

12 February 2017

Department of Planning & Environment
GPO Box 39
Sydney
New South Wales 2001

Department of Planning and Environment,

I am writing in relation to development application number SSD 13_6277 for the construction of the Jupiter Wind Farm by EPYC Pty Ltd on behalf of Jupiter Wind Farm Pty Ltd. The Jupiter Wind Farm, should it be approved, will be within visible, audible, and possibly felt (vibration) from my property. As such, I oppose the Jupiter Wind Farm development as outlined within the *Environmental Planning and Assessment Act 1979* (NSW).

I oppose the Jupiter Wind Farm because:

- The Jupiter Wind Farm will have a negative effect on the social structure within the community. The social structure is important within a rural location such as Tarago and surrounds as the community needs to look after each other, protect the local environment (from weeds and pests), and in times of emergency (such as fires). In recent community meetings, there is clearly a divide being created between the owners of the land that will benefit financially from the Jupiter Wind Farm and other community members who will lose the amenity and life style provided by living in a quiet rural location and lose property value. This contradicts the Jupiter Wind Farm Environmental Impact Statement claims that there will be social and economic benefits from the wind farm. I note that the Jupiter Wind Farm proposal stated they may compensate other land holders within a 2km radius, however, there will also be many others outside of the 2km radius that suffer due to the Jupiter Wind Farm if approved.
- The density of housing within the proposed Jupiter Wind Farm is incompatible with the industrial nature of the proposed wind turbines due to impacts on visual amenity, turbine shadows (or flicking light), sound, and vibration. Throughout Australia there are many wind farms but none are in a location as densely populated as the proposed Jupiter Wind Farm site. At 173 meters high the turbines are also larger than others used within Australia and should be considered heavy-industrial. I believe these heavy-industrial turbines should not be placed within a densely-populated area. The applicant should seek an area that contains fewer or no residence to install such large industrial wind turbines.
- There is no guarantee that there will be substantial economic benefit from the Jupiter Wind Farm for the local community who will suffer the negative impacts of having a wind farm within their region (both amenity and financial). Long term the proposal plans to employ few staff compared to the overall numbers of people impacted by the wind farm. Additionally, the applicant does not guarantee that their employees will live within the region or purchase goods and services from those within the region. In fact, the application stated that the wind farm can be operated remotely, which will likely minimise any financial benefit for the community impacted by the Jupiter Wind Farm proposal.
 - I believe that part of the approval process for the Jupiter Wind Farm should include a minimum proportion of local employees (such as 75% of all employees should live within a 20km radius of the proposed wind farm site). Additionally, the applicant should offer traineeships and apprenticeships to locals to build knowledge within the community and allow locals to benefit from any ongoing employment opportunities within the wind farm. Further, I believe the wind farm should support local businesses by having vehicles and machinery purchased and maintained locally, and

implementing staff benefits to purchase goods and services locally (such as meals and accommodation).

- The physical effects of wind farms is not clearly acknowledged and compensated for. There are local Tarago residents that have first hand experience from the Woodlawn Wind Farm and the Capital Wind Farm. These residents clearly state that they are impacted by “flicker” or flashing of shadows within their homes, vibrations, and sounds. They state that these impacts appear to be worse when two or more turbines align due to wind direction, possibly causing turbulence in air flow, and increasing the impact of vibrations and sounds. These residents state that their beds shake due to the vibration stopping them from sleeping as effectively as they could prior to the windfarms. These circumstances have been researched inadequately with many of the studies being funded, or partially funded, by wind farm companies. Using these studies to lessen the understanding of the impact being proposed for Tarago and surrounding residence should be seen as manipulative and fraudulent. As such, I believe the Tarago and surrounding residents will not be compensated adequately for the negative impacts on their lives and the amenity of their property. Therefore, I believe the Jupiter Wind Farm proposal should not be approved.
- The property values in the local region will become stagnant or decrease relative to other regions in NSW. It is clear from the masses of locals opposed to the wind farm proposal that few people, if any, would choose to live near a wind farm. Therefore, it is likely that property values will stagnate and properties in the region will take longer to sell. This will impact me both financially and in terms of flexibility when I wish to relocate due to changes in life circumstances (moving house with employment or as children move from home etc).
- The Jupiter Wind farm will have a significant negative impact visually on the landscape. The landscape is currently void of large scale industrial developments. The proposed wind turbines will be prominent, and likely dominate, the landscape. The proposed wind turbines will transform the landscape from an appealing rural setting to an unappealing industrial setting. This negative transformation will reduce the amenity of my property and impact my life on an ongoing basis as I will no longer live in an environment that is as relaxing and stress free.
- The Jupiter Wind Farm will significantly impact threatened species. The Glossy Black Cockatoo will be significantly impacted as outlined in the Environmental Impact Statement. It is unacceptable to reduce a threatened species habitat while claiming to be environmentally friendly. Additionally, many other species in the area are likely to be impacted.
 - I believe that part of the approval process for the Jupiter Wind Farm should include the establishment and maintenance of alternate habitat where any habitat is destroyed. For example, if wind turbine site and road clearing equates to 80 hectares of cleared land then 80 hectares of equivalent habitat should be established and maintained in the local area.
- The nature of the Jupiter Wind Farm is not congruent with the lifestyle of residence from Tarago and surrounding areas. While the official zoning for the area proposed for the Jupiter Wind Farm project is Primary Production it should be noted that all residents I have met in the area do not make their main income from Primary Production. Most locals live in the area to enjoy a quiet country lifestyle while working in retail, as service providers, or in central hubs such as Goulburn and Canberra. For years the local government has been approving many sub-divisions of land in the proposed Jupiter Wind Farm region to a size that is not suitable for primary production given the terrain, soil quality, and rainfall in the area. These sub-divisions have been primarily purchased by residents seeking a quiet country lifestyle and are not involved in primary production. The government should not now approve an industrial wind farm destroying the quiet country lifestyle these residents have sought.
- Other renewable energy projects are better suited to the Tarago and surrounding region. As lifestyle is such a large impact on the local Tarago residents other alternatives that have a lower impact on lifestyle should be considered, such as solar or expanding the existing Woodlawn bio-reactor.

I believe the above impacts on myself and others within the Tarago and surrounding communities justify the Jupiter Wind Farm proposal being rejected. Should the Jupiter Wind Farm proposal be approved, the applicant and the approving government should be held responsible for any injuries, losses, and damages. Precedence has been set in other cases where the applicant and approving government have had to compensate local residence for damages caused due to wind farms.

In Summary, the proposed Jupiter Wind Farm will:

- negatively effect the social structure within the community,
- be incompatible with the dense population in the project area,
- not provide justified economic benefit to the region,
- risk the health of locals due to constant shadow flicker, vibration, and sound,
- impact the growth of property values in the region,
- have a visual impact on the local region,
- destroy the habitat of endanger species and many other species in the region,
- impact the lifestyle of the Tarago and surrounding residence,
- not be as appropriate for the region as other renewable energy sources such as solar, and
- will put the applicant and approving government in legal and financial jeopardy.

On the basis of the above, the Jupiter Wind Farm Development Application should not be approved.

Please do not hesitate to contact me if you wish to discuss any part of this submission.

Regards,

Matthew Stanton

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