

From: [Derek Whitcombe](#)
To: [IPCN Enquiries Mailbox](#)
Subject: Wallaroo Solar Farm proposal
Date: Wednesday, 31 July 2024 3:02:39 PM

Dear Members of the NSW Independent Planning Commission,

I am writing to strongly object to the proposed Wallaroo solar farm. This development will have severe consequences for the property owners in Wallaroo, as well as the residents of NW Belconnen who will have to contend with the visual impact of this massive industrial installation. The consultation process for this proposal has been grossly inadequate. Many community members in both Wallaroo and NW Belconnen were completely unaware of the project until it was recently highlighted in the press. Something of this scale should have had significant exposure and consultation with residents from the very beginning.

This lack of communication is unacceptable for a development of such scale and potential impact. The consultation process should have required far greater communication with the residents of the ACT who will be affected by this massive project, as well as with the residents of Wallaroo. Speaking as a licensed real estate agent of 46 years experience in the area I believe the impact of this development being so close to the ACT border is that there will no doubt be a devaluation of the properties in proximity to the tune of potentially hundreds of millions of dollars collectively. The NSW Government and NSW Planning Guidelines have maintained buffer zones of at least 6 kilometres between significant developments like this and residential areas. This guideline appears to have been overlooked in this case because it is adjacent the ACT border. I urge you to disallow the Wallaroo solar farm. The concerns of the affected communities must be addressed thoroughly and transparently, and more appropriate sites should be explored that do not impose such significant negative effects on so many local residents and property owners in NSW and the ACT. I note a similar proposal near Mudgee was disallowed because it would have similar negative consequences to this proposal.

It begs the question why on earth would such a proposal be considered in such a beautiful and rural setting adjacent the ACT other than for the financial benefit of a couple of people?

The other major concern I have is that what will happen if the developer goes broke during or after construction? Who will pay to clean up the mess?

This industrial site will require ongoing maintenance and repair for many years to come that will see hundreds of huge trucks belting along the narrow country road endangering cyclists, horse riders, children and completely halting opposing traffic which will have to pull off the road.

Thank you for considering my objection.

Sincerely,

Derek Whitcombe

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