

Submission for objection to Gundry Solar farm.

1. a) Inappropriate site.

The site chosen By BP lightsource is quite inappropriate, the number of residents in close proximity to the site. There are 60 residents on and surrounding the Proposed Gundry site. Affected land owners are all lifestyle blocks escaping from city infrastructure and enjoying the country vista of hills, gullies creeks, grazing sheep and cattle along with cropping for feed for their own stock. It is blatantly **obvious Umwelt and Lightsource BP have not attempted to look for an alternative site for such a large-scale Solar Farm, they have zeroed in on the one and only 300KVA Transmission tower next to Windellama Road and a School Bus Stop**, where the Substation will be situated, also, **the substation is now 3 times larger than we were initially told it would be.**

• **LIFESTYLE BLOCKS** are between 25 and 500 acres, they are bought at a premium price to escape the hustle and bustle of city life, many of the lifestyle blocks are owned by those seeking a tree change from Sydney. There is not one owner of these lifestyle blocks that does not depend on work off the property, in Goulburn or surrounds. It is impossible to make a living off lifestyle blocks, that is why they are called **LIFESTYLE BLOCKS**. There are very few properties in existence in the area that are of a size where one can make a living, Rosedale, up for sale and is approved for subdivision of lifestyle blocks, Bullamalita is also a property still large enough to produce an adequate income, possibly supplemented by offsite work, then you travel another 10km and then another 5km for working properties, so for Lightsource BP to say there will be NO IMPACT on Goulburn's growth shows they have **been very selective with research**. Lifestyle blocks exist from Goulburn's outskirts on Windellama road, to Oallen, Bungonia Road to Bungonia and Braidwood Road to Tarago, discounting a few properties on Braidwood Road where there are still a few large working farms, this area is (or was) mostly sort after lifestyle blocks of varying sizes, if not already approved they are in the pipeline of future development over the next 30yrs. **Both Merino and Gundry Solar Farms have caused developers to hold off on plans for future subdivisions of life style blocks.**

b) Two thirds of the proposed Gundry solar farm are on Mapped Land for Goulburn Mulwarree Council. The distance from Goulburn City Boundary is 5km. Fig 2.2 p 51 EIS

The EIS states, 'No conflict with existing users, or approved residential use of surrounding land' **Since this project came to light, one property has been UNABLE TO SELL, it has two homes, in excellent condition, less than 20 yrs old less than 9 km to the post office. It was valued at over 2 million dollars, the families living there, have been unable to move on with their lives, despite making plans to do so, BECAUSE OF THE PROPOSAL OF THE SOLAR FARM, the substation and a lot of glass will be their new vista. This is 100% loss of value. Another property has sold with a 36% loss of value, the owner was suicidal as a result of the proposal and his wife was also suffering depression and their children were accosted at the school bus stop, they came to the area as a tree change, to save himself and his family they took a massive loss when selling, interestingly the buyer now regrets his decision even though he bought the property heavily discounted.**

These are just two examples in this area, there are more, so for Lightsource BP to say the development in the area will not be affected is a complete and utter lie, **this proposal has**

stifled growth and will continue to do so unless it is withdrawn due to the inappropriateness of the size and place with which they want to put it.

- c) Goulburn Mulwarree council has made it well known this area is the new growth area for Goulburn, with approved subdivisions of many Lifestyle blocks of the future, this development if it goes ahead, it will stop growth in its tracks, just the proposal alone has stalled future development, as, No one wants to look at a solar farm and a substation, when making a tree change. Not one of us currently here, wants to look at the Solar Farm from within our home or whilst outdoors enjoying our property's location.

The recently released NSW Dept of Planning, Housing and Infrastructure guidelines, states" a consent authority must not grant development consent unless it is satisfied the development,

1. Is located to avoid significant conflict with existing or approved residential or commercial development of land surrounding the development" and,

2." Is unlikely to have a significant adverse impact on regional cities capacity for growth, scenic quality or landscape character"

Clearly this proposed development impacts existing residential and approved Lifestyle blocks, as stated earlier, this proposal has already stagnated growth, stopped property sales, of at least 2 on Windellama Road, one Painters Lane, and also halted my future plans if not those of others. If this stagnated real estate is not interrupting growth and development in the area, I don't know what is. The EIS has downplayed the growth of Goulburn, in this direction, what they don't say, is the owner of one subdivision has held off the sale until last month, BECAUSE OF THE SOLAR FARM PROPOSAL, and has now reached a time in life where he needs to prepare for retirement.

