



ROSS PEASLEY

COMMENT

Submission ID: 226195

Organisation: N/A	Key issues: <i>Land Use Compatibility/Conflict, Cumulative Impacts, Traffic</i>
Location: <i>New South Wales 2333</i>	
Attachment: N/A	

Submission date: 21/12/2024 12:36

As an initial comment I have no issue with Renewable Energy.

My concerns are the citing of such developments, and the considerations made in relation to the land's use, its' impact on neighbouring residents and other logistical matters such as traffic impact. With each concern, to be proactive and positive, I'll offer a solution for consideration.

(1) In my previous submission I made reference to studies that have shown the impact on valuation of neighbouring residents after the construction of large-scale Solar Farm operations. This, from my observation of other submissions, is a common concern. I believe there are 80 residential premises adjoining the site, now with an average valuation of around \$900,000. This equates to around \$72 Million in property value. A number of residents have had independent valuations already undertaken to benchmark prior to this development potentially being approved.

[SOLUTION: - With the community fund to be established it apparently provides a rebate on residents' rates within a radius from the Solar Farm. The radius has no definitive and justifiable location, and a number of residents fall outside this.

I find no legal justification how some residents can be excluded from this radius. Can I recommend you include ALL residents within Woodlands Ridge Estate?]

(2) The impact on traffic is of concern. Further to my previous submission the section of Muscle Creek Road from its' intersection with the New England Highway to the proposed site needs to have the whole formation (including stormwater drainage) reviewed, re-designed and re-habilitated.

[SOLUTION: - If approved, impose a condition that the proponent undertakes a "re-habilitation" of the current Muscle Creek Road]

(3) The Development may provide several jobs during the construction phase. Once built, this number drops significantly for ongoing operations. Unfortunately, not many of these jobs are taken up by local residents. This has been proven with every large development that has occurred in Muswellbrook in the past 30 years.

[SOLUTION: - The proponent should register as a Member of the Muswellbrook Chamber of Commerce and discuss the project with transparency with the Chamber and its' members. This should be done rather than relying on local Council wholly.]
