

Presentation to
Independent Planning Commission
Hills of Gold Wind Farm
(Nundle / Hanging Rock)



Monday, 15 January 2024

Nundle and Hanging Rock Context

- ❖ Population – approximately 600 persons in the localities.
- ❖ Age skewed toward 50+ (especially Hanging Rock).
- ❖ Historic townships and proud history in agriculture and gold mining.
- ❖ Dramatic natural landscapes.



Key Discussion Points

- ❖ Access
- ❖ Heritage
- ❖ Site Suitability
- ❖ Legal Advice
- ❖ Public Interest

Key Messages And Discussion



Access (Summary)

- ❖ Nundle Village – bypass, flooding (risk to life and property), road design, streetscape and heritage.
- ❖ Crawney Road options - constructability advice does not include up to 5km of western access road.
- ❖ Geometric constraints and vegetation removal will result in significant and irreversible environmental, cultural and visual impacts.
- ❖ Unreasonable ongoing maintenance and liability risks for Council.

Access – Lindsays Gap Road



- ❖ *The various references to “minor widening” need to include any resultant extensions to existing drainage culverts. There are numerous such culverts along the route.*
- ❖ *The Lindsays Gap Road crossing over Sandy Creek has not been captured in the schedule. This structure is too substantial to simply be covered in the above statement around minor culverts, and it should have its own discrete entry on the schedule.*

Access – Morrisons Gap Road



Proposed Turbine 70



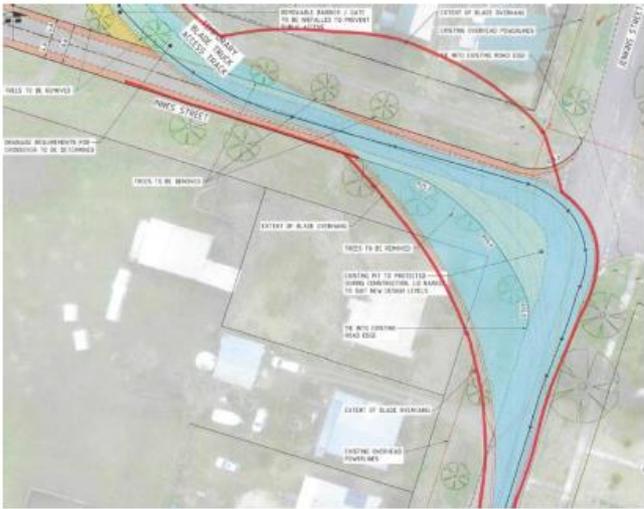
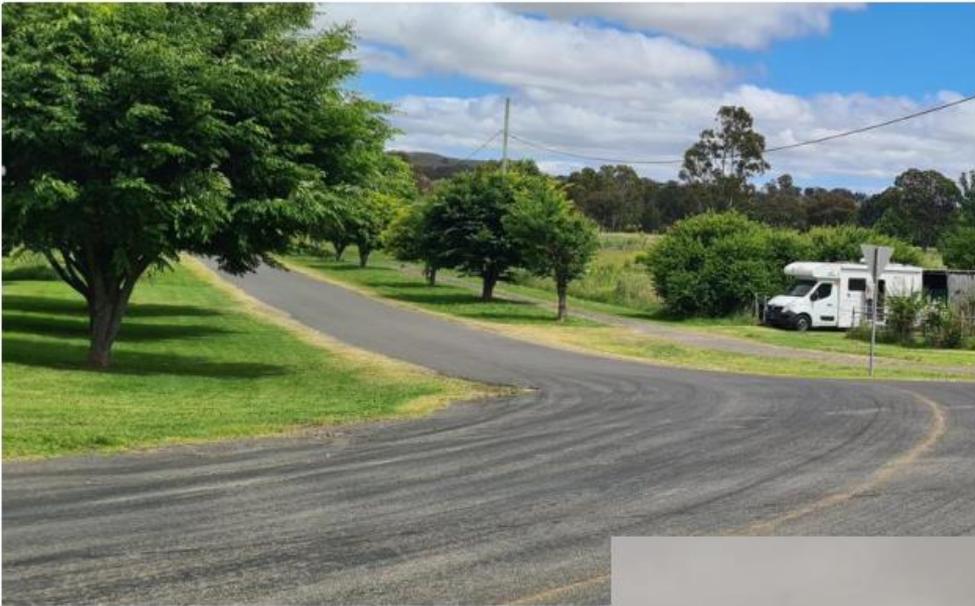
Proposed Turbines 68 and 69

Access – Morrisons Gap Road



Imagine the above in a rainforest setting...

