

Commission Secretariat

David Mooney

NSW Planning Assessment Commission

Level 3, 201 Elizabeth Street Sydney, NSW 2000

(reference D488-17 Beryl Solar Farm)

16<sup>th</sup> November 2017

I am unable to speak at the PAC Meeting at the Gulgong RSL Club on Tuesday 21 November 2017 so I am submitting my comments in writing. I hope that what I put on paper makes sense to you as I am a small farmer with limited education.

From executive summary page 3. In relation to land use compatibility the location is located partly within land zoned R5- large lot residential the department agrees with council that the portion of the project on land zoned R5 should not be approved.

May increase potential impacts on the character of the locality, and is inconsistent with the provisions of the LEP and the State Planning Policy (infrastructure) 2017

What about close neighbours R5 land? which includes my wife and myself owners of [REDACTED] in DP755434. Comprising of 2 lots totalling 50 hectares. This property is approximately 300 metres to the north of the existing substation.

The residence on one of our lots is less than 600 metres from the proposed solar farm.

NO PANORAMIC PHOTOS FROM ANY POINT ON THESE LOTS WERE TAKEN .

Both of these lots reveal a substantial viewing of the majority of the solar site.

.Whilst sitting down at ground level from the residence one can see the property owners cattle , from Beryl road and across the site to the southern boundary at Perciverance Lane. I have measured one of our Black Angus cows 1.5 metres tall and the cattle on the solar site are also Angus cattle .

.Does this mean that the solar panels when at their height of 2.7 metres and shipping container inverters 2.9 metres will be invisible from our location ?

Our neighbours Peter & Joy Adams [REDACTED] north from our 50 hectares will also have unexceptionable views as will [REDACTED] 10 hectares which is also our property.

From all the Panoramic photos that were taken from 22 viewpoints, including 8 residences (see Figure 4) it includes panoramic photos showing the visual extent of the project for 5 locations, including 3 residences

. NONE of these 22 viewpoints includes our property directly north which is one of the most affected by the visual impact.

At Lots 294-295 DP 755434 and sighting from the residence with a surveyors level tree tops at the PANORAMIC SIGHT Number 17 are below the elevation of our property .

Figure 5 viewpoint 17 and Figure 6 viewpoint 19 both panoramic photos have been taken from locations that are over a rise in the terrain from the solar site.

Viewpoints 17 is well below the site

.The home at that location on 4 occasions in the 11 years that we have lived in this locality has had to be evacuated because of flooding.I know this as I assisted in relocating their furniture and belongings to higher ground on two of those occasions due to flooding .

The floodwaters ,which on at least one of these occasions did not come from Wyaldra creek but came from the creek or gully which flows from the Sandy Hollow rail corridor and passes through the solar site on through the western end of Swans and is within 20 metres to the east of the existing Beryl substation which flows across Beryl Rd ,passes through a dam on Deryks 36 hectares flows through a smaller dam at the western end of Casey Deryks 36 ha and then about 30 metres North of the residence at Viewpoint 17 and then into the Wyaldra Creek.

My home is just 50 metres from the Wyaldra creek and on 2 of the 4 occasions the property at viewpoint 17 has been evacuated Wyaldra Creek, at our property, less than 1 kilometer upstream has not had any noticeable increase in water level rise.

Their insurance assessor ascertained that the flooding on one of those events was from flooding caused by torrential rain South East from the property that flowed through the proposed solar site.On that occasion we to the North and West and East of Beryl road DID NOT RECORD EVEN AS MUCH AS ONE MILLIMETRE OF Rain in our rain gauges!

This means that all the flooding on that occasion came from South of Beryl Rd

Just last year we here at Holleys lane had a downfall of rain and 20mm sized hail which lasted for just 3 hours and we recorded 95 millimetres of rain and not a drop fell in Gulgong or to the South of here.

WHAT WOULD HAPPEN? If the solar site had the misfortune of an event like that?

Maybe smashed Solar panels?

Increased flooding due to all water runoff and no soakage.

Pollution carry over to Wyaldra Creek and onto Cudgegong river and into the Murray Darling System?

The Project setting

Of the 31 residences within 1 km of the site - what about the many ,many more R5 lots that have not as yet had homes built on them?Especially the Pinnocks properties R5 land subdivided for future development for their retirement it Will all be unsaleable if this project goes ahead.

