

SUBMISSION on HUNTER TRANSMISSION PROJECT

Introduction:

The Hunter Transmission Project was introduced to the local community in November 2023. Pokolbin Mountains Road (PMR) and Brokenback Road were identified as an essential access to part of HTP Central. This road is located wholly within the World renowned and Nationally recognized Hunter Valley Vineyards District.

Pokolbin Mountains Road is regularly used by tourists, residents, walkers, trail bikes, 4X4 vehicles, sightseers, service vehicles and mountain bikers. A number of local families and current residents have historical connections dating back to its planning and construction in 1910. (refer ATTACHMENT C).

Despite ongoing engagement and consultation with EnergyCo over the past 21 months leading up to public exhibition of the EIS, there appears to be little, if any, evidence of input or acknowledgement of the points presented by the PMR Group or any other individuals impacted by the HTP Central Access. (ATTACHMENT B)

The expectation of the community was that the EIS would at least identify the requirements to bring PMR up to, and maintained at, a satisfactorily engineered and safe standard for the expected increased traffic flows.

The EIS makes very general non-specific reference to access roads/tracks. The lack of acknowledgement indicates a failure on the part of EnergyCo to acknowledge and pass on community consultation on this highly significant project and indicates a neglect of individuals and community most impacted by the installation of the essential Renewable Infrastructure.

It is believed that this may be a common theme felt for impacted individuals and communities.

Comments on Pokolbin Mountains Road (Access to HTP Central)

Refer to ATTACHMENT B.

Pokolbin Mountains Road (PMR) is gravel access road to the construction sites for 13 towers (towers 60-72) as indicated in the EIS. Priority must be given to condition of, and necessary improvements to, PMR including:

- Carriageway width
- Drainage
- line of sight vision
- additional pipe drains
- traffic planning
- repairs to existing pavement
- Safety of multiple users
- Additional HTP traffic

There appears to no details for PMR in the prepared EIS, except for being identified as an access track.

The SIA does acknowledge the negative impacts on residents, community and businesses on PMR. This acknowledgment is both physical and emotional impacts. This is a positive and appreciated by those the SIA assessor engaged with. Other impact statements make no mention of any details for

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PMR. It is encouraging to note general statements on access roads/tracks are made on pg. 5 of the Traffic and Transport Impact Assessment.

Access Through MYRTLEDALE BEEF CATTLE Property.

Introduction: I own property known as "Myrtledale" which provides access to HTP via 3 kilometres of forestry road known as Brokenback Road. I have provided constant feedback and consultation with EnergyCo. It is very disappointing that the details of engagement have not appeared in the EIS. The SIA identifies the impact this project on individuals such as myself, my family, my farm operation and management and my tourist accommodation units.

Refer to ATTACHMENT A – For full context and photos.

Comments:

The EIS fails to address issues relates to noise, dust, vibration, disruption from traffic. Traffic is estimated in the EIS as substantial. Despite this, there is little comment on how this substantial impact will be mitigated. Suggestions for tar sealing a section of road, sound and vibration barrier, road and farm safety signage and speed limitations have not been addressed.

Issues related to maintaining the historic family-owned farm way of life are deeply entrenched in the local residents and family. These issues include:

- Management of stock during traffic movements for construction of infrastructure
- Biosecurity as a result of traffic tracking between sites and areas
- The disruption to the accommodated guests, livestock and family members.
- Loss of property value and ecological value
- Impact of traffic on biodiversity of flora, fauna and agricultural crops

The opportunity and offer for biodiversity offset strategies has not been followed up by EnergyCo, despite the impact on biodiversity of the HTP being well recognized in the community.

Communication and security have been flagged in engagement with EnergyCo with needs for better mobile reception, security surveillance cameras and secure gates to side tracks from the access roads.

Current HTP EIS information does not adequately address the serious safety concerns raised.

The included attachments form an important part of this submission as they outline previous communication and engagement with EnergyCo, which has not been addressed sufficiently. Refer to ATTACHMENT D.

Specific Comments Related to the EIS.

• Landscape Character and Visual Assessment

Assessment points on Wollombi Road, Millfield avoid the open landscape west of Millfield and south of Congewai Creek. Assessment points give a poor indication as they are located south of Wollombi Road.

• Traffic and Transport Impact

No specific details on access tracks, such as Pokolbin Mountain Road and Brokenback Road, in terms of improvements to current passageway condition prior, during and after HTP implementation.

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- **Agriculture Impact**

Refer to pg.58 "During construction there would be no direct or indirect impacts to agriculture land use and production". As a directly affected landholder, this would not be factual.

- **Social Impact Assessment**

Identifies impacts raised by individuals and makes it clear impacts occur outside the corridor.

- **Noise and vibration**

Construction traffic on Brokenback Road through Myrtledale to access towers 60-72 does not been addressed and mitigated to consider the items related to our family property.

Traffic movements indicate the following:

- 7am – 10pm Light Vehicles 164, Heavy Vehicles 188.
- 10pm – 7am Light Vehicles 30, Heavy vehicles 20.

These vehicle movements will increase noise, dust, vibrations and air quality concerns. There is serious concern for resident and tourist safety including pedestrian traffic of these public and private access roads. Tourist accommodation on Myrtledale will be subject to injurious affectation leading to loss of income and long-term impacts to tenancy rates.

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ATTACHMENT A



Submission to EnergyCo

Hunter Transmission Project

**Environmental Impact Matthews Family Farm
“Myrtledale”**



- Access through Myrtledale to HTP Central is identified as crucial to the HTP transmission line corridor.
- Environmental issues related to access will be significant, direct, cumulative, permanent and non-reversible.
- Impacts will be social, economic and biophysical in nature.
- Ecologically sustainable principles are considered as priority in management decision on Myrtledale.

November, 2024

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Environmental and Social Impact Summary Prepared for State Significant Hunter Transmission Project Assessment for Access Through Family Farm “Myrtledale”

From the Perspective of Landowner as of October 2024



Confidential Document

**HTP Central Access via Myrtledale, Brokenback Rd
Environmental Impact**

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Location: Brokenback Road, Pokolbin

Date: 21/10/24

Address: 338 Pokolbin Mountains Rd, POKOLBIN, 2320

Project Description: The Hunter Transmission Project (HTP) is one of the States most critical energy projects. The 500 kilovolt above ground transmission line will transect the Brokenback Range through Pokolbin State Forest and private properties. It is estimated that the transection will be over a distance of 14 – 16 km from North Pokolbin State Forest to Wollombi Rd, Millfield. The 70 metre towers at 400 metre spacings would require approximately 40 towers. If 20 metres of the 70 metre transmission easement is cleared along the length of this section of the project an area of 32 hectares of native vegetation is directly affected. This does not include the extra requirements surrounding each tower.

