

To Whom It May Concern,

My name is Kristen O'Halloran. I currently reside at 182 Elm Grove Road, Tirranville NSW 2580 with my two sons, aged 7 and 5, and my fiancé, Jay Waite. We relocated to the area in mid-November 2025 and hold a two-year residential lease on the property through Raine & Horne Goulburn. We currently pay \$750 per week in rent, with the intention and hope of purchasing the property at the conclusion of the lease. Based on comparable sales and advice received, the property's current market value would be estimated at approximately \$1.9 million.

We moved from Sydney after a long and considered search for a genuine lifestyle change. Our priority was to provide our children with a rural upbringing — one that offered space, quiet, connection to nature, and a sense of safety that is increasingly difficult to achieve in metropolitan areas. We spent months searching for the right property and location before finding 182 Elm Grove Road. From the moment we arrived, it felt like home.

What drew us to this property was the balance it offered. We are close enough to Goulburn to access schools, services, and community facilities, yet far enough away to truly experience rural living. The wide open landscapes, the sense of calm, the presence of native wildlife, and the absence of constant noise and traffic have been central to our decision to settle here. No two days feel the same, and that variability — driven by seasons, weather, and the land itself — is something we value deeply.

I live with post-traumatic stress disorder (PTSD), and the quiet nature of this area has been a significant factor in improving my mental health and overall wellbeing. The low traffic volumes, predictability of movement on the road, and general stillness of the environment help to significantly reduce my anxiety. This sense of calm is not incidental; it is foundational to our decision to live here. Any increase in unfamiliar vehicles, heavy construction traffic, noise, or disruption to the current rhythm of the area would have a real and ongoing impact on my mental health and our family's sense of security.

I am currently working from home while setting up our future business plans. This means I spend the majority of my time on the property and am directly affected by changes to noise levels, traffic, visual amenity, and general activity in the surrounding area. The ability to work productively from home relies on a quiet and predictable environment, which would be compromised by prolonged construction activity and the ongoing presence of large-scale industrial infrastructure.

We actively use our rural residential land as a small hobby farm as part of our family's day-to-day life. Currently, we keep poultry and Nigerian Dwarf goats. We also intend to introduce between six-ten head of cattle, as well as a small group of pigs, as our use of the land develops over time, with plans to breed poultry, goats and cattle. Our children are directly involved in caring for the animals, learning responsibility, routine, and respect for the land.

Animals are sensitive to environmental changes, including unfamiliar noise, increased vehicle movement, altered visual surroundings, and disruptions to established routines. Large-scale construction activity, ongoing operational traffic, industrial fencing, altered landscapes, and potential glare from solar panels would introduce elements that are inconsistent with the current rural residential setting. The proposed facility would fundamentally change the environment in which we manage and use our land for animal husbandry and family-based land use.

Our long-term plans for the property also include establishing an NDIS support service focused on assisting psychosocially disadvantaged youth. The quiet, open, and natural setting of the property is integral to this vision. A calm environment free from excessive noise, visual intrusion, and industrial infrastructure is essential for supporting vulnerable young people. The introduction of a solar farm of this scale raises concerns about glare, visual dominance, construction noise, and long-term operational impacts that could undermine the viability of this future service.

We have found the local community to be welcoming, supportive, and deeply connected to the land. Our neighbours have been generous with their time and knowledge, and there is a strong sense of mutual respect within the area. We first became aware of the proposed solar farm through conversations with neighbours who expressed concern about how the project would affect their day-to-day lives. This raises questions about the effectiveness and reach of the community engagement process, particularly for residents who are directly impacted by the proposal.

Having reviewed the project documentation, it appears that many of the impact assessments rely heavily on desktop studies, modelling, or generalised assumptions rather than site-specific lived experience. While such assessments may meet technical requirements, they do not adequately reflect how the proposal would be experienced by nearby residents on a daily basis. Conclusions regarding visual impact, noise, and traffic tend to assess acceptability in isolation, rather than considering how these impacts combine and compound over time.

The documentation suggests that visual impacts will be limited or manageable. From our home, however, the surrounding landscape is currently open, natural, and largely free from industrial structures. The introduction of extensive solar arrays, associated infrastructure, fencing, and access tracks would materially alter this outlook. This is not simply a question of whether infrastructure is visible, but whether it is compatible with the existing rural landscape character. In this case, the scale and industrial nature of the proposal would be fundamentally at odds with the setting residents currently experience and value.

Traffic impacts are described as temporary and manageable, yet local roads such as Elm Grove Road are quiet rural roads used primarily by residents, agricultural vehicles, and school transport. They are not designed to accommodate sustained construction traffic or increased daily movement associated with a large workforce. Even temporary changes to traffic volumes and vehicle types can have a disproportionate impact in rural areas where predictability and low traffic levels are essential to safety and wellbeing.

Environmental and fire risk is another area of concern that does not appear to be adequately addressed in the documentation. During the summer months, grass in this area becomes extremely dry and highly flammable. The introduction of extensive electrical infrastructure, large cleared areas, and ongoing vehicle movement increases the potential ignition risk. Of particular concern is the lack of readily available water resources in the surrounding area to assist in responding to a grass fire or bushfire should one occur at or near the proposed facility. In a rural setting, response times and suppression capacity are critical factors. A fire originating within or adjacent to the solar farm would place nearby families, livestock, and properties at significant risk, with limited capacity for immediate containment.

The proposal is also presented as reversible, yet details regarding decommissioning and land rehabilitation remain broad and largely aspirational. There is limited clarity around enforceability, financial security, or outcomes should ownership change or the operator cease trading. In practice, large-scale solar infrastructure alters landform, drainage, access patterns, and vegetation for decades. This introduces long-term uncertainty for nearby residents and shifts risk away from the proponent and onto the community.

More broadly, the proposal does not adequately reconcile its industrial scale with the established rural residential function of the surrounding area. Residents, including my family, have made long-term personal, financial, and lifestyle decisions based on reasonable expectations of a quiet rural environment characterised by low traffic, open landscapes, and non-industrial land use. The development represents a sharp and permanent functional shift that is not sufficiently addressed in the project documentation.

Ultimately, approval of this proposal would rely on accepting a series of assumptions: that impacts assessed largely through modelling will translate benignly into lived experience; that cumulative and environmental risks, including fire risk, will remain manageable; and that long-term consequences can be addressed through future conditions or decommissioning commitments. Taken together, these assumptions represent a significant approval risk. Once constructed, the impacts described in this submission cannot be meaningfully reversed, mitigated, or offset for nearby residents. In circumstances where uncertainty is substantial and consequences are permanent, the precautionary approach should apply. On that basis, the proposal has not demonstrated that it is appropriate for this location, and approval would expose both the community and the consent authority to avoidable long-term risk.

For the reasons outlined above, I object to the proposed solar farm as a whole.

While I acknowledge the importance of renewable energy in principle, this proposal, due to its scale, location, and long-term impacts, is not appropriate in this setting. The development would result in a fundamental and permanent change to the rural residential character of the area, with direct and adverse consequences for nearby residents, including my family. I respectfully request that the consent authority give careful consideration to the site-specific impacts raised in this submission and refuse the application.

Thank you for taking your time to read this submission.

A handwritten signature in black ink, appearing to read "Kristen O'Halloran". The signature is fluid and cursive, with the first name "Kristen" written in a larger, more prominent script than the last name "O'Halloran".

Kristen O'Halloran.

ohalloran_kristen@hotmail.com

0416 922 195