- d) The development will also clearly have an impact on scenic quality of the area, even if you can't see it, you know it is there, a hideous glass, steel mat covering the landscape, with massive containers of potential fire bombs, (89 large container style units 3 mt high) an incredibly large substation, now 3 times larger than we were initially told, and, 128 inverters **do not look anything like a farming/rural landscape** to anyone. It will be altered forever with toxins entering the soil and water ways when Fire and damage to panels occurs. This development does and will impact on our quality of life our enjoyment of life, our health, both mental and physical, we will never be able to sit and enjoy the grazing stock or green pastures, it will be a black hole reflecting sun into my living room late afternoon, forcing me to shut the blinds and live in the dark like a mushroom. **No impact they say!** There will be plenty of impact on many lives surrounding this proposal, we are all too close to not to be impacted.
- e) The EIS states, Windellama Road is not identified as a 'scenic route'. The EIS does not note that it is used by hundreds of locals and travellers every day, with Locals travelling to work from Nerriga and travellers to and from Nowra since the Oallen Ford bridge was built a few years ago. Previously the crossing was often flooded, and since the bridge has been built the traffic on Windellama Road is more constant and heavier than the Hume highway from Goulburn to Gundagai. Just today there were 4 caravans 3 cars towing boats and 5 single vehicles past my gateway in less than 5 minutes, like a convoy, this happens a lot on Windellama Road, throw the Goulburn Cyclists clubs into the mix and you have a very busy

section of road with cyclists often using the road for races from Brisbane Grove to Painters Lane. Cyclists using the road for road races is not mentioned in the EIS, this again shows Lightsource BP has not done due diligence with their investigation into the users of this road. There has been no traffic count on Windellama Road by Lightsource BP in their preparation of the EIS.

Much of Windellama Road is restricted in weight and speed from Oallen, thus there are no heavy vehicles as through traffic only local gravel trucks and mostly light cars and trucks. When the fire of 2019 closed the road to the south coast, the lack of traffic was very noticeable with only Nerriga to Goulburn Traffic able to get through for weeks. From Windellama road the vision of the Solar farm area is quite remarkable from 10 km away, due to the terrain.

Gundary plains was named such because when explorers discovered the area, it was noted there was a lack of trees! Native trees have been planted with very varying degrees of success, mostly they have failed to thrive even with care, a simple drive along Windellama Road will show evidence of mostly unsuccessful plantings of native trees. **Lightsource BP have suggested they will grow trees in selected areas as a screen, the EIS diagram doesn't show any trees along Windellama Road, or on the Boundary of the solar Farm facing Bullamalita Lane, why is this? It may prevent travellers viewing the glass and steel as they travel to Goulburn from 10km away.**

There is a reason most Land owners including myself, have opted for non-native species, they don't grow in this area. Initially Lightsource BP suggested they would plant natives and if they died then they died! This Suggests they have no intention of looking after trees planted as screening, despite what the EIS says. This again shows the arrogance of this company toward landowners their lifestyle, and vista.

THIS PROJECT IS IN THE WRONG PLACE!

2. The solar irradiance.

Solar Irradiance is measured by use of Pyranometer (measuring global radiation) and/or a pyrhelimeter (measuring direct radiation). At no stage in the lead up to the EIS has BP Lightsource had any instruments on site to measure the solar Irradiance level. Despite having access for over 2 yrs. And looking at the BOM Average daily solar exposure we are placed between 12 and 18 Megajoules/m². A NASA map has similar readings. Definitely not in the high or good range as North western NSW. The BOM shows 88.4 days per year of good source irradiance levels for this area, this is less than a quarter of the year that there is good solar Irradiance for this site, HOW is THAT a GOOD INVESTMENT? **No wonder these companies are putting their hand out for subsidies from the government to make them LOOK GOOD! It is, at the expense of the customer, YOU and ME!**

A family living off grid looking over Goulburn Airport, has had to use a generator through winter to supply their house with power, yet when they lived 20-30 km north of Goulburn previously, with a similar system, they had no such need. **Says it all I would think!**

We have heavy fog during winter along with a lot of cloud reducing our personal solar input on our rooftop system to less than ¼ of a hot summer cloudless day. After 15 yrs of use my solar installation has NOT paid for itself.