At this stage EnergyCo “expect the number of workers in HTP Central to be around 150 people but this may increase”.

Introduction

Access to the Central Sector of the HTP has been confirmed as Pokolbin Mountain Road, Brokenback Road and Brokenback Trail.

Myrtledale is currently owned by Greg Matthews, a 4th generation farming family member. The HTP access will require movements through Myrtledale on a crown road for approximately 3 kilometers.

Brokenback Road was resumed from Myrtledale in 1978 to allow access to Pokolbin State Forest for timber harvesting.

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Various conditions were agreed for the 3 kilometers of road resumed including partial fencing, open access to stock for grazing and watering points, stock grid installations, signage and road sealing to suppress dust.

2024 has seen exponential increases in use of Brokenback Road by communication tower service vehicles, 4X4's, trail bikes, walkers, runners, mountain bikes, property owners and visitors/employees, campers, firewood gatherers, tourists and sightseers.

The introduction of HTP construction related vehicles to access through Myrtledale will have extremely significant environmental impacts on Myrtledale which operates as a family farm beef grazing property supported by two unique tranquil farm stay cottages.



Environmental Impacts of HTP on Myrtledale Property

The following matters are listed for consideration for access to HTP transmission line project prior to, during and post construction:

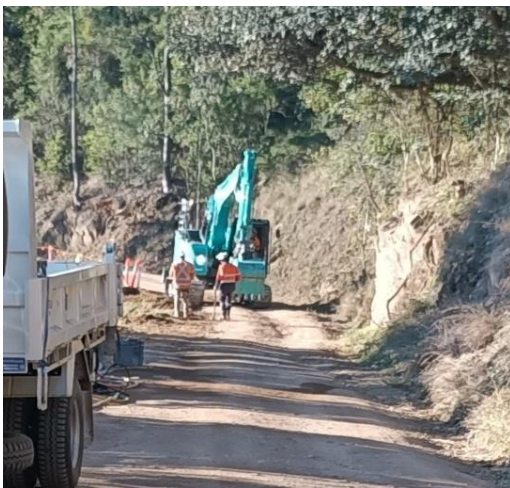
1. Access suitability
2. Noise
3. Dust (particulate disturbance) and Soil Displacement (erosion/landslips)
4. Biosecurity (weeds, pests, disease)
5. Biodiversity (flora, fauna)
6. Livestock (cattle, horses, dogs)
7. Safety (vehicle movements, road condition, communication)
8. Farm operations (tractors, SBS utility vehicles)
9. Guest disturbance/annoyance/injurious affectation (traffic, noise, inconvenience, loss of income)
10. Social (historic family, working farm, disruptions to way of life, mental health)

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11. Ambiance/aesthetics
12. Enhanced usage (4X4, trail bikes, recreational)
13. Erosion of Ecological Capital and Land Value
14. Loss of Income
15. Insurance by contractors for loss/injury of stock, infrastructure and geological damage
16. Mental/physical health of land owner
17. Zoning for property owner electricity account discounts

Detail

1. Pokolbin Mountain Road and Brokenback Road are not of sufficient standard to carry the traffic that presently use this as access to Pokolbin State Forest. HTP will result in a further increase in traffic and with any upgrade only lead to ongoing increases. Disruption to farm vehicles, family, services, guests movements and others will be extensive during upgrades of road infrastructure and ongoing tower construction.



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2. Noise from 4X4 vehicles, trucks, work vehicles and machinery will result in substantial noise pollution along with potential for vibration from larger vehicles. Previous multiple heavy vehicle movements have contributed to a major landslide on the mountain.
3. Dust and soil erosion from road surface disturbance will increase substantially from increased traffic flows. Erosion of roadside verge and drainage is more noticeable with increased traffic flows.



4. Biosecurity- The Meat and Livestock Assurance Program is crucial to biosecurity in the livestock industry. Introduction of disease through property visitation or feral animals is always of concern to farming properties. Weed introduction from seeds carried on vehicles is a common way for foreign species to be carried from one area to another.

Traffic litter encourages scavenging by feral wildlife such as a flow on effect on native fauna and domestic animal predation.



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Biodiversity- Myrtledale prides in maintaining a wide range of fauna and flora. Several areas of the property are designated as “Private Wildlife Conservation Areas”. Many fence posts are designed as eastern rosella nest habitats, dams are stocked with native fish and habitat protected for waterfowl, arboreal birds and animals. Common bird species include lyrebirds, brush turkeys, black ducks, wood ducks, black cockatoos, king parrots, gang gang cockatoos, brown doves, top knot pigeons, turtle doves, willy wagtail, night jars, tawny frogmouth, plovers, swallows, rainbow lorikeets, red bills, crimson rosella, kookaburra, bower birds, flock pigeons, wonga pigeons, currawong, red browed finches, wrens, double bars and other bush birds. Common fauna species include wallaroos, “swamp” rock wallaby, wombat, grey headed flying fox, goannas, bandicoot, red belly black snake, king brown snake and diamond python seen. Sugar gliders, eastern quoll, ring tailed possum, microbats are also present in the Myrtledale environment. Flora is diverse in nature with maintained compartments of spotted gum, white mahogany, turpentine, blue gum, wattle, grey box, smooth and rough barked angophora. Regenerative agricultural practices on Myrtledale ensure pastures contain a large variety of legumes, grasses, herbs and broadleaf species.



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5. Livestock- Cattle raising is the main enterprise on Myrtledale with a focus on commercial Angus. Horses are secondary and dogs are part of the mix. Cattle are rotated from paddocks fenced from the Brokenback Road to those which allow access on both sides.



6. Safety- Safety of animals, farm workers, family members, tourists, guests, walkers, mountain bike riders and impending HTP workers is a high priority. The local mobile black spots create difficulty in communication.



