

## Appendix H – Consultation Materials

### **Included in this appendix:**

Appendix H1 – Newsletters and factsheets

Appendix H2 – Consultation materials used for the First Community Information Session

Appendix H3 – Proposed neighbour shared benefits scheme

## **Appendix H1 – Newsletters and factsheets**



# Springdale Solar Farm.

Newsletter #1

November 2017



## Who and Where

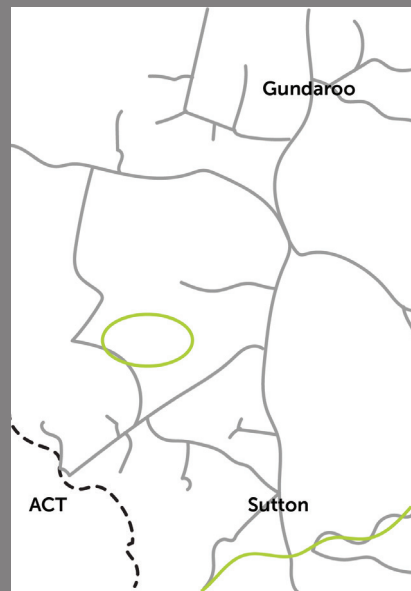
Welcome to the first newsletter of the Springdale Solar Farm - a proposed 120 megawatt (MW) solar farm located near Sutton, NSW.

This newsletter is the first in a series that will keep you informed of progress, in parallel with our project website [www.springdalesolarfarm.com.au](http://www.springdalesolarfarm.com.au)

Springdale Solar Farm is being developed by a local company, Renew Estate, whose partners have a proven track record of successfully delivering large scale solar farms.

Renew Estate's vision is to deliver an honest, comprehensive and transparent engagement process with all landowners, government and community stakeholders, throughout the life-cycle of this project.

We are committed to informing and consulting regularly with the community that is local to our project in order that they gain a clear and detailed understanding of the range of benefits that our solar farm can deliver, as well as any impact on the community.



The farm will be situated on approximately 350 hectares of land, currently used for grazing, and, if approved should produce sufficient electricity to power approximately 35,000 Australian homes over the course of a year.

### Contact details

Please feel free to call our office to speak with a member of our team if you'd like more information or have any questions.

Office phone number 02 84599704  
[www.springdalesolarfarm.com.au](http://www.springdalesolarfarm.com.au)

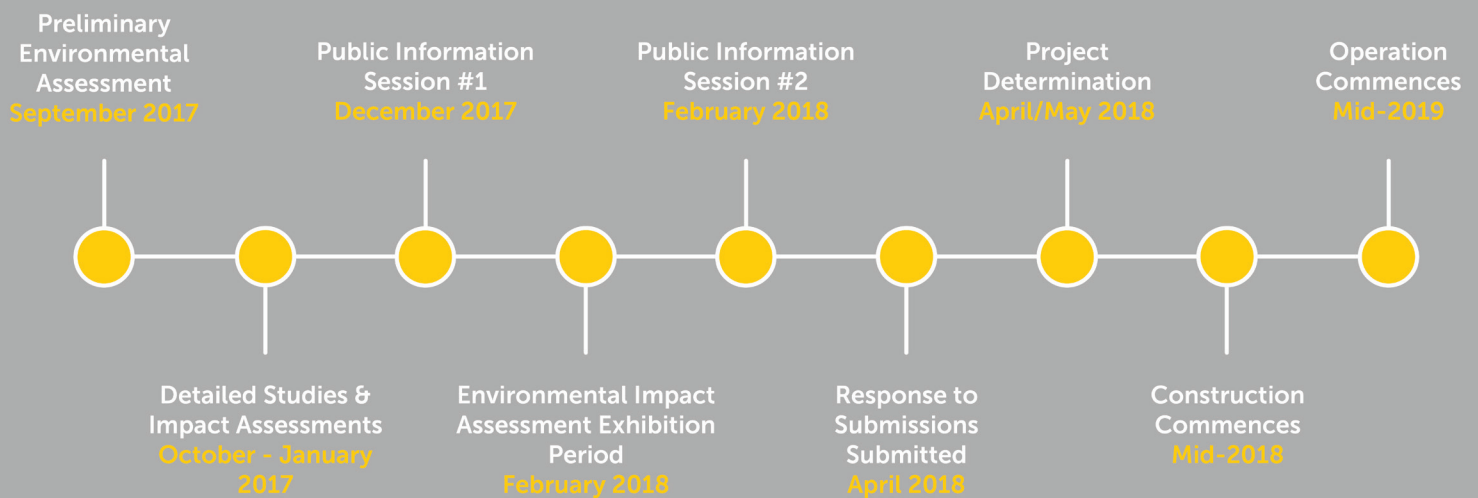


The solar farm will consist of photovoltaic (PV) modules mounted on a single axis tracking structure will follow the sun from east to west each day.

The tracking structure will be mounted on piles that are screwed or driven into the ground. Underground cabling will connect the modules to power conversion stations containing electrical switchgear, inverters and transformers. These stations will then connect to a new substation to export electricity to the existing 132 kV transmission line that crosses the site.



