

*Hills of Gold wind farm*

*Public meeting 1st of*

*February 2024*

Hello everyone

my name is Alena

*Alena Lavrushkina*

Slide 2

*Lot 13 Morrisons Gap Road*

My husband and I own a property on Morrisons Gap road, lot 13, which was excluded from the visual assessments.

Our lot has a dwelling entitlement, existing driveway and an excellent house site.

I have alerted the Department as soon as I became aware of the issue, hoping to be included, but have received a one sentence replay "Thank you for the update on your situation. We will take this into consideration as a part of our assessment"

They didn't. They have inserted two sentences in the report at paragraph 111 stating that the entire lot is outside 2 kms and therefore classed as VIZ2.

I have emailed Engie and Someva multiple times asking for more data. I have asked for wireframe. We don't know how many turbines will we see, or how intrusive they will be in the landscape.

Our whole lot, not counting the skinny section, is between 2.3 and 2.7 kms from the nearest turbine and only 1600 meters from the construction yard at the entrance to the project site.

The department has previously requested addition information in relation to the lots with dwelling entitlements and the Applicant supplied this information in March 2022.

They have assessed 20 lots with dwelling entitlements, wholly or partially within the 3 kms of the project, and only excluded one lot, ours.

I have it in writing from the previous owners, that the Applicant has been aware of our property since May 2020, so the exclusion is deliberate.

Next slide please (3)

This map is all I have, and knowing approximately where our block is I think we are shaded orange and red.

So we have a choice of high visual impact from the lower part of the block or very high visual impact from the higher part.

In the second sentence of their bandaid measure the Department stated "the dwelling could be oriented with primary views away from the project"

We don't have views in any other direction, the view to the South West is our only view.

Every property on Morrisons Gap has views in the same direction, towards the project.

Our view is provided by the power line corridor clearing and the sloping terrain towards the Project.

Next slide please (4)

Hanging Rock is an incredible location with cool climate and lush vegetation

Our block is the best one in the subdivision and the last undeveloped lot.

We have the highest elevation,

the best views to Ben Halls Nature Reserve

and the most amount of useful land, gently sloping towards the wind farm..  
unfortunately

Hanging Rock is a very tight market with many properties changing hands privately, within the circle of family or friends.

Last time a lifestyle acreage block on Morrisons Gap road was listed on the open market was 8 years ago.

This particular block I have first tried to purchase 3 years ago. One has to be very patient if they want to secure their own slice of paradise.

Next slide please (5)

The view you have just seen, was dismissed by the Department as insignificant because we are VIZ 2.

The vegetation screening is not a suitable measure within the power line corridor and

the Bush Fire Consultant advice stated that 45 meter Asset Protection Zone to the West and South will be required.

We have four turbines inside the black line and we may potentially see the rest of the project

The last 7 turbines on Morrisons Gap road are the most impactful. They are the closest

The proposed removal of the 11 turbines further down Morrisons Gap relieves some impact, but not from the most immediate turbines.

We are asking the Department to remove 64 to 70 turbines to relieve visual impacts to us and others.

Next slide please (6)

With the introduction of the new 7 star rating energy efficiency the orientation of the house is hardly negotiable.

In the subalpine climate we will be required to have unshaded windows on the Northern side for solar gain, which means the only suitable location for the all weather undercover veranda is on the Southern side, where the views are, and the where the wind farm is.

The constraints of the dwelling orientation have been communicated to the Applicant and the Department and ignored by both.

Next slide please (7)

## TRANSPORT SECTION

Next slide please (8)

We are not sure which way the OSOM vehicles are coming.

There are three seemingly opposing options just in one document, the Department's Assessment report.

Next slide please (9)

A fourth option is offered by the Department via the map, by remarking all components to proceed to Hanging Rock

Next slide please (10)

Rex Andrews most up to date assessment has its own version where he is proposing for general traffic, heavy vehicles, possibly hubs to proceed via Hanging Rock.

Next slide please (11)

We have some clarity that the blades are coming down the Crawney road, but it's not clear about the rest of the components, especially if the Recommended Instrument of Consent is adopted as proposed.

Next slide please (12)

The Instrument of Consent appear to be giving the Applicant an open licence to proceed as they please.

Since the last Project amendment and exhibition, we believed that all OSOM vehicles are going down Crawney road, but now Barry Road and Morrisons Gap road option is suddenly back on the table.

The conversation is now about heavy vehicles with or without escort, lumped together, and broken into two groups by height.

I am asking the Commission to remove the option of large turbine components proceeding down Morrisons Gap road, anything that is

Over Size Over Mass should not proceed. The Bi Directional movement of trucks should not be allowed.

Next slide please (13)

There are unspecified amounts of work proposed at Devils Elbow, at Barry Road/ Morrisons Gap road intersection and for the entirety of Morrisons Gap road.

The bridge over Oakenville Creek and the cutting behind it were never addressed in the first place.

The clearance at Devils Elbow is only 25 meters, at Morrisons Gap road intersection it is 35 meters and the sweeping beds further down the road are 25 meters.

Next slide please (14)

This slide shows the encroachment on private land by Bi directional B double movement.

The encroachment will be more significant if the OSOM vehicles are permitted.

The department has recommended the use of this intersection without addressing trespass.

We are the owners of the land being trespassed and we do not consent to any road widening on this intersection.

Next slide please (15)

This image speaks for itself. My family intends to stand our ground on trespass issue to protect the character Morrisons Gap road.

Next slide please (16)

I am asking the Department to remove or relocate the Lay-by option on Morrisons gap road away from non associated land owner NAD\_16, they have chosen to reject the compensation, and the impacts to their property.

I will conclude my presentation here and provide the rest of my material as a written submission.

I would like to summarise that this Project does not appear to have a feasible physical or legal access to the ridge to deliver turbine components.

It's a "Paper" wind farm with a "Paper" access,

with many unaddressed, unresolved issues, and it should be rejected.

Thank you.