

I object to the proposal by EPYC Pty Ltd for the development of the Jupiter Wind Farm principally because of the:

- degradation of lifestyle;
- excessive visual impact;
- potential for harmful noise; and
- the property devaluation;

associated with the project.

My parents own a property in Roseview Estate, identified as J10 in the EIS. It is within 3km of the closest turbine, and we will be able to see at least 70 turbines from our house if the project is approved. I am presently spending time at home with my family for the Christmas/New Year holidays. I also spend several weekends each year with my parents at Roseview.

My parents' house was designed and built to capture the panoramic views to the north, east and south of the house. The views of the mountain ranges to the east and south are spectacular, as are the views of the rolling hills. The view of the night sky is often spectacular because there is no light competing with the stars. I enjoy spending time here because there is very little in the view apart from the unspoilt countryside, and it's very quiet and peaceful.

Clouston has rated our house as having an expected unmitigated Visual Impact of High. Even though this assessment was made from the road outside our gate, which is about 1 km from the house and at an elevation of around 50 metres lower than the house.

The EIS rates the visual impact on my parents' property as high. It shows that 70+ turbines will be visible at varying distances along a wide proportion of the view from the property. The visual impact consultants helpfully contend that by planting trees to block the view the visual impact of the turbines can be mitigated. **I do not see why 'mitigation' is the responsibility of a non-associated landowner. How is completely obscuring the view in any way 'mitigation'.**

We will have full view of approx. 30+ turbines (at the same level equal) from our front window which faces north-east, and is very large in order to capture the panoramic view. The rest of the 70+ turbines will be seen from other windows. All of the 70+ turbines will be seen from the front terrace, our outside entertainment area.

As the house has been built on a ridge, and there is the width of a one-lane road at the front (north-east) and the southern side of the house before the ground steeply falls away, large trees would need to be planted within a couple of metres of the front and side of our house to block out the view of 70+ turbines.

Planting of trees this close to the house is not acceptable due to the fire hazard this would cause.

Yet we have been given a post mitigation rating of Moderate/High due to the effectiveness and feasibility of mitigation. Mitigation is not "feasible".

The following is a list of some of the issues that I have picked up from the EIS:

- Clouston Associates used photomontages and wireframes at "representative locations to **comprehensively** (*my bolding*) assess the visual impacts of the Project, particularly for non-associated residences within 3km of a proposed WTG." There is no photomontage or wireframe in the EIS to show the visual impact the wind farm will have on us. A photomontage that is supposedly representative of the impact (page 147 of Appendix D of

Clouston's report) is misleading as it does not show the turbines that would be directly in view from our front window (north-east). The photo does not show the correct impact that 173 metre turbines will have. The colour of the turbines is not known.

- The EIS states that a desktop assessment of the visual impacts on all dwellings within 3 km of a turbine was conducted, and that a "site visit was then undertaken to establish a validated impact rating on each dwelling rated as receiving a Moderate/High to High desktop unmitigated visual impact." Our home was not visited by Cloustons although we would have welcomed this. However, our property was given a High rating for unmitigated visual impact.
- Some of the project area and most of the surrounding area is made up of rural/residential sub-divisions. The EIS states that a total of 140 dwellings occur within 3 km of a turbine. Of these, 59 have been rated as having unmitigated Moderate/High to High impacts. Surely these statistics show that the proposed wind farm should not be built in this area because of its residential nature and the drastic impact it will have on so many people.
- The EIS states that some elevated dwellings will have views over both the north and south sections of the wind farm, but no properties have been assessed as having a High mitigated visual impact.
- The EIS states that "39 turbines in the northern precinct may be lit and potential impacts were identified for individual dwellings, particularly those with elevated views. These dwellings will have clear views of the turbine lights, discernible in an otherwise mostly dark sky." The view of the spectacular night sky from our house will be affected if lighting is used. The issue of lighting for turbines is another unknown in the EIS.
- In addition to the huge number of turbines that will be visible from our house, we will have views of the transmission line, if it is constructed above ground. Above or below ground transmission lines is another unknown in the EIS.
- The access roads between the turbines directly in front of our front window and those that are in the 'representative' photomontage will be scars in the landscape that will be prominent in our view.
- With turbines 173 metres high, my parents' house will have level views of the turbines
- The EIS states that the Goulburn-Braidwood Road and the Kings Highway "are scenic and have frequent expansive views over the surrounding landscape, with little built form or similar electrical infrastructure visible alongside the road corridors." If the transmission line is constructed above ground, the associated visual impact has been rated Moderate/Low to Moderate, increasing in areas where views from the road are far reaching and many poles will be seen in succession." Along with ruining the scenic and expansive views for road travellers, the transmission line and associated poles would also reinforce in them that the whole region has become an industrial area.

- The addition of the Jupiter wind farm to the Capital and Woodlawn wind farms and the Woodlawn Bioreactor (Veolia) plant to where Sydney's waste is delivered, risks the whole region becoming an industrial area.
- Due to the proximity of our house to a large number of turbines, which will be at the same level as our house, my parents and I are very concerned that noise and infrasound will effectively make the house uninhabitable.
- For all of the above reasons, as well as other issues in the EIS that I have not yet had the time to assess, it is reasonable to expect that the value of our property will be greatly reduced if the Jupiter wind farm is approved.