## Springdale Solar Farm Proposed timeline



A copy of the Preliminary Environmental Assessment (PEA) we have submitted to the NSW Department of Planning and Environment (DP&E) is publicly available on our website [www.springdalesolarfarm.com.au](http://www.springdalesolarfarm.com.au)

A number of specialist studies are currently underway and include biodiversity, flooding and hydrology, cultural heritage, bushfire, visual amenity, noise and vibration, soils, contamination, waste, utilities, socio-economic, traffic, land use, air quality and electromagnetic fields.

These all form part of the Environmental Impact Statement (EIS) that will be submitted with the planning application to the DP&E.

Renew Estate will be holding its first public information session on 7 December in Sutton Hall.

There will be a range of early information about the proposed project on display. This session will be an opportunity for the community to meet our development team from Renew Estate, ask questions about the proposed solar farm, provide feedback and have input into the development process.

We will hold further information sessions early next year when information from specialist studies are available.

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## First Community Information Drop-in Session

We held our first Community Information Drop-in Session in the Sutton Hall on Thursday 7 December between 1 – 3pm and 5 – 8pm.

We were pleased with the turn-out to the session, and the interest shown by neighbours and the wider community. We were encouraged by the broad community support for the project and welcomed the honest discussions about the community concerns.

The issues at the community session were consistent with those that had been raised to us in our face to face discussions with neighbouring landowners.

Key issues raised were:

- The footprint & layout for the solar farm
- Any visual impact
- Any impact on the value of neighbouring land
- The level of construction related traffic and conditions of local roads
- Health

We will continue to look into these issues and respond to them. We will do this through our newsletters (see over for FAQs), our project website, our face to face meetings with landowners and business owners and our community sessions. Our second Drop In Community Information session will be in February 2018 and we will publish and share details of that date early next year.

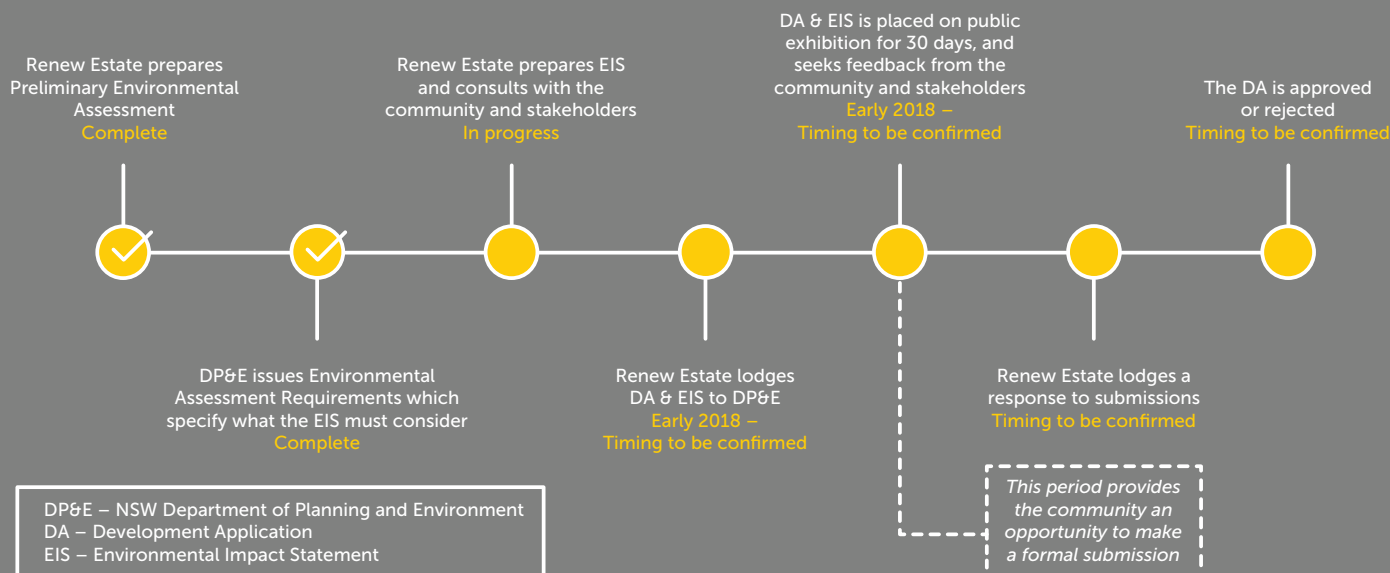
Springdale Solar Farm is inviting the community to contact us If they are interested in investing directly into the project. With enough interest, we will talk to the community about the various options of investment. This could mean the Sutton community will be the first community investment into large scale solar farm in Australia. Please send an email to [info@renewestate.com.au](mailto:info@renewestate.com.au) to indicate your interest.

### Contact details

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[www.springdalesolarfarm.com.au](http://www.springdalesolarfarm.com.au)

The DA for this project must be accompanied by an EIS because it is a State Significant Development. The DA and EIS process is summarised below.



