

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.

Allan Golding



7 August 2018

Planning Services
Department of Planning and Environment
GPO box 39
SYDNEY 2001

Attention: Director - Resources and Energy Assessment

Dear Director

Re: Objection Submission to Proposed Springdale Solar Development

I recently attended a gathering and listened to an Australian former Prime Minister speak earnestly and at some length about the utmost importance of current governments expanding upon and certainly not undoing the work of past governments - no matter the political persuasion. He was reinforcing the need for government to establish reliable and trustworthy guidelines for the benefit of all Australian citizens.

I relay this information because the proposed Springdale Solar Farm is itself a classic contradiction of all planning management of the general site area during the past forty-five years. After the early years of struggle in pioneering times and two world wars the first hint of primary production prosperity emerged in the early 1950's wool boom, and for many years thereafter and through to current times. In all of this endeavour and reward the general Yass region has played a significant part in planning and productivity and the accompanying aspect of highlighting scenic agricultural properties featuring the landscape beauty of the Southern Tablelands for both visitors and residents alike.

The rapidly growing new capital city of Canberra emerged as an idyllic city in which to live both in an urban situation and alternatively in very close proximity on a rural and/or rural residential acreage. The early 1970's witnessed the beginning of a rapid expansion into neighbouring New South Wales with ex Canberra based families establishing lifestyle homes on two acres to forty acres. More ambitious rural projects were established by the Canberra based workforce on 200 acres and larger. History now shows that the productivity of these properties actually increased due to intensive methods and higher capital input.

No hand was raised by either local or state government to cease this fringe development and, generally speaking, the development was encouraged by administration. And so, the fringe rural population surrounding Canberra has grown and grown - values have kept pace with the reliable Canberra upward trending property market and families have enjoyed the idyllic lifestyle they craved in the scenic tablelands' countryside. And in a proximity to their urban workplace, education and amenity that is unmatched elsewhere in Australia.

And now the same authorities that have overseen this forty-five-year development pattern are vested with the power of enacting a travesty of trust by giving serious consideration to a development proposal that flies in the face of what an ordinary person would ever have contemplated being considered in such a location.

No doubt we all have the responsibility of supporting alternate energy generation and ensuring its promotion. But surely highest and best use of geographic sites is first and foremost. It is beyond my imagination that the proposed site as solar generation use is it's highest and best use. And the undoubted affect on neighbouring and general area property values - what study has been commissioned in that regard? And what method of compensation is proposed in that regard? And who will determine?

It is my understanding that electricity is able to be diverted to different destinations of usage need at the flick of a switch. And that distance is not a major factor. Why is it then necessary to even contemplate this particular heavily populated rural zone with a half century history of residential occupancy encouragement? There are undoubtedly low population sites adjacent suitable electricity carrier lines that would meet selection criteria and welcome a solar industrial installation of the mammoth size proposed. It is also my understanding that government has identified such sites and that Sutton is not one of them.

I thank you for the opportunity of strongly opposing the proposed Springdale Solar Development proposal and ask that you reject the application both in fairness to the wider community and in good faith with the past near half century of government policy planning guidelines for the subject area.

Yours Sincerely

Allan Golding

