

Friday 27<sup>th</sup> May 2016 at Pyramul Hall, Pyramul

<b>Attendees</b>	<b>Initials</b>	<b>Position</b>
Owain Rowland-Jones	ORJ	Community Representative
Alan Heath	AH	Community Representative (Host)
Karen Croake	KC	Community Representative (Host)
Judy Rowland-Jones	JRJ	Community Representative
Vera Tomlinson	VT	Community Representative
Esme Martens	EsM	Community Representative
Loretta Maclean	LM	Representing Bathurst Council
Malcolm Healey	MH	Community Representative (Host)
Lisa Andrews	LA	Independent Chair
Ed Mounsey	EM	CWP Renewables
Mark Branson	MB	CWP Renewables
Cr John Weatherley	JW	Mid Western Regional Council
Ingrid Saywell	IS	Alternate for Max Price (Community Representative)

**Apologies**

Cr Esme Martens	EsM	Mid Western Regional Council
Max Price	MP	Community Representative

**Observers**

John Price	JP	Local Resident
Caroline Price	CP	Local Resident
Tim Rowland Jones	TRJ	Local Resident

<b>Item</b>	<b>Details and Actions</b>
<p><b>1.0 Welcome and Introductions</b>  <i>Meeting opened at 11:15am.</i>            Lisa Andrews welcomed the attendees and asked that those present complete the Attendance Sheet.</p>	
<p><b>2.0 Apologies</b></p>	<p>Cr Esme Martins – MWRC            Max Price – represented by Ingrid Saywell (alternate)            Julie Robinson - MWRC representative. <i>LA to make contact with JR and provide information on CCC for future meetings.</i></p>
<p><b>3.0 Declarations of Interest</b></p>	<p>Lisa Andrews declared her interest as Independent Chair, engaged by CWPR.</p>
<p><b>4.0 Confirmation of previous minutes</b></p>	<p><b>Motion:</b> That the draft minutes be accepted.</p> <p><b>Moved</b> JRJ  <b>Seconded</b> MH  <b>Accepted</b></p>