Below are answers to some of those issues raised in the many conversations we have had with the host community, as well as questions that are frequently asked about solar farms

**What about the visual impact and the effect on the character of the local landscape?**

The layout of the solar farm is being designed to reduce the visual impact on neighbouring landowners as much as possible. The visual impact on neighbouring landowners and road users will also be reduced by planting screening where possible along the edge of the solar farm and at other locations within the site. The substation for the solar farm will also be screened and will be lower in height than the existing steel pylon transmission line that crosses the site.

**Will the solar farm affect land values in the area?**

There is very little information on the impact of solar farms on property values, as solar farms are relatively new to Australia. However, there are studies into wind farms, which have a longer history in Australia and which have higher visibility and noise emissions than solar, when operational.

The NSW Department of Lands' analysis of property sales data found that wind farms did not negatively affect property values in most cases. In addition to that, a report commissioned by the Office of Environment and Heritage in 2016 concluded that the available data does not show any significant impact to the value of agricultural properties.

**Will there be an increased fire risk?**

The solar panels and supporting structures will be largely constructed of silicon, glass, aluminum & steel and will have very low flammability.

During construction, a Bushfire Management Plan will be used to manage fire risks. Any risk of fire will also be minimised by maintaining an asset protection zone, low vegetation fuel levels, on-site water supplies and appropriate firefighting access. All other buildings on site will be constructed using low combustibility or non-combustible materials.

**How will the project benefit the local community?**

We are committed to sharing the benefits of our project with the community. Electricity produced by large scale solar PV projects is one of the lowest cost forms of electricity in NSW. One of our goals is to deliver reduced electricity prices to consumers in the community and the surrounding area. We are currently in discussions with electricity retailers and we expect to be able to produce more details of this offer early next year. The project will also generate up to 200 direct jobs during peak construction and up to 5 full time equivalent jobs during operation.

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#### **Will local service providers benefit from the solar farm?**

The employment benefits extend through the local supply chains to fuel supply, vehicle servicing, hotels/motels, B&Bs, cafés, pubs, catering and cleaning companies, tradespersons, tool and equipment suppliers and many other businesses. Experience from other large scale solar farm projects show that more than half of purchases for the projects came from local suppliers.

#### **Will local contractors & businesses have the opportunity to be involved in the project?**

We are committed to delivering on the promise that money will cascade into the community. We will build into our construction tender process a requirement that the principal contractor will source a minimum level of goods and services from local suppliers. We strongly encourage contractors and businesses to visit our project website and register their interest at [www.springdalesolarfarm.com.au](http://www.springdalesolarfarm.com.au)

#### **What is the Community Fund?**

Renew Estate is committed to supporting the host communities where our projects are located. We are offering a community fund to the local community to Springdale solar farm.

Some good ideas have been received already from the Community Information Session and we encourage you to visit our website or send us an email with your ideas as to how this fund can be spent. The purpose and the mechanics of the fund will be identified and coordinated by Renew Estate in conjunction with the community and Yass Valley Council.

#### **Why is this solar farm located on this site and not elsewhere?**

There are many reasons for the selected location of the Springdale Solar Farm, including the rare opportunity for connection into significant existing electrical infrastructure across the site (132kV and 330kV transmission lines). The area has suitable solar resources and is close to the growing electrical demands of the region, which has been identified as a potential renewable energy zone by the Australian Energy Operator.

#### **Is the solar farm a waste of good agricultural land?**

The land is currently used for grazing. This will not alter as sheep will be able to graze under and around the panels. The proposed solar farm will neither affect farming operations on neighbouring properties nor have any long-term effect on the agricultural potential or land use of the site, beyond the life of the solar farm.

#### **Contact details**

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#### **What traffic impact will there be?**

Local residents neighbouring the project site will continue to be consulted regarding the timing and impacts of traffic in the build-up to and during construction. To ensure road safety, transport routes, any upgrade works and comprehensive traffic management plans will be developed in consultation with the relevant road authority and the NSW Department of Environment and Planning.

#### **When can I raise any issues I have with this project formally?**

Neighbours to our proposed site and the wider community have been actively consulted and we will continue to consult throughout the life cycle of this project. We encourage the community to continue to engage with us. Community members will also have an opportunity to provide a formal submission to the NSW Department of Environment and Planning during the exhibition period for the project.

The exhibition period will last for 30 days. The commencement of the exhibition period will be advertised in local publications and on our website. We will also individually notify all of those people we have on our engagement register (neighbours, landowners and business owners). All planning documents, including a comprehensive Environmental Impact Statement, will be available online and in community spaces.

#### **Will weeds and pests be controlled at the project site?**

Control of weeds and pests will be undertaken before and during construction and will continue throughout the life of the solar farm.

#### **What happens after the solar farm ceases operating?**

Solar farms typically operate for about 30 years. Once decommissioned all infrastructure is removed and the site will be returned to that same state (as far as possible) that it was before construction started. The project and the works will have no long-term effect on agricultural productivity or land use options.

