
RE: MacIntyre Wind Farm development application (2010-19348 SDA) - Seeking Third Party Advice

From Danielle Harris </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=6B3ADD092430497B9D938293B1EAE4A4-DANIELLE HA>
Date Thu 26/11/2020 4:04 PM
To Manus Basson <Manus.Basson@sdrc.qld.gov.au>

Hi Manus,

Thank you for your third party advice for MacIntyre Wind Farm. Please see the comments from SARA below in relation to the matters raised in Southern Downs Regional Council's response.

With regard to the Roads and Traffic related requests, we include a condition in any approval (see an example of the condition below) that requires the applicant to develop a detailed Traffic Impact Assessment in consultation with the relevant Council's. At this stage, it is too early to provide such detailed traffic and road information.

SARA requires the applicant to provide the proposed haulage routes from the Port to the site. The details regarding load mass, removal of infrastructure to accommodate haulage etc are developed following any approval being granted.

The applicant may have started on some of this work. Give the above condition that SARA imposes, we will not include the requested items in our formal Information Request, however we can send SDRC's request for further information to the applicant, on your behalf. We encourage the applicant to consult with Council's at the early stage of the process.

Please let me know if you have any questions.

Kind regards,
Danielle

Danielle Harris
Principal Planner
Development Assessment Division,
Planning Group
Queensland Treasury

P 07 3452 7654
Level 13, 1 William Street, Brisbane QLD
4000
GPO Box 611, Brisbane QLD 4001
www.dsdmip.qld.gov.au

LET'S CONNECT

From: Manus Basson <Manus.Basson@sdrc.qld.gov.au>
Sent: Monday, 23 November 2020 4:28 PM
To: Danielle Harris <Danielle.Harris@dsdmip.qld.gov.au>
Subject: RE: MacIntyre Wind Farm development application (2010-19348 SDA) - Seeking Third Party Advice

Hi Danielle,

Please find attached letter in response to your request seeking Third Party Advice in relation to proposed wind farm development.

If you require further assistance, please contact Council on 1300 697 372.

Regards,

Manus Basson

DEVELOPMENT ASSESSMENT COORDINATOR

Southern Downs Regional Council

t 1300 MY SDRC (1300 697 372)

manus.basson@sdrc.qld.gov.au

www.sdrc.qld.gov.au

 http://img.sdrc.qld.gov.au/sdrc_signature_2019.png

NOTICE: This email and any files transmitted with it are confidential and are intended solely for the use of the addressee. If you are not the intended recipient be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email and any file attachments is strictly prohibited. If you have received this email in error, please immediately notify us. You must destroy the original transmission and its content. * Any views expressed in this email transmission may represent those of the individual sender and may include information that has not been approved by Southern Downs Regional Council. The Council will not be responsible for any reliance upon personal views or information not approved by Southern Downs Regional Council. * WARNING: Computer viruses can be transmitted via email. Southern Downs Regional Council advises that this email and any attachments should be scanned to detect viruses and accepts no liability for loss or damage resulting from the use of any attached files.

From: Danielle Harris [<mailto:Danielle.Harris@dsdmip.qld.gov.au>]
Sent: Thursday, 12 November 2020 1:47 PM
To: mail@sdrc.qld.gov.au
Cc: DAAT <DAAT@dsdmip.qld.gov.au>
Subject: MacIntyre Wind Farm development application (2010-19348 SDA) - Seeking Third Party Advice

Good Afternoon,

ACCIONA Energy Australia Global Pty Ltd has lodged a development application with the State Assessment Referral Agency (SARA) to construct a Wind Farm (169 turbines) at Gore (Cunningham Highway), Cement Mills (Cunningham Highway/Hunters Hill Road) and Karara (Rabbit Fence Road) within the Southern Downs Regional Council, Goondiwindi Regional Council and Toowoomba Regional Council local government areas.

Under section 34 of the Development Assessment Rules (made under section 68 of the *Planning Act 2017*), SARA is seeking Third Party Advice from Southern Downs Regional Council on the proposed wind farm development.

SARA is seeking your consideration of the broad proposal and any comments or feedback that are considered relevant to the proposal.

