

Mulwala Solar Farm Project (SSD 9039)

The following lists our concerns about the proposed Mulwala Solar Farm :

1. **Negative Visual Impact** to the Mulwala community and adjacent farms. Potentially causing a decline in financial value to neighboring properties and infrastructure.
2. The proposal will **limit residential land available**, to the surrounding Mulwala township. A section of the land which is currently proposed for the Solar Farm development is zoned residential. This land should be used for the development of the Mulwala township and future population growth.
Growth of Mulwala township is limited south due to the Murray River and Lake Mulwala water ways. Growth west of the township is limited due to Thales Ammunition site. Please see map showing limited growth corridors for Mulwala township.
3. The site for the Solar Farm has been chosen due to the close proximity to the Mulwala Substation resulting in a reduction to infrastructure costs. We feel that this is a poor argument given that there is land of further distance (to the Mulwala township) which could be used and create little impact on the future development

of Mulwala township. We cannot believe that this development is being proposed in such close proximity to a NSW township. It measures 1.9km from the Mulwala Post Office.

4. ESCO Pacific has proposed their preferred first site largely because of the convenience of its proximity to the Mulwala substation. It would be logical to assume that ESCO have unannounced alternate sites for use in the event their preferred primary site is rejected. We understand that the Solar farm can also be connected to the grid via access to high tension transmission wires. Hence, ESCO could still pursue their Solar Farm project further away (kms) from the township of Mulwala, thereby having little or no negative impact on the expansion of the Mulwala township.

5. The Peter Thomas Family Trust will continue to farm at "Pantowora " 3604 Spring Drive Mulwala. "Pantowora" is on the eastern boundary to Mulwala township approximately 1000 acres in size. See maps provided. As this land is operated under a company trustee, we as Directors of this entity are concerned about the possibility of Land Rates in the Federation Council rising due to the Mulwala Solar Farm Development. Our concerns are that the Federation Council will raise rates into the future due to NSW State and Federal Governments funding these Solar Farms. .

This Federal / State Government funding will have an indirect hike in rates to the Federation Council due to lack of future funding of local shires from the NSW State Government. In the long run it will be the Rate Payers of Federation Council who will pay for the NSW State Funding of the Mulwala Solar Farm.

6. As Directors of The Peter Thomas Family Trust, we have a concern about where the future growth of the Mulwala township will occur. Our farm has been further improved over the last five years, at quite significant cost, with the building of dedicated irrigation infrastructure. The aim of which was to improve the efficiency of our agricultural irrigation, enabling us to continue as a viable agricultural entity. Our children are the fourth generation to farm this land and are pursuing agriculture studies. They intend moving into the family business and they have no intention of rezoning and developing the land at 3604 Spring Drive, Mulwala into residential allotments.

We ask that we are consulted into the future about any proposed rezoning of our land. The Proposed Mulwala Solar Farm Project, at the presently described location, would reduce the amount of available future residential allotments. Such a scenario will result in future pressure on the Federation Council to rezone our productive agricultural land for residential development.

The associated impost of such rezoning would likely be the increase in land rates for which we would be liable.

We are greatly concerned that our rates will be increased exponentially and our land becomes rezoned without being consulted.

7. Finally we raise the comment of the Mulwala Solar Farm Project creating many jobs over the installation of the project.

We believe that the jobs created would be minimal compared to the jobs that would be created if the land was a residential development.

8. The Mulwala township will see prospects of growth into the future with the proposed new bridge for the Yarrawonga and Mulwala crossing, The Corowa – Mulwala Trail and the Foreshore Project including an All Abilities Adventure Playground. However this residential growth will be impeded due to limited land.

The Thomas family have been farming at Pantowora, Spring Drive, Mulwala since 1955. During these 63 years we have seen continual growth of the Mulwala township. We are greatly concerned about the lack of forward thinking the Mulwala Solar Farm project will place on the Mulwala township both now and into the future.