

Planning Services

Department of Planning & Environment

GPO Box 39

Sydney NSW 2001

Attention: Executive Director – Resource Assessment & Business Systems

Dear Sir

Subject: Jupiter Wind Farm Proposal - Tarago NSW – SSD 13_6277 – Submission

On behalf of my wife and I the following submission is lodged as an objection to the development of the proposed Jupiter Wind Farm project Tarago

Having moved to Braidwood in November 1966 we have resided within the local area since with the exception of a two year period when we resided in Wentworth NSW.

We have lived at our current address 1047 Mt Fairy Road since November 1987.

In putting forward this objection I wish to point out that I have a sound knowledge as to social characteristics / fabric / lifestyle aspirations of the local community having been directly involved in planning for the growth of the ACT and Sub –Region.

I commenced my 36 year career in Local Government in 1966 as an engineering assistant to Tallaganda Shire Council moving to Yarrawlumla Shire Council in 1975.

In 1986 I was appointed Chief Town Planner to Yarrawlumla Shire, at the time of my retirement December 2002 I held the position of Director - Environment and Development

Since leaving the employ of Yarrawlumla Shire I have been in private practice as a planning consultant retiring June 2016.

OBJECTION

This objection is lodged on the grounds that it would not be in the public interest nor would it be consistent with adopted State strategic planning policy should development approval be granted to the Jupiter Wind Farm project.

In doing so we endorse and fully support the objections raised and lodged by the local community having particular regard to the environmental impact; the negative socio-economic impact, including land values and the detrimental impact on the lifestyle of local residents the development of the Jupiter Wind Farm will have.

In putting forward this submission reference is made to the following publications which provide background data as to the development of the “dormitory rural residential zone “

surrounding the Act, at the same time setting down agreed directions for the ongoing growth of this area.

- The ACT & Sub –Region Planning Strategy 1998
- The Sydney – Canberra Regional Strategy 2006-2031

The subject planning strategies were undertaken due to the uniqueness of the sub-region brought about by the pressure for sustainable development opportunities not available within the ACT, in particular rural residential lifestyle residential opportunities

With reference to the Sub-Region planning strategy, at Figure1 (attached) the influence the development of Canberra on the growth of the depicted Australian Capital Region is depicted.

Whilst the Jupiter Wind Farm project land does not fall within the defined 1998 subregional planning strategy area, with the advent of time it is apparent the boundaries of this strategic area have moved to correlate with the boundaries of the Australian Capital Region which includes the Jupiter Wind Farm project area.

The development of rural lifestyle opportunities with the 100km commuter/ dormitory zone of Canberra commenced in the early 1960's well before the advent of wind farms

Palerang Council's discussion paper on rural/ residential development 2008 estimated there are some 2100 existing holdings have an area of less than 80ha; 2600 having an area of less than 200ha all rural lifestyle holdings

Having particular regard to that area to be impacted on by the Jupiter Wind farm proposal, recent data provided by Queanbeyan-Palerang [QPRC] Goulburn Mulwaree Councils show that 342 QPRC residents hold parcels of land within 5km of the development site 204 having an area of less than 200ha: 291 Goulburn Mulwaree residents hold parcels of land within 5km of the development site

It follows that the principles and policies adopted in the aforementioned Strategic planning documents should be applied to that area formally taken in by Tallaganda and Mulwaree Shires now taken in by Queanbeyan-Palerang Regional Council and Goulburn-Mulwaree Council local government areas

WE acknowledge that we live within a designated "highest wind area" as depicted on the attached Map (p16 Sydney – Canberra regional Strategy) and that Government is committed to achieving a 20% renewable energy target by 2020, however the related actions set out at p48 of the Corridor Strategy state that:

- Suitable generated and/or renewable energy projects such as wind, solar and bio-waste will be supported
- Subject to adequate resolution of environmental impacts, opportunities for development of wind powered electricity generation will be preserved by restricting incompatible land uses (eg residential) in high-quality wind resource area.

Rural lifestyle living opportunities were facilitated and encouraged by the councils across the ACT "dormitory zone" from the early 1960's, as a result areas of high density rural residential development were created well in advance of the development of wind farms.

Having regard to the government's position we contend that, taking into account the Jupiter Wind Farm proposal covers a high density populated rural residential area the development of the wind farm within our locality will negate the Government's stated objective.

The development of the proposed Jupiter Wind Farm in close proximity to rural dwellings is a RESTRICTED INCOMPATIBLE LAND USE as referenced in the strategic actions outlined.