ACCIONA Energy Australia Global Pty Ltd have submitted a suite of documents with the application. These documents can be viewed and downloaded from our Department's SARA decisions page, which includes applications currently under assessment - <https://planning.dsdmip.qld.gov.au/planning/better-development/the->

[development-assessment-process/the-states-role/sara-decisions](#). Search by using the application number – 2010-19438 SDA.

It would be appreciated if you could advise of any further information that you require by **Monday 23 November 2020**. This is the initial assessment for requesting additional information from the applicant to complete your final assessment.

Please contact me if you have any questions in relation to the application.

Kind Regards,
Danielle

Danielle Harris
Principal Planner
Development Assessment Division,
Planning Group
Queensland Treasury

P 07 3452 7654
Level 13, 1 William Street, Brisbane QLD
4000
GPO Box 611, Brisbane QLD 4001
www.dsdmip.qld.gov.au

LET'S CONNECT

This email and any attachments may contain confidential or privileged information and may be protected by copyright. You must not use or disclose them other than for the purposes for which they were supplied. The confidentiality and privilege attached to this message and attachment is not waived by reason of mistaken delivery to you. If you are not the intended recipient, you must not use, disclose, retain, forward or reproduce this message or any attachments. If you receive this message in error please notify the sender by return email or telephone, and destroy and delete all copies. The Department does not accept any responsibility for any loss or damage that may result from reliance on, or use of, any information contained in this email and/or attachments.

NOTICE: This email and any files transmitted with it are confidential and are intended solely for the use of the addressee. If you are not the intended recipient be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email and any file attachments is strictly prohibited. If you have received this email in error, please immediately notify us. You must destroy the original transmission and its content.



Southern Downs
REGIONAL COUNCIL

**Please address all
communications to:**

The Chief Executive Officer
Southern Downs
Regional Council
PO Box 26
Warwick Qld 4370

mail@sdrc.qld.gov.au
www.sdrc.qld.gov.au

abn 59 786 792 651

Warwick Office

64 Fitzroy Street
Warwick Qld 4370

Stanthorpe Office

61 Marsh Street
Stanthorpe Qld 4380

t **1300 MY SDRC**
(1300 697 372)

Our Ref: MB:MB\ Doc No. 3302773
Your Ref: 2010-19438 SDA

23 November 2020

Queensland Treasury
PO Box 611
BRISBANE QLD 4001

Attention: Danielle Harris

Dear Danielle

Third Party Advice – Proposed MacIntyre Wind Farm Development Application

Thank you for the opportunity to require further information as an Advice Agency.

It would be appreciated if the following matters could be addressed:

- Please provide a copy of the detailed over-dimensional route assessment (referenced in the *MacIntyre Wind Farm Project Traffic Impact Assessment*) that informs the proposed route through Warwick (Pratten and Aldred Streets).
- What is the intended approach for determining and managing the condition of Pratten and Aldred streets before, during and after the project?
- What is the intended approach for managing community expectations around the use of local government controlled roads as heavy vehicle routes?
- The *MacIntyre Wind Farm Project Traffic Impact Assessment* (GHD, October 2020) advises the expected AADT of heavy vehicles on Pratten and Aldred Streets as 14. It is presumed this is for the transport of over-dimensional loads. What time of day will these trips occur, and how will impacts on residents and the community be managed?

If you require further information or clarification please contact Council's Development Assessment Coordinator, Manus Basson on 1300 697 372.

Yours faithfully

Irrelevant information deleted in accordance with RTI Act

Manus Basson
Development Assessment Coordinator

From: [Mike Kaiser](#)
To: [Correspondence from DSDILGP](#)
Subject: FW: MacIntyre Wind Farm
Date: Thursday, 11 May 2023 12:28:35 PM

Hi Team

Register as per below. Thanks.

Director-General Correspondence Department of State Development, Infrastructure, Local Government and Planning	
Allocate to lead: Planning Input required from/Copy to:	
<u>Action required</u> <ol style="list-style-type: none">Response letterNo response necessary (NRN)Referral to:Dept for appropriate action (DFAA)Dept to call and resolveDot points	<u>Response timeframe</u> <ol style="list-style-type: none">5 days (Priority)10 days (Standard)15 days (Complex)Other:
<u>Response from (Template)</u> <ol style="list-style-type: none">Director-GeneralMinister (if statutory)Department	<u>Contact person in response</u> <ol style="list-style-type: none">Director-GeneralDepartmentOther:
<u>Briefing Note</u> <ol style="list-style-type: none">DecisionNotingIf Dept deems necessary	<u>Instructions</u> Relates to MC23/2200

