

# RESIDENTS AGAINST JUPITER WIND TURBINES

NEWSLETTER: JUNE 10<sup>TH</sup>, 2014

**Welcome to Residents Against Jupiter Wind Turbines 2nd community newsletter. We also provide regular email updates to our members. Future newsletters and ongoing consultation with local residents will ensure the community is well informed about the development by people who are not seeking to make money from it. Our concern is protecting the community not providing spin to help some people line their pockets.**

## What Is The Jupiter 1 Wind Farm Project?

The proposed project area runs from the tip of Lake Bathurst down along the Braidwood-Goulburn Road and extends over the Kings Highway to a point about 9 kms south of the highway. A map, detailing some of the affected parts of the community is on page 2. The area covered is huge, more than 30,000 acres. Approval for this project rests with the NSW state government, not the local councils.

The project is currently called "Jupiter", but we have seen Capital Wind Farm become Capital 2 (and 3?), Crookwell become Crookwell 1, 2 and 3. So experience indicates this is Jupiter 1, to be followed by Jupiter 2 and 3 as more residents are driven from their homes and their properties become available to host more turbines.

### Community Consultative Committee

The draft NSW Planning Guidelines for Wind Farms 2011, with which EPYC's May Newsletter says it is complying, states in Appendix C that community representatives and an independent chairperson will be appointed by the Director General of the NSW Planning Department after advertising in the local community and appropriate consultation.

The Director General was advised in March that a community meeting of 200 people at Tarago resolved that he should select these representatives through a local democratic process, and Palerang council had subsequently endorsed the resolution.

So far the Planning Department has done nothing to either comply with its own responsibilities or respond to the community's request. But now EPYC has popped up to usurp the department's responsibility. How many other of the department's responsibilities in this matter have, and will be, been taken over by EPYC?

Complaints about this breach of public trust have been directed to the new minister for planning (Pru Goward). However, we can't sit on our hands like the department. EPYC certainly isn't, with its expressed aim to lodge its application before the end of the year.

### Nominations for the Community Consultative Committee

Residents Against Jupiter Wind Turbines is calling for nominations for 7 community representatives on the community consultative committee, to be followed by an election at a **meeting of members at Tarago Hall, 1:30 – 3pm on June 22<sup>nd</sup>**.

Details of how to nominate are displayed on the website [juprda.com.au](http://juprda.com.au) or can be obtained by emailing [contact@juprda.com.au](mailto:contact@juprda.com.au).

Nominations are open to all local residents, whether a member of Residents Against Jupiter Wind Turbines or not.

Results will be forwarded to the head of the NSW Department of Planning so the Department can appoint them to the consultative committee consistent with the department's guidelines.

