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Re: Draft Large-Scale Solar Guideline

Dear Diana,

It would be appreciated if the following would be considered as a submission concerning the above draft document.

Reading through the draft a number of contentious issues emanating from the recent Beryl Solar Farm project have been included in this document. Whether or not a similar document was in place preceding the process affecting SSD 8183 and this draft seeks to address its' shortcoming I am not sure. However I would consider that further measures need to be included to further protect the affected landowners of future developments

SUBMISSION:

Wording: There are a number of instances throughout the Draft document that states "The Proponent SHOULD..... I would consider that it would be appropriate to replace the word SHOULD with SHALL to ensure compliance with the matter referred to. I understand that this will become a legal document and, as such, there should be no room for conjecture.

Community consultation and Social Licence: Firstly I would consider that the Proponent should be required to identify each adjacent landowner and advise them of their proposal using registered mail as part of the consultation process.

Noise: The use of "desk-top" generated reports can not accurately represent the actual site conditions and should be site generated to ensure actuality, particularly when affecting residential areas.

Also the Departments refusal to recognise overseas studies relating to long term exposure to low level noise should be removed until such time there are sufficient studies carried out and documented in Australia.

Economic benefits: This should include the Proponents accountability in producing an agreed amount of power from the proposal. Whilst the application identifies a production capacity there appears to be no penalty for poor performance once it is operating.

Job creation: If this forms part of the Proponents application then the Proponent should be expected to outline how the process (of selection) will be carried out. Handing positions to property owners as part of the purchase negotiations does not really benefit the community as a whole.

Economic losses: There appears to be no recognition, much less accountability, for the loss of value to nearby residential property. Independent appraisals need to be carried out for affected landowners to determine the effect of the proposal and measures put in place to ensure that they are not financially disadvantaged because of such projects.

Yours sincerely,

G.Griffiths 15/02/18