

## Minutes of Meeting

### Liverpool Range Wind Farm Community Consultation Committee

<b>Attending:</b>	Brett Peterkin Ant Martin Anne Louise Capel Linda Gant Greg Piper Leeanne Ryan Cr Ron Campbell Julian Kasby Martin Poole Donna Bolton	Interim Independent Chair (BP) Landowner (AM) Landowner (AL) Non-Involved Landowner (LG) Non-Involved Landowner (GP) Warrumbungle Shire Council (LR) Upper Hunter Shire Council (RC) Epuron (JK) Epuron (MP) Epuron (DB)
<b>Guests:</b>	Matt Wesley Matt Pringle	Landowner (MW) Upper Hunter Shire Council (MatP)
<b>Apologies:</b>	Donna Ausling Julia Imrie Graeme Booker Sean Constable	Liverpool Plains Shire Council Mudgee District Environment Group Business owner, Coolah Caravan Park Upper Hunter Shire Council
<b>Date:</b>	7 March 2018, 9.00pm – 10.30am	
<b>Venue:</b>	Coolah Council Chambers	
<b>Purpose:</b>	Meeting No 13	

No.	Topic	Action
1.	<b>Meeting commencement</b> Meeting opened by <b>BP</b> , as interim chairperson of the CCC. Acknowledgement of country. Last meeting was April 2017. <b>BP</b> outlined the role of the chair of the meeting. <b>AL</b> renewed her disclosure that she is both a councillor and an involved landowner and attending as an involved landowner <b>BP</b> noted that the Minutes are to be out within 2 weeks.	<b>JK</b>

	<p><b>RC</b> noted Sean Constable has resigned and is going to work in Newcastle. Upper Hunter Shire Council to advise who they will appoint to this committee in Sean's place.  <b>MatP</b> attending as observer.</p>	<p><b>MatP</b></p>
<p><b>2.</b></p>	<p><b>Minutes of previous meeting</b>          Minutes of meeting held 27 April 2017 as circulated prior to the meeting.          Two amendments had been received:          - Mark Squires note that Gordon Fraser was not removed from his role but voluntarily chose to resign from the position.          - Linda Gant's note that Gordon was not acting as co-ordinator but in an advisory role.          With those changes included the minutes were taken to be a correct record.</p>	<p><b>JK</b></p>
<p><b>3.</b></p>	<p><b>Matters arising from minutes</b></p> <ul style="list-style-type: none"> <li>• <b>JK</b> was to circulate LG email - done</li> <li>• <b>GP</b> was to send letter of thanks - done</li> <li>• Ep to check Cassilis and Coolah and Post offices and cafes all on list for consultation – <b>JK</b> noted this is underway and a good time to check</li> <li>• <b>JK</b> advised that a permanent Chairperson had not been appointed but that Epuron would be asking the Department to appoint one by the next meeting.</li> <li>• Powerline route to be sent out – <b>JK</b> done</li> </ul> <p><b>LR</b> noted that she was not at a meeting when Steve L said a CCC member could observe discussions re VPA.  <b>GP</b> advised that Steve addressed a meeting as there were a number of issues with council. <b>GP</b> suggested a CCC rep should be at the VPA meetings and Steve L said he had no problem with that.  <b>GP</b> suggested a member of the CCC still be an observer and attend meetings between council and Epuron regarding the VPA.  <b>LR</b> noted she would have to check with council  <b>RC</b> – confirmed he was not at the last meeting but the GM and engineers should be at those meeting to discuss costs for roads etc as these are big issues with big budgets. He noted discussions should be council to council with Epuron.  <b>BP</b> sought to clarify if an observer should be allowed.  <b>MatP</b> noted it is not normal to have the CCC involved. The parties are close to wrapping up the agreement when it would become a public document anyway.  <b>GP</b> – advised that it was not made clear that the CEF was going to be solely tied to the VPA. He got involved in the CCC to ensure his community maximises its benefit from the project. To find the CCC restricted from the process was not well received. GP did a lot of work with Gordon Fraser and noted that not having a say in the VPA defeated the purpose of the CEF. As community representatives for the project the CCC don't know what's going on and have received no reports. Today the CCC has heard it is nearly tied up but the CCC does not know what is included.  <b>BP</b> clarified the process and opportunity for the CCC to have input.  <b>MatP</b> noted that the council put it together then ratify the draft, then it goes on exhibition and people have an opportunity to have a say. This is in line with the requirements of the Local Government Act re a VPA between council and proponent.</p>	<p><b>JK</b></p> <p><b>LR</b></p>

**GP** - reaffirmed that he wanted to attend the next meeting as an observer.

**AM** – supported GP noting it is easier to put a proposal together with input from the community rather than pull items out after. CCC should have input into that proposal querying “otherwise why are we here, we are a defunct body”.