7. Farm Operations- Routine and ongoing management operations include livestock mustering, supplementary stock feeding, weed control, fencing, drainage work, pasture management, debris landslip and rubbish removal on and adjoining Brokenback Road. Tractors, 4X4 utilities and side by side ATV's are generally the chosen machines for these operations.

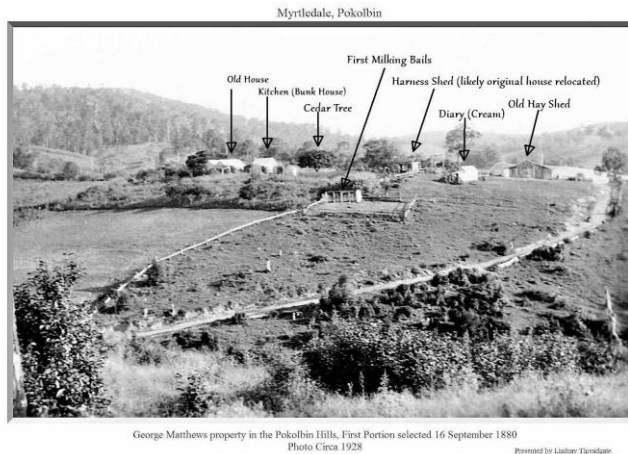
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8. **Guest Disturbance-** Farm stay accommodation is enhanced by the ambiance of the Myrtledale tranquil eco-friendly farm environment. The attached reviews give an insight.



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Myrtledale, Pokolbin, The Matthews Family,



George and Mary Matthews

9. **Social-** Historically Myrtledale was selected and settled by George Thomas Matthews in 1880. The entire property is still owned by direct descendants of George Thomas. Presently 1 grandson, 2 great grandsons of George, 3 great, great grandchildren and 3 great, great, great grandchildren live on the Matthews family property. This makes the property extremely unique for a contemporary family farm in Australian agriculture. The publication by Lindsay Threadgate “Myrtledale, Pokolbin, The Matthews Family 1880 – 1980” details the family history and changing land uses on Myrtledale over the first 100 years of European settlement.

Owen Matthews



Max Matthews and Great Grandson Angus

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Greg Matthews



Amelia Matthews (Attkins) 5th. , husband and children 6th Generation on the farm (Myrtledale)

Social impacts related to the HTP access on the Myrtledale family will be generally negative.

‘Social impacts’ generally refer to the consequences that people experience when a new project brings change., disruption, safety risks and ongoing impacts for the length of the project. For the purposes of the SIA, ‘people’ are classed as individuals, households, groups, communities, or organisations.

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HTP traffic movements through Myrtiledale will be substantial and ongoing during the preparation for construction, construction and some extent the future maintenance of the transmission line and the associated environment.

The introduction of issues relating to the HTP development will:

Alter many decisions relating to management of business on Myrtiledale including movement of family, livestock and machinery.

- Influence what has always been a family farm way of life with ongoing way of life connection to the property and access to the diverse ecology offered.
- Disruption to access via local roads to services and travel will be considerable pre, during and post construction of the project.
- Health of family members will likely be of a negative nature due to ongoing stress related to anxiety of travel deadlines, appointments and delivery of services.

10. Ambiance and Aesthetics. Myrtiledale is a beautiful piece of the Hunter Valley with great views, rural ambiance and tranquil scenery of forest and farmland. Contrasts of views, grazing vistas, bushland and rugged ridges create striking aesthetics.

Small weddings, elopements, wedding photography and TV filming hosted due to the nature of the Myrtiledale environment.

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11. **Users of Brokenback Road.** Present usage of Brokenback Road is dominated by 4X4 vehicles, trailbikes, recreational campers, runners, mountain bikes, bush walkers, service vehicles and local traffic. It is common practice to stop to pass on most of the road due to the width and structural integrity of the road surface.

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Consideration	Issue Significance	Mitigation Requirement	Responsibility
Access Suitability	Highly	Road surface upgrade, relocation of large rocks from Brokenback roadside	EnergyCo. HTP
Noise / Vibration	Highly	Speed control devices, signage, screening to accommodations and residents (hard and soft e.g. sandstone blocks, hedging)	EnergyCo. HTP Myrtledale Contractors
Dust	Highly	Sealing of 200 metres of the Brokenback Road, silt control and drainage and soft screening	EnergyCo. HTP
Biosecurity	Highly (legal obligations)	Access by clean vehicles, prevention of trespass, property trail gating, signage, ongoing weed and feral animal control, surveillance (security camera), barriers to off road pasture areas	EnergyCo. HTP Myrtledale Contractors and Management
Biodiversity	Highly	Reduce noise pollution, wildlife, speed control, signage, provide habitat nesting to offset HTP vegetation clearing (Habitat Innovation)	EnergyCo. HTP Myrtledale Contractors and Management

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Livestock	Highly	Signage, driver awareness, fencing, road verge suitable for cattle tracking movements.	EnergyCo. HTP Myrtledale Contractors and Management
Safety	Extremely	Speed control, signage, livestock awareness, secure farm fencing, road upgrade, traffic control rumble grid, mobile coverage upgrade	EnergyCo. HTP Myrtledale Contractors and Management Federal Government MBSP
Farm Operations	Highly	Signage, vehicle lighting, awareness of live stock disturbance and workers	EnergyCo. HTP Myrtledale Contractors and Management
Farm Stay/accommodation Disturbance,	Highly	Reduction of noise (vehicle and personal), screening, compensation for guest disruption and disturbance, cancellations, block on bookings, booking refunds, designated stopping points for HTP workers off farm, compensation	EnergyCo. HTP Myrtledale Contractors and Management
Social, historic farm, family heritage, social impact	Highly	Compensation for disturbance and disruption to family farming productivity and eco agricultural management systems.	EnergyCo. HTP

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		Changes to generational lifestyle and intrusions on property freedoms.	
Ambience and Aesthetics	Highly	Sensitivity to normal routine farm operations, quiet and respectful movements and communication, maintain ruralness, use suitable aesthetic road surface materials, value the forest access' natural appearance, reseeding disturbed road verges. Compensation.	EnergyCo. HTP
Ongoing increased usage of Broken Back Road	Highly	Signage, barriers to property tracks (gating), restrict access to HTP tower easements	EnergyCo. HTP Myrtledale Contractors and Management
Communication issues – Mobile phone network upgrade	Highly	Construction of appropriate tower/relay	EnergyCo. Federal Government Black Spot Grant

