

TO : The State Planning Commission – Renewable Energy Code Consultation

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**Comments on Wind farm policies - Policy should be amended to:**

**Policy**

The Rural Zone in Phase Two (Regional) and Phase Three (Urban) codes should **NOT explicitly anticipate** the development of wind farms. Population density and microclimate impacts on agricultural production<sup>1</sup> dictate that few appropriate sites for wind farms remain available in the settled areas within Goyder's Line in SA. Additional wind farms are discouraged in the Mid North District of the NYNRM due to cumulative impacts on the landscape, local microclimate and declining raptor populations.

Wind farms in the Regional and Urban Zones will be assessed as Restricted and will be approved only if the proposal meets: setback; community acceptance; biodiversity; agricultural production; noise and visual amenity criteria.

Visual Amenity Assessment is to be reinstated as a valid criteria for the impacts as per the NSW wind farms visual assessment bulletin<sup>2</sup> to protect the amenity of the neighbouring community.

**Setbacks to rural dwellings, property lines and public roads:**

Rural dwellings and Township dwellings will each be afforded the same visual amenity and noise amenity rights to avoid discrimination against rural residents living in inherently quiet noise amenity areas with natural landscape views. Reason: to protect the noise amenity, sleep and visual amenity of all South Australian residents.

A **3.5** kilometre<sup>3</sup> wind turbine setback will apply for all non-involved dwellings, measured from the closest point of the turbine (blade tip) plus ten metres per additional metre of turbine height above a tower height of 150 metres.

"Topple height" setback - Turbines must be setback from property lines, public places and roads a distance not less than 150% of the total turbine height to ensure public safety and avoid "oversailing" adjacent areas.

**Agency Referrals**

EPA, Department of Water and Environment (DEW), Native Vegetation Council (NVC) and Regional Landscape Board agency responses are taken as "DIRECTION" instead of "regard" to ensure that wind farms are sited appropriately, and rigorous noise and biodiversity conditions are incorporated into the conditions of consent for wind farm developments. DEW and NVC to have oversight for audits of relevant pre and post construction environmental /ecological/ biodiversity compliance reports and ongoing monitoring. Compliance reports and audits are to be publicly documents available on line on the DPTI website.

**Planning Authority / Assessment pathway**

State Commission Assessment Panel for Restricted (Regional and Urban)  
Performance Assessment on Remote Areas land.

"Restricted" in: Rural Zone; areas with significant biodiversity assets (on public and private lands); High value Agricultural lands; Significant Landscape Protection Overlay; and Character Preservation Districts Overlay.

**Public notification**

All wind farms will require public notification. Additional notification and Third Party appeal rights will apply for all wind farm Assessments in the Regional and Urban Areas.

<sup>1</sup> Katurji, M 2018. Physical basis of the effect of wind farms on downstream atmospheric conditions. Report for the Hansborough and Districts Residents Group. Submitted to SCAP. 2019

<sup>2</sup> <https://www.planning.nsw.gov.au/-/media/Files/DPE/Bulletins-and-Community-Updates/wind-energy-visual-assessment-bulletin-2016-12.pdf>

<sup>3</sup> Hansen, K 2019. Submission #45 to the State Planning Commission Productive Economy Consultation