

Name : Sue and David Sundstrom

Merino Solar Farm Application Number: SSD-5915545

Assessment Type: State Significant Development

Development Type: Electricity Generation - Solar Local Government

Areas: Goulburn Mulwaree

SUMMARY

We object to this development.

This development should not be granted Consent as the State Significant Solar Farm is located in the Goulburn Regional City SEPP and :

- **FAILS to avoid significant conflict** with existing or approved residential or commercial uses land surrounding the development
- Will have a **significant adverse impact** on the regional city of Goulburn capacity for growth
- Will have a **significant adverse impact** on the scenic quality and landscape character of the area designated by the Developer as a whole footprint, as well as for individual landowners, businesses, and community

The proponent **fails to avoid or mitigate significant conflict with the approved residential or commercial use of the land that is surrounded by this development**

The **adverse Socio - economic impacts** are significant and outweigh any of the purported individual and community benefits. Even if the proponent offers some mitigations under pressure, they have lost the community's trust and will not attain a social licence to operate.

Our property

Our property is one (1) of nearly 200 Properties as affected by this development, in addition to the whole City of Goulburn

We do not know what the reference Number is that the Proponent identifies our property as in their documentation

Our property address is 298 Windellama Rd, Brisbane Grove 2580 NSW

Our property is bounded to the east by Windellama Rd

Our property is approx. 3.159 hectares, Rural Residential. We pay residential council rates .

The Merino Solar Farm infrastructure of panels and battery and transmission lines are within approx. 1 km of my property.

The whole rural residential and historical precinct of Tirrannaville and Gundary Plains will be devastated by being engulfed by such as large scale Industrial incompatible land use such as the Merino Solar Farm.

We will be severely impacted by substantially increased construction traffic on **Windellama Rd** for 2 years , 6 days pw. 7am- 6pm. The road clear site views are low and further exacerbated by fog, wildlife, 100 km speed limit, single lanes each way, black spot ,high accident area, poor existing road surface and pot holed.

Our residence exit on to **Windellama Rd** will be a death trap to enter and exit .

This proposal has cost us our sense of place — affecting our connection to our property, lifestyle, and community, as well as our mental well-being and financial security

The development is the wrong, industrial scale project in a rural-residential area, with proximity to the Regional City of Goulburn

Our personal details and affect

We are 75 years old (Sue) and 84 years old (David) , retired, and live on our property

We bought this Rural lifestyle property in 2015 to retire, live on, hobby train a few greyhounds and be part of our Superannuation bank in the form of property. This development has upended all those plans.

There has been no meaningful attempt to include avoidance (stated in their EIS to be their “...first action “ ; or mitigation measures by the proponent to date

The EIS now details further conflicts since the Scoping report, with the proponent stating they will:

- put a 2.4 m high chain wire , topped with double barb wire, security fence around the entire boundary before doing anything else
- setbacks for the solar panels to be 30 m vs all reasonable local government guides on setbacks that avoid or mitigate conflict
- potentially remove vast number of long term, successful existing exotic Radiata Pine (Pinus Radiata) windbreaks as proponent considers them Weed

Add to these significant technical errors in the ***“Traffic Impact Assessment” by Amber 8 August 2025*** ,

We are aware of these issues and errors in the Traffic Assessment due to local knowledge and experience of living on **Windellama Rd** and driving on Braidwood Rd, Painters Lane, Windellama Rd and Sloane St and Mundy Bridge multiple times per day .

These roads, lanes, and intersections will be death traps with the additional construction traffic.

By way of example from their own ***“Traffic Impact Assessment”***, the corner of Braidwood Rd and Painters Lane view south to Braidwood has been assessed as “existing sight distance south is greater than 300m”

In fact, there is a rise and dip approximately 60 m south of the intersection that totally obscures car traffic. Add to this issue of clear site, the extensive and high fog times, glare, 100 kmph zone, black spot, wildlife and livestock , tractors , single lanes, high existing traffic volumes then add the type, volume, duration of construction vehicles and vehicle loads.

This is a **catastrophic death trap** if Braidwood rd. and Painters Lane and the intersection are used by the proponent for the construction period as they describe. All flow on traffic treatments and recommendations in the Assessment are therefore irrelevant .

Construction traffic along Windellama Rd and Braidwood Road have additional death trap intersections for locals such as at entrance to our residence due to low clear site, high fog, wild life , 100 km speed , rise and falls. The addition of Solar Farm construction traffic for 2 years will result in risks to road users and local residents that will result in accidents and death .

OTHER CONFLICTS that cannot be successfully avoided or mitigated :

- **Insurance** may be unaffordable or unavailable due to increased risks. Already pay high insurance.
- **Heavy metal** leakage and infrastructure damage - We are in a flood prone area downstream from the BESS
- **Fire** - we have 1 entrance / exit from our property and that is on to **Windellama Rd**
- **Hazards** - we concur that fire events (plus toxin poisoning) are relevant hazards. I strongly disagree with risk profile of “considered tolerable” ; and that “...highest likelihood for these events is rated as very unlikely , indicating that while such incidents have been heard of in the industry, they are not expected to occur”. Well, read about the catastrophic fire event at Dubbo / Wellington NSW Solar farm amongst others !
- And “.negligible potential for offsite fatalities or injuries.” and “project deemed these risks tolerable.” . What a uncomprehensible disrespect for humans, livestock, native animals and birds as well as property in this high bush and grass fire prone environment in close proximity to a large rural inland city and rural lifestyle properties, with a confirmed history of **CATASTROPHIC** outcomes with recent fires.