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Summary

1. This Environmental and Social Summary of the affects on the family property “Myrtledale” has identified environmental considerations as a result of the Central HTP. Most of the impacts are direct, cumulative, permanent and non-reversible due to the longevity of the HTP and lack of any satisfactory alternative access to the transmission line corridor.
2. Mitigation initiatives must be sustainable. This is considered essential to the historic family farm “Myrtledale” through which access will be provided.
3. Social impacts on successive generations from George Thomas Matthews selections on Pokolbin Mountain have been ongoing with the HTP creating cumulative issues which will impact the custodian stewardship of Myrtledale long into the future.
4. Initial estimates of costs (as of September 2024) and compensation associated with mitigation are listed as follows:
5. Signage (Supply and installation quote supplied \$3,000.00)
6. Screening (Sandstone Block Barrier and Soft Screen – HTP)
7. Habitat boxes (Quote provided - \$15,500.00)
8. Fencing (420 Metres @ \$30/metre \$12,600.00)
9. Security gating (3 gates to access trails @ \$1,500.00 (\$4,500.00)
10. Security camera installation (\$6,000.00)
11. Rubbish, weed, biosecurity management (\$8,000.00)
12. Social, economic, accommodation guest disruptions, ambience, noise, safety, farm operations, livestock, family farm lifestyle, aesthetics and other negative impacts (\$200,000.00)
13. Erosion of ecological capital and land value (\$400,000.00)
14. Loss of income from accommodation cottages as a result of
15. blocked out booking schedules due to HTP vehicle noise, roadworks, movements, traffic control and construction related road use. (\$108,000) – based on 12 months of closure.

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Social Impact Summary Family Farming Myrtledale

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EIS Prepared by Greg Matthews (Grad. Dip. App. Sci. Ag, Dip. Sci. Ag, Dip. Ed, AQF4 Rural Studies, Member NSW Farmers, Life Member Pokolbin RFS) Sally Matthews (Bach. Science Agriculture – Hon)

Attachments

Quote Signs Supply Only (Sign Style)

Units 1 & 2 19 Charlton Avenue CESSNOCK NSW 2325 PH: 02 49917338 Quote A.B.N. 95 908 949 490
Date: 16/10/2024 Invoice No.: 00030914 Bill To: Ship To: Your Order Number Cash Sale Cash Sale \$0.00
GST \$169.50 Total Inc GST: Amount Applied: \$1,864.50 \$0.00 Freight: GST: Balance Due: \$1,864.50 Ship
Via: Customer ABN: Greg Matthews

To supply ACM sign with full colour print and UV stable clear Size - 600 x 400mm Qty 3 Unit Cost \$140 + gst \$462.00 GST To supply ACM sign with full colour print and UV stable clear Size - 500 x 300mm Qty 3 Unit Cost \$105 + gst \$346.50 GST To supply ACM sign with full colour print and UV stable clear Size - 300 x 200mm Qty 6 Unit Cost \$80 + gst \$528.00 GST To supply ACM sign with full colour print and UV stable clear Size - 700 x 900mm Qty 2 Unit Cost \$240 + gst \$528.00 GST

Units 1 & 2 19 Charlton Avenue CESSNOCK NSW 2325 PH: 02 49917338 Quote A.B.N. 95 908 949 490
Date: 16/10/2024 Invoice No.: 00030914 Bill To: Ship To: Your Order Number Cash Sale Cash Sale \$0.00
GST \$169.50 Total Inc GST: Amount Applied: \$1,864.50 \$0.00 Freight: GST: Balance Due: \$1,864.50 Ship
Via: Customer ABN: Greg Matthews

Quote Habitat Boxes (Habitat Innovations)

Mick Callan<mick@habitatinnovation.com.au>

To:You

Cc:Deborah Wakeling;Courtney Longhurst

Wed 5/06/2024 2:23 PM

Hi Greg

Thanks for your time on the phone today, it was great to chat.

Without a confirmed species list, I've put together a quote for you for the supply and installation of 30 nest boxes that could be configured to various species.

20 x 2-unit nest boxes @ \$225/each ex GST = \$4,500 (can be configured to a range of species including lorikeets, squirrel gliders, sugar gliders, krefft's gliders, rosellas, phascogale, possums etc.)

10 x 3-unit nest boxes @ \$335/each ex GST = \$3,350 (can be configured to a range of species including gang-gang cockatoos, galahs, greater gliders, yellow-bellied gliders etc.)

Installation: team of 2 x qualified climbing ecologists @ \$2,500/day for 2 days = \$5,000 ex GST

Travel and disbursements/accommodation: \$1,250 ex GST

Total: \$14,100 ex GST (\$15,510 inc GST)

Please let me know if you would like a formal quotation, but this should give you an idea of pricing which would be dependent on final species list.

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Kind regards

Mick

Quote Rumble Grid (Aprilla Grids)

Billing Address Greg Matthews 5696 Greg Matthews Pokolbin area Pokolbin NSW 2320 Delivery Contact Delivery Mobile 0432 761 982 16049 Delivered to site via B Double Tuesday, 13 August 2024 with crane Pokolbin (hunter valley) NSW 2320 Friday, 13 September 2024 Quote ID Delivery Address Date Quoted Delivery Contact Quote Valid Till Grid Qty Grid Build Grid Price Grid Comments Side Quantity Side Build Side Price Side Comments 1 AS6ECV16t \$4,989.00 AS6ECV - 6.0m x 2.0m x 0.2m - Rumble Grid - 16 tonne per axle - Exceeds AS5100.02 - Angle Top Rail - Rated Lifting Points - Fork Slots - Painted Finish - 1000kg 0 Not included \$0.00 Sub Total \$4,989.00 Freight \$0.00

Quote Security Gate (FarmlandCo)

