

My name is Peter Lucas and I live at Newacres, 877 Windellama Rd, Gundry.

I object to the proposed Gundry Solar Farm being built at 961 Windellama Rd, Gundry.

Gundry Solar Farm

Application No SSD-48225958

The Gundry Solar Farm consists of 400MWdc (320MWac) solar farm and battery energy storage system (BESS), located south east of the Goulburn CBD in the Goulburn-Mulwaree Shire.

### Renewable Energy Zones

The NSW government has designated Renewable Energy Zones (REZs) that will expand transmission and generation capabilities in strategic areas across NSW. Upfront land-use and coordinated community consultation are central to the Renewable Energy Zones and will help ensuring a strategic approach to electricity infrastructure development.

- This development is not situated in a Renewable Zone.

The NSW government will encourage development in REZs to support a transition to renewable energy. This will ensure that development occurs in appropriate areas close to existing transmission and distribution infrastructure and has fewer environmental, heritage and land-use constraints than some other parts of NSW.

- This development is inside the Goulburn's Regional City and will limit its growth potential. Figure 2.2 Regional City pg 17
- The development is surround and visible by many residents living on lifestyle blocks. Figure 2.4 Receivers pg 27
- Two thirds of the project will be inside the Goulburn Regional City Zone.
- The contrast will be very noticeable to residents and travellers.

A high percentage (approximately 70%) of existing solar developments are currently located outside the REZs and continued development will be required to support the countries transition to renewable energy. However, each would have its own assessment of the likely potential impacts on the project area.

Gundry Plains is only a short distance from the centre of Goulburn and has been subdivided over years. Smaller blocks has changed the area and residence are able to enjoy a hobby farm lifestyle. Gundry Plains has its own character as does Goulburn, residents appreciate the four seasons, scenic quality of the plains, peacefulness, friendly neighbourhood and the great lifestyle.

- It has become a rural community.
- The residence have an agricultural experience.
- They may have run a few horses, cows, sheep, lama and do a little pasture improvement.
- Its a great area for families, close to shops, schools and all the things Goulburn has to offer.
- We live with our children and grandchildren, all enjoying the rural aspect of the property.

The assessment on the likely potential for impacts on this area is high.

## Regional Cities

The NSW Government's regional plans identify cities that are strategically important to the ongoing growth and development of regional NSW.

For large-scale solar energy development to be approved near certain regional cities, the consent authority will need to be satisfied that any urban land conflict, impacts on urban growth potential and important scenic values are not significant.

- It does not avoid significant conflict with existing or approved residential or commercial uses of land surrounding the development.
- It will have an inverse impact on the regional city's capacity for growth, scenic quality and landscape character.

Two thirds of the development will be situated inside the proposed 10km city zone.

Figure 2.2 Regional Cities pg 17

The main infrastructure (Substation, Transformers, BESS etc) is well inside the 10km zone if a centralised AC BESS layout is developed.

Figure 3.1 Project Conceptual Layout pg 38

The substation, transformer AC BESS, construction zone, parking, site office and associated infrastructure is within 1000m of eight residence. Five are less than 650 meters.

Figure 6.12 Residual Visual Impact pg153

If a decentralised DC BESS layout is developed then over fifty percent of the BESS structures are inside the 10km zone.

Figure 3.1 Project Conceptual Layout pg 38

A landscape is a geographical area characterised by its content of observable, both natural and manufactured features, which both have physical-aesthetic and cultural-psychological values to human beings and their activities. Therefore a change in the landscape is primarily driven by change in observable features, be they natural or manufactured.

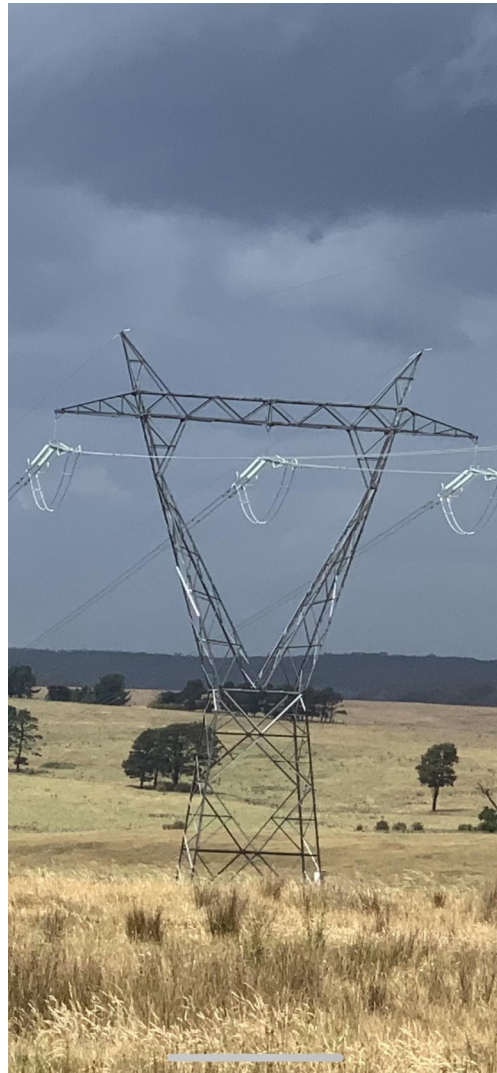
- Solar farms are more visually alien to the rural landscape as they are manufactured facilities.  
Cover Page photo, Gundary Solar Farm Environment Impact Statement

Colouring is a major issue when looking at the alteration in the landscape, evaluating scenic value and magnitude of change. Visual contrast depends on the difference in an object's colour and brightness and that of the background landscape or sky.

