



New South Wales Government
Independent Planning Commission

TRANSCRIPT OF PROCEEDINGS

RE: GLENELLEN SOLAR FARM (SSD-9550)

COUNCIL MEETING

COMMISSION PANEL: DR SHERIDAN COAKES (PANEL CHAIR)
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DR BRONWYN EVANS AM

OFFICE OF THE IPC: JANE ANDERSON
PHOEBE JARVIS

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SHIRE COUNCIL: CR HEATHER WILGON
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LOCATION: VIA VIDEO CONFERENCE AND AT IPC, SUITE
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DR SHERIDAN COAKES: Before we begin, I'd first like to acknowledge that I'm speaking to you today from the land of the Worimi people and I acknowledge the traditional owners of all the country on which we virtually meet today and pay my respects to Elders past and present. Welcome to the meeting today to discuss the Glenellen Solar Farm case currently before the Commission for determination. The applicant, Trina Solar, is seeking approval to develop the Glenellen Solar Farm located approximately two kilometres north-east of Jindera in the Greater Hume Local Government Area. The project involves the construction of a solar farm with a generating capacity of approximately 200 megawatts along with the upgrading and decommissioning of infrastructure and equipment over time. The project is proposed to connect to the adjacent Transgrid substation.

My name is Sheridan Coakes, I'm the Chair of the Commission Panel and I'm joined by my fellow Commissioners Mr Adrian Pilton and Dr Bronwyn Evans. We're also joined by Jane Anderson and Phoebe Jarvis from the Office of the Independent Planning Commission. In the interests of openness and transparency and to ensure the full capture of information, today's meeting is being recorded and a complete transcript will be produced and made available on the Commission's website.

The meeting is one of the Commission's consideration of this matter and will form one of several sources of information upon which we will base our determination. It is important for the Commissioners to ask questions and to clarify issues whenever it is considered appropriate and if you are asked a question and you're not in a position to answer please feel free to take that question on notice and provide any additional information in writing which will then be put up on our website. I request that all members here today please introduce themselves before speaking for the first time and for all members to ensure they don't speak over the top of each other. So we'll now begin. So thank you. So if we could just maybe introduce ourselves first and then we have pulled together an agenda for today's meeting to go through and we can talk through those and if you're comfortable we can ask questions as we go, if that's OK.

MR COLIN KANE: All right. Look, I'll start. My name's Colin Kane, I'm the Director, Environment and Planning here at the council.

DR COAKES: Thanks, Colin.

MS HEATHER WILTON: Good morning everybody. I'm Councillor Heather Wilton and I'm a Councillor with Greater Hume and I have been for a number of years now.

DR COAKES: Thanks, Heather.

MS WILTON: Thank you.

MR TONY QUINN: Good morning all. Tony Quinn's my name. I'm Mayor of Greater Hume Council at present. I'm also a farmer for all my life. Very interested in these programs.

DR COAKES: OK. Thank you, Tony. So on the agenda I think that we circulated we were interested in, I guess, initially just getting your view of the project, the Department's assessment report and the recommended conditions. So we're wanting today to better understand council's position in relation to the project. So if I can open the - open to you to give us a bit of an overview of your view as council.

MR QUINN: You talking to me?

10 DR COAKES: I don't mind, whoever, Tony. So if you're happy to give us an overview of your - you know, council's perspective on the project and, I guess, some of the journey you've gone in terms of this particular application.

MR QUINN: Over a period of years council's had a fairly negative attitude towards solar farms, three have already been approved but that - in recent times I think we put in a submission which was almost opposite to the original submission we put in on this solar farm and now it would appear that we're quite in favour of it. I've certainly always been in favour of it mainly because it's permissible under the LEP. The only thing that concerns me, I'd like to see the infrastructure around the solar farm, the roads, et cetera, be put in first class order by the developer. I think it's an excellent opportunity to get
20 the surrounding roads fixed up and because there will be a lot of traffic in the building of the solar farm, if it's approved, and I think that should be one of the conditions that the roads surrounding the proposed project be updated to first class standards.

DR COAKES: Yeah, we are aware that there has obviously been quite a bit of work done in relation to the project since your original submission. So have you had a chance to review the draft conditions on the Department's - we've been provided by with the Department assessment report and condition document.

30 MR QUINN: Only what came to council recently when we changed our attitude on quite a few of the conditions but otherwise my mind's blank over what the conditions would be. Colin would be updating us all that.