#### **Are there any health issues associated with solar farms?**

There are no health issues linked to solar panels. Similar to all electrical appliances, a solar farm will produce electromagnetic fields (EMF). The proposed project is a magnitude smaller than the existing Transgrid lines and will not materially impact EMF levels. Nonetheless EMF will be evaluated as part of the environmental assessment, guided by the standards of the Australian Radiation Protection and Nuclear Safety Agency.

#### **Contact details**

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# Springdale Solar Farm.

Newsletter #3 April 2018



## Next Community Information Drop-In Session

**We will be announcing shortly the date of our next Community Drop-In Session.**

The development approval timeline for the Springdale Solar Farm has changed slightly, partly due to the complexity of the numerous studies that were carried out by independent experts. These studies all inform the content of the Environmental Impact Statement (EIS). The updated time-line is on page 2 of this newsletter & also on our project website.

We have submitted the EIS to the NSW Department for Planning & Environment (DP&E) for what is known as a sufficiency check. Once passed, we will formally lodge the EIS and then the DP&E will advise us of the commencement date for the 30 day exhibition period. Our next community session will be held in tandem with that exhibition period and we are hoping it will take place in the next 4 – 6 weeks.

As soon as the EIS is publicly available on the DP&E's website we will notify all of those people on our Engagement Register and advertise within the community. We will also provide details as to where we will be making printed copies of our EIS available for the community to access, in addition to the online location and the date for our next community session.

At this next Community Session there will be excerpts from the EIS & project information on display. We will have a large number of our staff there to talk through the information & answer any questions. We will also be exploring use of the community fund and gauging the level of local interest from the community as to investing in the proposed solar farm.

### **Have your say**

We welcome your feedback on our proposed solar farm. Please go to the Feedback Form on our website.

Office phone number 02 84599704  
[www.springdalesolarfarm.com.au](http://www.springdalesolarfarm.com.au)

## Benefit sharing with the community

Renew Estate is committed to creating a positive legacy in the local community as well as sharing the benefits of our project with the neighbours and the broader community. We have shared our vision of how we believe that our project will deliver social and economic benefits to the community. These include local jobs & procurement, a \$100,000 community fund, the option for the community to invest in the project and the neighbour shared benefit offer for adjoining landowners.

There will be a significant number of opportunities during construction of the solar farm. These opportunities include direct employment, potential contracts for local service providers, skills training, and opportunities for local businesses through support services such as food & accommodation.

We have shared the terms of the neighbour shared benefit offer with the eligible landowners who are within 1 kilometre of the proposed solar farm site. The offer to the eligible neighbours is for one of two alternatives - the opportunity to have a share in the revenue generated by the solar farm during the life of the solar farm, or receive an up-front installation of a rooftop solar PV and battery storage system.

The Shared Revenue Scheme involves an equal allocation of solar panels to each neighbour, which will provide an ongoing income stream over the life of the project, based on the real generation. Income will be paid quarterly and will include a report which provides information on performance of the solar farm over the period.

The total revenue of the Shared Revenue Scheme is forecasted to be approximately \$225,000 for each eligible neighbour over the life of the solar farm, with payments dependent on actual project generation.

## Community Investment

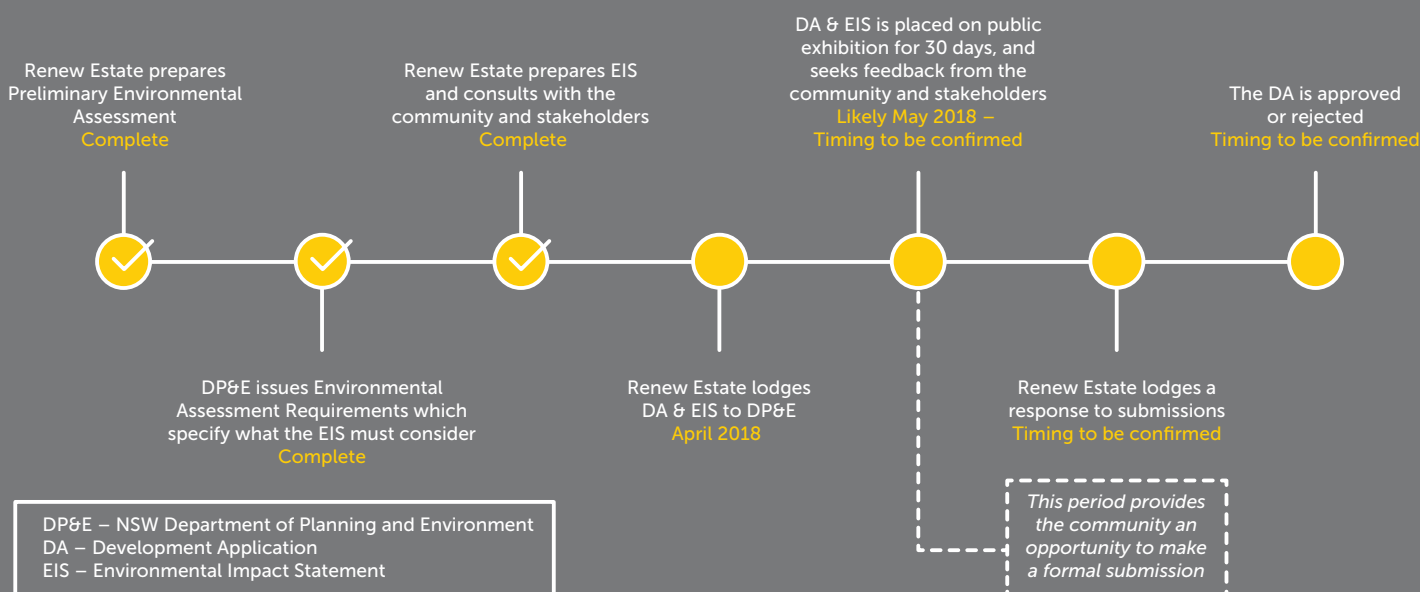
Renew Estate is looking into the opportunity for the local community to invest in the solar farm & receive returns from the sale of renewable energy.

