

From: Polly Bonanno [REDACTED]
Sent: Thursday, 7 December 2023 7:22 PM
To: IPCN Submissions Mailbox
Subject: Glanmire Solar Farm
Attachments: A Photo Montages R5- Sam and Polly Bonanno[25974].pdf

To. The Independent Planning Commission, #

Subject: Objection to Glanmire Solar Plant Proposal SSD-21208499

I am writing to formally express my objection to the proposed Glanmire Solar Plant, specifically addressing the concerns related to Elgin Energy EIS approved by the Department of Planning and Environment (DPE)

1. Elgin's proposal of a 10-meter screening, appears to prioritize profit over environmental. The focus on maximizing the number of solar panels rather than listening to our communities' concerns, questions the overall integrity of this project. The inadequacy of the proposed 10-meter screening raises doubts about its effectiveness in mitigating the visual impact on the surrounding area. Also, the slow rate at which trees grow in this region further compounds the capability of the proposed screening. I would like to draw your attention to the photomontages (attached) provided to us from Elgin Energy *image 2* which illustrates what should be 3.5-meter-high solar panels on the site while Brewongle Lane still remains visible. The visibility of Brewongle Lane in *image 2*, when compared with *image 1*, strongly suggests that the ground has been deliberately coloured to represent solar panels. This raises concerns about the transparency and accuracy of the information provided to us and DPE. The photomontage *image 4*, supposedly representing the proposed screening in the long term (10 years) is deceptive. The portrayal of trees taller than an approximately 80-year-old eucalypt tree, which stands at 28 meters high, is exaggerated and unrealistic to say the least. This misrepresentation not only undermines the credibility of the visual documentation but also casts doubt on the project's adherence to ethical standards. In light of these concerns, how can the DPE and Elgin Energy not address our previous objections to this misleading information, I urge you to re-evaluate the screening proposal and request a more realistic representation of the visual impact of the Glanmire Solar Plant from our home and Brewongle Lane. It is essential to ensure that the community is provided with accurate information, fostering a transparent and honest dialogue between stakeholders.
2. Decreased property values. Numerous studies have shown that the presence of industrial facilities, such as solar plants, can lead to a decrease in property values in their vicinity. As a property owner adjoining the proposed Glanmire Solar Plant, I am gravely concerned about the potential negative impact this project may have on the resale value of my property and others in the area. A decrease in property values will have significant financial implications for owners who have invested in their properties and could potentially result in long-term economic hardships. Equally concerning is the potential difficulty in selling properties in the future due to the proximity of the solar plant. Many farm buyers are wary of living near industrial facilities, and the mere perception of such proximity can create challenges in attracting potential buyers. This poses a serious obstacle to property owners who may need to sell their homes for various reasons, including health issues, downsizing, or other life changes.
3. There is disparity in the distribution of benefits and burdens associated with the Glanmire Solar Plant. The owner of the subject land, who resides in Sydney, is set to receive the financial benefits from the solar plant, while the neighbouring properties are left to bear the industrial, environmental, and aesthetic burdens. This situation raises ethical and social justice anxieties, as the impacted neighbours are expected to absorb the negative impacts of the solar plant without reaping any significant rewards. It is crucial that any

development project, including solar plants, considers the well-being and interests of the entire community rather than favouring individual landowners who may not directly experience the consequences of the project.

4. The unique challenges associated with solar plants, such as fire risk and potential environmental impact, will lead to increased insurance premiums or even difficulty in obtaining adequate coverage along with the inability to obtain affordable public liability insurance. This, in turn, will pose a significant financial burden on local farms and business.
5. The proposed site for the Glanmire Solar Plant is within 5 kilometres of the Raglan residential village, and this is in direct violation of the SEPP amendment. I am seeking clarification on how the Department of Planning intends to address this violation and whether there are any systems in place that allow for the overriding of such regulations. According to my understanding, the SEPP amendment is a crucial safeguard that aims to prevent the encroachment of industrial developments into close proximity to residential areas. This regulation is essential for maintaining the quality of life, safety, and peace of mind of residents in the affected areas. I kindly request a explanation of any provisions or considerations that might allow the Department of Planning to override the SEPP amendment in this particular case. Understanding these aspects are essential for the affected community to comprehend the decision-making process and to ensure that the best interests of residents are being prioritized. Furthermore, the potential violation of the SEPP amendment raises broader concerns about the security and desirability of purchasing land in close proximity to Bathurst. If such regulations can be bypassed, it undermines the confidence of prospective landowners and residents, who may question the safety and reliability of investing in properties within the region.