.This land overlooks the entire solar site and not a single Panoramic photo taken from their land.Salvation Hill the Pinnocks land the highest elevated properties in the whole area

Why has the Department also recommended conditions requiring the Applicant to provide supplementary visual impact mitigation measures (such as landscaping and vegetation screening)for Lot 59 DP 755434

SHOULD NOT THESE RECOMMENDATIONS BE REQUIRED at the LEAST TO ALL US OTHERS AFFECTED GREATLY BY THE VISUAL IMPACT ?

#### CONCLUSION

There would be no significant visual impacts on surrounding residences

The rural character and visual quality of the area would be preserved;and large residential lifestyle lots in a rural setting can still be developed in the R5 land.

THIS APPEARS TO ME THAT YOUR CONCLUSION IS BASED ON lot 59 DP 755434 and not a single one of the dozens of other R5 lots both residences and future residences in the surrounds of the solar site.

I need this confirmed.

The smaller of the subdivided lots is prohibited under a strict reading of the LEP as it would not meet the minimum lot size for RU1 land (100ha)

Why then Is Casey Deryks property of just 36 Hectares directly across the Beryl road from the site classed as RU1?

And why Is Swans land which joins the site both to the South and the West and is also less than 100 Hectares also Classed as RU1 land?

And why is part Sedgmoore (Doug Marshes) approximately 12 hectares which joins the site both to the West and also the South also being classed as RU1 land?

#### NOISE

I can not ,as can no one else say at this stage whether or not the noise emitting from the Solar Farm ,if its built will be above safe or nuisance levels We will only know this after it is in operation .BUT IF IS as LOUD or LOUDER than the noise that comes from the existing Substation which is unbearable from inside our home on many nights, especially in the winter months, I imagine that many of us locals will be seeking compensation

#### Water and soil

As the department has recommended that the R5 portion of the project not be approved,there would be no changes in flood levels outside of the project site.there is an ephemeral watercourse which traverses the north eastern portion of the project site(i.e.wholly within land zoned R5)

The gully that causes the flooding that I am greatly aware of has not been mentioned in any of your considerations or submissions from first solar or any one else for that matter

## Hazards

Fire is a major concern for us all especially knowing and seeing the results of the Sir Ivan fires .I lived in the Village of Leadville until my teens.I am sure that at some time in the not too distant future a fire similar to that horrific catastrophe will occur here in our locality and being in close proximity to Gulgong

HOW MANY RESIDENCES will be DESTROYED ?

HOW MANY ANIMALS both Stock and Natives?

AND Worst of all HOW MANY POTENTIAL LIVES are at RISK?

The closure of Sandy Lane which joins Beryl Road to the North and Perciverance Lane to the South and Passes through the solar farm site, would make it absolutely impossible to contain any wild fire that was heading in an Easterly direction towards Gulgong Township.This Lane is the only access that we have at the moment and once a fire passes that lane possibly Goodbye to many many residents along its path.

If you google maps and ask directions from Holleys Lane to Percerverance lane it directs you through what is Sandy Lane.

What if Fire Crews from other brigades were assisting our local fire fighters and not knowing the area?

They would use GPS MAPS don't you think?

And that would send them on a wild goose chase.

As you would already be aware of my original submissions and my response to First Solars response to our submissions. The dishonesty and underhanded way that First Solars representative avoided us land holders ,how he used one against the other.

For instance I did not have any notion that there was a proposal to build a large scale solar farm in our locality.It was by accident that I learned of this.My wife had been giving a neighbours daughter horse riding lessons (no more horse riding if Sandy Lane or Perceverance Lane close)When she delivered the girl to her home the mother Asked If We were in favour of the solar farm? First Solars representative had just spoken to her and said the Walshes are in favour of it.My wife then redialled on our neighbours phone and First Solars representative answered What have we forgot Bec?

This is not Bec this is Mrs Walsh and I am not happy or words to that effect.I am sorry I made a mistake ! HOW MANY OTHER MISTAKES DID HE MAKE?

I am hoping that this small piece of information can assist in having this Solar Farm relocated to a much more suitable location where it will not affect as many small residents and away from a scenic,historic tourist location.

It would be greatly appreciated if all or even one of the three commission members could do a full tour of ALL the R5 properties and from an elevated position and not from the ground looking up as was the case in all of the proposals I for one would be more than happy to escort them on this.

Yours Sincerely



Maxwell Walsh