MR KANE: Yeah. I'm happy to give my take on the development now if you like. So it has been going for quite a while, I found our initial letter in response to EPA went back to - EIS went back to 2020 and then this year we brought a report to council on revisions made in response to the submissions and as a result of that Councillor Quinn's quite right, we did walk back a lot of our concerns because the revisions did address a lot of our concerns. We were very concerned about the original transport route going down a more rural road than what we would've like, a very narrow road and that's all
40 been revised.

There is some traffic improvements too, Tony, in relation to to the Walla Jindera Road, the intersection in there on - where it comes in, they've got to take the top off the crest there and put in a new intersection and down further. So there is - they were all commitments that they made. I haven't had a chance, I'm sorry, to review the conditions of this particular solar farm. I have - I mean, I have read the other conditions for the other three solar farm developments that we have had so I imagine that they'll be very similar and there might be a couple of bespoke ones but mostly they've all been very

similar all the ones that have gone before it so I've got a fair idea of how it's structured and the like and I can give it a bit of a read-through and make some comments back to the IPC if you want.

DR COAKES: Yeah, that would be great, thank you, Colin. You know, particularly interested in, you know, whether, you know, your views on those draft conditions, whether you feel everything has been captured obviously given your correspondence and input on the project to date if there are - you know, if there's anything additional that you feel that we should be considering.

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MR KANE: Well, I'm happy to review those and would I just send my comments back to Margaret to Jane, if that - - -

DR COAKES: Yes, yes. And - - -

MR KANE: Back to the IPC. Yeah. OK.

DR COAKES: Thank you. So in terms of the original submission and, I guess, there were a number of things, the traffic obviously was one of the key concerns for council but there was also some concerns raised around the loss of agricultural land, biodiversity, the future growth of Jindera and, I guess, the potential social and economic impacts as well. Would anyone just like to make some comment just about those other aspects that were raised in your original - - -

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MR KANE: Well, yes, we were concerned initially about all of those aspects and the proof for us will be, I guess, once we get our first one - our first solar farm is under development in Walla and so far so good. We haven't had really many complaints or any dealings, adverse dealings as a result of that development. So we're hoping that is through the ones that will follow. I mean, a loss of agricultural land - it is quite nice agricultural land, I accept that and I said in the original letter it was category 3 a lot of it.

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The reality is though taking a sort of pragmatic view it is immediately next to a high - you know, high transmission station that's already there so the opportunity's so good for the siting of this particular development and they've got to go somewhere and, you know, that - the fact that that substation that's there certainly makes this particular site appealing, we can see that, but - so yeah, I think there's an opportunity cost with any development and, yeah, unfortunately the opportunity cost us a loss of agricultural land and some biodiversity aspects here but I guess where do these solar farms go that that's an outcome that occurs.

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DR COAKES: Yeah.

MR KANE: If it's not going to happen here it's going to happen somewhere else.

DR COAKES: Yes, yeah. And just clarifying, Colin, that it is class 4 agricultural land. So we understand the site has been utilised largely for grazing and so just - - -

MR KANE: Yeah. So I think from my initial - yeah, you could be right, I think they blend into each other a little bit but when I was going through my correspondence the other day I think it's split between - I was working on it being split between 3 and 4.

DR COAKES: OK.

10 MR KANE: But you might have - yeah, here - I've got it here. Sorry, 3 and 6. So some better land and some, you know, bar low capability land but that - that's what I was working off but it might've been reclassified later in the response to submissions to a 4, it's possible.

DR COAKES: OK. Thanks, Colin. We'll clarify that anyway. I might just throw to Adrian and Bronwyn to see if there's any questions around the amendments and council's submissions at this point before I move onto our next agenda item. Bronwyn and Adrian, anything further from you?

20 MR ADRIAN PILTON: I might just raise the question about the conflict with school bus times and so on, that I think you asked for no heavy vehicles to go through the school zones, whatever it is, 8.00 to 9.30 and so on, whereas the conditions as they stand at the moment say, minimising potential for conflict with school buses and other road users as far as practicable. I'm just wondering if you think that's strong enough or should we just lob it all together?

