

## RE: PROPOSED BOWMANS CREEK WIND FARM DEVELOPMENT

To whom it may concern,

I am the joint owner (alongside my wife) and resident of a property in close proximity to the proposed Bowmans Creek Wind Farm development. I live on this idyllic rural property with my wife and children after we purchased the 100 acre parcel of land and built a residence. At no stage during the purchase of our property or subsequent approval of construction of our residence were we made aware of the potential for a wind farm development in the proximity. Should I have been made aware, then I would not have purchased the land or subsequently developed our family home and associated infrastructure.

After building our family home, becoming part of the local community and raising our children in our idyllic rural environment, I then became become aware of this proposed wind farm development.

The initial manner our family became aware of this proposed development was by a leaked plan communicated to us from by a third party in 2018. This plan showed proposed turbines and roads directly impacting my residence/property. Therefore it was extremely concerning to become aware of a proposal posing significant potential impacts on us without any form of communication of this proposal/strategy made to us by Epuron as the proponent. This deceptiveness appeared to further manifest in Epuron adopting the location as “Bowmans Creek” within the project name as this locale contains a smaller population then the other rural communities in closer proximity to Muswellbrook/Singleton also directly impacted by the proposed development. I believe it highlighted from the outset a potential lack of professional integrity by the company and its representatives in pursuing this proposed development.

The manner in which we became aware of the proposed development combined with the subsequent information provided by Epuron in relation to it has already led to significant physical, mental and financial costs to myself and other family members. Financial costs have already been paid in terms of:

- The time taken to research the development, understand the issues and manage our response accordingly
- Ad-hoc legal support necessary to frame appropriate responses and attempt to mitigate the future costs the proposed development would cause to us

On top of this there has been the necessity to receive formal medical treatment for mental and physical health conditions caused by the intrusion of this proposed development into our lives.

Based on the details of the proposed development it is indisputable that should Bowmans Creek Windfarm Development be approved and progress as proposed it would have extremely significant and adverse impacts on myself and my family.

The primary impacts of concern for me include:

- Complete loss of visual amenity for our residence and property

Current views are of the natural rural environment and skyline which was a primary reason for us selecting to purchase and build on our property. This would be completely scarred by turbines from the development. We have one of the highest visual impacts from the proposal and this is confirmed by Epuron's EIS report. It highlights over 20 turbines we would see from our residence and the nearest is within 2.5km distance. Epuron also provided a series of photo montages to us that reinforce the complete loss of visual amenity. Given the rural lifestyle nature of our property its financial value is inherently linked to the existing visual amenity. Loss of this amenity due to the proposal would render the property unliveable to myself and my family. It would also cause a life altering financial loss due to erosion in our property value and associated capital investment. As you would appreciate our existing capital investment to purchase the property and build our residence/supporting infrastructure was made over a decade ago on the basis of the block remaining in its generally presented state at that time.

- Noise and infrasound pollution

We presently experience limited noise at our property with sounds being limited predominantly to those from the natural environment. There would be occasional ad-hoc noise from trail bikes, firearms, chainsaws or farm machinery in the area. That noise would occur on average less than 6 events per month, generally be for very short periods and during daylight hours. Should it be approved and proceed this proposal would lead to significant noise pollution during the construction and operational phases of the wind turbines. There is also evidence that wind turbines create a form of infrasound pollution which impacts residents sleep patterns and other general health issues. Given our proximity to the proposed turbines my family and I would experience significant negative impacts from the noise and infrasound caused by the proposed development.

- Degradation of property value

The proposed development is already increasing uncertainty and therefore adversely impact real estate buyer demand for properties near to the development. Should the development proposal proceed it will cause a significant devaluation of properties in proximity to the development relative to equivalent properties in the region outside of the development. This will be due to buyers requiring a price discount to offset the negative impacts caused by the development.

- Adverse mental and physical health conditions

The nature of the development proposal and the manner in which it was communicated (or lack thereof) has already directly led to adverse health conditions for my family and I. Having to use personal financial resources to understand and respond to the proposal in such a manner as to mitigate the risk of it damaging our future livelihood causes significant ongoing stress. The many physical health problems related to stress are well documented and it is unacceptable that due to their historical and proposed actions Epuron and its representatives can cause this. There is also the damage to our future health that would be caused by the primary impacts listed above.

Due to the extremely significant and adverse impacts this proposed project would have on myself and my family I am strongly objecting to the proposed development of this wind farm.

My primary preference is for the proposed development to be rejected in its entirety and further that no future wind farm developments be proposed or assessed in a proximity that would impact our property.

Should contrary to my preference stated above the relevant parties decide to approve development of the Bowmans Creek Wind Farm, I request that they fulfil their obligation to mitigate the impacts on my family to acceptable levels by setting a consent condition in line with the following:

- That the proponent awarded the consent is obligated to acquire our property in full and come to an appropriate financial compensation agreement for this that is negotiated through good faith legal process. The acquisition process should be initiated immediately that the consent is approved and not be delayed. I consider the drastic loss of visual amenity indisputable and would therefore deem any consideration of delaying acquisition for other consent conditions to be monitored completely inappropriate.

I implore all relevant political and planning representatives involved in evaluating and then deciding whether to approve progression of the Bowmans Creek Windfarm development proposal to please:

- Ensure you properly review this submission and understand that if ultimately approved the impacts on my life would only be effectively mitigated by inclusion of a development consent condition in line with above-mentioned
- Should you fail to consider this condition necessary all appropriate procedural and legal avenues would be exhausted to seek the necessary recompense