It is difficult to fathom why a company would build a solar farm in an area with such low solar irradiance unless it is solely for the credits provided for the oil producing company.

3. Fires. And EMF risks. Fire in Solar farms is not uncommon, and are often not reported in mainstream media.

9th January 1985 we had a fire start approximately 10 km from Gundary, this fire was fanned by 100km wind gusts moving in a zig zag form and travelled to the Gorge. Once the fire was in bush the eucalyptus trees go off like a bomb, embers travelling from top to top with wind of the day and the fire generating its own wind. This fire started **at Pooks Hill off Braidwood Road, travelled through grassland for approximately 1km before engulfing bush and arriving at my parent's property 7.5 km away within 10 minutes.** Over 600 head of stock were lost including some on my family property. Wild life still hasn't returned to some areas, the scares on trees are still there 39yrs later. There were over 300 firefighters working to prevent the fire from reaching Bungonia Gorge, it was thought, if the fire reached the gorge, it would not be stopped till it reached the coast. My husband recalled driving the Bungonia Road (with sections of dirt) **at 140km per hour to get to a grader driver, his grader was entangled in fencing wire, the fire beat him** but thankfully the driver was ok, **this is the speed at which fire travels**, terrifying, does not seem adequate to describe the feelings invoked by a fire.

This is not the only fire, and won't be the last, some have burnt to the coast from the Goulburn area, all fires are destructive and once you have lived through one you never forget the terror and fear involved. **Remember 2019 fires in NSW...an awful lot of people caught in places they would rather not have been, terrifying for all animals, children and adults alike.**

If this same scenario occurred on the proposed Gundary Solar Farm, as on 9th Jan 1985, with wind speed in excess of 60km and gusting at 100km per hour on a hot summer day, the people living **on Kooringaroo Road will have no chance of escape, the fire would be at Bungonia before Fire trucks could be onsite from Goulburn, Gundary or Bungonia fire brigades, probably before they could even get crews together to man the trucks.** (They don't sit in the shed waiting to be called, very different from City fire fighters where there is a small crew at the station most of the time.) **If the fire occurred at night the result would be catastrophic! Kooringaroo Road is a dead-end road very narrow for the last few km with overgrown trees up against a narrow one-way track towards the end, and, very poor phone service contributing to what would be a catastrophic result.**

The proposed solar farm has bush on the western side and pasture on the eastern side, and as mentioned above it has thick bush for several km on Kooringaroo Road which is a dead end, Heading back into Goulburn on Kooringaroo Road, there is a T intersection, turn Left to Goulburn the bush is less dense for a few km, and then opens out to grassy plains, the chance that anyone from Kooringaroo Road could make it to that point is very slim if given the same conditions as of 9th Jan 1985. The fire would be upon them before they knew.

The EIS states, their assessment of' bushfire risk as low', because " it is predominately grassland which reduces fuel loads" These people obviously have never seen a ' fire ball' in grass land travelling faster than ones brain can comprehend, burning firefighters where they stand with gusty 100km winds behind it... there are no words that can describe the horror of a fireball in such conditions, **these things make grown men cry at the devastation, the loss, helplessness, I know I've seen it. When such a fire gets into the bush there is little chance of stopping it, this fire I'm referring to could not be stopped on the grassland**

Infront of my home, fire fighters thought they could catch it as it came out of the bush on my family property, but they had no chance. Lightsource BP have no Idea the devastation and loss that will be experienced should this project go ahead and a fire starts on the farm. There will be certainly be loss of life along with many animals perishing in its path. As mentioned before, my husband drove at 140km per hour to get to a trapped grader driver, the fire beat him! Thankfully the driver was ok.

Many firefighters have been injured in just such situations, 2 immediately come to mind; one on Gundry Plains, a local, fighting a fire caused by 300KVA power lines, and another on my parent's property in 1985, when the fire came out of the bush onto a grassy flat section of land, **it was a fire ball driven by wind, dancing down the paddock, engulfing everything in its path, injuring a firefighter.** Both these men were hospitalized for lengthy periods, one suffering through many skin grafts and still bears the scar's today. **These men were on grassy plains.**

Reports and findings from American and European studies by insurance companies have shown the fires start from faulty components within the PV farm.

