

**Submission
No 63**

INQUIRY INTO RURAL WIND FARMS

Name: Ms Margaret Lynn

Date received: 21/08/2009

18th August, 2009.

Mr. Ian Cohen MLC

Chairman,

General Purpose Standing Committee no 5,

Parliament House,

Macquarie St.

Sydney, N.S.W. 2000

Dear Sir,

My name is Margaret Lynn and I wish to make a submission to your Committee regarding Rural Wind Farms. The reason for my submission is that I am a landholder in the Furracabad Valley which will be affected by the proposed Glen Innes Wind Farm. I have four major concerns; the visual impact, the closeness of some wind towers to existing occupied homesteads, the effect on rural property values and what will happen to the wind farm when it becomes obsolete.

The visual impact of the proposed wind towers will be enormous. The towers and their vanes will be 130m high and they will dominate the landscape. For almost forty years I, my family and my friends have enjoyed a magnificent view from my home on the Haymarket Rd. Now, from my front verandah I can see both wind monitoring towers. When this Wind Farm goes ahead the skyline will be a line of wind towers. It is an industrial imposition on a peaceful rural valley and my view will never be the same in my lifetime.

Some of the proposed wind towers will be situated less than 2 kms from existing homes. I feel great sympathy for neighbours in this position. They will be subjected to noise, shadow and flicker effect. I hope that one of your committees recommendations for rural wind farms is that no wind tower can be situated closer than 2 km to an existing occupied home. A 2.5 km exclusion zone would be even better and a 3 km exclusion a great result.

The Hyan family has owned land in the Furnacabad Valley since 1964. As a family unit, I and my two sons and their wives own just over 3250 acres. We are not hobby farmers. In 2008, as part of a farm succession plan I had sections of this land valued by an accredited land valuer. It was valued at \$3000 per acre as grazing and farming land and this value did not include infrastructure such as homesteads, woolsheds, stockyards etc. I am concerned that this land may be devalued by its close proximity to the proposed wind farm. As part of the farm succession plan I also subdivided one farm, "Elm Vale", with the intention of leaving the top section of 240 acres to my two daughters. This block is less than 6 kms from Glen Innes on a bitumen road and would have been highly desirable as a lifestyle block or hobby farm. It could also be subdivided again and could be potentially very valuable. Unfortunately it is also 2.9 kms from a proposed wind tower and I feel I may have left my daughters a "lemon", since it will be unlikely that anyone will pay top dollars to build their dream home when the northern aspect is a ridge of wind towers. Glen Innes is a very picturesque area and any prospective buyer could easily find another lifestyle block unaffected by a wind farm.

My fourth concern is the long term effect of the wind farm on the Furnacabad Valley. We have been told that the wind farm will operate for 20-25 years before becoming obsolete, at which stage it may be recommissioned or dismantled. Who will be responsible and pay for these towers to be pulled down? My brother in law has recently visited the USA and he has told me that in California he saw obsolete wind farms which are falling down with rusting towers and broken vanes; because it is easier and cheaper to find another ridge and build a new wind farm. These out of date wind farms are an example of man's ability to visually pollute the environment and leave an ugly mess. This has also happened with past mining activities in the Glen Innes district. I know that these days mining companies are required by law to remediate land when they have finished with it. I hope your committee will recommend some way in which wind farm projects will be dismantled when they have passed their use by date. Perhaps

There should be an environmental infrastructure levy on wind farm proponents. This money could be invested by the State Government to ensure that these wind towers are pulled down when they become obsolete. If, in 25 or 50 years time when a wind farm company has taken its profits and only has an out of date wind farm as an asset then it is unlikely that they will have the funds to dismantle the wind farm.

I will no longer be here but my children, grandchildren and quite likely great grandchildren will be and I fear that Furracabad will become a wind farm graveyard.

I hope you will take my concerns into consideration.

Yours faithfully,
Margaret Ryan