This investment would provide long-term benefits to the local community.

Renew Estate is exploring different models for the community to invest and will allow the community to provide input into the final model through a survey and consultation process.

More information about this opportunity for community investment will be on display at our next Community Information Session. There will be a number of our staff present to talk through the details and answer any queries the community may have.

The DA for this project must be accompanied by an EIS because it is a State Significant Development. The DA and EIS process is summarised below.



### Contact details

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## More FAQs

In our second newsletter we provided answers to issues raised in the many conversations we have had with the local community. As a result of our on-going dialogue with the community we have received more questions and we set them out here with our response.

### ***How much glare will there be from the solar panels that will be installed?***

The photo-voltaic solar panels we propose to use are designed to reflect as little sunlight as possible, resulting in low levels of glare. This is because the panels are engineered in a way that absorbs as much solar energy as possible to generate the maximum amount of electricity. It is important to note that solar panels reflect significantly less light than flat water and less light than wet grassland.

### ***How will the integrity of the existing groundcover be maintained?***

Groundcover would be retained as far as practicable. Our project is expected to require minimal ground disturbance as the layout of the solar farm would generally follow the existing topography of the site. Grading or earthworks will be required for access tracks and footings in a small number of selected locations, including the location of the substation and power conversion stations.

Potential erosion and sedimentation impacts associated with soil disturbance from the construction activities will be minimised by implementing an erosion and sediment control plan.

During operation, vegetation will be retained below the panels to reduce the potential for erosion. Areas that are disturbed temporarily during construction would also be rehabilitated and re-vegetated. The grazing of sheep will occur underneath and between the solar arrays as a means of vegetation maintenance throughout the life of the project.



### ***What measures will be taken to minimise the effect of the construction related traffic on the neighbours?***

There will be a number of measures used to manage the impact from construction traffic on your community. A key part of this is the Traffic Management Plan that we will develop in consultation with Yass Valley Council and Roads and Maritime Services. This will include:

- Programmes for monitoring road traffic conditions & repair damage caused by construction traffic
- Designated routes of construction traffic to the site
- Shuttle bus arrangements to minimise vehicle numbers
- Scheduling of delivery of major components where practicable to minimise safety risks to other road users including avoiding major deliveries during school pick-up and drop-off times
- Temporary traffic controls such as signage, speed restrictions and traffic safety flagmen as necessary to ensure safety of all road users and the public.
- Procedures for monitoring traffic impacts and adapting controls to minimise traffic risks.
- Dust suppression to be undertaken as required.

#### **Contact details**

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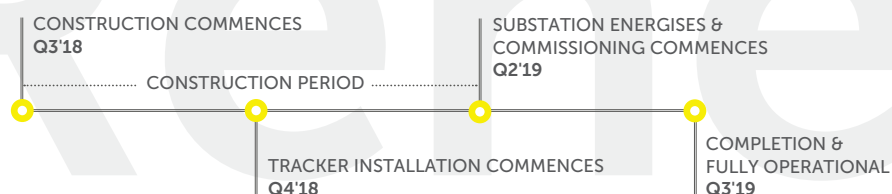
# Springdale Solar Farm

Renew Estate is an Australian developer of renewable energy projects that will create long term, enduring and resilient energy solutions for Australia.

EXPECTED  
CONNECTION  
**Q2'19**



**35,000**  
HOMES POWERED  
WITH CLEAN ENERGY



NETWORK  
SERVICE  
PROVIDER

**TRANSGRID**



**123,000**  
TONNES OF  
CO<sub>2</sub> SAVED

**SUPPORTING  
BIODIVERSITY**

PLANTING TREES TO MINIMISE  
VISUAL IMPACT

KEEPING EXISTING NATIVE  
VEGETATION

LONG-TERM SCREENING FOR  
NEIGHBOURS

**875**  
ACRES

**120** MWp DC  
CAPACITY

**132 kV**  
GRID VOLTAGE

**229** (GWh / p.a)  
YIELD

**Renew  
estate.**

[www.springdalesolarfarm.com.au](http://www.springdalesolarfarm.com.au)

## **Appendix H2 – Consultation materials used for the First Community Information Session**



# Springdale Solar Farm.

## Community Information Drop-in Session



Renew Estate invites you to our first **Community Information Drop-in Session** at the Sutton Hall, West Street Sutton 2620 on **Thursday 7 December 2017**.

