

OUR REF: JK:CM:23288
YOUR REF:

26 October 2023

Energy Corporation of NSW
20 Bond Street,
SYDNEY NSW 2000

Dear Sirs,

**RE: CENTRAL-WEST ORANA REZ TRANSMISSION PROJECT - OBJECTION
PROPERTY: 654 BLUE SPRINGS ROAD, STUBBO NSW 2852**

We act on behalf of Mr Leslie Andrew Campbell and Mrs Naomi Anne Campbell, the registered proprietors of 654 Blue Springs Road, Stubbo NSW 2852.

We now enclose a copy of their objection to the project, which we note is largely concerned with the wholly ineffectual and detrimental proposed route of the easement corridor through their land.

We wish to confirm that if our client's submissions are aptly considered, and the route of the easement corridor is revised accordingly, our clients have advised that they will be willing to provide their full support to the project.

Yours faithfully
CAIN KENSIT MESSENGER



Jane Kensit

Email: jkensit@ckmlaw.com.au

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Energy Corporation of NSW
20 Bond Street,
SYDNEY NSW 2000

Dear Sirs,

**RE: CENTRAL WEST ORANA REZ TRANSMISSION PROJECT – OBJECTION
PROPERTY: 654 BLUE SPRINGS ROAD, STUBBO NSW 2852**

YOUR REF: SF2023/ANCAMPBELL

We are the proprietors of 654 Blue Springs Road, Stubbo NSW 2852, being the land consisting of lots 1, 6, 7, 9, 12, 46, 47, 53 and 55 of Deposited Plan 750746 and Lot 76 of Deposited Plan 750765.

As the proprietors of the abovementioned property, we own 70.70 hectares of the land over which EnergyCo proposes to create a permanent easement for the erection and maintenance of transmission lines forming part of the Central West Orange Rez Transmission Project.

OBJECTION:

We **object** to the alignment of the easement corridor currently proposed, particularly the position through which it traverses the Lot upon which our family home is located, being Lot 76 of Deposited Plan 750765 ('Lot 76').

Given our family home is located on the property, as well as our business premises, the source of our livelihood and long-term farming enterprise, we **cannot consent** to the depreciable and unnecessary impact of the transmission lines passing so close to our family residence upon Lot 76. The panoramic photomontage contained within the Detailed Visual Assessment in the Visual EIS illustrates such a high magnitude of change and high visual impact level that we find it difficult to understand how EnergyCo has concluded that it is a suitable route, particularly given their undertakings to mitigate damage and negative visual impacts.

In our situation, the extent of the detrimental effects are so great that we do not consider it will be feasible to remain in our family home on the property, and we will be forced to consider relocating to preserve the quality of life we wish to provide our children.

SUBMISSION:

We submit that the alignment be revised in accordance with the undertakings issued by EnergyCo, and the relevant consultation requirements under the *Environmental Planning and Assessment Act* ('EPA'), to ensure the mitigation of further and unnecessary damages being borne by us as landholders.

Annexed hereto, and marked-up with green, is the proposed 'alternative easement corridor' we submit be considered by EnergyCo.

Undertakings of EnergyCo to consult and consider viable alternatives:

We fail to understand how EnergyCo has complied with their consultation obligations under the *EPA* where many of the substantive claims made in the Environmental Impact Statements ('EIS'), particularly in our case, can be proven false.

Notably, the Environmental Impact Statement ('EIS') claims that: -

1. The alignment was chosen following extensive consultation with land holders,
2. The alignment maximises the distance between project infrastructure and existing dwellings,
3. High Visual Impact will be avoided unless all reasonable efforts have been made to avoid the impact and alternative project designs are not feasible.

It is our position that none of the abovementioned requirements have been met by Energy Co.

1. We were not 'extensively' consulted as to the position of the proposed easement, and any consultation efforts that were made consisted of misleading and inaccurate representations.
2. The current alignment results in a High Visual Impact which negatively impacts upon our property value, as well as the experience and enjoyment of our property to which we are entitled as landholders.
3. This High Visual Impact is unnecessary as viable alternative easement corridors are available and feasible as they remain within our landholding area and within the general study area and would largely mitigate the extensive visual impact currently caused.

Advantages of Proposed Alternative:

We propose that the easement corridor be re-positioned in accordance with the proposed alternative as indicated in the diagram annexed hereto. The advantages of this re-alignment are as follows: -

1. Mitigating High Visual Impact:

We note that Technical Paper 3 of the 'Visual Impact EIS' shows that the current proposed position of the transmission lines results in our property suffering from a 'high magnitude of change' and a 'high visual impact'.

