



Our aim is to protect our rural landscape and the biodiversity of this area for the benefit of all.

<https://suttonsolaractiongroup.com/>
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Presentation on behalf of the Sutton Solar Action Group to the IPC on Friday 29 January 2021

Before going into more specific points, we feel the following information is important to say upfront

▪ Submissions and the DPIE Assessment Report

- We weren't aware that this was a popularity contest i.e., he who has the most numbers wins. We were told by the DPIE at the start of this process that they were more focussed on what the local community thought about the proposed development, and the local community comments had more relevance to the assessment than comments made by those living further away.
- According to SSAG's analysis of all the submissions at least one third (75) were from interstate (ACT, QLD, SA and VIC).
- Of this one third of interstate submissions well over half of these are supporters live in Sydney and coastal areas and will never be personally impacted by these developments. It's easy to have a supportive opinion when you won't ever have to deal with the consequences this community is facing.
- ***"submissions objecting to the project typically focused on local impacts and matters relevant to the local community.*** DPIE assessment page 14. ***Isn't this what this process is all about? How we will be impacted by this development? We feel that the DPIE has trivialised our concerns and that they are unimportant.***
- Mr Reid (for RES) and the DPIE claim the project has substantial community support. **FALSE**
- **The local community (Sutton and Gundaroo) has overwhelmingly objected to the proposal and the Yass Valley Council (YVC) does not support this either because it is a prohibited land use in the YV LEP and does not fit into any of the YVC plans or strategies for this area.**
- **Without the Infrastructure SEPP this development would not proceed. This SEPP gives the NSW government carte blanche over development. Yass Valley Council's outlook for this area is not vague its very clear. No large-scale renewable energy development.**
- The language in the DPIE assessment shows an extreme perception bias towards developers and that large-scale solar developments have little to no impact based on nothing more than theirs or their consultant's opinions.

- **Assessment report misleading**

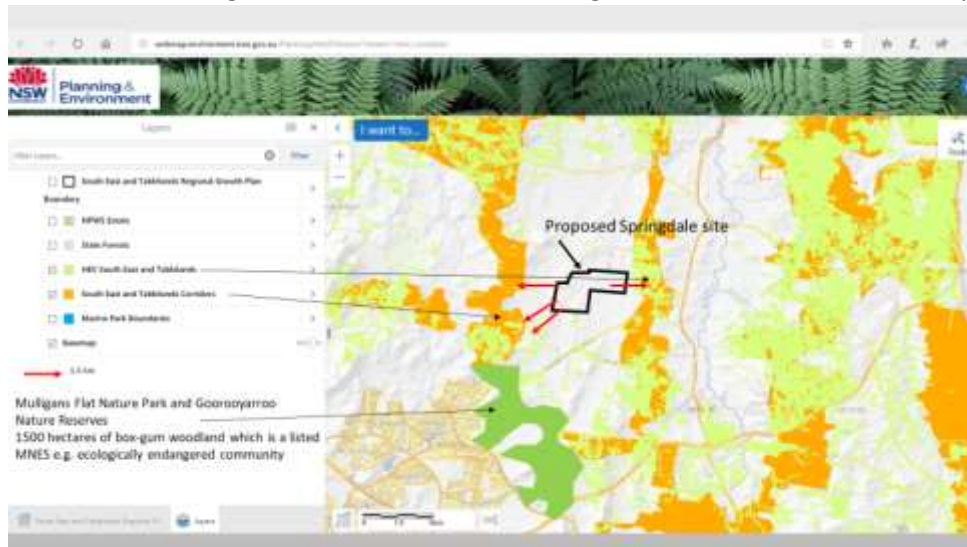
- The DPIE states in both the Assessment Report and again in the meeting with the IPC that the community's key issue is agricultural impact, i.e., loss of agricultural lands. **FALSE**
- Even Prof Lipman didn't feel that the submissions showed a strong concern about loss of agricultural land. **She is correct.**
- The SSAG tabulated the issues raised by the local community and the key issues are not about loss of agricultural land. They are as follows:
 1. traffic/road safety (the SDCAI will be providing and in-depth assessment on this topic)
 2. visual impact
 3. site suitability
 4. biodiversity
 5. socio-economic/economic
- Our analysis showed that **agricultural impact was rated as the 10th issue of concern**. This area has a minimum lot size of 40ha, and while some large acreages still exist, this area is considered rural residential or as we say now days these are 'lifestyle' blocks, owned by 'treechanger's' so not a major concern at all because they are looking for scenic open spaces and a slower pace of life. See later section on real estate values in our region.
- Page 3, line 14 of the DPIE meeting transcript states ... *"you know, other solar projects on agricultural land in the region."* ... DPIE must be getting this project confused with other regions of NSW i.e., Greater Hume, there are no others in our area, hence it's not a key issue for this community.
- Also, on page 3, line 15 and 16 the DPIE states ... *"And we're aware that there are concerns about the important agricultural lands mapping that's been underway for some time by the Department of Agriculture."* This is not a concern of this community! Again, the DPIE must have us confused with other regions. SAAG members who attended the large-scale solar forum in Wagga Wagga in July 2019 noted this issue was raised by that region as a major concern.
- This is further supported by Mr Berry from the Yass Valley Council where he states that this area is not generally considered as land that supports the landowners, as most residents derive their main income from outside sources of work.

- **5KM transition zone and other strategic planning documents**

- Page 3, line 40 of the DPIE meeting transcript states – ... *“the Yass Valley Settlement Strategy, which council made comment on in their – in their submission, that talked about there being a transition zone and that that was something that then wasn’t adopted in the final settlement strategy. PROF LIPMAN: why did the Department not support that?*
- As the DPIE was unable to provide a reason, we have provided this for the IPC’s information. Correspondence from the DPE (at that time) to Yass Valley Council dated 20/9/2018 DPE REF: IRF17/337- stated that they believe the Strategy clearly outlines the Councils intentions and provides sufficiently strong messages to discourage inappropriate development without the need to impose a specific restriction that may have unintended impacts.
- **The DPIE’s states that while a strict reading of the LEP prohibits the proposed development in this area, DPIE interprets this as there is no clear intention to prevent the development! IF ITS NOT INCLUDED THAN THE INTENTION IS PRETTY CLEAR.**


Biodiversity Challenges

- Page 5 line 39-40, the DPIE stated that *“the site isn’t located within the regions mapped biodiversity corridors. When asked about the location of them the DPIE couldn’t provide any information to the IPC.*
- As the DPIE wasn’t able to provide you with the location of the development in relation to biodiversity corridors, we have provided this for the IPC’s information. Note that according to this site there is a lot of High Environmental Value areas quite close to the proposed development site.



- **60-hectare Golden Sun Moth conservation area**


- Page 11 line 10, RES-IPC meeting transcript, Prof Lipman asked if there was a possibility of locking up this area for biodiversity offsets or some sort of agreement to ensure the ongoing conservation of this area or at least for the life of the project.
- Page 12 line 3, Mr McMahon (for RES) stated that the landowner was not keen on going down the path of having any kind of formal agreement over that part of the property.
- **So, without any kind of formal covenant/agreement over that area, the landowner can continue to graze stock, which Mr McMahon sees as a benefit to management of the Golden Sun Moth habitat.**
- **Bearing this in mind this so-called positive benefit of the project is not guaranteed.**



Threatened species

The BDAR did not include the following points:

- This site is **one of only TWO** key management sites identified in NSW,
- The **NSW Saving our Species Strategy** aims to secure the species in the wild for 100 years and maintain its conservation status under the Biodiversity Act.
- **All conservation work** being undertaken to conserve the Golden Sun Moth around the state is **vital** to its recovery.



Golden sun moth 'mitigation/offsets/improving habitat' – how's that working for this species?

- ACT State of the Environment Report 2015 - 1800 ha retained, this is only 0.0075% of total land area of ACT, hardly significant effort at conservation
- Rowell 2015 Gininderra Drive Extension – surveyed five areas over 10 years, similar numbers observed, grazing management plans not implemented.
- Rowell March 2017 – Lawson South Open Space – overall result is a decline, proposed GSM movement corridor was none existent.
- SMEC Australia – York Park Conservation Area 2017 2013-2017 (5 years) – no improvement after 5 years
- Rowell 2017 – Proposed Springdale development

...“Impacts to GSM habitat from installation of solar panels would include habitat destruction for panel arrays and access tracks, and shading of grassland. Shading is deleterious to GSM habitat, as it is likely to affect soil temperature and moisture and hence vegetation composition and larval development..”

“Initial ecological inspection of Springdale Solar site, Tallagandra Lane near Sutton, NSW

BDAR Conclusion: *The proposed action is unlikely to have a significant impact on the Golden Sun Moth.”* (Appendix B Threatened Species assessments of significance under the EPBC Act, Niche BDAR)

SSAG Conclusion: The proposed action will have a significant impact on the Golden Sun Moth, due to **poor assessment** and **ineffective mitigation measures**.

27

Having read many of the surveys mentioned above the future doesn't bode well for the Golden Sun Moth. The results clearly show that these tiny moths are highly susceptible to development regardless of how well-meaning developers are and that the species isn't flourishing anywhere as a result of mitigation measures.

- **Additional biodiversity information not provided by the DPE/DPIE**

The following information is very relevant to this area and should be taken into consideration when assessing the proposed development, this was not provided to the DPE/DPIE during the submission process. Below are extracts from OEH's submission to Yass Valley Council during consultations on the Yass Valley Settlement Strategy. It clearly states the importance of the biodiversity of this area as providing a link between the large nature reserves on the NSW/ACT border and other regions of NSW.

The addition of a development such as this is not contributing to the biodiversity of this area regardless of how it is being sold. How can the addition of approx. 300,000 man-made structures, 20 + shipping containers and other assorted buildings all concentrated over 185 ha be considered as enhancing the biodiversity of the area?

1) *Table 32 Future of the Peri-urban areas -north eastern ACT border on p96 -106. The provision of a 5km wide RU6 Transition or buffer zone around the ACT border.*

OEH strongly supports the study's findings of the need for a 5km wide RU6 Transition or buffer zone around the ACT border and need to protect this area from any large scale residential development. The approach taken and the recommendations for this area are clearly justifiable from environmental viewpoint.

As noted in the Strategy, northern ACT border supports nationally important woodland and grassland, within ACT reserve system nature reserves and the biodiversity offsets sites. As stated in Draft Settlement Strategy the vegetation of these areas includes some of the largest, best connected patches of critically endangered grassland and woodland communities remaining in Australia, internationally recognised research sites and large expanses of habitat of several nationally and regionally threatened species.

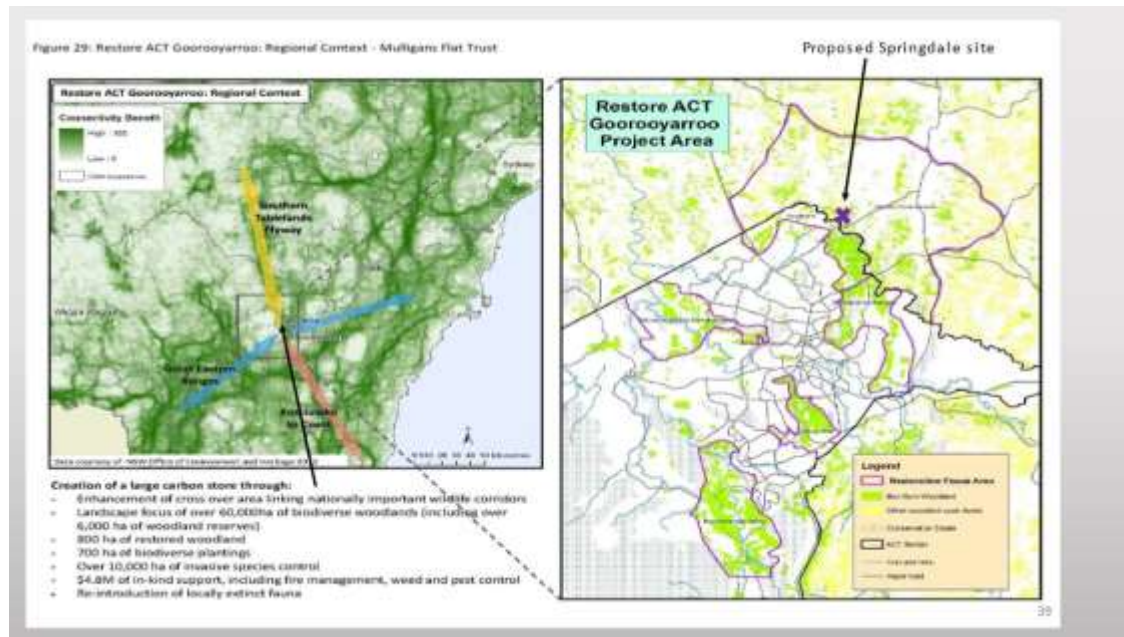
On a landscape scale the environmental buffer and connectivity links this area provides are considered very important from an ecological viewpoint and typical of the box gum woodland remnants that still exist in the Shire. The remaining patches of these native grassland and woodland remnants are fragmented in nature and are interspersed with cleared and pasture improved areas. It is noted that these values being enhanced by the restoration work underway by the Commonwealth funded Greater Goorooyarroo Connectivity project. Regional significant habitat corridors have been mapped by OEH in these areas and form part of the environmental provisions in the regional plan. **Figure 1** shows the Pre-1750 box gum woodland mapping for the ACT and Southern Tablelands. The area of the transition buffer is the main interface for box woodland between the ACT and surrounding NSW Councils for the region.

Source: OEH Submission to the Yass Valley Settlement Strategy

When I (Dianne Burgess) spoke with the OEH person who signed the submission, (same section that responded to the Springdale EIS) and asked why this information wasn't provided to the DPE, I was told that they were only asked to comment on the EIS and that unless there is a specific request nothing else is given to the DPE. It is most disappointing that important information such as this is left up to the community to raise. We believe that this should have been considered in the assessment process in conjunction with the discussion on the intentions of the Yass Valley Council and the 5km buffer zone to retain this area as is, with minimal development.

The sheer scale of the proposed development is far more intensive and concentrated than any housing development would likely be approved given the minimum lot size is 40ha.



Image showing the biodiversity corridors and flyways as well as the Greater Goorooyarroo area



Source: OEH Submission to the Yass Valley Settlement Strategy

- the Superb Parrot


The information below was not forthcoming from the OEH either. If not for the Sutton community and their concern for this area, this would never come to light. What is worth noting is Dr Laura Rayner's comments about how important this area is and will become in the future.

