

John and Renae Keith

‘Atholvale’ Woodhouselee Rd, Roslyn

marked as R69 on the proposed plan of Crookwell 3 windfarm.

1.3km of Proposed Crookwell 3

Submission in relation to Proposed Crookwell 3 Windfarm.

Our Background: We purchased part of ‘Atholvale’ from Renae’s family whom have owned the land for over 30 years. We run a Stud beef Cattle operation.

We are not in support of the proposed development as this proposed development will have significant impacts on us and our farming operation.

The proponent has made little to no effort in contacting us in relation to the development and its impacts on our property.

In regard to Crookwell 3 the developer had one meeting with James Robertson (Renae Keith’s father) in February 2016 onsite at ‘Atholvale’. During this time James expressed his concerns about the development to which the representative of the proponent showed little respect. The developer’s representative has shown complete arrogance towards us as adjoining landowners. We have not heard from the proponent since this meeting. We have also been advised of comments made to another neighbour that “the Robertsons could get stuffed and he can do what he wants” so understandably we are not happy with the attitude shown towards us by the proponent.

In early October an excavator we believe arranged by the proponent entered our property at our driveway damaged our ramp, proceeded to drive across the front of our property which left significant tracks due to wet conditions and park at the Bolton’s Rd entrance for over a week. We believe the excavator and a number of vehicles used the road to access the wind monitoring mast that had been down and put back up. At no time were we contacted to seek permission to enter our property. Again a total lack of respect by the proponent and or representatives of.

Our Concerns in relation to the proposed Crookwell 3 Windfarm

Zoning of land.

With the recent purchase of the property we have investigated with Council in relation to renovating the existing dwelling and/or building a new dwelling and other ideas to supplement the income of the farm. The Crookwell LEP (2010) show that our property along with the proposed site of

Crookwell 3 are zoned Environmental Protection E3 to which there are significant restrictions to the development permissible in the zone. (as shown below)

Upper Lachlan Local Environmental Plan 2010

Current version for 5 August 2016 to date (accessed 13 November 2016 at 21:59)

[Land Use Table Zone E3](#)

Zone E3 Environmental Management

1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To facilitate the management of environmentally sensitive land and areas of high environmental value to the local government area.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

3 Permitted with consent

Dwelling houses; Roads

4 Prohibited

Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

How is this development permissible under this zone? As it is goes against the objectives of this zoning?

We understand that the development is state significant and can be assessed accordingly but where is the consistency of what is permissible for landowners that adjoin this development. In the EIS the proponent has clearly stated that they disregard the recommendations of the Upper Lachlan Council DCP. So it seems the Upper Lachlan Shire Council planning documents aren't worth the paper they are written on. As an example we can't build a second dwelling for a family member to live in but next door can have 160m high wind towers and significant infrastructure associated? How is this Fair? If land is to be rezoned and rate's increase to adjoining landowners what compensation will be available by the proponent?

Access along Crown Road what we know as Bolton's Road

In the Crookwell 3 Windfarm Blade Modification Transport Impact Assessment 09/03/16 document, the access road to Little Vale on the boundary of our property (listed as option one). Shows as a crown road, however in its current use the road deviates on to our land in 3 places.

At no time has the proponent asked us permission to use the existing road. On numerous occasions in the last few months we have seen the proponents use this road for access to the site. At no time

has the proponent discussed what use of the road there will be in relation to the proposed Crookwell 3 Windfarm development, What modifications will be made, What the traffic will be during construction and operation. We have been told that the proponent has mentioned the removal of trees along this road which are on our property, again none of these issues have been discussed with us.

Over 50ha of our livestock grazing land is accessible off this road, This raises serious concerns that the increase in traffic on this road will potentially lead to an increase in our liability exposure in the event of an accident.

We also have security concerns about the access to our property and the increased traffic.

We believe the road would have to be widened for the transport of the blades, this will result in loss of our grazing land.

Biosecurity of our property is also a concern in relation to the increased traffic using 'Bolton's Road', again we need to protect our livestock and pastures from contamination. We are concerned that foreign weeds, pests and diseases can be transported in on vehicles used in the construction and maintenance of this development.

We need to maintain our access to 'Boltons Road' to access the back part of our property especially in the winter months whilst feeding livestock as the water course through our property prevents taking a tractor or ute through these areas. We also rely on the road and gate located next to the second cattle grid to move livestock around our property.



The Yellow Circles indicate the Areas where the current Access Rd Deviates onto Atholvale.



**Above and Below: Boltons Rd looking towards "little Vale"
Woodhouselee Rd**



Above: Boltons Rd Looking towards



Above: Trees on Boltons Road



**Above: One area of road where existing Rd
Deviates onto our property**



Above: Another area where Road deviates onto our property.





Above: We rely on use for movement of livestock around our property as well as access for feeding

Noise

In reading the document produced by the proponent on the noise effects we understand that our property is expected to fall into area shown in *figure 3: receptors at which ISO9613 predicts high noise levels*. The document is very hard to understand so we are very concerned as to the impacts the noise will have on us, and our livestock.

Whilst researching the impacts on adjoining landowners of Windfarms already in operation in the area such as Taralga and Grabben Gullen. Neighbours have drawn comparisons to the noise as trucks going constantly, a significant wooshing noise that has been described as unbearable. Again another aspect of this development taking away our serenity and enjoyment of the rural lifestyle.

Visual

We believe there will be a significant visual impact from numerous locations on our property. The most significant being the house location and cattle yards. Our 'dream' view will be gone. Our property is our piece of paradise and these monstrosities will destroy that. It will change our rural landscape forever.

The pictures that have been produced by the proponent in the Photomontage show the towers blend in to the landscape. A drive around our district to view other windfarm sites tell a completely different story, they are prominent and stand out from every direction and can be seen for miles.

We are concerned about the potential flicker effect impacting on us however we can't decipher what the exact impact will be from the documents available.

Below are pictures of the current view from the house verandah.



Impacts on livestock

We are concerned on the effects the Wind towers could have on our livestock. Upon research online it has been suggested that the vibration from the towers can have an effect on the livestock including livestock not being able to sleep, calving issues/losses, abortions. Our cattle are our passion and our income. If productivity is affected than our farm will no longer be viable.

We believe it is our job to protect our animals, this development creates significant danger to our livestock and livelihood.

TV and Mobile Phone Reception

Research and talking to adjoining landholders at other windfarm sites we have been told that TV reception will be significantly impacted. Why should we have to go without what has become a standard of everyday living?

We have been told in other areas mobile phone reception can also be impacted by the wind towers. We rely on mobile phones as a sole communication at the farm. What if there was an emergency and the reception is the difference between life and death?

Land Values

As previously mentioned we have recently purchased the family farm, to do so we have taken a mortgage based on current market valuations. We have been advised that in other areas affected by windfarms properties are harder to sell and as a result decline in value. Our property is highly productive and valuable land. If the value of our property was to decrease we could be impacted financially with our mortgage and reduction in equity that we may lose our family property that what we have fought to keep.

Fire Fighting

We are concerned in the discussions we have had with local fire fighters and the not being able to get the aerial support in the event of a fire.

Our property according to the Rural Fire Service is deemed to be in a designated bush fire prone area. For the protection of our livestock and our property we are concerned that in the event of a fire not all firefighting resources would be available.

Conclusion

As per the concerns listed as above we are most concerned about the obvious disrespect of the proponent in relation to our lifestyle, property, business & livestock. We are highly concerned with the degradation of the landscape that we treasure and believe should be preserved for future generations. We are concerned on the ongoing negative impacts this development will have on us personally.