

Item 10.29 Jupiter Wind Farm Project

Reporting Officer

Director Growth Strategy & Culture – Louise Wakefield

Purpose of Report

The purpose of the report is to seek Council's endorsement of a submission to Department of Planning & Environment in relation to the development application SSD 13_6277 for the proposed Jupiter Wind Farm.

Report

EPYC Pty Ltd has submitted an application to the Department of Planning & Environment for the construction and operation of the Jupiter Wind Farm. The application proposes the following:

- construction and operation of a large scale wind farm with up to 88 wind turbines and a maximum tip height of approximately 173 metres; and
- associated infrastructure including a substation, a permanent operations and maintenance building, access roads, overhead and underground transmission lines, concrete batching plants and temporary construction compounds.

The development proposal has a capital investment value of \$300 million and involves land within both Goulburn Mulwaree and Queanbeyan-Palerang local government areas. It is proposed to construct the turbines in two clusters with 75 turbines in a northern cluster and 13 in a southern cluster (refer Figure 1).

The infrastructure will have a generating capacity of 350MW a year, and create 300 jobs during construction, and 30 jobs during operation.

A review of the proposal documentation indicates potential impacts relating to Goulburn Mulwaree Council and its community include visual amenity, noise and vibration, and traffic. The proposed transport routes are Hume Hwy, Hume Street, Clinton Street, Sloane Street, Goulburn–Braidwood Road.

While Council generally supports renewable energy initiatives, it is recommended that a submission be made to Department of Planning & Environment outlining Council's concerns on the potential impacts of the development. The submission should include Council's expectations in relation to developer contributions and road construction and maintenance within the local road network.

A submission is currently being prepared for the proposed development application, a copy of which will be provided under separate cover for Council's endorsement.

