

# Misleading report impacting IPCN perspective

- Wallaroo is a rural locality, not a town
- Wallaroo is not a town to the North of the development, the property is actually in the Wallaroo locality
- Wallaroo is a cul de sac with one way in and out, there are no through roads. There is no 'transport corridor'
- The area has not been heavily modified - it is a rural setting of 40-200 acre farms with some wineries, known for it's topography and views
- There are limited electricity poles and wires and no 'infrastructure'
- Image 11 is not taken in Wallaroo - it is a photo from a suburban setting in the ACT
- Report prepared by a consultant who it appears has never have been to the location

All tools Edit Convert E-Sign majorproj... / Appendix E1...t Assessment

**LCZ06: Towns and Settlements**

This LCZ is comprised of small rural settlements, such as Wallaroo which is situated to the north of the project. The town has historic pastoral associations with the region and consists mainly of, low density, rural residential and hobby farm scale properties. Views within these towns are generally contained by the surrounding topography and vegetation associated with roads and houses

Landform is typically broad shallow valleys with gentle undulating topography. Vegetation is usually is a mix of remnant native vegetation and introduced exotic trees which exhibits varying form, colour and size contrasting with the nearby open pasture and forested ridgelines. The Landscape within this LCZ is highly modified through human intervention with road networks, housing, a commercial centre and supporting services and infrastructure.

Overall the scenic quality of this LCZ can be rated as **Moderate**.

See Image 11 and 12

Scenic Quality Values - LCZ06					Scenic Quality Rating:
Landform	Vegetation	Water bodies	Social / Cultural	Human Presence	
				H	MODERATE
	M				
	L				

Image 11: Typical character of Wallaroo which is located on North of the Project.

Image 12: Typical rural settlements of the Wallaroo town characteristic of this LCZ

LCZ06	Towns and Settlements	Moderate	Moderate Wallaroo is the closest town located North of the Project. The town has pastoral associations with the region. The surrounding landscape has been heavily modified evidenced through widespread clearance of vegetation for transport corridors, dwellings and domestic scale electricity infrastructure.	Moderate	Low Views towards the Project will likely be filtered by intervening topography and existing vegetation from this LCZ. Where visible the Project would occupy a relatively small portion of the view.	Low
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# Our home: Bimbadeen - An aboriginal term meaning “good view”



Actual view from road showing elevation



Marked up Image from Ben Cranston, Wallaroo solar

## Residential Receptors Within NSW:

Receptor ID:	Distance to nearest panel:	Elevation of receptor:	Relative Height Difference:	Vertical field of view:	Horizontal extent of view:	Horizontal field of view:	Visible based on viewshed mapping:	Detailed Assessment Required?:
745	1112m	601m	58m	2°	132° - 191°	59°	Yes	Yes
919	1165m	580m	19m	1°	208° - 248°	41°	Yes	No
1427	1323m	576m	23m	1°	180° - 218°	38°	Yes	No
1839	1400m	585m	15m	1°	219° - 256°	37°	Yes	No
1908	1439m	576m	23m	1°	187° - 221°	34°	Yes	No

# We are here because of a loophole create by an unmarked border

State Environmental Planning Policy (Transport and Infrastructure) 2021:

10km of Town Centre, or 5km of residential land in Albury, Armidale, Bathurst, Dubbo, Griffith, Orange, Tamworth & Wagga Wagga.

What is Canberra??

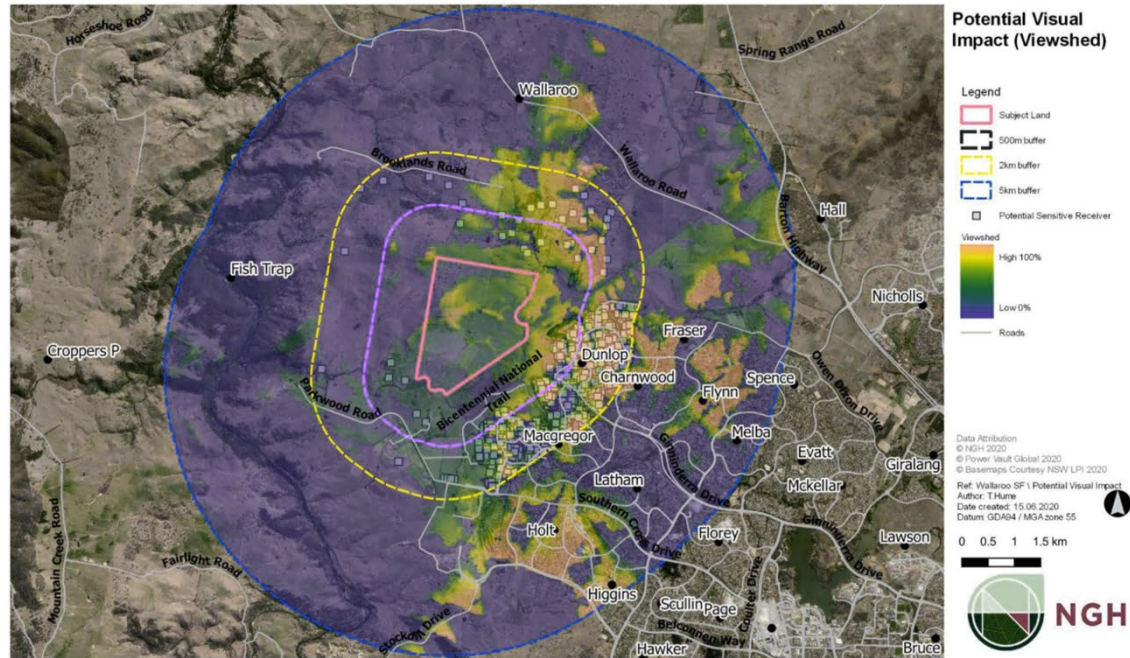


Fig 1 - Potential visual impact – initial viewshed modelling based on the concept layout (source developer scoping report)

# The Value of Beauty: Impact on Residents. It matters

This development negatively impacts upon:

- Visual experience of the residents, including my family, to enjoy their property
- The rural aspect enjoyed by the residents of Dunlop and West Belconnen
- Noise and dust pollution - both during construction and for 30 years thereafter
- The mental health of residents who have purchased their homes on the basis of the rural outlook and views
- The safety and amenity of up to 10,000 residents who use the Yass Valley corridor to commute to and from the ACT each day, now competing with 24-32 heavy vehicles coming IN & OUT each and every day
- The safety of children who catch the school bus from the driveways on the main access road
- Environment including native grasslands and important habitats, waterways including endangered species
- Visual entry to the wineries of Wallaroo
- The fabric of the location, which supports a productive tourism industry supported by ACT & NSW Tourism
- The fire risk and safety of the region, impacted significantly by the increased in temperature by 3-4 degrees at night time, combined with the prevailing winds from the North-West which blow straight over West Belconnen
- Cost of living through increase insurance premiums
- Property values. The project is a transfer of wealth. Three property owners get rich, thousands of others lose out. In what other scenario would one owner be able to transfer the value of someone else's property into their own pocket?
- The sense of fairness and equality which underpins the culture of Australia

## **T Power (Australia) Pty Ltd v Mid-Western Regional Council [2023] NSWLEC 1800**

The court found on appeal that the rights of that community in Mudgee, matter. So they should in Wallaroo and West Belconnen

# **This development is TEN times the size of that development**