

Objection to the Springdale Solar Farm




No Solar Farms within 5km of the NSW ACT border

A reasoned, objective assessment of the
Springdale Solar Farm

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Objection to the Springdale Solar Farm




Agenda

- Who is the 5km NSW ACT border zone planning group?
- Review of the proposed solar farm
- How to respond to the IPC invitation?
- Review of community expectations
- What is wrong with the solar farm?
- Recommendation to IPC

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5km NSW ACT Border Zone Planning Group

- An independent group of about 100 stakeholders who are either landowners or residents of the 5km zone
- Created 4 years ago in response to poor Government consultation in regard to development in south Yass Valley.
- Our representative for this presentation is William Ginn

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Independent Planning Commission

- **How does the IPC evaluate public input?**
 - Is the process of evaluation:
 - Quantitative – if so what are the weights on the scoring system?
 - Qualitative - whose opinion carries most weight?
 - **Why wasn't our previous submission to the NSW Government responded to?**
 - **Will the IPC take any notice of public input?**
 - Is this only a box ticking exercise?

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Our objection to the proposal

- **Technical objections have already been submitted**
 - No reply was received
 - They are still valid
 - Do you still have a copy of our objections?
 - No need to go over them again.
- **Non technical objection**
 - Non compliance with the LEP
 - The community doesn't want a solar farm in this location


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Where is the development?




- Map on the RES website does not match the property boundaries on “six maps”.
- Is there a reason why the map is not accurate?


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Yass Council's 5km zone




- An area
 - of natural beauty
 - where development is restricted to preserve social, aesthetic and environmental values
 - set aside for future urban and rural residential development

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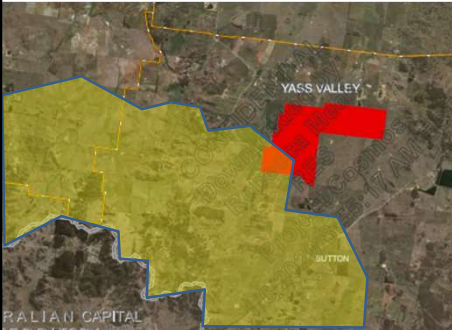
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Springdale is in the 5 km Zone




- The power station and part of the solar array are in the 5km zone.
- LEP and 5km zone do not include power stations

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Power Line

- This is the power line route.
- Where is the proposed solar farm?
- Neighbours are entitled to know exactly where the boundaries are located.




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\$1m per year rental income


- No one objects to any individual making a fortune out of their land.
 - but not when it is made outside community agreed guidelines
- **Will the IPC support other landowners setting up similar power stations and solar collectors in the immediate area if they support the Springdale proposal?**

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Best use of the land

- **Return on investment**
 - Cattle 3% gross
 - Solar farm 10% net
- **5km zone**
 - Current rural zone RU6 \$4 per sm
 - Rural residential development - \$80 per sm
 - Current Parkwood urban development \$1,000 per sm
 - This is the peri urban area of the Nation's Capital
- **The best use of the land is clearly residential, not solar farms**


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Community expectations




- **The community doesn't want the solar farm**
- How much value does the IPC place in the LEP as well as community benefit and expectations?

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Community vision for the 5km zone

- A world class integrated borderless semi-rural peri urban area
- That vision supports the rural landscape on the NSW side of the border
- That vision enhances the economic, social and environmental benefits of the area.
- **That vision does not include solar farms.**

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What is wrong with the Springdale solar farm?

- **Nothing, it is just in the wrong location**
- **The IPC should not be supporting developments that are not in sympathy with the LEP that reflects community expectations**

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Location, location, location?

- The whole issue is about the location, not solar power.
- It would make no difference to RES where the solar farm is located.
- **Why is it being supported by the NSW and ACT Governments?**
 - The NSW Government has defined 3 solar power zones
 - Near Canberra is not one of them

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Other questions for the IPC

- What environmental, social and economic price does the IPC expect the community have to pay for this proposal?
- **Would RES make the same returns if the solar farm was in Woop Woop?**

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Recommendation for the IPC

- The community expects the IPC to consider the long term benefit of development in the peri urban area of the Nation's Capital City.
- **The IPC is the last line of defence against bad policy decisions by Council and State Government**
- **Do the right thing and stop the Springdale Solar Farm**

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