

steve ward ELECTRICAL

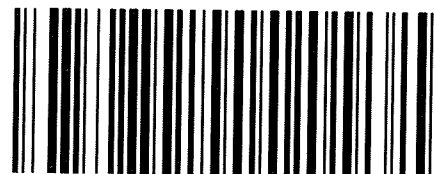
Lic No. 33511C • ABN 52 059 026 611

Department of Planning

Received

31 JAN 2013

Scanning Room



PCU041126

Monday 28th January 2013

Major Projects Assessment Department Of Planning & Infrastructure

To whom it may concern

I am writing this letter to express my opposition to the Crookwell Three wind farm development. I have spent several days reading the Environmental Assessment, as I have been accepted onto the Community Consultative Committee, & I have the following concerns about the proposal:-

1. Visual

I believe there will be a cumulative visual impact from Crookwell 1, 2, & 3 from my property 'Narangi' (No.8). Table 16-Residential view matrix page 50 states -R8 'Narangi' Visual impact high! Please view the attached photomontage supplied to us by Union Fenosa, & then compare this with Figure 29 & 30 Photomontage Sheet B2 page 105-5 & 105-6. The existing Crookwell windfarm is 6-7km's from our place & we can clearly see these 8 turbines from our deck. (These turbines are not in the photomontage, they are to the left of the photo). These existing turbines are 67mtrs high to the blade tip, Crookwell 2 turbines are to be 128mtrs, & Crookwell 3 turbines are possibly to be 152mtrs to the blade top & only 1.1km's from the closest turbine to our house. (This turbine is to the far right of the photo, which is the view from the dining room). Our once beautiful rural landscape will be dominated by wind turbines (page 28 Green been table 5 viewshed descriptions, At a distance of 1-3 km's wind turbines would generally dominate the landscape!

I also note that the site compound is clearly visible from our deck yet in figure 29 sheet-B2 the site compound has to be labeled to be seen. These photo's supplied in the EA do not have the same visual impact as the large photomontage which is to be our view if this development is approved.

Noise:-

There are four properties which will be subject to excessive noise of which 'Narangi' is included. Union Fenosa has stated that agreements are proposed with houses 8, 20, 66, & 67. (Agreements page 69). I believe that these 'Agreements' need to be finalized & included in the development application, if approval is to be given. There is also talk of neighborhood agreements with non-host properties located between 1 & 2 km's from a wind turbine. There are 18 properties of which 15 are occupied that are affected, these agreements also need to be finalized prior to approval being given.

Property Values:-

I have read the reports on property values (in America etc) & I can't believe that these results reflect the actual property market value trends in Crookwell. My property has been on the market for approximately two years & we have seen a significant impact

on our property salability & value due to the Crookwell 2&3 proposed developments. (predominately Crookwell 3).

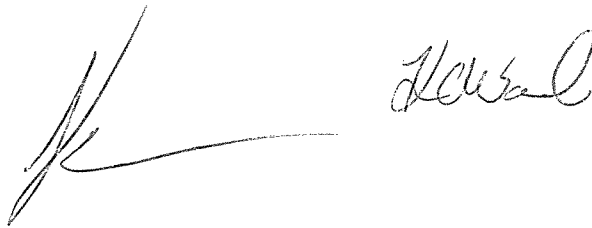
Aerial fire Fighting:-

In the last month alone we have seen bushfires at Bannister, Grabine State Park, Fullerton & Bevendale. All these fires have been controlled by helicopters, fixed wing aircraft & ground crew fire fighting units. Without these aerial options, if the windfarm proceeds, fires will be harder to control & be more dangerous to landowners, stock, & the rural Fire Fighting employee's & volunteer's, who will be fighting these fires on the ground with no aerial support. At the recent fires the helicopters were based out of the rural Fire Service helipad in Crookwell where re-fuelling & loading of water from tankers took place.

