ATTACHMENTS TO REPORTS OF THE BLAYNEY SHIRE COUNCIL MEETING
HELD ON TUESDAY 30 JUNE 2026

PLANNING AND ENVIRONMENTAL SERVICES REPORTS

01 DA2025/0061 - Electricity Generating Facility Solar Farm (two 4.99MW solar farm and battery storage energy system (BESS) & minor Boundary Adjustment - Lot 74 DP 750390 & Lot 83 DP 750390 - 180 Greghamstown Road, Blayney

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PLANNING ASSESSMENT REPORT
WESTERN REGIONAL PLANNING PANEL

PANEL REFERENCE	PPSWES-310
DA NUMBER	DA2025/0061
LGA	Blayney
PROPOSED DEVELOPMENT	Electricity Generating Facility Solar Farm (two 4.99MW solar farm and battery storage energy system (BESS) & minor Boundary Adjustment.
ADDRESS	180 Greghamstown Road, Blayney Lot 74 DP 750390 & Lot 83 DP 750390
APPLICANT	Jou Jong of EDPR Australia Pty Ltd
OWNER	Neil Oldham
DA LODGEMENT DATE	31 July 2025
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Private Infrastructure and community facilities with a CIV greater than $5m
CIV	$16,304,372 (excluding GST)
CLAUSE 4.6 REQUESTS	Not applicable
KEY SEPP/LEP	• *State Environmental Planning Policy (Planning Systems) 2021* • *State Environmental Planning Policy (Resilience and Hazards) 2021* • *State Environmental Planning Policy (Transport and Infrastructure) 2021* • *Blayney Local Environmental Plan 2012*
TOTAL AND UNIQUE OBJECTIONS	Thirty six (36) submissions were received by council, although three (3) people sent in multiple submissions equating to total of thirty (30) submissions
DOCUMENTS SUBMITTED FOR CONSIDERATION	• Statement of Environmental Effects • Plans by edp Renewables – G-0100, G-0200, G-0300, G-2200, C-4300, G-4310, G-5300, C-5301, C-6300, C-6301, E-3400, E-4300, E-5300, E-5310 • Draft Plan of Subdivision • Biodiversity Inspection Report

	• Traffic Impact Statement • Noise Assessment • Visual Impact Assessment • Glint and Glare Study • Glint and Glare Study – Glare Analysis 1 & 2 • Water Assessment • Fire and Hazard Assessment • Waste and Decommissioning Assessment
SPECIAL INFRASTRUCTURE CONTRIBUTIONS (s7.24)	Not applicable
RECOMMENDATION	Approved subject to conditions
SCHEDULED MEETING DATE	9 July 2026
REPORT PREPARED BY	Amanda Rasmussen, Manager Development Assessment, Blayney Shire Council
DATE OF REPORT	4 June 2026

EXECUTIVE SUMMARY

The development application DA2025/0061 seeks consent for Electricity Generating Facility Solar Farm (two 4.99MW solar farm and battery storage energy system (BESS)) & minor Boundary Adjustment. The applicant has advised that the two batteries would have capacity of between 5 and 10 MW each. The development site comprises Lots 74 and 83 in DP 750390 and is known as 180 Greghamstown Road, Blayney ('the site') and comprises a lot with a single road frontage to an unnamed Council road that intersects with Marshalls Lane to the east. The property has a combined area of approximately 32.8ha, with the development site having development site coverage of approximately 21.7 hectares (equating to approximately 66%). The development proposes two (2) systems; PV01 on existing Lot 74 and PV02 on existing Lot 83. Each PV system will consist of 10,300 solar panels (approximately) per site. The proposal also includes a minor boundary adjustment (subdivision) between the two (2) existing allotments with Proposed Lot 1 (formerly Lot 72) having a site area of 15.61 hectares and Proposed Lot 2 (formerly Lot 83) having a site area of 17.2 hectares. The site is currently used for livestock grazing and is vacant of built structures.

The site is located approximately 2km to the north west of Blayney. Uses within the broader area include grazing, cropping, mining and scattered rural residential dwellings, with freight, manufacturing and storage activities within the Blayney Industrial Estate (approximately 760m to the east).

