

**MEETING No 5
MINUTES**

**Kyoto Energy Park
Kyoto Community Forum**

Location:	Upper Hunter Shire Council Offices
Date:	4 February 2016
Time:	2:30pm
Attendees and Distribution:	
Chair	Daryl Dutton
Local Residents	Judy Wheeler
	Gordon Halliday
	Trevor Woolley (apology)
Upper Hunter Shire Council	Cr. Wayne Bedggood
	Sean Constable (apology)
	Joanne McLoughlin
Chamber of Commerce	Ben Wyndham (apology)
	Peter Hale
Proponent	Mark Sydney
	Mark Dixon
Observers	
Office of Heritage	Gordon Fraser (apology)
Upper Hunter Shire Council	Matt Pringle
Copies sent to:	Project Website
	Department of Planning (Bridge St)
	Department of Planning (Compliance)

Meeting / Report Items	Comment from KEP	Action/ Comment
1. Apologies / Structure		
<ul style="list-style-type: none"> New Members 	<p>Welcome to Mr Ben Wyndham who is chair of the Scone Chamber of Commerce has agreed to be a part of the KCF committee going forward. Ben is also Director of Air Speed Aviation operating out of Scone Airport.</p> <p>We also welcome Peter Hale to continue as a sitting member of the committee.</p> <p>A request of the landowner is for Allan Henderson to be an observer. Are there any objections?</p>	<p>Noted</p> <p>Noted</p> <p>The committee agreed that Allan Henderson (the landowner and a project stakeholder) may attend the meetings purely as an observer. If prior to a meeting a member of the committee requests that AH should not attend the forthcoming meeting on grounds that the subject material for discussion is of a sensitive nature then this will be considered by the committee prior to the meeting.</p>

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		Action: Allan Henderson (landowner be allowed to attend KCF meetings as an observer)
<ul style="list-style-type: none"> Apologies 	Sean Constable (may be sending an observer)	Noted
2. Declarations of Interests		
Anything to declare?	KCF	Nothing to declare
3. Confirmation of previous Minutes		
3.1. Minutes of Meeting No.4	KCF	Noted
4. Actions Arising from last meeting (Meeting No. 4)		
4.1. Pamada will put minutes and in general update the project website. (as well as Pamada's own site)	Pamada website has had fewer updates and will be updated only once more activities recommence. The full make over of the website will occur at that time.	<p>Noted. Pamada are committed to making the website more readable and generally decluttered.</p> <p>Action:Pamada to arrange as soon as possible.</p>
4.2. Stage One Map to be clearly outlined on the website with a map.	Complete.	A copy of the map showing proposed location of Stage 1 facilities – Site Compound to be hosted on the Kyoto website. Pamada to arrange this as soon as possible.
4.3. It would be good to have a slide show of wind farm 101. Ms Wheeler will send a sheet Frequently Asked Questions.	A video showing all of the construction activity that goes into the construction of a turbine was added to the website. This was seen as a more productive way of giving people an insight into the steps.	Action: Gordon Fraser offered to provide some links to websites with additional information on turbine technology and construction techniques.
5. Correspondence		
5.1. General Public – Generally	Nothing to report	Noted
5.2. General Public – Work	Nothing to report	Noted
5.3. General Public – KCF	Peter Hale has also been welcomed to remain on the committee as a community representative.	Noted
5.4. Government Generally	<p>Comments on CEMP Stage 1 – Site Compound received from the Dept of Planning and Environment (DPE) in Dec 2015.</p> <p>Pamada will be replying to the Department by mid February.</p>	<p>MS noted that Stage 1 – Site Compound, of the CEMP application will be relodged with the Dept of Planning and Environment (DPE) forthcoming.</p> <p>Matt Pringle requested a copy of the CEMP- Stage 1 to be sent to Council for review prior</p>