30 MR KANE: Well, the councillors may want to add something but in my view I think our condition was a stronger condition or a stronger requirement. There's quite a few - there's one reasonably large school there but there's also - this route goes through the main street of Jindera, there's a lot of - there's no high school in Jindera for most of the children so there's a lot of kids there getting on buses in the morning and making their way to school in Albury or out at Walla Walla and Culcairn and so there's a lot of children are about on this particular route it's - which is why we've come out and asked for that and if they could avoid those times I think that would be best, you know, really just avoid the potential for some extra traffic going through the main street, a lot of bus pick-up spots, some school zones. I'm in the hands of the IPC in terms of whether you think that - the Department's conditions are strong enough but our condition was developed in conjunction with our engineers and so that will be our preference to stick with our condition.

MR PILTON: Thank you.

40 DR COAKES: Bronwyn, anything further from you?

DR BRONWYN EVANS: I was just interested in your thoughts around the level of public consultation. I think, you know, it did start quite a while ago, I think you said 2020, we're now in 2023. I'd just be interested in your reflections on the level of public consultation through the process.

MR KANE: Well, I'm happy to give some of the councillors a go here or I can answer.

MS WILTON: Look, I think that it's strong enough the way it is actually. One thing I would like to raise is, and it's consistently raised and it's not school buses, it's about the disposal of waste of panels, broken, worn out, damaged, that sort of thing. That's - and it's constantly asked of me by the community with the solar projects and I don't know whether it can be addressed satisfactorily or not but it's probably going to be a dilemma for a while until we get to the stage where we've got things like that that need to be disposed of and then how are we going to deal with them.

10 DR EVANS: And is this at the end of the project, Councillor Wilton, is that what the community's interested in?

MS WILTON: Well, what about damage or, you know, through storms and, you know, that sort of thing and, you know, maybe damage in installation, that can happen, it can happen before we've even, you know, turned on a switch. So that is a thing that's constantly raised by more people in the community than any other thing almost, with me anyway.

DR EVANS: Thank you.

20 MR KANE: That's actually quite a good point. The other day - because I wear a lot of hats for the council and being a rural council and I'm also responsible for waste management and so one of our - the one that's under development now we started to get quite a constant waste stream from that development and, you know, they appeared to be quite reluctant to sort of break that down into its elements where it might've been able to be recyclable. You know, pallets and things which are comingled with steel and plastic, they're just wanting to dump a lot rather than take any efforts.

30 Look, the only issue with us receiving that is - is that we're not - we don't have a big regional-scale landfill, we're - our landfills are really just designed for our communities and to start taking industrial - you know, big volumes, that places us - that brings forward the end of our lifetime of our landfill and, yeah, so it's just - maybe we've had a few issues of late with large quantities coming in from one solar farm. Not this solar farm, could be a completely different outcome but, yeah, and from my colleagues in other regional councils the disposal of waste from solar farms has been an issue for us and - -
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MR PILTON: Are there any recycling centres in the area?

40 MR KANE: Well, the neighbouring council, Albury Council, did receive some money to set up a pallet recycling facility which is where I was trying to steer a lot of this because all these - it all comes on a pallet, you know, cardboard and then pallet and I would've liked too have seen a lot of it go there but the facility's still under development, it's not ready to go yet. So unfortunately a lot of it's going to landfill and then - yeah, when it's not sort of broken down and it's arriving large pallets and things like that it's - it does take up a lot of air space in our landfill and they have been a little bit reluctant to pay the piper for our gate fee as well, you know, they want - they actually want to basically - you know, they feel a little bit unhappy about how our gate fees are charged and, well, it would be nice if you could go somewhere else with your waste if

you don't want to pay the fee. The fee's in our fees and charges so anyway, it will be interesting.

So the waste has got a potential to be a bit of an impact for us, both under development and later on in - when Councillor Wilton's mentioning damaged panels and things. I'd hate to see a lot of that stuff making its way to landfill. There is some - there is some facilities that are starting to break down the panels for recycling now and in Wagga Wagga there is a plant there that is starting to disassemble solar panels and so, yeah, that's obviously where it should be going where it's possible rather than our landfills.

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MS WILTON: Yeah. I know it's not necessarily pertaining to this particular development but I think it's something that, you know, hasn't really been addressed to a satisfactory level, I believe, in - within the system of solar farms yet. We don't want to have a situation where we've got all this stuff jamming up, banking up somewhere, you know, say in our landfill, we can't put it in there so where do we put it? It's got to be addressed by the authorities higher up than what we are.

DR COAKES: Yeah. No, thank you for that. I think that's an important issue and the farm that you're referring to is in its construction phase, is that correct?