You are welcome to attend at any point between **1 – 3pm and 5 – 8 pm**.

This Information Drop-In Session will provide the community with the opportunity to meet Renew Estate people and partners, ask questions and obtain information about the Springdale Solar Farm Project.

This session will also inform the community about the range of shared benefits from the project - including the ability to register an interest in investing in the project.

We will also be inviting enquiries from local businesses, contractors or service providers who are interested in understanding the scope of work and types of services that will be required during the construction and operational stages of a solar farm development.

Light refreshments will be provided and we look forward to meeting you.

For other information please visit our website [www.springdalesolarfarm.com.au](http://www.springdalesolarfarm.com.au)

## Local Service Opportunities

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Renew Estate is committed to supporting the local community by utilising local suppliers and service providers, where available. It is expected that up to 200 people will be employed during construction, a large proportion being locals.

We encourage local service providers to register their interest using the form overleaf or by completing the form on the project website: [www.springdalesolarfarm.com.au](http://www.springdalesolarfarm.com.au). We will pass registration information onto the principal contractor when they are appointed, closer to the commencement of construction.

## Opportunities

- Labour Hire: piling, tracker assembly, plant and machine operators, supervisors, administration, cleaning services, general labourers
- Food and Accommodation
- Transportation: Local vehicle hire, 4x4 utes, 12-16 seat buses to transport workers
- Fuel and Water Supply: diesel supply for plant, potable water for site facilities, grey water for dust suppression
- Site Facilities: Site offices, office furniture and equipment, appliance hire, generators, water tanks, plumbing services, carpentry services, communications
- Security Services: Temporary lighting, security guards and patrols
- Engineering & Environmental Services: fabrication, welding
- Environmental Services
- Plant and Equipment Hire: Utes, trucks, ATVs, tippers, cranes, backhoes, excavators, bobcats, telehandlers, forklifts, graders, rollers, tractors, water carts
- Fencing Supply and Installation: Perimeter site fencing and access gates (1.8m galvanised mesh fencing with three rows of barbed wire)
- Landscaping and Rehabilitation Services: Site screening, reseeding and rehabilitation post-construction
- Waste Removal & Recycling: packaging material, cardboard, wooden crates, plastic wrapping
- Material Supply: Quarry material, concrete, electrical and structural supplies, safety equipment
- Site Investigation and Testing Services: Surveying, Geotechnical Investigations
- Civil Works: Site clearing, grading, roads and tracks, drainage, spoil removal and disposal

Please see form overleaf

## Contact Information

Company name:	
Contact name:	
Email address:	
Address:	
Phone number:	
Website:	

Please tick if you would like to receive future newsletters by email

1. Specialisation (see list overleaf)

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2. Relevant Experience

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3. How you heard about the project

--

4. Any other information

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## SPRINGDALE SOLAR FARM

### Survey Form

1. How close do you live to the proposed solar farm

Within 5 km

5 - 15 km away

Over 15 km away

2. How do you feel about the proposed solar farm

I support it

I'm undecided

I don't support it

3. What are your main concerns about the proposed project?

4. What do you see as the main benefits of the proposed project?

5. Renew Estate is offering the community the opportunity to invest in the Springdale Solar Farm to share in the financial return from the sale or renewable energy. Is this opportunity to invest of interest to you?

6. Any other comments or questions (please use other side if you require more space)?



Please enter your details below. If you wish to remain anonymous but would like to enter the prize draw, please tear off this section and place it in the separate box.

Your name:	
Email address:	
Residential address:	
Phone number:	

Please tick if you would like to receive future newsletters by email

Further comments:

## Information for landowners, adjoining landowners & their community

Renew Estate is an Australian company that develops renewable energy projects (including solar farms) that will create long term and enduring benefits for Australia. We are passionate about giving local communities maximum benefit from our projects through meaningful and open engagement.

### Key information about solar farms:

A solar farm is made up of arrays of solar panels mounted on a frame to harness the sun and produce energy.

Most of the equipment for the solar farm will consist of arrays of photovoltaic modules, mounted on a single-axis tracking system. The tracking system follows the sun from east to west each day, maximising the electricity generated.

The panels are designed to reduce reflection and absorb sunlight, with minimal glare.

The tracking system will be installed on screw piles, significantly reducing the need for foundations and concrete on site.

Every solar farm has a centralised power station containing the electrical switchgear, inverters and transformer. These power stations currently have similar dimensions to a standard shipping container.

Depending on the local electrical network, there may also be a substation on site for transformation and connection to the local transmission system.

Every solar farm will also have a metrological station, static water supplies for firefighting facilities and a security camera system.

A visual impact study will be undertaken during the design process and vegetation buffers will be installed where appropriate. The maximum height of infrastructure across the site is expected to be approximately 3m, except for the control building and substation.

The construction schedule for a 120MW solar farm is generally 9-12 months from start to finish.