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		<p>to relodgement with the DPE. Pamada has agreed to this.</p> <p>Action: Copy of final draft to be sent to Matt Pringle for Council review prior to lodgement with the DPE.</p>
5.5. KCF Committee Members	<p>Note from Sean Constable regarding lighting for aviation purposes.</p> <p><u>Aviation Impacts</u> A request from Sean Constable (UHSC) was received in relation to possible lighting treatment of turbines at night and associated impacts. Since approval in 2010 the Scone airport has now been classified as a 'scheduled airport' with general queries raised for any additional lighting requirements. These may be applicable as a result of the change.</p> <p>In accordance with the Kyoto Conditions of Consent and during the design phase, Pamada will engage a CASA approved specialist consultant to prepare and submit an 'Aviation Risk Assessment' to CASA for approval. The Aviation Risk Assessment will need to include a Lighting Treatment for delineation of the windfarm at night. The assessment will look at proximity of the windfarm to the airport, flight paths, terrain, emergency procedures amongst other things. No turbines are allowed within certified airspace.</p> <p>While this is the case due to the relative close proximity of the airport some lighting is likely to be a design requirement. Mitigation measures do exist for limiting visibility of lighting in some cases, however this is not at the expense of aviation safety.</p> <p>Final approval is subject to CASA.</p> <p>The current guidelines adopted by CASA for assessment of aviation risks is attached – National Airports Safeguarding Framework- Managing the Risk to Aviation Safety.....Towers.</p> <p>As the progress on micro-siting continues, pamada and its consultant will develop a strategy for discussion with CASA. At this point in time it is too early.</p>	<p>Joanne McLoughlin requested that Council be consulted on during the preparation of the Aviation Risk Assessment prior to commencement of construction. In accordance with the Conditions of consent Pamada are required to consult directly with CASA on the use of Aviation lighting prior to commencement of construction and in consultation with them develop an approved lighting plan for the wind turbines.</p> <p>MS agreed that any advice and help that Council could offer on the level and appropriateness of aviation lighting would be in the interests of all parties. JM also mentioned that Council had previously used the services of an OLS Surveyor/Risk Assesor that could also provide specific advice and comments.</p> <p>Action: Consult with Council Aviation officers and assessors during preparation of the Aviation Risk Assessment.</p>

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5.6. Department of Planning and Environment – community committee	Nothing to report	Noted
5.7. Department of Planning and Environment – compliance and audit	Nothing to report	Noted
5.8. Press – Communications	Nothing to report	Noted
5.9. Press – General	None noted by the proponent	Noted
5.10. Website	Kyoto website will be updated with new updates as news emerges, however, the overhaul is further delayed.	Noted
6. Project Report		
6.1. Progress of the project – assessment or operational issues		
<ul style="list-style-type: none"> Generally 	<p>In general terms since the last KCF meeting the project's focus has been:</p> <ol style="list-style-type: none"> 1. Finalisation of the Stage 1 documents (CEMP etc) for the Department of Planning; and 2. Identification of probable financial partners to bring the project to reality <ol style="list-style-type: none"> 1. Stage 1 CEMP documents are being modified in response to comments received by the Department in Dec 2015. Documents are to be resubmitted in Feb 2016. 2. Pamada have been finalising terms with its Australian project partner for the project with the hope that a final binding agreement will be in place shortly 	<p>Mark Sydney commented that the large scale solar and wind market had been supported in recent years by renewable energy auctions such as the successful 'ACT wind and solar auctions.</p> <p>Power Purchase Agreements that had been the main driver for large projects had virtually dried up leaving a lack of confidence and investor interest in the market.</p> <p>However over the last year there are signs that the industry is picking up as pent-up demand for greenfield projects emerges with large institutional investors looking to re-enter the market.</p> <p>Pamada are currently looking at options for finance with investors and also deals with investors/retailers while continuing to pursue government auctions and investor interest.</p>
<ul style="list-style-type: none"> General Industry Issues / Macro-Economic Environment 	With the dual impact of wholesale power prices rising and investor interest, it has meant a favourable outlook for both bank debt and equity investors exist more promisingly than for many years.	Noted

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	<p>Renewable Energy is globally seen as one of the more stable and reliable forms of investment.</p> <p>With the increased certainty, the availability of finance and technology solutions have increased greatly.</p> <p><i>Further insight will be offered at the meeting.</i></p> <p>The new look Turnbull government has recently announced its continual commitment to the RET and the 33,000GWh adopted by 2020.</p> <p>With pent- up demand for large scale solar and wind energy (some 4400MW as at Jan 2016) set by the target and renewed confidence in a stable market has seen strong interest in the investment.</p>	
<ul style="list-style-type: none"> Technology Supplies 	Nothing new to report	Noted
<ul style="list-style-type: none"> Finance Availability 	<p>Even more access to project finance exists compared to the comments from the last meeting.</p> <p>Numerous major banks in Australia are offering project finance based on spot pricing alone providing projects such as Kyoto Energy Park access to funding solutions even in the absence of a PPA.</p> <p>A further update will be provided at the meeting.</p>	As noted above a renewed vigour in the market generated by pent up demand for projects has seen a slight resurgence in investor confidence in large projects and alternative funding arrangements such as merchant financing and selling directly to the market (spot pricing) with the absence of a PPA. This is an option for Kyoto looking forward.
6.2. Issues arising from site inspections	Nothing to report	Noted
6.3. Monitoring and performance	Nothing to report	Noted
6.4. Community complaints and response	None received to the project	Noted
6.5. Information provided to the community and any feedback	<p>A draft Community Newsletter is attached for review. The purpose of the newsletter is to update local community on progress of the KEP since last information was released. Particularly for nearby residents or residents that cant access information from or do not own a computer. Please see attached draft for review. It is hoped to send this to nearby residents within Feb 2016. (Currently it does not contain images nor graphics, but is intended to do so)</p>	<p>The draft Community Newsletter was reviewed and some prelim comments received at meeting:</p> <p>Gordon Halliday commented that the original intention of the newsletter was to update the community particularly the residents closest to the site of progress since the last newsletter some years back. GH said a small number of landowners didn't receive the</p>

