

Transcript of Allan Golding's Phone Presentation at the Public Meeting for the Springdale Solar Farm – 29th January 2021

My name is Allan Golding and I live in the rural area adjacent the Australian Capital Territory but I am not directly impacted by the proposed facility.

I have previously submitted a written objection in August 2018 (*see Attachment 1*).

My local history dates back to 1968 and more applicably to the first development of the properties for the now incredibly large population of fringe dwellers occupying rural and rural residential properties in New South Wales adjacent the borders of Canberra. During this past fifty years I have project managed and acted as agent exclusively in this area of rural properties.

I am also the Dad of Jacqui Hassall who is scheduled to speak shortly as a highly impacted landowner.

I say congratulations to all the voluntary speakers today who have spent incredible hours attempting to articulate and defend their beliefs.

Firstly, I mention the recorded 110 Objectors and the so called 114 Supporters. Numbers that do not portray the real truth. Almost all Objectors are precise and meaningful about the impacts of this project whereas a large percentage of Supporters actually talk about supporting solar or alternate energy without being specific to this project. I am equally certain that most objectors to this particular project actually support renewable energy. In a nutshell as other speakers have said "good project, wrong location".

As a fifty-year experienced conveyancer of Rural Residential Real Estate, I have absolutely no doubt that this development would significantly affect property values on a sliding scale comparative to location of the negative factors – whether they be the site itself or transport routes leading to the site.

One of the critical assessment issues that has been portrayed wrongly by the developer is that they talk about impact on residences – not about the impact on the total acreage owned by the residence owner. Rural residential lifestyle is not restricted to the confines of the home itself – the lifestyle includes all of the acreage... Its open spaces and vegetation and the outdoor pursuits that influenced their choice in the first place.

And equally important, and it has not been mentioned, is that Yass Valley Council enables owners to Dual Occupancy on these rural and rural residential properties. Who has asked these affected landowners if they are planning a 2nd dwelling for family members or themselves - and where would they plan to put a 2nd residence? Has it been considered and therefore assessed from an impact point of view?

Little aspects of proposals often portray real meaning. I see this in usage of terms such as 'R2' indicating the placement of a home. Let us put real meaning on people's lives and homes by using an expression such as "Jacqui and Darren's home and property". We might even end up being kinder to each other if we say it often enough!

Given that both Local and State Government have encouraged and endorsed rural residential development in the region generally, and also specifically to this site, the very fact that this proposal has arrived at this stage is a blight on the reputation of such authority and a definite lack of respect for the good citizens of the area who have purchased and established their homes and lifestyle on past government decisions and policies.

I urge this Commission to deny ratification of a poor proposal in terms of its geographic location.

Electricity is transferred at the speed of light with minimal loss from anywhere to anywhere on the Eastern seaboard. So, let us put this facility not in an easy "showcase" location near Canberra and its airport for VIP visitations, but as speakers have already said, in a place of low human habitation, easy and direct highway access, low traffic risk and zero affect on property economic, social and lifestyle values.

The Government has indeed earmarked such locations. This is NOT one of them.

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