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TRANSCRIPT OF PROCEEDINGS

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INDEPENDENT PLANNING COMMISSION

DEPARTMENT MEETING

RE: WHITE ROCK WIND FARM MOD 6

PANEL:

PETER COCHRANE (Chair)
ADRIAN PILTON
WENDY LEWIN

ASSISTING PANEL:

XANTHE O'DONNELL

LOCATION:

IPC OFFICES
LEVEL 3, 201 ELIZABETH STREET, SYDNEY

DATE:

1.07 PM, MONDAY, 23 SEPTEMBER 2019

MR P. COCHRANE: So, um, well, before we begin, I'd like to acknowledge - - -

MS X. O'DONNELL: That's okay.

5 MR COCHRANE: - - - the traditional custodians of the land on which we meet. I'd
also like to pay my respects to their elders, past and present, and to the elders from
other communities who may be here today. Welcome to the meeting today on the
proposal seeking approval for the modification of the White Rock – White Rock
10 the layout of the approved turbines and then infrastructure, reducing the number
of turbines from 49 to 48, increasing the overall project area and increasing the
vegetation clearing limits.

15 My name's Peter Cochrane. I'm the chair of this IPC panel. Joining me are my
fellow – fellow commissioners, Wendy Lewin and Adrian Pilton. Xanthe O'Donnell
is attending from the Commission's secretariat. In the interest of openness and
transparency, and to ensure the full capture of the information, today's meeting is
being recorded and a full transcript will be produced and made available on the
Commission's website. This meeting is one part of the Commission's decision
20 making process. It's taking place at the preliminary stage of this process and will
form one of several sources of information on which the Commission will base its
decision.

25 It's important for the commissioners to ask questions of attendees and to clarify
issues wherever we consider it appropriate. If you ask a question and are not in a
position to answer, please, feel free to take the question on notice and provide any
additional information in writing which we'll then put up on our website. I request
that all members here today introduce themselves before speaking for the first time
and for all members to ensure they do not speak over the top of each other to ensure
30 accuracy of the transcript. We will now begin. Um, so – so to, um, Mike, we might
leave it to you two to introduce the project for us. I mean, obviously - - -

MR M. YOUNG: Sure.

35 MR COCHRANE: - - - we've got the assessment report and the other
documentation.

40 MR YOUNG: Yeah. That's – that's right. Um, so thank you for, ah, having us.
My name's, ah, Mike Young. I'm the acting executive director of energy and
resources at the Department of Planning, Industry and Environment. Um, I'll – Tim,
you should introduce yourself.

45 MR T. STUCKEY: Sure. Ah, Tim Stuckey, ah, senior environmental assessments –
assessment officer, um, energy assessments. Also at the Department of Planning,
Industry and Environment.

MR YOUNG: So, ah, we were not quite sure exactly what questions or – or what issues you were keen – keen to ask. Um, ah, I'll - I'll do a very brief sort of overview, I suppose, of our assessment and – and some of the context.

5 MR COCHRANE: Yep.

MR YOUNG: Um, but then happy to answer, ah, any questions you may have. Ah, the White Rock Wind Farm, ah, was approved, obviously, some years ago now. I think in 2012.

10

MR COCHRANE: Mmm.

MR YOUNG: It's an old part 3A project. Um, and it was, ah, approved in two stages. There was a stage 1 and stage 2 and Goldwind, being the proponent, ah, although it wasn't the proponent at the time I recall, but, um, ah, it's the proponent, ah, in terms of the development of the project. Ah, it is built to stage 1, um, and obviously, ah, was – had approval to build stage 2.

15

MS LEWIN: Mmm.

20

MR YOUNG: But, ah, has sought to, I think, given the elapsed time in terms of technology with more efficient wind farms and, obviously, higher tip heights, um, and also, ah, I think, the – the better knowledge of the potential interactions and potential impacts on, um, neighbouring properties and residences, they've, ah, come forward with a revised design for that stage 2 of the White Rock Wind Farm. But if you go up there on your site visit, which I'm – I'm sure you will, you'll – you'll see stage one is – is, ah, constructed and has been operating now for some time. Ah, and that's the stage 1 part of the project's, generally to the north, and the stage 2, ah, part of the project's, generally to the south.

25

30

Ah, in terms of the assessment process, um, we, ah, exhibited the – the application and we, ah, got, I think something like 60, ah, submissions which includes, ah, 12 from government agencies, ah, and a number from the community. We did get, ah, 47 from the public. Now, most of those public submissions did object, ah, to the project. Um, however, the majority of the, ah, people that objected to the project were not living in the local area. They tend to be, ah, living further away which is indicative of, ah, wind, ah, farm or wind energy projects where you do have – these type of projects do attract, um, submissions and indeed objections from other parts of the State. And, indeed, sometimes overseas.

35

40

Um, we – in this particular case, we saw the key issue as, ah, the additional, ah, visual impacts associated with taking the tip height of the turbines, um, from 150 metres to 200 metres, ah, which is obviously a – a reasonably significant, ah, increase. Certainly, we, ah, assess a lot of modifications with more, like, you know, 45 20 or 30 metres so this is a relatively large increase. Although, that, I think, again, reflects the, um, the time elapsed since 2012, or thereabouts, when, um, the project was first approved with much shorter turbines.

So we saw – we saw visual impacts as – as one of the key issues. Um, particularly, ah, accumulative impacts as well. Um, not only with stage 1 but also the nearby Sapphire Wind Farm, which you'll see when you're up there, is also, ah, constructed and, ah, is operating. Um, there's also, ah, the nearby Glen Innes Wind Farm which
5 has been approved, ah, physically commenced, in terms of maintaining the validity of the approval, um, but is not, ah, yet being constructed in a material way, so to speak. Um, so there's a – there is an approval for a Wind Farm there. And it's worth saying that we are currently still assessing a modification to that wind farm as well, which, broadly speaking, involves an increase in the size of the turbines as well.

10 MR A. PILTON: A similar increase? Sorry, it's Adrian.

MR YOUNG: Um, I'd have to take that notice. Yeah. I, I can't quite recall. Um, I don't think it's quite as a significant increase at Glen Innes.

15 MR STUCKEY: The plan is an increase. They're proposing to go from 150 metres up to 180 metres.

MR YOUNG: Yeah.

20 MR PILTON: Okay.

MR YOUNG: Yeah. So a little bit less. Um, so on the White Rock, ah, proposal – the other issue, I guess, other than visual impacts, um, which is, ah, typical of – of
25 putting such large structures in the landscape, um, is also the biodiversity impacts and the additional clearing that would be required. Now, this is also not unusual for wind farm proposals where, ah, we have had a number of, ah, modifications applications over the last two or three years where proponents have done detailed design, ah, on all elements of their, um, proposed infrastructure. Particularly things
30 like access tracks on steep terrain.

MR PILTON: Mmm.