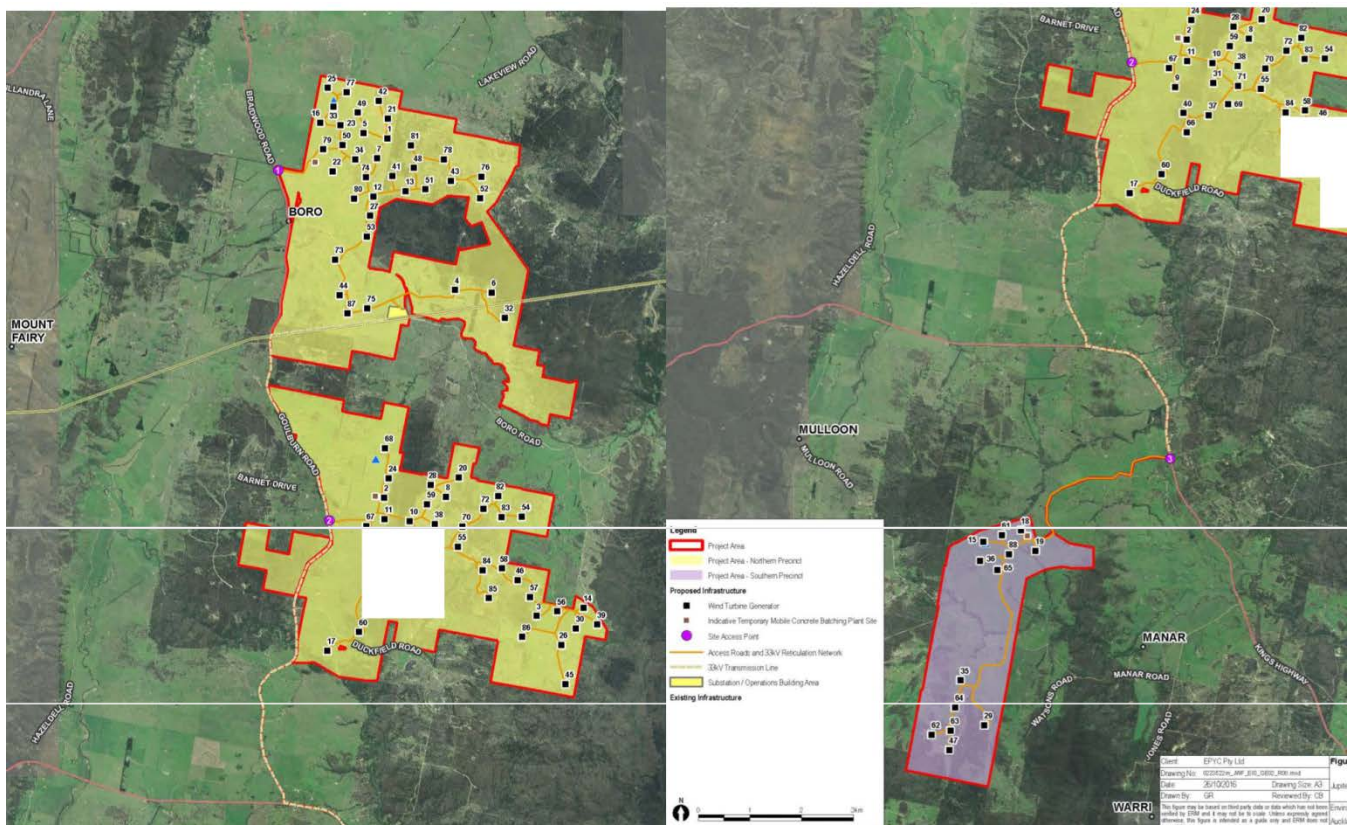


Figure 1 – Proposed Northern and Southern Turbine Clusters – Jupiter Wind Farm

Budget Implications

Nil

Recommendation

That:

1. The report from the Director Growth Strategy & Culture on the submission on the development application for the Jupiter Wind Farm Project be received.
2. Council endorse the submission prepared for the Department of Planning & Environment.

**Submission to Department of Planning & Environment
SSD 13_6277 - Jupiter Wind Farm Project**

Goulburn Mulwaree Council generally supports renewable energy initiatives, however provides the following comments for consideration during the assessment of the development application.

A review of the proposal documentation indicates potential impacts relating to Goulburn Mulwaree Council and its community including visual amenity, noise and vibration, and traffic.

The potential visual impact on existing residential development in the area is not acceptable. The proposed topographical location and size of turbines will create significant visual impacts on view corridors and the rural vista from both public and private land. Further analysis of the impact of the residential properties identified as having a high or medium impact in the Environmental Assessment is required.

The construction impacts of the development have not been adequately addressed, particularly the construction traffic impacts. The traffic generation counts do not appear to be realistic and therefore the true traffic impacts have not been identified based on Council's experience with previous similar projects.

All local roads within Goulburn Mulwaree that are part of the transport route are to be upgraded to an acceptable standard in agreement with Council and then reinstated to that standard at the completion of construction works and prior to commencement of operations.

The condition assessment and upgrade and repair works relating to roads should be appropriately captured in a Construction Traffic Management Plan endorsed by Council prior to determination of the development application.

Other construction impacts within the development site should be addressed in more detail to ensure the potential environmental impacts such as internal road construction are minimised and managed.

EPYC have proposed entering into a Voluntary Planning Agreement (VPA) with Council. The terms of the VPA and establishment of a Community Enhancement Fund should be reconsidered to align with current practice in the wind power generation industry in NSW. In this regard, Council considers the annual contribution per turbine should be in the order of \$3000 and CPI applied.

The way in which the annual contributions are paid, administered and allocated to community based projects should be clearly articulated in any revised proposal. The model to be used should also reflect the successful current practices employed by other wind farm developments in the region.

Based on the points outlined above, Goulburn Mulwaree Council does not support the approval of the Jupiter Wind Farm proposal in its current form.

Minutes of the Ordinary Meeting of Council held 21 February 2017 commencing at 6pm in the Council Chambers

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Resolved 17/053

Cr O'Neill /Cr P Walker

That:

1. The report from the Director Growth Strategy & Culture on the submission on the development application for the Jupiter Wind Farm Project be received.
2. Council endorse the submission prepared for the Department of Planning & Environment

Item 10.30 Coroners Court Findings

Resolved 17/054

Cr Sturgiss /Cr A Walker

That the verbal report of the General Manager of the Coroners Court Findings from the inquest into the death of James Hughes be noted

Meeting closed at time 7.32pm

The minutes were confirmed at the Council meeting on 7 March 2017 at which this signature was endorsed.

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Cr Bob Kirk
Mayor

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Warwick Bennett
General Manager