The planning consent process means we will fully investigate and publicly report on a wide range of issues including any impact on the environment, ecology, land, water, vegetation and stock and Aboriginal cultural heritage sites and items. Management plans will be in place during construction and operation to regulate any of these impacts on the environment and the locality. In particular, we will undertake traffic impact studies as part of the assessment process and our management plans will ensure construction deliveries will be organised in order to minimise any impact on local roads and traffic flows.

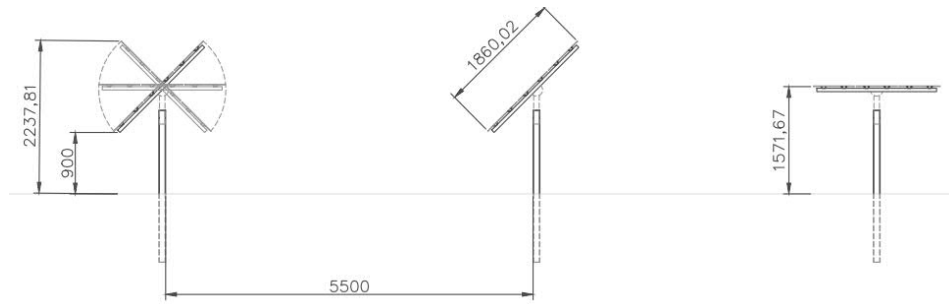
The typical project lifetime of a solar farm is 30 years. Afterwards, the site will be rehabilitated so as to be returned as close as possible to its pre-existing condition.

If you have any questions please contact Rosie King (Director, Engagement & Culture)

[M: 0450554767]: [E: [rosie@renewestate.com.au](mailto:rosie@renewestate.com.au)] [W: [www.renewestate.com](http://www.renewestate.com)]



Current dimensions of panels



Indicative tracker and module dimensions

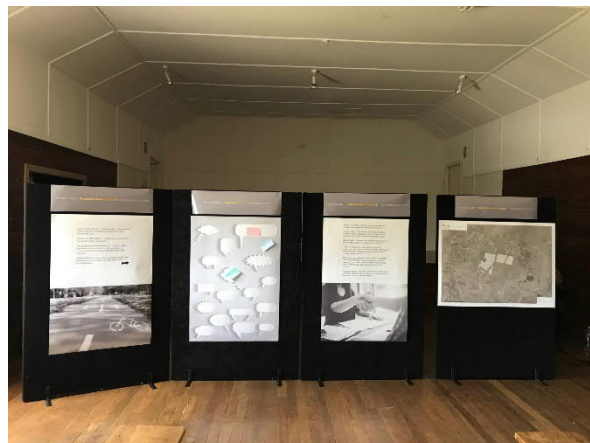


Image of single-axis tracking technology installed at Moree Solar Farm (56MW) NSW

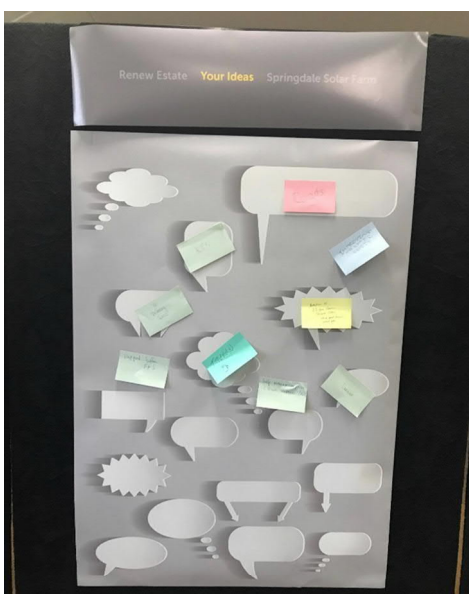
**Photos from the First Community Information Session held in December 2017**



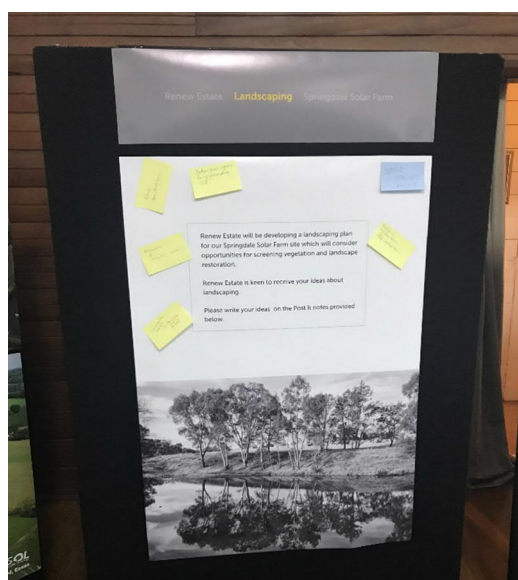
Community members attending the drop-in session.