MR YOUNG: And, ah, that has indicated that, ah, the estimates of clearing, ah,
35 required to construct the project as originally approved, um, have not been sufficient to allow the project to actually to get built. Um, and so it's really a combination of, um, possibly not allowing a sufficient area in the first instance, but also probably also proponents learning, um, over time about the nature and extent of batters and – and other things on access tracks on steep terrain and the areas that are required to
40 actually make those stable and also to manage sediment erosion and access – accessibility, etcetera. So we have had, a – a number of proposals now where, um, companies are seeking additional clearing, um, as a result of the detailed design process and – and this is no exception.

45 MR COCHRANE: Mmhmm.

MR YOUNG: Now, it does appear to be a reasonably significant increase in the clearing.

MS LEWIN: Mmm.

5

MR COCHRANE: Mmm.

MR YOUNG: Um, and it is. Although, I would say, the part of that is also a – a redefined methodology, um, as well as an actual, ah, increase in the extent of – of clearing. Um, so the biodiversity assessment methodology has changed over time and so there is different ways of, ah, calculating and – and estimating the – the total impacts. Um, but the key issue is that, um, they've, ah - they've redesigned and done their detailed design and so they're expected to clear, um, more vegetation as – as a result. Further to that, you may be aware that the company has just, ah, recently indicated to the department that it's seeking to modify its modification application, um, by, ah, its, ah – it would – it would – is seeking, ah, approval to, ah, increase the clearing, ah, a little bit more again, I think, in the order of up to 10 hectares.

MS O'DONNELL: Yes.

20

MR YOUNG: Um, in addition, ah, and I think, is there some EEC involved in that? Or they're not sure at this stage?

MR STUCKEY: Yeah. Tim Stuckey. Yeah, there is some EEC. Um, Ribbon Gum EEC.

25

MR YOUNG: So they've done some further design work, um, and, ah, they're seeking to amend the modification application and they've written to us - the company's written to the department and we'll be forwarding that on to the IPC, um, shortly. Ah, and, ah, I understand that information, ah, will be made – will be available but, obviously, will be, I guess, form a part of your deliberations in addition to the documents you have before you. Um, so in terms of those, ah – and then the, I guess, the other key issue that we – we always look at, ah, in – in detail for, ah, wind farms is, um, noise and making sure that the, ah, proposed, um, changes don't, ah, involve any potential exceedances of the relevant noise criteria, um, that, ah, are documented in – in the, ah, the noise bulletin for, um, wind energy projects in New South Wales and derived from the advice from the EPA.

So in this instance, um, we also engaged a, um – in regard to visual impacts, we engaged, um, Terry O'Hanlon from O'Hanlon Design. He's a – a landscape architect. A visual impact expert. He's assisted the department on a number of, um, wind energy projects and, ah, Tim and, ah, other members of the team and, ah – and Terry O'Hanlon have visited the site on more than one occasion and, ah – and, ah, sought access to the areas, um, that were important to undertake an independent visual impact assessment of the proposed changes. And I think it's important to realise that there is a key – there is a wind farm approved there. Up to 150 metres with, I think, 49 turbines now down to 48.

45

MR COCHRANE: Mmm.

MR YOUNG: Um, and so it's not about considering a change of land use or it – you know, it's more about, well, is the – is the increase in the nature and scale of the
5 turbines and/or the additional clearing, is that acceptable. Um, in terms of the – the overall approach that – that Goldwin has taken, ah, it can be summarised by – in regard to the stage 2 turbines is, ah, looking at, ah, reducing potential impacts on – on – ah, near neighbours.

10 Recognising that the additional 50 , ah – 50 metres would, potentially, increase the approved impacts and so in broad terms they've moved, um, most of the turbines, um, ah, and some of them quite a distance, ah, to the west, um, generally speaking, which is away from, ah, a lot of the residential receivers. So the outcome of our visual impact assessment, ah, was that in broad terms the impacts of the project, ah,
15 don't significantly increase. Um, mostly because of those, ah, micro-siting or the - the moving or relocation of turbines away from, um, properties.

MR PILTON: Yep.

20 MR YOUNG: Looking at other screening, such as topography and vegetation to take advantage of that to screen views, um, of the turbines from different dwellings. Ah, the exception is, probably a property to the, um, to the east – and I don't know whether you've got a map we can - - -

25 MS LEWIN: Yep.

MR YOUNG: - - - we can have a look at. I've probably got one here. Do you have that map, Tim? That big one? That might be useful. So got that one. Yeah. This one here.

30 MS LEWIN: Yeah.

MR YOUNG: So, so we ourselves stage 1 is up here. Stage 2 is down here. We've got, um, Glen Innes over here – and the Glen Innes Wind Farm and the Glen
35 Innes town. Um, so in this, this particular property in here, um, ah, there's a number of dwelling, I think, even up to five under the same ownership. Um, and, ah, this property was, ah, originally part of the proposal or the project and had at least two turbines on – on the property itself. Um, that arrangement has lapsed, or ceased.

40 MR PILTON: Mhmm.

MR YOUNG: Um, and so part of the changes that Goldwind has proposed is to remove any and all infrastructure from – from that – yeah, that's right. That – that hatched property. Ah, however, whilst you didn't have – obviously, there's now no
45 infrastructure proposed on that property, um, you do have some residual turbines in relatively close proximity. Um, something like 1.6, 1.7 kilometres away.

MR COCHRANE: Yeah.

MR YOUNG: And 200 metres, as you can imagine, is a – is a very big piece of, ah, industrial infrastructure in the landscape. And so as a result of the analysis, um, and
5 based on advice from our visual expert, um, we felt that the properties – or the dwellings, ah, 180 and 190 in particular, that, ah, the residual impacts on those two properties were – with regards to visual impacts, were still quite high. Um, and as a result of that, um, we felt that, ah, it would be reasonable to offer, um, voluntary acquisition for the – to the owners of, of that particular, um, or those particular
10 dwellings.

Now, when we don't – for wind energy projects we're very cautious, in terms of offering voluntary acquisition rights, 'cause it's obviously, it's a big, um, you know, ah, impost on people, in terms of, um, ah, you know, potentially going through a
15 process to their property to the – to the proponent. Um, but we did look at, um – before we think about looking at acquisition rights, we certainly consider, you know, whether there are, um, ways of either reducing the impacts through either things like screening, um, relocating, ah, or deleting turbines, um, or, indeed, not approving the proposed increase.

20 Um, in the case of these two particular, um, ah, dwellings, um, because of the landscape and because of the proximity, ah, of the turbines, we considered that in order to eliminate that impact, you'd have to actually delete a lot of turbines, including, um, arguably turbines in locations that are already approved.

25 MR COCHRANE: Mmm.

MR YOUNG: I – you know, at the 150 level.

30 MR COCHRANE: Mmm.

MR YOUNG: Um, so we did consider that, ah, on balance, um, you know, if – if – if the – the, um, the turbines are constructed and that the owners of the property, um, you know, feel that the impacts are unacceptable to them, um, that they should have
35 the choice, within a certain period of time, to sell their property to – to Goldwind. Um, I think, was it five years, or three years?

MR STUCKEY: Three.

40 MR YOUNG: Three years.

MR STUCKEY: Three, I think. Yep.