2018 a UK Government report, investigated 80 solar panel fires, they found 58 instances were caused by the photovoltaic system itself, they resulted in a dozen injuries and 3 deaths. The report concluded that 38 fires escalated to serious fires. (<http://www.if-insurance.com/large-enterprises/insight/risk/consulting-magazine/risk-consulting-2019-2/preventing-solar-panel-fires>). This report was on Insurance regarding Solar farm fires.

June 2019 a fire from a California solar farm burned 1,127 acres, the fire was caused by a BIRD, according to the California fire Chief, birds wings touch multiple electrical conductors, and they burn like a "light bulb" and he said 'It happens all the time'. The same article found The National Fire Data Centre, keeps statistics on causes of fires, **however fires on Solar farms are NOT DOCUMENTED, and classed as OTHER.** Thus, keeping relevant important information from the public. (<http://stopsolarfarms.com/news/solar-farm-fire-burns-1127-acres.html>)

This is also occurring in Australia, with regard to both Wind and Solar farm fires being played down by Government agencies.

There is no reason this cannot happen here, with multiple bird life in the area. My mother's property has had two such incidents in the last two months where a bird has died after making contact with conductors and cutting off power to her home from a single power pole, so it is probably more common here than we are told. The secrecy about fires on renewable energy farms must stop and the public should be given accurate accounts of fires.

Queensland Fire and Emergency Services Safety alert exposes issues with regard to Solar Farm Fires. Like NSW, RFS is the primary responder to Rural fires, issues and risks listed in this article from Queensland Government website are:

Inverters, Switch boards, Electrical wiring and connection terminals, Battery Storage systems. These components have the potential to be live, thus posing a serious risk of any fire fighter entering the site. (This, was the case in Finlay NSW where a fire continued to burn while fire fighters refused to enter due to concerns that the site was 'live'.)

On 9th October 2022 a fire started in a transformer at Canyonleigh substation, fire crews attending had to wait hours before they could access the property, the fire was still burning

on 14th October 2022, loads of water required to cool the substation so the fire retardants would work. **Where is this water going to run off to if such a fire where at Gundry?**

Into Sydney water supply, 'I'm glad I don't drink it! The burning oils and toxins running into the water, and emitting into the atmosphere for all to breathe, causing chest and breathing complaints for nearby families.

Another substation fire at Tallawarra Power station took Days to put out in June 2022, and impacted many nearby in Wollongong Shellharbour and Unaderra. Due to the same issues. One 180,000 litre water tank will soon be empty in a situation such as this.

Studies conducted of the effects of living next a Solar farm have not been recorded over long enough periods to determine if there is a reason to make sure these developments are constructed away from residential areas. WHY not er on the side of **caution before health issues overwhelm those FORCED to live next to these developments?**

Lightsource BP does not state how they will mitigate this risk with a fully qualified electrician on site 24/7 ensuring the site is safe, in the event of a fire.

Also, are Lightsource BP going to have the Solar Farm checked by a third party at least annually to check the viability of the system? Would this be grandfathered into any agreement with a future buyer of the facility?

EIS Fig 3.1, shows emergency gates, most of these gates are onto private property, **not one of these owners of this adjoining land has been approached about access to their land through a cut fence on their land via a gate in security fencing on the proposed Solar farm.**

Lightsource BP claim to have been open and honest and **consulting with neighbours** along the way, this is **very untrue.** And once again shows the arrogance and disrespect toward landowners by Lightsource BP, and shows they demand Social Licence.

Lightsource BP has stated several times throughout the EIS that an access off Koorringaroo Road would be used in 'emergencies only.' It is known by all residents on Gundry Plain's that Goulburn Mulwaree Council have stated categorically to Lightsource BP that this access cannot be used, without a full-length upgrade of Koorringaroo Road, at their (Lightsource BP) expense. This has been totally ignored by Lightsource BP, there is no mention of the need to upgrade Koorringaroo Road in EIS.

Access tracks through the project are proposed to be of compacted gravel 4mt wide, this is hard to believe as Lightsource BP did not have compacted gravel roads through a recent development at West Wyalong, witnessed by one our Gundry residents. Lack of money for the project led to vehicles being destroyed by overseas workers driving through water and mud because no roads were prepared on site at all. There is also no mention **of RFS required passing bays every 200 mts within the solar farm site for fire trucks to pass.**

ELECTRO MAGNETIC FIELD

The EIS also states the size of the substation is much bigger than we were initially told, in fact **it is 3 times larger**. Is this another lie? Misprint? The substation is leaving a very large footprint on beautiful Gundary plains, with extreme visual pollution for 9 nearby residents overlooking such a structure which cannot be hidden with trees, and for the hundreds of travellers on Windellama Road, it will be highly visible.