Negating adopted strategic policy is not in the Public interest

The documentation supporting the proposed Jupiter Wind Farm lacks in detail, the merits of the project having regard to the Public Interest has not been proven

The subject documentation does not address the government's strategic policy as discussed above.

Discussion as to the cost and benefit of the project against the public interest is lacking, justification as to our local area being suited to the development of a wind farm has not been proven.

I would welcome the opportunity to discuss our objection and that of our local community with departmental staff.

 9.02.17
David Rouse

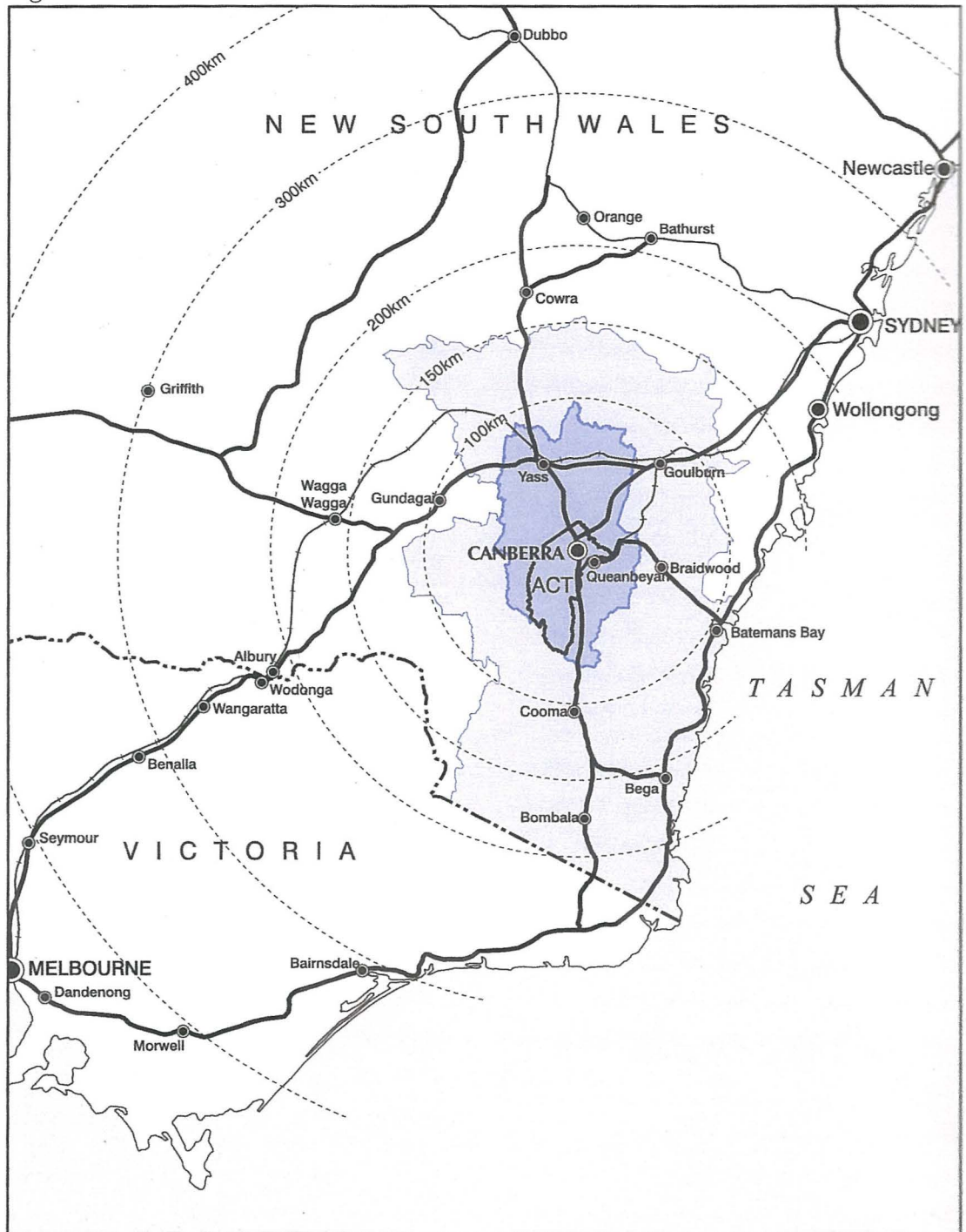
1047 Mt Fairy Rd



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Figure 1 – Location



 ACT and Sub-region
 Australian Capital Region

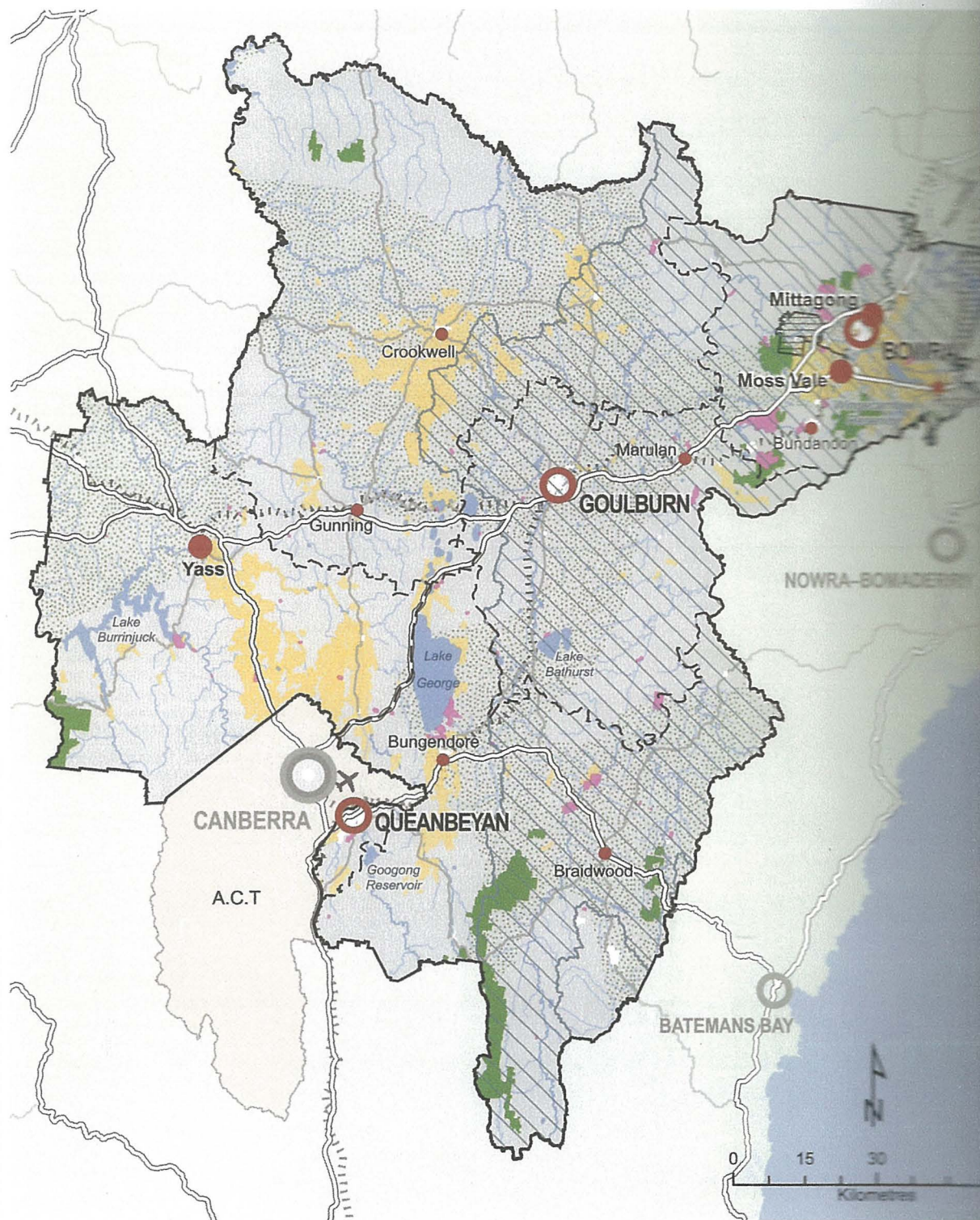
ACT & SUB-REGION

0 50 100km 

Note: This map has no zoning development, control, or land use implications and is utilised for diagrammatic purposes only. Areas highlighted do not in any way correspond to any property boundaries.

Figure 1: LOCATION

NATURAL RESOURCES MAP



- | | | | | | |
|--|---|--|-------------------------------------|--|-------------------------------------|
| | Major Regional Centre | | Major Airport | | Drinking Water Catchments REP No. 1 |
| | Major Town | | Railway Line | | Local Government Area Boundary |
| | Town | | Major Roads | | Non-Coal Extractive Resources |
| | Regional City | | Highways and Freeways | | Coal Resources |
| | Major Regional Centre (Outside Strategy Area) | | Rivers | | Rural Land |
| | | | Creeks | | State Forest |
| | | | Water body | | Significant Agricultural Land |
| | | | Highest Wind Areas – NSW Wind Atlas | | |
| | | | Existing Urban Area | | |