I ask the IPC to thoroughly consider the potential consequences of these issues raised. I appreciate your attention to this matter and request transparency. It is crucial to have confidence in the Planning processes governing developments like Glanmire Solar Plant if this is the way of the future, it is essential to ensure it is implemented correctly, the reality is people's livelihoods are at risk.

Thank you for your listening to our concerns please contact me if you have any questions.

Pauline Bonanno

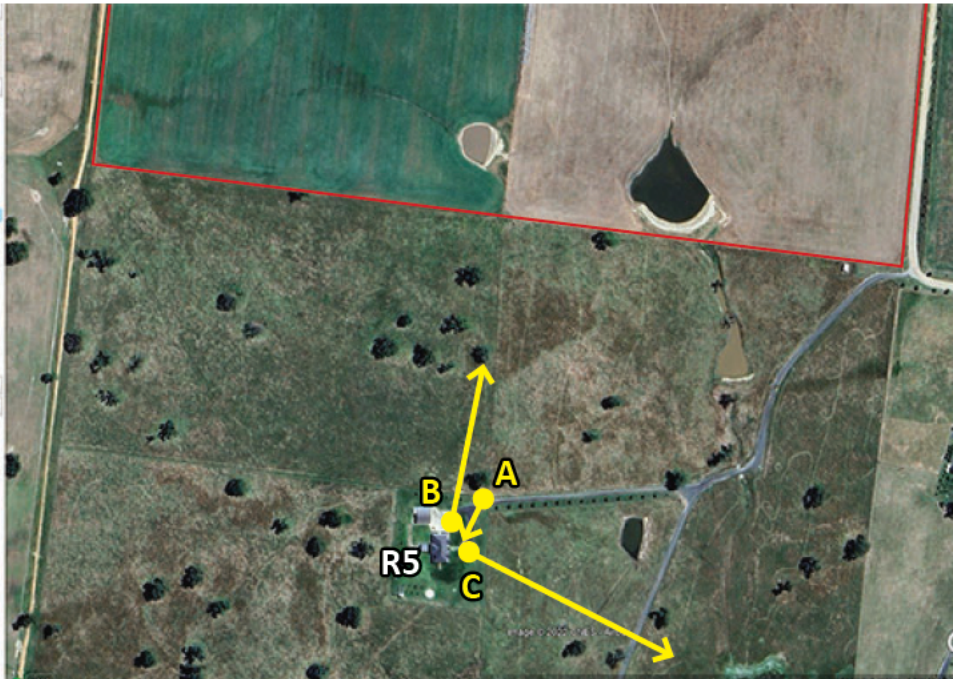


Glanmire NSW 2795

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Receptor 5: [redacted], Brewongle

DWELLING 5	
Summary of viewpoint	
Location	[redacted], Brewongle
Elevation	747 metres
Distance to site boundary	325 metres