MR YOUNG: Three years. Three years. Um, so that would allow them time to
45 understand and appreciate what the impacts are likely to be, ah, and then make a decision about – an informed decision about whether they wanted to sell their property. And, obviously, there's a range of procedures that we've had in place for a

long time about how those acquisitions can occur, um, and the sorts of things that need to be considered in that acquisition. We also looked at some of the other properties here that are relatively high impact. Um, these 220 and 200 which are also under the ownership. Um, but as a result of detailed analysis of those dwellings, or
5 the potential visual impacts on those dwellings, we considered that, um, things like topography and existing vegetation and so forth, to some extent, screened the visual impacts and the residual impact was not so significant that it would warrant, um, acquisition of those properties.

10 So, in a nutshell, in terms of visual, um, you know, apart from that cluster in that particular part of the landscape, we did feel, in broad terms, that whilst it is going up by 50 metres, the actual residual impacts were not materially greater or different to what was already approved. Apart from, particularly this area here. Ah, and the approach we took, obviously, was to grant voluntary acquisition rights. In terms of
15 noise, my understanding is that, um, it complies with all the noise criteria, um, at all privately owned, ah, dwellings. Um, and in terms of biodiversity, ah, whilst there is a potential increase in the, um, the nature and extent of clearing, um, the, ah, the offset policy allows those impacts to be offset and the company does have an offset site, um, that it's proposing to use and if, if that doesn't provide sufficient credits
20 then it'll use the other mechanisms under the Biodiversity Conservation Act to retire the credits associated with that.

Um, but, look, you know, the – the – the bottom line is that the changes, um, will result in – in – in additional clearing, albeit some of those impacts, ah, are really to
25 build infrastructure that's already approved. It's more about a more accurate delineation of, um, those access tracks, etcetera. So, um, I mean, obviously, we looked at all the other matters as well and you can – you can, sort of – I'll take that as broadly read in the report.

30 MR COCHRANE: Mmhmm.

MR YOUNG: In terms of, you know, traffic and Aboriginal heritage and, and other matters along those lines. So in broad terms, um, you know, it would increase, in terms of the benefits of the project, obviously, you know, we've got a renewable
35 energy action plan in New South Wales. There's also the Commonwealth, um, renewable energy target. Um, there's also, um, ah, the – the – the turbines in and of themselves. My understanding is that the larger turbines and the different models that they're proposing to use would, um, be – generate 40 per cent more renewable energy compared to the approved project for, essentially, a similar number of
40 turbines.

Um, there'd also be, you know, the usual benefits associated with construction of the, of the wind farm itself, um, and there'd be benefits to the community in terms of, um, payments to the local council. There'd obviously be benefits in terms of the land
45 owners that are hosting the infrastructure, in terms of lease payments, etcetera. So, um, I think in summary, unless, Tim, you can think of anything in particular that I've missed?

MR STUCKEY: Um, no. I guess one point, um, that I'd probably make about the turbines in proximity to N180 and N190, in terms of looking at mitigation measures, um, Goldwind actually advised that – that one of those turbines, um, near the boundary of, of the property owned by N180, N190 land owner, is actually the
5 highest yielding, um, turbine for the stage 2 of the project.

MR COCHRANE: Right.

MR STUCKEY: Therefore, removing that turbine would have a pretty significant
10 impact, um, on, you know, the – the efficiency, um, and the output of the – the project.

MR YOUNG: I guess the only thing is to say is that, um, you know, none, none of the agencies or councils objected to the proposal. Um, I guess it's really, broadly
15 more of the same or, you know, a slightly more project on the same land. Um, the other thing I guess is, in regard to, um, lighting, um, that, ah, there is a recommendation from CASA that, um, ah, night lighting on the turbines be installed, as I understand it.

MR STUCKEY: That's right.
20

MR YOUNG: Um, and obviously that does introduce another element during the night time, in particular, in terms of visual impacts on – on surrounding residence. Now, there is technology – there are guidelines that CASA has to shield the lights,
25 um, and to address the luminosity. Um, there's also some technology that I think we asked to be imposed on the detection.

MR STUCKEY: Yes. So - - -

MR YOUNG: Aircraft detection.
30

MR STUCKEY: - - - we've, um, we've required them to install, um, detection lighting systems so whenever there's a plane coming we can turbines, um, they'll be turned off. Um, the rest of the time the lights will actually not - - -
35

MR YOUNG: 'Cause we have - - -

MR PILTON: They just turn them on? They don't flash. They just go on.

MR YOUNG: Yeah, that's right. Yeah.
40

MR PILTON: Yep.

MR YOUNG: Yep. So we, we have – overtime as – as, um, communities – the feedback we're getting from a number of communities, indeed, in regard to the Sapphire Wind Farm which is just north of here, but in other parts of the State as
45

well, that people do value their night skies. Um, you know, their dark night skies
- - -

MR PILTON: Mmm.

5

MR YOUNG: - - - in rural areas and, ah, so we have been working with CASA and the wind farm commissioner – the Commonwealth wind farm commissioner, to come up with some – and indeed Goldwind, who’s a proponent of this particular project, to, um, introduce some technology about minimising those impacts. And probably – apart from the shielding and the luminosity issue, the – the key thing that’s been able to be introduced is this aircraft detection system - - -

10

MR PILTON: Mmm.

15

MR YOUNG: - - - um, where it’s only used when it’s necessary, I suppose, would be the summary. Um, and so to some extent that would mitigate the impacts. Um, and there’s also – there will also be a detailed assessment and liaison with CASA about the nature and extent of the lighting and which turbines need to be lit and so forth. And I think all the agencies and regulators and, obviously, the company from a cost point of view is, ah, keen to make sure that, yes, aviation safety is paramount but also only where it’s, you know – light those turbines where it’s necessary, um, to minimise, you know, disturbance to, ah, people living in the vicinity.

20

MR PILTON: So do these other ones have night lighting on them? Stage 1?

25

MR STUCKEY: Yes. Um, so CASA requires, um, at a height above – sorry, above a height of 150 metres - - -

MR PILTON: I see. Okay.

30

MR STUCKEY: Um, so that’s why, you know, these going to 200 metres that - - -

MR PILTON: Okay.

35

MR STUCKEY: - - - they – they will require

MR YOUNG: We can take that on notice but my recollection is that possibly Sapphire, which is 200 metres turbines, that that’s been an issue there and – and the lighting has been installed. Um, but I think I recall that, um, the lighting on stage 1 – there hasn’t been a requirement for lighting ‘cause it wasn’t above the 150.

40

MS LEWIN: And has Sapphire put up this new technology?

MR YOUNG: No. It doesn’t because - - -

45

MS LEWIN: Right.

MR YOUNG: - - - that was - - -

MS LEWIN: Right. Right.

5 MR YOUNG: But it's, um, part of the, ah, the learnings, I suppose, from that.

MS LEWIN: Mmm.

10 MR YOUNG: And we are working with the community and the wind farm commissioner to try and address that. Um, but it's easier to do upfront than reverse engineer it.

MS LEWIN: Sure.

15 MR YOUNG: Yep.

MR PILTON: Mmm.

