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Nundle. NSW 2340

IPC Submission February 2024

My family own Wombramurra Station which is approximately 12,000 acres in the Head of the Peel Valley located at 504 Head of Peel Road NAD 33. As part of my family's succession plan I am keen to take on a section of our property that is approximately 940ha on a separate title located in the south western corner of our property Wombramurra Station. This section was originally owed by my grandfather and thus has special significance to me.

There is a Preliminary DA approved on this portion of land and I have chosen a house site to maximise the views and unique location. The dwelling location will be within 2 km of a number of turbines with the closest turbines WGT 6 and WGT12. No visual or noise assessments have been carried out from this location and I would like to draw attention the

DPE Assessment Recommendations to IPC section 119

*As discussed earlier, although there is the possibility of future dwellings (subject to approvals processes), these warrant a lower weighting due to their uncertain nature and the ability for them to be designed, sited and oriented to avoid or reduce impacts.*

Also Section 120.

*the potential future dwelling locations could be located beyond 2 km of turbines and oriented away from the project to minimise visual impacts and in locations where the noise criteria could be met.*

I object to these statements as the project does not have approval and we should not be restricted to build on sites that do not add maximum value and enjoyment of our land.

This section of our property borders the development footprint of the proposed wind farm and the proposed Western Connector track is located very close to our boundary and I have concerns regarding construction of this structure and how it will impact our property due to the lack of engineering related to constructability of a track to transport Over Size over Mass vehicles in this type of terrain. Tamworth Regional council have illustrated the difficulty of construction and specialist engineering required and this has highlighted my concerns. Construction has the potential to result in large areas of erosion as so much of the design, engineering and details of construction of these internal access roads have not been undertaken. The impacts including increased erosion, diversion of water flows, dust, noise and visual impacts on adjoining non associated landholders such as my family could be enormous. I also request the commissioners refer to the Report provided by the DPE commissioned by David Piccolo especially appendix B which is an indication of the engineering required to construct turbines in area of greater than 30% slope noting.

17 of the 64 WTGs (i.e. 27%) occur in terrain with existing slope greater than 20% and 5 of the 64 WTGs (i.e. 8%) occur in terrain steeper than 30%.

WTG6 and WTG12 are two such turbines and are close to the boundary of our property especially WGT 6 which is located within 81m and has very limited ability to be micro sited both these turbines should be removed from the project.

The report prepared by David Piccolo also states 30 % of access tracks are located in areas of >30% slope and this includes almost half the proposed transverse track. The consequence of engineering to manage this will result in high visual impacts that will permanently scar the ridgeline and have not been assessed as part of this project. The IPC commissioners need to take this into account and I understand they have seen some of these areas on their site visits. They also need look carefully at the presentations and submission by Greg Chapman and Rob

Banks regarding the impacts of attempting to engineer these structures on this particular ridgeline.

The Department of Planning and Environment advised removal of turbines 9-11 and 53-63 due to visual impact of multiple non associated dwellings the approved Preliminary Developments Applications (PDA) on our property adds weight to these recommendations. As part of any development consent visual and noise studies need to be carried out from these PDA locations and measures taken to reduce or prevent any identified impacts.

The biodiversity studies undertaken by the proponent were completed in years of very low rainfall and are not an accurate account of potential impacts. The neighbouring Ben Hall Nature Reserve and Crawney National Park are areas of enormous environmental value and biodiversity importance and should be preserved and nurtured for generations to come. Being of the millennial generation climate change and preservation of threatened and endangered species are high on my list of priorities and biodiversity offsets as suggested by the DPE for this project are not suitable as there are no areas that could replace the ridgeline associated with the Hills of Gold Project and neighbouring locations. Once disturbed they will be lost for ever. I support the DPE recommendation to remove Turbine 42 and would request turbines 39,40,42 and 43 are also removed to protect Ben Halls Nature Reserve.

This project should not be approved as it is **not** located in a Renewable Energy Zone and approval would undermine confidence for rural communities in the process and policies government are putting in place in relation to the roll out of renewable project to meet clean energy targets. This project also lacks social license as it has been clearly demonstrated on more than 3 occasions, local majority do not support this project. A Multinational overseas based company should not be allowed to threaten sensitive environments in Australia. The question remains when is green energy truly green? I request the commissions reject this project.

