

Submission against Gundary Solar Farm.

1. Firstly, the installation is in the wrong place. **2/3rd of the project is on Mapped land in an area surrounded by LIFESTYLE BLOCKS.** Lifestyle blocks are bought at a premium for the Lifestyle they offer, that is quiet, countryside void of industrial or city infrastructure. Lifestyle blocks offer the best of both worlds, quiet, privacy, beautiful vista that when returning from work each day allows you to unwind and relax watching the sunset while **having dinner**, very little noise except the odd car, half a km away, while being close enough to Goulburn for easy access to work, and shopping. **The interruption to our lifestyle will be significant, with increased traffic noise of machinery and when complete, glass reflecting into my home, with the constant hum of inverters and panels moving. Not to mention the loss of a rural vista, being replaced with steel and glass. A massive substation to also destroy the landscape as I drive to town.**
2. This is a growth area for Goulburn with almost all larger farms being earmarked for subdivision into lifestyle blocks. This land was bought by a developer who usually subdivides the land into smaller parcels **for lifestyle blocks. There are Hundreds of lifestyle blocks proposed by landowners in the area over the next few decades, just not all approved, YET.**
3. **Hundreds of vehicles travel this road daily, for work also, to and from the coast,** the closure due to 2019 fires, reminded us just how busy Windellama Road has become over the last few yrs. **Goulburn cyclists also use the road for training and group races, slowing traffic** when these events are on. There is no evidence of traffic counting during the lead up to the EIS. Windellama road is **not in great condition with many pot holes filled and refilled in Gundary area,** the amount of daily traffic proposed by the solar factory will only increase **the degradation of the road. There are also several blind corners, where traffic encroaches into oncoming traffic and Fifes bridge is not wide enough to take two trucks with load, given this is also a place where oncoming traffic encroaches into next the next lane.** Quite dangerous with the current traffic, and will be highly dangerous if this proposal is approved, unless there are significant monies spent to take out a couple of bends and upgrade sections to suit the volume and size of traffic Lightsource BP say we can expect. Otherwise expect a fatality or near fatality, it is dangerous. Lightsource BP say there will be 250 light vehicles per day, 60 shuttle buses 90 heavy vehicles and 50 light truck movements. A LOT of traffic on what is essentially a small country road meant for local traffic ONLY.
4. **Fire is a massive issue for all on Gundary Plains, Substation fires and Grass fires from faulty Solar components or connections, and bird impact,** are an extreme worry as they travel extremely fast here with our common westerly winds. Residents on Korringaroo Road will surely be trapped as there is no exist on the dead-end road. **Roads within the Solar Factory do not have any passing bays every 200mts as is required by NSW RFS and Goulburn Mulwarree Council.** The absence of them will put firefighters at risk, it is a basic requirement.
5. **Goulburn has just 88.4 days of good Solar Irradiance,** with fog in the valley over the proposed Solar factory till well after lunch for many days in winter, you wonder how it could

possibly be a good investment for anyone, without the handouts from Government it would not happen as it is not viable.