I To: G & P Matthews 338 Pokolbin Mountain Road POKOLBIN NSW 2320 Order No. Heavy Option * Quote Only * Ph: (02) 4932 0855 Fx: (02) 4932 0822 admin@farmlandco.com.au TRADING AS Farmland Co. Pty Ltd ABN: 32 638 843 713 Pho Mob STRAINMP10024 Strainer Pipe 100 NB x 2.4m Medium 4mm (Blue) 2 85.00 170.00 STAYKITROTECHSTE StayTight Fitting Kits 100NB To 40NB Rotech (SSFK10040) 2 95.00 190.00 STAYPIPE40 Stay 40NB Pipe (2.3mm Wall) (Green) 3m Extra Light 2 31.00 62.00 HINGEBO100X32ROT Hinge Set Round Post 100NBx32NB Bolt-On Adjustable Rotech 65.00 (FG610032) 1 65.00 CATCHROTSCLK350 Latch Screw-On / Weld-On Chain Kit 350mm Chain Rotech 14.20 (SCLK350) 1 14.20 GATE12SY 12' Stockyard Gate 3660mm 32NB 6 Bar (1500mm high- 4'11") 455.00 Dungog Gates 1 455.00 Quotes are valid for 30 days* *Subject to major supplier price increases. Served By: Matt Bank Details: Please Email Remittance Total: GST: 956.20

Communication Opportunity

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Round 8

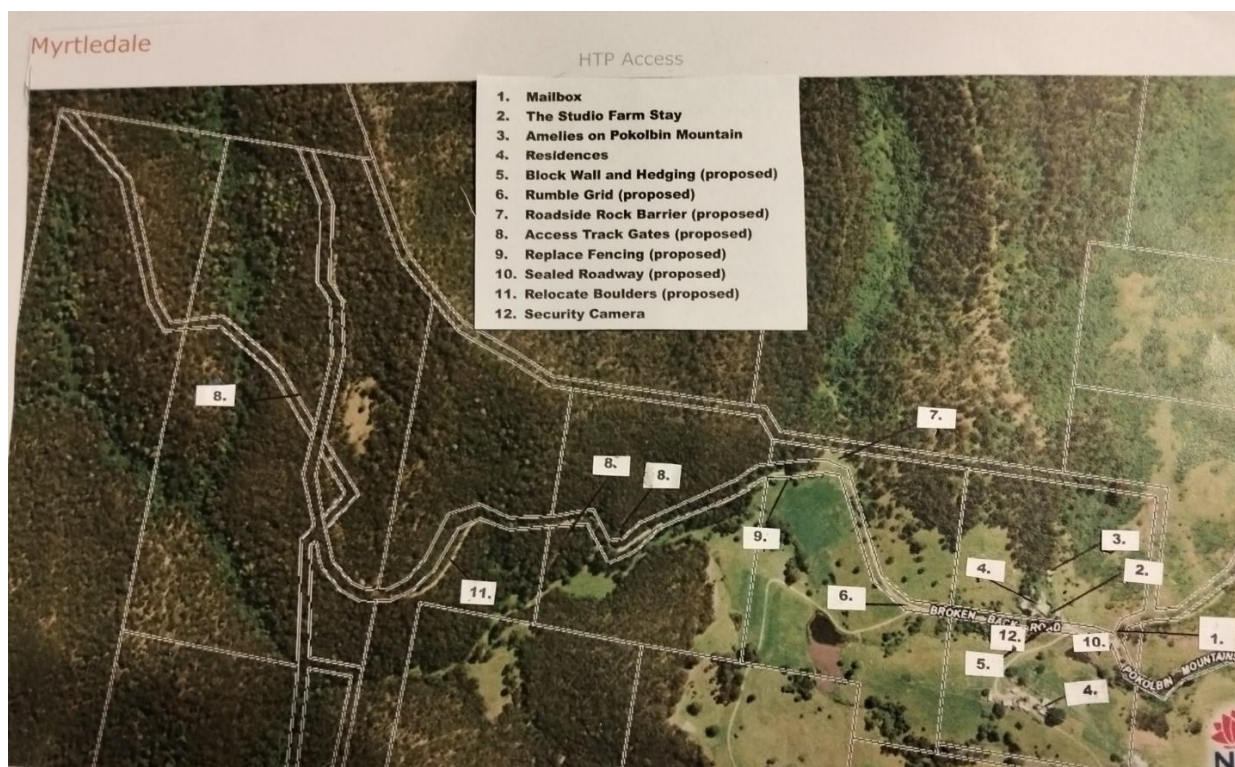
The Government is providing up to \$55 million (GST exclusive) under Round 8 to co-fund projects with mobile carriers and tower companies that deliver new and improved mobile coverage and competition in regional, rural and remote areas of Australia that are prone to Natural Disasters, including bushfires, cyclones and floods.

The focus on areas impacted by, or at risk of, Natural Disasters reflects the increasing exposure of many regions to these events, and the need for communities to access resilient mobile communications services during and after these events. Eligible areas can be viewed on the [MBSP Round 8 - Eligibility Map](#) [↗](#) and the [National Map](#) [↗](#).

Round 8 of the MBSP is expected to open in late 2024.

This round is funded under the Government's [Better Connectivity Plan for Regional* and Rural Australia](#).

MAPS



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Loss of Income

Based on income received 2024

Myrtdale Cottages Farm Stay Reviews

Amelies on Pokolbin Mountain

- Rated 4.99 out of 5 from 359 reviews
- Top 5% of homes - This home is highly ranked based on ratings, reviews and reliability.
- Unbeatable location - 100% of guests in the past year gave this location a 5-star rating.
- Notable review elements "Tranquillity, peaceful, relaxing, nature"
- https://www.airbnb.com.au/rooms/7550751?source_impression_id=p3_1729564108_P3y-RtIMuQXH95gK



Previous guest reviews sample 3 months:

Guest Name	Star Rating for stay	Review submitted	Comment
Yingying	5 stars	1 week ago	Tranquil and relaxing trip. Will definitely comeback in future.
Sonya	5 stars	3 weeks ago	Wow. This was a whole new level of amazing. Better than the pictures. Highly recommend!!!
Tiarn	5 stars	3 weeks ago	The photos absolutely do not do this place justice, it is an incredible property. We stayed here for our wedding and it was the highlight of the weekend. We're planning on coming back for our first anniversary, and very likely each anniversary after that!
Laura	5 stars	September 2024	Had the most peaceful and magical stay. It was a beautiful escape from reality and I can't wait to come back.
Keira	5 stars	August 2024	One of a kind stay!
Alex	5 stars	August 2024	stunning, tranquil and relaxing
Ricky	5 stars	August 2024	so beautiful and secluded. The perfect place for a romantic weekend away
Charlotte	5 stars	July 2024	Thank you Sally for the most beautiful stay. The views were next level! Will definitely be back.
Stephen	5 stars	July 2024	We had a beautiful stay of two nights length and would highly recommend this place. Sally is a lovely host with a