- \$400,000 has been provided to the 'Saving Our Superb Parrot' project to local Landcare groups, including the Yass Valley. NSW Self Annual Report 2017-18
- This area is part of the only identified priority management site for this threatened species in NSW.



- The National Recovery Plan states both breeding and foraging habitat is critical to the survival of the Superb Parrot.
- Hollows don't develop until trees are over 120 years old and may not be large enough until 220 years old.
- Nest sites are almost always located with 10km of extensive tracts of suitable foraging habitat or box-gum woodland.

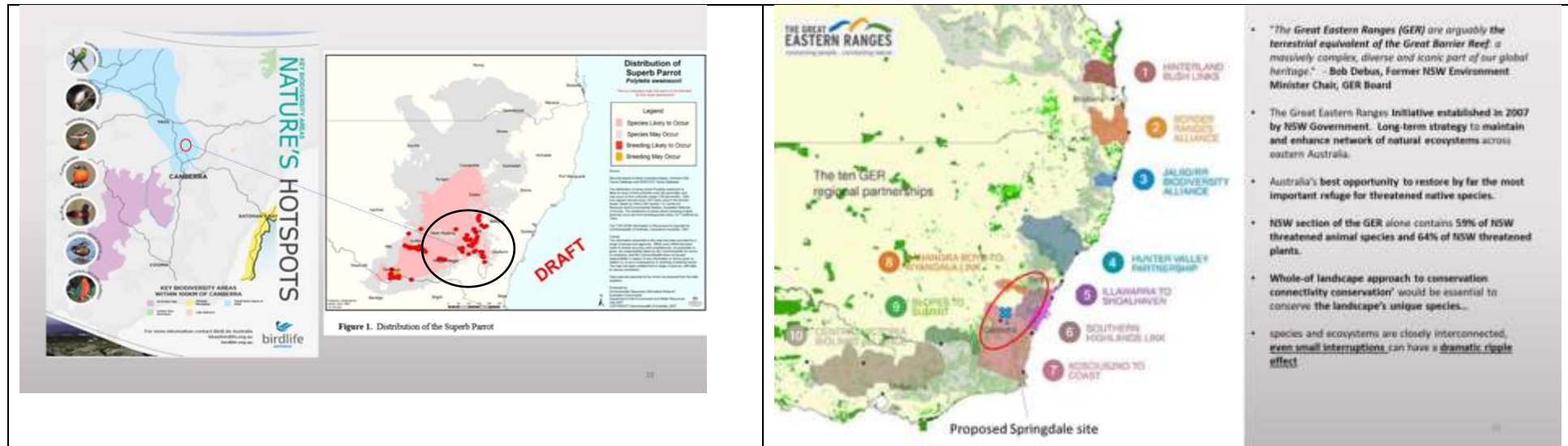


- The Superb Parrot is a member of one of the most globally threatened bird orders.
- "In 50-70 years, this landscape — this area — is going to be the most important area for the population," Dr Rayner said. (Dr Rayner, ANU and DBRG)
- "We don't know enough about how our threatened woodland birds handle development," Dr Rayner said. "Extinction is probably one result". <https://www.dbrg.net.au/news/2017-12-01/landcare-superb-parrot-changing-habitat/201718>

Not only did the OEH mention the importance of the biodiversity and flyways that converge in this area.

The birdlife Australia map on the left also shows this area as a key biodiversity area.

The map of the Superb Parrot distribution area you can see how concentrated the species is in this area (black oval), supporting what Dr Rayner said above.




This area also forms part of the GER strategies (see map above right) and is yet another reason development's such as what is proposed should be located in more suitable locations, i.e., in renewable energy zones that are well away from areas of important biodiversity.

- **‘Lake effect’**

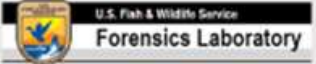
There are those that roll their eyes and say there’s no such thing. Yet there are organisations in both the USA and the UK that seem to take this much more seriously and have undertaken research to determine how these large scale PV solar developments might affect birdlife.

Below are two studies from the USA from very credible bodies that show that there is such a thing and it that the siting for large scale solar PV developments needs to be carefully considered.

While these studies did look at the Ivanpah CSP facility the comments below relate to just PV facilities



A preliminary assessment of avian mortality at utility-scale solar energy (USSE) facilities in the United States
 Leroy J. Walston Jr. *, Katherine E. Rollins, Kirk E. LaGory, Karen P. Smith, Stephanie A. Meyers ¹
 Argonne National Laboratory, Environmental Science Division, Argonne, IL, USA (2016)
https://ar.els-cdn.com/50960148116301422/5-c2-0-50960148116301422-main.pdf?_tid=17837641-e794-4305-8832-fab640b20252&acdnat=1346912076_fab2518ca8768c1d150930a1086cd372



Avian Mortality at Solar Energy Facilities in Southern California: A Preliminary Analysis
 Rebecca A. Kagan, Tabitha C. Viner, Pepper W. Trail, and Edgard O. Espinoza
 National Fish and Wildlife Forensics Laboratory (2014)
<https://wild.nrel.gov/node/1328>

- ❖ **Large-scale facilities** represent an **avian mortality source**.
- ❖ There is **little knowledge** regarding the **magnitude** of these fatalities.
- ❖ **Mortality** caused by:
 - **Impact collision** - resulting from the **direct contact** of the bird with a **solar panel structure(s)**
 - **Stranding** – results **following collision** with solar panels, injury or **inability** for bird to take off leaves the birds **stranded**.
 - **Predation** – **following collisions** the bird becomes **stranded and vulnerable to predation**.

- ❖ **the power of the ‘lake effect’**, in which **birds and their insect prey** can mistake a **reflective solar facility** for a **water body**, or spot water ponds at the site, then **hone in on it**.
- ❖ Address avian–solar issues **through more environmentally-conscious siting decisions** i.e away from **protected areas or known habitat/foraging areas and/or migration routes**. Implementation of more effective minimization and mitigation measures.

5-1

These are images of 'lake effect' and how these developments appear from higher elevations.



Wirsol's Clermont plant in Qld



Copper Mountain PV facility in southern Nevada. Example for the "lake effect" hypothesis. Photo Credit: Robert Sullivan, Argonne National Laboratory



Figure 2. Photovoltaic collector field at Desert Sunlight Solar Farm showing "lake effect." (Photograph by Jody Fraser, U.S. Fish and Wildlife Service, 2015.)



www.alamy.com - EKRFWX

57


This is from the second research group which has formed to look specifically at this issue.

Multiagency Avian-Solar Collaborative Working Group

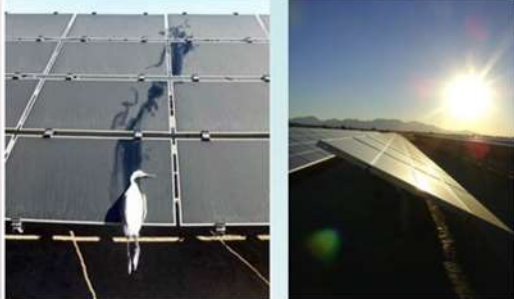
Stakeholder Workshop held in May 10-11, 2016, Sacramento, California.

Avian Impacts

Direct Effects: Collisions



Collisions with panels are common



Avian Solar Work Group

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The Avian Solar Work Group (ASWG) is a collaborative group of environmental organizations, academics, solar companies, and solar industry representatives that will advance coordinated scientific research to better understand how birds interact with solar facilities.

Mission and Members

We are a collaborative of environmental organizations, academics, solar companies, and solar industry representatives that will advance coordinated scientific research to better understand how birds interact with solar facilities. Our goal is to advance our understanding in order to develop solar projects in an environmentally friendly and commercially viable manner.

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Research Priorities

In 2016, the ASWG convened a panel of academics to help articulate a priority research agenda for avian-solar interactions. The resulting Research Panel Report defines our research priorities and serves as our agenda for future endeavors.

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Publications of Interest

Click below for a continuously updated bibliography of research facilitated by the Avian Solar Working Group, and other research that is relevant to understanding avian-solar interactions.

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Australia is definitely lacking in the area of research for these types of developments. Based on our observations there appears to be a lack of concern about any potential impacts. Considering the large numbers of these developments that are popping up overnight all over our regional areas we believe there should be more questions asked.

There is also a study from the UK that again concluded that these solar PV developments should not be near protected areas, which in this case is the Mulligans Flat Nature Reserve, Goorooyarroo Nature Reserve and the regional significant biodiversity corridors that surround this proposed development.

It is also worth noting that according to Birdlife Australia and the OEH that flyways pass over this site. Something that mimics a large water body could prove to be dangerous to not only water birds but to other birds that would be attracted to the insects that are attracted to the solar PV panels.



Evidence review of the impact of solar farms on birds, bats and general ecology (NEER012)

1st edition - 9th March 2017

www.gov.uk/natural-england



Conclusions:

RSPB recommend that solar PV developments should not be built on or near protected areas.

Sensitive species and habitats are not necessarily restricted to the geographical boundaries of protected areas.

Understanding the impact of solar PV developments to identify where a protected area is potentially at risk would allow statutory bodies to provide more detailed guidance on the placement of these developments.

Research using a multiscale approach to determine potential impacts of solar PV developments on biodiversity within the immediate vicinity and the wider landscape should take into account ecologically functionally connected land and a wide selection of habitats.

56

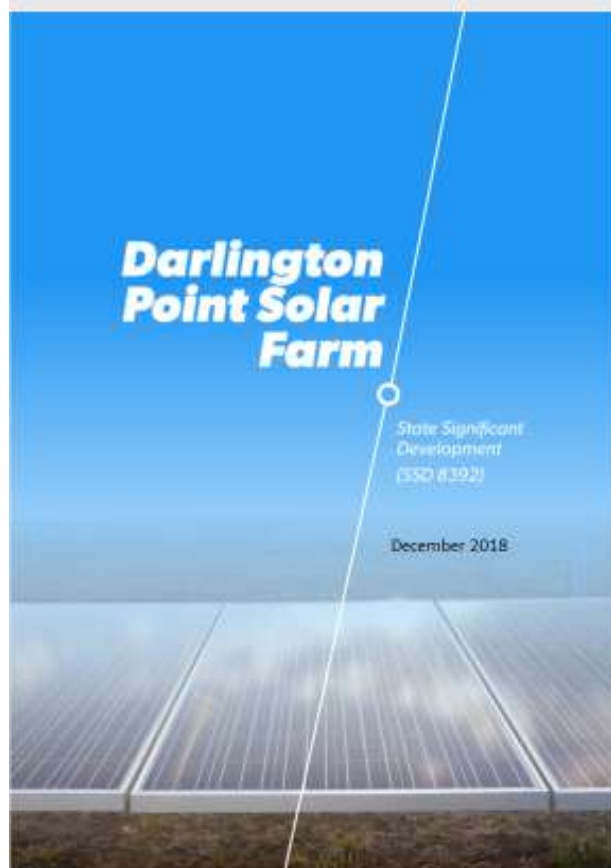
Mitigation, offsetting and restoration, does it work ?

- The **Native Conservation Council of NSW** made this statement in the submission into the Senate Inquiry into the Faunal extinction crisis.
...*"Documents recently released under freedom of information laws have shown that under the EPBC Act, the Commonwealth accredited a former **NSW biodiversity offsetting policy** despite it **failing to meet national standards. The offsetting policy facilitates land clearing by allowing clearing to occur if impacts are 'offset' by other identified conservation actions.**"*...
- A paper by **Phil Gibbons, Fenner School of Environment & Society, The Australian National University** titled *"Are biodiversity offsets an appropriate way to conserve grassy ecosystems? FOG Forum 30 Oct – 1 Nov 2014.*
 - ...*"**habitat loss was the factor that had the most effect on endangered species...***
 - ...***restoration projects typically have success rates between about 20% and 50% (Maron et al. 2012). The take-home message is that restoration is hard to do...***
 - ...*Concluding remark of the article, ... "**Overall, offsets are not a silver bullet**".*
- **ANU Fenner School of Environment & Society webpage:** ... *"In recent research, **Gibbons and colleagues found that the circumstances in which biodiversity offsets are likely to result in no net loss of biodiversity are relatively limited, which means that development projects need to be sited carefully.**"*
- **NSW Scientific Committee** submission to NSW Biodiversity Legislation Review Panel 31 July 2014,
 - ...*"The **current legislation permits ongoing loss of biodiversity** using metrics to determine concepts such as 'maintain or improve' or 'avoid, mitigate, offset'. Even under such schemes, biodiversity decline continues."*...
 - *"the **current NSW biodiversity legislation is pro development and native flora and fauna are obstacles that can be traded like a commodity in the market.**"*

43

How can a restoration success rate of only about 20% or 50% be an acceptable outcome! The proposed mitigation for this development is seen as a 'silver bullet'. Obviously, experts like **Phil Gibbons who wrote the biodiversity offsets scheme for the NSW government doesn't believe that restoration of areas in this region is easy to do.**

Similarly, Umwelt raised **concerns about what unknown impacts these large-scale solar developments may be having on the land they cover**. But this doesn't seem to matter to the DPIE, the attitude appears to be we will deal with this later. **Who knows what the lag time is to be able to see if these have not harmed our land?**



Umwelt's report acknowledges:

- grasses under and between the solar arrays will have differing levels of sunlight/shading
- there will be changes in hydrology, and temperature will vary under and between panel arrays
- the actual impacts of this shading will not be realised until two or three years post development
- recommended that studies be carried out then to determine the impact

DPE response:

Despite this uncertainty DPE recommended the development for approval with full knowledge of these facts. And recommended that in two or three years time an independent review should be undertaken to determine the impact, and then decide what to do.

State Environmental Planning Policy (Infrastructure) 2007 Part 2 Division 3 Clause 19, Site compatibility certificates states the following:

(6) '...The Secretary must not issue a certificate unless the Secretary:

- (c) is of the opinion that the development concerned is not likely to have an adverse effect on the environment and does not cause any unacceptable environmental risks to the land...*

Based on all this evidence the likelihood of being able to successfully revegetate cleared areas and establish and maintain vegetation screening seems highly likely to fail.

- **Visual impact, glint and glare**

First and foremost, the landowner of the proposed site will not be impacted by this development. His residence is not located anywhere near the site.

In the DPIE's assessment of the Springdale project it states that of the 33 non-associated residences (there are actually 36 now) with 2km, 28 are considered to have low or negligible visual impacts due to the topography, distance and intervening vegetation. The remaining five will have moderate visual impacts due to setbacks proposed by RES, existing vegetation and proposed 20m screening. The DPIE accepts the developer's opinion regardless of whether this is true or not, it is not even questioned as to the validity of their statements or likelihood of success.

