

From:

To:

Subject: FW: Property devaluation in the area of the proposed Flyers Creek Wind Farm

Date: Saturday, 4 July 2015 8:30:25 AM

Attachments:

From: [REDACTED]

To: [REDACTED]

Subject: Property devaluation in the area of the proposed Flyers Creek Wind Farm

Date: Thu, 2 Jul 2015 11:47:43 +1000

Dear Senator Urquhart

I have just finished reading the Hansard from Friday 19th June 2015 and noted your questioning of Mr Alwyn Roweth and Mr Robert Griffin on their property values. As I live in the area of the proposed Flyers Creek Wind and am personally aware of property devaluation cases surrounding this proposed wind farm I thought I would bring two cases of property devaluation in our area which are in the public domain to your attention. I have attached the relevant documents.

The first is of the property which is located next to the Roweth's property and was sold for well below market value due to the inability to find a buyer because of the proposed wind farm, I have retyped the original document (which is attached) from Ray White Real Estate as the scanning made it a little hard to read. The owner of the property at the time of sale had no alternative than to accept the very low offer.

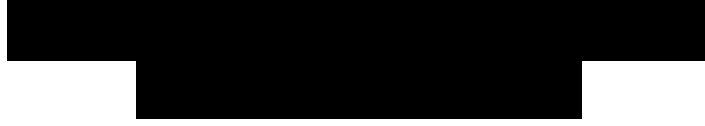
The second case is a property owned by Jim and Jacqui and they have publicly made the attached statement. This statement was presented to the NSW Planning Assessment Commission in February 2014. The property has recently been sold at a very deflated price after an exceptionally long extensive sale campaign to a young couple from Sydney who think that wind turbines are fine, of course this took a long time to find a buyer who thought this and ended with Jim and Jacqui taking a HUGE financial loss.

These are not the only two properties in our area to be devalued or unsaleable and I do know of other cases but the owners hold the evidence for future use as they have found that they are not prepared to take on a financial loss at this point in time and are waiting it out to see if Flyers Creek Wind Farm gets the final tick of approval and is constructed before making their next move.

Yours sincerely

Patina Schneider

Flyers Creek Wind Turbine Awareness Group Inc



LINKS TO INFORMATIVE WEBSITES:

Human Impact: <http://globalwindenergyimpact.com/> ;
<http://mothersagainstwindturbines.com/>;

Health and Noise Impacts: <http://www.windturbinesyndrome.com/>;
<http://www.waubrafoundation.org.au/>

Property Loss: <http://windturbinepropertyloss.org/site/>;
Fire: <http://turbinesonfire.org/> ;

Sites with lots of information on economics, efficiency, environmental impacts, real life stories, reports, data, news and interviews: <http://www.wind-watch.org/> ;
<http://stopthesethings.com/> ; <http://quixoteslaststand.com/> ;
<http://www.windwiseradio.org/> ;

Links to over 2000 international anti-wind groups:

<http://quixoteslaststand.com/worldwide-anti-wind-groups/> ; <http://ontario-wind-resistance.org/> ; <http://epaw.org/> ; <http://na-paw.org/> ; <http://www.windaction.org/> ;

Attachment 16

Ray White Real Estate Letter – Property Values

Ray White

18 Sale Street

Orange NSW 2800

Ph: 02 6362 0211

Re: Proposed Flyers Creek Wind Farm Land Value

I am a Principal of Ray White Orange and have been engaged in the real estate industry for over 30 years. 25 of which have been in Orange.

In about February 2009 I was engaged by Michael Redman, then owner of Lot 63 DP 750358, to sell his property. This comprised 251 acres of undulating to sheep grazing land with permanent creek access and a recently built 2 bedroom cottage.

The property was marketed at \$610,000 and subsequently sent to auction on the 23rd March 2009, where it did not sell.

Despite a thorough marketing campaign the proposed Wind Farm was a complete negative to the property's most likely market, the lifestyle hobby farmers. The only market where the property had any real interest was with neighbours, and people thinking of buying a block with potential wind farm revenue. However, these purchasers were not prepared to pay anything like the property's market value.

The property was ultimately sold for \$395,000.

The negative affect on property values by Wind Farms was clearly documented with this property.

