

Planning Services

27 August 2018

Department of Planning and Environment

GPO Box 39,

SYDNEY NSW 2001

Attention: Director - Resources and Energy Assessment

Dear Sir/Madam,

***Submission regarding the Proposed Springdale Solar Development -
Application No. 8703***

My family property immediately adjoins the proposed development that is to be placed as the dominant industrial feature in the scenic rural valley currently featuring peace, tranquillity and rural views. **I am opposed** to the proposed Springdale Solar development for the following reasons:

- My home was built in the 1800s and is situated on an elevated area which is 7 metres higher than the proposed screening site and the hill next to this, where a section of the proposed Solar development is to be located is 2 metres higher than my historical home. I believe that it will be impossible to screen this site from my home.
- My 3km driveway goes right through the middle of part of the proposed development. How will I be able to access my home? What will be the security issues for me driving through the Solar plant every day? I would be subjected to the glare from this proposed plant from my home and from driving through it every day.
- If there is a fire in the proposed Solar plant near my historical home, my family and I would be trapped with no other exit from our property. This is NOT acceptable. What is the proposed plan of action when we cannot get out?
- I am very concerned with the number of large trucks that will be driving along Tallagandra Lane, Mulligans Flat Rd and East Tallagandra Lane particularly for my two sons who are new drivers and for my wife who drives our youngest daughter to school. I am also concerned for our neighbours who mostly are in the same situation with their children. The area I live in is not isolated. There

are 34 homes with families living within 2 kms of the proposed site (indicated on the map on page 148 of the EIS).

- I live in an area that has no town water, we only have tank water. In the building stage the dust from the construction site with all the vehicles will be substantial, the prospect of the ground becoming bare and with our regular high winds, there is a real possibility that not only in the construction stage but also in the entire life of the proposed Solar development, dust will be a huge issue and end up on the roof of our home and ultimately in our drinking water. What do the developers propose to stop this from occurring?
- What are the unknown health effects? Myself, my wife and our 3 children are all living closest to the proposed Solar development. 300 metres from thousands of solar panels. Asbestos was once thought to be safe, Mr Fluffy insulation the same. What are the possible long-term health effects living so close to this proposed solar development? An ABC Landline episode about Solar Developments in Queensland, shows a watermelon farmer stating that he had been advised by a consultant an Industrial Solar Plant would create what is called a “heat island effect”, causing a 2-6-degree rise in temperatures causing a micro climatic change.
- The area of the proposed solar plant I live in is not flat. All Solar developments I have read about and the pictures I have seen show sort of developments in flat areas with bare earth or very little vegetation. This is not the case where I live, the area is not flat and with rains, the dirt and silt underneath the Solar panels could end up in the surrounding dams and ultimately in the Yass Valley catchment water. Working in the Earthmoving industry I see constantly how silt and erosion results on slopes, when the earth is bare or covered minimally with grasses.
- I have lived at my property for 13 years and in the time have seen 3 floods in the low-lying flood area leading to and located in front of my historical home. My driveway has been under water all 3 times and these flood waters end up in Yass Valley water catchment. The chemicals that the solar panels are cleaned with could be washed into our dams, into our neighbours and into the Yass Valley water catchment.
- I believe that the value of my property will be decreased significantly with any prospective buyers wanting to purchase my historical home, situated so close to nearly 470 acres of solar plant and associated infrastructure, being reduced considerably. The developer agreed with my property devaluation concern in our first meeting but then in our second meeting they denied this. Why? Approximately 350,000 solar modules 300 metres from my front door step and

only 50 metres from my boundary, I believe my asset because of this Solar Plant would become almost worthless. The area I live in is prime real estate, with some land owners owning larger properties but most family's hobby farmers, living in NSW but working in the ACT where employment is aplenty. The families living in this area have made a lifestyle choice to live rurally, close to a major city. I doubt that any one of the 34 families within a 2km radius of the proposed Solar development would have chosen to live next to a large, commercial, industrial Solar Plant if they had known of the possibility that one could be built here. I know I certainly would have not.

- I believe that there is not enough infrastructure for this proposed Solar plant to run at full capacity nor is there the Government funds put aside to increase this infrastructure. How many of these Solar developments have been built where the infrastructure is not enough? And how many of these solar developments have been sold to overseas companies who then demand our Government puts money into improving the infrastructure, so these developments can run at full capacity? How many more of our tax dollars are being spent doing this?
- This area is not in one of the Potential Priority Energy Zones in NSW. Three (3) renewable solar zones identified in the NSW Government Submission on AEMO's Integrated System Plan March 2018:

“which offer some of the most cost-effective and strategic opportunities in NSW. These three zones offer geographic diversity, benefiting from diverse weather patterns that can help smooth the generation profile of the state. Each zone features strong wind and solar resources and is located within an area of strong biomass potential, with two zones located near possible pumped hydro-energy sites, allowing for the colocation of multiple generation technologies. The priority Energy Zones are close to significant load centres and existing transmission capacity, offering efficient investment choices. They feature reduced environmental, landuse and heritage constraints. Each zone also benefits from investor interest, demonstrated through the existing pipeline of projects in the NSW planning system, and community support for renewable energy projects”.

Why then is this solar development being considered in the Sutton area where it does not fit the criteria? With 100% of NSW currently in drought and so many struggling rural communities, I believe that our tax payers' dollars and Government funding would be better spent and more beneficial if the proposed Solar Plant was built in one of the identified zones. Where it will boost isolated, rural communities and the nearby towns lagging economies.

For the reasons I have listed above, I am **strongly opposed** to this Solar development. But if approved, and as the adjoining property owner closest and most impacted by the proposed solar development, I strongly believe my family is entitled to full compensation for all losses suffered. This compensation must include all loss attributable to this development. Such factors as listed below must be considered but not be limited to:

- * decrease in the value of my property;
- * loss of the future value of my property;
- * compensation to include the special value of the land to myself and my family;
- * loss attributable to the disturbance, mental stress suffered, health and anxiety caused to my family;
- * compensation for all and any additional costs my family may experience because of this Solar development;
- * compensation for all costs and disadvantages suffered should my family decide that relocation is the only acceptable alternative to remaining next door to an unacceptable neighbour situation.

Thank you for the opportunity to object and I really do hope on this occasion that you will understand and allow the want of the ordinary people to prevail and accordingly reject this proposal in this locality.

Yours sincerely,

Darren Hassall

“Tintinhull” Cottage

156 Tallagandra Lane,

SUTTON NSW 2620