



**ADAM BARTLEY**

**OBJECT**

Submission No: 184925

Organisation:		Key issues: <i>Land use compatibility, Visual impacts, Biodiversity, Noise, Dust, Hazards and risks</i>
Location:	<i>Australian Capital Territory 2615</i>	
Submitter Type:	<i>an individual making a submission on my own behalf</i>	
Attachment:		

Submission date: 7/9/2024 9:17:39 AM

*As I understand matters, under NSW law the positioning of this industrial facility so close to urban development would not be permitted were the urban development in New South Wales. There are many good reasons for this, including the visual impact of reflective panels, localised temperature increases near solar farms, increased dust and noise during construction and bush fire risks posed by the electrical equipment. In this instance, a loophole is being exploited, as the urban development is in the ACT. There has also been positive collaboration between Yass Council and the ACT government on land use in areas adjacent to the ACT which this development seems to be intended to destroy. It is an industrial facility, which is contrary to the agreement between the two local governments to maintain the rural character of the area within five kilometres of the ACT border. The proposed buffer zone is risible in nature, given that the area is open grassland and it would take over twenty years for any protection to develop. By that time, the land owner will have enjoyed a comfortable retirement and the developers will have moved on to other projects, while the residents wear the negative impacts and risks. This also leaves aside the impact on sun moth habitats, which appear to have been unconsidered. You would not build an industrial facility like this so close to NSW residents, do not build one here just to satisfy a land banker.*