

Springvale
[REDACTED] Harry's Creek Road
BOOROWA, N.S.W. 2586

22 March 2018

The Independent Planning Commission

RE: BANGO WIND FARM PROPOSAL

We, Andrew and Carolyn Mitchell of 'Springvale' [REDACTED] Harry's Creek Road, BOOROWA, N.S.W. 2586
DO NOT support the Bango Wind Farm Proposal for the following reasons:

1. Wind turbines are likely to negatively affect property values.

As previous principals of Boorowa Real Estate for 16 years we were requested to do market appraisals on properties that may have been affected by the proposed Rugby Wind Farm Project. In our research we established an opinion that properties within close proximity to wind turbines had a reduced market value of up to 20%. We obtained our information from Victorian Government websites and Victorian real estate agents selling properties near wind farms. We believe that our community will suffer the same reduction in property values.

2. The project is creating significant conflict amongst the community.

We have sold property for residents in the Rugby district as they felt intimidated, bullied and pressured by neighbours wanting to host wind turbines. We are seeing similar signs of this conflict and intimidation already impacting residents/neighbours (including ourselves) where there is opposition to the proposed project.

3. Wind turbines have a heavy imprint on surrounding environments.

We feel the large wind turbines have an imposing presence and disturb the natural beauty of our home. We have been offered a neighbourhood agreement which we are not interested in as the dominating presence of turbine size is unlikely to be negated by the proposed 2km minimum distance. We have chosen a rural lifestyle to enjoy the serenity and quiet country vista and have lived happily in our present, tranquil location for 28 years. It is highly distressing to think that after this time, giant manmade structures will encroach upon our view.

4. Wind power is less efficacious than other forms of renewable energy.

Technology has been moving quickly with the efficiency of solar panels and the electricity storage in batteries. Solar power (via farms and domestic) is now reaching the point where

supply outweighs demand during sunlight hours. Battery technology continues to improve and with large daytime solar electricity production provide an increasingly stable supply. We feel that wind turbines do not represent as efficient a method of energy production in the Boorowa locality. The Boorowa Shire is not subject to constant winds and so we feel that any turbine placed in this area is less likely to produce effectively compared to other locations. We are also highly concerned that when the wind turbines are no longer considered effective, the costs of their removal will fall back on us, the local community.

5. Wind turbine construction and maintenance presents increased biosecurity risks.

Farmers are under increasing pressure from the Meat and Livestock Association to increase farm biosecurity. We are required to reduce vehicle and trespass, control pest populations and minimise livestock movement onto neighbouring properties to reduce the spread of weeds and animal diseases. Construction and maintenance of turbines will increase the risk of these events, causing additional strain on farming practices, increased cost of weed and pest control and loss of profit from spreading livestock disease. Biosecurity is important to our farming community and national exports as we strive to compete in a market that is increasingly requiring clean and green practices. We have serious concerns that turbine staff will not adhere to or care about biosecurity requirements.

We appreciate the opportunity to make this submission to the independent commission and thank you for taking the time to consider our points of view.

Yours Sincerely

The image shows two handwritten signatures in black ink. The signature on the left is for Andrew Mitchell and the one on the right is for Carolyn Mitchell. Both signatures are written in a cursive, somewhat stylized hand.

Andrew Mitchell

Carolyn Mitchell