Interesting that in Renew Estate's original EIS LVIA it states 'residents typically have regular and prolonged viewing opportunities, so are considered likely to have a high level of sensitivity to the proposed change.' (EIS page 98) Yet, only 15 out of the 34 residences within the 2km were considered for the visual impact assessment and only one was rated as high and one as high-medium.

As there is no accepted nationally published guidance on landscape and visual amenity impact assessment specific to Australia, and any organization including governments, can make their own i.e. VAB for wind or NSW RMS Guidelines. Different LVIA consultants use different methodologies and will generally base them on something that already exists. i.e., the GLVIA (UK) or the US Forestry Service.

To reinforce our point on how highly subjective and unreliable the LVIA's are, the following is taken from notes that were made publicly available for interpreting the UK GLVIA.

Two step approach: judging significance

Step 1: Assess against agreed criteria

- consider each effect in terms firstly of the **sensitivity** of the receptor **made up of judgments** about:
 - the **susceptibility** of the receptor to the type of change arising from the specific proposal; and
 - the **value** attached to the receptor;
- and secondly its **magnitude**, made up of judgments about:
 - the size and scale of the effect - for example is there complete loss of a particular element of the landscape or a minor change;
 - geographical extent of the area that will be affected;
 - the duration of the effect and its reversibility.
- Consideration of all these criteria should feed into a comprehensive assessment of significance.

<https://www.wychavon.gov.uk/documents/10586/257693/7%20Guidelines%20for%20Landscape%20and%20Visual%20Impact%20Assessment.pdf>

Landscape Institute
Inspiring great places

GLVIA3 Statement of Clarification 1/13 10-06-13
Statement of Clarification 3 Significance Concerning 'significance':

It is for the assessor to define what the assessor considers significant.... The level of, or degree of, effect may then be judged.

This may be achieved, for example, **by determining magnitude and registering it against sensitivity,**

Depending on the means of judgement and terminology.... The assessor should then establish (and it is for the assessor to decide and explain) the degree or level of change that is considered to be significant.

https://www.landscapelinstitute.org/technical/glvia3_-_panel/glvia3-clarifications/

Below are the ratings from Renew Estate (first column), RES changed just six of the residents (see second column) and lastly the DPIE ratings (see third column below). This shows how subjective these assessments really are, **what makes anyone anymore correct than the other, after all they are all just expressing an opinion, nothing more than that?**

EIS Overall Rating		RTS Overall Rating	DPIE Assessment Rating	
V01	M-L		R3	L
V02	L		R7	L
V03	N		R5	M
V04 Road user	M	M-L	Road user	L-N
V05	M	M	R1	M
V06	L		R15 or R17	L-N
V07	L		R14	L-N
V08	M		No residence	L-N
V09	N		R6	L
V10	N		R4	L
V11	M	M-L	R16	L-N
V12	M		R20	L
V13	H-M		R8	M
V14	H	H	R2	M
V15	M-L		R11	L-N
V16	New	H	R35	M
V17	New	M-L	R36	L-N
Not in previous LVIA's			R9	L
Not in previous LVIA's			R12	L
R10, R13, R18, R19, R21 to R34			All other residences	L-N

How can someone who has no connection to this area and never spoken to anyone in our community make judgements about how we will be impacted visually.

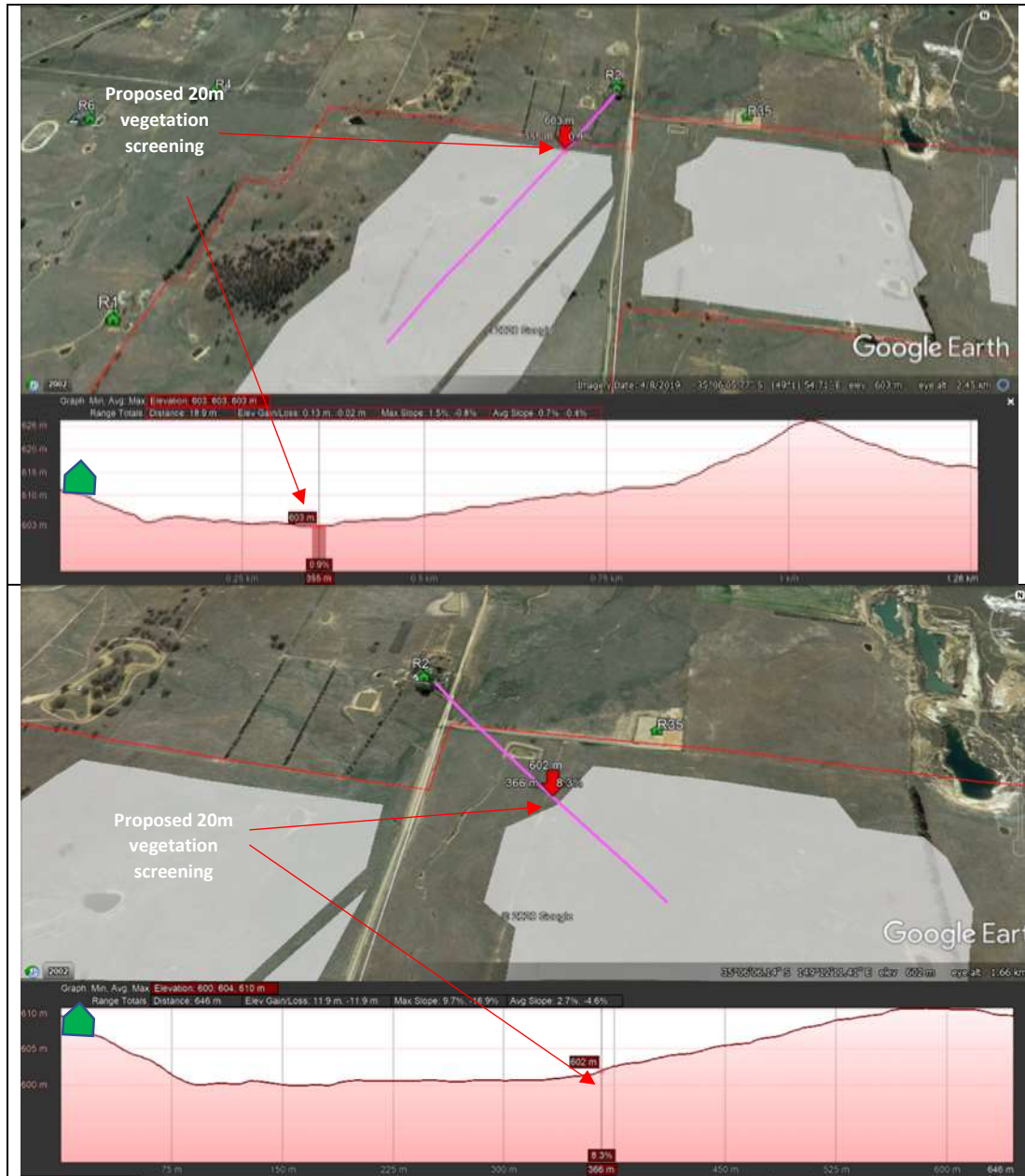
The language in any LVIA is unintelligible and meaningless to the average person. People either like what they see and how it makes them feel, or they don't. They don't go through a process of categorising and evaluating what they see to determine if they like it or not.

Below are four representative samples of elevation profiles and viewsheds to show how misleading the LVIA can be.

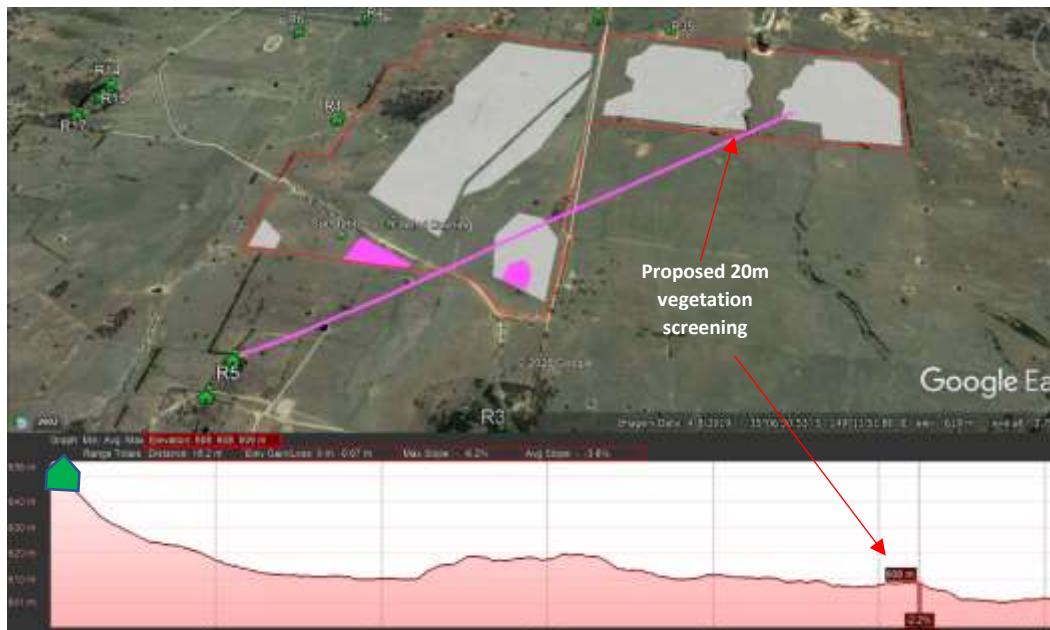
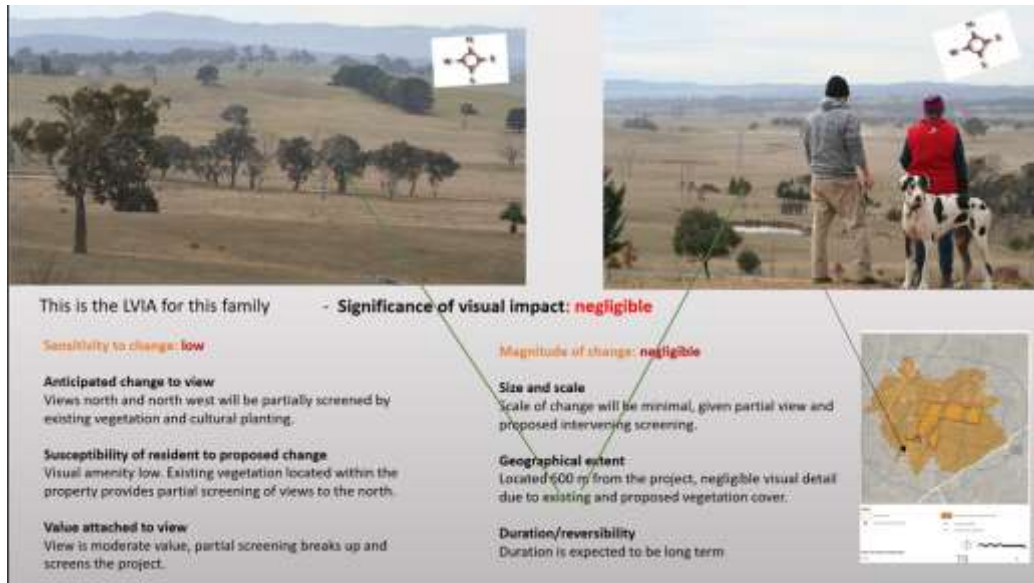


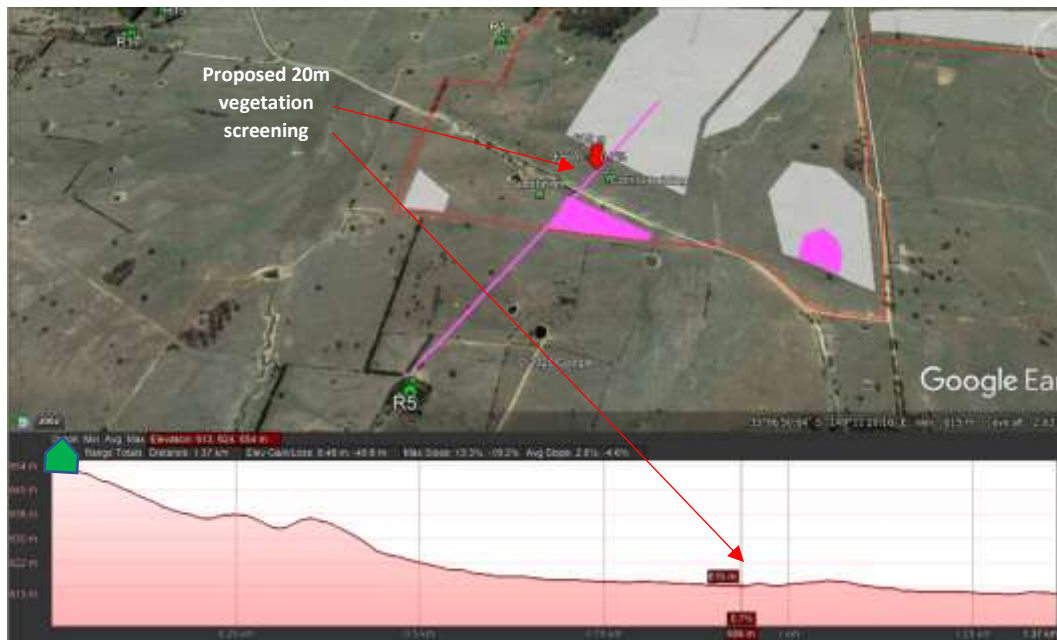
What a contrast, figures 14 and 15 have been prepared for the benefit of the developer's not as true representation of what the viewer actually sees.