Notably, of the ninety-eight (98) private dwellings upon which the 'Stage 2 Detailed dwelling view assessment' was completed, our home is only one of thirteen (13) that suffers a high visual impact level. Accordingly, as it appears that efforts have been made to mitigate damage to other properties, we consider that we should be afforded the same rights and protections, particularly given the viability of an alternative route.

2. Minor Project Variation:

It is noted that the alternative easement corridor, proposed herein, does not constitute a major variation in the overall project.

The study area of the project includes the land upon which we propose the easement to pass. Accordingly, no additional SEAR and EIS reports will need to be commissioned, and therefore, no additional cost, financial otherwise, will be borne by Energy Co to revise the project in accordance with our submissions.

Further, the proposed alternative easements remain within the boundaries of land owned by us. Accordingly, there will be no additional requirements to seek further consideration, consent, or compensation from any additional parties.

3. Fulfill Objectives of Visual Impact Statements:

The Scoping Report states that the purpose of commissioning a Landscape and Visual Impact Assessment is to “develop mitigation measures to minimise the impacts of the project, where practicable”.

The Scoping Report also notes that the ‘Landscape and Visual Impact Assessment’ was to be completed in accordance with Guidelines, including the *Guideline for Landscape Character and Visual Impact Assessment – Environment Impact Assessment Practice Note EIA-N04* (EIA-N04).

The EIA-N04, expressly states that the two key purposes of a Landscape and Visual Impact Assessment include:

1. To inform the development of the preferred route or concept design so the proposal can avoid and minimise impact to places through which it passes. It must be commenced early in the project life cycle to achieve this goal and be integrated with the design process, and
2. To inform Transport, other agencies and the community about the landscape character impact and visual impact of the proposal and what avoidance, management and mitigation strategies have been and would be implemented if the proposal was approved.

To meet the abovenamed objectives, EnergyCo must prove willing to act upon, or at the very least consider, our submissions as detailed herein.