Yours Sincerely

David Blunt

ATTACHMENT 16

Ray White Real Estate Letter – Property Values

2.5.8 Ore Extraction

Extraction of ore from the drawpoints on the underground primary crushing station would be via an inclined LHO conveyor. The electric LHO belt would transport the ore drawpoints to one of the crushing stations. LHOs would be able to place ore into two or three sides of a crushing station.

2.6.10 Primary Crushing

A schematic diagram showing the crushing stations and the other main underground ore handling system components is provided on Figure 2-8.

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2.6.11

David Blum

One conveyor would be used to transport ore from the underground primary crushing stations to the surface (Figure 2-9). The ore conveyors would consist of two sections (i.e. truck conveyors and inclined conveyor).

The two truck conveyors (i.e. one truck conveyor for each lift) would transport the ore from the underground conveyors to the inclined conveyor. The truck conveyors would be approximately 1.5 m wide.

The inclined conveyor would transport ore to the surface (Figure 2-9) at a rate of approximately 4,400 tph. The inclined conveyor would commence at 4,280 m RL (i.e. the base of Lift 2) and would extend approximately 8,080 m to the surface at approximately 5,700 m RL.

The majority of the length of the inclined conveyor would be located in the conveyor incline (Figure 2-8). The conveyor would consist of one or four sections and would be suspended from the surface. Clearances provided below the conveyor would allow vehicle access for removal of spillage, maintenance, and emergency egress requirements.

The conveyor would reach the ground surface and exit the mine at the inclined conveyor portal. The surface conveying system would be used to transport ore to the ore stockpiles adjacent to the crushing facilities (Figure 2-9).

Ray White

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2.6.11 Surface Stockpiling

A relatively small quantity of waste rock (approximately 11,400 m³ – Table 2-5) would be generated from the Code East underground workings. The waste rock would be generated during the development of the mine and would be transported through a conveyor system to the surface. The waste rock would be transported through a conveyor system to the surface. The waste rock would be transported through a conveyor system to the surface.

The waste rock would be transported from the underground workings on a campaign basis to the surface and the conveyor system (once constructed) would be used to transport the waste rock to the surface. The waste rock would be transported through a conveyor system to the surface. The waste rock would be transported through a conveyor system to the surface.

Orange

Orange

The underground workings would be ventilated by a system of air circulation. The air circulation system would be designed to provide a minimum air flow rate of 2,200 cubic metres per second (m³/s) to the underground workings. The air circulation system would be designed to provide a minimum air flow rate of 2,200 cubic metres per second (m³/s) to the underground workings.

It would be expected that the workings will require 4.5 to 5 m diameter vertical shafts and exhaust fan installations (VR1, VR2, VR3, VR4, VR5, VR6, VR7, VR8, VR9, VR10 and VR11) (Figure 2-6). The fans would be centrifugal fans and would be located underground. Initial ventilation would be provided by underground fans, with these fans being replaced by centrifugal fans as required.

My wife and I own and operate a 17ha intensive farm that includes some 3,000 organic free-range layer hens and 4ha of grapes.

Our house was built approx. 20 years ago and landscaped to take in the commanding views and natural beauty of the surrounding country side.

The farm is located on the Tallwood Road approx. 3km north of the northern turbines and will have views of all 41 turbines.

I first came aware of the FCWF in late 2010 however I believe that Infigin had negotiated with landholders as early as 2005 but kept the proposal under wraps.

I invited Jonathon Upson Infigin project manager to discuss the proposal in Nov 2010.

I expressed concerns in relation to our business and property. i.e. noise, visual, health, environmental and valuation impacts.

The first 4 have been covered well by the previous speakers opposing the FCWF and my wife and I concur fully on these points. I would like to cover property valuation.

At the time of our meeting Jonathon Upson suggested if the 2 most northern turbines were removed then the FCWF would have minimal effect on our farm and business. I note that in the EA turbines 1 & 2 were removed.

We sent in a submission to the Dept. of Planning & Infrastructure stating our concerns in relation to the points mentioned above and never really thought much more about it until the opportunity came to expand our business.

We have set up an in principal agreement with a business partner for a joint venture that was conditional on the sale of our property as the JV would required more land to be viable.

Over the past 12 months we had an aggressive sales campaign including advertising in Sydney & local real estate papers and with dead lines approaching on the business agreement we started to reduce our sale price in order to obtain a sale.

Interest in the farm was very good but in the 12 months none of the potential buyers would commit or even make an offer with the majority pulling out due to concerns in relation to the FCWF.

