

My Family own and live on [REDACTED] Peel Road Nundle NAD 33

As shown below we will be severely impacted visually by this project and support the removal of turbines 53-63 and 9-11 as recommended by the DPE. Our existing dwelling is 5.5 km from the nearest turbines however we also have 2 houses on site awaiting final DA approval both of which will be within 5 km of the nearest turbine. We also have 2 approval Preliminary Building entitlements for other 2 other blocks in our property both which meet the current tamworth Regional Council LEP. Due to our property being 12,000acres we also have potential for another two dwellings and as the current LEP is under review this may increase.

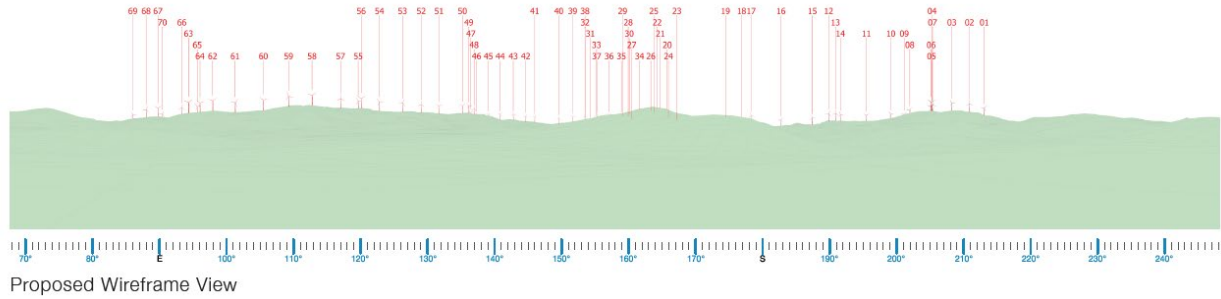
The visual impact from the two PDA sites is significant not only in relation to the turbines within 2km however also due to the close proximity of the transverse track and Western Connector route. We also request as a minimum WTG 6 12 39 and 40 are also removed. WTG 6 is with in 81 m of our boundary and on a >30% slope and WTG is on a >30 % slope both creating significant cut and fill exposing these areas to significant erosion potential. Being very close to our boundary this has potential negative effects on our property that have not been assessed and there is not a risk mitigation process in place. WGT 40 and 39 are also in close proximity to Ben Halls Nature Reserve and need to be removed

NAD 33	5.62 km	WP 63	VIZ2	Level 2	<p>LVIA description at Appendix E 23 photomontage 21.</p> <p>Views of up to 70 turbines may be possible around the property and on parts of the property along the Head of the Peel Road. Two additional Dwelling Entitlements similarly affected are attached to this property. Refer Section 18.1.1 Crawney Valley Entitlements. The VIZ2 performance objective threshold for multiple wind turbine effects will be exceeded at each of these 3 locations. Some existing screening is adjacent east and south of the dwelling, at least 30 turbines are likely to remain visible at the residence and curtilage. The LVIA Appendix E23 notes that parts of the turbine string will be a dominant feature on the ridgeline. Existing screening will screen some turbines from view however the screen is not continuous and will result in varying visibility from the curtilage of the residence. Supplementary screening can reduce the impacts however will also result in an extensive reduction of the views of the ridgeline to the east and south.</p>
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The proponent has been unable to provide us or any other non associated dwelling with photo montages of night lighting and I feel this has been totally under estimated.

Please see photomontage and wireframe 21 Head of Peel pge 6-9 major projects planning portal.

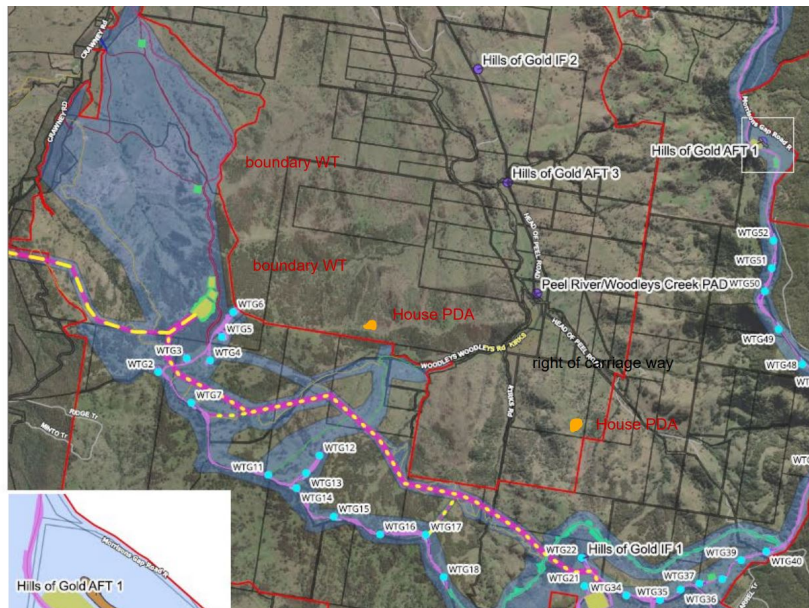
Photomontage 21



There is not identified access to this project and this should be a requirement prior approval. Other wise this project potentially will become a paper project hanging over the community for years to come. I draw the commissioners’ attention to use of Head of Peel Road as an emergency access and request this is withdrawn and not included in the approval of this project. Kirks Road is a right of carriage way granted for agricultural purposes and not for use for any service or construction vehicles associated with this project.