From: Dave Burges <Dave.Burges@sdrc.qld.gov.au>
Sent: Thursday, 20 April 2023 1:47 PM
To: Paul Martyn (paul.martyn@epw.qld.gov.au) <paul.martyn@epw.qld.gov.au>; Mike Kaiser <Mike.Kaiser@dsdilgp.qld.gov.au>
Cc: Marion Seymour <Marion.Seymour@sdrc.qld.gov.au>; Vic Pennisi <Vic.Pennisi@sdrc.qld.gov.au>
Subject: MacIntyre Wind Farm

Directors General

As CEO of southern Downs Regional Council I'm reaching out for a bit of guidance and support. We are facing many challenges with Acciona and the windfarm construction and are acutely aware of containing any external issues, due to the energy plan and the government involvement.

Our Mayor, in conjunction with Mayor Springborg, have written to the Deputy Premier and we would welcome a call or a meeting to discuss.

Regards

Dave Burges

CHIEF EXECUTIVE OFFICER

Southern Downs Regional Council

t 1300 MY SDRC (1300 697 372)

m Irrelevant information dele

dave.burges@sdrc.qld.gov.au

www.sdrc.qld.gov.au



NOTICE: This email and any files transmitted with it are confidential and are intended solely for the use of the addressee. If you are not the intended recipient be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email and any file attachments is strictly prohibited. If you have received this email in error, please immediately notify us. You must destroy the original transmission and its content. * Any views expressed in this email transmission may represent those of the individual sender and may include information that has not been approved by Southern Downs Regional Council. The Council will not be responsible for any reliance upon personal views or information not approved by Southern Downs Regional Council. * WARNING: Computer viruses can be transmitted via email. Southern Downs Regional Council advises that this email and any attachments should be scanned to detect viruses and accepts no liability for loss or damage resulting from the use of any attached files.

NOTICE: This email and any files transmitted with it are confidential and are intended solely for the use of the addressee. If you are not the intended recipient be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email and any file attachments is strictly prohibited. If you have received this email in error, please immediately notify us. You must destroy the original transmission and its content.

19 April 2023



Hon Dr Steven Miles

Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and
Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure

1 William Street

BRISBANE QLD 4000

Email: deputy.premier@ministerial.qld.gov.au
katharine.wright@ministerial.qld.gov.au

Deputy Premier

We write on behalf of the Southern Downs Regional Council and Goondiwindi Regional Council to express our serious concerns relating to the MacIntyre Wind Farm project and the proposed Herries Range Wind Farm project. These wind farms will form one of the largest wind farm precincts in the World and are critical for the success of the State Government's renewable energy plan. This does however come at a very significant impost on our local communities.

Please find attached a brief summary of the issues we face.

We would request that we meet as soon as convenient to discuss these concerns and potential solutions to ensure that our local communities are not disadvantaged in the delivery of these critical infrastructure initiatives and that they provide real and meaningful, long term benefits to our regions.

Yours sincerely

Irrelevant information deleted in accordance with section 73(2) of the RTI Act.

Mayor Vic Pennisi
Southern Downs Regional Council

Irrelevant information deleted in accordance with section 73(2) of the RTI Act.

Hon Lawrence Springborg AM
Goondiwindi Regional Council

Irrelevant information

Attachments: Renewable Energy Discussion Paper

Cc Mike Kaiser
Director-General
Department of State Development, Infrastructure, Local Government & Planning
mike.kaiser@dsdilgp.qld.gov.au



Warwick Office 64 Fitzroy Street Warwick QLD 4370

Stanthorpe Office 61 Marsh Street Stanthorpe QLD 4380

Mail to: The CEO, Southern Downs Regional Council, PO Box 26 Warwick 4370

ABN 59 786 792 651



1300 MY SDRC (1300 697 372)



mail@sdrc.qld.gov.au



sdrc.qld.gov.au

Southern Downs online



MacIntyre Wind Farm

Introduction

Queensland is taking action and working towards an ambitious target of achieving zero net emissions by 2050. The State Government are supporting and building the resilience of regional economies and communities as we face the impacts of a changing climate, including more extreme weather events and a decarbonising global economy. Across all sectors of the economy, a range of government commitments, programs and initiatives are in place to support better outcomes for Queenslanders.