20 MR STUCKEY: Um, if I might add to that as well, um, in consultation with the applicants and – and with CASA, um, CASA has actually, ah, agreed that reduction of the illumination for the actual - - -

MS LEWIN: Mmm.

25 MR PILTON: Mmm.

MR STUCKEY: - - - the number of lumens per light, um, by 90 per cent - - -

MR PILTON: Right.

30 MR STUCKEY: - - - ah, was actually available to both projects.

MR PILTON: Yep.

35 MR STUCKEY: Um, which would maintain safety, um, navigation. Night time safety.

MR PILTON: Mmm.

40 MR STUCKEY: Um, but also reduce the, you know, the lighting intensity.

MS LEWIN: Mmm.

45 MR STUCKEY: Therefore, reducing the visual impacts.

MS LEWIN: Mmm.

MR COCHRANE: So while the lights might be on continuously, they will flicker because of the turbine blades.

MR YOUNG: Oh, of course. Yeah.

5

MR COCHRANE: Um, and I think flicker was raised as a – an issue from some submissions.

MS LEWIN: Yes.

10

MR COCHRANE: Can I ask about the aircraft detection system? Is it the physical proximity of the aircraft? Or is it, you know, triggered by flight plans? Ah - - -

MR YOUNG: I think we'll take that on notice.

15

MR COCHRANE: Mmm.

MR YOUNG: But my understanding is that it's a – it's a radar detection system.

20

MR COCHRANE: Right. Okay.

MR YOUNG: So it's a pinging type - - -

MR COCHRANE: So

25

MR YOUNG: The other thing to say to this is that this area – the main concern, if it is a concern, is that you've got the Glen Innes airport.

MR COCHRANE: Mmm.

30

MR YOUNG: Um, but I think that, ah, you know, it's a fairly, um – it's not a high usage - - -

MR COCHRANE: Sure.

35

MR YOUNG: - - - facility. Um, and that I don't think that there's, you know – CASA certainly hasn't indicated that there's any material problem with developing the turbines - - -

40

MR COCHRANE: Okay.

MR YOUNG: - - - to 200 metres. It's more - - -

MR COCHRANE: Mmhmm.

45

MR YOUNG: - - - that appropriate lighting, in accordance - - -

MR COCHRANE: Yep.

MR YOUNG: - - - with its policy ought to be, ah, installed.

5 MR COCHRANE: Yep. Right. Okay.

MR YOUNG: But, um, we can take that on notice, in terms of precisely how the aircraft detection system works.

10 MR COCHRANE: I'm thinking more of, um, bushfires, helicopters, etcetera.

MR YOUNG: Right.

15 MR COCHRANE: Whether it, you know, it all might have – or small local aircraft, I guess, rather than something more commercial. Whether they are detectable.

MR YOUNG: Yes. Yes.

20 MR COCHRANE: But anyway, CASA will - - -

MR YOUNG: No, we'll – we'll get back to you on – on that.

MR COCHRANE: Okay.

25 MR YOUNG: Those details. I guess, the only thing I'd say is, obviously, there's an approved wind farm but, obviously, the height's going up at this stage.

MR COCHRANE: Mmm. Yep.

30 MS LEWIN: Mmm.

MR YOUNG: Yeah.

35 MR COCHRANE: All right. Great. Thanks, Mike. Probably got a few questions. Do we want to - - -

MS LEWIN: Yeah. Yeah, well - - -

40 MR COCHRANE: - - - I will start or – I've got a list of them.

MS LEWIN: Yeah. I think you've got a list that we - - -

MR COCHRANE: I've got a list.

45 MS LEWIN: - - - we worked on before.

MR YOUNG: Mmm. Sure.

MR COCHRANE: Right. Can I start with them?

MS LEWIN: Yes.

5 MR COCHRANE: Um, what – well, you’ve dealt with the aviation hazard one, I think, with just that proviso. I don’t think we had any other questions on aviation hazard. Um, accumulative impacts, I guess have been raised by a few people.

MR YOUNG: Mmm. Mmm.

10

MR COCHRANE: And I think we know there’s a potential for other wind farms to come into this region as – as well.

15 MR YOUNG: Well, um, ah, I’m not aware of any. Although, I would say that, um, we’re only – in terms of the decision on this particular application, we’re only legally entitled to - - -

MR COCHRANE: look at this one.

20 MR YOUNG: - - - to consider, well, to consider, um, those that have either been approved - - -

MR COCHRANE: Mmhmm.

25 MR YOUNG: - - - and built.

MR COCHRANE: Yes.

30 MR YOUNG: Or approved and not built.

MR COCHRANE: Not – yep.

MR YOUNG: Or, ah, DA lodged but not yet determined.

35 MR COCHRANE: And we have that list in the assessment report, I think.

MR YOUNG: You have that list in the - - -

40 MR COCHRANE: Okay.

MR YOUNG: - - - in the assessment report. Um, but, look, I – I – I mean, I think, ah, accumulative impacts in all its forms, but particularly in regard to visual and the changing of the landscape - - -

45 MR COCHRANE: Mmm.

MR YOUNG: - - - is – is absolutely a real issue.

MR COCHRANE: Yeah.

MR YOUNG: Um, so you've got, obviously, stage 1 and stage 2 of – of White
5 Rock.

MR COCHRANE: Mmm.

MR YOUNG: You've got Sapphire, which is a large wind farm - - -

10 MR COCHRANE: Mmm.

MR YOUNG: - - - not, not far to the north.

MR COCHRANE: Far right. Yep.

15 MR YOUNG: Um, and that's got 200 metre turbines. And then what you've got
here on the – on the eastern side of White Rock is – is – is a valley - - -

MR COCHRANE: Yeah.

20 MR YOUNG: - - - um, which you'll see when you, when you visit the site. And on
the other side of that, the topography goes up quite steeply again - - -

MR COCHRANE: Mmm. Yep.

25 MR YOUNG: - - - um, before you get to – it goes down again towards Glen Innes.
So on that next ridge, immediately to the east - - -

MR COCHRANE: East. Yep.

30 MR YOUNG: - - - um, you do have the Glen Innes Wind Farm approved.

MR COCHRANE: Yes. Approved. Yep.

35 MR YOUNG: Um, at – with turbines at 150-odd. Although there's a modification
looking to increase those as well. Now, whether that's ever developed is – is – is yet
to be determined. But, I guess, from a, ah, your consideration, you're perfectly
entitled to consider the fact that is an approved wind farm.

40 MR COCHRANE: yep. Sure.

MR YOUNG: Yeah.

MR COCHRANE: Um, on the size of the blade, ah, the company hasn't quite
45 committed it's seeking the - - -

MR YOUNG: Mmm.

MR COCHRANE: - - - the maximum of 200 metres with an 85 metre blade but hasn't committed to that yet. Um, and, therefore, one of the, um, conditions around the transport route, ah, reflects some of the uncertainty about that blade length because there may be additional clearing required, or road upgrades required if the
5 blades are the full 85 metres. And so, um, I know from my previous experience with a wind farm approval, the road upgrades were a matter of some concern because they came late in the piece and, in fact - - -

10 MR YOUNG: Yep.

MR COCHRANE: - - - halted the project for a while, um, whilst - - -

MR YOUNG: Yeah.

