



| ANDREW CUNICH | OBJECT | Submission No: 187767 |
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| Organisation: | <p><i>Land use compatibility, Visual impacts, Traffic, Water, Waste, Hazards and risks, Decommissioning and rehabilitation</i></p> | |
| Location: <i>New South Wales 2618</i> | | |
| Submitter Type: <i>other</i> | | |
| Attachment: <i>Cunich_ArtistImpression_WallarooSolarFarm_Draft_20221019-2.pdf</i> | | |

Submission date: 7/22/2024 2:56:02 PM

I am pleased for the opportunity to submit, on behalf of my family, this submission opposing the current proposed location of the Wallaroo Solar Farm (WSF).

In addition to objecting due to the direct impact on our family, we also object to this development due to the impact it will have on the broader community and, most importantly, the unnecessary and irresponsible perilous risk that this choice of this location poses to ~400,000 nearby residents, as follows.

AMMENITY VALUE OF WALLAROO PRECINCT

The proposed site for the WSF is not in the interest of the public at large because the proposed location features panoramic rural and mountain views offering great amenity value to many, including:

- *Wallaroo and nearby Canberra neighbourhoods that overlook the valley.*
- *Many Canberrans who live nearby, and are able to enjoy relaxing walks along the Northern boundary of the ACT, which run alongside the proposed WSF.*
- *Numerous cyclists who frequent Wallaroo Rd and Gooromon Ponds Rd because of its proximity to Canberra and scenic routes.*
- *Local, Interstate and International tourists who visit the area to enjoy the magnificent views, with such easy access from Canberra, NSW highways, and the local airport.*
- *Existing and future agri-tourism businesses that already attract considerable visitor numbers and tourism dollars to the region. In the absence of the proposed Solar farm, this agri-tourism will continue to flourish and grow, but the creation of an industrial solar precinct within the valley will stymie many future projects.*
- *Hospitality destinations for Weddings and other milestone events.*
- *Equestrian participants, who will be exposed to the noise of heavy traffic which can spook their horses, causing serious injury or worse. It is worth noting that our neighbour is a major children's horse riding school and equestrian centre.*

IRRESPONSIBLE AND UNECESSARY PERILOUS RISK



If the solar panels and lithium batteries are affected by fire, then dangerous pollutants could be strewn over many suburbs of Canberra. In summertime, we often incur very strong winds from the North/West which would put the solar farm in a direct path of the fire to lob toxic clouds over Canberra. I am not a fire expert, but I can testify from experience that these hot winds are very real and can be terrifying. We have had to evacuate our property several times on the advice of the local RFS. I just don't understand why the authorities would take the risk of a potentially catastrophic event.

Whilst it might be financially attractive to have a solar farm near the Parkwood power substations, this also means the solar farm will be very close to an heavily populated area. Surely, we have not forgotten the last time a firestorm hit Canberra, so please don't put us in a position where sometime in the future we might need to ask why we thought it was a good idea create a lithium battery powder-keg on our doorsteps. To accept this risk, in the writer's view, is not morally responsible.

Furthermore, firestorms are sometimes accompanied or followed by lightning and thunderstorms, so it is not inconceivable that toxic material could be burnt and then washed by a heavy thunderstorm into streams that feed the Murrumbidgee river, and flow downstream to affect the Burrinjuck Dam and Murrumbidgee Irrigation Area.

It would be more than reasonable to expect the developer and landowners of this proposal to bear the costs of using a more remote location that works for the common good, not against it.

DIRECT IMPACT ON OUR FAMILY

We live in Wallaroo on Gooromon Ponds Road, directly North of the Solar farm in an elevated position, well within two kilometres from the proposed Wallaroo Solar Farm (WSF).

We bought our home in 2016, long before the WSF was conceived and our property falls within the Yass Valley 5 kilometre boundary buffer zone.

We fell in love with our property because of the view of the magnificent spoon shaped valley immediately to the South, with the Brindabellas in the background. Our home was architecturally designed by its original owners and positioned on the property facing due South to take full advantage of the magnificent, tranquil, and somewhat hypnotic view. This view is the centrepiece of our lifestyle, that we have planned and worked hard to create.