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MR KANE: Yeah, correct.

DR COAKES: OK.

MR KANE: So it's in its construction phase and just to give you a perspective, like our landfill's only a 5,000 tonne facility so it's very small and that's our annual limit so we have limited capacity to take a lot of waste there.

DR COAKES: Yep. OK. Terrific.

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MR QUINN: Bronwyn, the - - -

DR COAKES: If you have something please go. Yeah, go ahead.

MR QUINN: The consultation has been very widespread over the last three years so it's certainly been very much out there, if not almost overdone the whole process. The Walla Solar Farm manages their traffic very well, there's no disruption around Walla. They seem to be able to bring their components in and out but what Heather's raised is a very big concern is the waste that comes from them assembling their plant and this has got to be addressed particularly we missed it because we didn't notice it with the other ones but now one's being built it's very obviously what's happening and that's a major factor that's got to be addressed but otherwise the Walla one's having no effect whatsoever on the community. They start the project before most people were out of bed in the morning and so any traffic that does go through Walla is not noticed and all their heavy construction stuff, material comes in via the main roads into their own place so I think it's well catered for and I don't think Jindera will have a problem that way but certainly the waste is the big problem.

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DR COAKES: Yeah. Thank you. And just building on Bronwyn's question, I mean, what has been the extent of engagement between council and the applicant in relation to this project, how has that been?

MR KANE: Yeah, it's been very adequate.

DR COAKES: Yeah.

10 MR KANE: Really adequate. I've regularly met with the proponents and they've kept me abreast of where they're up to and I would say that the public consultation has been good. Their attempts to, you know, engage with council's also been good.

DR COAKES: Thank you. Thank you for that feedback. So just moving on to our next agenda time around the voluntary planning agreement. We would just be interested in understanding the status of that agreement and council's position. We do understand that there has been discussions between yourself and the applicant so, yeah, if you could give us an overview of your - - -

20 MR KANE: So we're very happy with the offered voluntary planning agreement. I would say the terms of that agreement in relation to our other developments are more favourable for council and so council's prepared the VPA through our solicitors and these things tend to do a lot of - take a bit to reconcile the VPAs because obviously these multinational companies they're well-equipped with lawyers and their VPA doesn't always align with our lawyers taking a VPA, they go back and forward about five or six times to try and reconcile but it's pretty close to reconcile. I think is the standard condition that goes on the consent from the Department there we would be happy with that.

30 They don't tend to want to actually finalise and actually execute the VPAs until they're ready to go, that's what I've found with them. So this will be our fourth VPA with solar farm, we've only got one executed, the others we've signed and sent back to them and I quite regularly ask them, well, when are you going to sign it and return it to us and the answer is, well, we're going to wait until we're ready to break dirt and that's when they sign it, right when they're ready to break dirt, in our experience, and then send it back and I think maybe it's a bit of an opportunity for them to get a bit of community traction just before the development kicks off when they do it that way that they can say that we've executed the VPA and here's your first payment straight right there and then and then they break dirt so - but the VPA itself is pretty well prepared.

40 DR COAKES: OK. And just a question on that from myself. Is there an intent by council for a proportion of that to be allocated to the Jindera township? I'm just - you know, I just wondered if that's your intent in terms of - - -

MR KANE: Initially we were going to earmark a large portion of it towards a project that council had plans to do but at that - council itself has sort of gone away from that project, it may not go ahead and so we've taken that out of the VPA what it was specifically named before. I would think that - I can't speak for council, it's up to council but we have got some infrastructure problems with some of our Barwick

facilities down there that the VPA may be able to fix - help us fix up and that's some discussions that will have to happen at a council level but from a senior staff point of view some of our infrastructure - if we don't tap into this VPA I don't know where the money's coming from. So I think - I think it's highly likely that some of the money will end up in Jindera but I'm happy to - the councillors have a discussion about that. Have you got anything to say about that, Tony?

MS WILTON: No, I don't have anything. No comment.

10 MR QUINN: Well, things have changed since initially the offer was for the hall and I think there were other priorities that have come forward now whether it be the swimming pool or whatever it is but I think council's got to take note of what needs or has to be done almost immediately in Jindera and that's where we should be applying the money to.

DR COAKES: Yeah. OK. Thanks, Councillor Quinn, that's great. Any other questions, Adrian and Bronwyn - - -

MR PILTON: No.

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DR COAKES: - - - in relation to the VPA?