The site is located in the RU2 Rural Landscape zone pursuant to clause 2.3 of the *Blayney Local Environmental Plan 2012* (the LEP). While 'electricity generating works' are not permissible in the zone under the LEP, they are made permissible through the operation of State Environmental Planning Policy (Transport and Infrastructure) 2021 on any land in a prescribed non-residential zone under clause 2.36(1)(b) of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the SEPP). As the RU2 Rural Landscape zone is a prescribed non-residential zone under the SEPP, the proposed development is permissible with consent.

The principal planning controls relevant to the proposal include *State Environmental Planning Policy (Planning Systems), State Environmental Planning Policy (Primary Production) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021 and Blayney Local Environmental Plan (LEP) 2012.* The proposal is consistent with the provisions of the LEP.

There were two (2) concurrence requirements from agencies for the proposal being Essential Energy and APA Group. No significant issues were raised regarding the development. The application is not integrated development pursuant to section 4.46 of the *Environmental Planning and Assessment Act 1979* (the Act).

The application was placed on public exhibition between 14 August and 5 September 2025, with a total of thirty-six (36) submissions being received by Council, although three (3) people sent in multiple submissions equating to a total of thirty (30) unique submissions.

The application is referred to the Panel as the development is '*regionally significant development'*, pursuant to section 2.19(1) and clause (5)(a) of Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021* as the proposal is development for private infrastructure with a CIV over $5 million. An onsite meeting with the Western Region Planning Panel Delegate was undertaken on 11 March 2026.

Assessment of the application under section 4.15(1) of the Act considered that there are unlikely to be any significant adverse impacts of the development on the natural and built environments, subject to the recommended conditions.

The key assessment matters identified include:

- Visual impact – A Visual Impact Assessment was undertaken that concluded the overall impact of the development on landscape character (using proximity, elevation, topography, vegetation and structures on intervening land that may obscure visual connection with the development site) is assessed to be low-moderate for both private property and the public domain. The assessment recommended that the vegetation to be planted as a landscape screen along the southern and eastern boundaries as shown on the General Arrangement Plan comprise shrubs or trees that grow to a maximum height of 3m so as not to interfere with sunlight access to the array; be planted to a width of 3m with stepped plantings to ensure dense screening; and ensuring all plants be endemic to the locality of Blayney. As part of Planning assessment, the Visual Impact Assessment has been reviewed with additional measures incorporated into landscaping conditions to provide reasonable amenity.

- Glint and Glare - A Glint and Glare Assessment was undertaken based on potential visual receptors (road, rail and residences) which concluded that 1 observation point and 8 road routes may receive yellow glare. The yellow glare along the road routes did not exceed 15 minutes in a single day and were limited to small sections of road. The assessment recommended vegetation on the sites eastern and southern boundaries, in addition to vegetation being extended on the western site boundary to the length of the PV01 system (on Lot 74) to mitigate visual impacts of glare in most cases. The report further concluded where yellow glare is experienced, the durations will be short with low traffic expected. As part of the Planning assessment, the Glint and Glare assessment was reviewed and its conclusions are reasonable.

- Land use conflict - The land use for renewables can readily co-exist within surrounding land uses with minimal risk of conflict. Potential risks during construction are considered

manageable through the implementation of mitigation measures such as construction management, dust suppression and traffic management.

Whilst it is acknowledged that the development will change the current visual landscape and have some impact, the Visual Impact Assessment and Glint and Glare Study recommend vegetation screening to mitigate such impacts. This Planning assessment concurs with these recommendations.

- Traffic, access and parking – The proposal is satisfactory with regard to traffic impacts, subject to conditions. The proposed heavy vehicle route through the nearby industrial estate is appropriate. For any B-double use, approval will be required along Marshalls Lane westward from its intersection with Gerty Street.

- Noise - The noise assessment report results demonstrates that the development proposal satisfies the requirements of the Interim Construction Guideline, Noise Policy for Industry and the Road Noise Policy with negligible impact in relation to noise resulting from the proposal.

- Fire hazard - The proposal requires an APZ (Asset Protection Zone) of 10m for the whole of the site, including water reserved for fire fighting purposes on each of the allotments. The project design also incorporates system fault monitoring, automated fire detection and suppression systems and safety procedures. To further ensure that bushfire risk is being appropriately managed, a Bushfire Emergency Management and Operations Plan is to be developed and implemented for the life of the project.

