

**From:** [Megan Spencer](#)  
**To:** [Do-Not-Reply IPCN Submissions Mailbox](#)  
**Subject:** RE : SSD-9679 (Hills of Gold)  
**Date:** Sunday, 14 July 2024 10:11:24 PM

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To the Commissioners,

RE : SSD-9679 (Hills of Gold)

I object to the changed recommendations of the Planning Department in their recommendations to the IPC.

My objections are summarised below:

- Voluntary Acquisition -

At the end of the day, many landowners will feel bullied into the acquisition process. Who will want to live anywhere near these developments? Their land will be significantly devalued, thus the pressure to partake in voluntary acquisition would be their only way out. These tactics would not be tolerated in higher-density city/urban areas, so why is it accepted that rural Australia must put up with it?

- Loss of rights for regional Australia -

Why must these projects take place in regional Australia? Significant primary agricultural land is set to be destroyed in order to house unreliable and intermittent forms of energy. This is land that produces vital food and fibre for Australia. As a matter of national food security, they must be stopped. Why are these projects not planned for areas closer to the cities and urban landscapes? In doing so, this will cut the cost of transmission alone. Rural Australians live in these areas for many reasons, mainly: our agricultural businesses and lifestyles. Why should our rights be eroded and those in the cities face no impacts whatsoever? This is simply geographical discrimination.

- These projects raise community division, increases community dissent towards renewable developments, and decreases landholder hosting support for such projects. We do not want to fight amongst each other. Sense of community is paramount in rural areas as we must rely on many aspects of this to move along with life as we do not have the luxuries and resources cities are blessed with. Pride in “community” still means something to rural people; it is an Australian value that is unfortunately losing its way.

- If this goes ahead, we are faced with a scary reality that all projects that involve renewable energy are in fact approvable, and we as landowners and community members have NO say or rights in what happens to our private and community land. All because developers can pay more money, pay more in carbon credits to offset their destructive projects. This will simply come down to money.

- At a minimum, our expectation is that developers should have a legal responsibility and obligation to design projects within the well-defined planning guidelines that are economically viable. Planning Department shouldn't be compromising their assessment because developers are not sticking to these guidelines.

Developers cannot continue to move the goal posts to suit their needs (mainly financial gains) and not be held accountable. Developers cannot undermine the rights of Australians, and how we live our lives and run our businesses.

It is only fair that developers, with their future projects, adhere to established guidelines and not be motivated by lining their pockets, which in turn, erodes rural communities and landowners of our rights and way of life.

Thank you  
Megan Sullivan.