

15 December 2022

Nicole Brewer  
Director - Energy Assessments  
Development Assessment  
Department of Planning and Environment  
Locked Bag 5022  
Parramatta NSW 2124

Dear Madam

**State Significant Development Application SSD-21208499**  
**Glanmire Solar Farm**  
**Site: 4823 Great Western Highway, Glanmire (Lot 141 in DP 1144786)**

I am a Director of Fitzsummer Pty Ltd and reside part-time at the premises on Lot 1 in DP 839259 at 4887 Great Western Highway (**Land**), which adjoins the Site.

I am objecting to the application to develop a 60 MW solar farm with a 60 MW / 60 MWh battery energy storage system and associated infrastructure (**Development**) as proposed by Elgin Energy Pty Ltd in State Significant Development Application SSD-21208499 (**Application**).

#### **Near Neighbour Consultation**

I signed a petition prepared by the Glanmire Action Group approximately 18 months ago, following an initial consultation with representatives of Elgin Energy Pty Ltd.

NGH Pty Ltd (**NGH**), in its Environmental Impact Statement – Glanmire Solar Farm, dated November 2022 (**EIS**), sets out in Table 5-2 an overview of the EIS phase engagement activities, including the near neighbour consultation.

NGH did not provide a copy of any of the relevant draft plans, assessments or supporting documentation until immediately before the EIS was placed on exhibition. Accordingly, although NGH did provide some correspondence regarding the Development and I permitted a visual consultant to enter my Land so a visual impact assessment could be performed, I have had limited time in which to thoroughly consider the material and consult with the appropriate experts in relation to the impacts of the Development.

#### **Objection to the Environmental Impact Statement**

The Application proposes a 10m Asset Protection Zone (**APZ**). This APZ is the minimum requirement and is inadequate to mitigate against the risk of fire. It is also a totally inadequate setback and separation distance between the Development and my Land.

The need for a 30m setback is anticipated by the *Large-Scale Solar Energy Guideline* (August 2022), which states (pg35) that:

*Where a solar energy project is located adjacent to a horticultural or cropping activity, the solar array should be setback from the property boundary by at least 30m to mitigate any heat island effect.*

My Land is to be used for cropping activities.

I have been informed by an insurance broker that the presence of a solar farm adjacent to my Land will mean that my insurance premiums will rise substantially.

It is my submission that, should the Development be approved, a minimum of a 30m setback should be imposed between the Development and my Land, so as to not in any way restrict the development or use of my Land. All mitigation should occur on the Site.

Yours faithfully



**Priscilla Waterhouse**