



Our Ref: Y253431  
Contact: Sharon Langman

23 October 2017

Ms Diana Mitchell  
Senior Planning Officer  
Resource & Energy Assessments Planning Services  
GPO Box 39  
**SYDNEY NSW 2001**

Dear Ms Mitchell

### **YASS VALLEY WIND FARM MODIFICATION (1)**

Thank you for the opportunity to make comment on the above modification application. Council would like to make a submission seeking adjustments to the Community Enhancement Fund contribution in line with the Policy of Yass Valley Council; and request that a Planning Assessment Commission hearing be held locally.

The current approval provides for a \$2,500/turbine contribution to a Community Enhancement Fund. This amount is based on 2009 rates but, despite requests by Council, that amount was not adjusted to reflect the current value of that amount. Yass Valley Council has a Community Enhancement Fund Policy that states the contribution rate per turbine is linked to the capacity of the turbine. The current approval is based on 2.5 megawatt turbines while the revised turbines are 3.4mW. Based on the Yass Valley Council Policy the contribution rate per turbine should be \$3,842 when adjusted to the 2015 CPI. Whilst Hilltops Council does not have a community enhancement fund policy it would not be unreasonable to support the Yass Valley Council approach.

It is important that the planning assessment examines all the issues raised by the local community and provides adequate forums for concerns to be raised and examined. Such an opportunity was provided by the PAC when the determination was made on the Rye Park Wind Farm with a PAC meeting held in Boorowa that provided the opportunity for members of the public to make a presentation to the PAC. The Department should consider holding a local forum for submitters to clarify the concerns and to seek responses from the proponent prior to finalising its assessment report. The assessment report should be available to all submitters and the proponent prior to any hearing or determination by the Planning Assessment Commission (PAC).

Impacts on the road network, particularly Whitefields Road are of concern for Council. This proposal involves the adjustment of road works required to allow for longer heavy vehicles to the site as a result of the increase in turbine size. The area around Whitefields Road has highly sensitive soils and significant vegetation. Furthermore, Whitefields Road itself is, in places, little more than a formed track. Council is concerned about the amount of vegetation required to be removed to allow for the increased size of heavy vehicle, the impact the removal

#### **MAILING ADDRESS**

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of such vegetation would have on the soil stability and the amount of upgrading required.

Council requests that the applicant negotiate a road upgrading and maintenance program prior to the issue of a Construction Certificate. In negotiating such a program, the applicant should include detailed analysis of the vegetation to be removed, the impact such removal would have on the remaining habitat and soil stability as well as the upgrading and maintenance measures to Whitefields Road.

Once again thank you for the opportunity to make a submission on the application. If you require any further clarification on the application, please do not hesitate to contact me on (02) 6380 1200.

Yours Faithfully

Anthony McMahon  
**General Manager**  
**Hilltops Council**



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