Sufficient in itself to not grant consent

- **Visual glare** with panels up to perimeter roads with no substantial setbacks , or screenings or exclusion zones
- On TOPOGRAPHY ridgelines requirements alone, all ridgelines should be excluded from having panels let alone the glare resulting in traffic accidents
- We object to the risks of proximity to the BESS for fire, toxins impact WHEN a grass fire eventuates and impacts
- **Land devaluations** – we have a rural property lifestyle land owner and our property is our Superannuation and long-term lifestyle. The properties have taken a conservative 35% drop in value.
- **Noise** assessment – we will be severely impacted with additional construction road noise along Windellama Rd. in front of my property for 2 years
- **Landscape and Visual Assessment** - our enjoyment of the Tirrannaville and Gundry Plains precinct and roadways will be severely impacted by this large-scale industrial development .

This is further compounded since the Scoping Report now that the EIS includes:

- addition of the 2.45 m chain wire perimeter security fence
- reduced setbacks
- no screenings or exclusion areas
- removal of Radiata Pines windbreaks
- additional and type and durations of traffic planned during construction stage
- not tar and sealing Painters Lane and additional access points

- Potentially above ground transmission lines

Public access would see road users traverse through this proposed solar panel infrastructure and be highly impacted by their landscape and visual appreciation of the roads and lanes as well as safety severely compromised if Painters Lane is not tar and sealed and setbacks and exclusions areas for panels and screenings

We cannot risk our hobby training of our greyhounds due to possibility of environmental contamination of our land and the surrounding precinct.

- We have no reasonable escape route WHEN a grass fire from the solar panels occurs
- This is not an exhaustive list of examples, but they highlight that conflict, risks and impacts can be denied, avoided, and mitigated “till the cows come home” but will mean our property is still significantly impacted by this development
- Additionally, the residual risks such as grass fire are **CATASTROPHIC** - Sufficient to mean the development does not gain consent .

The Industrial , prison style perimeter fencing will further destroy the landscape and amenity of the whole of Tirrannaville, Gunday Plains and the surrounding land holdings .

Hobby Impacts – Conflict

We are retired and intended to enjoy rural residential life here – we keep a few greyhounds (mostly retired pets, training a few for racing)

As responsible dog trainer and owners , we know that if our greyhounds ingest toxic heavy metals (like cadmium or lead from broken panels) via water, soil, or dust, it could show up in their bodies.

This isn’t theoretical – the Greyhound Welfare & Integrity Commission has documented a case where racing dogs had elevated cobalt levels due to environmental contamination, leading to the trainer’s suspension and fines.

Peak Greyhound Bodies in NSW will lodge their own objection submissions detailing these and other reasons they will object to this development. **(see separate submissions from those peak bodies)**

We genuinely fear that continuing to train our dogs on this land could jeopardize our trainer’s license if contaminants from the solar farm enter their system.

To be clear, no amount of on-site mitigation by me can eliminate these risks.

Wrong Place, Wrong Scale” – Impacts on Goulburn’s Growth & Amenity

Beyond the immediate neighbours, this development threatens broader impacts on the Goulburn community and its future growth.

The entire southern Rural Lifestyle area of Goulburn where the Solar Farm footprint is proposed has colloquially become known as **Goulburn Industrial Park**.

- Grass and bush Fire spreading into not only adjacent neighbours, but fear repeat of fires started in the area extending to the coast unable to be extinguished,
- **CATASTROPHIC** consequences for human and livestock, and native animal loss of life, as well as property and infrastructure .
- No mitigation can contend with this size of solar Infrastructure without residual **CATASTROPHIC** consequences.

The entire southern approach to Goulburn – historically open grassland vistas – would be dominated by metal and glass.

In our precinct, the RU1 properties with building entitlement cannot be further sub divided, so as to maintain that unique and well sort after small scale rural lifestyle properties close to Goulburn

Fire - increased risks for fire fighters and toxic fallout to wider community

Our property , the other 200 land owners in the proposed footprint, Goulburn residents and potentially everyone between Goulburn and the Pacific Ocean will have unacceptably higher risk from Fire and toxic fall out. This is a high fire danger area especially grass, with high winds and difficult to access areas and limited escape routes.

A large enclosed development such as Merino Solar Farm will not be able to be extinguished and will spread to neighbouring properties such as ours unimpeded and present real risk to life, property and infrastructure.

No reasonable mitigation has been established and outcome in the worst case is **CATASTROPHIC – death and destruction**

Perimeter Fencing and Lighting

These elements are utterly out of character in our pastoral landscape.

Moreover, the substation (32 ha) and BESS (~80 acre) compounds will likely have lighting at night for security – introducing light pollution (glow and glare) into an area known for clear

night skies and starry nights. Even the perimeter fence may have lighting or at least reflect vehicle headlights.

The proponent did not adequately address this night-time visual impact in the EIS.

In summary, the visual and landscape harm from this development is **significant and unacceptable**. Our sense of place and reasons we live here will be significantly impacted .

The area's character – rolling open plains with scattered farms – would be transformed into a solar power plant district.

The planning principle should be: if a project of this scale can't be done without significant impact and devastating the visual landscape and violating siting guidelines, then it shouldn't be done here at all.

This development should not be granted Consent.