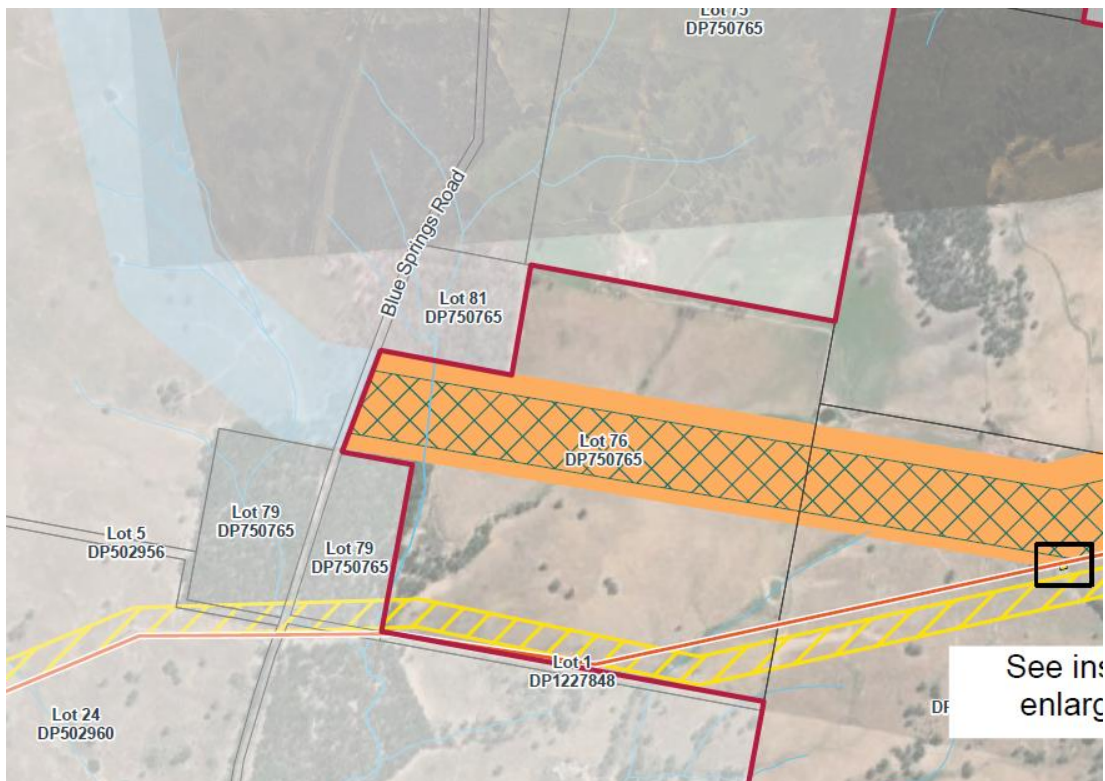
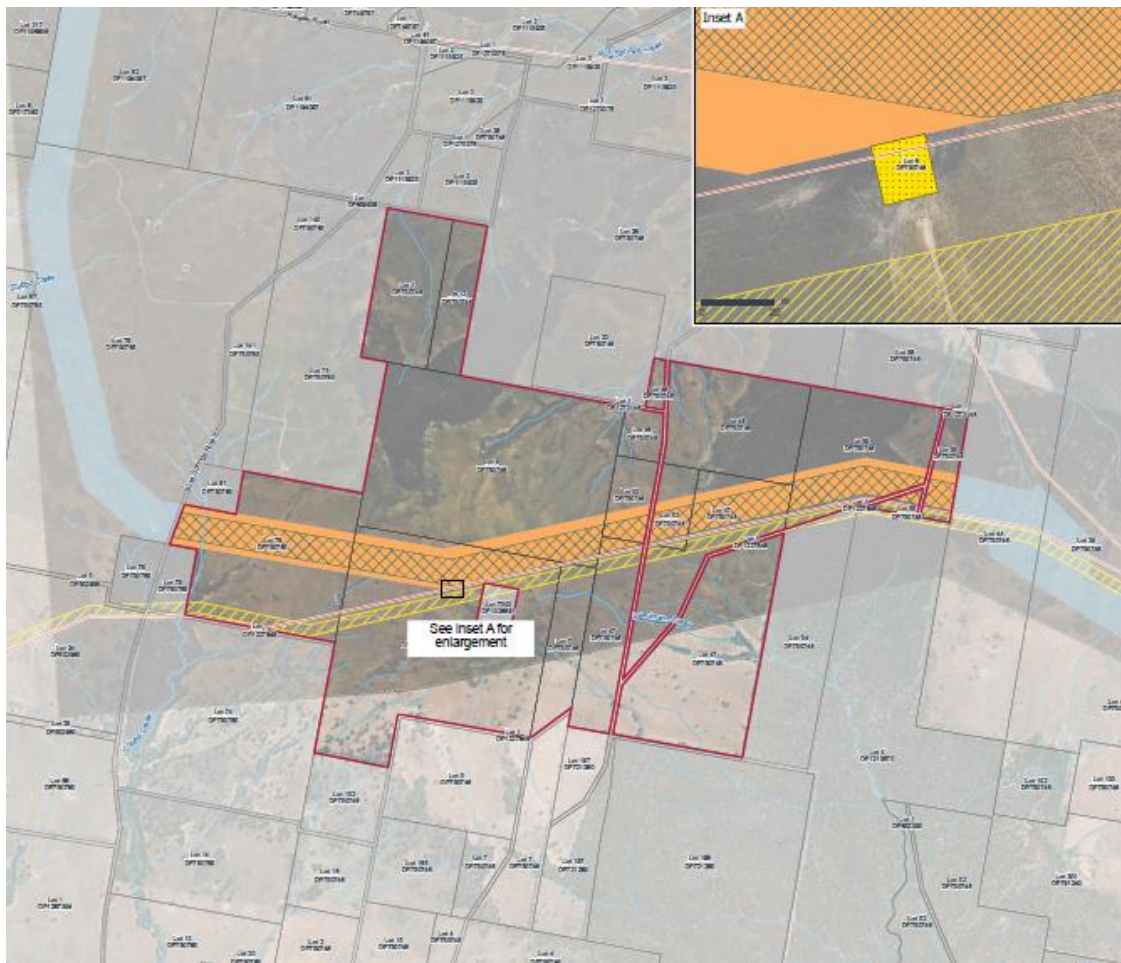
Given that our proposed ‘alternative easement corridor’ constitutes a minor variation in the overall project plan, requires no further reports to be commissioned or additional landholder consultation, we do not believe that there is a valid reason to deny our request for the proposed amendment.

Further, we wish to advise that if EnergyCo decides to pursue the Alternative Corridor as proposed by us, we will provide our consent and support for the progression of the project and will facilitate the undertaking of all construction works.

In light of the above, we request that our submissions are granted due consideration and weight in this integral exhibition stage. We ask that you please advise us personally once you have made a determination as to the enclosed, or alternatively, please contact us if you wish to discuss the proposal further prior to making a final decision.

Regards,

Mr Leslie Andrew Campbell & Mrs Naomi Anne Campbell
of 654 Blue Springs Road, Stubbo NSW 2852.

ENERGYCO – PROPOSED EASEMENT CORRIDOR:

ALTERNATIVE PROPOSED EASEMENT CORRIDOR: