23rd June 2016

Attn: Executive Director, Resource Assessments and Business Systems

Planning Services

Department of Planning and Environment

GPO Box 39

Sydney NSW 2001

RE: Rye Park Wind Farm SSD 6693

Dear Sir/Madam,

I do not support the Amended Application

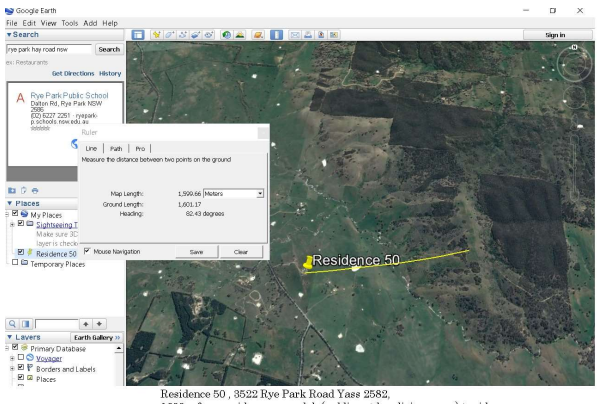
I am writing in regard to application Number SSD 6693 with particular reference to Residence 50 at 3522 Rye Park Road Yass 2582

Residence 50 is a freestanding residence located on a rural property in the Yass district.

The residence is raised above the ground, located on the high side of hill with sweeping 270 degree views from its main living area and entertainment deck. Views are to the close ridge line to the north / north east/ east as well as further south-east towards Gunning and then North-west – west towards Boorowa.

The residence has a wrap-around verandah on all four sides. The residence has a very large external deck for outdoor living that faces the adjacent ridge line (where the closest section of the wind farm is proposed). This deck is large enough for a lounge and dining setting and is used extensively for entertaining throughout the year.

A screen grab from Google Earth shows the distance of 1.6km between the adjacent ridgeline and the dwelling of residence 50.



Residence 50 , 3522 Rye Park Road Yass 2582,
1600m from residence verandah (public outdoor living space) to ridge
Google Earth screen grab 23.06.2016

The Wind energy facilities at Rye Park will lead to unacceptable impacts on environmental (including flora and fauna), cultural (human wellbeing), landscape values, amenity of the local area. Wind farms will impacts on nearby property owners/occupiers, road users and wildlife

Visual amenity
Current Skyline: view to ridge with bushland (not cleared farmland)

High degree of visual impact of wind energy facility on residence, due to visual impact of :

- Current ridgeline is extensively wooded and bushland. It is not cleared land. The change in impact from a wooded bushland view to that of a ridge with turbines, building, roads will have extreme visual impact. Views of aerial photos show that the ridgeline is a rare example of uncleared land.
- the locations and distances from which the development can be viewed from Residence 50: the wind turbines will be located approximately 1.6km away from the residence 50 (*Image shows ridge line at 1.6km away from residence*). We request that wind turbines are a minimum 2km away from residences
- the high visibility of extensive number of wind turbines proposed along adjacent ridge line visual impacting Residence 50 and adjacent residences
- Visual impact due to height impact (increased impact due to height of ridge with proposed height of turbines on top of the ridge to Residence 50 1.6km away from ridge),
- Visual impact due to scale (proposal for tall turbines and minimal spacing): change from sylvan bushland view to visual clutter of man-made objects
- colour and surface reflectivity of the wind turbines
- the removal of existing vegetation
- the location and scale of other buildings and works including transmission lines and associated access roads
- Impact of night lighting that is required for safe operation of a wind energy facility and for aviation safety

South Australia Statewide Wind Farms Development Plan Amendment (DPA) Principal of Development Control 15: "Development should not detract from the natural and rural landscape character of the region.

South Australia Website [2] : On 18 October 2012, the Minister for Planning approved the Statewide Wind Farm Development Plan Amendment (DPA) : I f a turbine falls within 2km, then the wind farm will be classed as Category 3 and subject to third party appeal rights.

MITIGATION BY PLANTING IS NOT APPROPRIATE

The residence and its accompanying deck are raised above ground level approximately 1.5m from the lower point (and the ground slopes down to the valley creek) and face rural and sylvan views of the ridgeline / valley as well as the view to a rural setting to the south east.

The ridgeline where the proposed turbines will be located is 1.6km away to the east / North, and will have 30m high turbines on the ridge itself.