R2 elevation profiles

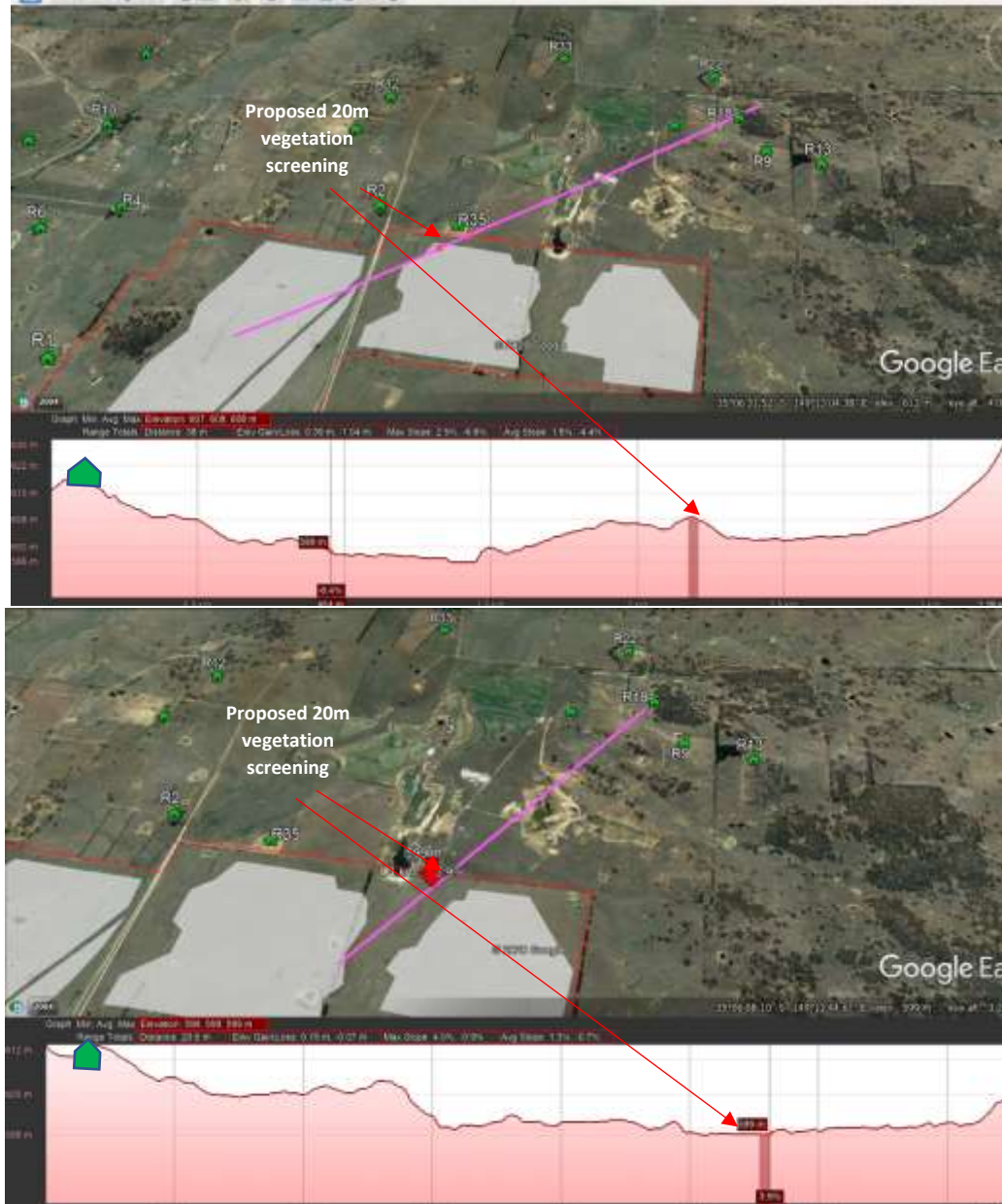


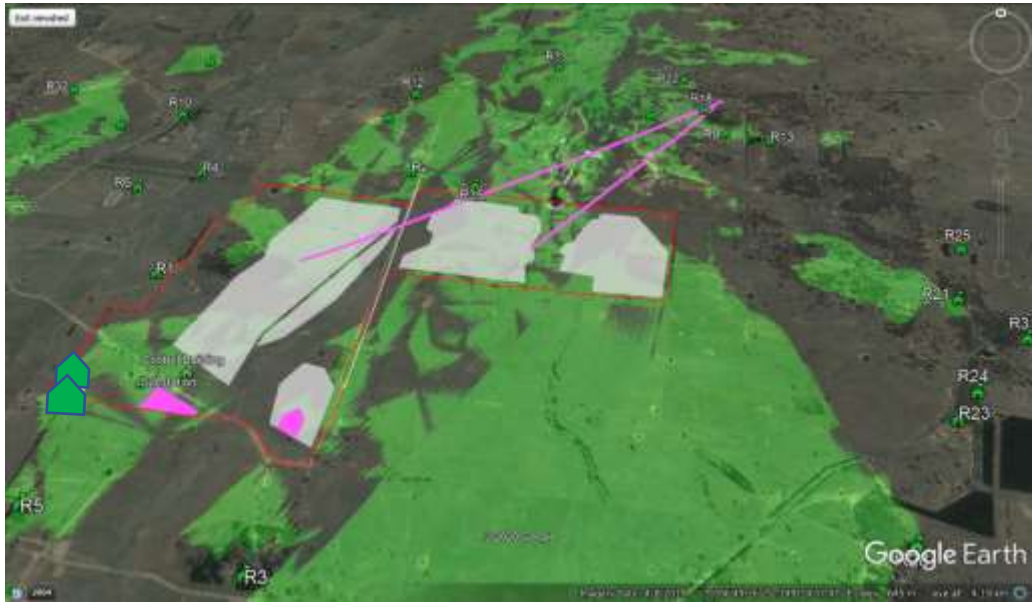
These are images of the residents of R5 looking at proposed site.





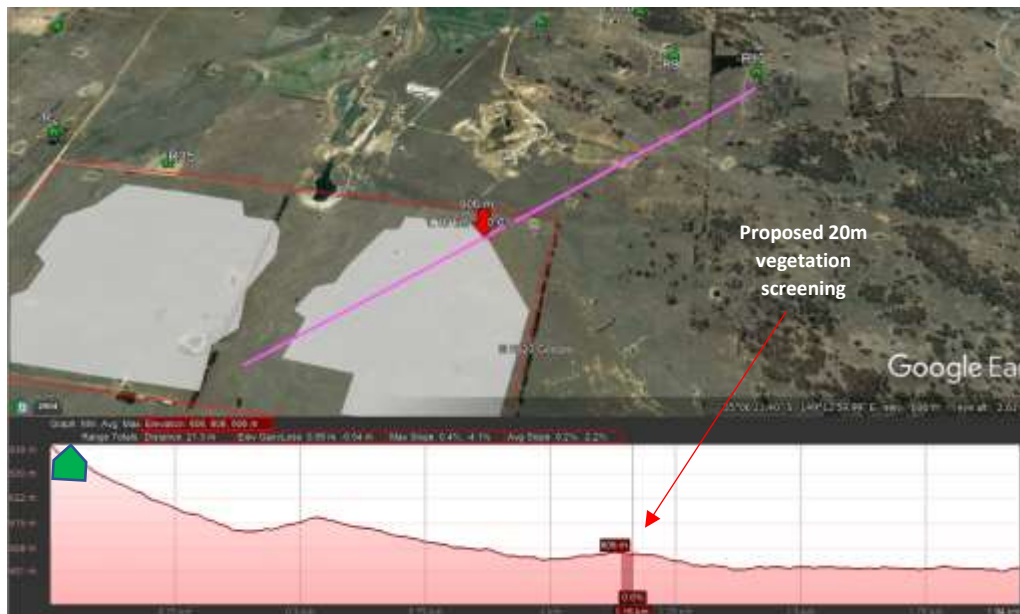
The following two examples are of residences located to the north east of the proposed development site and are considered to be not visually impacted, hence are deemed as LOW-NEGLIGIBLE. The intervening topography and vegetation DOES NOT hide the site and will become more visible as trees grow.

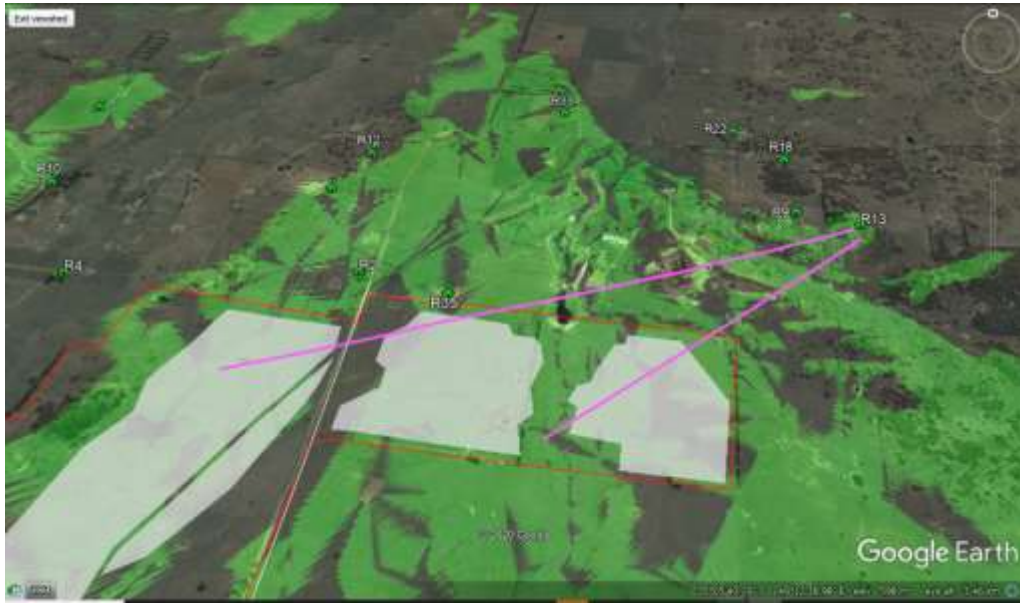




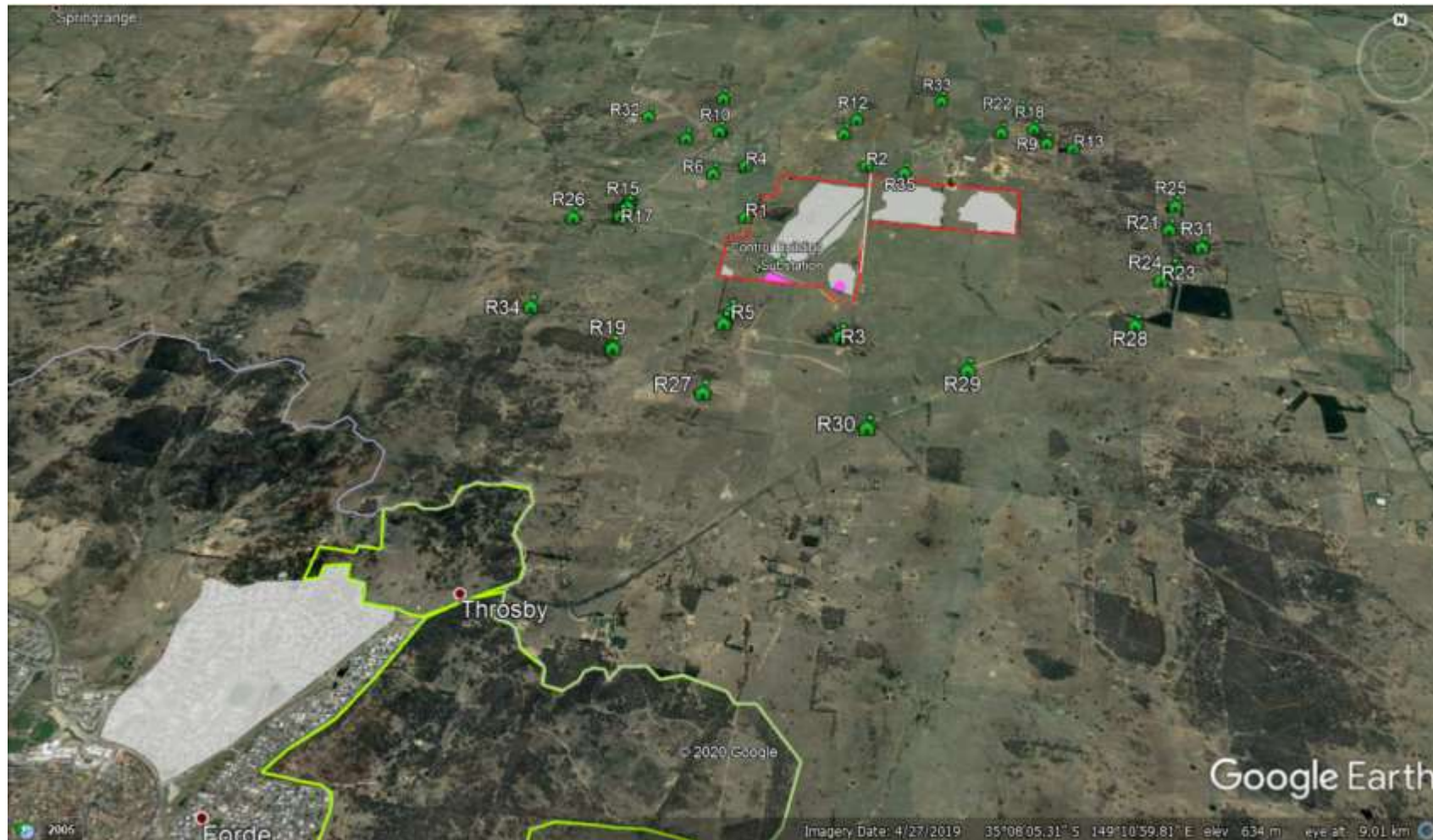
R13 elevation profile and viewshed

This resident has a totally uninterrupted view over the entire site. No amount of vegetation can hide their views.





We note that the DPIE states that this type of development will not be out of place in our area, hence their ratings. If you look at the image below, the large area of white shading in the bottom left-hand corner is the ACT suburb of Bonner. Now compare this to the white shaded areas surrounded by the 36 non-associated residences, and even with the 1.4% reduction in solar arrays (pink areas), it is still highly visible, and **a solar development of this magnitude WILL BE completely out of place in the area.**



Existing sensitive vegetation and tree cover to be retained and protected, with proposed pruning off the proposed

The incorporation of web-integrated screen planting along the proposed site boundary to minimize the extent of the solar array when viewed from surrounding locations.

New screen planting minimum 20 meters wide, to be planted before T1 and T2 of LOT 101 before sale.

Current building area

Subdivision area

GENERAL NOTES:

- Refer to LOT 101 for indicative plant schedule. Plant species to be sourced from local suppliers and locally collected seed where possible.
- Refer to Detail 2 of LOT 101 for riparian planting procedures.
- Temporary whole proof fences to be provided around all new planting of growing up to avoid storm planting establishment.
- Existing sensitive vegetation and tree cover to be retained and protected.
- During planting establishment period, provide continual weed control and apply approved non-herbicide herbicide if appropriate.