### Join Residents Against Jupiter Wind Turbines

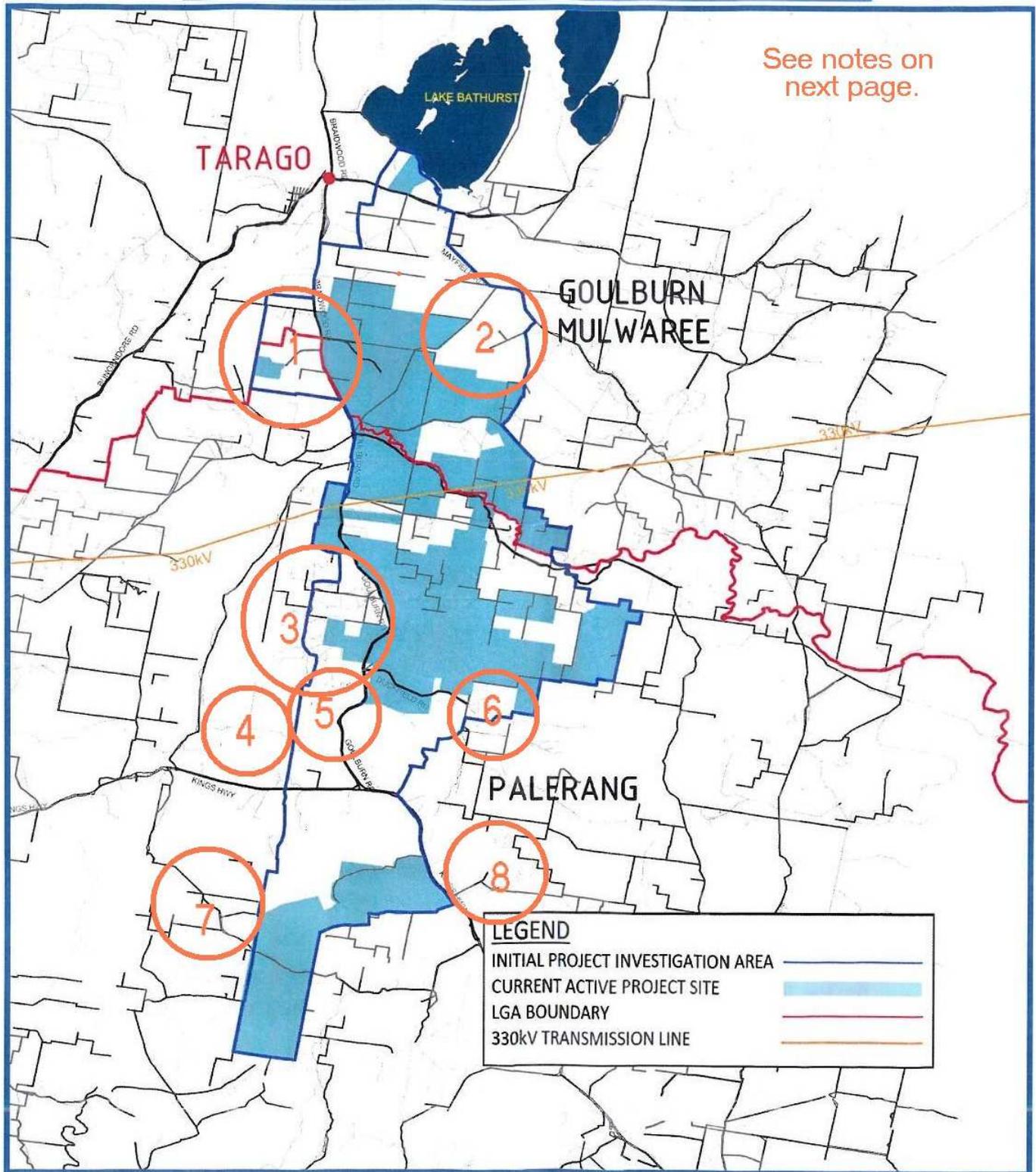
To join email your name, address and phone number to [members@juprda.com.au](mailto:members@juprda.com.au).

More details about the association and its activities are at <http://juprda.com.au>.

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## Map of Proposed Jupiter 1 Wind Farm Project



## DO NOT BE MISLED

The blue areas above are what EPYC says are the “current active project” site. Note the word “current”. EPYC is still looking for hosts. There is no guarantee turbines will not appear in areas not currently marked, as part of Jupiter 1, Jupiter 2, or later.

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The Jupiter Industrial Turbine site is unique in NSW and probably in Australia. Proponents such as EPYC are no longer able to propose wind turbines on isolated broad acre farms. The Jupiter site map is proof of this. A hotchpotch of properties (25 on last advice). Imagine the desperation of the owners of the groups of properties completely surrounded by active zones (read hosts). Imagine being reminded of their plight as they drive through this industrial zone on the way to and from town or work. Imagine the reaction of a potential buyer driving through the turbines on an inspection visit. We should insist that EPYC provide turning bays.

Adding to the uniqueness is the sheer number of lifestyle properties in the shadows of the turbines, both in subdivisions and singles. Some of the subdivisions are circled opposite.

1. Roseview. 12 lots, COMPLETELY WITHIN the published site.
2. Lakeview. 14 lots, COMPLETELY WITHIN the published site.
3. Barnet. 25 lots, 14 WITHIN the published site.
4. McLaughlin. 5 lots (before council) bordering the published site
5. Doughboy Downs. 6 lots (on sale), COMPLETELY WITHIN the published site
6. Duckfield. 7 lots, 4 WITHIN the published site
7. Mulloon Rd. 11 lots, bordering the published site
8. Jamaleopa Rd. 20 lots, bordering the published site

There's a neat hundred without considering all the lifestyle properties on the Mayfield Rd, the Kings Highway, the Goulburn Rd, Hazeldell Rd and all the minor roads, many of which are within the published site, plus Tarago township.