DR EVANS: No, thank you.

MR PILTON: No.

MR KANE: I've got a little comment about the accommodation for solar farms and look, I've been dealing with a couple up the road who wanted to establish - they're an older couple so it would be difficult for them, I think, to actually get going which is a bit of a shame but they wanted to do like a transportable home development for - you know, for like accommodation, for visitor accommodation really and they're literally sort of five or 600 metres away from both of these two solar farms which would be ideal.

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I think it would be good in some sense whether as the accommodation could leave - like these things have the opportunity to leave a legacy in respect to accommodation and, you know, some - accommodation's really tight in our towns and we do have a problem with people trying to find, you know, places to live and rather than everybody just being bussed from Albury from old motels and things like that, if some developments were able to occur that might provide accommodation later on would be a good outcome and it may not be at a lot of cost to the actual developer's costs really and, you know, some - potentially some of these - basically I think they could do a little bit more high-end sort of, if they could find a partner - some to partner with provide a little bit high - better accommodation that could survive after the development rather than an accommodation, you know, in a workers camp where it's really spartan, that would be a good outcome in some of our towns, I think, and I'd like to see some of those opportunities just explored so that, you know, potentially you could get five or six transportable dwellings and stuff that provides accommodation for while the workers are there but later on

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maybe provides short term accommodation and the like, I think that would be really a positive outcome if that would be able to be at least explored.

10 DR COAKES: Thanks, Colin. And there is a draft condition which refers to the applicant working, I would imagine, with key stakeholders such as yourself in the development of the employment and accommodation strategy so I think that could provide an opportunity potentially for your input to what that looks like. Just building on that, in terms of the - we've referred to that in relation to obviously the existing project but in terms of the cumulative impact of that, with the number of farms that you've identified do you see that as an issue in terms of accommodation? Like you said, you've got limited accommodation locally, do you see that to be a challenge given you've obviously got one started, I think there's another - potentially another couple that are approved.

20 MR KANE: I think so and sadly I don't think that - I'm not aware of our accommodation providers being able to capitalise particularly on the current development that's occurring, I think most of them are living in hotel accommodation in Albury and just commuting to site and so I don't know how busy they are but I would think - you know, there appears to be that all three - in my discussions with all four solar farms in our area that they've all got a desire to get going in the next two to three years in that kind of window and then the number of people to be accommodated is very big and so whether that - the hotel availability or hotels can deal with that, I don't know.

30 The other sad aspect about when they live in hotels, I think, is that it appears to be that a lot of their labour in the current one is sourced from overseas and, you know, they're here on particular visas and I think obviously they're hopefully here to try and make some money and take some money home with them. So when they're living in sort of hotel accommodation they can't cook for themselves and things like that, you know, that must impact on their ability to save some money and it's not really a planning consideration but that's something that I thought about, you know, like these people living in hotels how - if you're living in that accommodation constantly how do you easily cook yourself a meal, for example? You're locked into maybe just going down to McDonald's and... is that really living for these people? I don't know. I don't think it is.

DR EVANS: Not good for your health either.

40 DR COAKES: No. Yeah, thank you, there's some good points there around the accommodation and employment piece, so what I hear you saying is that you'd like to see an emphasis on that local employment, local use of accommodation where possible as part of that, yeah, and as I said, there is a draft condition in place so if you wanted - when you review those conditions if you want to make any further comment we'd welcome you to do so in terms of - - -

MR KANE: Yeah, I'll certainly do that.

DR COAKES: - - - we'll take those comments that you've raised.

MR KANE: I have been engaging with them - some of the developers for their accommodation strategies and their employment strategies so that's been happening.

DR COAKES: Yep. Terrific. And in terms of the other aspects though, the cumulative impact aspects such as traffic which we sort of touched on, visual, any further comments around the sort of cumulative effects or the specific effects of this project in terms of visual impacts and so forth, just interested in council's view around those issues.

10 MR KANE: Well, I think there will be an initial visual impact until landscaping and that fully has that opportunity to grow. I think hopefully the cumulative impacts in relation to traffic can be managed in relation to this one, the Glenellen Solar Farm and the adjacent Jindera Solar Farm. They don't quite share - they share the same transport route through the middle of Jindera which is concerning but after they get through Jindera they do dissipate out a little bit in different directions. So through Jindera it has got the potential to - I'm sure people will notice it if they're both being developed at the same time, they'll notice that uptick in traffic.