KEY

- 20 meters wide screen planting zone
- Overlay from local landscape zone (subject to improved performance in the retained and protected)
- Overlay from local habitat conservation zone (subject to improved performance in the retained and protected)
- Screen fence and screening material
- Internal road
- Internal road
- Proposed area

AECOM

Client: Renew Energy Project Name: Springdale Solar Farm EIS Date: 14/03/15 Landscape and Visual Impact Assessment

Draft Landscape Plan L01

Proposed vegetation screening is from the RTS.

NO Vegetation screening
for road users of Tintinhull
Road.

additional

This is across Back Creek
and the floodplain

Vegetation screening
here will just block water
and wash away proposed
screening.

Vegetation screening has
been removed.

AECOM

Client: Runew Estate Project Name: Springdale Solar Farm ES
Date: 27/05/20 Landscape and Visual Impact Assessment

Landscape Plan L01

Overall, there has been a reduction in vegetation screening. In the RES – IPC meeting transcript Page 14 line 32, even Mr Reid claims there is an incredible amount of screening for this project.

This is very true, because these developments are not usually located in valleys with many rural residential properties surrounding the site, and as Mr Hutton remarked during the site visit that this is not like other large-scale solar developments, other sites are quite flat, WHICH THIS SITE IS NOT!

The images below taken from RES's own IPC Springdale Overview document, Renew Estates Springdale EIS as well as NSW government images, they are completely flat with no vegetation screening. As you saw the Springdale site is nothing at all like these.



From RES



Figure 4 Pile driven steel posts with tracker assemblies

Figure 5 A typical example of solar farm panel arrays

Solar energy, a growing part of the NSW energy mix

NSW is a leader in the development of large-scale solar projects. These solar farms support jobs and investment in regional NSW, help to diversify the State's energy mix and drive down costs for future large-scale solar developments.

There are seven major operating large-scale solar farms in NSW. Solar farms use the same technology as rooftop solar systems, but on a larger scale.



From the Springdale EIS

NSW government



Figure 4 Example of Nextracker system at the Moree Solar Farm in Northern NSW





60 MW installed capacity



69 MW installed capacity



102 MW Nyngan solar



This is the view from a R13 which looks over the entire site, the vegetation inside the yellow lined areas will be removed and the development will be more exposed.

Effectiveness of proposed visual impact mitigation

Based on our research it seems that there are others that share our views on visual impacts and effectiveness of mitigation.

First, we refer to the O'Hanlon's Independent Review of the Jupiter Wind Farm where vegetation screening was proposed as a mitigation.

*... 'The **proposed mitigation** measures noted in the LVIA are **highly optimistic***

*In some locations **effective screening is likely to take at least a couple of decades to achieve and possibly much longer.***

*In my opinion **vegetation screening should only be used judiciously to reduce localised specific impacts** where the extent of the screening is limited **and the likelihood of creating a successful screen is high.***

Growth rates on slopes will be slower than average due to the variability of soil type, water run-off, plant maintenance and species selection. This is hard enough to achieve in well managed flatter areas.'

INDEPENDENT REVIEW, JUPITER WIND FARM O'Hanlon Design Pty Ltd

Below are some other comments made in the above independent report.

- *The lack of significant agricultural undertakings on many recently subdivided properties: they tend to be more directed to private agricultural purposes only, **just like the Springdale site.***
- *The prevalence of high quality 'lifestyle' developments on many allotments as distinct from predominantly rural uses, and **just like the Springdale site***
- *The orientation of the recently constructed residences, many of which are located to take maximum advantage of the outlook afforded from their allotment. **just like the Springdale site***

- And this *'pastoral lands can have significant scenic quality and high sensitivity to change depending on the context and proposed change to the landscape character.'* **just like the Springdale site**

Then there's 'Cluttering effect' in wind developments to describe the visual effect of a number of turbines sited near each other and being able to see them all moving together.

While these developments aren't tall and don't continually move, to use the words of O'Hanlon 'the introduction of highly identifiable man-made elements into a predominantly rural landscape will change the visual balance of the landscape to what is a more industrialized landscape form.'

Secondly, we refer to the Rocky Hill Mine Decision [2019] NSWLEC7.

Mr Moir who appeared for the NSW Minister for Planning made these comments.

97. Mr Moir explained that the assessment of the visual quality of the landscape has regard to the following parameters:

“- visual quality increases as relative relief and topographic ruggedness increases.

- **visual quality increases as vegetation pattern variations increase**

- **visual quality increases due to the presence of natural and/or agricultural landscapes**

- visual quality increases owing to the presence of water forms in the landscape (without the water becoming a featureless expanse) and related to water quality and associated activity.

- **visual quality increases with increases in land use compatibility.”**

99. Mr Moir assessed that residential uses, whether residences in a township or rural residences, would have a **high visual sensitivity within 0km to 2km...**

137. ... the visual effect is to be assessed at a **particular point of time. If there is no mitigation at that point of time, the visual effect is to be assessed at that point of time without considering the mitigation.**

The same can be said for land uses and 'vicinity' which also deals with visual impact.

- 58 Mr Darroch who also appeared for the Minister in the Rocky Hill mine case, agreed that 'from a planning perspective, **the "vicinity" of the development extends beyond the land directly abutting the site** of the Rocky Hill Coal Project. **Determining the uses of land in the vicinity involves consideration of not only the proximity or nearness in space of the uses of land** to the proposed mine, **but also visual considerations and "demographic and geographic features of the area"** (Abley v Yankalilla District Council (1979) 22 SASR 147 at 152-153; (1979) 58 LGRA 234 at 239-240).
- 61 'Mr Darroch further observed that one should not take a static approach to the land uses in the "vicinity" of the proposed Rocky Hill Site as "the **occupants and visitors to the valley are never fixed in any area**". He provided the example of a resident of the Forbesdale Estate, who will not just **experience the impacts** of the proposed mine statically from their living room window or front yard, but who will **be impacted by the mine as they move through the whole of the space characterised as the "vicinity"**. **Indeed, many of the objectors referred to their enjoyment of their rural properties by reason of their ability to horse ride and walk around the large parcels of land.'**

Clearly this type of thinking has not been used for the Springdale project, it demonstrates how different planning developments are assessed. Why is this? A complete double standard!

Large scale solar energy generating facilities assessment does not consider current, future or historical land uses like they do for mining. There was no consultation with any of the landowners to gather information for the LUCRA it was nothing more than a last-minute tick and flick exercise undertaken by a consultant for the developers who are paying for their services. Hardly an objective assessment.

It was mentioned in the LVIA and the LUCRA that it cannot be seen from the village of Sutton, to us this is saying if the village could see it, it would be a problem, but we are not considered as important as them.

But by far, the most insulting is the following comment from the LUCRA page 12, 'the solar farm would remain visible for some receptors despite screening vegetation proposed around the perimeter. This potential conflict is however expected to ease over time for most receptors as screening vegetation matures and **people become accustomed to the development**. It's hard not to take this as a personal attack, how impertinent can they be!

Another comment in the LUCRA is on page 4 which states '... given the benign nature of the project...' **What is it with the assumptions of RES, the DPIE and AECOM that because the structures are not high or 'benign' that this makes it any less visually intrusive? As we've shown these so called 'benign' structures cover a vast area, how is this not visually offensive.**

Why is it that Minister's own expert says 0km – 2km constitutes high visual sensitivity and the DPIE's own independent assessor considers pastoral lands are highly sensitive to change, yet the DPIE comes up with completely different reasoning to assess this development? Why is that? Why are we being treated so differently?

As for the comment in 137 above about visual effect, how can you assess something that doesn't exist when the assessment is undertaken? Yet the DPIE accepts RES's manipulated images of what it might look like in the future.

How is it Mr Moir and Mr Darroch's reasonings are accepted as being correct in the LEC, but the DPIE has some other completely different standard to assess visual impact! What is it and why is their method considered to be better?

As for visual impact and proposed vegetation screening again DPIE's independent expert as well as Phil Gibbons from the ANU both state that re-vegetation is not likely to be achieved even under favourable conditions. How will the developer ensure the vegetation and screen plantings are going to be effective at reducing the impacts? They are nothing more than aspirational statements.

- **Glint and Glare**

We have been told repeatedly that solar panels do not reflect light they absorb it and do not create glint and glare. However, we have found that this is **FALSE**.

Our research has shown that other countries such as the United States are far more advanced when it comes to large-scale solar energy development research.

The following is the taken from one such study the *Utility-Scale Solar Energy Facility Visual Impact Characterisation and Mitigation Study Project Report*, prepared by Robert Sullivan and Jennifer Abplanalp, Environmental Science Division, Argonne National Laboratory, **2013**

http://blmwyomingvisual.anl.gov/docs/SolarVisualCharacteristicsMitigation_Final.pdf

The large-scale solar developments in this study are comparable in size to the proposed Springdale development. Perhaps Australia needs to do more research, rather than dismiss this issue as a non-issue.

GLINT and GLARE



Figure 5.1-4. NSO and CM Facilities as Seen from a Mountaintop Viewpoint 9–11 mi (14–18 km) North of the Facilities.

- Viewpoint is approx. 1000m above the facilities.
- Distance to the NSO is 15km.
- Distance to Copper Mountain is 18km.

Findings

- Even at this distance, shapes and colours contrast noticeably with surrounding vegetation.
- Even at long distance the facilities are prominent features and attract visual attention.

Utility-Scale solar Energy Facility Visual Impact Characterisation and Mitigation Study Project Report , Prepared by Robert Sullivan and Jennifer Abplanalp, Environmental Science Division, Argonne National Laboratory, 2013 http://hlmeyominevisual.anl.gov/docs/SolarVisualCharacteristicsMitigation_Final.pdf

83

Utility-Scale Solar Energy Facility Visual Impact Characterisation and Mitigation Study Project Report
Prepared by Robert Sullivan and Jennifer Abplanalp, Environmental Science Division, Argonne National Laboratory, 2013
http://hlmeyominevisual.anl.gov/docs/SolarVisualCharacteristicsMitigation_Final.pdf

5.2 Copper Mountain Solar Facilities One and Two



Figure 5.2-1. Black PV Panels at CM 1 and 2 Facilities Appear White When Low-Angle Sunlight is Reflected from the Panels (Background), and the PCU's look black.



Figure 5.2-2. Brown and White PCUs at CM 2 facility (Foreground) and White PCUs at CM 1 (Background).

More findings:

- Large arrays of identical components and the regular geometry is a dominant visual feature that contrasts strongly with natural landscapes.
- Due to the large size and unique characteristics of solar facilities, the visual impacts are often large, and mitigation on this scale is very difficult.
- The largest contrasts and resulting impacts from solar facilities cannot be mitigated effectively, except through siting facilities in other locations.



Figure 6.2-4, Reflections from Multiple Regularly-Spaced Components in the SSN PV Panel Array.

Some more findings

Extreme variability of the appearance of the various facilities depending on:

- Viewing geometry
- lighting angle
- Weather conditions
- views of solar facilities from **elevated viewpoints showed much greater contrast than ground-level views,**

This variability was generally not captured in any of the project EIS's prepared at the time

And from closer to home

The Sydney Morning Herald

By Matthew Reggatt 6 February 2016

Royalla resident warns Williamsdale on glare, as farm goes Dutch



The Royalla solar farm as seen from Jennifer Howlett's property, across the Monaro Highway, in March 2014.
 CREDIT: KAREN MINNEY

<http://www.smh.com.au/national/act/royalla-resident-warns-williamsdale-on-glare-as-farm-goes-dutch-20160204-gmksh.html>

... "suffered from glare between 6pm and 8.30pm.

... the approval conditions which required Royalla proponent Fotowatio Renewable Ventures to create screen planting had achieved nothing, with the company doing the "bare minimum" by having young tube stock planted.

"I can't see any trees growing," Ms Howlett said.

Environment Minister Simon Corbell said a visual impact assessment had determined views from 95 per cent of Royalla homes would be unaffected by the panels.

She had herself spent \$3000 on fast-growing non-natives which were now about one metre high..."



Solar facility in the ACT



Swan Hill solar facility

Regardless of what developers claim the images show that there is glint and glare from panels. Computer modelling is static, humans aren't.

NOISE



NOISE AND VIBRATION IMPACT ASSESSMENT

The SEARS requests the construction and operational noise impacts be assessed using the following:

Disclaimers

Interim Construction Noise Guideline (ICNG) - EPA

1.2 What the Guidelines cover

...The types of construction regulated by DECC under the Protection of the Environment Operations Act 1997 (POEO Act)

"The assessment of noise impact is complex and subjective, and is rarely (if ever) able to be considered in isolation from other social and economic aspects of a development or activity."

NSW Industrial Noise Policy (2000) (NSWINP) - EPA

1.3 Scope of the policy

The policy is specifically aimed at assessing noise from industrial noise sources scheduled under the new Protection of the Environment Operations Act 1997 (POEO Act)

"The EPA has compiled this policy in good faith, exercising all due care and attention. No representation is made about the accuracy, completeness or suitability of the information in this publication for any particular purpose.

EPA Submission for proposed Springdale development

....The EPA notes that Solar Farms are not a scheduled activity under Schedule 1 of the Protection of the Environment Operations Act 1997, and therefore, an Environmental Protection Licence will not be required for the proposal. As such, the EPA does not have a formal role in the matter and accordingly does not have any comments to make on the proposal....

Noise and Vibration Report quotes:

- ... "Neutral atmospheric conditionise. relatively calm, no wind.
- It can be expected that there may be differences between predicted and measured noise levels due to variations in instantaneous operating conditions plant in operation during the measurement and also the location of the plant equipment
- background noise logging levels undertaken by AECOM at other remote rural areas in south west NSW and are considered to be generally representative.
- operational noise contours ..These contours are indicative only and should not be referred to for noise levels at specific receiver locations." ...

95

As for noise levels, even the developers state not to rely on the data in the report. Additional Information document page 2 of the Updated Noise Impact Assessment

This makes this report meaningless because it's not an assessment based in reality, it's just some computer modelling, yet it is being used to say how we will be impacted!

Based on their computer modelling which as we've stated is a work of fiction. Like the vegetation screening RES has also chosen to reduce the noise mitigation. The original EIS had allowed for all these marked as **X** to have 'horse-shoe shaped walls' around the inverters closet to the residences. Now only those in white below will have 'horse-shoe shaped walls' around the inverters.



Quiet inverters?

The easiest and least expensive form of noise control at a solar facility is to locate the sound-producing equipment in the center of the facility.