It appears the substation will impact an existing dam; will this be removed? I thought these dams were built by NSW Government Soil Conservation to restrict flow during flood, surely filling a dam will change the effect of flooding in the area also the water quality. **The substation is also within 200 metres of a school bus stop**, what are the EMF hazards involved?

Insufficient studies have been conducted to be 100% sure of nil or negligible adverse effects! **Where is the concern from the developers, and the planning department? This is not even mentioned in the EIS.**

NSW planning may not be concerned, however overseas countries have recommendations we should be considering and taking onboard.

••World Health Organisation (WHO)has recommended to an IRISH SOLAR farm, that setbacks for residential areas should be 2km or 1.2 miles. Irish Solar Authorities have agreed and recommended the same distance from residential properties.
<http://Irishsolar>. (August 2023)

••July 2023 Florida state of America also recommended a safe distance for Solar farms of 3km or 1.86miles from residential properties. <http://gusolarfloridastate.org>
If we are prepared to agree and consent to recommendations by WHO and other world agencies, on other health matters, WHY is there no such recommendation here?
Are we going to wait for health issues to surface before doing something about it? I don't want myself my family and friends to be Guinea pigs for any purpose.

Studies conducted of the effects of living next to a Solar farm have not been recorded over long enough periods to determine if there is a reason to make sure these developments are constructed away from residential areas. WHY not er on the side of **caution before health issues overwhelm those FORCED to live next to these developments?**

The EIS states, measuring air quality in Goulburn and comparing this measurement to a rural setting. The subjected site of the 'Air Quality' does not exist. Howard Blvd and McDermont Drive however, does, and the air quality beside a busy main Thorofare in Goulburn is Not really a good/fair comparison. It again shows Lighsource BP have not bothered to do their homework for the project. **The whole process reeks of in office desktop modelling and not due diligence of field work.**

- 4. Property values.** Our property values from around the proposed solar farm have already suffered. One owner having to sell at a **loss of almost \$1million dollars**, for personal reasons, he had to move, so had to take what he could get. I have already discussed this in **1.** As an inappropriate place. Another owner had placed the property on the market at the same time as the proposal for the solar farm, came to the attention of Gundry residents, over 2 and a half years later they are unable to sell, with prospective buyers discovering the solar farm proposal and then backing out of the deal. The property is unsaleable. **That is 100%loss of value.** Also mentioned in 1. Page 1. Others, myself included stand to lose from 10 to 40 % value of our properties.

This impacts our quality of life in our future as these percentages of loss, is a portion of our superannuation for our retirement, for some of us. This loss of finance then forces us to become dependent of the state, Not, because we did not plan our retirement, but because of an unwelcome industry on our door step devaluing our properties. This Loss of property value is not uncommon, with other regional areas suffering the same property value loss, from nearby solar, wind and transmission currently being forced upon regional communities for the green agenda.

When asked about the loss of property value, at the Goulburn CWA rooms drop session 2024, Lightsource BP denied the possibility, even when faced with facts from Reale state agents both locally and in areas already impacted by Solar and Wind farms, e.g. West Wyalong, Wellington and Goulburn. Loss of property value has not been addressed in the EIS. Apart from the two already mentioned I myself have not bothered to prepare for the Sale of our property, I cannot afford to lose 5% value, to 10% as suggested by a valuation, we would like to move closer to services as we age, but cannot contemplate a move with the current proposal in place. I was laughed at, by Lightsource BP staff when I suggested 'we would have to live on vegemite sandwiches', because we may not be able to afford to live here OR afford to move to town.

Shows just how disrespectful they are with regard to the impact this project will and is having on families, their livelihood, their sense place, sense of belonging, their current vista of beautiful rolling hills with, peacefully grazing sheep and cattle, and how little they care about our enjoyment of our place.

