

Independent Planning Commission Determination Bango Wind Farm (SSD 6686)

1 May 2018

The Independent Planning Commission has granted consent to the State significant development application (SSD 6686) from Bango Wind Farm Propriety Limited to develop a new wind farm of up to 71 turbines between the regional centres of Yass and Boorowa in the Southern Tablelands of New South Wales, subject to conditions.

In reaching this decision, the Commission considered carefully the application under section 79C of the *Environmental Planning and Assessment Act 1979*, the concerns raised by the community in written comments and at the public meeting conducted at the Boorowa Ex-Services & Citizens Club on 22 March 2018, advice from relevant government agencies, and the Department of Planning and Environment's assessment report.

The Commission notes the wide range of community views in relation to the project from support to opposition. While the Commission acknowledges that the project would have some negative impacts, with the implementation of strict conditions these impacts can be effectively mitigated and monitored, such that these impacts are outweighed by the broader public benefit. The Commission finds that the project is in the public interest.

The Commission considered that two turbines in the Northern Kangiara cluster should not be removed, as recommended by the Department of Planning and Environment, given adequate screening exists to minimise the visual impacts on the most impacted residence. The Commission supports the Department's recommendation that four turbines should be removed from the Southern Kangiara cluster to reduce the visual impacts on the four most impacted residences. The Commission also considered that residences in the area would not experience significant cumulative visual impacts from both the project and the approved Rye Park Wind Farm.

The Commission has determined that over-dimensional and heavy vehicles be restricted to accessing the site via Lachlan Valley Way, while light vehicles may also access the site via local roads. Yass Valley and Hilltops Councils, Roads and Maritime Services and the Department consider that the proposed transport routes for typical transport loads associated with the project would have minimal impacts to existing public roads, subject to upgrades. The Commission considers that the predicted increase in traffic volumes as a result of the project could be accommodated by the State and local road networks, subject to appropriate upgrades.

The Commission considered that there are appropriate mitigation measures proposed by the applicant and conditions of consent proposed by the Department to avoid, minimise or offset impacts on flora and fauna, and that risks to bird and bat species can be suitably managed.

The Commission considered the project can be compliant with relevant criteria for noise. Where exceedances of these criteria are predicted to occur, any impacts and potential risks can be appropriately managed through the applicant's proposed mitigation measures and the Department's recommended conditions.