Site boundary
Photograph locations
A



A. Front, northern facade of dwelling



Shed and driveway to the north west of the dwelling



B. Panoramic view from the house and gardens, view north to northeast



C. Panoramic view from the house and gardens, view north to northeast

Receptor 5: [REDACTED], Brewongle













Photomontage alignment



Photomontage - day 1

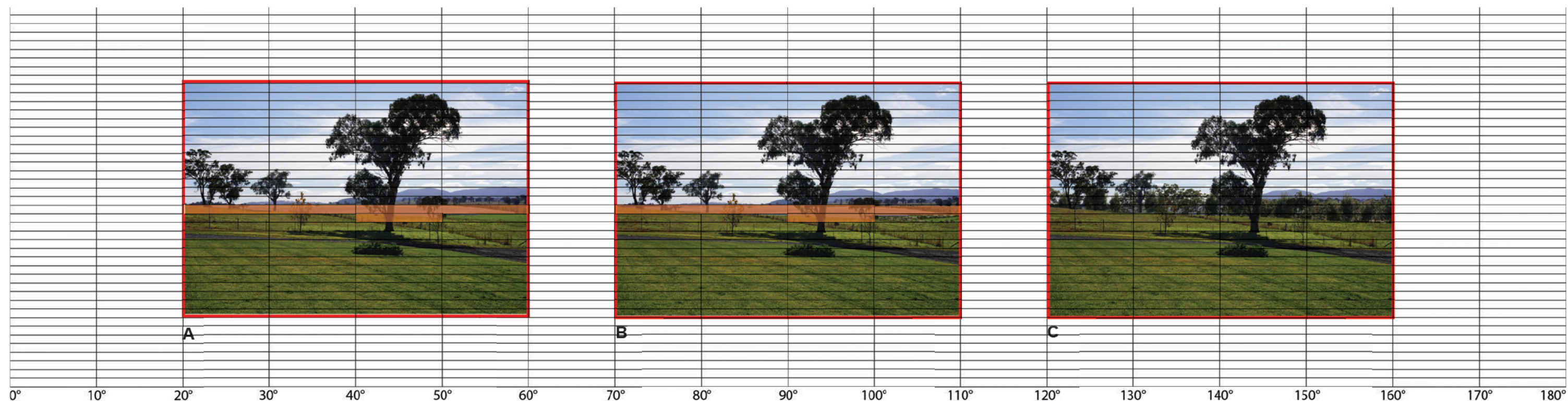
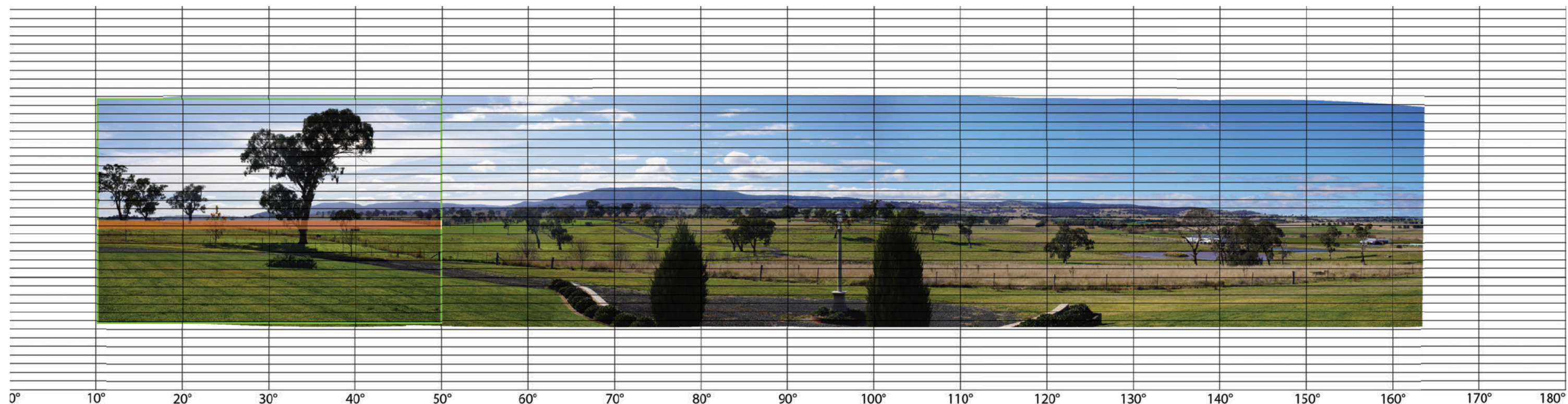


Photomontage - short term



Photomontage - long term





Distance to development	Viewpoint type	Viewpoint sensitivity	Scenic quality	Overall sensitivity	Occupied cells (A)	Magnitude rating (A)	Impact rating	Occupied cells with mitigation (B)	Magnitude rating with mitigation (B)	Impact rating with mitigation (B)
325 metres	Rural dwelling secondary view	Low	Moderate*	Low	5	Very low	Low	5	Very low	Low

* Adjusted from level indicated in the Technical Supplement (DPE 2022) to reflect community values