5.Community engagement

Community engagement occurred firstly at Bungonia, without the knowledge of most of the affected residents, the second at Goulburn Markets also not with the knowledge of many affected residents. It was by accident that most of us found out about this project, NOT BECAUSE Lightsource BP were diligent in their engagement process. Bungonia residents are totally unaffected by the project unless there is a fire, then they will be very much affected.

Goulburn people are unaffected by the project, and it astounding to know that many still do not know about the project, every month at the Goulburn markets we find more people wanting to know where it is and are disgusted at the prospect of more renewables in our area, we have a glut of wind towers surrounding Goulburn landscape as eyesores on the horizon.

- 6.Visual and Landscape.** The EIS states only one was found to have moderate visual impact, the remainder low to very low.

This is a GROSS MISREPRESENTATION of the facts, and what 'we see' from our living room, bedroom or while enjoying our property.

A Photomontage is a computer-generated picture which manipulates several photos to represent an image the developer wants us to see. It is a manipulated image which in no way represents the true picture as seen by the naked eye, and viewed by those who live in the area.

Photomontages were developed, I was told by an Umwelt/ BP representative, for use in cities to show how a sky scraper might impact on neighbours and the surrounds. This same mechanism/technic cannot and should not be applied to a rural landscape. It is a totally different Vista, and inappropriate use of a city designed technic to rural scape. What it shows is **a desperate attempt to convince rural people their lifestyle their vista their health and wellbeing is second only to the wealth and greed of others. It is a blatant use of computer modelling to, and reduce the compensation which should be paid to the neighbours of such projects.** The same person told me the landscape, **my vista, is then compared the buildings or places listed around the world as 'MUST SEE'** e.g Sydney Opera House, Sydney Harbour, The Blue Mountains or Buckingham palace, and, then rated as to scenic quality against these worlds listed vista's. This then is how it is determined if **MY VISTA** is **HIGH, MEDIUM, LOW** or **VERY LOW!**

What a crooked process is this? Obviously designed to reduce the compensation paid to affected residents!

This type of process in no way can possibly be representative of how we view our vista, our vista is processed by the brain, and through feelings gives us a positive or negative response, there is no way of depicting my personal responses through a computer-generated photo. AND, every human will have a different response.

What a despicable, twisted, manipulated, misrepresentation of what I SEE, and is totally disrespectful to the land and its residents.

I never compare what I see as I have travelled, with what or where I live, except for being very grateful that I do not live in a City, and do not have to look at the steel and concrete every day. I enjoy living in a peaceful area of the Goulburn country side. This project will take away any pleasure we have of living in the county side with constant dust, and noise of machinery for at least two years, then the constant noise of solar panels following the sun. The noise of which I have been told resembles being in a busy office. Constant and unrelenting noise, like a vacuum cleaner running ALL day stopping only when the sun goes down and to start again when the sun reappears in the morning. The ongoing relentless 24/7 noise pollution of inverters will never stop, and will have an ongoing effect on our enjoyment and sense of place.

I also noted in discussions with Lightsource BP and Umwelt representatives, that the way in which they calculate the Solar Panels that are visible to the residents of Gundary is not by acreage, but by number. This calculation is done by estimating how much of a panel is hidden by the panel or panels in front of it. You may be able to see the front of one whole panel a portion of the next and the top of a third panel, they calculate this as only one being visible despite the fact that you know there are three!. **Example there are 14 shells (Sails) on the Sydney Opera house, but you can only see six or nine at a given time depending where you stand, So, there are really only 6 or nine shells (Sails) on the Sydney Opera house. One cannot**

view all of them at the same time (unless you hover over the Opera house in a helicopter) so they don't really exist.

Is this what is considered fair in any person's mind? Again, this type of calculation, as are the photomontage's, are designed to **reduce the amount of compensation residents who are affected, are offered.** We all know the amount offered is negligible and an insult to those who were offered any form of compensation.

Properties that have a view of the substation, now 3 times the original size, and hundreds of Solar Panels, are said to have moderate to Low visibility of the solar farm and the associated infrastructure, others, Low to Very low.

As some Goulburn residents have suggested, if Lightsource BP cannot pay each and every resident compensation to the value of lost property value, that is from 10% to 40% loss, then they should not be able to proceed with the project. Lost value collectively amounts to several million dollars, from \$150,000.00 to over \$600,000.00 per household. Compensation offered for some was for \$5,000.00 per year for 30 years, most of us will be dead by then and \$5,000 per yr, goes nowhere near compensating for the loss of \$600,000.00, it does not even cover the loss of the least amount 10% or \$200,000.00. And that is at today's prices.