6. **Decommissioning and remediation** plans should be in place and paid for up front by the developer, to ensure the public are not left with a toxic cleanup, it happens with mining why not these same industrial sites? **Decommissioning the site will cost over \$54 million dollars, at today's price, that does not include remediation**, who will pay for this if the owner of the solar farm and the owner of the land walks away leaving the infrastructure to rot? The tax payer or rate payers, that's who. And this one is in the Sydney water catchment, which would mean many toxic chemicals finding their way into drinking water down- stream.
7. Property Values are barely mentioned in the EIS and this is a big problem for many of us, as given our ages most did not have super till late in life, this means our **Lifestyle blocks are our superannuation**. Several properties have been unable to sell due to the proposed Solar Factory, and one was sold at a massive 36% loss, due to personal health reasons. Not one of us can afford to take such losses due the greed of an oil company green washing. Valuations from local real estate Agents agree with Agents around NSW near renewable energy sites, **that loss of property value is a serious concern where they are placed near residential homes. Loss of property value and loss of Vista has caused many to have health issues, depression, suicidal thoughts, high BP, Sleep deprivation to mention a few.**
8. Electro Magnetic Field. **The substation is within 200 mt of a school bus stop**, three times the size of what we were told it was going to be. How does this comply with any standard? Irish Solar and, Florida (to mention just two) have agreed with **World Health Organisation recommendation**, to keep Solar Factories away from residential areas, by over 2km
9. **Community engagement was extremely poorly conducted with many of us, over 60 families not knowing about this project until after the Bungonia and Goulburn market days.** The drop-in sessions were no better in that few questions could not or would be answered by Umwelt and Lightsource BP continually referencing the EIS, where they are still addressed.
10. The manner in which our visual landscape is measured and compared to world listed places to see, I find is extremely disrespectful to everyone and shows total arrogance of companies toward rural people. The manipulation of photos to give **a computer-generated unrealistic calculation of my Vista, my home, my pleasure, my sense of place**, leaves me speechless! It is **obviously designed to reduce the compensation paid to the residents surrounding the Solar Factory to the smallest possible amount, and goes nowhere near compensating anyone on Gundry Plain within 5km of the site.** I will note here that some who have NO vision of the solar farm from their home or yard and have been offered compensation, (calculated on distance from) while others who do have vision of the Solar Farm have not been offered any compensation, calculated on a computer- generated view, NOT actual View. **A computer cannot tell me what I see. I see hills, dams and gullies with grassland and trees with cattle and sheep grazing**, Lightsource BP would have this replaced with Glass and steel owned by a Chinese company that will walk off and leave the owner to decommission and remediate. OR if he doesn't the tax payer will have to, adding further to the coat of this 'free energy' we are told we must have.

11. There has been no consideration of the **two families of threatened eagles living in very close proximity to the homes on Gundry Plain, and where they will feed.** The destruction of the land by covering it with glass will force the eagle to go somewhere else **or perish.** I'd prefer they stay as they keep vermin under control, and they are obviously happy as they **live quite close to family homes, this is very unusual.**
12. Tree planting to Mitigate view of Solar factory. Unless Lightsource BP know of trees that grow in acid soils very quickly, then they will never hide the solar farm from some homes. Due to terrain, many homes look DOWN ONTO the Solar farm. Trees will need to be 20to 30mts high minimum to screen the Glass and steel from view.
13. **The construction of this Solar Factory will seriously diminish the ongoing work for Civil works, that being, road construction on planned subdivisions and those not yet approved, also the Building Plumbing and Electrical trades for decades to come, (building Houses) this development will also greatly diminish Revenue for the council,** with ongoing Rates from these planned Lifestyle blocks in the Gundry Region. This Solar Factory proposal will stop development in the region, it already has stalled development and as said earlier, the region has suffered devaluation of properties from 10 to 36%, as a result of the proposal. And the Solar farm will only provide about a dozen local jobs in the short term and maybe 4 in long term.
Lightsource BP have stated they don't believe the Solar factory will have any impact on development, that's because they have NOT LISTENED, to us, or Real Estate agents in the area, or other areas with renewable farms. **Once again, it shows their arrogance regarding regional people, from whom they demand to have Social Licence.**
14. **Public Liability.** Not one land owner in the area is able or will be able to obtain **public liability insurance to** cover them in the case of an incident on their property moving onto the Solar Farm. It is unobtainable, **or, IF by any chance an insurer would offer cover, the land owner will not be able to afford it, the premiums would be so high.**
15. **Grandfather all agreements.** All agreements with Lightsource BP should be grandfathered, it is known that in some regional areas, companies have NOT grandfathered agreements to a buyer, resulting in councils and or neighbours missing out on agreed compensation payments.
16. **Noise.** Having worked in the construction industry all my working life and retiring just recently, I know there will be a lot of noise from machines on this site. This noise will impact those close by and those within a couple of Km. For Lightsource BP to suggest a way of mitigating noise will be to turn down the beeping on the machines is absolute madness and against the law. If this were a mining site it would be shut down indefinitely just for suggesting this could happen.