

**SUMMARY OF SUBMISSIONS**  
**Proposed Solar Panels - Lot 118, 243 Foxtan Drive, Oakford**

Submitter	No	Submitter Comments	Applicant Response	Officer Comment
Williams A330305	1	<p>We refer to correspondence received by the Shire of Serpentine Jarrahdale (“the Shire”) to Anthony Williams (“Tony”) of 233 Foxtan Drive Oakford in relation to the above neighbour planning application.</p> <p>As communicated to the Shire via email on 22 October 2020, due to surgery this year my father has cognitive difficulties and has requested I liaise with Shire. I act as Attorney for my father via an Enduring Power of Attorney (“EPA”). Please let me know if you require a copy of the EPA for your records.</p> <p>The correspondence dated 19 October 2020 from the Shire invited comment on the solar panel array development submission for his neighbour to the left of his property.</p> <p>We write to inform the Shire that Tony <b>opposes</b> the solar panel array on the basis:</p> <ul style="list-style-type: none"> <li>a) The solar panel array is a large array that will generate more electricity than required for a domestic property</li> <li>b) The planning application does not specify the use of the solar panel array</li> <li>c) The concern is that the solar panel array is for business or industrial use</li> <li>d) Business or industrial use at the neighbouring property may lead to a breach of the peace and quiet enjoyment of the area at Tony’s property</li> </ul>	<p>Since covid etc, most of the residents have been working from home. We have since installed multiple split systems, heat pump hot water &amp; multiple servers for my software business. We will install a pool heat pump if the solar system is approved, which alone could use more power than an entire house’s regular power bill.</p>	<p>Officers are satisfied that the power gathered from the solar installation will be used for residential related uses or a home office use. This is something that is consistent with the character and intended use for the area.</p>


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		<p>We note your correspondence refers to the statutory framework <i>Shire of Serpentine Jarrahdale Town Planning Scheme No.2</i>. This is a 261-page document that regulates any and all planning and development schemes.</p> <ul style="list-style-type: none"> <li>• Could you please specify the sections of this document relevant to the decision making about <b>PA20/962</b>?</li> </ul> <p>We look forward to hearing further from the Shire.</p>		
Rifici	2	<p>I object to the installation of solar panels in the proposed location at Lot 118, 243 Foxtan Drive, Oakford (the <b>Property</b>) for the reasons set out below.</p> <ol style="list-style-type: none"> <li><b>BUILDING ENVELOPE</b> The proposed installation should be confined to the Property owner's building envelope. Every property has a building envelope, which protects neighbours and the environment. The owners have a large house and shed rooves, which is the normal positioning for installation of solar panels. There is also plenty of space to position the solar panels on the ground within their building envelope. To approve the panels to be installed outside the building envelope places myself and other neighbours at risk of fire, health issues and glare, as further outlined below.</li> <li><b>FIRE</b> Solar panels carry an ignition risk, and could ignite the surrounding grass or other vegetation. This poses a particularly significant risk in special rural areas where there is a lot of bushland, as is the case</li> </ol>	<p><b>BUILDING ENVELOPE</b> We would love to put the system on the roof, the only problem it has a large amount of shading, significantly reducing the system's effectiveness.</p> <p><b>FIRE</b> The linked article says, "While the solar panels themselves were not in question, it is understood the fires were started by substandard or incorrectly installed isolators or inverters which form part of the systems.". It appears Tony misunderstood the article; solar panels do not cause fires. Low</p>	<p><b>BUILDING ENVELOPE</b> Officers consider that there is no building envelope for this property.</p> <p><b>FIRE</b> Officers note that there is an extremely low risk of fires starting from ground installations of solar panels. This has been explained further in the fire management section of the council report (E21/405).</p> <p><b>HEALTH</b> Officers consider that the electromagnetic radiation generated by solar panel</p>