15 MR COCHRANE: - - - the additional clearing was dealt with.

MR YOUNG: So, yes, indeed. Yes. So I'm familiar with the project you're referring to.

20 MR COCHRANE: Mmm.

MR YOUNG: Um, so this is a bit different, in the sense of, um, the – obviously, there's an approved alignment all the way from – or approved route all the way from
25 the port.

MR COCHRANE: Yep.

MR YOUNG: Um, ah, that was assessed on the basis of, um, smaller turbines and, hence, smaller blades. Um, there has been consultation with RMS - - -

30 MR COCHRANE: Mmhmm.

MR YOUNG: - - - um, about the, ah, increase in blade and, therefore, the increase in the size of vehicle that would need to be, ah, deployed in order to transport that,
35 um, to the site. Um, my understanding is that neither council nor – as the local roads authority, nor, um, RMS as the state road authority has, um, objected to the proposal
- - -

40 MR COCHRANE: Mmm.

MR YOUNG: - - - to, to use, um, ah, to transport, ah, blades of that size. However, I think it will be subject to – and – but concerns were raised earlier in the process and as a result of that, the company prepared a – a route assessment - - -

45 MR COCHRANE: Mmm.

MR YOUNG: - - - or an engineering assessment, um, which identified a number of points that might need further, ah, detailed consideration.

MR COCHRANE: yep.

5

MR YOUNG: And so we undertook further consultation both with the company and RMS on those matters, um, and it was fair to say that the – the feedback was that that was a – a worst-case scenario.

10 MR COCHRANE: Mmm. Mmhmm.

MR YOUNG: Um, that they may need to, ah, have radius's that would pass over private property and, and those sort of things. I don't think clearing was an issue.

15 MR COCHRANE: Okay.

MR YOUNG: It was more about, um, roundabouts and, um - - -

MR COCHRANE: Yep. Okay.

20

MR YOUNG: - - - and radius's around certain corners and so forth and whether they need to get access to, um, private land and – and so forth.

MR COCHRANE: Mmhmm.

25

MR YOUNG: Um, the indication from, from, ah, RMS and from Goldwind is that that – the nature and extent of those potential works can and will be managed through the, um, works activities, um, deed.

30 MR COCHRANE: Mmhmm.

MR YOUNG: That would need to be entered into, um, with RMS in regard to that. But there was nothing – no constraints that were so inconsequential that that couldn't be managed through the process. Um, so I guess we – given that feedback from
35 RMS and certainly no objections from council, in terms of local roads, um, we saw that as ultimately something that: (a) would need to be managed by RMS, but (b), um, if there was an issue, not that we're anticipating it, but if there was an issue, that, um, ah, that's Goldwind's risk - - -

40 MR COCHRANE: Yeah. Yep.

MR YOUNG: - - - um, in terms of its ability to – and obviously all of those works, authorisation deeds and so forth, that needs to all be in place before, you know, things actually, you know - - -

45

MR COCHRANE:

MR YOUNG: - - - things actually, you know, start travelling up the road and so forth. And so sometimes you, you end up with temporary works as well that might be required, you know, as opposed to permanent works.

5 MR COCHRANE: Mmm. Yeah. That's on the

MR YOUNG: And so that detailed design will need to be done, um, through that process and – and I guess, you know, our role we saw, ah, we were sufficiently satisfied that it was feasible, um, but that some detailed work needed to be done and if there was an issue - - -

10

MR COCHRANE: Okay.

MR YOUNG: - - - it was – it was Goldwind's risk. Um, ideally – ideally - - -

15

MR COCHRANE: Mmhmm.

MR YOUNG: - - - um, you know, we'd have more certainty about that. But I guess, ultimately, you know - - -

20

MR COCHRANE: Mmm.

MR YOUNG: - - - we considered that it was – it was Goldwind's risk. If – if – if they were unable to get authorisation to do that, then obviously it would need to, um, adjust the size of its blades accordingly.

25

MR COCHRANE: Right. Okay. Could we – can we, before do our site visit get better maps. So A3s.

30 MR YOUNG: Yes. Absolutely.

MR COCHRANE: Because, um, you need a microscope to see some of these.

MR YOUNG: Yes. Yes.

35

MR COCHRANE: The detail on it.

MR YOUNG: Absolutely. Happy to do that.

40 MR COCHRANE: That would be very helpful. I think A3 would be adequate.

MS LEWIN: Yes.

MR PILTON: Yes. I think so.

45

MR YOUNG: Mmm.

MR COCHRANE: Um, particularly these ones that have got the property locations
- - -

MR YOUNG: Sure.

5

MR COCHRANE: - - - on – on them.

MR YOUNG: Yep.

10 MR COCHRANE: Um, you mentioned the further modification. Just – I'm
interested in the process - - -

MR YOUNG: I, I might suggest on those A3 maps, just, um, happy if you're – if
15 the IPC's – I mean, we're happy to deliver them but I'm just thinking from ease of
getting them to you and so forth.

MS O'DONNELL: If you could just send us high resolution, that's fine. I can print
them here.

20 MR YOUNG: Oh, I think that those, those – do we – what, what did we provide?
Do we provide - - -

MR STUCKEY: I mean there, yeah, there's the maps in the report. But, um, yeah,
we've probably got some files we can send through.

25

MR YOUNG: Okay. Yep. Sure.

MR COCHRANE: Yep.

30 MS O'DONNELL: That would be great.

MR COCHRANE: Digital copy would be great.

MR YOUNG: Sorry. Sorry

35

MS O'DONNELL: A, yeah, a digital copy and we can do some hard copies if you
need them later.

MR PILTON: Yeah.

40

MS LEWIN: There were possibly other maps too that we - - -

MR COCHRANE: Yep. Should - - -

45 MS LEWIN: - - - thought we'd - - -

MR COCHRANE: We could make a list, maybe, then Xanthe can liaise with you guys.

MR YOUNG: Yeah. That's fine. Yeah.

5 MS LEWIN: Yes. Yep. Yes.

MS O'DONNELL: I'll email.

10 MR YOUNG: No problems. Yep.

MR COCHRANE: Which ones. Okay. We can do that after.

MS O'DONNELL: Good.

15 MR COCHRANE: Um, just on the process for the further 10 – was it 10 hectares clearing, I think, they've come back to you with a - - -

MR YOUNG: Yes. Up to, I think. That's right.

20 MR COCHRANE: Yep. So just in terms of process, I guess that's a modification to the modification.

MR YOUNG: Yeah.

25 MR COCHRANE: We'd have to notify that on the – on the website and prior to the public meeting as well.

MR YOUNG: Yes.

30 MS O'DONNELL: Yes.

MR COCHRANE: Ah, is there any risk, in terms of the process of it?

35 MR YOUNG: Oh, I mean, obviously, lawyers can answer that better than I, but my – my feeling is that, um, you – you are able to modify an application right up until the day of determination.

MR COCHRANE: Mmhmm.