- Decommissioning and Waste – It is intended that the site will be decommissioned within 35 years at the end of its useful life (subject to replacement of solar panels and evolving panel performance). It is important to ensure that all above and below ground solar farm infrastructure is removed and either recycled, reused or appropriately disposed of in order to return the site to its current agricultural potential. The conditions of consent include a provision for a Decommission and Rehabilitation Plan and a notation on title, or other legal mechanism, to ensure the landowner is responsible for site rehabilitation, should this not be undertaken by the developer.

The suitability of the site for the development is seen as satisfactory (subject to implementation of the conditions) and the development is considered to be in the public interest in terms of providing renewable energy and reducing reliance on fossil fuels.

It is recommended that DA 2025/0061 for an electricity generating works (solar farm), BESS and minor boundary adjustment at Lots 74 and 83 in DP 750390, 180 Greghamstown Road, Blayney be APPROVED pursuant to section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979* (the Act) subject to the conditions of consent attached to this report at **Attachment A**.

1. THE SITE AND LOCALITY

1.1 The Site

The site is described as Lots 74 and 83 in DP 750390 and known as 180 Greghamstown Road, Blayney. Each site comprises approximately 16.4 hectares and has been used primarily for livestock grazing and fodder crops (**Figure 1**). The site is currently used for sheep and cattle grazing and small-scale cropping. It has a gentle slope from north to south. There are no sheds or built infrastructure on the site. The landowner will lease the development site to the applicant

for the life of the solar farm and where possible livestock grazing would also occur within the solar farm. Vehicular access will be located at the south-western corner of Lot 74 where an un-named Council road connects to its intersection with Marshalls Lane.

Site vegetation is largely limited to exotic pasture grasses and ground cover with no native canopy or shrub species.

The site is not mapped as flood prone or bushfire prone land; although the land is mapped as bushfire prone land under the Draft Bushfire Mapping (yet to be adopted).

Existing access to the site is via an existing access point (informal) and rural gate located at the southern boundary of the site off an unnamed Council gravel road that extends westward at its intersection with Marshalls Lane.

A 11kV power line runs east-west along the unnamed road that connects to Marshalls Lane. The power line feeds into the Essential Energy Blayney Substation 66/11kV.

Lot 83 is affected by a high pressure gas pipeline that crosses the lower part of lot. The title has a registered 20m wide easement that runs east-west with terms of development restricted in the easement. The high pressure gas pipeline is managed by the APA Group.



Figure 1: Locality Map

1.2 The Locality

The site is located approximately 2km to the north west of Blayney (**Figure 1**) within a rural area (rural landscape) with uses in the surrounding area including agriculture (predominantly livestock grazing) and mining. Small rural holdings and rural residential uses are located on the outskirts of Blayney. The Blayney Industrial Estate is approximately 760m to the east and includes freight, manufacturing and storage activities. The Mid-Western Highway is located approximately 1.9km to the east and is accessed from the site via Marshalls Lane. The Blayney Railway Station is 3.0km to the south east. An isolated industrial site (Nestle Purina – Pet Care) is situated to the south west.

The northern extent of the Blayney urban area is approximately 640m to the south, with surrounding land comprising farming holdings and associated dwellings.

2. THE PROPOSAL AND BACKGROUND

2.1 The Proposal

The proposal seeks consent for a solar farm comprising two 4.99MW AC Tracker System on land legally described as Lot 74 DP 750390 and Lot 83 DP 750390, 180 Gregshamstown Road, Blayney.