<p><b>5.0 Business arising</b></p> <p>Action Items from previous minutes</p>	<table border="1"> <thead> <tr> <th data-bbox="560 241 628 293">Item</th> <th data-bbox="628 241 1254 293">Issue</th> <th data-bbox="1254 241 1385 293">Action By:</th> </tr> </thead> <tbody> <tr> <td data-bbox="560 293 628 383">1</td> <td data-bbox="628 293 1254 383">Liz Densley to provide LA with a pdf of the MWRC letter for provision to the committee</td> <td data-bbox="1254 293 1385 383">LD and LA</td> </tr> </tbody> </table> <p style="text-align: center;">This was actioned and emailed to all CCC members on 6/3/15</p>	Item	Issue	Action By:	1	Liz Densley to provide LA with a pdf of the MWRC letter for provision to the committee	LD and LA				
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<p><b>6.0 Correspondence</b></p>	<ul style="list-style-type: none"> <li>• 6/3/15 – Email to CCC members with action item from minutes, which was a copy of the MWRC letter with its draft conditions.</li> <li>• 19/3/15 – Email to all CCC members with the draft minutes from the March 2015 meeting.</li> <li>• 21/12/15 – Email to all CCC Members with an update that the project had been recommended for approval by the Department and was being sent to the PAC</li> <li>• 23/1/16 – Email to Janet Bingham, Manager Strategic Planning at Bathurst Regional Council, with a copy of the draft minutes</li> <li>• 31/1/16 – Email to CCC members advising of the public meeting of the PAC prior to its determining of the application.</li> <li>• 11/5/16 – Email from chair to CCC members advising of the PAC’s determination and enclosing a copy of its report and approval from the Minister</li> <li>• 13/5/16 – Email to CCC members with the meeting notice for this meeting as well as introducing Mark Branson (CWP Renewables)</li> <li>• 13/5/16 – Letter to Max Price &amp; Vera Tomlinson with meeting notice, agenda, copy of previous minutes and information about Mark Branson.</li> <li>• 26/5/16 – Email from Ingrid Saywell with a list of questions on the project.</li> </ul> <p>LA moved that IS’s correspondence be moved to General Business and also moved that the correspondence, as stated, be received.</p> <p><b>Seconded:</b> KC</p>										
<p><b>8.0 Project Update / Discussion</b></p>	<p>EM provided an update on the project and issued a coloured handout to all attendees. Various questions were asked and answered throughout the presentation, including:</p> <table border="1"> <tbody> <tr> <td data-bbox="544 1397 979 1525">When will a decision be made on the final number of turbines?</td> <td data-bbox="979 1397 1415 1525">A decision will be made in the coming months, depending on the turbines available and their suitability for each site.</td> </tr> <tr> <td data-bbox="544 1525 979 1592">Is it intended to return to DPE for a modification in height or dimension?</td> <td data-bbox="979 1525 1415 1592">No, the maximum approved tip height is 160m</td> </tr> <tr> <td data-bbox="544 1592 979 1659">Will there be lighting on the turbines?</td> <td data-bbox="979 1592 1415 1659">It will depend on the requirements of CASA</td> </tr> <tr> <td data-bbox="544 1659 979 1749">Are you confident of getting finance for the project?</td> <td data-bbox="979 1659 1415 1749">Yes, the current market climate is positive around investment in renewable energy</td> </tr> <tr> <td data-bbox="544 1749 979 1794">Do you expect to get a PPA?</td> <td data-bbox="979 1749 1415 1794">Currently evaluating the options.</td> </tr> </tbody> </table>	When will a decision be made on the final number of turbines?	A decision will be made in the coming months, depending on the turbines available and their suitability for each site.	Is it intended to return to DPE for a modification in height or dimension?	No, the maximum approved tip height is 160m	Will there be lighting on the turbines?	It will depend on the requirements of CASA	Are you confident of getting finance for the project?	Yes, the current market climate is positive around investment in renewable energy	Do you expect to get a PPA?	Currently evaluating the options.
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<p><b>9.0 General Business</b></p>	<p>A list of questions was tabled by IS on behalf of MP:</p> <table border="1"> <thead> <tr> <th data-bbox="544 1861 979 1895">QUESTION</th> <th data-bbox="979 1861 1415 1895">ANSWER</th> </tr> </thead> <tbody> <tr> <td data-bbox="544 1895 979 2029">1. Can it be guaranteed that here will be no extra turbines added and no put any closer than the original approval to the Price farms: Kooringle and Bindawalla? If they do put them</td> <td data-bbox="979 1895 1415 2029">1. The approval allows 100m micro-siting either side of the approved turbine location. There was a bank of turbines which was closest to the properties which were all removed</td> </tr> </tbody> </table>	QUESTION	ANSWER	1. Can it be guaranteed that here will be no extra turbines added and no put any closer than the original approval to the Price farms: Kooringle and Bindawalla? If they do put them	1. The approval allows 100m micro-siting either side of the approved turbine location. There was a bank of turbines which was closest to the properties which were all removed						
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	<p>closer he will be asking for compensation.</p>	<p>from the approved layout. We will be consistent with the noise guidelines which are approved for Max's properties.</p>
	<p>2. Have they put the Threatened species /Endangered Habitat information before the Federal Government, and if not why, as there are definitely Koalas and other endangered species in the area.</p>	<p>2. Yes, CWP put a referral to the Commonwealth in 2011, which is now being assessed by the Department of Environment. We anticipate a response from the Government in June / July.</p>
	<p>3. It there is mitigation for views of the windtowers can we please have some of the mature trees relocated to our properties that they intend to clear in any case, rather than being issued with tubestock which will not screen anything in his lifetime or Ralphs grandchildren's? Don't they realize the towers are half as high as the Eifel Tower?</p>	<p>3. Once we have determined which of the turbines are to be built, CWP will approach all landowners and discuss mitigation measures, including tree screening.</p>
	<p>4. Are there any funds available to retrofit effected houses for sound?</p>	<p>4. The noise compliance requires that we determine any exceedances of noise, after which a sector management regime is implemented to reduce noise emissions.</p>
	<p>5. Community fund should remain the same regardless of the number of turbines as the disruption to the community here will not be any less regardless of it being 110b or 77 or 60. These funds should be distributed amongst the Crudine and Pyramul community and used for the betterment of that community rather than given to Midwestern Council to spend on Mudgee township.</p>	<p>5. The provisions which are put forward to a Community Fund will be part of a Voluntary Planning Agreement. There will be a terms of reference within the VPA that will guide applicants on how to secure funds for various projects.</p> <ul style="list-style-type: none"> <li>a. <i>Q: Will the community have an input into that process? i.e. Community panel?</i></li> <li>b. <i>A: The council have taken it in house through a VPA and will define clear sets of guidelines.</i></li> <li>c. <i>JRJ: There is only one thing that would improve living conditions – roads. We have a major dust problem.</i></li> <li>d. <i>EM: This is an issue to pursue with Council who are responsible for maintaining roads.</i></li> <li>e. <i>LA: community fund is typically established to benefit the local community who are impacted through the development.</i></li> <li>f. <i>EM: Recommend making a submission to Council regarding the terms of the VPA.</i></li> <li>g. <i>Q: Will you be bringing concrete in or batching on site?</i></li> <li>h. <i>A: Not yet confirmed but it is more likely that it will be batched on site.</i></li> </ul>
	<p>6. Why were 77 turbines approved rather than 60 considering the impact on surrounding farms?</p>	<p>6. DPE made a decision it was more appropriate to approve a single layout, so layout A was selected and was reduced from 106 to 77.</p>

