



WILLIAM STEFANIAK

OBJECT

Submission No: 189653

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| Organisation: <i>Belco Party (ACT)</i> | <p>Key issues: <i>Land use compatibility, Visual impacts, Traffic, Erosion and sediment control, Waste, Hazards and risks, Cumulative impacts, Decommissioning and rehabilitation</i></p> |
| Location: <i>Australian Capital Territory 2604</i> | |
| Submitter Type: <i>a representative of a community group, non-government organisation, business or industry group</i> | |
| Attachment: | |

Submission date: 7/31/2024 4:28:12 PM

Thanks for reading this. I am writing to you in several capacities. Firstly, let me declare a personal interest as the owner of [REDACTED] MacGregor a property that directly looks over this proposed site.

Real estate agents in the ACT have told me that properties such as mine will lose between 6 and 20% of value because of this development.

I am also a former ACT Attorney General and member from 1994 to 2008 of this area (Ginninderra which takes in all of West Belconnen .) I am also the convenor and a candidate for the Belco Party in the upcoming October elections for the ACTLA and we, on behalf of our constituents oppose the development in its current form.

I understand most local NSW residents of Wallaroo oppose the development and I commend their objections to you .

They are to my knowledge objecting on the basis of a lack of consultation, the fact that this development will be within less than 1 kilometer of homes in the suburbs of West Macgregor, thus breaching the NSW local Government precedents of not having solar farms/ factories within 5 to 6 kilometers of any local towns / suburbs. Also, there are concerns about how the process has been undertaken, also legal

issues surrounding the proponents, traffic issues, issues around the need to replenish solar panels within 8 to 10 years, pollution issues and visual effects on surrounding pristine rural areas and the effect both visual and otherwise on the residents of the West Belconnen suburbs of Strathairn, Holt, West Macgregor, Dunlop, Charnwood, and Fraser.

Should my party win a seat in the forthcoming ACT election and should we form either part of the government and/or have influence over it ,we will , on the basis of what we have been advised to date, press the incoming Chief Minister to continue to press his/her NSW counterpart on behalf of the people of West Belconnen to ensure our constituents' legitimate interests are protected and ,if necessary, ensure that the ACT government takes any appropriate legal action against the proposed Development and the NSW government in the appropriate court .

The cross-border issues have great legal significance and whilst the ACT has been a good Neighbour to NSW in the past, a development that appears to thumb its nose at our citizen's legitimate interests and concerns is something we should not tolerate.

Finally, it appears that this development may have been fast tracked because of a NSW Government policy to ensure a development that enables NSW to achieve the magic 82% renewable target by 2030 may be behind the speeded up and slopy approval process without the proper scrutiny that would normally be applied to significant proposals such as this. If so that is no reason to disregard the normal sensible checks and balances that appear to have been disregarded in this proposal.



New South Wales Government
Independent Planning Commission

Thank you for reading this submission. Please feel to contact me further if need be and I'm happy to appear before any NSW committee considering this if you feel that would help.

Sincerely

Bill Stefaniak AM, RFD

former ACT AG, Minister for Education and training, Opposition leader, Appeal President ACAT and current convener of the Belco Party and candidate for Ginninderra