Queensland is accelerating towards its renewable energy targets and now boasts 50 large-scale renewable energy projects (operating, under construction or financially committed). This represents more than \$10 billion of investment, around 8,000 construction jobs, over 5,700 megawatts of clean energy and more than 13.8 million tonnes of avoided emissions each year.

Renewable investments will continue to increase as Queensland seeks to achieve a 2030 target of 50% of total energy demand provided through renewables.

As the number and scale of renewable projects grows, so does the impact they have upon local communities. Additionally, profits from many major renewable investments in Queensland will flow back to shareholders of multi-national organisations. There is a need to ensure that impacts are managed and that local communities benefit in the locations where renewable resources are being exploited.

To coordinate the large increase in investment in renewables, the Queensland Government has committed to establishment of the Northern, Central and Southern Renewable Energy Zones. A primary objective of the QREZ is to ensure that “real and lasting benefits are delivered for regional host communities”; however there has been no detail provided or substantial engagement with Councils as to how this is to occur.

In Queensland there are well-established approval processes enshrined in legislation which govern the non-renewable resource sector. *The Strong and Sustainable Resource Communities Act* (2017) applies to all resource projects for which an environmental impact statement is required, or that hold an environmental authority and have 100 or more workers. It is a requirement that a Social Impact Assessment be completed in accordance with the statutory Social Impact Assessment Guideline (2018). This includes submittal of a Social Impact Management Plan which details the commitments the proponent makes to regional communities. This provides a statutory mechanism for Local Governments to negotiate with project proponents the specific commitments they make to ensuring local communities benefit.

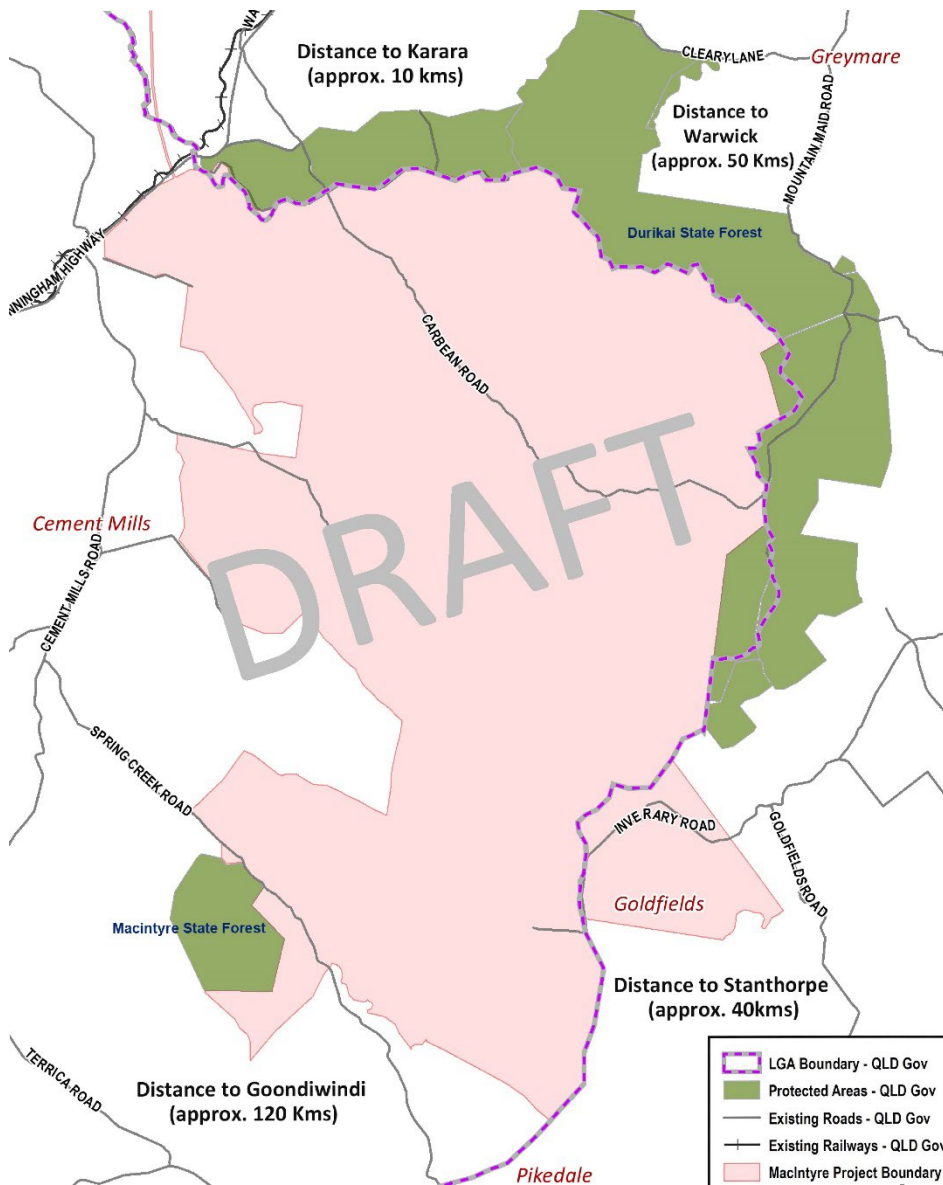
Unfortunately there are no similar processes and beneficial community outcomes for renewable energy projects.

