

**Minutes of meeting held
on Wednesday 22nd November 2017
at Boorawa Hotel Cafe**

Attendees:

Lisa Andrews (LA)	Independent Chair
Kristy Old (KO)	CWP Renewables (Development Manager)
Thomas Behrendt (TB)	CWP Renewables
Thomas McGrath (TM)	Community Representative – Host Landholder
Terry Sellwood (TS)	Community Representative
Jayne Apps (JA)	Boorawa District Landscape Guardians
Cr Geoff Frost (GF)	Yass Valley Council delegate

Apologies:

Andrew Winterflood (Community Representative)
Hilltops Council Delegate

Meeting commenced at 11:06am.

Welcome and Introductions

The Chair welcomed everyone to the meeting of the Bango Wind Farm (BWF) Community Consultative Committee (CCC) and introduced Cr Geoff Frost to CCC members as he was attending his first BWF meeting. The attendance sheet was distributed for signing.

Declaration of Interest

The Chair declared her interest as Independent Chair of the BWF CCC, approved by the Department of Planning and Environment and engaged by CWP Renewables.

Business Arising from Previous Minutes

Minutes of CCC held 27th April 2017 were finalised in accordance with DP&E Guidelines and emailed to members on 23rd May 2017.

TS stated that he had asked at the meeting of 27/4/17 whether the five turbines in the northeast of the project had the potential to be reinstated. CWP confirmed that they would not be reinstated. Accordingly, TS requested that this information be formally recorded.

Action Item

1. LA to write to Mr & Mrs Rolls regarding observer status requirements –*email sent on 27th October, inviting them to today's meeting as observers. KO advised that Mr & Mrs Rolls have sold their property. NFA.*
2. Question taken on notice regarding the Superb Parrot (KO) – *this response was provided before finalisation of the April minutes. The Bird Utilisation Survey (BUS) was conducted between 1 August 2012 to 23 February 2013.*

Correspondence

- 8/5/17 – Email to CCC members with the draft CCC minutes from
- 8/5/17 – Letter to Terry Sellwood with the draft minutes
- 15/5/17 – Email to CCC members, forwarding on the email from Diana Mitchell from DP&E with the amended DA and response to submissions information
- 15/5/17 – Letter to Terry Sellwood with the same information
- 23/5/17 – Email to CCC members with the finalised minutes
- 25/9/17 – Email to CCC members with a Save the Date for this meeting
- 25/9/17 – Letter to Terry Sellwood with the same information.
- 25/9/17 – Letter to Hilltops Council requesting a replacement delegate for Chris Corchoran on this CCC
- 11/10/17 – Email from Kristin Old, CWP advising of a free public tour of the Gullen Range Wind & Solar Farm. This information was emailed to all CCC members on the same day.
- 27/10/17 – Email to CCC members with the Meeting Notice & Agenda for this meeting
- 27/10/17 – Letter to Terry Sellwood with the same information
- 27/10/17 – Follow-up letter to Hilltops Council requesting a delegate (no response received to date)
- 27/10/17 – Email to Chris & Toni Rolls inviting them to attend the meeting as “observers”
- 19/11/17 – Reminder email to CCC members
- 21/11/17 – Email from Jayne Apps requesting observer status for Resident of Rye Park, Bill Proctor
- 21/11/17 – Response to JA advising that the late notice does not provide consultation with other members to grant observer status.

LA moved that correspondence be received.

Seconded: TM

Reports and Updates

KO provided an update on the project, with questions asked by CCC members throughout the presentation and answered:

- The response to submissions is with DPE&E for assessment
- Feedback from Roads & Maritime Services (RMS) sought a re-design of the main entrance. Large maps were shown to explain the re-design as well as the turbine locations to members.
- Further vegetation studies have been undertaken, as OEH requested that surveys be undertaken in Spring.
- Preliminary documentation has been submitted to the Department of the Environment and Energy, for assessment under the EPBC Act.

