

**From:** [REDACTED]  
**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** Hills of Gold Wind Farm SSD-9679  
**Date:** Sunday, 11 February 2024 8:57:28 PM  
**Attachments:** [IPC Submission HOG Wind Farm.pdf](#)

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To Independent Planning Commission

Please see attached letter from National Party Nundle Branch Chairperson regarding Hills of Gold Windfarm.

Yours sincerely,

Teresa Eather  
Secretary  
National Party of Australia, Nundle Branch

To the Independent Planning Commission,

via email: [ipcn@ipcn.nsw.gov.au](mailto:ipcn@ipcn.nsw.gov.au)

I am a representative for the National Party of Australia Nundle Branch and I am writing a submission on behalf of the branch expressing the concerns of party members and voting constituents of the Nundle district.

As representatives of political parties, we have a duty to represent the concerns of the communities in which we live, work and play. We also have a duty to represent those communities during events that significantly change the environment in which we live in.

As party branch chairperson, I have spoken to a number of members, landholders, businesses and residents of the Nundle district. The following are the areas on concern regarding the proposed 47 turbines wind farm development:

- Reduction in aerial fire fighting capacity, vermin control and fertiliser dispersal
- Transport route access through the village and maintenance of rural roads
- Proposed wind farm travel routes have B/Double trucking restrictions not suitable for heavy transport
- Accessibility of emergency services during construction times
- Extensive division within the community
- Lack of acknowledgement by proponent of community concerns
- Visual erosion of the "Hills of Gold"
- Biodiversity risks associated with the developer and major land host holder
- Decommissioning risks to the community and lack of bond requirements

One of the main topics of concern is the possibility of compulsory land acquisitions, mainly regarding transmission lines. Government power transmission assets would have legal recourse over compulsory land acquisitions, however the process of consultation with communities has been lacking and serious levels of trust with all levels of Government and developers is rapidly diminishing.

The extract below from the DPE assessment report highlights unacceptable behaviour by a foreign entity that should promote serious levels of concern for all Australian asset owners. Compulsory land acquisition for a foreign private company, a entity already receiving excessive Government funding at tax payers expense requesting additional assistance from government bodies is extremely concerning.

108. The Applicant has now requested the Department provide a condition allowing the voluntary land acquisition of the DAD 01 property. The Department notes that in NSW, all levels of government (including state-owned corporations) can acquire privately owned land for a public purpose. Separately, the NSW Government has published a *Voluntary Land Acquisition and Mitigation Policy* which applies to extractive industry developments and provides for a consent authority to condition voluntary acquisition rights through a development consent, but only as a mitigation of last resort.
109. In considering the Applicant's request for land acquisition rights, the Department considers this is unwarranted for the following reasons:
- Firstly, while the project as proposed would contribute towards the significant transition of the grid needed to achieve NSW Government targets of reducing emissions by 70% below 2005 levels by 2035, removing 11 turbines would not jeopardise this transition.
  - Secondly, whereas the design and layout of a mine or quarry depends on the location of the mineral resource of interest, the same does not apply strictly to wind farm developments. There are a significant number of wind farm projects proposed, with over 20,000 MW nameplate capacity in the planning assessment pipeline in NSW.
  - Finally, beyond attempting to negotiate a neighbour agreement with the landowner, the Applicant has made no attempt to identify alternative layouts that reduce impacts to DAD01.

*\*Hills of Gold Wind Farm (SSD9679) State Development Assessment Report December 2023 pg 33.*

Another topic of concern is the lack of acknowledgement of the overwhelming objection of the project by the community. Despite all government bodies and the proponent failing to recognise this fact, a petition was collected by the party secretary over a two-year period (2018 – 2020) and lodged in November 2020 with New South Wales State Parliament by Kevin Anderson MP.

Results:

447 registered voters of the Nundle / Hanging Rock district

324 objections to the development by Nundle / Hanging Rock district residents

This represents 72.5% of the community objecting to the wind farm development, this does not include the extensive list of neutral parties.

I ask that the Independent Planning Commission to think of the community when considering the Hill of Gold Wind Farm Proposal.

Yours sincerely,



Mark Eather  
Chairperson  
National Party of Australia, Nundle Branch