Of particular interest to Goondiwindi Regional Council (GRC) and Southern Downs Regional Council (SDRC) is the Acciona project currently under construction near Karara. With a total investment of AU\$1.96 billion, the 1,026MW MacIntyre Wind Farm Precinct will be ACCIONA's biggest renewable energy facility and one of the largest onshore wind farms in the world. Developed in partnership with CleanCo, the Queensland Government's newest renewable energy generator, the wind farm is expected to be operational in 2024/2025.

Further to the project currently under construction is the \$2 billion, 180-turbine Herries Range Wind Farm will be built within the MacIntyre Wind Precinct. This will take the precinct's total generation capacity to more than 2,000MW (2GW) and the total investment in this Queensland wind precinct to \$4 billion.

There are several issues of concern to both Councils regarding the planning, approval, impact and ongoing operations of this project. We feel it is important to raise these concerns now, particularly with a second large wind farm now in preliminary planning stages.

These concerns are outlined in subsequent sections to this report.



Consultation:

The project is aligned with the Queensland Government's plans for achieving climate change targets and reduction in carbon emissions however, the Councils were not formally consulted during the approvals process whereby Councils could have had an opportunity to place conditions on the development approval. While this is a significant infrastructure project for our region, both Councils would have liked to have been afforded an opportunity to have legitimate input regarding the benefits and impacts on our communities.

Impacts:

The impacts of large scale renewable energy projects such as the MacIntyre Wind Farm are many and varied and include:

ROADS

- Many roads in the region are negatively impacted on including supply chain routes, haulage routes, access to water for construction activities and employee commuter routes.
- There has been no meaningful Traffic Impact Assessment as part of an EIS.
- There are 2nd and 3rd party impacts which Councils have almost no control over such as the connection to the power grid and all the works required to get access to property between the transmission lines and the development.
- There is no clear conflict resolution process with Council receiving most complaints from adjoining residents on roads and drainage matters.
- Supply chains costs and contractor and material availability have been severely constrained with an example being a gravel supplier to Council advising they couldn't provide materials to SDRC because of contracts with Acciona.
- There is evidence of "rat running" of worker and supply chain routes on the local roads between state assets.
- There will be an accelerated consumption of road asset life of our infrastructure that is not compensated for. Presently the ratepayers have to fund all the make up and make good.

SUPPLY CHAINS

- Supply chains costs and contractor and material availability have been severely constrained with an example being a major gravel supplier to Council advising they couldn't provide materials to SDRC because of contracts with Acciona.

HOUSING

- The MacIntyre Wind Farm project has undoubtedly exacerbated the housing shortage and housing affordability, particularly in Warwick, Stanthorpe and Inglewood. Anecdotal evidence supports a doubling of rental prices in Warwick and Inglewood.

DISASTER MANAGEMENT / EMERGENCY SERVICES

- Councils have concerns relating to disaster management during and post construction, particularly in relation to fire fighting. Rural Fire Services are already stretched to the limit and fires generated on site through wind farm activities or infrastructure need to be addressed.
- Alongside the fire-fighting there is all the suite of emergency services being impacted by additional demands as part of the workforce spike in population.

