

Attention: Department of Planning, Industry and Environment

I would like to formally object to the proposed Culcairn Solar Farm.

I am deeply concerned at the size of the 400MW development. We are one of five families to recently build, renovate or purchase a home at considerable expense, to live in a rural setting. There are also many long standing residents with agricultural holdings in this area. It is extremely disappointing to have this on our door step. If given prior knowledge of an industrial development of this scale - we would not have built.

Zoning protection needs to be given to the community to ensure long term economic and social stability. If granted, the land will cease to be rural, but instead be an industrial estate, thus decreasing the value of neighbouring properties.

Personally I will have a 12km visual impact from one end of the proposed site to the other, with 9km of direct boundary exposure. Our land at "The Gums" is a triangle shape block and will be impacted on x2 of the x3 sides. We use Weeamera Road and Cummings Road to bring machinery and stock between "The Gums" and "Willenbar", with another property "Home Farm" situated in the middle of these two properties that has the shearing shed, stock yards and machinery sheds. The site access point for the development is in the middle of Weeamera road, leaving no alternative route for accessing our land.

Our faming enterprise will be greatly affected due to our proximity to the development. Tasks like moving livestock and machinery along roads, spraying, seeding and harvesting are all farming practices that will be impacted. The high level of noise on livestock production cannot be understated. The overseas developer has no understanding or strategies in place to accommodate neighbouring farming practices during construction or the operational lifetime of the site.

During construction there will be increased traffic, noise and dust, a higher risk of theft, a complete change of landscape and land use. There are additional concerns about increase in air temperature, night glare, increased wind speed, invertor noise, electromagnetic current, and fauna displacement.

Insurance is another major issue with regards to fire, both for the community and neighbours. The sheer size of the project, proximity to town and build up rural allotments cannot be ignored. Given that the local fire brigades will not be entering the site, a large blaze is more than possible. Once it reaches the boundary of the solar estate, then what?

Who fits the bill if the project, once constructed, goes bankrupt? Unfortunately the landowner and if they don't have sufficient funds - is it left as a wasteland?

We are in a 600-800ml average rainfall area, with an average land value increase of 65% in the past 3 years (NSW Valuation Report) and have had the ability to produce commodities even in the tough years, why would we want to convert the land to an industrial estate?

In summary points of concern are as follows:

- Inconsistency in planning instruments
- Rushed Government decision making
- No / limited net gain with 7FTE staff at site operation level
- Agriculture already a renewable resource
- Large overseas developers that don't live here
- Fly in fly out workers
- Albury, Wodonga and Wagga have more to gain accommodating the workforce
- Host landowners don't live on site
- Financial ramifications for adjoining and near neighbours
- Adjoining / near neighbours in holding pattern - can't sell now or during construction, possibly after 5-10 years - if trees grow?
- Increased divide in the community
- Emotional angst – this has been a huge mental strain
- An ongoing concern for residents for 18+ months already
- If approved 16-18 months of intensive construction noise, dust, traffic, disruption to humans and animals
- Cumulative impacts if Walla and Culcairn Solar Projects are approved – asking the same people geographically to take the strain of construction and operations
- 34 residences within 3km of the subject land
- This is not of our choosing, it has been thrust upon us through geographical location

It is very hard to eat or wear electricity.

Regards Stephen Pumpa