

10th July, 2024

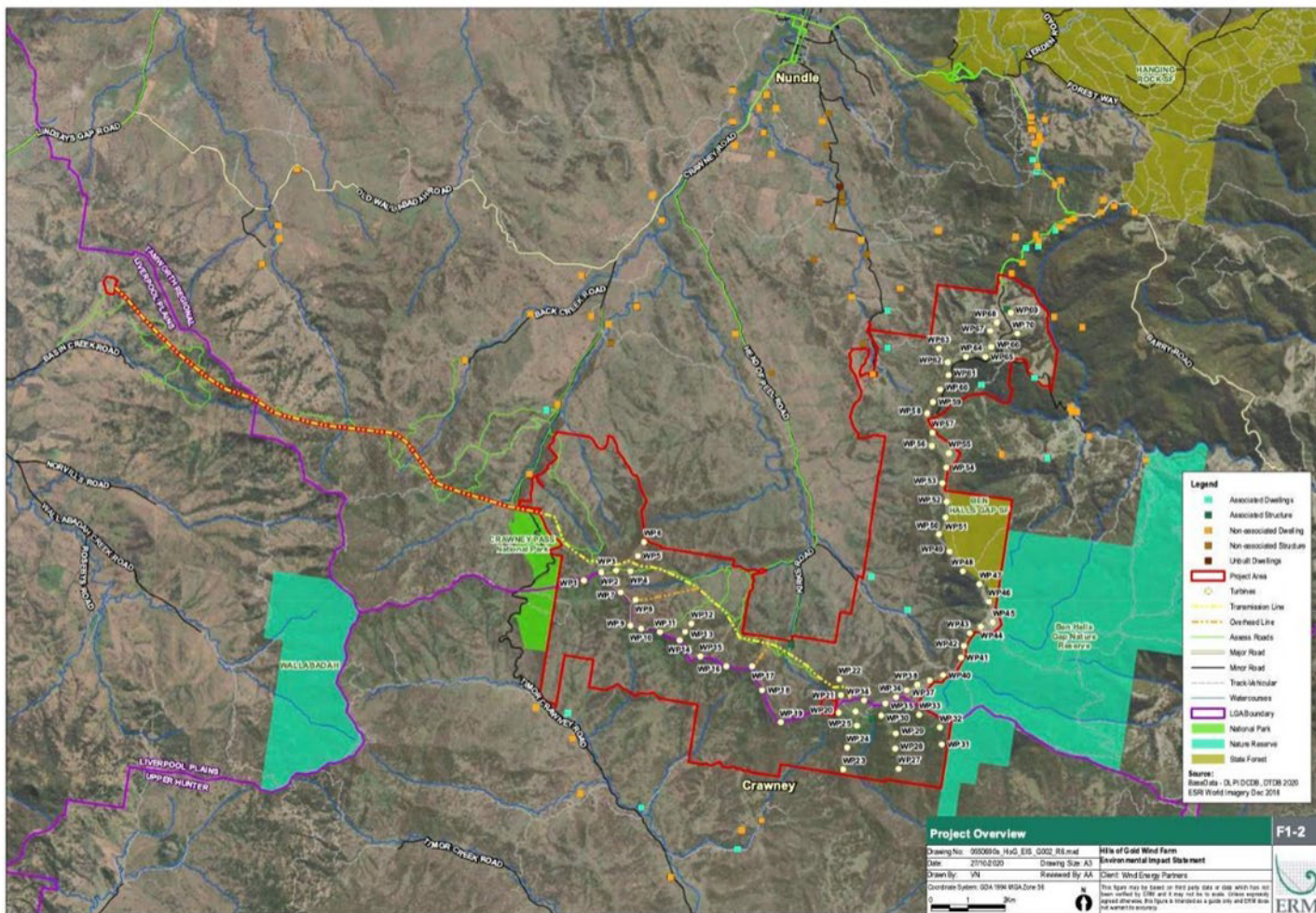
Independent Planning Commission
Suite 15.02, 135 King St
Sydney NSW 2000
submissions@ipcn.nsw.gov.au

Dear Sir/Madam,

Re: Hills of Gold Wind Farm (SDD-9679) Public Comment

I would like to comment on the additional information provided by the Proponent and its advisors dated February -June 2024 regarding the proposed Hills of Gold Wind Farm.

1. The response to the IPC question on use of Head of Peel Road has not been adequately addressed as the link to the transport route provided by Engie as show below still shows Head of Peel Road as an access road



2. The reinstatement of turbines 53 to 63 disregards the visual and noise benefit their removal provided on our primary dwelling NAD 33. I also feel the comments of the Moir Report 2024 are inaccurate. The Department of Planning and the applicant have stated

NAD 33 and whilst the dwelling is located beyond the blue line at 5.51 km from the nearest turbine, the Applicant's LVIA identified turbines would be visible in three 60-degree sectors south of the dwelling and confirmed this dwelling is orientated to the south.

The Moir report suggests that turbines will **not** dominate the landscape, which is totally inaccurate and after the commissioner's site visit to our property feel you will understand our concerns. Moir also states vegetative screening and landscape feature will reduce the exposure which in our circumstance again is inaccurate. There are also inconsistency with the use of the 2016 and then use of 2023 guidelines by the Department of Planning and no evidence of how the 2023 guidelines were supposedly applied to our dwelling especially taking into account the DPI has repeatedly told us the Hills of Gold Project will be assessed against the 2016 Guidelines.

The DA for our two additional dwellings as previously advised have been approved by Tamworth Regional Council and the houses are on site ready for work to commence. These DAs have not been recognised by the proponent and do not have visual or noise assessments both sites will be severely affected by both visual and noise if the turbines 53-65 and 9-11 are reinstated.

3. The proposed reduction in distance turbines will be located from Ben Halls Nature reserve is a major concern:
 - environmental damage and change of water flows in the area affecting the Nature reserve and critically endangered Sphagnum moss ecosystems.
 - Problems associated with firefighting and the nature of a fire in this area being extremely difficult to control and not only damaging the Nature reserve but having the ability to become catastrophic. This could result in a repeat of the 2019 bush fire especially as recently turbines in Victoria have caught on fire and storage batteries are know for their ability to ignite. Turbines should not be approved within 500m of Ben Halls Nature reserve.
4. Being a neighbouring non associated land holder the Voluntary Land acquisition of NAD 01 sets a dangerous precedent and should not be allowed as a condition of consent.
5. I would also like to draw the commissioner's attention to the ongoing works that are being undertaken within the project footprint prior to any approval being granted that will ultimately benefit the proponent. These can be viewed on publicly available satellite imagery.
6. This is an economically unviable project in the wrong location and should be declined by the Commissioners as it clearly is not in the public interest to approve a project with so many associated problems and will inevitably never be built.

Yours sincerely

John Sylvester

Wombramurra Station

NSW