In summary the proposed development includes (**Figure 2**):

- 10,300 solar panels (approximately) per site to be installed in rows of 120m long running east-west. The height of each module is 2m-2.75m with a mounting system constructed on piles that are typically driven into the ground with depths of 1.5m to 3m.
  Each row of PV modules will rotate to track the sun.
- Each solar farm will consist of an inverter station, comprising two inverter units, the high/medium voltage switchgear and transformers.
  The inverter station is ground mounted and incorporated on a 12.19 metre skid.
- A battery energy storage system (BESS) having height of 2.9m on a 12.1m skid is to be situated alongside each of the inverter stations.
- New access off the un-named road extending west from Marshalls Lane.
- 4m wide access road along the western boundary of each allotment
- Additional power pole at the southern end of existing Lot 74 and lines to connect to existing power lines
- Temporary parking spaces for up to 24 vehicles with three (3) spaces allocated for ongoing maintenance at the site.
- 3m wide vegetation screening for the length of the eastern and southern boundaries
- 1.8m high security fence on the outer side of the vegetation screening and asset protection zone within the security fence. The fence will be topped with three rows of barbed wire for a total height of 2.3m.
- Boundary adjustment between the two allotments; being Lot 74 DP 750390 (16.4ha) and Lot 83 DP 750390 (16.4ha). The resultant changes creates Proposed Lot 1 of 15.61ha and a battle-axe lot Proposed Lot 2 of 17.2ha.
- Electronic surveillance equipment is to be installed to allow 24/7 monitoring of the facility.
- No development is proposed over the existing gas pipeline easement
- The solar farm is to be operated for a period of 35 years.

- At the cessation of the solar farm operation, the site will be decommissioned and rehabilitated back to its pre-development state.

The solar farm is proposed to be constructed over a four month period, utilising up to 50 construction staff, with approximately 30 staff on site at any one time. The operational phase will not require staff permanently on-site with up to 2-3 staff occasionally on-site for maintenance purposes. The proposal aims to target employment of local contractors and businesses.

The facility is to operate for 35 years; subsequently decommissioned solar panels and all related infrastructure and reinstatement of soil profiles to return the land to agricultural use.