- The Solar Panels (740,000) can be visually distinguished from their surrounding landscape due to their degree of colour contrast (black).  
Cover Page photo, Gundary Solar Farm Environment Impact Statement
- The substation, transformer, batteries, parking areas and roads are all manufactured developments and foreign to the existing landscape.

Glint which is the momentary flashes of light, and glare which is continuous and excessive brightness. Visual sensitivity is the measure of how critically a change to the existing landscape is viewed by people in different locations. The impacts of solar reflection vary for each type of receptor.

- With a rating of low impact the solar farm will still produce glint and glare under certain conditions.
- The intensity and duration of an impact will have a visual sensitivity and impact residents and passing traffic.
- The substation structure has not been discussed as a possible area for glint/reflection.



Recently there has been work done on the electricity towers on my property. This tower is on the same line as Gundry Solar Farm (3 towers away). The bright reflective panels have been added to the structure in the past month.

- Their reflectiveness depends on the sun's position and your visual location.
- The new substation (similar material) will be very noticeable to all residents close and to the development.

The mitigation measures suggested in this development are futile. Screening around the infrastructure on low lying ground will not reduce the visual impact. There are no mitigation measures for large areas of solar panels.

Figure 6.13 Draft Landscape Plan pg 154.

- The undulating topography and lack of mitigation measures ensure that the The Solar Farm is highly visible.

The trees on the Windellama Road boundary which are supposed to screen the substation/transformer from passing traffic were severely burnt during the fires (83-84) and only have limited foliage on their tops. They were planted over eight years ago and are struggling to survive.

Conversations about mitigation measures on neighbouring properties to the project in the early stages was unproductive.

Table 4.1 Summary of Mitigation and Enhancement Strategies-Change Sense Place.

Visual screening on individuals landholder's properties may also be appropriate for some residences, with some stakeholders requesting trees on their respective properties. However, the topography and view lines surrounding the project may reduce the efficacy of this solution for some landholders.

Interesting how the mitigation measures suggested for the Project will provide acquitted screening for the closest neighbours and are able to overcome the undulating topography. If planted on neighbouring properties they then may reduce the efficacy of this solution.

- A tree painting program should be available to all residences with a view of the project.
- These tree lines should be maintain by the developers for the entirety of the Project.
- Weeding, watering, trimming and replacing.

The assessment determined the Project would result in a moderate *magnitude of change* to the landscape character. "It would introduce a large area of mostly low-level built structures (with repetitive, linear patterns) across open, undulating, grassed pasture, and the Project is reversible. (that is, it could be removed with little residual impact to the landscape)". Lightsource bp, Landscape Visual Assessment

This is a total understatement of the *magnitude of change* the development will have on this region.

- A sea of 700,000 black solar panels
- A compound of 154 batteries, large container in size.
- Substation and transformer infrastructure (grantee structures, new shining metal).
- Office and parking areas.
- Perimeter fencing 2 in height.
- No ploughing, no cropping, no slashing, no wind rowing and baling over 1400 acres, does have a significant magnitude of change.
- No cattle, sheep, horses grazing in paddocks.
- An increase in noise.
- During construction, the area becomes an industrial site, noise, movement (earth works), dust, traffic which is foreign to the area.

“The landscape character assessment is the process for determining how the project will affect the landscape, its aesthetics, and its distinctive character. The assessment requires evaluation of the landscape’s “*sensitivity*” to the proposed change, and the “*magnitude of change*” a project would have on a landscape (that is, the proposed physical scale, how distant it is, and its contrast within the existing landscape).

Existing landscape character was determined to have a moderate level of *sensitivity* which was based on:

- Community engagement with proximal landholders and residents, broader community members, and key stakeholders individual meetings, two community information drop-in sessions (November 2022 and March 2024), an online survey, telephone survey and emails. Those consulted identified that they feel strongly about the landscape, its scenic qualities, its amenity value, and its positive contribution to peoples’ lives.
- Goulburn Mulwaree Council’s acknowledgement of the importance of rural landscape to local character in the Local Strategic Planning Statement 2020 vision statement and DCP
- The technical Supplement’s visual reference for scenic quality values (refer to table1)”.

