PRP Preston Rowe Paterson

International Property Consultants and Valuers

31st July 2024

[redacted]
Manager, Approvals
BURRAWONG WIND FARM PTY LTD
L4, 60 Marcus Clarke Street
Canberra ACT 2601

Dear [redacted]

Re: Negative Implications of proposed Junction Rivers Wind Farm on Adjoining Properties
Various Rural Properties,
KYALITE, NSW 2734

I am writing to express serious concerns regarding the proposed Junction Rivers Wind Farm, formally known as the Burrawong Wind Farm, slated to be located 15 km south of Balranald.

As you are aware, Windlab Developments Pty Ltd proposes the Junction Rivers Wind Farm (formerly Burrawong Wind Farm) approximately 10 km from Kyalite and 15 km from Balranald in the Murray River Council Local Government Area (LGA), NSW. The project includes up to 96 Wind Turbine Generators (WTGs) with a maximum tip height of 300 m and a blade length of 100 m, with a capacity of up to 750 Megawatts (MW) and two Battery Energy Storage Systems (BESS).

As a Certified Practicing Valuer and Director of Preston Rowe Paterson Swan Hill, I feel it is imperative to highlight the potential negative impacts this project may have on the adjoining properties and their residents from both a valuation and community impact perspective.

As an aside, I have been surprised at the lack of transparency from Windlab and associated parties. There have been numerous instances where adjoining landowners have felt misled regarding the project's details and its potential impacts. This lack of openness and clarity has compounded our concerns and made it challenging to accurately assess the project's implications for the community and property values.

Firstly, the visual impact of such a large-scale project cannot be understated. The presence of 96 wind turbines (300m tall), which will be visible from considerable distances, will drastically alter the visual landscape of the surrounding areas. This change is likely to significantly diminish the aesthetic value of neighbouring properties, potentially impacting their market value. I must emphasise that any substantial alteration to the visual amenity of an area can lead to depreciation in property values, affecting equity and the overall attractiveness of the region for future investment. Additionally, the noise generated by the wind turbines is a major concern. Wind farms of this magnitude typically produce constant noise, which can be disturbing to nearby residents and landowners.

In addition to these points, it is crucial to address the possibility of required easements for the project's transmission lines, roadways and other associated infrastructure. Detailed information regarding these proposed easements is essential, as they may traverse adjoining properties, potentially triggering compensation for affected landowners. The imposition of easements can restrict land use and reduce property values, necessitating fair compensation to property owners to offset these impacts.

Transparency in the planning and implementation of these impacts and easements is vital to ensure that all affected parties are adequately informed and compensated.

Given these points, it is crucial that the potential adverse effects on the adjoining properties are thoroughly considered and addressed. We urge Windlab Developments and the relevant authorities to engage in more comprehensive impact assessments and develop robust mitigation strategies to minimise these impacts. Additionally, we advocate for **transparent** and **ongoing communication** with the affected communities to ensure their concerns are heard and adequately addressed.

We trust that you will take these concerns into serious consideration and take the necessary steps to protect the interests and well-being of the local residents and landowners. Furthermore, we request detailed information regarding any proposed easements to ensure appropriate measures are taken to compensate affected adjoining landowners. Failure to address these issues adequately will not be tolerated.

Yours sincerely

Signature of Valuer/Director: on behalf of
Preston Rowe Paterson Swan Hill
Campbell Kennon AAPI CPV No. 103503