There is nothing fair or reasonable about the treatment of the residents of Gundry.

7. Social Impacts, Regional City. Mental health

It's Not ok to theorise the visibility of the Solar farm from points around Goulburn, but not include those points that WILL see both proposed solar farms?

Memorial Road East Goulburn is a well know lookout point, and both proposed Solar farms will be visible, other points where one or both will be visible are Lansdowne estate, and private properties on Rifle Range Road. Residents on Readers Road will have good visibility of Gundry Solar Farm, and some residents on Painters Lane will have both solar farms visible to them, while properties on Braidwood Road, and Bullamalita Roads can also see the Gundry site. These sites all contain LIFESTYLE BLOCKS, many of them.

Travellers, that is, Caravaners, as well as other holiday makers and workers on Windellama Road will have full view up the valley of Gundry solar farm for 10 km as they come into Goulburn. **NOT the rural landscape one expects when travelling through the country to a country town.**

Mental health barely rates a mention, despite Gundry residence's discussing the effects on their health to Umwelt this is hardly a consideration for Lightsource BP. The health issues for Gundry residents have been as significant as suicide ideation, deep depression, anxiety and sleep deprivation to mention a few. Sleep deprivation alone causes many physical issues, including Heart disease, Kidney disease, High blood pressure, stroke, diabetes. Some of these mentioned are affecting or have affected residents of Gundry, a result of the stress and anxiety caused by the prospect of change a lifestyle, change in their environment, pleasure and sense of belonging because of an overseas oil company and a Sydney banker.

8. Impact assessment

As has already been noted the property values in the area have plummeted, with properties unable to be sold for fair or reasonable price, compared to the rest of the Goulburn Market.

Properties on Windellama Road Painters Lane not selling, one withdrawn from market, one having several agents attempting to sell her property, and others that have not bothered to try due the proposed solar farm.

One property owner with a wind farm on it discovered only this yr that after lobbying neighbours for many yrs to agree to a windfarm on his property, that his property, was worth 40% less to the buyer because of the windfarm. This seems to be a trend with all renewable sites around NSW, with real estate agents well aware of the loss of property value near renewable energy sources. As the aforementioned owner, the payments for hosting the Wind farm did not come close to covering the loss at sale of the property.

Glint and Glare is also going to have an impact on my home, as the Solar Panels track to the western sun, I will have to close my blinds to avoid the glare of the panels coming into my living area. It may only be a few minutes a day, but it is a nuisance and annoying that I have to **change my lifestyle** because of the solar farm. One only has to travel along Windellama road to witness the glare from the many solar panels on the roof at Goulburn airport, this can be quite dangerous and distracting when travelling on the road.

9. Land resources and Use

The assessment determined the project area was mostly poor to moderate condition of agricultural land, with a long history of sheep and cattle grazing and cultivation. This may reflect on the current owner.

What is omitted here is the property was the source of crops for hay and grain, sold to the Goulburn market for over 60 years, and previously a dairy farm. This kind of farming cannot occur year after year on poor to moderate soils.

To suggest the owner will continue farming under the solar panels with sheep, spells disaster for the sheep, it is known in Young NSW sheep have perished after getting caught in mechanisms of the Solar Panels. Being degloved, i.e. Skinned alive, is not something any farmer would want to happen to their stock, farmers have to disclose dangerous hazards on their properties, when selling stock. This now includes Solar and Wind farms, as well as dips, rolls of wire etc. and this disclosure has an impact on the price paid for stock.

Farming under solar panels has a long way to go, farmers will not have breeding stock grazing under them for fear of deformities. **This could, would, should relate to World Health Organisation's recommendation that residences should be no closer than 2km from a Solar Farm.**

Soil testing before and after renewable energy farms have been constructed decommissioned, and remediated has not taken place, there is NO evidence that these renewable farms do NOT DO DAMAGE TO THE SOIL. Governments do not consider these renewable projects will /may damage the future use of soils. This is so very wrong!