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			number of thoughtful touches which we appreciated. We would return.
Laura	5 stars	July 2024	As soon as we got to Sally's place we kicked back, turned on the gas fire and instantly relaxed! The cabin is lush and has everything you were meaning to pack but forgot, such as butter, brekkie items, bath robes and games! The cabin was private, but not so isolated from the other cabin (for those who don't fancy getting wolf creeked)... unfortunately we didn't get a visit from the little pooch however that was the only disappointing part of the weekend! Waking up to the sun was stunningggg and probably the only time I've ever been pleased to be awoken at 6am. 11/10 would recommend, thanks for the hospitality Sally 🐾
Wint	5 stars	July 2024	It was truly a beautiful stay by the mountains. Looking out the glass window while in the bath is something else! It was so peaceful and quiet. Will definitely be back next time 😊
Alex	5 stars	July 2024	To be honest the photos do not do this place justice. This had to be one of the most stunning places I have ever stayed in. The views, the cows & horses, the beautiful gardens, the cabin itself was immaculate it was cozy and secluded and the bath tub had the most spectacular view. It was overall one of the best vacations I have ever been on and we will definitely be back!
Janice	5 stars	July 2024	Amelie's is simply stunning . The cottage itself is romantic and cosy. The view and surrounding landscape is just so beautiful. Wallabies and cows dot the hills and the bird song is so pretty. At night the moon and stars sparkle especially bright for you to enjoy from your bed. It was very hard to leave . Stay as long as you possibly can !
Chelsea	5 stars	June 2024	Such a beautiful spot for a getaway. My Husband and I stayed here after our wedding and we were absolutely in awe of the place. One of the best air bnbs we have ever stayed at. Will be coming back in the future.
Tess	5 stars	June 2024	Just gorgeous! We stayed in the other cottage for our wedding last year and came back this year for our anniversary because it we just loved it here. This cottage has a beautiful big bath with a stunning view - such a highlight! Just such a beautiful spot looking out over the valley (and cows!) and lovely cabins. We'll be back!
Holli	5 stars	June 2024	Wow, what a stunning little piece of paradise!!! My partner and I spent a few days here to celebrate his birthday and it was beyond perfect. We were lucky enough to wake up to two beautiful sunrises and spent the mornings drinking coffee on the balcony. I can't recommend this place enough! Thank you Sally for sharing your lovely space! We will definitely be back soon.
Jenny	5 stars	June 2024	The cottage has everything you need, plus could dream of - peacefully immersed in nature with all of the comforts. Few could craft a better getaway than Sally has. Could not recommend more highly!

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Zoe	5 stars	June 2024	Absolutely loved our stay at Amelie's!!! Stunning views, the comfiest bed, and a clean and modern kitchenette and bathroom. Close to the local wineries (our favourite was Usher Tinklers and their incredible cheese board) but not all winery tours will pick you up due to the dirt road leading up to the accommodation. So be sure to call ahead to check before booking a tour. Would absolutely stay here again, we did not see another accommodation in the valley that's even close to as beautiful as Amelies.
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The Studio Pokolbin

- Rated 4.98 out of 5 from 461 reviews
- Top 5% of homes - This home is highly ranked based on ratings, reviews and reliability.
- Great location - Guests who stayed here in the past year loved the location.
- Notable review elements "aesthetically pleasing, calming and peaceful environment"
- https://www.airbnb.com.au/rooms/18780109?source_impression_id=p3_1729565089_P3jAbk2d_1I_UBI



Previous guest reviews sample 3 months:

Guest Name	Star Rating for stay	Review submitted	Comment
Sarah	5 stars	2 weeks ago	Highly recommend! I spent the weekend in the studio for a very needed girls weekend away. Both the studio and location were absolutely stunning. It's a very beautiful, aesthetically pleasing, calming and peaceful environment. Milly the host is very accommodating and always responds in a timely manner. Thank you for providing such a beautiful little getaway, I will definitely be back :)
Diane	5 stars	3 weeks ago	A gorgeous cottage in a beautiful scenic location. The interior has been well thought out and everything you could possibly need for your stay has been provided. Pristine clean and extremely comfortable, we had a wonderful weekend and can highly recommend staying here - you truly won't be disappointed!! The view from the cottage was spectacular and we especially loved sitting outside for breakfast listening to the birds, whilst enjoying the peaceful surroundings and the majestic view. Milly (and Sally) were fabulous friendly hosts, excellent

