

**From:** [Erica Halliday](#)  
**To:** [Do-Not-Reply IPCN Submissions Mailbox](#)  
**Subject:** Reference number is SSD-9679 (Hills of Gold)  
**Date:** Friday, 12 July 2024 4:57:53 PM

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Dear Commissioners,

I object to the above project Hills of Gold and the recommendation changes proposed by the Planning Department in their recommendations to the IPC.

In particular I have objections to the following;

### **Precedence Set by Planning Department for Voluntary Acquisition**

While I understand that this is voluntary it is an imposition on the rights of regional land owners, and forces their hand. This in turn adversely affects the free market for land, and gives the wrong price signals to land owners. I wonder if this would be considered in the city for private enterprise projects and I would think not. Land owners would have an increased effect on their neighbours land values and destiny as future land holders if they sign up for renewable energy projects. This effect would further raise community division and dissent towards renewable projects, and negatively affect the number of landholders willing to take on such projects.

### **Planning department using Public Benefit Vs Merit based assessment of Projects**

It appears that the planning department have lost their independence and is now approving projects based on the needs of public policy. This means a loss of rights for regional Australia based on voting population. However While they only represent only 1.5 percent of the population and yet they produce food for over 60m people both in Australia and globally. Projects should be assessed on their individual merit and these must include the hard to quantify costs of community division and environment degradation in rural and regional areas.

Public Benefit favours the areas of high concentration population in cities at the expense of our regional communities and lowers the expectation of what a reasonable project is when they are not assessed on individual merit. It should be the responsibility of of developers and due diligence of our elected representatives to design good projects that are within the planning guideleines and are economically viable. The Planning department should not be compromised in their assessment because developers are not sticking to these guidelines.

Yours

Erica Halliday 

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