

RE: Muswellbrook Solar Farm
Application number SSD-46543209

15th September, 2023

David and Susanne Goodhew

Lot 43

Property name: 'Seven-Twenty'

376 Sandy Creek Road

McCullys Gap

NSW

2333.

RE: Muswellbrook Solar Farm

Application number SSD-46543209

15th September, 2023

We, the owners and residence of Lot 43, 376 Sandy Creek Road, McCullys Gap, NSW, 2333 object to the proposed Muswellbrook Solar Farm Application number SSD-46543209.

Our property is designated in the Environmental impact statement (EIS) section 2.3 figure 2.5D as **R40** and **VP-3** in section 6.3.3 table 6.16.

There are contradictions in the EIS, confusing our neighbours R41, Lot 44 and ourselves. This needs to be addressed so that the total impacts from this project on our residence are understood clearly by all stakeholders. I note here our nearest neighbour, Lot 42, who also resides within 750m of this proposed project, is not mentioned at all in the EIS. The impacts on this family from the proposed project need to be understood and included in the assessment process.

The glare analysis results in appendix B shows R41 being effected more than R40. I dispute this finding. Our property, R40, is on the ridge line and has a clear line of site towards the proposed solar array. In fact we look down on the proposed project. Whereas R41 is located behind us in the gully between the ridge line and Bells mountain. This point needs to be clarified and the correct results shared with all stakeholders.

We dispute the findings within Appendix F, Landscape and Visual Impact Assessment section 6.3.1 table 6.12 indicating the visual impact rating on our property will be 'Low' and 'No mitigation is required'. Appendix F, Attachment A Visual analyses A.3 Viewpoint 3 pages 114 & 115 shows that the solar array will most certainly have a visual impact much higher than the advised 'Low'. These photographs in fact do not do justice to the horrific landscape we will be exposed to. This will ruin our current rural visual landscape. Looking down onto a large solar array does not constitute as 'Low' visual impact, as such we disagree with this assessment.

Appendix F, Attachment B Glint and Glare Analysis references our property R40 as OP25. As mentioned above, we dispute this and believe our property is in fact OP26.

OP26 is the highlight of attachment B, mentioned many times and exceeding all other locations by far for potential Glint and Glare results. Currently we have zero Glint and Glare issues with our surroundings. How is any increase to this number considered acceptable? Let alone the extraordinary figures quoted in this report. The health effects based on this report surely exceeds any acceptable guidelines –retinal damage?

The cumulative effects of this project along with the proposed Bells Mountain Pumped Hydro Scheme and the proposed Hunter Gas Pipeline (not mentioned in the EIS, the proposed pipe corridor runs through our property) will have a detrimental effect on our rural lifestyle and certainly our property value. We are experiencing additional anxiety within our home life having to consider the impact of these major developments in our immediate back yard. We have had to meet with various company representatives to discuss these proposed projects and consider the negative impact it will have on our chosen rural lifestyle and that of our children. Having one major project on our doorstep is enough to contend with let alone three. We have enquired about selling our property and moving

on, but the first question the estate agents ask is regarding the trio of proposed major projects our property is being overrun by. This in turn drastically reduces the marketability of our property.

- We request our property R40 be clearly identified and reassured it has not been confused with our neighbours R41.
- We dispute the 'low' rating in the visual impact assessment and believe this needs to be reviewed.
- We strongly believe our property should be referenced as OP26 for glint and glare not OP25 as stated.
- We dispute the findings in the visual impact statement as 'no mitigation required' for our property.
- This proposed project will greatly affect our rural outlook and quality of life that we currently enjoy. **We strongly object to this project going ahead.**

We ask that our concerns outlined above are considered when determining the impacts of this project on ourselves, our neighbours and the greater community.

We declare we have not made any political donations in the last two years.

We acknowledge and accept the department's disclaimer and declaration.

Regards,

David Goodhew

David Goodhew

15/09/2023

Susanne Goodhew

Susanne Goodhew

15/09/2023