40 MR YOUNG: Ah, obviously, the IPC as a relevant consent authority needs to consider that.

MR COCHRANE: Mmhmm.

45 MR YOUNG: Um, and in accordance with, um, you know, section 4.15 and its various matters there, um, in terms of consultation with the community and so forth,

which is obviously an important part of the process, um, my – my suggestion or my view would be that provided the documentation outlining what that is proposed to be, and/or, um, is available on the IPC's website prior to, um, the public meeting, then at least it would be flagged - - -

5

MR COCHRANE: Yep.

MR YOUNG: - - - at the public meeting that there - - -

10 MR COCHRANE: That's

MR YOUNG: - - - was additional clearing involved. My understand is that we're talking about changes in the design well within the site and so forth, and so it's not so much an impact for the surrounding community.

15

MR COCHRANE: Mmm.

MR YOUNG: Um, more of a, I guess, the biodiversity impact.

20 MR COCHRANE: Yep.

MR YOUNG: A biodiversity type impact.

MR COCHRANE: Yep.

25

MR YOUNG: As opposed to like an access road or something like that. Um, in terms of the subsequent process to that, so we'll be providing – or prior to the meeting, we'll be providing that letter from the company where it's seeking to amend its application, ah, and some broad details about that and the next steps it's proposing to undertake. My understanding is it's going to do some more survey – engage some consultants to do some more ecological surveys. It will then provide that information to us. We'll prepare some kind of supplementary document - - -

30

MR COCHRANE: Mmhmm.

35

MR YOUNG: - - - and forward that to the IPC for consideration as to determining the application. Um, the timeframe for that – do we have a broad timeframe for when the company's likely to provide that?

40 MR STUCKEY: Yeah. I'm not sure. Ah, I believe we can get something to the IPC, potentially, today or tomorrow. But in terms of the company completing the – the surveys and – and providing that final documentation, it may be November. Um, so still a number of weeks away. Yeah.

45 MR COCHRANE: Right.

MR STUCKEY: But they need to get ecological surveys completed on site first.

MR COCHRANE: Okay. That's an interesting development. Um, the substation site is also part of this. There's a change of that to increase the size of it. Um, which seems for good reason. Um, but it does impact on some large trees, I think, in the paddock. And there's the one that, potentially, has a scar on it which may have heritage value. I think that's just really mentioned on the - - -

MR YOUNG: Did you want to comment on that, Tim? In terms of your - - -

MR STUCKEY: Um, from, from what I understand, the - the company has, um - has committed to avoiding that scar tree.

MR COCHRANE: Yep. 'Cause - yeah.

MR STUCKEY: Yep.

MR COCHRANE: Yep. Okay. Um, so lastly, ah, there was some comments, I think it was in the RTS that talked about an ongoing need for erosion control - sediment control arising from road works from stage 1 which seemed to suggest that it's a pretty difficult site to work. Ah, and, um, which means I suppose they were paying more attention to stage 2 and that's steep. It's granite, I think, and highly erodible.

MR YOUNG: Yeah. Look, I think one of the, the key issues, um, particularly in this part of the State, and from - if we liaise regularly with the, um, the compliance team within the department who undertakes periodic inspections and audits and so forth of the construction of these projects, um, the feedback from the compliance unit is that, um, this particular part of the State, and given the - the steep terrain in some parts of the site, such as at White Rock, um, that - and indeed feedback from some of the host landowners, is that managing sediment erosion and doing adequate batters and so forth on steep terrain, um, is challenging, ah, and requires careful management.

And, ah, I think it's in my preliminary comments, um, it's precisely why they want to ensure that the design that they're putting forward now, um, manages that sufficiently, in terms of the disturbance footprint to be more realistic about what's actually going to be required. I don't think there's anything - I mean, in terms of the nature and extent of those - those impacts are not really - not the extent of them, but the nature of those impacts are not changing, ie, they're still developing a wind farm on the same land and that's been approved.

MR COCHRANE: Yep.

MR YOUNG: It's more about the additional - one of the benefits of the additional clearing, I suppose, if you could say that, is that it would allow them to manage this - - -

MR COCHRANE: Yep.

MR YOUNG: - - - you know, from an engineering perspective, perhaps more adequately than they have in the past. Um, but when – when we’re talking about sediment erosion impacts, so in regard to stage 1, um, I don’t think – we’re not talking about, you know, very widespread or very significant pollution incidents.
5 We’re talking about managing, you know, dirt tracks up a side of a steep hill. But doing that, you know, without, you know, having proper sediment fences in place, um, making sure that they’re clean, making sure they’re managed, particularly after heavy rain and those sorts of things, um, we’re not – for example, there’s – the UPA, for example, hasn’t, um, you know, had to have a pollution prosecution - - -

10 MR COCHRANE: That’s right.

MR YOUNG: - - - or investigation or anything like that in regard to it. So it’s more about localised sediment erosion control. And it’s the same – it would be fair to say,
15 though, that in this part of the State with, as you say, with the granite soils and so forth, the dispersibility and erodibility is high.

MR PILTON: Am I correct in assuming that they actually haven’t done all the detailed design yet of the cuts and fills and - - -

20 MR YOUNG: I think they’ve done more than they would normally do at this stage of the process.

MR PILTON: Yeah.
25

MR YOUNG: Because: (a) because they’ve already built stage 1, and (b) that’s why they’re seeking that additional, um, clearing. But I’m sure there would still be detailed design to be done, yes, before it’s actually – construction commences. Yes.

30 MR PILTON: Mmm.

MR COCHRANE: And I think in your earlier comments you mentioned that that is probably the major driver of the additional 169 hectares clearing.

35 MR YOUNG: Yeah. I, I think it’s definitely the major driver. That’s right.

MR COCHRANE: Yep. Yep.

MR YOUNG: Yep.
40

MR COCHRANE: Okay.

MR YOUNG: And, look, we’ve had – we’ve had other incidents – with the same company, in fact, not – who – who often buy – purchase wind farms that have
45 already been approved, and, ah, you know, discovering that upon the detailed design that, um, they’ve had to, you know, get a modification precisely along these lines. Because of – hasn’t allowed - - -

MR COCHRANE: Mmm.

MS LEWIN: Yeah.

5 MR PILTON: Yass Valley was - - -

MR YOUNG: Well, yeah. Exactly. Yass Valley would be - - -

MR PILTON: Exactly, yeah.

10

MR YOUNG: - - - exactly the same. So it's fair to say that a lot of these projects were approved a number of years ago. And, ah, it's one of the key issues that when something comes up now, a new project and we certainly look at that, you know, in a different way to, perhaps, you know, 10 years ago - - -

15

MR COCHRANE: Mmm.

MR YOUNG: - - - or – or whenever when these things were approved.

20

MS LEWIN: In terms of rehabilitation and – and securing the biodiversity offsets in the future under new, um, guidelines, do – are they required to pay a bond in advance of all of this?

25

MR YOUNG: No. So, um, so there's a couple of issues there. Um, in terms of the site itself, um, there's no sunset clause on the – on the wind farm itself. It can be refurbished over time.

MS LEWIN: Mmhmm.