**AL** – stated that the Community Enhancement Fund (CEF) should sit separate from the VPA if there is not input from the community.

**LG** – advised she would like to have clarification of the Act. She noted that as guests of Epuron members of the CCC went to Glen Innes and spoke to other proponents and their CEF didn’t seem to be operating the same way.

**GP** White Rock Wind Farm put out an EOI for the admin of their CEF, they didn’t presume it would be under a 355 with full council control.

**MatP** – noted that the council represents the community

**AL** – noted that Warrumbungle Shire has 9 councillors and only one included in the CCC, herself, and she is excluded from voting as she is a representative of the Landowners. The main concern is that the wind farm is at the wrong end of the shire so the money would go to the other parts of the shire

**LR** – had asked for a second councillor but got knocked back

**GP** – although council is there to rep the community the CCC need a more open process, not things done behind closed doors.

**RC** – noted that the VPA through a s355 committee has clear guidelines

**AL** – noted that s355 committee members can only vote but council decides

**RC** – noted on committee sees issues, recommends what should be done in UH Council.

**AL** – noted there is no WSC councillor on the committee. As a host landowner she can’t sit on that committee.

**BP** – summarised that the issue relates to community concern about openness, and transparency within a council-controlled committee noting that the CCC is not decision making, but information sharing and voluntary. BP asked the CCC where to from here?

**RC** read from **JK**’s email of 28 Feb 2018 which included an update on the CEF set up. (See attached email)

**JK** responded re adding a Councillor from Warrumbungle Shire that the current meeting could be the last CCC as following approval there will be a new chair and membership is to be reviewed. There will then be CCC meetings prior to commencement of the 355 committee. JK noted the high functioning of the committee and the long history and hoped the committee would not change too much and he will recommend the same.

Re White Rock Wind Farm CEF structure – planning conditions for windfarms in 2011/2012 had little information on the allocation of funds. For recent projects, and in draft conditions for Liverpool Range Wind Farm, wind farms are required to enter into a VPA with council which includes a CEF for the community. This condition does not specify the arrangement eg a section 355 committee.

White Rock Wind Farm conditions were much more flexible.

**BP** asked GP where do we go from here?

**RC** asked if **MatP** could confirm if the CCC can view the VPA before it goes out?

**MatP** confirmed it could.

**LR** added the VPA would need to be ratified by council then could be brought to the CCC.

**RC** – queried if it could come to the CCC before it goes on exhibition

	<p><b>LR</b> noted that would create a loop as any changes requested would have to go back through council so it should go on exhibition and to the CCC at the same time.</p> <p><b>MP</b> recommended that JK could update the committee about timing of the VPA and the consent so Epuron could create an action to hold a briefing meeting.</p> <p><b>Action:</b></p> <ol style="list-style-type: none"> <li>1. recommend a WSC councillor is on the CCC when consent conditions arrive</li> <li>2. JK to updated the committee and hold briefing meeting when VPA ratified by both councils</li> </ol> <p><b>LR</b> noted that WSC review their representation on the s355 committees every September.</p> <p><b>JK</b> gave an update on the activities that had taken place to communicate the status of the project to the community and seek feedback following the lodgement of the Response to Submissions, including:</p> <ul style="list-style-type: none"> <li>• newsletters no. 13 (September 2016) and 14 (April 2017),</li> <li>• information day (Coolah, 5 April 2017) and</li> <li>• advertisement in the Coolah District Diary 618/17 and 616/17.</li> </ul>	<p><b>JK</b></p>
<p><b>3.</b></p>	<p><b>Project update from Julian Kasby, Project Manager</b></p> <p>The date of this meeting was set to ensure it fell after the approval. Epuron has been working with DPE and there is nothing in particular holding up the approval. Individual requests are being dealt with. The project hasn't changed and we are still waiting. Epuron does have draft conditions but has had for some time.</p> <p><b>AL</b> – DPE brought someone up here – and are we waiting for the recent bird survey work to go into the report?</p> <p><b>JK</b> noted that bird and bat monitoring has to happen throughout the project and the current survey work is to continue building a baseline dataset.</p> <p><b>RC</b> – the project is still in limbo.</p> <p>Advised to ring and write to DPE, the local member Kevin Humphries and the Minister Anthony Roberts</p> <p><b>GP</b> noted the department might have been told to go slow.</p> <p><b>MatP</b> advised the DPE did recently meet with Mat and Leanne – advised DPE they had no issues. <b>MatP</b> noted they were told the determination is fairly imminent.</p> <p><b>Update on VPA Status</b></p> <p><b>JK</b> noted that the 2 councils, planning and Epuron met to discuss some of the conditions re the VPA. It was an effective meeting and Epuron thanked both councils for that.</p> <p>The annual contribution was agreed at \$3000 per turbine installed. There is a minimum figure of \$100,000 and if the number of wind turbines exceeds that it will be the higher figure. The number is linked to CPI. It is the largest figure put on a project.</p> <p><b>GP</b> – noted his above stated issue with the VPA and not wanting to take notice of CCC members witnessed by ignoring the suggestion that payment be on a capacity basis.</p> <p><b>MatP</b> indicated council did follow this approach</p>	

**JK** noted that Council did make that argument quite strongly to DPE but DPE were clear in their position that payments were to be linked to per turbine and their preference was to keep that basis for the payment in their conditions. As the consent authority they have a commanding say. \$3,000 per turbine was Epuron's compromise offer to accommodate the difference.