I question the three roads included in the project footprint off the Crawney Road access and also question the large amount of area included in the project footprint in this locality. As there is no information in the proponent’s documents on the carpark area proposed in Nundle is this are in question being possibly use to build donga village style accommodation that will house project workers taking away any economic benefits that could flow to Nundle.

- Development Corridor
 - Project Infrastructure - Revised for Removed Turbines
 - Site Access Tracks
 - Turbine Hardstands
 - Logging Track/Fire Track
 - Permanent Ancillary
 - Permanent Roads
 - Transmission Line Hardstands
 - Transport Hardstands
 - Access Tracks - Temporary
 - Blade Laydowns - Temporary
 - Ancillary Infrastructure - Temporary
 - Transmission Line Easement - Temporary
 - Transport Swept Path - Temporary
 - Transverse Track Cut and Fill - Temporary
 - Infrastructure Civil Works - Temporary
 - Western Access Civil Works - Temporary
 - Transmission Line 330kV
 - Transmission Line 33kV
 - Existing Infrastructure
 - Main Roads
 - Arterial road
 - Other road
 - Cadastral
 - Archaeological Sites
 - Archaeological Sites
 - Archaeological Site Impact Areas
- Date: 08/08/2023
CRS: GDA94 / MGA zone 56



The Proponent has provided misleading information to the community including neighbourhood agreements that lack detail and clarity therefore are not signable. We will not be signing a

neighbourhood agreement with the proponent and seek risk assessment and risk mitigation to protect us and our business from this project. I question the constructability of this project due to all the specialised engineering required and the destruction to a very sensitive environment will be immensely disturbed to achieve a safe project for the community and workers on site.

This Project should not be approved on policy grounds

Our Parliament and the State's planning authorities are already well aware of the community outrage caused by poorly considered and inappropriately sited Renewable Energy (**RE**) projects.

This is such a project.

The establishment and delineation of **specific RE zones** is a welcome step in addressing the harm which badly planned RE projects have caused and are still causing to the roll out of policies designed to reduce our carbon footprint.

In this case the IPC must ask itself: what purpose does a designated RE Zone serve if RE projects are supported outside those Zones by the very authorities which have created them?

RE Projects that are proposed to be developed **outside** clearly designated RE zones, as here, produce at least 3 unwelcome consequences:

- They squander community goodwill and perpetuate outrage.
- They create precedents which undermine the message of government that it listens to, and responds appropriately to, communities that are called upon to bear the brunt of the sometimes very intrusive infrastructure needed to reduce carbon emissions for a wider benefit.
- They endanger the trust which we all place in orderly planning and development in NSW as administered by bodies including the IPC.

RE projects which seek consent outside RE Zones do not warrant the support or encouragement of our planning authorities.

What if the IPC nonetheless considers that this Project should be approved outside the New England REZ?

While we are opposed to this project for the reasons already submitted and repeated here today, if the IPC is nonetheless minded to grant project approval, it should only do so on the basis that it is conditioned as follows:

Deferred commencement condition

1. Consent for the project shall not operate unless and until the applicant for consent has demonstrated that it has binding agreements in place for all access routes traversing any private land, including private roads, to and from the project site for the construction, operation and maintenance of the project works.

Operative conditions

2. If any works are carried out by or on behalf of the consent holder which result in, or are likely to result in, any of the impacts listed below on or which affect land adjoining the project site, the consent holder must take immediate steps to avoid or mitigate those impacts; rehabilitate, repair or remediate the land so affected; and/or compensate the affected land owners where avoidance, mitigation or other measures are inadequate:
 - a. intrusive noise at any dwelling house;
 - b. excessive dust;
 - c. loss of access to upstream water;
 - d. soil erosion;
 - e. weed infestation;
 - f. fires of any kind;
 - g. stock disease transmission;
 - h. breaches of any Biosecurity Protection Plans; and/or
 - i. damage to any property improvements.
3. Where any land neighbouring the project development site has dwellings (or approved dwelling sites) located on it and the construction, operation or maintenance of the approved project works causes any adverse amenity impacts and/or results in a diminution in the

value of that land by more than 20% as assessed by a registered valuer, the holder of the approval for the project shall comply with any request by that affected landowner for acquisition of that neighbouring land conformably with the Voluntary Land Acquisition Process¹ under the State Government's "Voluntary Land Acquisition and Mitigation Policy."

¹ [Voluntary Land Acquisition and Mitigation Policy \(nsw.gov.au\)](http://nsw.gov.au)