While quiet transformers and inverters exist, due to premium cost, it is generally not a specification point the solar facility designers are willing to consider. Therefore, the second line of noise control would be noise barriers. [Yes, Solar Farms Can Produce Noise! - Acentech](#)

This would not usually be an issue because large-scale solar energy generating facilities are not located in the middle of rural residential areas. If there needs to be barriers put around to reduce noise than perhaps, they can purchase more suitable inverters? Or chose a different location for the development, somewhere where there are less constraints!



The indicative height of the 40' containers is 4m

The three sided "horse-shoe" shaped noise walls are 2 m high,



Questions

If noise walls are half the height of the containers, what benefit will they be?

Are they open like this example in the EIS (assume they are open for ventilation), which three sides would be shielded?

In other words, the noise assessment has no probative value.

▪ Aboriginal heritage impact

- The SSAG was aware that the OEH submission in response to the EIS was that the OEH recommended that sub-surface archaeological testing be done over **the entire site pre-approval**.
- The SSAG emailed the DPE on 5 December 2018 asking when the Response to Submissions was likely to be lodged.
- Between that date and the 7 April 2020, when RES notified us *that 'RES has **acquired** the development assets of the Springdale solar....'* the DPIE on five occasions told the SSAG that the delay in Renew Estate lodging the RTS was because they were still finalising the additional archaeological studies.
- The additional sub-surface testing was never conducted by Renew Estate.
- In a phone conversation on 30 April 2020 with Mr Mike Young of the DPIE he admitted that not only had Renew lied the SSAG but to the DPIE as well.
- We also note that in RES's Request for Further Information Report that OEH's letter dated 18 June 2020 **again reiterated the key concern that testing should be done pre-approval** in response to the Nugunawal and Ngambri Elders significant concerns over the site.
- A letter to the SSAG from the DPIE dated 20 August 2020 informed the SSAG that following a request in May 2020 from RES to conduct the additional testing post-approval, the DPIE agreed to this.
- **There seems to be either a complete turnaround by the OEH, and for what reason? OR the OEH was over-ruled by the DPIE. DPIE was unable to provide an explanation to the IPC as to the change.**
- **We note the Ngunawal and Ngambri Elders submission states their rejection of the reports in the EIS and express great concern about the possible destruction of cultural artefacts.**
- **If the developer is truly genuine and fully committed to undertaking these studies, why not do them pre-approval? It can't be about the cost because they say they are going to do them anyway; the only reasonable explanation could be they are concerned about what maybe found that will prevent approval. Just because other sites have done them post-approval doesn't mean this one should be done that way. After all each development is supposedly assessed on its own merits.**
- **There should be a totally independent inquiry into the DPIE's conduct in relation to the Springdale solar development, which will include misleading the public about the 'elusive sub-surface archaeological testing'.**

▪ Water

- Page 18 line 34 -40 Prof Lipman raised a question about water usage and that this development proposes to use the same amount of water during construction as they do during operations, which is only two megalitres, as opposed to the normal solar farm, which would be about 20. DPIE was asked for their opinion on if just two megalitres would be adequate to deal with the dust that's going to arise from the construction, and perhaps for vegetation maintenance?
- Page 18, line 45 DPIE stated that *'because we are on the sealed road network for quite a lengthy period and there's only that short 150 metre of gravel resheeting, compared to some other projects, the water usage, which is mainly for dust suppression, is predicted to be lower than some of the other projects that we have assessed.'*

- Page 19, line 5 Prof Lipman stated that when the area's being cleared, surely, to put in the panels, there would be a lot of dust arising from that, that would have to be dealt with. So, you'd think that there would be more water usage for dust suppression during construction than operations.
- Both representatives of the DPIE present at the meeting are obviously very unfamiliar with the area surrounding the proposed site. Tintinhull Road runs through the middle of the site, who will provide dust suppression on that road. Likewise, the remainder of Tallagandra Lane to the west (which is where the prevailing winds are from) will be a continual source of dust across the project but isn't considered.

Water is not just for dust suppression and cleaning panels. If one of the conditions of approval is to establish and maintain a mature vegetation screening, how will this be achieved without a substantial irrigation system? Likewise, to establish ground covering that the developer has committed to replace after construction, this is highly unlikely to grow without irrigation. Water is a big issue that hasn't adequately been answered.



Dust on Tintinhull Road

Flooding

Flooding is not considered an issue for the site, there have been three significant flood events in the past 12 years.

	<p>Central Tributary flood area in front of R2</p>
	<p>Same as above</p>



Central Tributary and northern fence line of proposed site in flood area



Driving along Tintinhull Road towards R2



Debris left on fence, the fencing around the proposed development will impede water flow and who knows what the danger is of having high voltage equipment siting in flooded areas.



Central Tributary, northern boundary of the proposed site.

This is not a 1 in 100-year flood which is considered to be worse.



Driving north along Tintinhull Road, showing flooding of Central Tributary and northern section of proposed site.

Two separate flood events

Erosion Risk

'most construction activities do not involve the removal of the surface layer and exposure of the erosion risk areas such as Back Creek and the other unnamed creek that runs through the Site.' (EIS page 120)



'Notwithstanding this, a geotechnical study is currently being completed which includes an analysis of potential issues regarding slope stability and erosion at the Site. The erosion and sediment control sub-plan would be developed to respond to any potential soil erosion issues identified through the study. (EIS Page 121)

Back Creek flooding





The next image shows the profile of the area looking east of these pines, notice the large erosion cutting, this is a result of the volume of water that runs through this site, developers state no problem removing these pines! **THIS IS A SIGNIFICANT EROSION RISK**





Does this look anything like the images of large scale solar we've shown earlier. NOTE the dip in the middle is Back Creek

The Springdale EIS states 'The construction of the project has limited potential to result in increased levels of soil erosion, as most construction activities do not involve the removal of the surface layer and exposure of the erosion-prone B horizon within higher risk areas such as Back Creek and the other unnamed creek that runs through the Site. The proposed project is located in an area of lightly undulating terrain and predominantly cleared grazing land, and as such no major earthworks would be required.'

Springdale EIS page viii

How do you take out these large pines in this area and not create an erosion risk?

- **Solar resource/site suitability**
 - RES meeting transcript page 5, line 4 RES stated that 'the proposed site has **excellent sun resource** – it's not Queensland but it's definitely – you know, it's a good resource.'
 - The following slides are from a report prepared for the NSW Government by AECOM in 2010 to determine suitable areas in NSW for large-scale solar development. This area was not amongst the suggested areas. **The Springdale EIS prepared by AECOM claims the area to be one of the best solar resources in the world!**

Pre-feasibility study for a solar power precinct Final Report, 17 December 2010

This study was issued by NSW Department of Environment, Climate Change and Water (DECCW), to be overseen by a Steering Committee consisting of the Clinton Climate Initiative, Transgrid, Industry & Investment NSW, NSW Department of Planning and the Land and Property Management Authority (LPMA).

<https://www.environment.nsw.gov.au/resources/communities/pre-feasibility-study-solar.pdf>

Aims of the study:

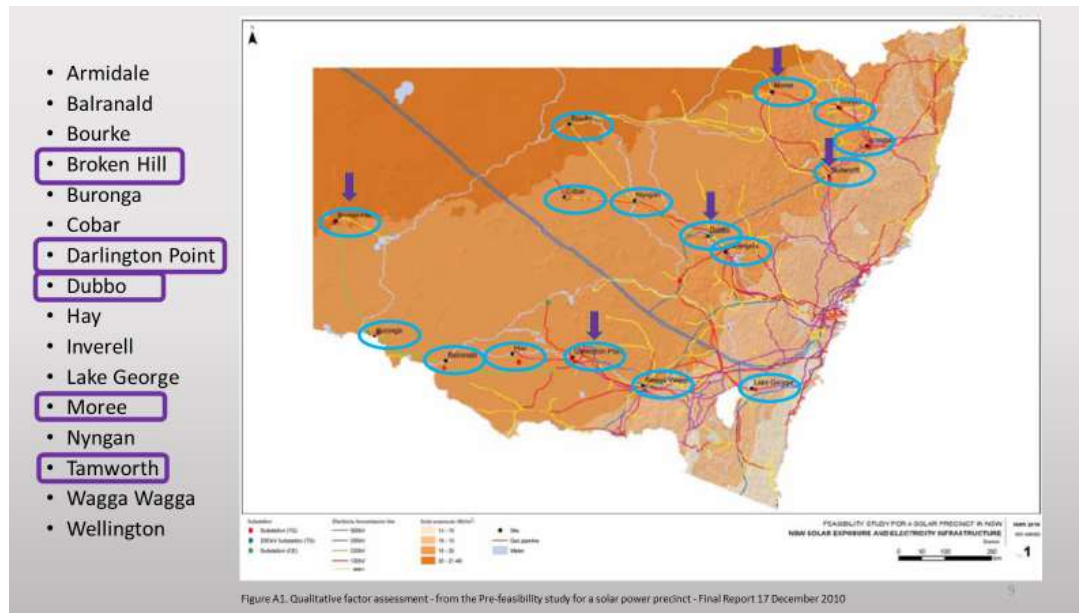
Determine feasibility of large-scale solar projects in NSW, and test the concept of co-location with other sources to share infrastructure;

Identify potential areas for solar precincts in NSW

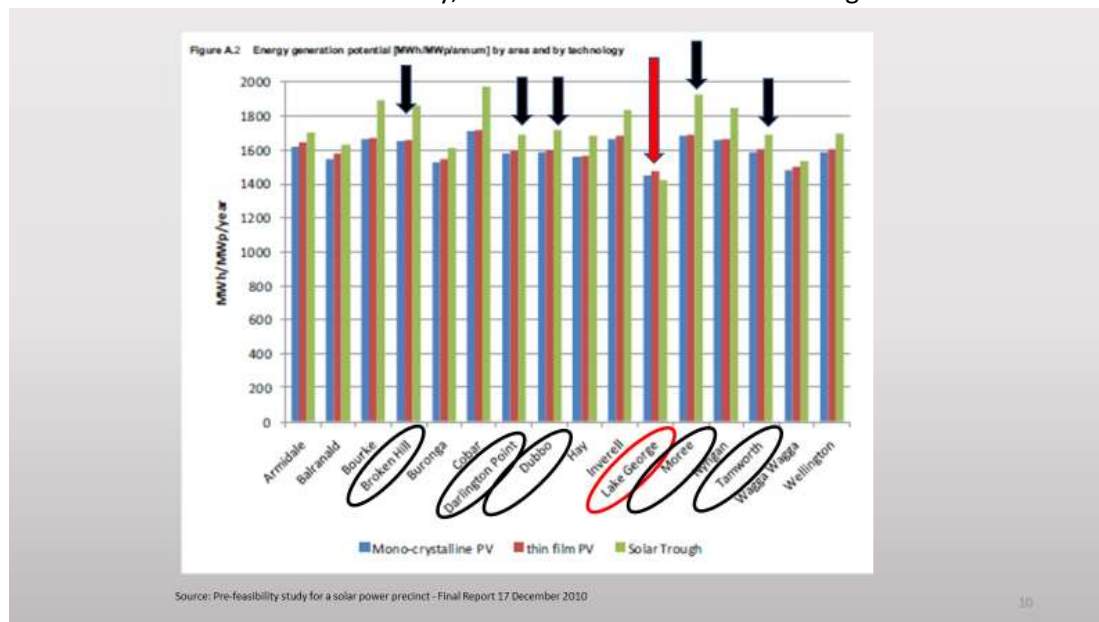
7



These are the 16 areas selected for the study.



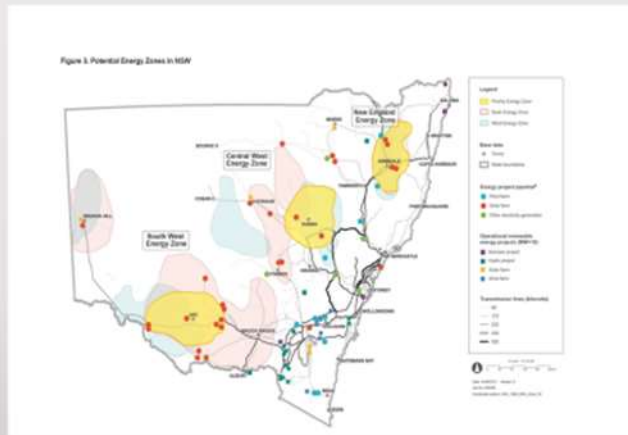
These are the results from that study, the area closest to us Lake George rated 16th out of 16.



Based on the results above and other factors mentioned previously the five areas in the **right-hand image** were suggested by AECOM as the areas for further study.

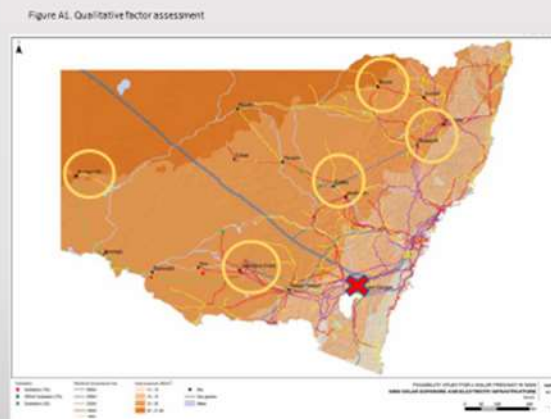
The image on the left is from the NSW Submission to AEMO's 2018 ISP, note that the areas nominated in 2010 for further study are the same put forward by the NSW government in 2018.

Renewable energy zones comparison between 2018 and 2010



Source: NSW Government Submission on AEMO's Integrated System Plan, March 2018

Question: what isn't on this map ?



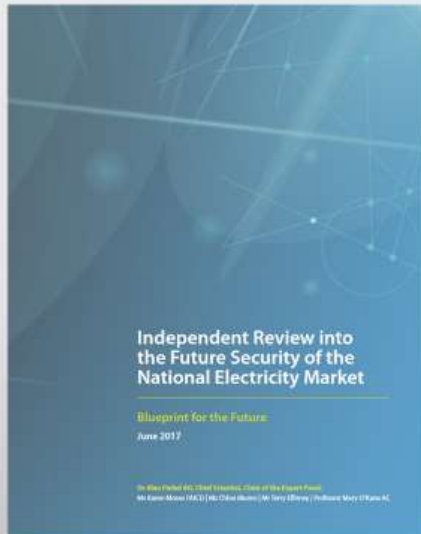
Source: Pre-feasibility study for a solar power precinct - Final Report 17 December 2010

Answer: this area!

This area isn't identified as a solar energy zone!
It didn't even make it as one of the 10 areas!

