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Upper Lachlan Shire Council

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Our Ref: F12/91

Your Ref: MP 10_0034

5 February 2013

Major Projects Assessment
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Anna Timbrell

Dear Madam

RE: SUBMISSION – CROOKWELL 3 WIND FARM – MP 10_0034

Reference is made to the invitation to provide a written submission to the Crookwell 3 Wind Farm proposal.

Council at its meeting held on the 21 December 2013 under Minute No 406/12 resolved the following:

Council provide a submission to the NSW Department of Planning and Infrastructure advising of issues relevant to Council regarding the Environmental Assessment for the Crookwell 3 Wind Farm including the following:

The proponent and their engaged consultant are not considered to satisfactorily justify their use of documentary information that they are clearly aware is obsolete; they only imply that such information retains relevance because their project application was lodged at a point in time when the information was current – in March 2010. This should be considered in light of the EA document only having been finalised in July 2012, well over two years later.

Visual impact

The department needs to carefully consider the proposed mitigation measures by the proponent. Proposed roadside tree planting can provide ongoing maintenance issues for Council. Agreements and commitments from affected landowners need also require careful consideration. Based upon the fact that Crookwell 2 has not yet been constructed, the department needs to carefully consider this issue. It is unknown how the proponent proposes to mitigate this issue other than tree planting.

Noise

In the event that noise levels are expected or found to exceed the stated levels, Council would require the deletion of relevant turbines, and or written agreement from the affected landowner(s) of appropriate noise mitigation measures at no cost to the landowner(s).

Turbine Location

Council has consistently required a minimum 2km setback of turbines from dwellings not involved with the project. Therefore, Council considers that all turbines located within 2kms of any dwellings non-involved with the development shall be deleted, and or written consent from all existing landowners(s) with residences within 2km of proposed turbines.

Communications

In the event of a complaint regarding television, radio and or wireless transmission during the construction and operation of the development, the applicant shall investigate the quality of transmission at the receptor compared to the pre-commissioning situation and where any transmission problems can be reasonably attributed to the development, rectify the problems within two months of the receipt of the complaint. The applicant shall be responsible for all costs associated with the mitigation measures.

Roadworks - Crookwell 3 South

Council acknowledges that this part of the development will have access from Crookwell road (MR54) which is a state road. The applicant must seek approval from NSW Roads and Maritime Services for the proposed access. However, the following issues will be required to be addressed:

- a) Access – both options shown on the drawings involve difficulties with a lack of available sight distance. Whilst Council prefers the location shown as option 2 on the drawings, the proponent must provide additional information in relation to available sight distance (including the works that may be necessary to ensure that adequate sight distance exists). The proponent will be required to provide design drawings for the construction of the chosen access.

Roadworks - Crookwell 3 East

Council advises that all accesses shown on the drawings involve the creation of an intersection with Woodhouselee Road which is a Council owned public road. Upper Lachlan Shire Council is the owner and designated road authority (as described in the NSW Roads Act) for this road. All connections and intersections involving Woodhouselee Road must be approved by Upper Lachlan Shire Council prior to construction (by way of a permit issued under section 138 of the Roads Act) and prior to use. It should also be noted that Woodhouselee Road is a significant school bus route.

- a) Access - Council notes the access options shown on figure 12 of the drawings and advises that it favours the use of option 1 (it should also be noted that Council requires the applicant to use only one access from Woodhouselee Road to the development). However, the following issues must be addressed by the applicant.
 - 1. Greywood siding road is an unformed track for its entire length. The road is also a NSW crown owned public road (requiring arrangements to be made with NSW LPI regarding its use). The proponent will be required to construct the road for entire

length to a width of 8m, having a longitudinal and transverse design capable of accommodating the mass, length and width of vehicles required to service the construction and maintenance needs of the development. The design of the road will also need to adequately cater for stormwater issues created by the construction of the road at each of its low points and also for an intersection with Woodhouselee road that safely caters for the over dimension loads that are anticipated to access the development.

2. The applicant will be required to provide appropriate design and reconstruction of two substandard curves on Woodhouselee road between Crookwell Road and Greywood Siding Road. Both of these curves have deficiencies in their horizontal and vertical alignment, which will not safely cater for the additional traffic generated by the development.

Should the applicant not use the access option 1, Council will require significant upgrading of Woodhouselee Road in the vicinity of Woodhouselee village to strengthen the pavement to allow for the anticipated additional heavy traffic and minimise nuisance to the residents of the village.

3. High voltage electrical connections – Council notes the applicants proposals regarding high voltage connection between each site and the state supply grid. It has no objection to the routes described in figure 14 of the drawings, however, Council requires all road that the connections cross to be under bored (not open trenched) with the cables to be encased in ducts to Council's approval. This is to ensure that Council staff will not be exposed to danger when carrying out future maintenance work on the road and also to prevent unnecessary maintenance work after the construction is complete.

Both Sites Generally

It must be noted Council roads to the north of the proposed development are not capable of servicing the construction traffic requirements of the development. The roads are quite adequate for the current usage, however deficiencies exist in pavement strength, width, vertical and horizontal alignment for more intense usage. Therefore, Council requires the proponent to provide detailed information as to how it anticipates delivering all building materials to the site and how all personnel will access the site. The information will be supplied in relation to (but not limited to):

- concrete (and its constituent components if it is to be mixed onsite);
- road making materials (including gravel);
- structural components of the wind turbines (including over mass and over dimension loads);
- steelwork such as reinforcing steel;
- water, waste;
- construction equipment such as earthmoving machines and cranes;

- staffing information, including numbers, rostering and domiciliary arrangements.

It should also be noted that if the proponent anticipates using roads to the north of the site, Council will require a significant upgrading of the roads used.

Decommissioning

Should the Department of Planning and Infrastructure deem the decommissioning and rehabilitation plan to be inadequate, but development consent is granted, Council requires that a condition of consent be imposed requiring the proponent to pay a decommissioning bond.

Electricity Reticulation

Council would require a condition that imposes a realistic time frame on the proponent, should development consent be granted, as to obtaining approval for the wind farm connection through Crookwell 2.

Community Enhancement Fund

The proponent shall enter into a planning agreement with Council in accordance with division 6 of part 4 of the Environmental Planning and Assessment Act to provide contributions to Council for a community enhancement fund in accordance with clause 3.17 of the Upper Lachlan Development Control Plan 2010 (which states that Council has adopted an annual contribution of \$2,500 per turbine per annum indexed to the CPI for Sydney (Housing) commencing at the June 2011 quarter) in respect of wind farms.

Further, Council informs the Department of Planning and Infrastructure that if the proponent fails satisfactorily to address the issues and concerns raised above (especially those relating to prudent set-backs, and to its cumulative impact), then it is Council's view that consent should not be granted.

For any further information or clarification please contact Council during office hours.

Yours faithfully



Tina Dodson

Director Environment and Planning

For

JK Bell

General Manager

Upper Lachlan Shire Council