



DAVID CLARK

OBJECT

Submission No: 189150

Organisation:		Key issues: <i>Visual impacts, Water, Hazards and risks, Decommissioning and rehabilitation</i>
Location:	<i>Australian Capital Territory 2615</i>	
Submitter Type:	<i>an individual making a submission on my own behalf</i>	
Attachment:	<i>wallaroo solar farm objection.docx</i>	

Submission date: 7/29/2024 4:14:13 PM

Commissioner

NSW Independent Planning Commission

NSW Government

29 July 2024

SUBJECT: Objection to proposed Wallaroo Solar Farm Development

(SSD-9261283)

Dear Sir/Madam,

Firstly, I would like to boldly state that I strongly object to the Wallaroo solar farm.

I have attached my earlier submission to the Yass valley council for your reference.

I think it's clear that most neighboring residents to the proposed Wallaroo solar farm are in clear opposition holding similar concerns as I have, that were raised in the Murrumbateman town hall last week. As a local resident rightfully point out, the project will steal property value from the neighboring residents in the ACT and NSW that have invested their life savings in and chose a lifestyle and landscape devoid of industrial features. There is no reason that this large solar project should be situated so close to residential zones particularly considering the topography of the area with ACT residents elevated overseeing the grasslands and farmland.

You heard a submission of a resident alleging bribery of adjacent properties not to oppose this proposal. I've heard similar for a resident in Dunlop ACT. With this in mind, it should be asked if council members or government officials have been approached in a similar way. As the independent commission you have a duty to report conflicts and corrupt behavior to the NACC for review and potential investigation. I believe before you can evaluate this proposal it needs to be demonstrated that the process is being conducted above board without undue influence.

I would hate for this to force civil proceedings if this project was approved, as I suspect that there would be a large pool of people (myself included) willing to support such a case. If corruption or malfeasance is uncovered, indemnity would be off the table.

Regards

David Clark

Resident of Dunlop ACT

Wallaroo Solar Farm SSD-9261283.

Dear NSW Department of Planning and Environment,

I STRONGLY OBJECT!

I would like to firstly point out that the proposed site contrasts with equivalent solar farms in NSW with its proximity to suburban zones (residential housing). Its visibility is high due to the topography that puts residents in Dunlop and Macgregor in direct view of the proposed site. Jarramlee Park subdivision in Dunlop where I live, was designed around the views towards the farmland and Dunlop grasslands. It is of concern that the Wallaroo solar farm applicants would propose this site where the NSW Department of Planning and Environment guidelines clearly stipulate for large-scale solar developments the following.

Section 4 of the large-scale solar guidelines.

Applicants must also consider other environmental issues and land use conflicts when selecting a site, such as the agricultural productivity of the land, **visibility and topography** of the site and biodiversity values.

Section 5 under "Visual amenity principles".

1. The baseline character of the landscape must be determined through engagement with the community.
2. Applicants must consider **landscape character and visual impacts early in the site selection and design process to minimise impacts and conflicts where possible.**
3. Solar energy projects should be sited and designed to avoid areas with **topographical constraints that would increase the visibility of a development.**
4. Where solar energy projects are likely to result in **moderate or high visual impacts, mitigation strategies must be adopted to reduce or manage impacts.**

Below I have outlined the primary reasons for my objection to the proposed wallaroo solar farm.

- Proximity to residential property in the ACT, (Dunlop, MacGregor) of less than 1Km.
- No equivalent solar farm in NSW this close to suburban residential housing!
- Nearby residents have elevated views capturing the picturesque farm and grasslands of the proposed site.
- 260,000-panel solar farm will be seen by many residents on many elevated blocks of Dunlop, MacGregor and Fraser.
- Unimproved property value assessed on size, location, aspect and **view**. There is a clear negative correlation to property value for the effected residents.
- View is a key consideration when buying a property. An industrial size solar farm will no doubt turn buyers away and reduce property value.
- Numerous alternative sites available in NSW's vast 800,000Km² of land that would negatively impact no-one, on flat landscapes with adequate distance from residential housing.
- The proposed site is part of the Ginninderra water catchment.

- Proposed industrial size solar farm adjacent to the Dunlop grasslands nature reserve and bicentennial National trail where residents walk and connect with nature.
- High impact on residents' wellbeing with such a negative change to the views many residents were drawn to and enjoy daily.

Below are the views that my property was designed around and best demonstrates the issue that many residents in the area will have.

Dining room view



Sitting room view



Master bedroom view



As you can see our property has elevated views of the proposed wallaroo solar farm site. I hope this proposal will be rejected because there are no mitigating measures that can be applied to minimize the negative impact this project will have on our household.

Sincerely
David Clark
Resident of Dunlop ACT