

From Cody Savage, DAD_01, NAD_67

To whom it may concern

I would like to start by stating that I object to the Hills of Gold wind farm and have previously submitted objections, although I did not elaborate. This time I will have to, now that I am aware of the Applicant's sentiment that rules and regulations should be thrown out the window when they stand in the way of corporate profits. Their accusations that the DA for a new dwelling (now DAD_01) by my mother were merely the act of a vexatious neighbour are baseless and dangerous when it comes to property rights.

This is our side of the story:

Glen Rai was a soldier settlement together with two other farms further below, Glen Barnard and Glen Almond. All three were accessed from Shearers Road, but Glen Rai doesn't have a legal access from there, it was probably just a neighbourly agreement.

The first house on Glen Rai was a very rough timber slab hut located on the low portion of lot 46, near the north eastern corner. The remnants of it are still there in the paddock. At that time this corner was the "front" of the property and lot 47 was the "back block".

A better house was built some time in early 1900, a bit higher on the property and in a more central location as lot 47 was also being developed for pasture. Possibly also to get away from the always boggy lower paddock. This second house is the existing dwelling on lot 46, NAD_67.

Some time in the 60s or 70s Nundle Shire council constructed Morrisons Gap road and extended it to the north western corner of Glen Rai. I am not sure if the old verbal access from Shearers Road was terminated or abandoned, but basically the property was now accessed from a different side.

This is how the 3 km long terrible driveway (which Commissioners got to experience) came to exist, and why the house is located at the back of the property, instead of near the front gate where one would expect it to be.

I grew up on Glen Rai and have vivid memories of flying up that driveway on my motorbike in the snow at 5:30 am to catch the school bus on Morrisons Gap road. It was all too much and I was eventually shipped off to boarding school.

Hopefully this also explains why my mother wanted to build a new house at the top, closer to the front gate, and why she sought clarification from Nundle council about its permissibility a long time ago.

Mum received inheritance in April 2018 and submitted her DA application for the new house in August 2018.

She has included following reasons in her DA application:

- Much shorter driveway (200-300 meters instead of 3 km, it's a big job to cut broken trees of it after a storm or snow, and she wasn't getting any younger)
- Mobile reception (there is none at the existing dwelling)
- Security (with the existing house all the way at the bottom of the property she once discovered a hunter camping on her land for two days before he was detected)
- New insulated, low maintenance, comfortable house.
- Safety (if something happened, it was easier to get to her)

Following initial DA rejection and after changing the proposed house site three times to make it compliant, she received a CDC for the proposed dwelling (DAD_01) on the 11th of November 2020 and **prior** to the Hills of Gold wind farm submitting their DA application.

The Applicant's claims that she never intended to build the house, that there is no material change to the site and the dwelling is unlikely to eventuate is complete nonsense. They know very well that she passed away some time ago now and nothing can be done until probate is sorted.

I intend to build the house but with a bigger footprint to what has been approved. It will take some time to do the amendments.

VOLUNTARY LAND ACQUISITION

This is not applicable to Glen Rai because such acquisition would not be voluntary in the first place. I had a look at the Rye Park case with R38 residence. The owner indicated that they are open to the idea of selling because they were either worried about the residual impacts following mitigation, or the sale of the property itself was an acceptable mitigation measure. In the case of Glen Rai, I have no intention to sell. If turbines from 53 to 63 are removed as recommended, I find this to be a satisfactory mitigation of the impacts to DAD_01.

However there are additional unmitigated impacts to NAD_67. I am asking for the deletion of turbines from 64 to 70 to preserve the northern views from the verandah. There are no other views that can be enjoyed from the house, they planted the orchard in the wrong spot.

Additionally, there is a large complex proposed on the neighbour's airstrip paddock some 500-600m south from DAD_01. This needs to be relocated elsewhere within the project. My mother previously raised the concerns about the location of this complex and the noise and

light pollution it will generate. Engie is relying on the trees along the boundary of Glen Rai to screen this complex. Firstly, the screening is not sufficient as the trees are tall and the canopies are high and the complex will be seen between the trees. Secondly, my mother previously indicated that a lot of these trees will be lost during the boundary fence relocation, which is a result of the boundary dispute with the neighbour and his assertion that the whole fence is to be realigned. These fencing works have now begun with a new section in the north west corner already in place, and the rest of the boundary is being cleared of blackberries and dead timber first, before a consultation with Crown Lands as to which live trees can be taken down.

All of this my mother previously communicated to the assessing officer of the department. Sometimes you wonder where the information goes, as clearly no action is being taken. All components of the wind farm need to be assessed for visual impacts, and removed/relocated if visible in close proximity and impair the views from the dwelling.

I also wanted to raise the issue of the legal access to lot 46. The Crown road which runs along the boundary of lot 210 (trout farm) and my lot 47 needs to be preserved and remain accessible. I am not sure if the wind farm infrastructure and access tracks are interfering with this road or trespass on this road.

Can commissioners please apply relevant conditions to make sure this road remains usable into the future for the benefit of lot 46.

My mother previously wrote a letter to the assessing officer at the department of planning raising similar concerns. She always thought she may sell off lot 46 as a stand alone property and I think along those lines too. If it becomes a separate property, it needs its own access. I have attached her letter as an appendix, a lot of other issues she raised **are still not addressed two years later**, including the wind farm work site complex in close proximity.

To round this up, as a past and hopefully the future resident of Hanging Rock, I am asking you to carefully consider and balance the impacts of this proposed wind farm on the locality. It's clear to everyone that this project is not commercial. I may potentially have an unbuilt wind farm as a neighbour in perpetuity. I am probably not the only neighbour in this situation.

It's best not to advance projects that don't tick all the boxes and set the neighbouring communities free. Please reject the Hills of Gold wind farm.

Kind regards
Cody Savage