I wish to conclude by saying that I expect that the Crookwell3 wind farm will be approved as it is considered of State significance. I hope that if this proves to be the case that you will include conditions in the approval that will ensure that immediate neighbor's, property owners within the 2klm radius & the four properties affected by excessive noise will not have to undergo stressful negotiations with the developer without any protection from the department of Planning & Infrastructure.

I have enclosed a self addressed envelope & would ask that you return the photomontage once you no longer require it as it is the original print. I hope this photo provides you with a greater appreciation of the size & magnitude of this development, & the impact it will have on our rural haven.

Yours Thankfully

A handwritten signature in black ink, appearing to read 'Steve & Kylie Ward', written in a cursive style.

Steve & Kylie Ward
'Narangi' 271 Pejar Road Crookwell
Ph. 0428280877

P.S Please find the attached letter which I sent to the upper Lachlan Shire Council, dated the 24th of December 2012.



Lic No. 33511C • ABN 52 059 026 611

Saturday 24th November 2012

The General Manager
Upper Lachlan Shire Council

Dear Councillors

I am writing to you in regards to the Crookwell 3 wind farm Environmental Assessment. I am requesting that you consider the following information when you complete your submission to the Department of Planning.

My wife Kylie & I own a property 'Narangi' which is located on Pejar Road & is a direct neighbor to Mr John Blewitt's property which is proposed to host 8 wind turbines. The closest turbine appears to be exactly 1km from our house {under 500mtrs from our boundary fence}, while four other turbines are under 2 klm's from our house.

Kylie & I have had our property for sale for approximately the last two years as we have three young children & we needed to have a larger house. We have drawn plans to do an extension but never proceeded as we believe that any money spent would be over capitalizing as we have had many people look at the property & loved it, though they would not consider buying it due to the close proximity of the proposed wind turbines. We have beautiful views from our deck & that is why we purchased this place in 2003, & decided to move from Sydney to Crookwell. I realize the property market for rural blocks is 'sluggish' at the present time, though I am confident that the reason that we cannot sell 'Narangi' is solely due to the proposed Crookwell 3 Development. Our view from our deck will no longer be of the beautiful countryside, but of an industrial landscape.

Due to the size of our block {160 acres} our target market is for either retiree's or a young family from Sydney or Canberra looking for a lifestyle block. The first question prospective buyers ask is where are the windmills going to be? , how many are there? , how high are they? , & are they noisy? From our deck I show them the approximate locations & tell them the tower height is 105 metres & the top of the blades is 150 metres. From this point onwards there is an obvious change in their opinion , & this is usually the last we see of them. We have only had one offer on the place & that was well below it's value.

Due to the fact that an extension is not a viable option, & that selling will be very difficult we decided to purchase a house in town, & have recently moved in.

Our house 'Narangi' is number 8 in the EA & in Table 17 {attached} our house will exceed the noise levels by a substantial amount. Furthermore section 10.5.1, 10.5.2, 10.5.3, & 10.5.4 {attached} relates to the properties that will be impacted by the excessive noise. Our house will be one of four places that the developers will 'negotiate' with to address the noise impacts. If this is the same negotiation process

that friends of ours are undergoing with the Gullen Range Wind Farm developers then our uncertainty will further delay & impact our chance of selling our house.

Kylie & I believe that these negotiations need to be finalized with all the affected neighbouring property owners prior to any approval being given the green light. If the approval is given prior, & an agreement cannot be made between the developers & the landowners our only option will be legal action which is costly, time consuming & stressful.

We also believe that it is incredibly unfair that so many landowners will be affected in many different ways, whether it will be falling property values, industrial landscapes {90 turbines cumulative for Crookwell}, noise pollution etc, & that 2 landholders will receive financial benefit while many families will receive heartache.

We appreciate your time listening to our concerns & we hope that you will oppose these turbines being approved under the 2klm setback from adjoining residences as per the U.L.S.C DCP.

Yours Thankfully

A handwritten signature in black ink, appearing to read 'Steve & Kylie Ward', written in a cursive style.

Steve & Kylie Ward
"Narangi" 271 Pejar Road Crookwell N.S.W