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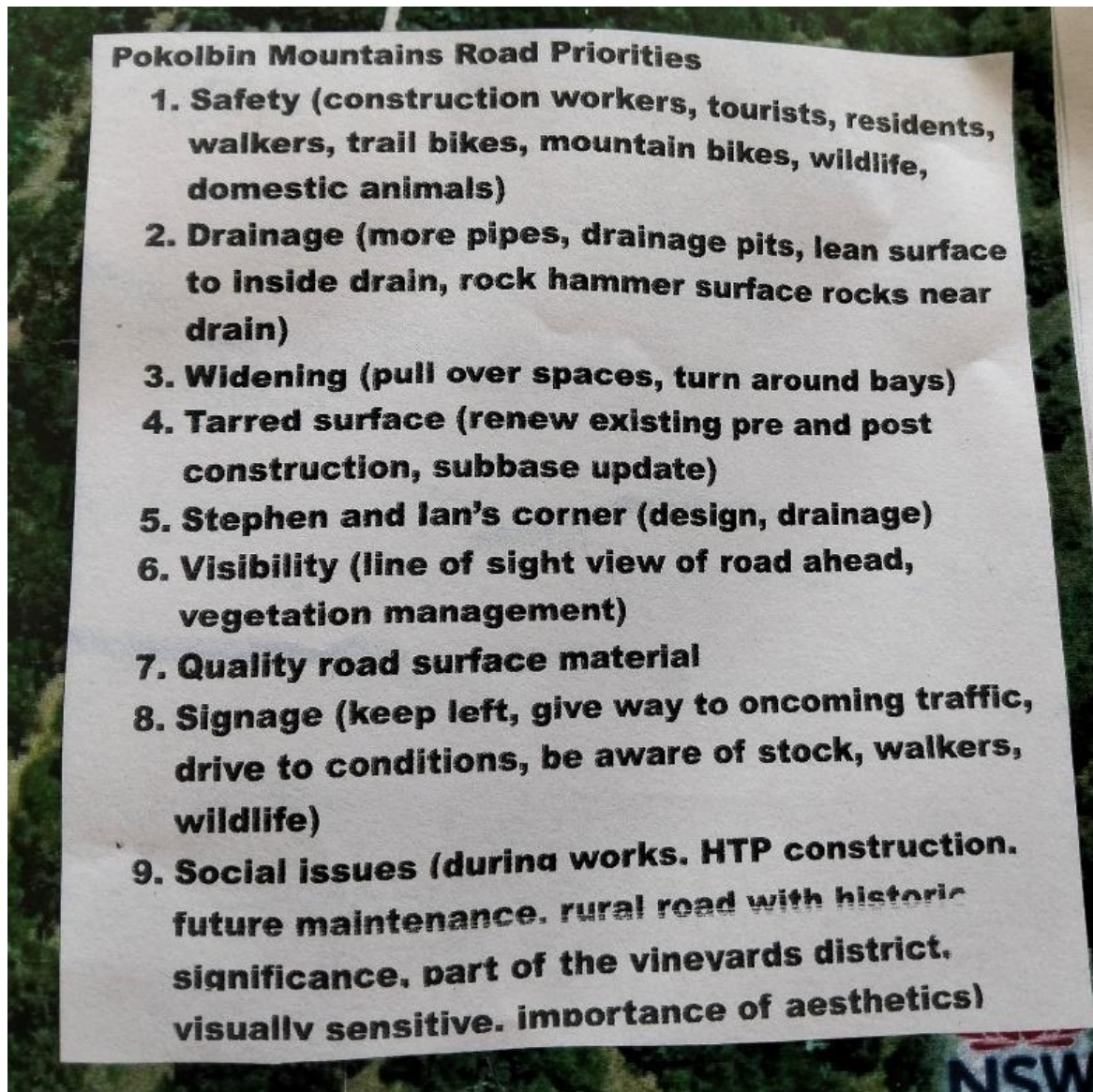
			communicators, and very welcoming. We will definitely stay again next time we visit the Hunter Valley.
Craig	5 Stars	3 weeks ago	millie's attention to detail was superb. she went over and above with cleanliness, comfort and other extras. beautifully presented property and it was a pleasure to stay there.
Amanda	5 Stars	4 weeks ago	This one's hard to put into words! Our stay far exceeded our expectations. Having been fortunate enough to stay in many beautiful locations around the world over the years, my husband & I would definitely say, The Studio at Pokolbin is an absolute favourite! From the cottage, to the incredible view, the abundant flora & fauna, and all the tiny details, we are so thrilled we chose here for a mini getaway. We will definitely be back again. Thank you Milly for sharing your beautiful part of the world so that others can escape to create beautiful memories. Amanda & Troy.
Charmaine	5 Stars	August 2024	The Studio is one of the loveliest places I have ever stayed in & the view is to die for. So peaceful. However the dirt entry Rd of the main road might be very tricky for low ride cars & I wouldn't drive it in heavy rain. But what a beautiful place. Thanking Milly ❤️
Kathryn	5 Stars	August 2024	Stunning location! What a view to wake up to 🌄
Alesha	5 Stars	August 2024	Milly's place was one of the nicest places I've stayed. The courtyard is perfect to sit with your morning coffee and enjoy the views and lavender. The cottage had everything we needed, including some yummy breakfast staples, was super clean and the instructions made it easy to find. We even saw hot air balloons over the valley on our second morning. Special mention to Penny & Bidy, who were particularly welcoming.
Renee	5 Stars	August 2024	The most stunning views I've ever seen! My favourite little getaway I've had! The dogs added to the rustic feel.
Zeynep	5 Stars	August 2024	It was one of the relaxing and peaceful stays that we ever had! The cottage was lovely, decorated nicely, sitting outside and enjoying the breathtaking view of the whole valley was amazing! It is definitely better than the photos! Milly was a great host, always responsive. We had a chance to meet some of their friendliest dogs. Looking forward to coming back soon 😊
Stacey	5 Stars	August 2024	Absolutely beautiful cottage with fantastic views. We had stayed at Amelie's (the other cottage) 10 years ago which was fabulous and the studio was the same. I could have sat and looked at that view for days. Make sure you wake up early to see the hot air balloons in the sky.. just magical. Thank you Milly for a fantastic day. We can't wait for next time! :-)
Julie	5 Stars	July 2024	Very relaxing, beautiful view and we really liked the accommodation

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Sandi	5 Stars	July 2024	Hands down the best place we've ever stayed in! The cottage was so beautiful, you can tell that whoever built it, designed it and decorated it, did it with a lot of love. The view, WOW 😊 , I could have stayed here forever and not gotten sick of the view! High up on the mountain, the view is absolutely breathtaking! Cottage had everything you need for a comfy stay and the fireplace made it so cosy! We stayed for two nights but have already decided that we must come back here again!! Thank you, Milly.
Nylo	5 Stars	July 2024	Had a beautiful stay on Pokolbin Mountain in the Studio, it's even better than the photos! Serene surroundings, rustic with tasteful touches of modernity inside - can't recommend enough!
Daniel	5 Stars	July 2024	The studio was stunning. Such a beautiful cottage and space they have created with amazing views and vibe. Fireplace was great. We really enjoyed our stay. Thanks Milly!
Nicole	4 Stars	July 2024	An incredible spot with beautiful mountain and valley views, the cottage itself is cozy and comfortable, with a fireplace and heating amenities for a winter retreat. We enjoyed our stay, the serenity and abundance of beautiful nature.
Kiara	5 Stars	July 2024	The studio was the most beautiful place I have ever stayed! I've had numerous friends who saw photos of our stay asking where we were because they couldn't believe the view! Milly was so communicative and helpful and made our stay in Pokolbin so special!