- It is hoped that DP&E will provide its recommendation to the Planning Assessment Commission (PAC) by Q1 2018.
- Voluntary Planning Agreements – Cr Geoff Frost enquired whether the arrangement should be based on a per MW rather than per turbine scenario. KO agreed that this is an option for consideration. It should be noted that the VPA has not yet been finalised by parties.
- The Economic Impacts Report, prepared by an independent consultant, was presented (**link to be provided to access this document on the project website**), with JA raising concern that the costs associated with the loss of lifestyle properties in the area was not accounted for in the report. Key Economic Benefits were explained regarding the Construction Phase and the Operational Phase.
- KO advised of a new policy from the NSW Valuer General's Department regarding the valuation of land used for wind farming. KO has only recently become aware of this matter, due to the Sapphire Wind Farm Project in the northern tablelands (Inverell & Glenn Innes). Whilst KO was unsure of the specific content, it appeared that the VG's intend to re-value land containing wind farm infrastructure. Concerns were raised regarding the impact that the higher valuations will have on rates. JA stated her concerns that re-valuation may extend to neighbouring properties that are not benefiting from the income that host landholders are receiving. GF provided information about the "capping" of rates, advising that whilst some rates may increase, others in the Shire would go down to meet the overall capping requirements. JA argued that her rates may still increase if the value of the wind farms impacted the whole suburb or general location. Discussions ensued regarding rural rating, rate pegging and land use classifications.

Action: KO to come back to the CCC with further information on the VG policy. GF also undertook to raise the matter with Council's staff to obtain their advice.

- Questions were asked about the configuration/size of the turbines. This will depend on the final layout, investors and market availability at the time of installation. At the moment Sapphire Wind Farm is under construction and their turbines are 3.6MW. The maximum tip height for Bango turbines will be 200m (hub) plus the length of the blade. GF stated that the community fund should be based on the mega wattage and not the number of turbines.
- At this stage there has been no decision made as to the type of turbines to be used.
- TS enquired about the plan to remove turbines once their useful life was over. KO responded that a fund was created to ensure effective remediation. This fund grows over the operational life of the project to guarantee works for refurbishment. There are specific commitments in the agreements with host landowners regarding the removal of turbines at the end of their operational life. It was confirmed by TM that a trust fund will be created to fund these works.
- JA stated that all the necessary remediation funds should be guaranteed up front and not distributed over the 10 year period.
- TS sought information for potential start to construction. KO advised that early 2019 was proposed, however, dependant on approval and conditions.
- Concerns were raised that the community are not feeling informed about the progress of the wind farm and it was suggested that CWP provide regular updates in local publications. It was suggested that notices appear in the Hilltop Phoenix, Yass Tribune and Boorowa News and also include bulletins on the project website.

Action: KO to prepare an update on the project for publication.

General Business

- KO advised that they were meeting with Hilltops Council representatives that afternoon. LA asked if KO could raise the matter of Council providing a replacement delegate on the CCC.
- TS stated that he was disheartened with the lengthy delays in the assessment process as it leaves the community up in the air. He reiterated the importance of regular updates from the proponent.
- TM advised that he has been re-appointed as the host landholder representative on the CCC and was disappointed with the comment in the last minute regarding attendance by host landowners. He was an apology at the last meeting, however, had regularly attended CCC's to date. LA recommended that an alternate delegate be put forward. **Action: LA to forward through application forms to TM for completion and submission.**

Date of Next Meeting

At this stage the timeline for the next CCC meeting is unknown. Therefore the chair will inform the members when there is something further to communicate. It was noted that the next meeting will be held in Yass.

Meeting closed at 12.15pm with LA thanking all for their attendance and wishing all attendees a happy festive season and new year.

Action Items

Item	Issue	Responsibility
1	Link to Economic Impacts Report to be provided to CCC members	LA
2	Further investigation on NSW Valuers General's Department's new Policy for valuation of lands used as wind farms.	KO
3	Update on project to be prepared and published in local print media	KO
4	KO to raise request for Hilltops Council delegate on CCC	KO
5	Alternate host landowner delegate - application forms to be forwarded to TM	LA

Update on Action Items:

- 1 – Link: http://bangowindfarm.com.au/cms/actpdf_2069_123.pdf
- 2 – Policy emailed to CCC members on 29th November 2017
- 4 - KO advised that Cr Wendy Tuckerman will be the Hilltops Council delegate on the CCC
- 5 - Forms emailed to TM on 2nd December 2017.