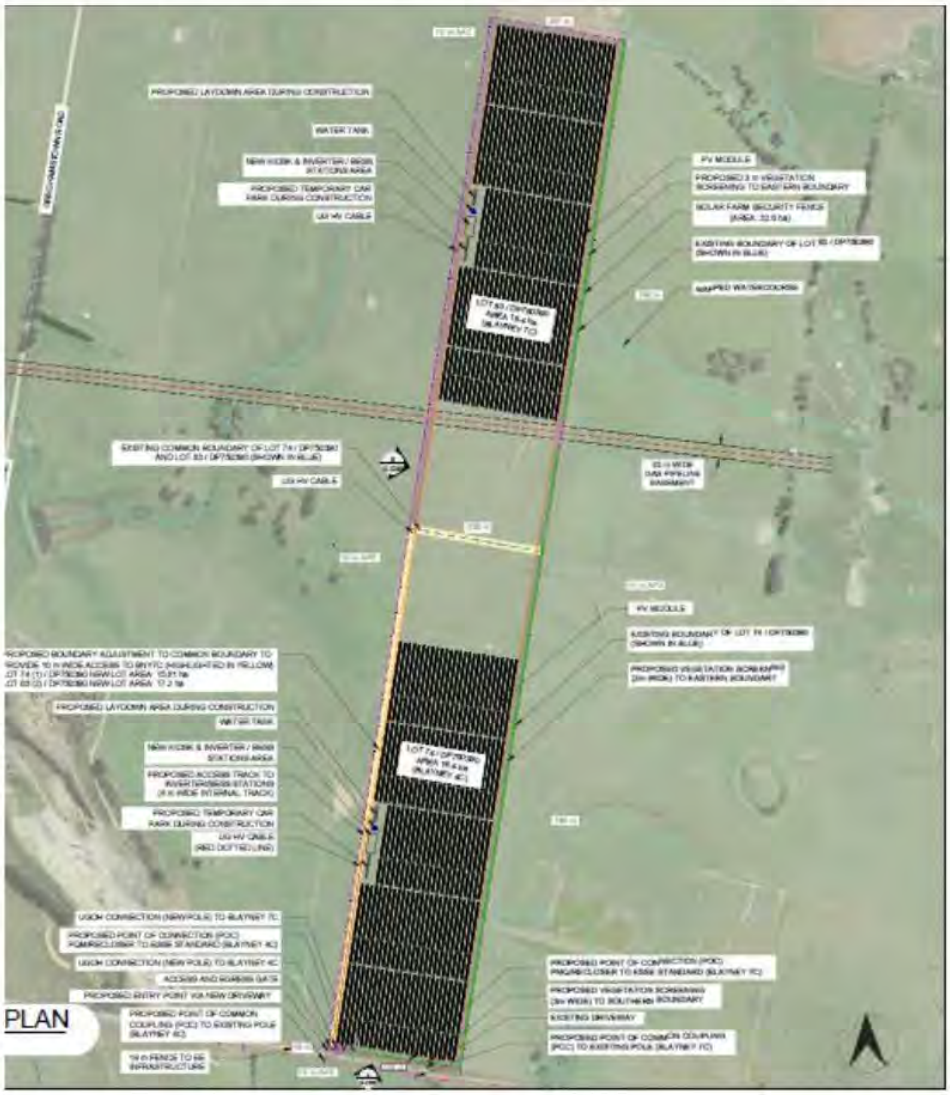


Figure 2: General Arrangement Site Plan

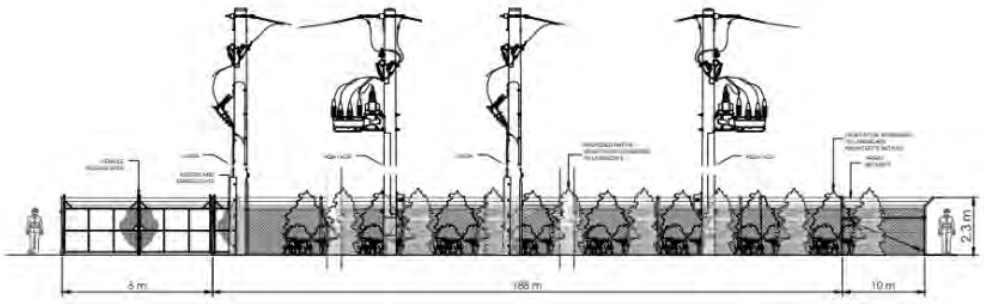


Figure 3: Development Elevation (Source: EDP Renewables)

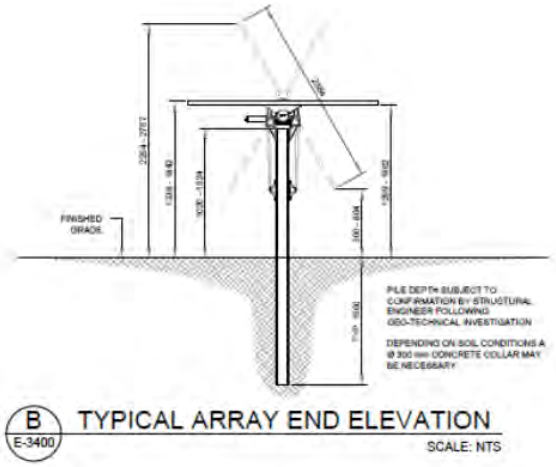


Figure 4: Array Elevation (Source: EDP Renewables)

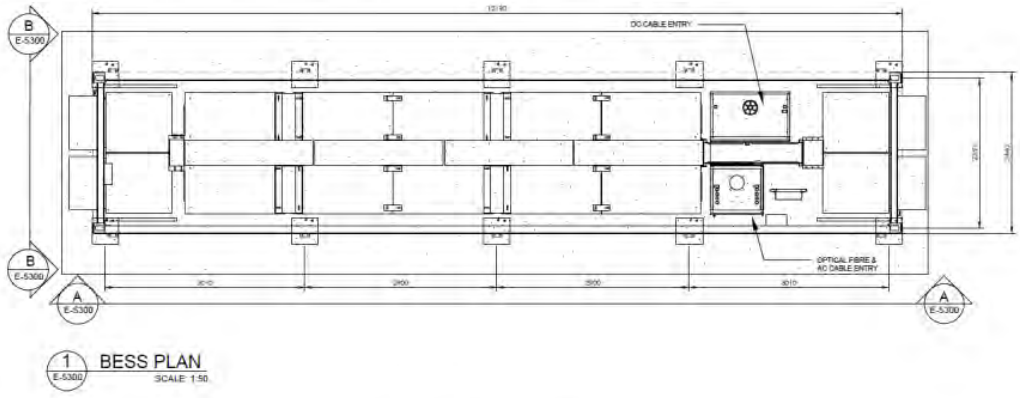


Figure 5: BESS Floor Plan (Source: EDP Renewables)