SITE REHABILITATION

- There appears to be no clear planning process for the removal or replacement of the large number of wind turbines, and associated infrastructure, once the turbines reach end of life. Our Councils would appreciate advice on the proposals for this infrastructure at end of life, which we understand to be approximately 30 years. This is a huge concern for both Councils given the current and future waste capacity concerns for the region.

SOCIAL ISSUES

- Projects of this nature and complexity can introduce or exacerbate significant social issues such as drug use, anti-social behaviour and crime.

In summary, the construction phase of the MacIntyre Wind Farm project has conversely placed a very significant burden on some sectors of our communities and the two impacted LGAs by way of:

- Exacerbating labour and skills shortages;
- Driving up supply chain costs;
- Negatively impacting on supply chain availability;
- Negatively impacting on housing availability; and
- Negatively impacting on housing and rental affordability.

As well as these negative impacts there appears to be little benefit from the project in terms training and skills development in the region.

These issues need to be addressed by Councils being involved in the approval process. There needs to be a statutory referral role for local government as we contribute the last mile infrastructure to allow the projects to be successful and be built.

Benefits:

The project will undoubtedly provide a contribution to green energy provision to the electricity grid however the long term benefits to local communities is minimal by comparison to other resource industry developments, which appear to have encompassed a moral and financial commitment to the communities affected by the resource activities. The construction phase has provided an economic boost to some sectors of our local economies however the economic benefits are uncertain post completion.

Our understanding is that once operational, this infrastructure will require a relatively small workforce for maintenance which will most likely be based in larger metropolitan areas such as Brisbane or Toowoomba. The project will have little or no future employment opportunities for our Council areas.

Comparisons:

Whilst Councils do not have comparative data for similar projects, there has been some comparison of the requirements of this project compared to the Inland Rail project, which also affects the Goondiwindi Regional Council LGA. Comparisons include:

- Council had input through individual consultation as well as the EIS process prior to the project commencing.
- The Inland Rail project seems to have significant requirements placed upon it in terms of the information required for their submission and possible approval whereas the MacIntyre Wind Farm project appears to have had very minimal requirements.
- Inland Rail has large restrictions on clearing and we understand needs to procure large offsets for their project whereas the MacIntyre Wind Farm project and associated transmission lines don't seem to have the same requirement.
- Inland Rail will provide a large ongoing direct benefit to the Goondiwindi Region whereas the MacIntyre Wind Farm project at this stage appears as though it will provide minimal sustainable benefits.
- We are now hearing of restrictions being placed on landholders hosting the MacIntyre Wind Farm project that were not discussed up front whereas Inland Rail is working with landholders up front to find mutually agreeable solutions.

Immediate concerns

Councils will receive additional rates revenue from the development however the ability to impose rates is delayed until the project is complete. It is suggested a retrospective methodology for significant contributions to local economies be considered from the commencement of the project given the project's material impact upon communities from inception to practical completion.

Discussions with representatives of Acciona indicates there will be very little ongoing contributions to community infrastructure or projects unlike developers in the resource sector. Perhaps approval of large renewable energy projects and subsequent stages of the wind farm project could mandate the negotiation of a local government infrastructure agreement with a legitimate head of power. An annual contribution of a percentage of the forecasted nett profit generated could be the basis for such agreements; Goondiwindi Regional Council recommendation is 1% of revenue gained. Alternatively, similar arrangements to that of royalties for the regions scheme albeit more targeted to directly affected Councils.

Overall, the impacts of wind farms on the local governments depend on a range of factors, including the location of the wind farm, the size of the turbines, and the community's attitude towards renewable energy. Therefore, it is important for local governments to have legitimate role in the approval of such developments.

Desired Outcomes

- That a percentage of the value of the generated product to go towards affected LGs from commencement of operations
- That the MacIntyre Wind Farm project owner contribute significantly to critical community infrastructure in the region as identified by Council in accordance with their Corporate Plan and Long Term Financial Plan as a matter of urgency

For example housing projects, telecommunication infrastructure, community facilities.

- That the Herries Range Wind Farm project owner contribute significantly to critical community infrastructure in the region as identified by Council in accordance with their Corporate Plan and Long Term Financial Plan as part of the State Government approval processes
- That affected LGs to be involved in conditioning approvals for proposed projects
- That rural firefighting capability be provided on-site