		<ul style="list-style-type: none"> <li>a. Layout B was originally designed for smaller turbine technology.</li> <li>b. Layout A is more suitable for larger turbine technology.</li> </ul>
7. Are they buying out the farms effected on Crudine or only the curteliage of the houses and can these people refuse?	7. There are six properties that have the right to request acquisition, which will include the house and any adjoining lots.	
8. Should not the Community Council be comprised only of people who will be living here during the construction of the windfarms and not absentee landlords who are not effected by sound or traffic as they will be living in towns?	8. LA responded, advising that the original CCC was established under the DPE guidelines and applicants were assessed on their merits. LA is not aware of any absentee landholders. There are currently 7 local community members on the CCC, which exceeds the numbers outlined in the guidelines, accordingly a good cross section of representation is maintained.	
9. Please can you not use this Community forum to promote windfarm propaganda which we know not to be quite true.	9. LA assured all present that there will be no wind farm propaganda in this forum. There will be a fair and balanced sharing of information to the CCC.	

**LA** advised that the submissions regarding new draft CCC guidelines are now available on the DPE website.

**John Weatherley**

- Upgrading of Aarons Pass Rd – will the programming involve agreement with Council?
  - *Yes there is a schedule outlining the works to upgrade Aarons Pass Rd, based on a road upgrade plan completed within the Environmental Assessment. Works will be undertaken by Council under contract from the civil works contract.*
  - *Works on road needs to be complete prior to construction.*
- Will CWP be responsible for maintenance of the roads?
  - *Yes there is a requirement for ongoing maintenance of the roads based on pre-dilapidation and post-dilapidation surveys.*
- Concerns with the 4 hours of timing to get components through the town.
  - *The program of works will be agreed to by the contractor and Council.*
  - *Turbine components will travel at normal vehicle speeds; trucks carrying blades will work around town via an approved route, to minimise traffic issues.*

**Malcolm Healy**

- Wanted to make it known to the CCC that one host landowner had received a letter from an individual regarding their membership of the local Catholic Church.