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		<p>original newsletters sent when during the DA for the project as the addresses were inconsistent.</p> <p>To ensure the current newsletter is received by local residents it was suggested:</p> <p><u>That duplicates be mailed:</u></p> <ol style="list-style-type: none"> 1. 'to the householder' which goes to occupier of the residence via Australia Post and; 2. with normal street address which is sent to the owner of the property via Council addresses. This way both owners and tenants (where applicable) will be covered. <p>Daryl Dutton suggested that the Newsletter was in the interests of the community and as such Council were able to provide a mailing list for nearby residents. It was noted that this couldn't be provided as a radius from the windfarm but in the general area.</p> <p>Action: Pamada to finalize newsletter and add images. Note: Final content (inclusive of draft comments) of newsletter is attached.</p> <p>Council to provide an updated mailing list for residencies in the close vicinity of the wind farm suggested <3km radius from property boundary of Mountain and Middlebrook Station.</p>
6.6. Other relevant Information	Nothing to report	
3. General Business / Other		
4. Next Meeting		
Suggested Thursday 30 th June, 2016 at 2.30pm?		Agreed

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5. Other General Tracking Items		
We have simplified the standing questions and thought a tracking each meeting may assist	[remains repeated unless in bold]	
<ul style="list-style-type: none"> The position of the sub station 	Still likely near Moobi Plateau, well away from Bunnan Rd.	
<ul style="list-style-type: none"> 3 turbines on Middlebrook 	No new update in this regard	
<ul style="list-style-type: none"> 3 turbines on Middlebrook (power lines) 	No new update in this regard	
<ul style="list-style-type: none"> Power route generally 	Unfortunately the route remains confidential and will unlikely be public information for some months.	
<ul style="list-style-type: none"> Transport route for heavy vehicles and machinery 	No new update in this regard	
<ul style="list-style-type: none"> Road dilapidation Surveys 	Relevant Dilapidation Surveys will occur prior to relevant stages of construction.	
<ul style="list-style-type: none"> Bird & Bat Monitoring – Condition 3.3. 	The approval of the Plan is ongoing and not final at the time of writing. The Plan, once approved, shall be placed on the website.	
<ul style="list-style-type: none"> Flora & Fauna Impacts: Condition 2.18. Has the compensatory habitat package been agreed 	The approval of the Plan is ongoing and not final at the time of writing. The Plan, once approved, shall be placed on the website.	
<ul style="list-style-type: none"> Turbines on Mountain Station: 	<p>It is likely that the total number of turbines reduce, but not certain at this time.</p> <p>Should the number reduce, it is highly likely, distances from neighbours will remain generally similar, but more than likely they will be slightly further away.</p>	
<ul style="list-style-type: none"> Solar or Turbines first? If you decide to put the solar in first (and I hope you do) then this again could mean different turbine technology when the time comes. 	<p>Even if solar is first, which is possible, it is highly unlikely to have an impact on the wind turbine technology.</p> <p>Discussions with all finance partners share the hope to undertake the solar and wind simultaneously.</p>	
<ul style="list-style-type: none"> In relation to the various stages of construction and to be fair considering the financial situation, the RET etc. if you don't want to put a definite date on each stage then I guess that would be OK. Perhaps an indicative date. It can always be updated later. I guess the most important thing 	Subject to finance which is currently pending.	

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is to get the above answers to the questions covered and the general plan as to what each stage would comprise of.		
<ul style="list-style-type: none"> Further KCF members. 	Noted earlier.	
<ul style="list-style-type: none"> It is noted that the construction of the hydro component of the KEP and the manager's residence has not been mentioned in the 4 construction stages. Please advise if these are going ahead and at what stage they intend to be constructed. 	Both are likely Stage 4 works.	
<ul style="list-style-type: none"> Inspection of Mountain Station 	Agreed, it would be more beneficial after completion of Stage 1 and Pamada to arrange at that time.	
<ul style="list-style-type: none"> Website 	Part of full rebuild	
<ul style="list-style-type: none"> Solar Update 	<p>We are looking at all options with regard – existing location, modified location, and additional locations</p> <p>We hope to know before the next meeting and at the time of writing the existing proposed location and 10MW is likely.</p> <p>We will likely stage the solar with the 10MW first and further capacity soon thereafter.</p>	
Other Issues discussed		

**Appendix 1: NATIONAL AIRPORTS SAFEGUARDING FRAMEWORK -
MANAGING THE RISK TO AVIATION SAFETY OF WIND TURBINE INSTALLATIONS
(WIND FARMS)/WIND MONITORING TOWERS.**