



SC210

14 December 2022

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Dear Jess

RE: Yanco Delta Wind Farm (SSD-41743746)

Thank you for the opportunity to make comment and provide recommended conditions on the proposed Yanco Delta Wind Farm to be largely developed and operated within Murrumbidgee Council.

Murrumbidgee Council (Council) wishes to make the following comments:

1. Council gives in principal support to the project.
2. Council has not made any reportable political donations in the last two years.
3. Council acknowledges and accepts the Department's disclaimer and declaration.
4. In response Murrumbidgee Council (the Council) wishes to submit the following recommended conditions;
 - i) Section 2.6 of the ViRYA Jacobs Technical Report – Socio-economic Impact Assessment, dated 19 October 2022 (the Report) submitted in support of the proposed development, states on page 9 that;

Other initiatives to be implemented by the Project include a community benefit fund, which would support local initiatives including the development of new or upgraded community services and facilities, and local business opportunities. Virya Energy have also initiated several sponsorships of local sporting clubs and community initiatives such as the Monash – Kelly Park.



The Council to date has yet to be convinced of the existence of any benefits espoused by previous State Significant Developments, such as the Coleambally Solar Farm and the Darlington Point Solar Farm, and remains dubious to the benefits of large scale energy developments to communities within the Council area. The expected outcomes from the predicted Gross Value Added calculations articulated in the Report have not been transferred in real terms to our communities by previous large scale energy developments.

However, Council is encouraged by the reference within the Report to the Clean Energy Council *Guide to Community Benefit Sharing for Renewable Energy Projects* and in particular to the creation of *a positive legacy in the local community*.

Therefore, given that the Council is currently amending the Murrumbidgee Council Section 7.12 Developer Contributions Plan to remove the exemption for Class 10 structures from payment of developer contributions (other than residential developments), the Council is particularly determined to achieve a significant contribution towards a community legacy project that will establish genuine intergenerational community benefit.

Council would request that the following Condition be included in the Consent:

That the Developer enter into a Voluntary Planning Agreement with Murrumbidgee Council in line with the Murrumbidgee Council Section 7.12 Developer Contributions Plan to achieve a community legacy project having genuine long term community benefit.

Reason: To comply with Murrumbidgee Council Section 7.12 Developer Contribution Plan

- ii) In the Executive summary of the ViRYA Jacobs Technical Report – flooding and hydrology, dated 26 July 2022 (the Report) submitted in support of the proposed development, it states on page ii that;

The Project is not anticipated to have significant potential impacts on flooding.

This comment raises concerns within Council as recent flooding resulting from higher than average rain events over the latter parts of 2022 have indicated that localised changes to naturally occurring non-riparian drainage lines, which may not necessarily have been mapped or recorded, caused significant barriers to the natural flow of surface water and resulted in significant areas of local flooding.

This flooding typically occurred when drainage lines, often indicated by Black Box tree communities, were subject to works such as the removal of trees, landforming, or dissected and blocked by roads or other structures.

Given that the project will disturb 238 hectares of land and remove 173 hectares of native vegetation within the project area, there is a high probability that these naturally occurring drainage lines will be changed, impeded or removed.

The location and construction of internal roads must therefore be carefully considered and planned to ensure that blockages to natural drainage lines do not occur.



Council would request that the following Condition be included in the Consent:

That the proposed development does not create or cause flood or surface waters to be impeded or to cause flooding of adjoining properties.

Reason: To prevent any flood impacts caused by the development from affecting adjoining properties.

- iii) The ViRYA Jacobs Technical Report – Traffic and Transport, dated 26 September 2022 (the Report) submitted in support of the proposed development, states on page 45 that part of the preferred route from the Port of Geelong is along the Newell Highway, Kidman Way and then west onto Jerrys Lane to the project.

This part of the route will involve a total of 3,990 one way over sized vehicle movements and up to 20 one way oversized and over mass vehicle movements through the main shopping precinct of Jerilderie along the section of the Newell Highway known as Jerilderie Street.

This area is a high volume pedestrian and commercial area with on-street nose in parking, a pedestrian crossing and proximity to a school and preschool.

Section 4.7 of the Report, under Section 4 Existing road and transport environment, states that;

4.7 Pedestrian and cycling network

There are no formal pedestrian or cycling facilities provided in the study area with the exception of concrete footpaths located on either side of Jerilderie Street within the township of Jerilderie.

However, Table 5-8 OSOM route assessment does not list this section of the Newell Highway, between the 380km mark (intersection of the Newell Highway with the Conargo Road) and the 406 km mark (intersection of the Newell Highway and the Kidman Way) as requiring any special actions or modifications.

Given the high volume of oversized and over mass vehicle movements that will occur over the expected 3 year life of the project that will result in vehicles having an overall length of 86m pass through Jerilderie Street, Council would request that the following Condition be included in the Consent:

That the proposed Transport Management Plan to be created under Section 5.7 of the ViRYA Jacobs Technical Report – Traffic and Transport, dated 26 September 2022, that will identify the potential impacts of OSOM vehicles on road safety and is to detail the relevant safety measures to be implemented, is to also directly address OSOM vehicles passing through Jerilderie Street and include as a minimum both safety measure protocols as well as a 48 hour minimum public notification protocol of the presence of OSOM vehicles.



The proposed Transport Management Plan is to be presented to Murrumbidgee Council for consideration and approval before any works may commence on the site.

Reason: To ensure the safety of pedestrians and traffic utilising Jerilderie Street, to avoid traffic conflict occurring in Jerilderie Street and; to provide community awareness and prior notice of the presence of oversized and over mass vehicles using Jerilderie Street.

- iv) The ViRYA Jacobs Technical Report – Traffic and Transport, dated 26 September 2022 (the Report) submitted in support of the proposed development, lists in Table 9.2 a Schedule of proposed road upgrades.

This tables includes 11 roads and 1 bridge within Murrumbidgee Council that will require upgrades as well as potentially ongoing maintenance to permit the delivery of materials and construction of the project.

Council is the nominated roads authority for 8 of these roads and the nominated bridge.

All required upgrade and maintenance works to these roads and nominated bridge is to be undertaken in accordance with the standards of the Council at the full cost to the developer.

The developer will also be required, before any works commencing, to undertake with a representative/s of Council a pre commencement road and bridge condition assessment, on which Council is to be the sole arbitrator.

At the completion of all construction works, during operation and at the completion of the decommissioning of the development, the Developer is to return all Council managed roads to a state determined by Council which will not exceed their present level of usage, unless that level is required by the Developer.

Council would request that the following Condition be included in the Consent:

All required upgrade and maintenance works to the roads and nominated bridge listed in Table 9.2 of the ViRYA Jacobs Technical Report – Traffic and Transport, dated 26 September 2022 under the control of Murrumbidgee Council, are to be undertaken in accordance with the standards of the Council at the full cost to the developer.

The developer, before any works commencing, is to undertake and complete with a representative/s of Council, a pre-commencement inspection and condition assessment of the roads and bridge including a dilapidation report. Council is to be the sole arbitrator as to the condition of the roads and bridge.

At the completion of all construction works, during the operation of the development and at the completion of the decommissioning of the development, the Developer is to return all Council managed roads to a state determined by Council. Such state will not exceed their required level of usage, unless that level is required by the Developer.



Reason: To ensure that it is the responsibility of the Developer to fully upgrade and maintain all local roads and bridges within Murrumbidgee Council that will be utilised and required by the proposed development.

Please do not hesitate to contact me if you require further clarification or information.

Yours faithfully



Garry Stoll
Director Planning, Community & Development

