

## Minutes

# Woolsthorpe Wind Farm Community Engagement Committee

Meeting date Friday 25 June 2021

Meeting time and location 10.30am, at the Woolsthorpe Hall

---

### 1. Welcome

Cr Gleeson welcomed the new community representative John Murphy to the Committee.

### 2. Attendees

Cr Damian Gleeson (Acting Chair)  
Mark Thompson, Enerfin/ICA  
Scott de Keizer, Enerfin/ICA  
Terri Barnes, Community Representative  
Glenn Britnell, Community Representative  
John Murphy, Community Representative

Vicki Askew-Thornton, Senior Energy Projects Liaison Officer, Moyne Shire (non-member)

### 3. Apologies

David Holroyd, Powercor  
Cr Daniel Meade  
Cr Jim Doukas

### 4. Declarations of interest

Nil.
------

### 5. Minutes of previous meeting

Moved by Glenn Britnell, seconded by Mark Thompson that the minutes of the CEC meeting held on 16 April 2021 be accepted. **CARRIED**

Following each CEC meeting, Council will post some copies of confirmed minutes to the Woolsthorpe Post Office for the public to access.

### 6. Business arising from previous Minutes

- 6.1 Council has posted A3 colour copies of the site map to the CEC members. Enerfin/ICA will update the map to indicate the distances between the wind farm and the Woolsthorpe Post Office, and the edge of the township zone.

- 6.2 Council to follow up on whether it would be responsible for wind farm decommissioning if neither a permit holder or a landholder undertakes the decommissioning process.

Response:

The relevant condition in the Permit is:

#### DECOMMISSIONING

34. The operator under the permit must, no later than 2 months after all the wind turbines have permanently ceased to generate electricity, notify the responsible authority in writing of the cessation of use. Within a further 12 months of this date, the operator under the permit, or in the absence of the operator under the permit, the owner of the land on which the relevant turbines are located, must undertake the following to the satisfaction of the responsible authority within such timeframe as may be specified by the responsible authority:

Planning Permit 2006/0220/B

Page 14 of 17

Council's role as the Responsible Authority is to require compliance with the permit condition, not to actually decommission the wind farm. Options to ensure compliance with this condition would include initial discussions with the permit holder and the host landowner. If this failed, the Planning and Environment Act provides two options for seeking permit compliance, via infringement notices and enforcement orders.

Not all permits for wind farms in Moyne Shire contain the same decommissioning conditions.

- 6.3 Enerfin/ICA emailed the CEC copies of:
- 2009 NSW Auditor General's report: *Preliminary Assessment of the Impact of Wind Farms on Surrounding Land Values in Australia*.
  - 2016 Urbis report: *Review of the Impact of Wind Farms on Property Values*.
  - Clean Energy Council: *Wind Farms and Property Prices*.

Summary of further discussion:

- The dataset information is lacking as agricultural properties generally don't change hands as often as urban properties.
- The available data shows neighbouring property devaluation can occur during a wind farm's construction period, but that the value recovers following construction.
- John commented that rather than the value of the land, the ability for a landholder to reside on that land after a wind farm becomes operational is the issue.
- Terry noted that neighbour payments are important.
- Glenn added that the community is concerned whether people will move away, or whether people would want to move into the area with a wind farm nearby.
- Scott pointed out that if the community takes advantage of the opportunities the wind farm will create, it will benefit Woolsthorpe and people may be more attracted to the town as a result.

## 7. Correspondence Incoming

Listed in item 6.3.

## 8. Correspondence Outgoing

Nil.

## 9. Reports

### 9.1 Enerfin/ICA:

- Awaiting the final connection agreement from AEMO.
- The Minister for Planning recently extended the project completion date in the permit to March 2024.
- Hoping to be able to commence construction in late 2021 or early 2022.

Enerfin/ICA took the CEC through a document it had put together to explain the noise assessment process and the NZS 6808:2010.

Summary of further discussion:

- When the wind farm is operating, noise complaints received by Enerfin/ICA will be handled in line with its *Complaint Investigation and Response Plan*, a copy of which can be found on the project website via the following link: [https://4991f6c0-778c-42fc-8262-d82ae9453853.filesusr.com/ugd/6a122b\\_701e1d8f14144bfc8d6025e6355247ed.pdf](https://4991f6c0-778c-42fc-8262-d82ae9453853.filesusr.com/ugd/6a122b_701e1d8f14144bfc8d6025e6355247ed.pdf)
- Terri noted that people find it difficult to know what 40 decibels sounds like, and that in periods of high wind where the background wind noise is high, people may think the wind farm is causing all of the noise.

### 9.2 Community Representative feedback

- John noted that other wind farm developers in the area which do not have permits for their projects such as Wind Prospect, are already offering community grant opportunities and have made public their proposed Neighbour Benefit Program.

Enerfin/ICA responded that it has reported during previous CEC meetings that it will offer voluntary once-off lump sum neighbour payments, and that it has made public its intention for a community fund to commence once the wind farm is operational. Some information about the fund can be found on the project website at:

<https://www.woolsthorpewindfarm.com/comunity>

### 9.3 Council

Nothing further to raise.

## 10. General business

Nil.

## 11. Date of next CEC meeting:

**Friday 3 September 2021, 10.30pm – Woolsthorpe Hall**

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**