



**PETER O'CLERY**

**OBJECT**

Submission No: 187074

Organisation:	Key issues: <i>Land use compatibility, Visual impacts, Biodiversity, Traffic, Dust</i>
Location: <i>New South Wales 2618</i>	
Submitter Type: <i>an individual making a submission on my own behalf</i>	
Attachment: <i>Wallaroo Solar Farm.pdf</i>	

Submission date: 7/18/2024 11:18:51 AM

*Submission attached as a pdf*

[REDACTED]

[REDACTED]

16 July 2024

### **Proposed Solar Farm: Wallaroo, NSW 2618**

We are residents / owners of land at the beginning of [REDACTED] Wallaroo, 2618, close to the Barton Highway.

When we first heard about the proposed Wallaroo Solar Farm we were not too concerned about the project although we noted that others had expressed concern about an increase in traffic on a rural road that is mostly tar over the original gravel base, has a lot of residential traffic and is the only access to the Wallaroo area. We understand that these concerns have been adequately expressed in other submissions.

More recently, however, we have become aware of the of the extraordinary scale of the development and the additional traffic which would be using Wallaroo Road. The project could totally change the character and amenity of the Wallaroo area which has for years been preserved from development by authorities on both sides of the ACT/NSW border.

As it happens, in the 1970s we had contract to buy 'Glenmoor' (part of this proposed development) from the then owner, [REDACTED]. The sale was subject to approval of the subdivision by the then Yarrowlunla Shire Council. Pending the approval, we leased 'Glenmoor' from [REDACTED] and lived there for some time. In the end, subdivision approval was not granted because the determination to keep this buffer area on the NSW side of the border as an open rural landscape and the refusal of the ACT to allow cross-border road or services access. One of the issues raised at the time was the limitations of Wallaroo Road as the only road into the area.

Looking now in more depth about the scale of the proposed development, we have a number of concerns:

- (a) This development goes far further in terms of community impact than the refused development application for 40 acre allotments proposed in the 1970s by visually and physically industrialising a prime rural area with a mega-array of reflective panels;
- (b) It would destroy a longstanding agreement between ACT and NSW authorities, an agreement understood by all landholders in the area, that the natural environment of the border region would be maintained;
- (c) The region has an outstanding, expanding and world-class viticultural industry and a vibrant array of wineries and agribusinesses offering award winning products and visitor experiences. Industrialisation on the scale proposed for this solar farm could very seriously impact this key regional asset;
- (d) When we lived at 'Glenmoor' we could see 'into' the then western suburbs of Belconnen of which there are now far more, many of which are now adjacent to the border. The visual impact for those residents should this development proceed would be totally at odds with what they would have been led to believe by any stretch of the imagination or, indeed any basic investigation of the Yass Council Strategic Plan or even the NSW Government's own guidelines for the location of Solar Farms near urban centres;

- (e) Those on properties immediately surrounding the proposed development would see a significant degradation of their visual and environmental amenity, in addition to the additional traffic, noise, dust and other impacts during construction; and
- (f) Just as an aside, as tradies cannot be separated from their tool-box utes, I take the 'bussing in' of workers with an absolute pinch of salt!

Ideally the area should retain its rural character and be protected from a very intrusive form of industrialisation which could adversely affect communities on both sides of the border.

Peter O'Clery AM

Wallaroo resident

Former Commonwealth nominee on Southeast Regional Development Council

Former NSW resident nominee on Southeast Regional Development Council

Retired: Registered Valuer NSW

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