DPHI representatives did not visit our home, yet saw fit to deem the degradation of our view as "minimal" after relying on mocked-up images provided by the developer. In our submission to the DPHI, I invited the DPHI to send a representative out to meet us and see first-hand the impact on our lives, yet this was not seen as necessary! Please refer to the attached before and after images provided to us (Photograph Location VP08 206 Gooromon Ponds Road) which the New Energy deemed to be "low impact". Clearly, this is not the case, as the aesthetic appeal of the view will be significantly spoilt, having the following impact on our family:

• Immediate ruination of the view that is the feature of our home and lifestyle, causing us significant stress and anxiety. I cannot understate how distressing this is to us.



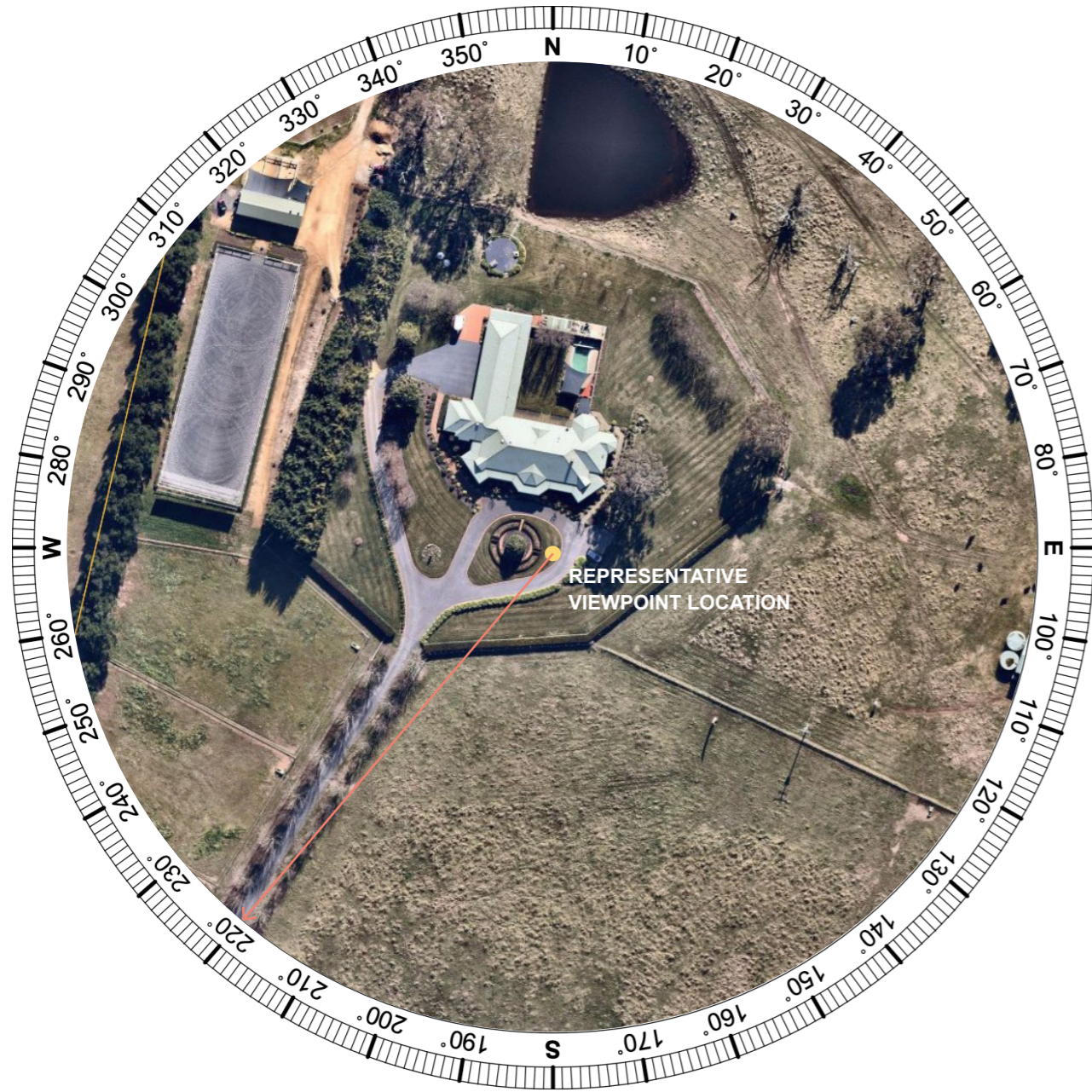
â€¢ *Reduction in appeal of an agri-tourism project we are currently planning for the future of our children. Specifically, we have engaged Noel Fitzpatrick, a founding member, and the current President of the Australian Truffle Growers Association, to do a feasibility and project plan for us to establish a Truffle farm, positioned for tourists to undertake Truffle hunt activities with our current magnificent views as a backdrop. This would also include a Truffle cellar door and function centre, positioned to overlook the Truffiere and the serene Brindabella vista. The stunning view would be a feature drawcard of this Truffle farm as a tourist destination, and without this view the project would be much less attractive.*