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ATTACHMENT B- Key points from Pokolbin Mountain Road Group presented to EnergyCo



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ATTACHMENT C

Please accept my comments in relation to the HTP.

My properties are located on the Brokenback Range (338 Pokolbin Mountains Road) and Wollombi Road Millfield (1384 Wollombi Road).

Comments:

Access to the transmission project would be via Pokolbin Mountains Road or Sawpit Road. Neither of these roads are suitable to delivery of major infrastructure or construction materials.

The access passes through my property for 3.5 km and there are concerns related to my livestock, wildlife, biosecurity, family vehicle movements, tourist visitors, disturbance to our accommodation guests.

The Pokolbin Mountains Road access will also directly involve movements through the highly prized Hunter Vineyards District. The introduction of Phylloxera is always a concern to vignerons.

My preference would be to see access via Sawpit Road with major upgrade.

The construction and ongoing maintenance would invariably open access to even more 4X4 vehicle movements and trail bikes, both of which are constant users of the Pokolbin State Forest and have major impact on the environment.

The project needs to provide solutions to reduce the enhanced possibility of unnecessary trespasses on private land and disturbance of the native flora and fauna.

The attached map indicates an area stretching along Deep Creek to Cedar Creek. This is one of the last pristine area of the Pokolbin State Forest and private land. It is accentuated by the presence of bandicoot, swamp wallabies, brush turkeys, lyrebirds, wombats, black cockatoo and other native fauna.

The preferred route should be to the west of the area marked on the attached map and provide a sizeable buffer to Deep Creek.

The visual impact on the landscape should not be understated and where possible minimised especially when viewed from private and public lands. Minimal maintenance and construction access tracks should be the developed.

A high priority in the vineyards district DCP and LEP is the visual impact on the rural/viticultural environment with visual impact statements being required for developments.

The Hunter Transmission Project is of major benefit to the population it will ultimately serve. The landholders will be that group who are left forever with the visual impact, trespassing issues, environmental disturbance, ongoing maintenance access, biosecurity issues to say little of the devaluation of their property value.

Major compensation should be forthcoming for property owners over which the transmission line passes and those in the neighbouring landscape. Those such as myself who will have massive disturbance during construction and future maintenance as vehicle movements escalate also deserve favourable compensation.

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ATTACHMENT D

Further to the poorly calculated acquisition methodology the businesses on Pokolbin Mountains Road and Brokenback Road accesses have major concerns of the consequences of construction traffic and associated road works.

The renowned tranquil, peaceful, clean air environment will be disrupted over an extended timeframe creating massive disruption to all those operating farming, grazing, wine sales, accommodation, bushwalks, wedding venues/photographs and photographic scenery.

Much of the business disturbance will be due to the continual coming and goings of HTP traffic. Movements will be of a multitude of vehicle types and understood to be between the hours of 6am and 7pm weekdays and 6am to post 1pm on Saturdays. There is also assumed activity outside these hours.

All the local businesses operate on a 24/7 basis especially when it comes to vineyard management, cattle husbandry and guest accommodation. Wine sale outlets, walking groups, wedding functions/photography have expectations of a quiet, tranquil, quality farm experience, ease of access to local attractions, serenity of ecological diversity and a clean air environment.

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ATTACHMENT D

From: greg matthews <gregory.matthews1@hotmail.com>

Sent: Saturday, May 24, 2025 9:41 PM

To: EC EnergyCo Hunter Transmission Project Mailbox <http@energyco.nsw.gov.au>

Subject: Request for Consideration

Letter to EnergyCo re. Land Acquisition and Business Disruption HTP

The HTP has created an immense sense of emotional angst on many individuals.

The degree of individual concern has been largely due to the lack of meaningful consultation with those individuals who will be impacted by:

- Land acquisition

- Business disruption

Pokolbin Mountain Road and Brokenback Road have been identified as the access to a large section of HTP Central.

I have received a Letters of Offer for an acquisition lease.

The offer of \$5,000 has been made for a 5-year lease based on the EnergyCo valuation processes.

The offer of this figure is considered to be based on property value only with no consideration of the aspects of personal, rural lifestyle and environmental impact.

There has been a severe lack of environmental considerations such as ecological affects, loss of ecological capital, acoustic tranquility, air quality, soil disturbance, habitat destruction, visual amenity or disturbance to business. I want a level of commitment and guarantee the impact on the land and environment will be rejuvenated with no long-term impact to the natural aesthetic.

These facets of the tourist vineyards district are held as high appeal to tourists, visitors and individual local business owners and landholders.

There has been little consideration given to the access of the properties on Pokolbin Mountains Road and Brokenback Road during roadworks. The road is one lane in many places with no alternative route roadworks on easements will further minimize this access. Not only is this dangerous for residents but it extremely difficult to go about day to day routines without major disruptions. The \$5,000 offered is, in todays terms is considered an insult on the many facets of the local environment held in high regard by those custodians of it.

A negotiated figure relating to a wide range of considerations would be a fair and appropriate to this highly significant and specific progression of the renewable vision.

Further to the poorly calculated acquisition methodology my family farm and accommodation business accessed via Pokolbin Mountains Road and Brokenback Road will be subjected to major disruptive consequences as a result of construction traffic and associated road works.

The renowned tranquil, peaceful, clean air environment will be disturbed over an extended timeframe creating massive disruption to farming operations, grazing, accommodation, bushwalks, wedding venue hire/photographs and photographic scenery.

Much of the business disturbance will be due to the continual coming and goings of HTP traffic. Movements will be of a multitude of vehicle types and understood to be between the hours of 6am and 7pm weekdays and 6am to post 1pm on Saturdays. There is also assumed activity outside these hours. The publication "NSW Renewable Energy and

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Transmission Landholders Guide" (NSW Farmers) states that "Construction will take place between 7am and 7pm seven days a week".

Our family business operates on a 24/7 basis, especially when it comes to cattle husbandry and guest accommodation. Walking groups, wedding functions/photography have expectations of a quiet, tranquil, quality farm experience, ease of access to local attractions, serenity of ecological diversity and a clean air environment.

I consider it a priority for EnergyCo to immediately commence meaningful and realistic negotiations to advance a response to the "Letter of Offer". This would be through means of consultation and understanding from those affected and considering the impacts at a property level not a community level as this project impacts each property differently.

Regards, Greg Matthews