

Application No.: SSD 63207219

Project: Kingswood Battery Energy Storage System

As a direct neighbour to the Kingswood BESS project, I fiercely oppose its approval on the subsequent grounds:

- A major consequence for this project is the constant magnified noise and light pollution that it will generate. Then when the 3 other BESS projects, including Tamworth BESS and Calala BESS are considered, given that they are all located within a 500-metre radius of each other, the noise and light pollution footprint would overlap, which therefore amplifies its impact on surrounding properties.
- Risk of contamination from battery leakage or fire into the water supplies of nearby properties that are reliant on underground water bores and wells for their stock and domestic supplies would be disastrous. Most of the bores and wells have a very shallow water table, between approximately 3 to 4 metres, with water being visible from the ground level. The proposed development site is only seventy metres away from our stock and domestic bore and twenty metres away from a stock water supply dam. Both of these water supplies would be greatly affected by contamination from a BESS fire or battery leakage. The risks are further highlighted by the fire near Geelong in Victoria at a Tesla battery project, which is believed to have been started by a coolant leak.<sup>1</sup>
- The legal acquisition of all 4 properties where the proposed projects are planned was completed in the very guarded way, with all vendors having to sign nondisclosure arrangements. Then the applicant company holds a stipulation over the purchased properties for over 3 years, paying the vendor a peppercorn rent whilst awaiting approval for the proposed project. Additionally, the inflated purchase prices offered to pull the vendors in, will have a striking effect on the Valuer General's valuation's and in turn the council rates of nearby properties, despite the actual sale value for the nearby properties decreasing, caused by the proposed project.
- For properties that join the proposed project site, the financial effect on their ability to subdivide suitable land nearby would be infinite. I have the option for subdivision on my property, but finding a buyer that would be prepared to live within sight of this project would be impossible. As a point of fact, a property overlooking the development site but not directly joining is on the market and unable to attract any interest from potential buyers because of the proposed development.
- 'Communication', a term for which I do not think this applicant company understands its meaning. The applicant company failed to contact me about this project, despite the fact that I am a direct neighbour with my boundary fence right beside the proposed project site. I approached the applicant company after hearing on the grapevine that this project was being proposed.

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<sup>1</sup> Fire at Tesla giant battery project near Geelong was likely caused by coolant leak, investigation finds.  
<https://www.abc.net.au/news/2021-09-28/fire-at-tesla-giant-battery-project-near-geelong-investigation/100496688>