

15 December 2023

Mr Steven Barry  
Planning Director  
Office of the Independent Planning Commission NSW

Via email: [REDACTED]

Dear Mr Barry

**Bowmans Creek Wind Farm (SSD:10315)**

**Response to Request for Information**

**Decommissioning and Rehabilitation**

a) Change in decommissioning cost estimate over project life.

Yes, this has been accommodated. The decommissioning and rehabilitation costs will be first estimated within the first year of operation of the project. These costs will then be recalculated every 5 years and payments into the fund adjusted accordingly.

b) Provision for change in decommissioning estimate in land agreements

Yes, this is accommodated in the agreements with the involved landowners as noted in a) above.

c) Decommissioning Calculator

A decommissioning study and cost estimate, much like the example provided for Paling Yards Wind Farm, will be completed in the first year of the project. There is the option for landowners to have this review by an independent expert. From that initial study the gross decommissioning costs will be estimated. These costs will be recalculated every 5 years and payments adjusted accordingly.

**Road Upgrades**

a) Detailed Road Design

Swept path analysis has been completed for the entire transport route. Detailed road designs, for construction, will be completed post approval.

**b) Proposed Property Access Changes**

All landowners along Bowmans Creek Road have been consulted in regard to any proposed changes to property access that will be required, there is only one residence where changes would be required and another where changes were requested, they are detailed below.

- The resident at R17-1 requested from the proponent that a gate be added to the front of his property to ensure the safety of the children at the property during times when vehicle movements are occurring, to which the proponent agreed.
- The entry to residence S17-2 is at the eastern end of the lot, which slopes downhill gradually from west to east. The culvert in Stoney Gully may have to be increased in height to lessen the vertical gradient of the road. As a result, there is potential that the current access point at S17-2 would become unsuitable. There was additional concern that the line of sight from the current location of the entrance to S17-2 could potentially be impacted if there were vertical changes to the road. The landowner at S17-2 has been advised that such a change may be required, discussions with that landowner have been ongoing for approximately 18 months, as to the preferred location if the entrance needs to be moved. Additionally, the material that would be used has been discussed. There have been discussions with the landowner about a civil engineer coming to the property to discuss further and to understand any additional civil constraints. Prior to that happening, the Proponent wanted to understand the landowner's preference for a new location if it was required. This has been supplied in the last weeks.

**c) Upgrades and Replacement of Cattle Grids**

Landowners who's cattle grids will need to be replaced are aware and discussions with those impacted landowners have been had, including but not limited to the following topics:

- The locations of the proposed replacement grids.
- The addition of gates next to grids.
- The type and brand of cattle grids that would be used as replacements.

**d) Mitigation of Construction Noise**

Road upgrades along Hebden Rd, Scrumlo Rd and Bowmans Creek would be short term and intermittent at all residences along Hebden Rd, Scrumlo and Bowmans Creek Rd. To help mitigate this impact to residences works nearby those residences would be carried out during daytime hours, 7am to 6pm Monday to Friday and 8am to 1pm on Saturdays. Additionally screening that has been offered for visual mitigation, particularly at properties on Bowmans Creek Rd, would assist with privacy and some additional noise mitigation. The Proponent would be in continuous contact with these landowners, to help address concerns that they may have, in particular during the construction phase of the project and ongoing to the operational phase.

e) Consultation Undertaken

The consultation with Landowners on Bowmans Creek Rd dates back 2017. Agreements have been reached with many of the landowners on this road, either as infrastructure hosts or involved neighbours. Landowners along this road have been in contact with Ark Energy (then EPURON), or our local stakeholder engagement manager since that time. Additionally, as there are individuals who are not hosting infrastructure living on Bowmans Creek Road, they were also involved in the Community Consultative Committee. Where meetings were typically held 2 to 3 times per year to keep the community up to date on the project, prior to the committee being disbanded in 2021.

In relation to the receiver S17-2, as both a neighbour to the project for the property on Bowmans Creek Rd and involved host for turbines on the northwestern side of the project, extensive consultation has been undertaken. Two turbines were removed, that the landowner and DPE felt were too close to the residence, an additional turbine was then re-sited. Extensive consultation surrounding a neighbour agreement for the property on Bowmans Creek Road has been undertaken, inclusive of detailed discussions around the screening requested by the landowner to ensure that turbines on neighboring properties would have little impact. There are ongoing discussions surrounding the practical upgrades of the road and adjustments that may need to be made to ensure the continued safe use of the road.

Kind Regards,



Rebecca Riggs

Project Manager