Visual mitigation by planting tall trees will be ineffective and inappropriate. Planting of trees to the east and north will block morning and midday sun and block existing distant views. They will not block the turbines on the ridgeline

FAUNA

Local Birdlife identified : eagles, falcons, king parrots, finches

- concern that loss of local habitat will affect bird species as the existing bushland on the ridge will be home to extensive range of species

Western Australian guidelines states : *"The impact of wind farms upon birds : The cumulative effects of wind farms may have an impact on the migratory routes of certain bird species. Solid towers and round nacelles prevent birds from nesting in the structure. The positioning of turbines away from migratory routes and the use of larger, slower turning turbines, may reduce the risk of avian strikes."*[4]

Vegetation: Impact due to Modification of vegetation, soils and habitats

Landscape

The features of the landscape include:

- the topography of the land : ridgeline, valleys, distant views to rural area
- the amount and type of vegetation : native bushland at ridge, rural usage at valley
- natural features such as hills, gullies and valleys : erosion impact
- flora and fauna habitat

Impact of wind turbine construction, installation and ongoing usage will result in

- Direct removal of native vegetation and habitat due to construction for turbine tower footings, tracks and other infrastructure
- disturbance and vegetation clearance and
- will cause erosion,
- destabilise topsoil and existing vegetation on lower slopes
- drainage run-off,
- disturb water quality for existing creeks / rivers,
- habitat or food source destruction,
- potential for introductions of weeds to the local area,
- introduction of feral animals
- increase in bushfire risks : more people accessing wind turbine facilities, increase in quantity of power lines
- traffic impacts on local dirt roads of the proposal during construction and delivery of materials

Western Australian guidelines states : "*As a general principle, steep slopes and ridgelines should be avoided."*[3]

Construction and Maintenance Phases

Residence located on Rye Park Road close to junction with road connecting to Yass.

- Noise and traffic impact of increased truck usage on dirt road during construction phase. impact:
- Native fauna casualties resulting from construction activities such as increased number of local fauna being killed on roads (kangaroos, wombats, wallabies)
- Need for road and intersection upgrades to accommodate any additional traffic or site access requirements. Need detailed engineering plans showing the required works, the timing of when the works are to be undertaken
- Hydrocarbon and hazardous substances: potential waste issues

- The transport of equipment and freight to the site should be carefully managed and may need to be co-ordinated with adjacent local governments. If ongoing disruption to traffic is likely to occur, police escorts may be required for the transport of large turbines.
- Site clearance works, earth moving, cutting, filling and stockpiling of topsoil should be kept to a minimum wherever possible.
- Once turbines are in operation, there may be vehicles based continuously at the site.
- When a site is decommissioned, the demolition work will need to be managed and the site should be reinstated to its original use and condition, or other agreed use
- Dilapidation reports of local infrastructure, adjacent properties to be compiled by independent consultants.

Noise

Concern that proposed wind turbines are less than 2 km and noise will be created due to mechanical noise produced by the wind turbine generators, movement of the rotor blades through the air.

Request to change location and number of operating mode of the turbines.
Request post installation noise compliance be monitored and demonstrated by a qualified and certified acoustic engineer.

Blade glint
Concern that proposed wind turbines are less than 2 km and with low sun from west at winter solstice will cause blade glint from the sun reflecting from turbine blades.

Shadow flicker
As turbines are proposed to the East of the dwelling, and that the proposed wind turbines on the adjacent ridge are less than 2 km, there is concern that shadow flicker will result from the position of the sun in relation to the blades of the wind turbine as they rotate. This occurs under certain combinations of geographical position and time of day.

National Windfarm development Guidelines state :"*The shadow flicker experienced immediately surrounding the area of a dwelling (garden fenced area) must not exceed 30 hours per year as a result of the operation of the wind energy facility"*[1].

Electrical Output
Concern that the capacity of the local electricity distribution network is not be able to meet the load of all the new wind turbines proposed for the Yass area. The ability to connect wind turbines to a system will depend on the configuration of the network and generators.
Problems may occur in balancing the network system and this may restrict the output of a wind farm.
Minimise the number of wind turbines to what the distribution network can carry.

Economic and Social Impact

Yass is in close proximity to Canberra, ACT and is growing as a satellite commuter town. There will future population growth in this region and potentially changing land use with the increase in population. The great number of proposed wind farms in this area will create a division in the social fabric of this local community.

High negative Social impact on local community : hosts versus non-host land owners and financial impacts

Rental Payments from wind farm operators to "Host" land owners will result in the value of their land increasing as the payments are so high that that will mitigate the environmental impact. (Note that individuals should declare if they are a "Host" or not when working in community lobby groups) In contrast, there is a negative impact on property prices for adjacent land owners due there being no financial incentive to them and they have the adverse visual and environmental impact of being located adjacent to the wind farms

Major financial impact on Australian taxpayers as the majority of funding to build the wind turbines is coming from RECs (that money comes from the Federal Government through taxes that Australians pay) not from actual power charges to end users or costs incurred by the developer.

This Wind farm will impact nearby property owners/occupiers, road users and wildlife

I declare I have not made any reportable political donations in the previous two years.

References

[1] Policy and Planning Guidelines for development of Wind energy Facilities in Victoria; Victoria State Govemner, Environment, Land, Waterand Planning JANUARY 2016

Western Australian Planning Guidelines, Western Australian Planning Commission, Bulletin 67 2004 http://www.planning.wa.gov.au/dop_pub_pdf/pb67may04.pdf

[2] http://www.renewablessa.sa.gov.au/proponents-guide/wind-farms