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		<p>here. If a fire is sparked in this environment, the result could be catastrophic and wide reaching.            Placing the solar panels so close to my boundary puts my property at risk, should a fire be caused by malfunction or damage of the solar panels or any of its infrastructure.</p> <p>Please see the following article that was published in <i>The West Australian</i> on 20 July 2017, which reported that solar panels sparked fires at over 20 homes in Western Australia within a two year period - <a href="https://thewest.com.au/news/wa/faulty-solar-panel-fire-alert-ng-b88540502z#:~:text=Faulty%20or%20poorly%20installed%20solar,by%20defective%20solar%20panel%20installations">https://thewest.com.au/news/wa/faulty-solar-panel-fire-alert-ng-b88540502z#:~:text=Faulty%20or%20poorly%20installed%20solar,by%20defective%20solar%20panel%20installations</a>.</p> <p>A copy of this article is also attached to this submission.</p> <p><b>2. HEALTH</b>            Solar panels emit electromagnetic radiation and to a greater degree if used with smart meters. This particular radiation has a very negative effect on health and in particular breaks apart DNA molecules and can damage human cells. Just one of scores of health impacts can be increased risk of cancer.            The map attached to the Shire of Serpentine and Jarrahdale's letter dated 22 October 2020 indicates that the proposal seeks the installation of 72 solar panels. This is a very high number of solar panels, far greater than usual residential use. The high number of panels will result in a significant degree of electromagnetic radiation emission.            The article referred to below reports that one of the best ways to lower exposure to electromagnetic radiation is to add distance between oneself and the device (in this case, the solar panels). Therefore, I require as much distance as possible between my</p>	<p>quality isolators or poor workmanship caused these issues.</p> <p><b>HEALTH</b>            I'm not sure if needs to be addressed, but if solar panels and smart meters cause cancer I think in Australia we would have seen that connection by now as 1 in 5 Australian households have rooftop solar according to the <a href="#">Clean Energy Council</a>.</p> <p>Also the website Tony has linked contains several articles regarding 5G and its purported links to Coronavirus. If this website is to be believed, then 5G may be a more pressing matter than our solar panels. Perhaps I ought to inform Tony he may be at risk of contracting coronavirus since we are in a 5G area.</p>	<p>installations of this size is not able to impact any residences within the locality. This is explained further in the health impacts section of this report.</p> <p><b>GLARE</b>            The solar panels will not impact the neighbouring properties by way of glare as they are located behind dense vegetation and are not located high enough to cast glare over to other properties.</p> <p><b>PROPERTY VALUE</b>            The value of property is not a valid planning consideration. Officers consider that the solar panel installation would not have any offsite impacts as it is not visible due to the dense screening.</p>

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		<p>property and the solar panels, requiring that the panels be installed within the owner's building envelope.</p> <p>For further information regarding electromagnetic radiation associated with solar panels, please see the following articles:</p> <ul style="list-style-type: none"> <li>• "Solar Panel Radiation, What you need to know" dated 15 July 2019, which is available at <a href="https://honestemf.com/solar-panel-radiation/">https://honestemf.com/solar-panel-radiation/</a>.</li> <li>• "Health risks of solar panels" by Director, Center for Electrosmog Prevention, which is available at <a href="https://www.electrosmogprevention.org/public-health-alert/health-alerts-solar-panel-systems/health-risks-of-solar-panels/">https://www.electrosmogprevention.org/public-health-alert/health-alerts-solar-panel-systems/health-risks-of-solar-panels/</a>.</li> </ul> <p><b>3. GLARE</b></p> <p>Solar panels produce strong photovoltaic (PV) glare. The proposed installation of 72 solar panels, being a very high number of panels, would likely create significant glare if approved. Being a special rural property, such glare would be an unacceptable consequence to me and my family.</p> <p><b>4. PROPERTY VALUE</b></p> <p>Having the solar panels so close the boundary of my property would depreciate the value of my property and deter prospective buyers, given the above concerns as to fire, health risks and glare. This is particularly the case given the very high number of solar panels proposed to be installed.</p> <p>In the event the installation of the solar panels in the proposed location is approved, I reserve the right to hold the Counsel and the owners of the Property liable in respect of any damage suffered by myself or my family as a result (including health issues, fire, unacceptable levels of glare or</p>	 <p><b>GLARE</b></p> <p>Panels face north (where the sun is), Tony is south – I am not sure what he’s talking about here, I may need to contact tony and inform him where the sun is.</p> <p><b>PROPERTY VALUE</b></p> <p>The panels would not be visible from his property, there is dense scrub between the proposed panels and his property.</p>	

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		depreciation in property value). Regards,		