30

MR YOUNG: Um, so it can stay there, for I guess, a long period of time. Um, that's the first thing to say. Second thing to say is that, um, there's an obligation within the recommended conditions, which is a standard condition that's been developed over the last couple of years for rehabilitation and decommissioning, is that, ah, when certain turbines are not operating, ah, for a certain period of time, I think it's 12 months, something like that, if they've not been operating continuously

35

for 12 months, there's an obligation to decommission them, um, within 18 months.

40

And so it's to avoid the situation in California where you've – if you've been to California, there's certain parts of California where, ah, there's a lot of, ah, defunct, non-operating wind turbines just sitting there in the landscape rusting away. And clearly that's not a great land use outcome for New South Wales. So we were quite keen to ensure that there was a use-it-or-lose-it type of clause there. Um, so there'll be an obligation on the operator to decommission, ah, any turbine that hasn't been operating continuously for 12 months, which is my recollection of the condition. So

45

MR COCHRANE: Mmm.

MR YOUNG: Second thing to say is that once you then decommission the infrastructure itself, um, there is an obligation to restore the site, in terms of both being safe and stable, but also to an appropriate land use. Now, that generally speaking, can involve negotiations with the host land owner. So, for example, most
5 farmers will probably want to maintain those tracks. They won't, necessarily, want them to, you know - - -

MS LEWIN: Mmm.

10 MR YOUNG: - - - they want them to stay on their land so they can access their land and so forth. Um, and then, you know, you've got an issue with, potentially, the hard stand, etcetera, around these.

MR COCHRANE: Mmm.

15

MS LEWIN: Mmm.

MR YOUNG: And, you know, there is a negotiation. But the obligation is to restore that. Um, you know, to put soil over it, to return it to productive use, etcetera.
20 But, you know, again, if the host land owner is wanting to use it for another purpose, then, you know, it's his or her land and – and entitled to do that. In terms of bonds, so the bond would only be really applicable, I suppose, if there was no entity, ah, through which the planning approval would apply. Um, so for example if the company goes insolvent or something like that in the future. Ah, in planning law the
25 – the obligations under the conditions would apply to the land and, therefore, ultimately, potentially, to the land owner.

MR COCHRANE: Mmm.

30 MR YOUNG: Now, ah, that has caused concern - - -

MS LEWIN: Mmm.

MR YOUNG: - - - amongst some communities and so forth. Um, but it's a – it's a
35 policy matter that we looked at in great detail when we were developing the wind farm guidelines a couple of years ago. And it was considered at that time that this is really – those host land owners who are hosting those – that infrastructure are really part of the project. They've given landowners consent. They're receiving a financial benefit from the project. They need to have a, obviously, contractual arrangements
40 with the, ah, the developer, etcetera. And we've given some basic guidance, um, in – in the wind farm guidelines about the sorts of matters that those agreements ought to cover. And one of those things is in the event that the company's insolvent and no longer able to rehabilitate the site. So we – we considered that – and still consider that, um, in the absence of a – a completely new statutory regime where bonds could
45 be raised and – and the State had a right to go into private peoples – private land to actually implement rehabilitation, etcetera, in the absence of that, um, then the best

course of action was to make sure that those things are properly catered for and eventualities properly catered for - - -

MR COCHRANE: Yep.

5

MR YOUNG: - - - through the agreements with host land owners. Now, um, there's no – there's no, ah, policy framework, there's no provision, um, and there's no precedent for, ah, um, imposing rehabilitation bonds on – on wind farms or on solar farms, um, for precisely those sorts of reasons. Um, very different to mining where you're basically, you know, very significant impacts on the land but all of that's managed through the mining legislation. Through mining bonds - - -

10

MS LEWIN: Yep.

15 MR COCHRANE: Mmm.

MR YOUNG: - - - and a whole regime with a different department, etcetera. Um, in terms of rehabilitation and the off site offsets, obviously, that's different to the site itself. That's under the Biodiversity Conservation Act and, ah, under that legislation there's an obligation to have – secure those areas in perpetuity, um, and I think there's either a requirement or there is a stewardship agreement in place about how that – that off site area ought to be, and is required to be managed. Um, the alternatives, as we've indicated, is that if – if the credits within that off site offset are not sufficient to meet the obligations of the impacts of the project, then there are other mechanisms that the proponent can exercise under the legislation which in-, basically, involves either finding another site, um, paying into the biodiversity conservation trust and they then go and find a relevant site, or, thirdly, supplementary measures which can be things like paying into a breeding program for a particular species or recovery program, or something like that.

20

25

30

MS LEWIN: Okay.

MR YOUNG: So that's the – they're kind of different. The biodiversity off site stuff is very different to the actual site itself, in terms of how that's – and, ah, for those reasons - - -

35

MS O'DONNELL: Mmhmm.

MR YOUNG: - - - we – we've – we've not sought to impose bonds on – on renewable energy projects at this stage.

40

MS O'DONNELL: For the site related aspects, it's basically a commercial risk?

MR YOUNG: Mmm. It is a commercial risk.

45

MS O'DONNELL: And, and - - -

MR YOUNG: Although that the obligations are clear under the planning approval. So from a public interest point of view, those – those obligations apply not only to the proponent but to the land owner, eventually, if the proponent's - - -

5 MS O'DONNELL: Right.

MR COCHRANE: Mmm.

10 MR YOUNG: - - - unable to comply.

MS O'DONNELL: That's interesting.

MR YOUNG: Yeah.

15 MR COCHRANE: Is there a standard form, contract with the hosting arrangements? Does the Department take it - - -

MR YOUNG: There's no – no.

20 MR COCHRANE: - - - or is it purely between the – the buyer and seller?

MR YOUNG: No. We, I mean, we're a planning department. We look at land use, um, decision making.

25 MS O'DONNELL: Yeah.

MR COCHRANE: Mmm. Yep.

30 MR YOUNG: Um, you know, we're not in the business of, um, getting involved in what people do and don't do with the land in terms of contractual arrangements and hosting and leasing and so forth.

MR COCHRANE: Yep.

35 MR YOUNG: That's really a matter for them. That being said, you know, the – the – the Clean Energy Council, you know, I think, is aware of those concerns and does have some guidances, I understand, to assist, um, host land owners and so forth.

40 MR COCHRANE: Owners.

MR YOUNG: As do we in our, um – but it's really – the approach, really, is these are the sorts of matters that ought to be covered and the principles that ought to be applied - - -

45 MR COCHRANE: Okay. Okay.

MR YOUNG: - - - if you're a land owner thinking about having - - -

MR COCHRANE: Right.

MS O'DONNELL: Yeah.

5 MR YOUNG: - - - this kind of infrastructure on your property.

MR COCHRANE: Makes sense.

10 MS O'DONNELL: Good. Thank you.

MR COCHRANE: Adrian?

MR PILTON: Yes. Can we get much more of this stuff? Is it on – on the Department's website, is it? We can find - - -

15 MR YOUNG: Well, that would've been prepared by the proponent that. So there would be a number of additional ones. We probably only selected those that are most relevant to the properties in - - -

20 MR PILTON: There's only - - -

MR YOUNG: - - - in question.

