

The draft *NSW Planning Guidelines: Wind Farms* were issued for consultation by the NSW Planning & Infrastructure for consultation in December 2011. As at May 2014 the guidelines haven't been finalised and are still in draft format.

In April 2012 the NSW Department of Planning & Infrastructure issued an Interim Wind Farm Planning Policy for Transitional Part 3A Wind Farm Projects. For applications that have been exhibited but not yet determined:

*Proponents are encouraged to adopt relevant provisions of the guidelines in the assessment, operation and construction of projects.*

- ▶ *It is recommended that proponents consider relevant provisions of the guidelines when responding to issues raised in submissions particularly in relation to noise, decommissioning and compliance provisions.*
- ▶ *It is strongly recommended that proponents, if not done so already, immediately establish a Community Consultation Committee to provide for ongoing communication with the local community. Appendix C of the guidelines provides guidance on the establishment, membership and operation of the committee. The Department will assist proponents with the appointment of an independent committee chair and in the selection of members.*
- ▶ *The Department will consider relevant provisions of the guidelines in developing conditions of consent where applications are recommended for approval.*

The table below shows where the relevant parts of the draft guidelines have been considered and addressed in the EA and this Preferred Project & Submissions Report.

<b>Key considerations in the assessment of wind farm proposals</b>	<b>Details</b>	<b>Addressed in the Preferred Project &amp; Submissions Report or Environmental Assessment</b>
Proximity of turbines to existing residential dwellings	If a wind farm proposal seeks to place turbines within 2km of existing residences an additional upfront assessment (Gateway Site Compatibility Certificate) applies.	No – The gateway process is not applicable until the guidelines have been finalised and the legislation and associated regulations amended.  WTG 96 is the only additional turbine to be located within 2 km from an existing residence, G16. The owner of G16 has expressed their support for the project.
Community consultation	Form a Community Consultation Committee	Yes - see Attachment 13 for minutes of the meetings held to date.
	Document the consultation process undertaken	Yes – Refer section 6 for details of the consultation undertaken.
	Identify issues raised by stakeholders	Refer section 6.3 for details of the issues raised during consultation and how they were addressed.
	Consult with all neighbours with dwellings within 2km of a proposed wind turbine	Yes – refer section 6.3 for further details of consultation with the owners of the 6 non-involved residences located within 2km of a proposed wind turbine.
Visual amenity	Assess visual amenity impacts with a focus on visual impacts on neighbours close to turbines, including photomontages taken from potentially affected residences within 2km of a proposed turbine	Yes  Refer section 5.4 of the supplementary visual impact assessment (Attachment 5). Photomontages have been prepared for all residences within 2km, except one case where the landowner did not provide permission.
	Identify the zone of visual influence of the wind farm (no less than 10km) and likely impacts on stakeholder values	Five zones of visual influence were identified at distances to 1.5km, 3km, 8.5km, 17km and > 17km from the wind turbine locations. The likely visual impact in each zone was assessed.
	Outline mitigation measures to avoid or manage impacts	Mitigation measures to avoid or manage the visual impacts are outlined in the LVIA and supplementary LVIA

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Noise	Undertake assessment based on separate daytime (7am to 10pm) and night-time periods (10pm to 7am)	Yes - Refer revised Noise Assessment Addendum (Attachment 9)
	Predict noise levels at all dwellings within 2km of a proposed turbine	Yes – refer section 7.2 and Attachment 9.
	Consider special audible characteristics, including tonality, amplitude modulation and low frequency noise	Yes – refer sections 6.5 & 6.6 (page 34) of Appendix 2.1 of the EA as well as Attachment 9 to this report.
	Outline measures to avoid, minimise, manage and monitor impacts	Yes – Compliance monitoring strategy is outlined in section 8.0 of Appendix 2.1 of the EA and a contingency strategy to minimise and manage noise impacts is discussed in section 9.0 of Appendix 2.1
Health	Consider health issues focusing on neighbours with dwellings within 2km of proposed wind turbines	Yes – refer section 8.10 of the EA and in the responses to individual submissions. For example section 3.4.3 of this report.
Ecological Issues	Ecological assessment considering terrestrial and aquatic (where relevant) ecosystems consistent with DEC (2005) Guidelines for Threatened Species Assessment	Yes - refer EA section 7.4 and the Supplementary Ecology Report (Attachment 1).
	Consideration of threatened species issues	Yes – Refer EA Appendix 3.1 sections 4.3.1, 5.1.4, 5.4.1, 6.1.3 & 6.4 and Appendix 3.2 sections 4.3.1, 6.1.4 and 6.3.2
	Commonwealth approvals	Refer to section 5.6 of this report for the status of the EPBC referrals.
Economic Issues	Consider potential impact on mining leases and exploration licences	Yes. Refer EA section 8.3
	Potential impact on value of surrounding properties	Yes. Refer EA section 8.4 and responses to individual submissions in section 3.4 of this report
Heritage Issues	Demonstrate the likely impacts on Aboriginal heritage values/items and historic values and outline mitigation measures	Yes – Refer to EA Appendix 4
Hazards & risks	Assess the potential impact on aviation safety	Yes – Refer Attachment 11 to this report.
	Assess bushfire hazards and risks including that a bushfire will damage a turbine, that the wind farm could create a fire, the potential for the wind farm to impact aerial fire fighting and fire safety for workers and visitors	Yes – Refer to section 7.11 of the EA pages 187 to 191.
	The risk of blade throw involving breaking or ejecting a turbine blade should be considered	Yes – Refer section 7.7 of this report
Decommissioning	The proponent must retain responsibility for decommissioning and Include a Decommissioning and Rehabilitation Plan	Yes - Refer draft plan provided in Attachment 20
Auditing and compliance	Particularly noise compliance	Yes. Refer SoC 10 for noise compliance

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		monitoring
Council Planning Controls	Consider consistency with council Development Control Plans	Yes. Refer sections 5.4 and 5.5 of this report.