**GP** acknowledged the change in offer.

**AL** – clarified that the payment is for a turbine installed and if it is decommissioned and removed that turbine payment stops when decommissioned.

**JK** noted that in the proposed conditions of Approval – any road being used by heavy vehicles for construction must be repaired post construction by the wind farm. It is any roads in the area in addition to the repaired roads that are to be upgraded with funds from the VPA.

**AL** queried the proportion for roads vs CEF

**JK** noted he was interested in hearing the views of the ccc on the proportion.

**GP** queried what local meant regarding roads. He understood the CEF was to stand alone and money for roads was separate. He advised that Wellington and Bodangora wind farm CEFs both had separate agreements for road maintenance with 33 wind turbines and a \$60k community fund and \$25k for road maintenance with roads not coming out of the CEF.

**JK** – noted that the \$60,000 figure was a set figure not aligned with the turbine number installed and below the \$3,000/wind turbine annually for Liverpool Range Wind Farm which funds both the CEF and a portion to roads.

**RC** noted that while we need community projects we really do need roads and infrastructure and engineers need to provide costings.

**MatP** noted that UHSC have done that exercise and have a figure based solely on roads impacted by the project as listed in the RTS consent. Looking at a reasonable level of maintenance of those roads based on impact to those roads.

**GP** noted that there was a concern that the council wanted the money to do the job they have to do anyway, and the CEF money in not to be used by councils for general road maintenance.

**BP** added that such private funds can get leverage from State and Federal government and it can be a great opportunity for community and Council to work together to secure additional funding for infrastructure. He cited the Bucketts Way upgrade of an example of community and government working together for an on ground result

**JK** – queried whether the Bodangora payment proportions sounded reasonable - \$60k to CEF and \$25 to roads – is that good?

**GP** 1:3 proportion – queried if that was good as wary of the roads being taken out of the community fund.

**JK** noted that the RTS has a list of the roads that would be impacted due to construction.

**LG** queried the dollar figure for maintaining the roads?

**MatP** noted that 25-30% of the contribution would account for the maintenance costs for the proposed distance of roads used by the project.

**GP** noted that it appeared that landowners in the area are making big dollars and now CEF funding is going to be set aside to do only their roads.

**AM** clarified that several other roads would also be updated including for example Vinegaroy Rd

**MatP** noted that highways eg Golden Highway are not included as they are funded by State and Gov.

**MW** – a couple of years ago a windfarm wanted to drive through Mudgee but council knocked them back yet Ulan mine uses those roads all the time.

**MatP** noted that Mines pay for the road and get royalties for regions funding too. In boom time there is more traffic on that than on the Great Western Highway.

**MW** - Once you have all that money in the account and the roads are fixed up then the money for the roads is just sitting in the fund. What will you do with it then?

**RC** – noted the VPA and CEF should be a living document. Can only build so many swimming pools etc. Roads deteriorate and that's the problem. If the document needs to be changed then change the document.

**LG** clarified that if it is a living document and the CCC wants to change that proportion it still has to be ticked off by two councils through the 355 committee.

**RC** noted that the councillors are outnumbered on the committee as there is only one from each shire so ccc will have their say.

**JK** – noted that the timing should work to present the final document to the current committee within three months. He added that he hoped that the approval is through by then.

### **Trip to White Rock Wind Farm**

**GP** – gave a snap shot of the visit, telling the committee it had been a very good and positive day. He was encouraged by the eagerness of developers/owners to engage with their communities. They had an office on the main street and some good people working there. Two women are doing a lot of the community liaison work. GP didn't hear any negative views except for a few things that changed as the projects went on. The developers of each wind farm didn't cooperate much together which was a shame.

Businesses seemed to join in to cooperate where they could and the wind farms included businesses in the dev process. It is a bigger community there than here. Coolah/Cassilis area doesn't have the capacity, size and skill set of that area. Accommodation and food were key local businesses with a few businesses suppling at the construction sites.