25 MR PILTON: There's only two pages. The previous ones I've done, there have been, sort of, a lot.

MR YOUNG: Yeah. Well, that's right. I guess there's probably less critical - - -

30 MR PILTON: What does that indicate? It's not so - - -

MR YOUNG: I think that's right. Um, exactly right, Adrian.

MR PILTON: Yeah.

35 MR YOUNG: But the proponent's environmental assessment would have all of that in it - - -

MR PILTON: Okay.

40 MR YOUNG: - - - um, that would be with you guys as well. So we – I don't – do we have anything in addition to what would be on – in the proponents EA or responses submissions?

45 MR STUCKEY: Um, look, we have received a few other figures. Um, whether they're, you know, of – of interest. I mean, some of them are about different properties that have then since become - - -

MR PILTON: I'm not – that's – my main interest is looking at just a few properties around the place - - -

MR STUCKEY: Sure.

5

MR YOUNG: Mmm.

MR PILTON: - - - and seeing what the - - -

10 MR STUCKEY: Yeah. We can provide those - - -

MR PILTON: - - - spatial impact is.

15 MR COCHRANE: Have you done these – I'm not sure, I'm looking at, what is it, figure 11.

MR YOUNG: Yep.

20 MR COCHRANE: So these, um, these are meant to be 200 metres tall, 'cause these are the stage 2 ones with – and I am assuming the blades would be the 85 metre blades. They don't really look to, to scale because if you look to where the lower point of that blade would be, it's an awful lot higher than 30 metres - - -

MR PILTON: Yeah.

25

MR COCHRANE: - - - above the ground. So I - - -

MR YOUNG: Mmm.

30 MR COCHRANE: - - - I don't find that a convincing representation of what a 200 metre turbine with 85 metre blades would look like, 'cause it's a lot further – they're a lot further off the ground.

MR YOUNG: So that's, um, 200 metres in terms of the tip height.

35

MR COCHRANE: Yep. Yep. But then they say - - -

MR YOUNG: So the hub height - - -

40 MR COCHRANE: - - - that's only got to be about 30 metres above - - -

MR YOUNG: Thirty metres above the ground.

MR COCHRANE: - - - above ground.

45

MR YOUNG: Yep. Yep.

MR COCHRANE: And they look more like they'd be 40 or 50 - - -

MR YOUNG: It's - - -

5 MR COCHRANE: - - - metres off the ground, at least.

MR YOUNG: Peter, this comes down to the limited – limitations of photo montages.

10 MR COCHRANE: Mmm. Mmm.

MR YOUNG: Um, which, ah, it's fair to say in the assessment of wind projects there is a lot of debate - - -

15 MR COCHRANE: Yes. Of course.

MR YOUNG: - - - about the authenticity or the accuracy, I should say - - -

20 MR COCHRANE: I bet. Yes. Yep.

MR YOUNG: - - - of – of – of the representations. And so it's, hence, why we, we take it as one – one input into a broader assessment. And, um, I think indicative would be the word that, possibly - - -

25 MR COCHRANE: Yep.

MR YOUNG: - - - that would be best applied. Um, but I take your point.

30 MR COCHRANE: Um - - -

MR YOUNG: Um, but what we can do is we can, um, we'll give you access to all of the different, um, photo montages and, um, wire frames that we have and we can provide that to you.

35 MR COCHRANE: Okay. All right. Thank you. Um, I've got just one last question, and Glen Innes raised a concern about waste. And one assumes that that's – arises from their experience with stage 1. Any clues as to what the issue there was? I'm not sure when we see the Shire that they'll tell us but - - -

40 MR YOUNG: So – yeah, sure. Sure. Well, I will – I won't steal their thunder but, um, in broad terms, you know, these sorts of projects do generate a lot of waste, as do solar farms, as do a lot of big industrial projects. Um, you know, obviously, it's in everybody's interest from a financial and environmental point of view to minimise, to recycle, to reuse and so forth.

45 MR COCHRANE: Mmm.

MR YOUNG: Um, what we – I think, my understanding, correct me if I'm wrong, Tim, is that, um, many regional councils, including Glen Innes, have limited capacity in their local landfills.

5 MR COCHRANE: Mmm. Yep.

MR YOUNG: Um, and are concerned that large projects like this, particularly in this part of the world where you've got multiple projects, um, can mean that the capacity of those landfills is exhausted a bit quicker - - -

10

MR COCHRANE: Yep. Yep.

MR YOUNG: - - - or a lot quicker than they expected. Um, our view generally is that, um, waste is a – yes, it is an environmental issue, absolutely. But it's also a commercial issue, in the sense of, um, like any land owner or any developer, you're entitled to use licensed landfills to – in the manner that they're allowed to be used. That you pay a levy or a price to – a fee to use and dispose of the material in those areas.

15

20 MR COCHRANE: Mmhmm.

MR YOUNG: Ah, within those landfills. Um, and in some circumstances we have looked at capacity more generally and whether there's a need to assist in developing further capacity.

25

MR COCHRANE: Mmm.

MR YOUNG: Um, my understanding, correct me if I'm wrong, Tim, is that if, if there is an issue there, there are other landfills in the area that they could potentially access for waste material.

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MR STUCKEY: I believe there is other landfills but, you know, I can take that on notice.

35 MR COCHRANE: Yep.

MR STUCKEY: Um, come back to you with an answer on that.

MR COCHRANE: Yeah. It's sort of - - -

40

MR YOUNG: I'm just trying to read - - -

MR COCHRANE: - - - different dimension of accumulative impact, really. It's, ah - - -

45

MR YOUNG: It is. And it's been – as I say, like, it's not – it's not the first time that a council has raised this and – and not just with wind farms.

MR COCHRANE: Yep.

MR YOUNG: Um - - -

5 MR COCHRANE: All right. Now, Wendy? No.

MS LEWIN: No.

MR COCHRANE: Adrian?

10

MR PILTON: No. I'm okay.

MR YOUNG: The only thing on waste, I'd say, I suppose, is the – I mean, I guess,
15 our assessment broadly outlines what I've just said, I think. Um, but the other thing
to say would be, whilst it's an issue that certainly needs to be considered and
managed, um, ah, the modification even of itself is unlikely to result in a material
change to what's already been approved. Um, but I'm sure council can fill you in on
- - -

20 MR COCHRANE: Tell us. Yeah.

MR YOUNG: - - - its concerns.

MS LEWIN: Good.

25

MR COCHRANE: All right. That's great. Thanks, Tim and thanks, Mike.

MR YOUNG: No problems.

30 MR PILTON: Thank you.

MR YOUNG: Thank you.

MR COCHRANE: I think we've used our time well. Thank you. Much
35 appreciated.

MR YOUNG: Good. Thanks, Peter. Yeah, no worries.

MR COCHRANE: Um, so just arising from that, you'll – we'll get some more - - -
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MS O'DONNELL: Sorry, Peter, can you just really quickly close the meeting?

MR COCHRANE: Oh, close the meeting. Yes. All right. Meeting closed.

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[2.02 pm]