â€¢ *If we ever need to sell our property, then the loss of the view our home is positioned to face will diminish the appeal it would have to would be buyers. It is logical that reduced demand would likely lead to lower price.*

In closing, we oppose the proposed location for the Wallaroo Solar Farm, due to negative, impact it will have on many tens of thousands of local neighbours, the loss of access to the amenity value of an asset to the broader community, and the risk of exposing over 400,000 Australians to a catastrophic event.

Thank you for considering our submission.

Photograph Location VP08 206 Gooromon Ponds Road



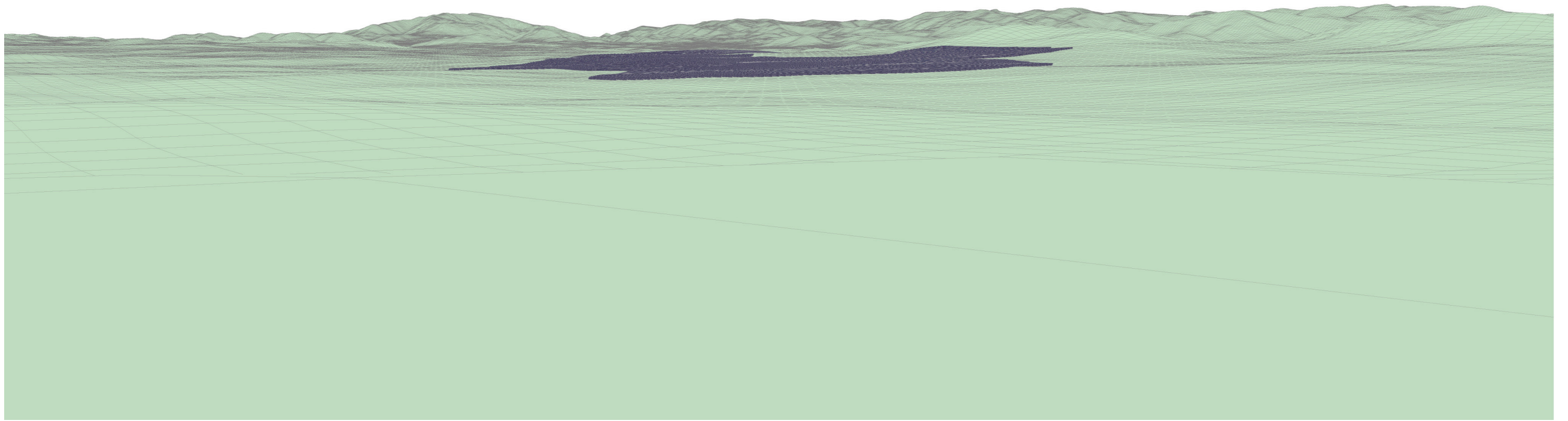
Location Map VP08 (Source: Nearmap, Jul 2022)



Existing view



Proposed view



Wireframe view