**Owain Rowland-Jones**

- *Regarding the merger with Wind Energy Holdings – does CWP intend holding the CRWF during operations, or on sell it?*
  - *The intention is to build and operate the project as an asset of CWP.*
  - *As the owner CWP will be responsible for all commitments associated with operation of the Project.*
- Decommissioning was raised at the PAC who advised that decommissioning bonds could not be applied without changes in

legislation. Elsewhere the responsibility for decommissioning falls to the landholder. Could that be the case here?

- *CWP has obligations in the conditions and with landowners regarding asset management plans and insurances, which ensures we have provisions for decommissioning.*
- PAC indicated there were three non-involved agreements. What type of agreement are they? Are they acquisition or neighbour type agreements?
  - *Yes. This was due to a requirement from DPE related to guidelines regarding 2km proximity of turbines to homes. The third agreement is a commercial agreement which is confidential.*
  - *There is likely to be additional agreements regarding site access along Aarons Pass Rd.*
- What do the visual and neighbouring land agreements include?
  - *Each property will be approached individually to discuss the arrangements for visual mitigations individually.*
- As a long term resident, ORJ is concerned about limits to tree removal on Aarons Pass Road. How will this be regulated?
  - *Impacts that were assessed are likely to be greater than those which will be utilised.*
  - *Council will be undertaking a Review of Environmental Factors to assess all upgrade works before they occur.*
- Compliance issue related to Boco Rock. How can the community be assured that their won't be a repeat occurrence?
  - *CWP made a self-report of a minor non-compliance to OEH because it was noted that during construction a contractor had missed a step in the construction process.*
- Do you still maintain that property values are not an issue, because the PAC requires a pre-construction valuation, which implies there will be a change in value.
  - *There are many circumstances which will influence property value such as market demand and other influences.*
- Will all heavy traffic come via Aarons Pass Rd?
  - *That is the intention, however discussions between Council and Contractor are yet to occur, which will determine the detail of the transport management plan.*

**Judy Rowland-Jones**

- When do you expect to start work on Aarons Pass Rd and how long will it take?
  - *First quarter 2017 and the duration will be a number of months.*
- Do you have all agreements for wind farms?
  - *We have agreements of intent with all landowners and we are close to finalising all agreements.*
- Can you tell us how many turbines we will see?
  - *Once CWP has determined which turbines will be built, the host landowners, neighbours and CCC will be advised. A final visual model could be provided.*

**Vera Tomlinson**

- Advised that she was please that a decision had finally been made and the community can get on with their lives.

**Tim Rowland-Jones**

- Could it be less than 77 turbines total?
  - *Yes it could be.*
- If a family member is to suffer ill-health and the family has to leave, what compensation is available?
  - *If there is evidence that the wind farm has caused the issue then CWP will abide by all regulations or requirements relevant to the issue.*

	<ul style="list-style-type: none"> <li>○ <i>Lisa: Suggested TRJ obtain independent legal advice regarding that issue.</i></li> <li>• Not against renewable energy, if there is no impact on life, farming or property value. This project has had a major impact on the community structure at the moment.</li> </ul> <p><b>Caroline Price</b></p> <ul style="list-style-type: none"> <li>• Advised of the issue of communication, stating that she has never been consulted despite being identified as high and now moderate impact. <ul style="list-style-type: none"> <li>○ <i>Lessons to be learnt from the process and communication between all parties.</i></li> </ul> </li> </ul>
<p><b>10.0 Next Meeting</b> The date of next meeting will be determined when we have further information to discuss/impart. LA will email and write members at that time.</p>	<p>The next meeting will be scheduled in accordance with the upcoming milestones, including the Commonwealth approval, selection of the final project layout and turbine specifications.</p> <p>It is hoped that the next CCC meeting will be held in August/September 2016. LA will provide as much notice as possible to ensure maximum attendance.</p>

**Meeting closed at 1:11pm.**

***LA thanked all present for their attendance.***

**Action Items:**

Item	Issue	Action By:
1	LA to contact Julie Robinson from MWRC with details on the CCC	LA (done 27/5/16)