

Liquor Education & Advisory Services Pty Ltd
T/A Jenkins Street Guesthouse
85 Jenkins Street, Nundle, NSW
ABN 90109041527

Director – Energy Assessments
Planning and Assessment
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta, NSW, 2124

08 December 2022

TO WHOM IT MAY CONCERN

RE: HILLS OF GOLD WIND FARM APPLICATION NO.SSD 9679 AND THEIR AMENDED APPLICATION

I am attaching my submission of **OBJECTION** to the above-mentioned development applications Hills of Gold Wind Farm Pty Limited and their amended application (SSD-9679).

I hereby declare that JENKINS STREET GUESTHOUSE **OBJECT** to the hills of Gold Wind proposal ID No. **SSD 9679**.

I do not require my personal details withheld.

I have not made any reportable political donations in the previous 2 years.

I acknowledge and accept the Department disclaimer and declaration.


Brett Gorman
Director
Liquor Education & Advisory Services Pty Ltd
T/A Jenkins Street Guesthouse

SUBMISSION OF OBJECTION

I strongly **OBJECT** to the Hills of Gold Wind Farm proposal ID No. SSD 9679 and their amended proposal.

We purchased the old Bank of NSW building in October 2017 located at 85 Jenkins Street Nundle. We open it up as a café and bed and breakfast in 2018. Nundle is a destination a not somewhere you just pass through, it has so much to offer our visitors which will be destroyed by the granting of the Hills of Gold Wind Farm proposal ID No. SSD 9679.

The guesthouse is I think the most substantial building in Nundle. It is a two-storey double brick building. The ground floor is a common area for guests and has a large commercial kitchen. There are six (6) queen size rooms (3 with ensuites and 3 share a bathroom) on the first floor.

On the western side of the building, it has a large courtyard and deck with no problem having functions of 100 people or more. Past the deck is the manicured lawns where functions can be held or for our guest enjoyment. Parking for our guest is outside the building on both sides of Jenkins Street, we do not have any off-street parking.

Three of the rooms of the guesthouse face onto Jenkins Street and less than 3 metres from the road. The other three rooms of the western side overlook the courtyard, deck area, lawns, and paddock. It is a regular occurrence for guests to sit in the courtyard or on the deck or even at a table in lawn area and enjoy a bottle of wine or a beer with a cheese platter or just read a book. The lawn area currently backs onto a paddock which at the moment have cows grazing in it. It is such a peaceful, quiet, and tranquil area for our guests to relax.

Currently you rarely hear any traffic noise from Jenkins, Herring or Innes Streets in the guesthouse and definitely it would be on the rarest occasions you will hear any noise in the courtyard or deck area of the guesthouse.

We have a great occupancy rate, and many our guests are return guests that enjoy the ambience we have created. They like to get away from the city and traffic noises and enjoy the peacefulness of a small country rural village.

I believe the granting of the Hills of Gold Wind Farm proposal ID No. SSD 9679 will destroy my business and the value of my property as we will lose all our guests during the construction phase of the wind farm.

The massive increase traffic movement (especially heavy trucks) will be heard inside and outside the guesthouse. Who will want to relax in an area with the noise from the massive increase in traffic, both on the eastern and western sides of the guesthouse. Who will want to have a function when you just hear the constant noise from trucks. There will be no peaceful, quiet, or tranquil areas for our guests to relax. Will my guests be able to sleep or relax in their rooms during the day (as try do now) or even the night because of the constant

traffic noise. The applicant has not guaranteed there will be no night-time movement of heavy vehicle or components it they need works done due to delays or weather. This includes the school zones hours in Jenkins Street.

Where will my guests park if one side Jenkins Street is a 'No Parking' zone. I doubt if they must park their motor car some distance away, they will not stay at the guesthouse.

We were told the turbines will not be seen from Nundle village. Seeing the photo montages, the turbines will be clearly seen from the village looking south in Jenkins Street and entering the village. I have no doubt they will be seen from the eastern side rooms of the guesthouse, plus the southern side of the village, the road to Hanging Rock and Gill Street.

Another concern is obstacle aviation lights on the turbines, will that effect my guests in rooms on the eastern side of the guesthouse, as many guests leave the blinds up and window open. Will the lights also effect the stary nights will we have in Nundle, there are so many stars you can see in the sky of a night, they are so beautiful. Will this change with the aviation lights. Just recently with our guests we watched a solar eclipse at the guesthouse, and it was so clear. I doubt it would be clear if the turbines are constructed.

Another major concern is what will the vibration from the oversized over mass vehicles and trucks will have on my building. The guesthouse is a solid building and is heritage listed like most of the buildings in the village. I have no cracks in the walls, ceilings, or brick work of the building. None were detected when we had a building inspection done of the guesthouse. I have no doubt the constant oversize and over mass vehicles and truck movement some 3 meters from the guesthouse will affect the structure of the building.

The proposed road to be built at the rear of the guesthouse will have a massive impact of flooding during heavy rain. It can be seen from the recent floods we had in Nundle. I believe by building the road which will have to be raised, will create a dam wall and may directly affect the flooding of my property and prevent the water from draining away. There will be greater impact on houses up stream by flood water coming down the Peel River. Especially the houses in Herring Street, Innes Street, and the houses in Jenkins Street south of Innes Street.

I believe from my experience during the last heavy rain period where the township of Nundle was cut off because of the flooding of Oakenville Street the flood level will be much higher because of the construction of the road and will impact the houses of the western side of the Peel River with flood waters. I believe the flooding will become a common occurs with the building of the by-pass road, where Nundle will be cut off from flood waters.

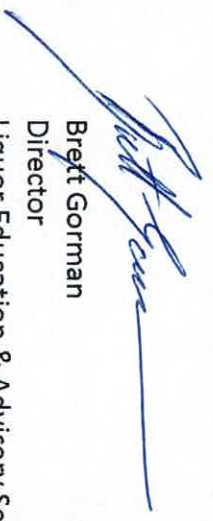
I also object the to the Hills of Gold Wind Farm proposal because of the serious impact it will have on Koala Habitat, the 447 hectares clearing of natural vegetation, the bird and bat strike treat, the extreme cut and fill road carved into the ridge line, the high visibility of the turbines and roads, how it will seriously compromise the aerial firefighting, the serious threat to biodiversity and natural habits of Ben Hall's gap nature reserve, the extensive tree

removal in Nundle Village, the introduction of the 'No parking Zones' in Jenkins Street, the red obstacle lights illuminating the ridge line at night.

I believe people will not come to Nundle once the construction of the turbines commences. It is a heritage listed area that will lose its charm and appeal. My business will be forced to close, the value of the will greater decline. Turbines do not attract tourist, nature does. Once it is destroyed by building the wind farm it will be lost to us and all future generations.

Why must I suffer massive economic loss because of the building of the Hills of Gold Wind Farm.

The reasons both my own and the majority of people in our area for not granting the wind farm application far outweigh the reason to build it. For those reasons alone the application by the Hills of Gold Wind Farm proposal ID No. SSD 9679 must be refused.



Brett Gorman
Director
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