

# Minutes

## Hexham Farm Community Engagement Committee

Meeting date Wednesday 9 September 2020

Meeting time and location 11am, via Zoom

---

### 1. Welcome

### 2. Attendees

Cr Jill Parker  
Cr Colin Ryan  
Lucy Gubbins, Community Representative  
Leanne McDonald, Community Representative  
Mark Madden, Community Representative  
Rory McManus – Development Manager, Hexham Wind Farm Pty Ltd  
Tanya Waterson – Hexham Wind Farm Pty Ltd

Vicki Askew-Thornton, Moyne Shire (non-member)

### 3. Apologies

Lyn Baker, Community Representative  
Ann Harris, Community Representative  
Rod Jubb, Community Representative  
Cr Mick Wolfe

### 4. Declarations of Interest

No declarations of Interest were made.
--

### 5. Confirmation of previous minutes

Moved by Cr Ryan, seconded by Lucy Gubbins that the minutes of the CEC meeting held on 11 December 2019 be accepted. **CARRIED**

### 6. Business arising from previous minutes

6.1 Re Section 5.1D: *How many of the 216 landholders within 6km of the site are non-residents?*

WP restated that there are 216 neighbour dwellings within 6km of the site.

WP will respond to the CEC with the number of those 216 dwellings that are owned by participating landholders.

There are 15 participating landholders, and 42 participating landowner's dwellings within the site. (Note – this is the correct number, as advised by WP following the meeting)

6.2 Further information regarding the Landscape and Visual Assessment process:  
(Emailed to the CEC in March, and re-sent on 3 September)

Summary of further discussion:

- The visual impact assessment has commenced. Because it assesses the potential visual impact of turbines, other assessments that influence turbine locations need to be completed first.
- In regard to the Landscape and Visual Assessment (LVIA) summary document emailed to the CEC after the last meeting, WP took on notice a question about the meaning of a 'landscape unit'.
- In response to a question about what happens after the LVIA assessment is completed and the impacts are predicted, WP responded that it would then consider management options to minimise the impact. This may include landscape screening. WP agreed that landscape screening might not suit everyone.
- WP is using several methods to identify all residences that may be visually impacted and included in the LVIA. This includes Geographical Information System (GIS) mapping of residences using aerial imagery.
- In response to a question about whether a resident can have their dwelling added into the LVIA process, WP noted that it is available to discuss the LVIA and other assessments with members of the public.

6.3 Links to studies on property values and wind farms:  
(Emailed to the CEC in March, and re-sent on 3 September)

6.4 Further information about the analysis of noise levels from 3MW and 5.5MW turbines:  
(Emailed to the CEC in March, and re-sent on 3 September)

## 7. Correspondence Incoming

- Project update from Wind Prospect, July 2020.
- All other items as listed in the agenda

## 8. Correspondence Outgoing

## 9. Reports:

### 9.1 Project update – Wind Prospect

Refer to **Attachment 1**

Summary of further discussion:

#### Brolga

Landholders can contact WP if they have information about Brolga on their property.

The spring Brolga surveys are underway. The Brolga studies are undertaken in line with the Interim Brolga Guidelines. Lots of work has already been done including wetland identification and assessment, speaking with landholders and utilising the statewide database for registered breeding and flocking sites.

A link to the Guidelines is:

[https://www.swiff.net.au/resources/Brolga-Guidelines\\_2011\\_Final\\_online-v2.pdf](https://www.swiff.net.au/resources/Brolga-Guidelines_2011_Final_online-v2.pdf)

Specialist ecology consultants Nature Advisory is undertaking the assessment and uses qualified ecologists to do the surveys.

#### Neighbouring properties and dwellings

There was some confusion expressed about whether a permitted wind farm can have an effect on what a neighbouring landholder can do on or with their land.

Council will provide further clarification on this matter.

It was noted that in 2019 Council resolved to:

Write to the Minister for Planning to ask for his consideration in amending the setback points between a wind turbine and the host property's boundary.

Write to the Minister for Planning asking consideration in amending Clause 52.32 that supports the Office of the National Wind Farm Commissioner recommendation on setback distances as detailed at 5.2.8 of the 2018 Annual Report, summarised as:

- A minimum setback distance of 1.5km between a residence and the nearest turbine to support a consistent noise limit;
- Turbines with a tip height of 200 metres or greater, a 2km setback distance to reduce visual amenity impacts; and
- A setback of 5km between a wind farm and a township or city boundary to preserve amenity and provide flexibility for planning growth of the township.

WP acknowledged Council's position, and added that although the State Government requires that turbines be no closer than 1km to a neighbouring dwelling without the written consent of the dwelling owner, WP has made a commitment to have at least 1.5km between a turbine and a neighbouring dwelling.

### **9.2 Community members**

Leanne McDonald commented that an additional 0.5km setback is not enough to make up for the increased visual impact of taller turbines.

### **9.3 Council**

Summary of discussion:

The current proposed number of turbines is up to 125.

WP will provide the CEC with a map of the current proposed turbine layout.

## **10. General Business**

- 10.1 Studies will continue over the coming months. WP is aiming to submit an Environment Effects Statement referral to the Minister for Planning by the end of 2020.
- 10.2 WP will provide monthly project updates to the CEC between now and the next CEC meeting.

**11. Next meeting date**

**Wednesday 9 December, 11am via Zoom or at the Council office, Mortlake.**

Confirmed this ..... / ..... / .....

Chair .....

**Minutes are to be registered in Moyne Shire's electronic document management system by the committee reporting officer immediately following the Minutes' confirmation and signing**

CONFIRMED