On Monday our agent informed us that a potential buyer who had expressed keen interest over the property since December had emailed and in the words of the potential buyer “we will not be putting in an offer for 555 Tallwood Rd. We have tried to get our heads around the wind farm matter but unfortunately cannot”

This was devastating news and I guess it really bought home to us the fact that the FCWF is having a significant impact on our property value, business and ability to sell which is

obviously contrary to what Jonathon Upson suggested and Infigin submitted in their EA.

Its not just the sale of the property that is effected but our business as it will mean that our business joint venture is likely fail with a potential loss of revenue upwards of \$700,000 as well as 4.5 full time job equivalents.

The Dept. of P & I considered the key assessment issues in their report to be noise, visual impact, biodiversity & health. Property values have largely been ignored and in fact dismissed because the information used was based on an out dated assessment report that was submitted by Infigin in their EA.

In this old report commissioned by the NSW Valuer-General it states as its principal finding based on analysis of previous studies that the majority of wind farms in Australia appear to have had no quantifiable effect on land values.

What Infigin and the Dept. excluded is the fact that the report recommended that this be reviewed in the future based upon further market evidence becoming available.

Evidence from a recent report from a registered valuer Mr. Peter Reardon titled "THE IMPACT of WIND TURBINE DEVELOPMENT ON SURROUNDING RURAL LAND VALUES IN THE SOUTHERN TABLELANDS N.S.W." clearly shows that the report has identified a detriment in property values and discounts in value as identified of 33% & 60% in the market.

This cannot be ignored as Infigin and the Dept. have done by using the out dated report.

If our bank re-values our farm taking into account the effect of the FCWF at these discounts we would be in serious risk of loosing our farm and our business.

If Jonathan Upson & Infigin still consider the impact on our farm and business is minimal then maybe they might like to put their money where their mouth is and buy our farm. I'm sure they wont have any trouble re-selling at a profit if you believe what they say. That offer is also extended to all the speakers "for" the FCWF who don't live in the area and obviously would like to live here next to these 150m high industrial turbines.

We also extend an open invitation to PAC to visit our farm to see for first hand why the FCWF is having a major effect on our farm & business.

We want to move on with our lives as it has become a very stressful time with uncertainly and the constant worry that our bank could re-value our farm potentially making us insolvent.

Money is not worth the stress or the fight and while, like others here, our farm is our superannuation if the wind farm is approved we will cut our losses and move on.

Unlike the mining industry the wind farm industry seems exempt from having to have

buffer zones or pay compensation when surrounding landholders are adversely effected.

I very much doubt that Infigin cares what happens to us let alone compensate, so long as they achieve their goals.

We will salvage what we can from our property and our business and hopefully be able to re-establish elsewhere.

The rural industry is a tough industry, it always has been and maybe that's why I enjoy it. But it has a dark side with way too many suicides and in my time of 35 years in the industry, I have seen my fair share.

We do not want us or anyone else that is effected to become a statistic or collateral damage of the FCWF we urge and plead with PAC to take the blinkers off and to forget any scope or guidelines, see what this industrial development is and to reject the development of the FCWF and all other wind farms.

Due-diligence must be completed by independent research leaving no stone unturned before further approvals are granted.

Lets learn from the past when poor policy enabled and encouraged the use of chemicals such as 245T & DDT in agriculture, Arsenic in sheep dips, Endosulfan to control insects in crops and Asbestos as building materials. All these products once considered safe by our authorities and scientists are now either banned or restricted (which is code for, should be banned) due to the fact that they have now been proven (albeit far too late to save many lives) as highly detrimental to human health and our environment.

I have been exposed to all these products and most farmers my age would be the same. You try not to worry about the potential effects that may occur its like Russian roulette you just hope that you are the lucky one.

Due-diligence and good government policy would see an end to this crazy game of lets just see what happens!

Wind Farms are no different the adverse effects may be real and should not be ignored for political expediency and short term financial gain.

The government should have a duty of care for it citizens and rural people should have rights.

Give us the right to live in a rural environment without industrial turbines, to enjoy the natural landscape because this is why we chose to live here.

Chapter 17

The wind farm development is in a sparsely settled area where the cumulative impact of all developments will be within the capacity of the locality to absorb it without detrimental social, environmental or economic consequences.