10. Traffic and Transport.

Windellama road has unsealed shoulders from Gundary lane to Goulburn, sections of narrow windy corners, and a bridge, which I have had to stop at, to give way to trucks travelling in the opposite direction. Fife's Bridge, comes off a blind bend, is too narrow for two trucks to pass, and most often trucks and cars are encroaching onto the oncoming lane. The unsealed shoulders have resulted in 2 stone chips to my car windscreen in one month alone, as, vehicles travelling in the opposite direct drop their wheels, off the sealed road picking up stones and throwing them at oncoming traffic. There are constantly caravans and other travellers to and from the coast as well as locals travelling to work or to Goulburn for business. The traffic is very busy at peak times morning and evening, The traffic on Windellama Road is busier than on the Hume highway from Goulburn to Gundagai, we are often having to wait for several vehicles to pass just to access Windellama road at peak times, as mentioned earlier 4 caravans 3 cars towing boats and 5 single cars all travelling on one convoy today at Midday. I will note here that **a traffic counter HAS NEVER been placed on Windellama Road by Lightsource BP**, for there to be any accuracy to their claims of NO IMPACT on the road users by the hundred's vehicle movements each day, whilst construction of the Solar Farm is under way.

A traffic counter was placed on Windellama Road Saturday 23rd Nov 2024, obviously NOT for USE by Lightsource BP but possibly for the other proposed Solar farm behind my property, Merino Solar Farm. If these both Go ahead My Property and others on Windellama Road will be surrounded by Solar Farms. NOT WHY WE BOUGHT a LIFESTYLE BLOCK.

Extra traffic movements on Windellama Road will have an impact. As stated in the EIS, there will be 250 light vehicles per day on Windellama road, with an added 60 Shuttle buses, 90 heavy vehicles and 50 lighter single truck movements, this is an incredible number of vehicles on a county road that was never built to take that amount of traffic, the bend just prior to the airport turn off was to have been removed over 30 yrs ago, it is a dangerous blind bend on a rise, coming from Goulburn, and is a blind bend from Windellama, another area of road where vehicles cross onto the oncoming side of the road and or they also drop their wheels off onto the gravel shoulder at this point. Another bad section where vehicles cross onto oncoming lanes is a bend less than 1 km from the Entrance to the Solar farm. Sections of Windellama Road from Gundary Lane to Goulburn have many areas of multiple pot holes filled and refilled, this amount of extra traffic will indeed have an effect on the local traffic, increasing the damage to the road and user vehicles.

11. INSURANCE

As neighbours to the Solar Farm, we will be unable to acquire sufficient public liability insurance, for, if by any means and incident were to occur on our properties and encroach onto the solar farm, causing damage. No insurance company will allow or give us a policy for such an event. OR if they can offer a policy, it would be unaffordable to any of us living on the Gundary Plain.

Also, as I live in the middle of grassy Gundary Plains, I have a low fire rating for property insurance. The installation of two Solar farms will have an impact on the fire rating for the area, doubling the chances of a fire in front and behind my property.

12. DECOMMISSIONING. The EIS states Lightsource BP will develop a plan...

Why is there no plan in the EIS? Why is there no mandatory up front payment for the Company who is building the Solar Farm? These issues need to be addressed prior to construction. Any agreements with the developer should also be Grandfathered, for any prospective buyer, to protect the Gundry Neighbourhood. Just decommissioning the site, and not including remediation at today's price and calculated from NSW planning web site is \$54 million dollars. That is more than the whole property is worth. If the developer does not hang around and sells to a two-bit company, they walk away and the owner is then responsible to decommission the site. If the owner cannot afford to or doesn't, the site will be left to rot and leach toxins into the Sydney water supply, unless the rate payer or tax payer pays to decommission and remediate. There are currently no laws to prevent this scenario from happening. They need to have the same rules applied to them as do Mining companies with regard to remediation and decommissioning.

13. WILD LIFE.

It was noted that Lightsource BP conducted their studies in cold overcast days last year.

Lizards, snakes, echidnas were not noted as being on site. I have had two echidna's crossing Windellama Road to my property twice in the last 12 months. They do exist, as do wombats and many kangaroos, along with many birds, including two families of Eagles which nest very close to homes on the Gundry Plain and feed off the site of the proposed Solar farm. **The eagle is a protected species and the fact that these family's nest in trees very close to homes tells you they are running short of nesting area and feeding grounds. Lightsource BP had no answers with regard to the two families of eagles on the Gundry Plains. Just a blank look.**

Again, this shows the arrogance a total disregard for any resident on Gundry Plain's, Human or Animal.