13

These same areas were also shown in the 2017 Finkel Report as being potential REZ's, note Finkel's comments.



Executive Summary

- "...Security and reliability have been compromised **by poorly integrated variable renewable electricity generators, including wind and solar....**"

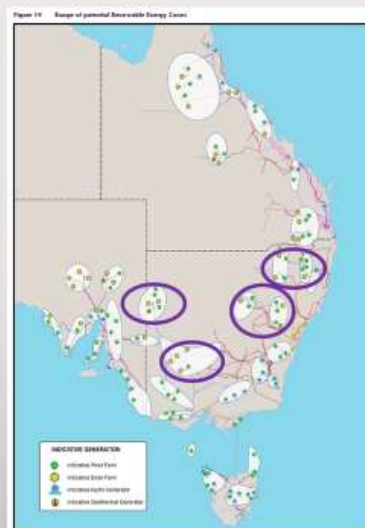
Recommendation 5.1

- "By mid-2018, the Australian Energy Market Operator (AEMO) ... should develop an **integrated grid plan to facilitate the efficient development and connection of renewable energy zones across the National Electricity Market...**"

Coordination of renewable generation and transmission investment

- "...The **location of the best renewable energy resources will be a critical part of the transmission planning process ...**"

11



<https://www.aemo.com.au/Electricity/National-Electricity-Market/NEM/Planning-and-forecasting/Integrated-System-Plan>

12

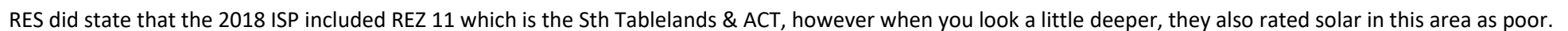
2.2.2 Renewable Energy Zones (REZs)

- "...The intention of making this information publicly available was to **enable interested parties, such as investors or governments, to make informed decisions about where to plan new renewable generation capacity...**"

3.6 Indicative high scoring zones for solar

- "...In the central and northern regions of NSW ..."

Again, note the comments made by Finkel



Also, in the 2018 Transgrid reported that they had 5000MW of enquires for renewable energy connection in this same region and that there was only 1000MW of capacity. We note that connection to the grid does not guarantee generation output, as we have seen in the south western parts of NSW and also in Victoria, where developments have been either unable to generate or have been severely curtailed. Our concern is that as time passes this could become a white elephant and if the developer no longer considers it profitable, they will walk away and this infrastructure will be here for good.

The 2020 ISP has reduced numbers of REZ's in NSW and the Sth Tablelands is now N4 and has still rated solar as poor and renewable potential is 0 MW.

It is evident that this area is not considered suitable by AEMO or Transgrid. But it seems the DPIE knows better.

To sum up our objection as to the suitability of the site for this type of development we refer to what Preston CJ of the NSW Land and Environment Court said in his judgement of the Rocky Hill mine case on 8 February 2019 which stated:

*, ... A development that seeks to take advantage of a natural resource must, of course, be located where the natural resource is located. **But not every natural resource needs to be exploited...***

*A dam can only be located on a river, **but not every river needs to be dammed.** The **environmental and social impacts of a particular dam may be sufficiently serious as to justify refusal of the dam**’.*

*Seaside residential development can only be built at the seaside, but **not every seaside development is acceptable to be approved.*** Gloucester Resources Ltd v Minister for Planning [2019] NSW LEC 7 686-690

In summing this up, given that AECOM conducted these studies in 2010 and Renew Estate claim they are renewable energy experts why would you propose to build where you know the energy generation potential is the lowest in the state. What is the imperative that this needs to be built here, what is so critical that it outweighs all the constraints that we raised?

- **Agreements with 15 landowners**

- Page 9 line 28, Prof Lipman asked if the offers to 15 neighbouring landowners had been agreed.
- Page 9 line 35, Mr Reid stated that there are no agreements in place, they still haven't formalised the offers.
- Even after all this time they (Renew/RES) haven't been able to secure support from those surrounding the site. How interesting!

Amendments



The DPIE likes to use percentages to show how minimal impacts are. Let's look at the amendments that are supposedly such large considerations of community objections by the developer. The areas in pink in the image above are where panels have been removed from the drawings. The area is 2.6ha in the south of the project. If the proposed development footprint is 185ha. This means that the so-called reduction is a whole 0.014 of the total area, this is not a huge reduction in visual impact. Moving the substation is a benefit and the residents of R5 are thankful for this, but the overall visual impact still remains, nothing has changed for them.

Community Consultation

Much has been said by the DPIE, Renew and RES about how important community and consultation is and how they have been very diligent in doing this task. It just sounds and looks good on paper.

Below is our log of community consultation back to 2017 (see table below) when we first became aware of the proposed development. **The lack of consideration given to this community by all of the above is reprehensible.** The mental health of the community has been severely impacted by this long-drawn-out process.

Following the close of submissions, the developer made contact via email to some landholders in September 2018. From then on until 7 April 2020 there has been no communication from developers.

If Renew Estate and RES were truly genuine in engaging with the community, they have had three channels of communication available to them to engage with the Sutton and Gundaroo communities to which they have not availed themselves. There is the Sutton Chatter, the Gundaroo Gazette, and there are Facebook pages for both communities, as well as regular meetings of the Sutton District Community Association Inc. (except during COVID-19 restrictions).

We are aware that a Renew Estate employee did attend one Landcare meeting shortly after the project was announced.

We also note that some funding was made to the Gundaroo Common Association and the Sutton RFS. This is the sum total of community engagement.

As stated earlier in the Aboriginal Heritage comments we mentioned that the SSAG has in every case had to contact the DPE/DPIE to find out what was going on with this development. When Mr Reid mentioned that this project has been 'elongated' is because the DPE/DPIE did nothing to follow up with Renew Estate as to how they were going with preparing the RTS.

We have also noticed that the DPIE now put on their website a letter to applicants when they lodge their EIS of when they expect the RTS to be completed by. Curious how this seems to have happened since the SSAG made such a noise about the lack of oversight of the DPIE of their own processes.

Our level of frustration with the lack of action by the DPIE led us to approach our local member Ms Wendy Tuckerman to see how she may be able to assist us. Ms Tuckerman thought our concerns warranted a meeting with Minister Rob Stokes, which Ms Tuckerman arranged for 1 April 2020.

Members of the SSAG spoke with Minister Stokes at length via the telephone (COVID-19 protocols precluded face to face meetings), also present were Ms Tuckerman and Mike Young-DPIE. Minister Stokes continually apologised for the distress that this community had suffered and requested his department expedite the matter.

It is an amazing coincidence that RES sent out their correspondence about 'acquiring' Renew assets just six days after we reported on our meeting with Minister Stokes. Here we are now just 69 days short of another year since our meeting with the Minister in 2020 and another year of mental anguish.

DATE	Actions by RENEW ESTATE/RES	ACTIONS BY THE SSAG	ACTIONS BY DPE/DPIE, APA, AECOM etc	ACTIONS BY LOCAL MEMBER and NSW MIN FOR PLANNING ROB STOKES
14 September 2017	Renew Estate first contact with adjacent landholders			
30 November 2017	Newsletter 1			
5 December 2017	1st meeting with adjacent landholders & Renew Estate			
7 December 2017	Renew Estate's Drop-in session 1			
15 December 2017	Newsletter 2			
15 February 2018		pamphlet/letterbox drop 1		
22 February 2018		SSAG Community Meeting 1		
27 February 2018	2nd meeting with adjacent landholders & Renew Estate			
1 April 2018	Newsletter 3			
10 April 2018	3rd meeting with adjacent landholders & Renew Estate			

DATE	Actions by RENEW ESTATE/RES	ACTIONS BY THE SSAG	ACTIONS BY DPE/DPIE, APA, AECOM etc	ACTIONS BY LOCAL MEMBER and NSW MIN FOR PLANNING ROB STOKES
5 May 2018		Sutton Chatter - Springdale update by SSAG		
5 June 2018		Sutton Chatter - Springdale update by SSAG		
29 June 2018			APA Safety Management Study Report for Renew Estate for Springdale dated 29/6/18	
5 July 2018		Sutton Chatter - Springdale update by SSAG		
10 July 2018	Newsletter 4			
19 July 2018	EIS lodged and public exhibition commences Missing from EIS is acknowledgement of the Canberra to Dalton HPGTP			
29 July 2018				
2 August 2018		SSAG Community Meeting 2		
5 August 2018		Sutton Chatter - Springdale update by SSAG		
7 August 2018	4th meeting with adjacent landholders & Renew Estate			
8 August 2018	Drop-in session 2			

DATE	Actions by RENEW ESTATE/RES	ACTIONS BY THE SSAG	ACTIONS BY DPE/DPIE, APA, AECOM etc	ACTIONS BY LOCAL MEMBER and NSW MIN FOR PLANNING ROB STOKES
29 August 2018	EIS public exhibition close		APA's submission on the EIS states 'Renew Estate did not engage with APA during preparation of the EIS. However, subsequently Renew Estate engaged with APA and commissioned a SMS ...' Refer to document link at right, shows the SMS was done in June 2018 and Renew Estate was represented at this meeting!	
5 September 2018		Sutton Chatter - Springdale update by SSAG		
7 September 2018	Newsletter 5			
5 October 2018	IN THIS TIME RENEW ESTATE CLAIMED TO BE STILL WORKING ON THE RESPONDE TO SUBMISSIONS AND THAT THE SUBMISSIONS DOCUMENT WAS BEING HELD UP DUE TO FINALISING ADDITIONAL ARCHAEOLOGICAL STUDIES	Sutton Chatter - Springdale update by SSAG		
25 October 2018			AECOM states Renew Estate received a working draft on this date	
5 November 2018		Sutton Chatter - Springdale update by SSAG		

DATE	Actions by RENEW ESTATE/RES	ACTIONS BY THE SSAG	ACTIONS BY DPE/DPIE, APA, AECOM etc	ACTIONS BY LOCAL MEMBER and NSW MIN FOR PLANNING ROB STOKES
12 November 2018		SSAG reps meet with Member for Goulburn Pru Goward to discuss problems we are experiencing with the development		Pru Goward met with SSAG reps, MO, MB and DB
5 December 2018		SSAG emailed DPE re ETA for RTS - FIRST TIME		
10 December 2018			AECOM states DPIE agreed to methods for archaeological surveys	
10 December 2018			DPE responded to SSAG email 5/12/18 by phone (NH) RTS not expected until NY, RE still working on additional archaeological survey	
24 January 2019		SSAG emailed DPE re ETA for RTS - SECOND TIME		
29 January 2019			DPE responded to SSAG email 24/1/19 (NH) informed SSAG by email that RE still preparing the RTS	
5 February 2019		Sutton Chatter - Springdale update by SSAG		
5 March 2019		Sutton Chatter - Springdale update by SSAG		

DATE	Actions by RENEW ESTATE/RES	ACTIONS BY THE SSAG	ACTIONS BY DPE/DPIE, APA, AECOM etc	ACTIONS BY LOCAL MEMBER and NSW MIN FOR PLANNING ROB STOKES
21 March 2019		SSAG emailed OEH, L&W, NRAR and YVC re water crossings, erosion, site access and dust CC'd DPE		
26 March 2019			M Saxon (OEH) responded to SSAG email 21/3/19 email, cannot talk to us, passed his comments onto Planning	
5 April 2019		Sutton Chatter - Springdale update by SSAG		
11 April 2019		SSAG emailed DPE re ETA for RTS and reminded DPE about email of 21/3/19 see above link THIRD TIME		
11 April 2019			DPE (AK) by phone informed SSAG that RE still working on additional archaeological survey	
1 May 2019		SSAG emailed DPE flood images to support email 21/3/19		
5 May 2019		Sutton Chatter - Springdale update by SSAG		
5 June 2019		Sutton Chatter - Springdale update by SSAG		
23 June 2019		SSAG Website goes live		

DATE	Actions by RENEW ESTATE/RES	ACTIONS BY THE SSAG	ACTIONS BY DPE/DPIE, APA, AECOM etc	ACTIONS BY LOCAL MEMBER and NSW MIN FOR PLANNING ROB STOKES
23 June 2019		SSAG's Post to subscribers		
30 June 2019		SSAG's Post to subscribers		
2 July 2019		SSAG's Post to subscribers		
5 July 2019		Sutton Chatter - Springdale update by SSAG		
9 July 2019		SSAG's Post to subscribers		
5 August 2019		Sutton Chatter - Springdale update by SSAG		
9 August 2019		SSAG's Post to subscribers		
31 August 2019		SSAG's Post to subscribers		
5 September 2019		Sutton Chatter - Springdale update by SSAG		
13 September 2019		SSAG's Post to subscribers		
4 October 2019		SSAG's Post to subscribers		

DATE	Actions by RENEW ESTATE/RES	ACTIONS BY THE SSAG	ACTIONS BY DPE/DPIE, APA, AECOM etc	ACTIONS BY LOCAL MEMBER and NSW MIN FOR PLANNING ROB STOKES
4 October 2019		SSAG emailed DPIE re ETA of the RTS FOURTH TIME		
5 October 2019		Sutton Chatter - Springdale update by SSAG		
24 October 2019			DPIE responded to 4/10/19 email (NB) informed SSAG reason for delay of the RTS is finalising additional archaeological survey work and that RTS would be provided by late November 2019	
5 November 2019		Sutton Chatter - Springdale update by SSAG		
23 November 2019		SSAG's Post to subscribers		
4 December 2019		SSAG emailed DPIE to see if RE lodged the RTS and again to inform the DPIE that RE had not contacted the SSAG. FIFTH TIME		
5 December 2019		Sutton Chatter - Springdale update by SSAG		
15 December 2019		SSAG's Post to subscribers		

DATE	Actions by RENEW ESTATE/RES	ACTIONS BY THE SSAG	ACTIONS BY DPE/DPIE, APA, AECOM etc	ACTIONS BY LOCAL MEMBER and NSW MIN FOR PLANNING ROB STOKES
19 December 2019			DPIE responded to SSAG email of 4/12/19. DPIE informed SSAG that RE DID NOT LODGE the RTS . RE reminded about keeping community updated. DPIE said RE would provide project update by end of year. DPIE informed the SSAG possible action in NY may be to assess project without RTS or project update.	
20 December 2019		SSAG responded to DPIE email of 20/12/19 to inform the DPIE that possible course of action would be agreeable with the SSAG.		
23 December 2019	Renew Estate emailed adjacent landholders only after two requests from DPIE for RE to contact local community			
5 February 2020		Sutton Chatter - Springdale update by SSAG		
5 February 2020		SSAG's Post to subscribers		
10 February 2020		SSAG met with new local member Wendy Tuckerman . Ms Tuckerman told the SSAG that she would organise for us to meet the Min for Planning Rob Stokes		SSAG met with Wendy Tuckerman and Alicia Croker. Ms Tuckerman will organise meeting with Min Stokes

