



NAME REDACTED	COMMENT	Submission ID: 237081
Organisation: N/A	Key issues: <i>Land Use Compatibility/Conflict, Traffic, Visual Impacts, Economic Impacts</i>	
Location: New South Wales 2333		
Attachment: N/A		

Submission date: 6/02/2025 14:06

*The Proper Officer*

*Independent Planning Commission*

*As a long-time resident of Muswellbrook and nearby property owner, I am concerned with this development and its' proximity to our Rural residential Property Estate known as "Woodlands Ridge Estate."*

*I am not opposed to Renewable Energy Projects in general but am concerned to such developments (and others) that are planned for sites not suitable.*

*My observations and comments herein are from myself as a nearby property owner but also as a Professional that works*

*in the Development and Property Industry as well as Local Business Owner of over 20 years.*

*This submission is made additional to my original submission when the Development proposal was originally being lodged.*

*Since the original proposal the Woodlands Ridge Community page on facebook has had constant dialogue about the*

*Solar Farm Development with the majority of property owners opposed to it. We have had the ABC radio interview one of our*

*owners over the Solar Farm proposal.*

*The following Key Issues are my primary concerns: -*

*1. LAND USE COMPATIBILITY/CONFLICT*

*The site intended is part of the land owned by Muswellbrook Coal.*

*As an expert in the Land Development industry, it concerns me that even the Muswellbrook Shire Council do not recognise that the land in question has a higher and better use. Muswellbrook and the Upper Hunter Region has a large shortage of both Residential and Rural Residential Land to allow for new families, workers and business's to come to Muswellbrook. It makes sense to re-zone this land to complement the existing Woodlands Ridge Estate across the road.*

*Furthermore, there is an enormous amount of land around the de-commissioned*



*Liddell Power Station that can be used with no nearby property owners and also close to existing electrical infrastructure.*

## **2. TRAFFIC**

*The only concern I have with traffic is Muscle Creek Road, its' connection from the New England Highway and intended connection (if any) to the proposed By-Pass. The state of Muscle Creek Road is appalling from Coal Trucks utilising this road for many years. As a result the pavement is deformed in part and there is poor drainage on either side. Over the years Muswellbrook Coal do a "Band-Aid" fix of the road by re-surfacing, but never address the actual state of the road pavement, its' geotechnical quality or stormwater drainage issues.*

## **3. VISUAL IMPACTS**

*I would estimate over half of the Woodlands Ridge Estate will visually be affected by the Project.*

*Traffic using the proposed BY-Pass (from review of on-line design from RMS) will visually see the Solar Project.*

*This is important as a recent Land and Environment Court case dismissed an appeal by a Solar Farm Development near Mudgee*

*in December 2023. The main reason for this Development being refused was due to the Visual Impact it was going to have.*

*As this is an Authoritative Decision, a precedent has been set from this case in Mudgee and would add a lot of weighting*

*should any action be engaged against this Solar Farm Development.*

## **4. ECONOMIC IMPACTS**

*The Economic Impact that concerns me is the potential loss of Value to each property in Woodlands Ridge Estate. Currently there are*

*over 70 homes in the Estate with an average valuation of about \$900,000 to \$1 Million. From my research over several sources there appears to be a general consensus of de-valuation of between 2% to 5%. On average this about \$19,000 to \$47,500 loss of value*

*to each property, the higher percentage being those property closer to the Solar Farm project.*

*I note that there is a rebate on property owner's rates of owners within a certain radius of the Solar Farm that will be administered by the Muswellbrook Shire Council. This radius covers about 60% - 70% of the Woodland Ridge Estate. I am not aware of the justification behind the radius chosen as this will cause some angst between property owners. If approved, can I recommend the rebate be applied to all residents in the estate at the date approved (if approved).*

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