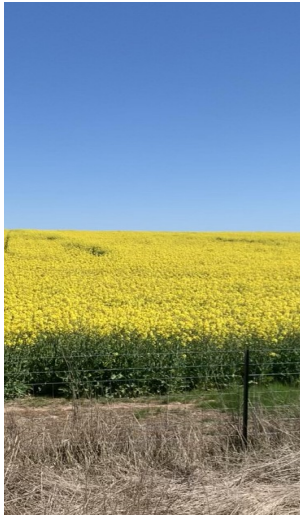
Local landholders on Gundary Plans expressed at every opportunity how this proposal would impact the local environment. The findings state “the existing landscape is locally important and highly valued by the community” Lightsource bp, Landscape Visual Assessment

We consider the area as highly sensitive because of the unique lifestyle it provides.

- People riding horses.
- Fishing in dams and Gundry Creek.
- Summing in Gundary Creek.
- Walking through paddocks with the family.
- Friends visiting from the city having the chance to experience a rural area.
- Rural setting, beautiful country views, undulating plains contrasted by moving clouds.
- Raising cattle, sheep horse etc.
- Involving children and grandchildren with country activities.
- Sliding down snow covered slopes, our garden.







Canola Crop



Wetlands Gundry Creek

#### 6.3.2.4 Potential Conflict with Residential or Commercial Uses of Land pg 95

Section 2.42(2)(a) of the T&I SEPP requires the large/utility-scale solar and wind development is “located to avoid significant conflict with existing or approved residential or commercial uses of land surrounding the development”.

- The development has a significant conflict with existing residents and the subdivision potential of Rosedale.
- Surrounded by hobby farms.
- People living on the plains earn their income from other sources (hobby farms).
- I have one of the largest holding and still had to work in town (teaching).



## Sense of Place

### Gundry Plains

Gundry Plains has become an area of lifestyle blocks, and small farming enterprises. Numerous homes, sheds, yards and other farm buildings are spotted on the plains, all add to the distinctive character to the land.

The landscape is undulating and a kaleidoscope of colours. Views are always changing because of seasonal variation.

- This is our home, our sun burnt country, our place.

Residents have views of paddocks in different stages of growth, preparation, pasture mix and the occasional crop all contribute to the character of the plains.

At night the only lights visible are those of Goulburn city and the rural dwelling.

Also there are a number of wetlands along the creeks and they are inhabited by migratory and native birds of all shapes and colours. These often visit scattered dams on the plains.

Noise, what noise. Only rural sounds, livestock, birds, wind and storms.

I don't think a young poet will endeavour to describing the vista of our plains if a solar farm is allowed to proceed.

## Urban and Fringe Housing Strategy

### Assessment of Impacts pg 98

The UFH indicates that Goulburn's future urban growth is likely to be concentrated to the west, north west, north and north east of the city.

#### 6.3.2.5 Capacity for Growth pg 98

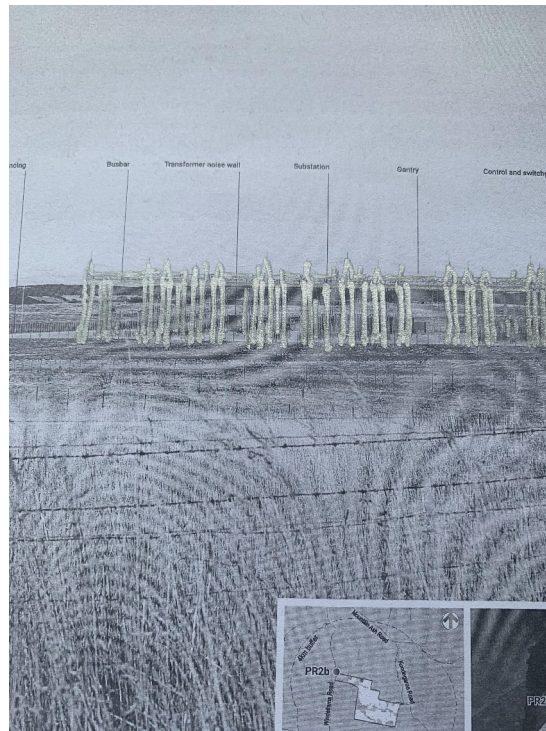
With an estimated resident population of over 285,000 (approximately 740,000 including the ACT) in 2021, the South East and Tablelands is expected to grow by 1 percent annually and cater for more retirees as people relocate from neighbouring communities, including the ACT for lifestyle and affordability reasons. Goulburn-Mulwaree Council has recognised that the proposal is in conflict with its future growth and development plans. The impact will affect future housing, lifestyle blocks and industry opportunities.

As Goulburn is a Regional City it must preserve land on the outskirts of town, north, south, east and west to satisfy its future demands. It should provide areas for all types of housing development including, residential type blocks and rural lifestyle acreage.



The collage of material for the substation area is not factual. At this stage no contracts have been signed for a company to develop the facility.

- No heights
- Actual number of structures (grantees).
- No connecting tower/towers into the grid.
- The company produced then without specific dimensions.



- **These structures do not blend into the background as portrayed by the photos provided in the EIS.**