

Objection to EPYC Pty Ltd - Jupiter Windfarm Project

Land Rating

I wish to submit my objection to the subject Project because the proposed windfarm is an industrial construction in a rural residential area.

Since subdivision of the land in the 1990s in the region of Mount Fairy and Tarago into smaller holdings of 25, 40 and 100 acre blocks the Surveyor General's Department has rated these lands as **Rural Residential**. Consecutive local councils (Tallaganda, Palerang and the now imposed Queanbeyan Palerang Regional Council) issue their Rates notices accordingly noting the properties as **Rural Residential**. The Residents of these properties pay **Rural Residential** rates.

Along comes EPYC Pty Ltd wanting to build a windfarm in this same area and decides that all the land in the PA (apart from recognised townships, such as Tarago) is **farm land predominantly used for commercial grazing with isolated lots used for personal cropping** and therefore open to development for their purposes. EPYC generally regards this land as worthless other than for stock grazing.

The NSW government in their desire to achieve a renewable energy target chose to overlook the fact that the land proposed for this development is rated as Rural Residential and welcomed the proposed development.

If the land is agricultural (as claimed by EPYC) why am I and all other residents not paying rates for agricultural land which is far less expensive than rural residential rated land?

Despite what Real Estate agents, 'green' people and wind turbine hosts (who choose not to actually live on their properties) claim, that land values won't be affected by the construction of the windfarm, it is well known that land values are actually affected adversely when a resident wants to sell his/her property.

It is no coincidence that the Real Estate agent at Tarago does not inform prospective property purchasers about the likelihood of a windfarm on or neighbouring the property they wish to purchase.

If it were true that land values would not be affected by the windfarm construction, why is it that EPYC is now offering benefit sharing deals to property owners neighbouring turbine host properties. This is another example of the developer trying to induce the community into accepting the windfarm in the area. The benefit sharing deals, which are quite small amounts, will not in any way offset/compensate the devaluation of properties.

I think this is deceptive, dishonest and corrupt behaviour on the part of the proponent just as the non-disclosure deals with hosts has been.

I contend that any industrial construction in an area rated as rural residential should **not** be allowed. The construction of this industrial wind turbine development should be removed to a location where it will **not** impact in any way the health, scenic value, property value, bushfire risk, of/to the residents.

Further, I strongly suggest that windfarms are **not** the answer to renewable energy and that the Department should not approve any further windfarm development in NSW including EPYC's Jupiter Windfarm Project.