Access – Nundle Village Bypass - Roadworks



↑
Intersection of Innes and
Jenkins Street



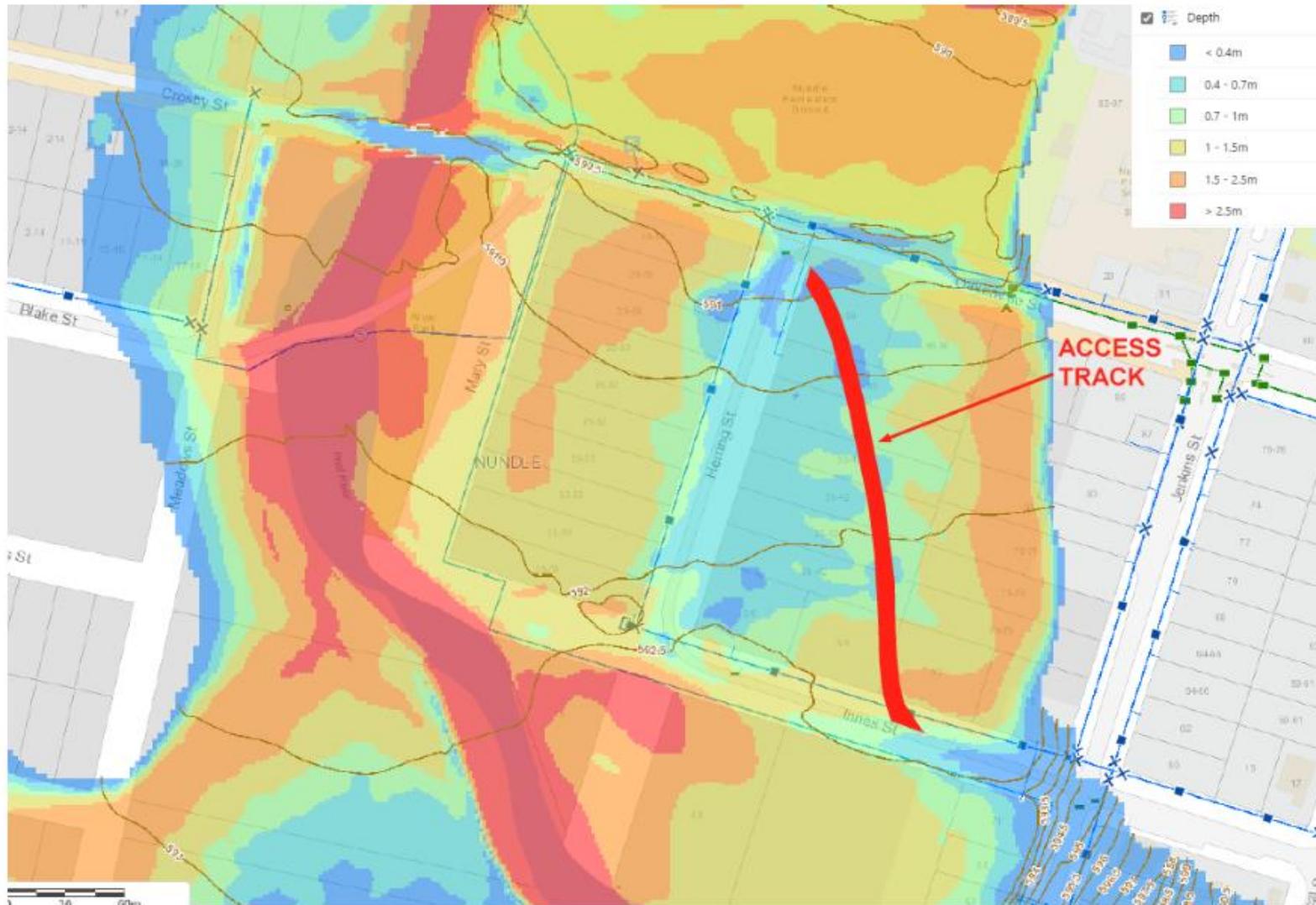
Nundle Traffic Routes – Innes Street



Nundle Traffic Routes - Oakenville Street

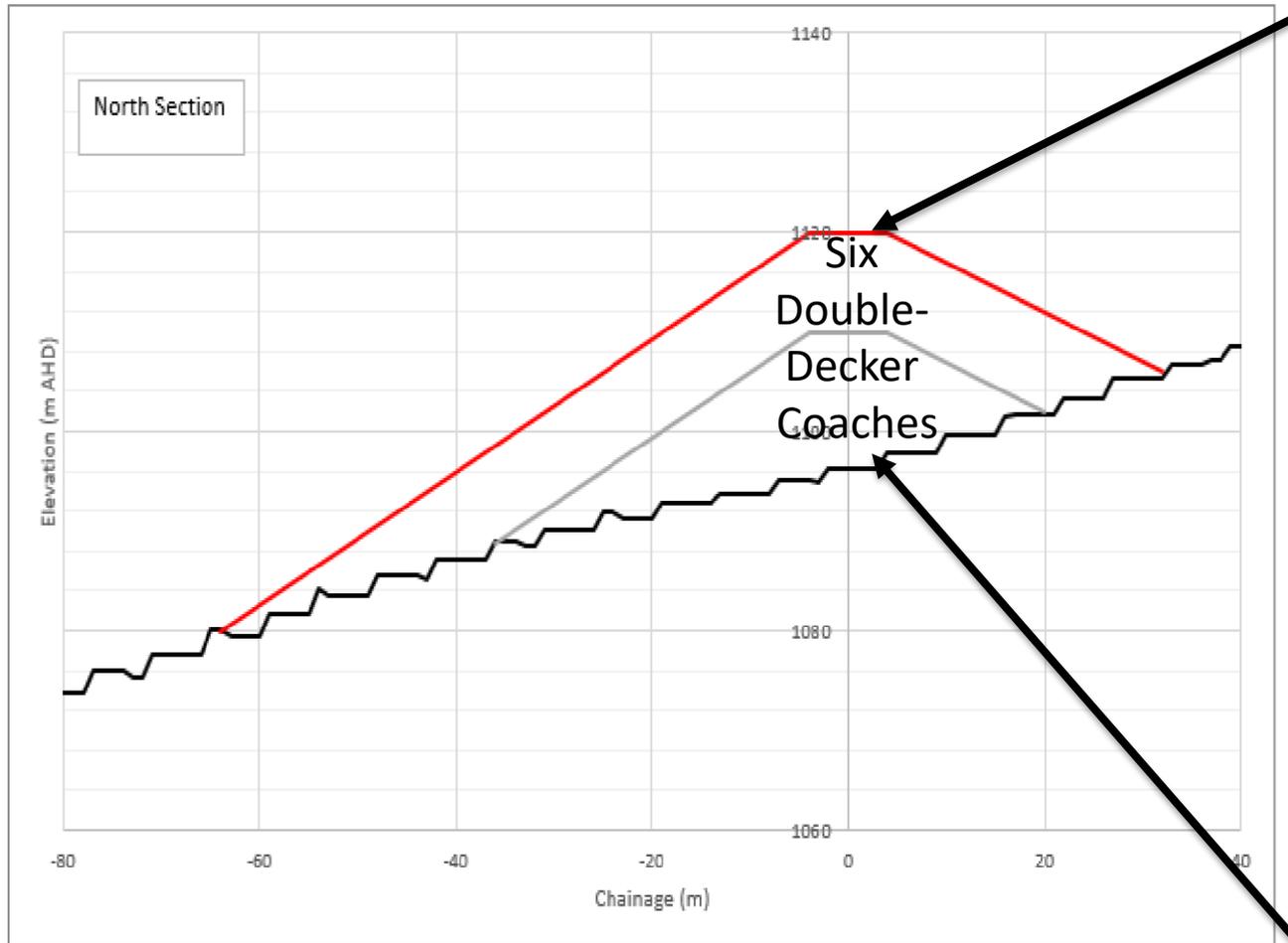


Nundle Village Bypass – Flooding Assessment



Transverse Track and Western Access Road

Scale of Works



Inset 10: Schematic cross sections through the TT embankment where it crosses the deeply incised drainage paths

Recent Nundle Landslips



Heritage

- ❖ Nundle
 - Built environment
 - Natural environment

- ❖ Black Snake Gold Mine at Devil's Elbow (Barry Road) – potentially destroyed by 'upgrades as required'

- ❖ Aboriginal Heritage throughout the landscape.



Heritage – The Devils Elbow



Heritage Listed Properties in Nundle





Should a developer be allowed to build an industrial bypass road for oversized vehicles here ?

Site Suitability

- ❖ It is Council's view if there are serious and irreversible impacts to the environment then the Development must be refused.
- ❖ It is Council's view that there **are** serious and irreversible impacts which include the following:-
 - natural environment;
 - built environment;
 - heritage environment;
 - economic (tourism) environment;
 - social cohesion;
 - **the impact of forcing this development into this fragile landscape.**

Proposed Conditions – Legal Advice

- ❖ Proposed conditions B32 and B33 – empower the Planning Secretary (who is not the consent authority).
- ❖ The consent must be determined with finality.
- ❖ The proposed haul route:-
 - subject to extensive consultation;
 - is contentious and fundamental.
- ❖ However, these conditions provide for road upgrades to be radically changed or removed by the Secretary without consultation.



Proposed Conditions – Legal Advice

- ❖ Interaction of the *Roads Act 1993* and the *EPA Act 1979*.
- ❖ It is not clear how the Planning Secretary's resolution of disputes could be considered in the context of any S.138 approval.
- ❖ The conditions defer final consideration of road upgrades and maintenance to a body who is **not** the consent authority.
- ❖ Given that roadworks are fundamental, Council concludes that any resultant consent could be declared invalid.



It is Council's position that this proposal is contrary to the public interest.