DATE	Actions by RENEW ESTATE/RES	ACTIONS BY THE SSAG	ACTIONS BY DPE/DPIE, APA, AECOM etc	ACTIONS BY LOCAL MEMBER and NSW MIN FOR PLANNING ROB STOKES
5 March 2020		Sutton Chatter - Springdale update by SSAG		
1 April 2020				Due to COVID-19 restrictions SSAG had telecon with Minister Stokes, Wendy Tuckerman MP, Mike Young DPIE. Min Stokes asked for Mr Young to liaise with Ms Tuckerman & Dianne Burgess (SSAG)
1 April 2020		SSAG's Post to subscribers		
5 April 2020		Sutton Chatter - Springdale update by SSAG		
7 April 2020			RES's 1st Newsletter & Email to individuals - RES claims projects have been on hold since Summer 2018/19	
9 April 2020		SSAG's Post to subscribers informing them of the 'new' developer		

DATE	Actions by RENEW ESTATE/RES	ACTIONS BY THE SSAG	ACTIONS BY DPE/DPIE, APA, AECOM etc	ACTIONS BY LOCAL MEMBER and NSW MIN FOR PLANNING ROB STOKES
30 April 2020		SSAG rep DB spoke by phone with DPIE Mike Young re RES and ETA for the RTS to be lodged.		
5 May 2020		Sutton Chatter - Springdale update by SSAG		
13 May 2020		Through Ms Tuckerman's office the SSAG wrote to Min Stokes seeking an opportunity to update DPIE on any additional information since submissions lodged. The letter was forwarded to the MO		Ms Tuckerman's forwarded the SSAG letter to Min Stokes office.
26 May 2020		SSAG's Post to subscribers		
29 May 2020	<p>RES lodged RTS and Amendment Report RTS claims: - project on hold since Summer 18/19</p> <p>- SEE 29/6/18 above - Canberra to Dalton HPGTP SMS for Springdale dated 29/6/18. Refer Appendix E-QRA report</p> <p>Renew Estate and Wirsol employees were present during the SMS meeting: Tom Harrison and Will Stone</p> <p>- SEE 29/8/18 above - APA submissions states Renew Estate did not engage with them during preparation of the EIS !!</p>			

DATE	Actions by RENEW ESTATE/RES	ACTIONS BY THE SSAG	ACTIONS BY DPE/DPIE, APA, AECOM etc	ACTIONS BY LOCAL MEMBER and NSW MIN FOR PLANNING ROB STOKES
2 June 2020		SSAG's Post to subscribers		
3 June 2020		SSAG's Post to subscribers		
4 June 2020		SSAG (DB) spoke by phone with DPIE (AK) seeking clarification about assessment process and how submissions are evaluated		
5 June 2020		Sutton Chatter - Springdale update by SSAG		
26 June 2020			Teleconference between DPIE represented by Mike Young, Nicole Brewer, Anthony Ko, Natasha Homsey and the SSAG represented by J Hassall, M O'Shea, A & S Hardwicke, D & M Burgess. The meeting discussed the list of concerns that the SSAG had provided the DPIE earlier.	
6 July 2020		Sutton Chatter - Springdale update by SSAG		
16 July 2020		SSAG emailed DPIE following up from teleconference and issues we raised that the DPIE will follow up and respond to the SSAG		
25 July 2020		SSAG's Post to subscribers		

DATE	Actions by RENEW ESTATE/RES	ACTIONS BY THE SSAG	ACTIONS BY DPE/DPIE, APA, AECOM etc	ACTIONS BY LOCAL MEMBER and NSW MIN FOR PLANNING ROB STOKES
28 July 2020				Minister Stokes response to meeting in April and DPIE telecon
4 August 2020		SSAG's Post to subscribers		
6 August 2020		Sutton Chatter - Springdale update by SSAG		
20 August 2020			Email from DPIE in response to the teleconference and the SSAG email of 16 July 2020	
1 September 2020		Sutton Chatter - Springdale update by SSAG		
11 September 2020	RES requested a meeting with an impacted landowner about moving the substation.	Landowners met with RES representatives Stephen Reid and one other to discuss the possibility of moving the substation. Mr Reid acknowledged that the landowner is probably the most impacted visually.		
30 September 2020		SSAG emailed DPIE to see if they had completed the Springdale Assessment		
1 October 2020	RES submitted Request for Information Report			
2 October 2020		Sutton Chatter - Springdale update by SSAG		

DATE	Actions by RENEW ESTATE/RES	ACTIONS BY THE SSAG	ACTIONS BY DPE/DPIE, APA, AECOM etc	ACTIONS BY LOCAL MEMBER and NSW MIN FOR PLANNING ROB STOKES
8 October 2020		SSAG emailed DPIE to follow up to SSAG email of 30/9/20 asking when DPIE will finalise their assessment as well as comments on the RFI submitted by RES on 1 October		
7 December 2020		SSAG meet with Ms Tuckerman to discuss the disappointing recommendation to approve and to ask for the IPC meeting to be postponed to after Christmas		Ms Tuckerman met with SSAG members and organised to change meeting date

Real Estate

It's evident that this area is an attractive place to live and below is a valuation prepared for the Yass Valley Council which clearly shows the housing market in this area is highly desirable and values have increased significantly.

The images of looking over rural landscapes are what people come here for and expect to see based on the zoning legislation of the region.

They don't move here to look at 300,000 solar panels. This development will have a detrimental impact on rural property prices.

As for the DPIE and RES's comments about not standing out, look at the low number of industrial entries in this region. The majority of the 4,000km² of the Yass Valley area is open agricultural landscapes, not industrial complexes full of large sheds. This development will be a huge contrast to its surroundings and as we've shown it can't be hidden away.



Yass Valley LGA

Final Report 2015

Date: 16/11/2015

QV Australia

Provides valuation and property consultancy services within New South Wales to a broad range of clients, including state and local government, and the corporate sector.

Rural Zone Land

- The value per hectare of Rural Land within the Yass District varies widely, with values per hectare being the highest a short distance from Canberra and declining toward the Northern and Western limits of the District.

Summary of Valuation Changes to Rural Land

Changes since previous General Valuation (2013)

- The Yass Valley LGA is a highly regarded rural locality due to its temperate climate, elevation, soil quality, location close to the coast and its reliable rainfall.
- The most common rural land use in terms of land area is rural grazing with rural home sites and hobby farms predominating in terms of the number of properties.

Changes since previous Valuation Year (2013)

- The broad acre rural property market has experienced increases of approximately 10% over the past 12 months. This trend has been consistent across lifestyle grazing/hobby farms, rural-residential and rural retreat holdings throughout the LGA.

87

Properties Valued and Total Land Value

Zone	Zone Code	No. of Entries	2015 Total Land Value	Prior Annual Valuation (2014)	% Change	Prior Local Government Valuation (2013)	% Change
Residential	(R1, R2, R3, R5, RU5)	4411	994,593,156	981,730,630	+1.31	951,200,050	+4.56
Rural	(RU1, RU2, RU3, RU4, RU6, W1)	2371	1,404,518,040	1,356,299,610	+3.56	1,278,836,690	+9.83
Commercial	(B1, B2, B5, B6)	282	65,590,730	64,571,330	+1.58	61,396,600	+6.83
Industrial	(IN1, IN2)	8	4,526,000	4,467,000	+1.32	3,351,000	+35.06
Infrastructure	(SP1, SP2)	50	14,310,590	14,297,590	+0.09	14,297,590	+0.09
Environmental	(E1, E2, E3, E4)	168	69,016,690	68,224,790	+1.16	66,140,790	+4.35



NSW towns the most popular regional areas in Australia for rural property investment

July 20, 2018

[Pauline Morrissey](#)

According to Yass Real Estate's Sales Manager, Edwina Brown, "buyers are drawn to Yass and the surrounding areas as they are able to have a rural lifestyle, within easy reach of Canberra, Sydney and other regional hubs throughout NSW, while still being part of a fully functioning rural town."

1. Yass, NSW
2. Goulburn, NSW
3. Mildura, VIC
4. Bathurst, NSW
5. Cooma, NSW
6. McLaren Vale, SA
7. Orange, NSW
8. Dubbo, NSW
9. Mudgee, NSW
10. Singleton, NSW

85

The Canberra Times



Yass Valley enjoyed house price growth of 14.7 per cent last year. Photo: Karlson Money

Yass queen: The NSW region defying trends

LUCY BLADEN | FEB 16, 2019

- According to Domain data, Yass Valley experienced a **14.7 per cent growth in house prices over 2018**
- "With Canberra and Sydney's increasing unaffordability, Yass Valley's country lifestyle is popular for those seeking space and a rural pace with a sense of community,"
- "Over the past 10 years, Yass Valley has had a strong and consistent population growth of around 2 per cent per year and enjoys one of the lowest unemployment rates in Australia at around 2.5 per cent," said Yass Valley Council Business Development and Tourism Manager, Sean Haylan.

90

Summary and Conclusions

Overall, the outcome for the residents has not improved despite what DPIE claims.

The DPIE has shown an extreme bias towards the developer who is the second one and has done nothing for this community. Whatever the developer puts forward is considered as acceptable, regardless of what the actual results may be.

- ☛ The host landowner will never be impacted by the proposed development because he lives nowhere near the site.
- ☛ The host landowner will benefit significantly, whereas the community will not.
- ☛ Many residents have developed mental and physical health problems because of what they have had to endure, such as living with constant uncertainty, feeling that they have lost control over their lives and how they have been disregarded by both the developers and the DPIE since 2018.
- ☛ The key issue was not loss of agricultural land, it was traffic, visual impact, site suitability, biodiversity and site suitability, **NONE of which have sufficiently addressed**
- ☛ This is the second developer to completely ignore the community.
- ☛ The local community overwhelmingly objected to the development.
- ☛ The Yass Valley Council does not support the development in this area, despite how the DPIE misconstrues the legislation the outlook for this area does not include large-scale renewable energy generating facilities, it is to remain largely the same.
- ☛ The Infrastructure SEPP gives the DPIE carte blanche over development by claiming it's for the 'greater good'.
- ☛ This proposed site will be 'engineered' to fit the development rather than choosing a site that is fit for this type of development and with less constraints.
- ☛ Mitigation for visual impacts has been reduced and the chance of success is minimal, especially as there is no irrigation proposed to assist with vegetation growth, DPIE's own independent expert states slopes are hard to restore even in perfect conditions.
- ☛ Our frustration with how this development has been handled by the DPIE warranted a meeting with the NSW Planning Minister
- ☛ We been insulted by the developer's consultant (AECOM) in the LUCRA by saying '**we'll become accustomed to it' ... this is an insult directed at this community**
- ☛ As well as being ignored we've been lied to since December 2018^{by} the developer and the DPIE. The DPIE should have much more oversight of what's happening with the progress of developments in their planning system.
- ☛ The supposed economic benefits to this area are unsubstantiated.
- ☛ The people most impacted by this development will receive no benefit of any kind, not even a hint of genuine compensation.
- ☛ Not once has the DPIE initiated any dialogue with our community, it has always been the SSAG asking questions.
- ☛ Neither Renew Estate or RES has reached out to the wider community
- ☛ DPIE assessment report includes 75 submissions from interstate. **We weren't aware that this was a popularity contest i.e. who has the most numbers wins.**
- ☛ **Our concerns have been dismissed as being 'local' which trivialises our concerns, we thought the process was to find out how we would be impacted!**
- ☛ Residences to the east and north east of the proposed site have never been considered as being visually impacted, FALSE.
- ☛ The DPIE's statement about what this community considers most important is totally FALSE. Traffic safety and visual are **the two most important things to this community and have not been adequately addressed by the developer or the DPIE. Traffic will be discussed by the SDCAinc. representative**
- ☛ Not one agreement has been signed by the 15 landowners, despite the passing of time. RES took this project on fully aware of where this project was at. So much for locals supporting the project.

- ☛ AECOM who is working with RES and also worked with the first developer knew all about the energy generation potential of this area as far back as 2010. Knowing that, why would you suggest building it here unless there was some other kind of motivation. i.e., helping the ACT reach their 100% renewable goal. Mr Corbell has long since gone quiet on this development.
- ☛ Out of 16 areas in AECOM's study this area rated 16 out of 16. While this doesn't preclude it being built, in fact as long as the sun shines you can build it anywhere, but why would you if you are genuinely interested in reducing emissions, it would be a much better idea to build it in a more suitable location where it can reach its potential and benefit NSW.
- ☛ At present there are 64 conditions on this proposed development and because our legislation is non-prescriptive, we are reliant on self-reporting by the developer to address any contravention of these conditions. Based on our experiences with the developers and the DPIE we have absolutely no faith that this project will be carried out satisfactorily.
- ☛ The community has been asked to comment on an abstract plan that only exists on paper and does not have any physical or concrete existence. The realities of such a development don't become apparent until long after any approval and by then it's too late for the community to object.

And finally, in the DPIE Jupiter Wind Farm assessment these were the reasons to recommend refusal,

- The project would result in **unacceptable visual impacts** on the landscape and residences in the local area.
- The project is **not supported by the majority of local residents, the local councils** and key interest groups; and
- The project is **not consistent with the applicable land use zoning provisions**.

These same issues exist for this development, we've shown how subjective and erroneous the visual impact ratings are, three different opinions, and no-one questions this? Why not?

Just like the Jupiter project our community overwhelmingly rejected the proposed development and we have provided credible evidence to support our position, which neither the developer nor DPIE have done. We are not taken seriously, why is a developer taken as being more credible than members of the community. They are driven by monetary gain; we are just fighting to maintain our way of life.

The Yass Valley Councils (YVC) LEP land zoning does not allow for this type of development, if it's not mentioned it's not allowable. The intention of the YVC is to maintain this area largely as it is. Generalised statements in other strategic documents don't override those intentions.

As for not applicable with land use zone provisions, the Infrastructure SEPP applies equally to the land use zone for the Jupiter project, even E3. What is the imperative to override the land use zoning provisions for this development when it is expressly prohibits this type of development? We've shown many reasons why it shouldn't be approved, but it seems the DPIE is determined to push for approval no matter what.

We strongly believe that we are being taken to task for 'rocking the boat'.