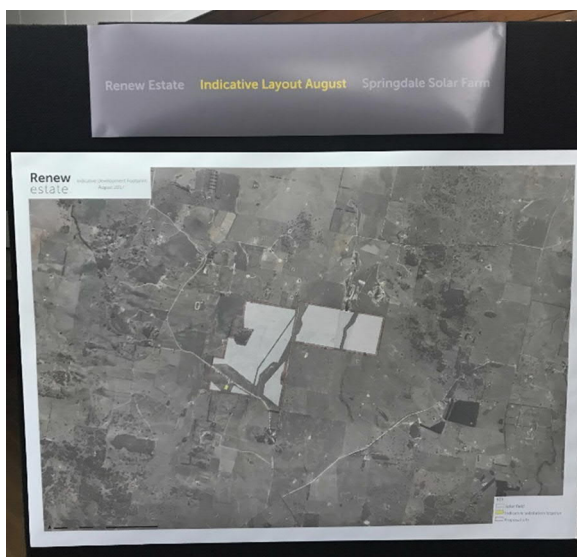
Display boards.



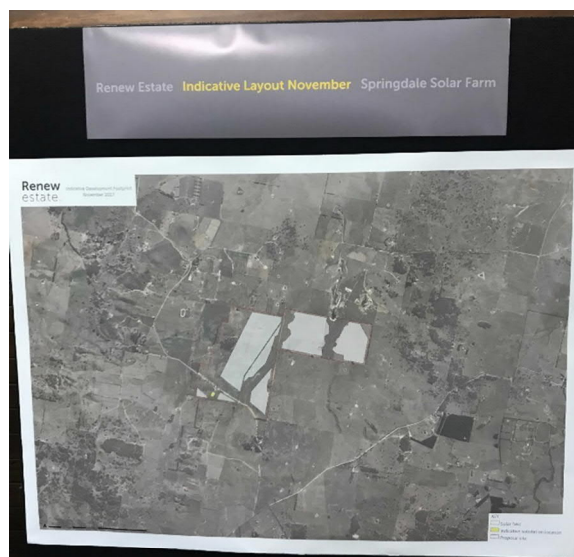
Community ideas board for where the community fund could be spent.



Community ideas board for landscaping within the site.



Display board illustrating the site layout as it was in August 2017.



Display board illustrating the site layout as it was in November 2017.

### **Appendix H3 – Proposed neighbour shared benefits scheme**



## SPRINGDALE SOLAR FARM - NEIGHBOUR SHARED BENEFITS

**Renew**  
estate.

### Shared Revenue Scheme

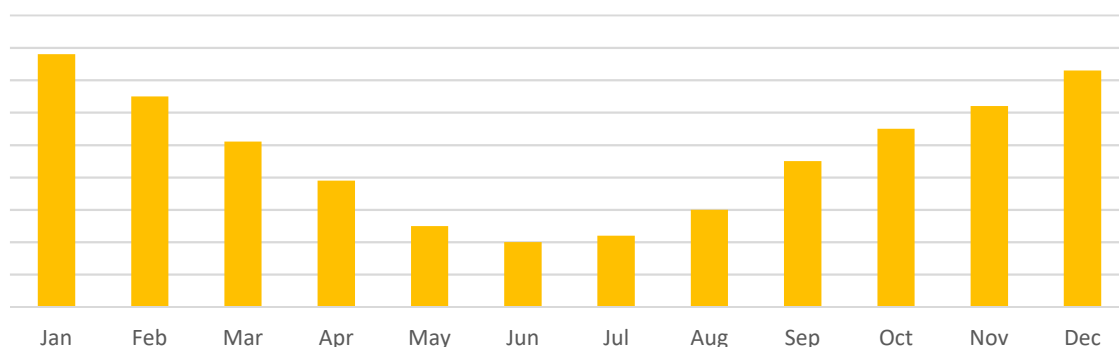
The aim of the Shared Revenue Scheme is to share revenue generated by Springdale Solar Farm with neighbours with dwellings within 1km of the project.

A number of solar modules (panels) will be allocated to each neighbour and the neighbour will receive income from those modules, depending on how much electricity is generated.

Income will be paid quarterly and will be dependent on the amount of generation in that quarter. A report will be issued with each payment, providing information on performance of the solar farm.



**Forecast Annual Generation Profile**



#### Indicative information

# of Modules (350 watt)	93
Capital Value	\$57,000
Approximate Annual Generation	63,000 kWhr
Australian Homes powered	9
Year 1 tariff	8 c/kWhr
Approximate Annual Income	\$5,000
Forecast 10 Year Income	\$54,000
Forecast Total Income	~\$225,000

## Neighbour Rooftop Solar PV and Battery System

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An alternative to the Shared Revenue Scheme, where a proportion of revenue from Springdale Solar Farm is shared with neighbours over 10 years, is the up-front provision of a rooftop solar PV and battery system for their home.

Renew Estate would take advantage of the large-scale order of solar PV modules for the solar farm to source extra modules for nearby neighbours. A battery system would also be offered so that residents could store electricity to go off-grid or minimise the amount of electricity to be purchased through a retailer.

Renew Estate is offering systems of up to \$20,000 in value for residents with dwellings within 1km of the solar farm who do not wish to participate in the Shared Revenue Scheme.