**LG** – shared a list of jobs/businesses given to her by the site manager:

- Diesel and mechanics for site power
- Post offices/stationary
- Potable water
- Fencing contractor
- Cleaners
- Signage
- Servicing of light vehicles
- Tyres
- Water cartage
- Tilt trays
- Quarries for civils
- Cement

	<ul style="list-style-type: none"> <li>• Hardware</li> <li>• fencing materials</li> <li>• Plumbers &amp; electricians</li> <li>• Waste/sewage removal</li> <li>• Plant hire</li> <li>• Accommodation</li> <li>• Service vehicles</li> <li>• Water cartage</li> </ul> <p>Contractors were sourced by Goldwind and some from the local community, there was a commitment to source from the local community</p> <p><b>Business Readiness Workshop</b>  <b>JK</b> discussed timing – it had been hoped that the determination would be made by December, but it is not yet in place. When the project is determined the investor would have 6 months of due diligence process, so they might not be visible until they have decided to proceed with the development.  <b>AL</b> noted that it takes 6 months for certification and for businesses to get their liability cover etc – she recommended not leaving it until it too late to gear up local businesses to be ready.  <b>GP</b> noted that one issue is if local businesses chose this work they may not do/neglect their local work. It will be important to work cooperatively and bring folk together.</p> <p><b>MP</b> noted Epuron is happy to support those business readiness initiatives including financially. During construction there would be a bit of a peak of work and post construction there will likely be other wind farms within 4 hours drive which would continue the use of such skills.</p> <p><b>AL</b> WSC is running “Working with council workshops” and council needs to have one in Coolah. She noted the CCC should press for a decision  <b>Action: Epuron</b> to set up a workshop and take the initiative – councils and development groups to get insurance brokers and others for bank readiness etc.  Epuron to contact <b>GP</b> as Chairman of the Coolah District Development Group. 2 GMs and Greg to get business readiness going, include Merriwa chamber of commerce.</p>	
<p>4.</p>	<p><b>Update on the Status of VPA</b>  An update on the status of the VPA was covered in the project update and is reflected in section 3 of these minutes.</p>	
<p>5.</p>	<p><b>General update on community sentiment towards the project</b>  <b>LR</b> – haven’t heard much – people don’t know where it is up to  <b>AL</b> – when it happens everyone will say Oh didn’t know that was happening, thought it was dead. People have seen other wind farms but they seemed quick. If and when it is ever approved Epuron should write an article about efficiencies, the size of it – try to educate the locals about it.  <b>AM</b> – has spoken to some community members starting to do thinking and pricing. There is a little bit more going on out there than I have seen. I have told people it is pretty close I hope so keep going.  <b>RC</b> – not much comment in the community – Merriwa is quite a distance. Fellow councillors are keen to see wind farms progress. My vision is that as many local people as possible can be given the opportunity to be involved.</p>	

	<p><b>MW</b> – not hearing much but what I’m hearing is all good.  <b>MatP</b> – reiterated what RC said  <b>LG</b> – people have forgotten about it.  <b>GP</b> – believe it when I see it. It’s been going on for years and years. People are oblivious. But most people are very positive regarding it. Not a closely settled area so objections are few and far between. Few concerned about the industrial highway during construction but that’s all.</p>	
6.	<p><b>Community and Business Engagement</b></p> <p>Discussion on the Business Readiness Workshop was done in the Project Update. See notes under Section 3.</p>	
7.	<p><b>Any other business</b></p> <p><b>MW</b> – my relative is behind the coal ads being shown at the moment and he says to go for it with wind turbines.</p> <p><b>GP</b> – doing anything alongside – solar batteries?  <b>JK</b> no reason why it shouldn’t happen, but we don’t have that plan currently.</p> <p><b>JK</b> Thanked Brett for standing in and chairing the last few meetings, his input was much appreciated.</p>	
8.	<p><b>Next meeting</b></p> <p>Date not set, but the earlier of :</p> <ul style="list-style-type: none"> <li>• When the VPA has been ratified by Council; or</li> <li>• the Department of Planning approve the project and make the recommendation a CCC meeting should be scheduled with an appointed Chairperson.</li> </ul>	
	<p><b>Summary of action items</b></p> <ol style="list-style-type: none"> <li>1. Minutes of the meeting to be circulated within 2 weeks (previous minutes to go on website?)</li> <li>2. Update the consultation database to include businesses</li> <li>3. recommend a WSC councillor is on the CCC when consent conditions arrive</li> <li>4. JK to updated the committee and hold briefing meeting when VPA ratified by both councils</li> <li>5. Epuron to set up a workshop and take the initiative – councils and development groups to get insurance brokers and others for bank readiness etc. Epuron to contact <b>GP</b> as Chairman of the Coolah District Development Group. 2 GMs and Greg to get business readiness going, include Merriwa chamber of commerce.</li> </ol>	<ol style="list-style-type: none"> <li>1. JK</li> <li>2. JK</li> <li>3. JK</li> <li>4. JK</li> <li>5. JK</li> </ol>