20 Mayor Quinn is quite right. In Walla they haven't noticed that because most of the traffic is just running up the main road in there and it's not going through the town but this one is unavoidable, both farms have to go through the town and, yeah, and then in the immediate surrounds around the town there's just that potential for impact. I don't know whether this one is sticking through with it but initially when I read this I noticed that their panel heights was bigger than other farms. Some of them are only four, this one - and in their initial cut was like five-metre panel so, you know, in those evenings when they're - you know, they're straight upright that's quite a high - five metres is quite high. You know, your average two-storey house is about six and a half, seven metres at the ridge so just to put that in perspective, a five-metre panel is a decent height panel. So I don't - I couldn't say for certain whether that's been maintained but the initial - my initial reading was a five-metre high panel so it's fairly important.

30 DR COAKES: Yeah. No, I think that was our understanding and I think approximately eight to nine metres apart.

MR KANE: Yeah.

DR COAKES: Which - - -

40 MR KANE: But when they're tracking and they're fully upright that's - yeah, that's - visually that's going to be bigger by about a metre than the other solar farms in the area. So - but it might be - it probably won't bother anyone, I hope.

MS WILTON: After a while they probably won't notice it.

MR KANE: No.

MS WILTON: You know, just get used to things sometimes.

DR COAKES: And just a clarification, back on the transport route, so you said, Colin, that that was - it's just inevitable, it has to go through the town. So there really wasn't - because I know that there were two routes proposed initially - is that really because those other roads, local roads, are just not able to, you know, from council's view - - -

10 MR KANE: Yeah. We took the view that, you know, the other road is - the main road through the town is the safest route. This other route is basically single-width, probably one and a half width steel single road with a lot of trees on either side and some big bends and, you know, ordinarily there's not a lot of heavy vehicles on that road and I think we took the view that that route was a bit dangerous really and even if you wanted to improve that route that would be a very expensive undertaking and so - - -

DR COAKES: Ok. Thank you. Thanks for clarifying that. Adrian and Bronwyn, any additional questions around the cumulative and any other impacts?

20 MR PILTON: I'm just wondering, I noticed one of the plans the Department gave us that there are only - appears to be only two houses close by the site that have got agreements with the applicant, does that mean that the rest of the people object to it or is there any sort of strength of community objection or is it they just haven't bothered to negotiate with the applicant?

30 MR KANE: Look, I can comment about those individual - I don't have a lot of experience with individual agreement - you know, agreements between, you know, proponents of developments and the like. I tends to happen, I think, only on these bigger scale - normal development that I work with no one gets an agreement with an adjacent proponent. I don't know that, I couldn't comment really, they probably initially objected and now, you know, they're still in that camp or they don't want to, you know, seen to be doing that big of a backflip that they're taking some sort of compensation payment from the proponent. So I'm not really sure, I'm sorry, Adrian.

MR PILTON: OK. I've noticed before when there's money involved people are usually fairly quick to sign up.

MR KANE: Yeah, usually - usually but sometimes people take a higher view of things and think, well, I'm not going to, you know, get my hands dirty with taking that money when I initially haven't, you know, supported the development and the like but, yeah, you're right, often money does turn people around a bit.

40 MR PILTON: Thank you.

DR COAKES: Bronwyn, anything?

DR EVANS: No, no other questions, thank you, I've really appreciated the council's comments, thank you.

DR COAKES: OK. Thanks, Bronwyn. So I guess that covers the key agenda items that we were interested in discussing. Is there anything further, Colin, Councillor Quinn, Councillor Wilton that you'd like to add before we close?

MS WILTON: Not from my point of view, thank you.

MR QUINN: I think it's a very good project. It's next to a big receptor where the power can go straight into the outfit but sure there's objections but people just out my way - just recently there was a house going to be built and there's got to be a couple of trees removed and trimmed and, of course, the neighbours objected, that's just what life is but I think that most people over a period of time accept progress and this certainly is progress and I think most people will eventually accept it quite well.

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DR COAKES: OK. Thank you, Councillor Quinn. So thank you very much for your time today, we do greatly appreciate you meeting with us. As discussed a little bit earlier, we look forward to receiving council's comments on the draft condition, Colin, that would be fantastic if you could get that through to us at your convenience and, yeah, really appreciate you giving up your time to meet with us today. Thank you everyone and I'll draw the meeting to a close. Thank you.

MEETING CONCLUDED