

Minutes

Hexham Farm Community Engagement Committee

Meeting date Wednesday 9 December 2020

Meeting time and location 11am, via Zoom

1. Welcome

2. Attendees

Cr James Purcell
Cr Jim Doukas
Rod Jubb, Community Representative
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

4. Declarations of Interest

No declarations of Interest were made.
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5. Election of Chairperson

Moved Cr Doukas, seconded Rod Jubb that Cr Purcell be elected Chairperson.

CARRIED

6. Confirmation of previous minutes

Moved by Mark Madden, seconded by Lucy Gubbins that the minutes of the CEC meeting held on 9 September 2020 be accepted.

CARRIED

7. Business arising from previous minutes

7.1 WP to provide information on how many of the 216 dwellings within 6km of the site are non-participating:

Response: WP took this question on notice, but noted that to the best of its knowledge, none of the 216 dwellings are owned by participating landholders.

7.2 WP to provide the meaning of a 'landscape unit' in the LVIA:

Landscape units are identified based on the physical characteristics of the landscape area where wind turbines may be visible. These physical characteristics include geology, vegetation, topography, and drainage patterns, as well as the extent of man-modifications and development. Landscape units applicable to the Hexham Wind Farm will be identified in the LVIA and detailed in the assessment report. Landscape unit examples include farm land such as plains and stony rises as well as rural communities and townships.

7.3 Council to provide clarification on whether a permitted wind farm can have an effect on what a neighbouring landholder can do on or with their land:

Response:

A) The land surrounding the proposed Hexham Wind Farm site is zoned Farming.

In the farming zone, a planning permit is only required for a dwelling where the land has an area less than 40 hectares, or if it does not meet prescribed setbacks being 20 metres from the boundary to a local road, 5 metres from any other boundary, 100 metres from a dwelling not in the same ownership, and 100 metres from a designated waterway.

The same setbacks are required for a farm building or shed. If these setbacks are not met, then a planning permit is required.

If a planning permit is required, and the building is sited within 1 km of a turbine for an approved or constructed wind farm, it is likely that Council would require notice of the planning permit application for the building be given to adjoining and adjacent property owners. Such notice allows a person to object to an application.

This is the process that a wind farm proponent could, for example, use to object to a proposed dwelling if it has concerns with the proximity of the building to a turbine.

B) If all of the criteria listed in section (A) above are met, then a planning permit is not required and there is no process for a wind farm proponent to object to a building permit application.

C) The planning permit provisions that apply to wind farms (Clause 52.32) are specific, in that the controls refer to dwellings that exist at the time of the wind farm planning application being lodged having a minimum setback of 1km to a turbine, or a written agreement from the landowner to allow a turbine to be closer than 1km.

If an owner of land chooses to build a dwelling on land proximate to a wind farm after a permit has been issued for the wind farm, there is not the same protection for the landowner to ensure that the noise standards are met and complied with. As the new dwelling is the "agent of change" it would be expected that the design of the dwelling incorporates appropriate design measures to ensure it is not impacted by, for example, noise.

If a planning permit is required for a dwelling it would be appropriate for Council to consider impacts of being sited close to a wind farm when assessing the application. The principles of decision making for planning have always been that you can apply for a permit but that this does not guarantee the issue of a permit.

- 7.4 WP provided the CEC with a map of the current proposed turbine layout. The map is dated May 2019. WP will produce an updated map once the assessments are completed.

On request, WP agreed to provide an interim map to the CEC, including:

- any missing road names
- updates to participating landholdings
- with the existing 500kV line marked on it

WP noted that the turbine locations shown on any map at this stage are only proposed.

8. Correspondence Incoming

- WP project update October
- WP project update 9 December
- Proposed turbine locations map
- WP responses to questions on notice from the 9 September CEC meeting.
- Hexham Wind Farm Neighbour Benefit Sharing Program information brochure

9. Correspondence Outgoing

- Council response to questions on notice from the 9 September CEC meeting.

10. Reports:

10.1 Project update – Wind Prospect

Refer to **Attachment 1**

Summary of further discussion:

- WP expects to submit an Environmental Effects Statement referral to the Minister for Planning in the first half of 2021.
- WP plans to hold community sessions in early 2021 to enable discussion with members of the public about the proposed Neighbour Benefit Sharing Program.

10.2 Community members

Mark Madden noted that the Ellerslie CFA has declined WP's offer of new radios.

Mark Madden asked about the proposed location of the onsite substation. WP explained the onsite terminal station would most likely be located centrally within the site, underneath the existing 500kV transmission line.

Regarding progress on the noise assessments, WP have done some preliminary work. When the wind farm design is updated, further work will be done. Marshall Day is undertaking the noise assessments.

Leanne McDonald asked if the current issues other projects are having with connecting to the grid and having to operate at reduced output would be an issue for this project. WP responded that the 500kV line has capacity, and the issues are more so in relation to grid stability and the number of new projects feeding into the network. Any new project needs to undertake a detailed

'connection enquiry' process with the Australian Energy Market Operator (AEMO).

10.3 Council

Council will gain clarification regarding a suggestion from CR Doukas that AEMO is planning to have a second transmission line constructed next to the existing 500kV line.

11. General Business

Nil.

12. Next meeting date

Wednesday 7 April 2021, venue to be advised

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