

4 February 2021

Office of the Independent Planning Commission of NSW

Level 3, 201 Elizabeth Street

SYDNEY NSW 2000

Dear Commissioners

Re: Springdale Solar Farm Proposal

Further to my original submission of 7 August 2018, and the supplied transcript of my telephoned presentation of 29th January 2021, I wish to take advantage of your offer of further extended time for input to your decision making.

The Advent of Covid 19 and the Rural Residential Market

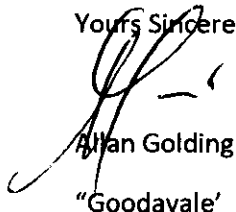
In my long history of work in the supply and sale of rural and rural residential property I have recently been stunned, but not surprised, by the incredible increase in demand and price for this category of real estate in the NSW surrounds of Canberra. Of course, this aspect is not unique to our specific location in that the world at large has reacted to the pandemic with an urgent need for space and less population density lifestyle choices.

Friends in apartment living in Sydney and central Madrid, suburban living Cape Town and Wisconsin have all communicated this precise wish to me during the past year. And other friends in the southern England countryside have said how fortunate they feel in having the former described space of rural residential living.

In our own area - the site of the proposed Springdale Solar Development occupies one of the most sort after and desirable locations to provide the afore mentioned lifestyle choice. Being just ten minutes from the already large, and rapidly expanding satellite city of Gungahlin in the ACT, this area is subject to constant buyer enquiry as to when further property will be available. Any decision to utilize this land for the establishment of the huge solar facility will not only eliminate its potential to supply this dramatically increasing demand but it will also, in practical terms, disqualify thousands of acres of adjoining land severely impacted both visually and by association.

I believe this Covid 19 related update situation is a dramatic and meaningful illustration as to the wisdom of the local community in its strength and pleadings that the Solar Facility will not receive your endorsement.

Yours Sincerely



Allan Golding
"Goodavale"

2751 Barton Highway

JEIR NSW 2582