And that's without considering the farmers who had always believed that a future subdivision was their superannuation. It won't happen if EPYC gets its way.

To reach the majority of these 100 properties, you will have to drive through the turbines. The case could be made that we are all hosts.

Compare this to how EPYC described the site in their *Request for Director General's Requirements*, page 7: "The PA (project area) and broader region consists of extensively cleared farmland with distant hills. The farm land is predominantly used for grazing, with some small isolated lots used for personal cropping" **How misleading.**

## Director General's Requirements (DGRS)

EPYC's handout mentions a number of things it will "consider" under the DGRS, including biodiversity, heritage, aviation, soil and water.

What it **DID NOT** say, is that it will **demonstrate** there will be no adverse effects:

- on residents' health; or
- on residents' lifestyles; or
- on property values.

**Aren't these the things that matter most to you?**

Yet these are the things that EPYC does not say it will prove when submitting its application.

Residents Against Jupiter Wind Turbines has written on several occasions to the Department of Planning requesting the DGRS be amended to require EPYC to demonstrate it will not harm these three things. A complaint has now been lodged with the minister about this failure.

EPYC may tell you its proposal won't harm these things. Ask for the proof, not the assertions.

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## Thoughts if attending EPYC's Information Day

### Ownership

EPYC claims to be Australian. It is incorporated in Australia but ASIC records (3/2/14) show the Spanish company *Promociones Y Construcciones PYC Pryconsa* owned 77.2% and one of that company's directors owned another 7.6% via a wholly owned Australian entity *Evyna Pty Ltd*. So 84.8% Spanish owned. Is that what **you** would call an "Australian company"?

### Jobs

EPYC's latest handout claims a significant boost to the local economy with "up to 120 jobs required" during construction. It doesn't mention the common wind farm experience, where the bulk of such jobs went to construction crews from outside the locality, many not Australian.

It also claims 16 full-time ongoing jobs "expected to be sourced mainly from locals". Locals, where? Bungendore, Braidwood, Goulburn, Canberra? How many of those "locals" will actually be living where they are affected by EPYC's wind farm?

It doesn't mention the local jobs that will be lost when subdevelopment stops in this area because no one wants to buy a lifestyle block near a wind farm. It doesn't mention the loss of patronage to local businesses as those of us already here stop investing in our properties that have been devalued, and spend less time here.

### Consultative Committee

EPYC claims its consultative committee will include two landowners "that own houses within 2km of a proposed turbine" but doesn't mention the guidelines require they be non-hosting landowners.

### Power Production

It claims the wind farm could produce "up to" 350MW, which is "sufficient to meet the annual power needs of some 150,000 households". That of course is only when the wind is blowing at the right level. Wind farms typically produce only about 25% of their rated capacity, at unpredictable times, some when everyone is tucked up in bed with most power turned off.

### Property Values

You may have noticed that in spruiking the benefits of its proposal EPYC didn't mention the effect on property values.

You don't need any cherry-picked studies to answer these questions "***Would I have bought my property, at the price I paid, if I knew a large wind farm was going to be built nearby? Do I think my neighbours would have bought here? Do I know anyone who is eager to live near a wind farm?***"

### Make Up Your Own Mind

No doubt EPYC didn't intend to mislead anyone with its statements that were, perhaps, poorly worded. Make up your own mind, from what you hear from EPYC and elsewhere, and the comments from communities near other wind farms, about the validity of what you are told and the veracity of those presenting information. After all, wind farm proponents aren't just in it for the money, **are they?** And of course NSW has a history of only truthful and honest developers, **hasn't it?**

## Information Links

It is **your health** at risk. It is **your wealth** at risk. It is **your lifestyle** and **community** at risk.

Take the time to consult websites with relevant information. And consider which of them are motivated by money and face-saving for politicians and governments.

For health matters we recommend <http://waubrafoundation.org.au/> the Waubra Foundation's site. It is devoted to understanding and reporting the impact of industrial noise on residents, whether that noise be from wind farms, CSG compressors, coal mines or other sources.

<http://stopthesethings.com/> is an excellent site for regularly updated information on what is happening about wind farms in Australia and overseas, and coverage of their economics, as well as reports from individuals whose lives have been blighted by the arrival of wind farms. Recommend you register for their daily email.