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21 March 2003

Mr. Sebastian Roberts  
Acting General Manager  
Regulatory Affairs – Electricity  
ACCC  
PO Box 1199  
DICKSON ACT 2602

Dear Mr. Roberts

I wish to make a submission to the ACCC review of the regulatory test.

I am a landholder who is grossly affected by a proposed high voltage (330kV) overhead power line from Millmerran to Middle Ridge substation outside Toowoomba in southeastern Queensland.

The need to build this power line appears to be based on modeling using the increase in sales of domestic air conditioners in Toowoomba last summer which will lead to increased demand for power.

I note that the 19 earlier opinions submitted on this matter to the ACCC all support the continuance of the present test.

**I wish to strongly express a contrary view.**

I am a grain & cattle producer living in the extremely fertile & productive Felton valley about 30 km south west of Toowoomba in southeastern Queensland. I am a third generation farmer with the fourth generation currently at school. I have never sought nor have I ever been granted any government assistance to remain viable in this enterprise.

I am now being told that I must allow a grossly disfiguring & potentially hazardous overhead power line across my farm for the common benefit of the entire community. I find this a hugely unfair situation where individuals

such as myself are being asked to accept the total cost of this new infrastructure for the benefit of the whole community.

In your review of the regulatory test you must change the rules so that communities as a whole have to pay for infrastructure improvements such as power reinforcement & remove the impost from severely affected individuals.

I'm sure that that the present rules state that adequate compensation must be paid to affected parties. Past experience has shown that this compensation is totally inadequate & that it in no way meets the costs borne by select individuals.

This cost is far more than just monetary. This cost includes devaluation of assets. In my case this is an asset which has been developed over the last 80 years & one where significant plans have been made for expansion. This cost also includes the aesthetic degradation the general community, the visual impact that the general community is expected to bear; the problems associated with the erection of steel towers on a floodplain and the future potential costs of Workplace Health & Safety issues in the future.

Anecdotal evidence suggests that real estate & farms are extremely difficult to sell once they have a high voltage power line built over them.

**The regulatory test must be expanded to include these costs and must include methodology, which will distribute these costs to the general community. Any model, which fails to account for these costs, is blatantly wrong.**

We have to accept that the least cost solution is not necessarily the correct one nor the best one, as again it does not adequately reflect the cost to the individual.

I note that Murraylink Transmission Company argues that undergrounding of high voltage power lines is more than justified as it minimizes the visual & economic impact of such lines.

**I strongly support this view.**

We need to accept that rural populations are just as important as urban populations & that we need to change the rules to reflect modern community needs & expectations.

I strongly urge the ACCC to expand the regulatory test so that the community, which will benefit from new infrastructure, is also the one which bears the cost of such infrastructure.

Thank you for the opportunity to comment on this vital matter.

Yours sincerely

John Gilmour