

Boorowa District Landscape Guardians Inc. (BDLG)

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Submission re :07 0118 MOD1 Gullen Range Wind Farm Modification.

2 May 2014

I make the following submission.

This developer should never have been allowed to relocate the vast majority of turbines in this development without Department of Planning approval.

I oppose the modification on these grounds – relocating turbines will have the following effects for local residents.

NOISE IMPACTS

Lack of rigour in noise assessment.

Due to moving turbines closer to homes, many residences will suffer from greater noise impacts not only from the individual turbine which has been moved but due to the cumulative effects of that turbine in relation to other turbines. Cumulative noise impacts have not been addressed in the modification documents. Only noise created by individual turbines has been modelled.

Increased Van der Berg effect from increased turbine elevation has not been assessed.

To impose this increased, constant noise nuisance is unjust.

VISUAL IMPACTS

To relocate turbines closer to homes and at higher elevation, increases the visual impact of the turbines at many non host residences.

PROPERTY DEVALUATION

Due to increase in proximity to turbines, the greater noise/visual pollution will result in even greater devaluation of the effected properties.

LOSS OF AMENITY

The increase in noise and visual pollution drastically reduces residents' enjoyment of outdoor activities.

LOSS OF INCOME

1.The increase in noise levels and shadow flicker effects can mean that some farmers will find it too dangerous to work in certain parts of their properties, reducing the amount of land from which income can be made.

2.For some farmers the ability to subdivide their property to gain additional income is lost due to the local Council's restrictions in regard to proximity to wind turbines.

MITIGATION

It may be considered that the relocation of turbines closer to dwellings could best be dealt with by the developer acquiring the effected properties.

As the effected property owners are NOT at fault here but have been put into an unenviable position by the developer, the Department of Planning should offer the property owner the right to decide if he/she wants to have their property bought by the developer OR

(a) have the most offensive turbines removed/relocated OR

(b) gain other forms of compensation from the developer - financial or significant turbine curtailment (especially at night)

PUBLIC INQUIRY

Due to the developer's many breaches of compliance and the Department of Planning's inability to ensure that the developer complied with conditions of approval, I call for a public inquiry into the processes involved in approving / monitoring this development. Yours sincerely



Charlie Arnott

Chair, Boorowa District Landscape Guardians Inc.