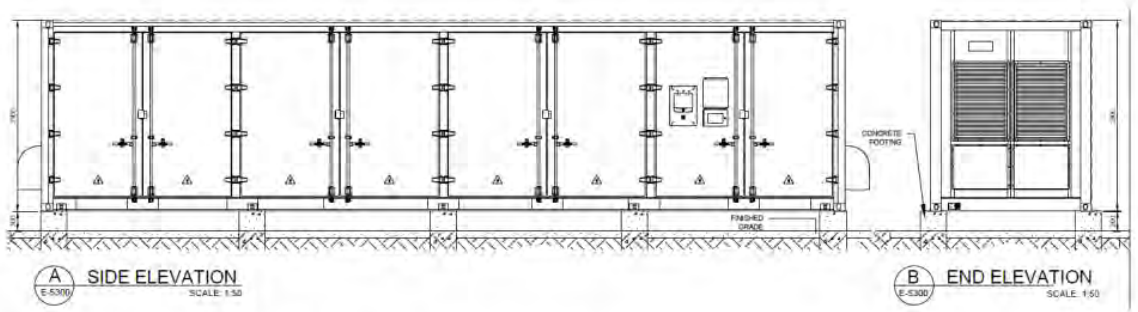


Figure 6: BESS Elevation (Source: EDP Renewables)

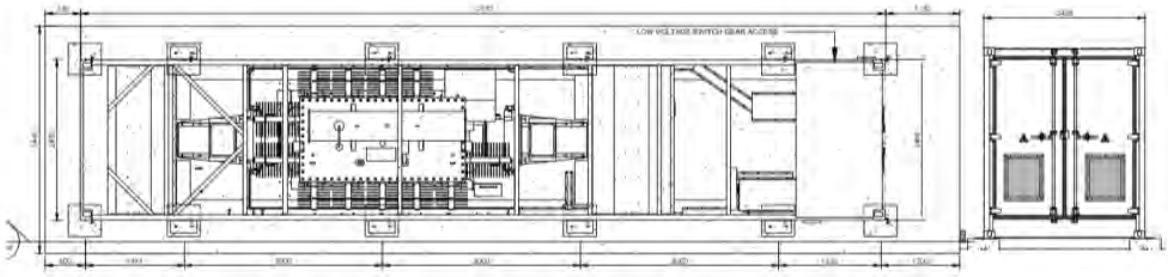


Figure 7: Inverter Floor Plan & End Elevation (Source: EDP Renewables)

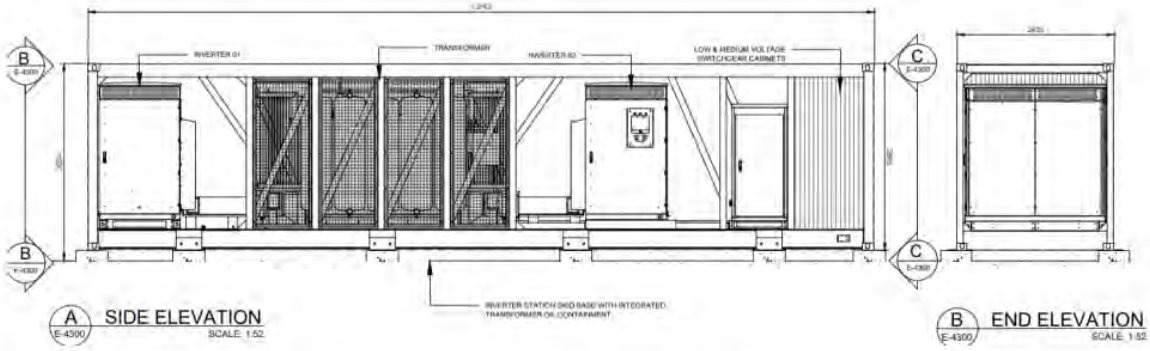


Figure 8: Inverter Side & End Elevation (Source: EDP Renewables)

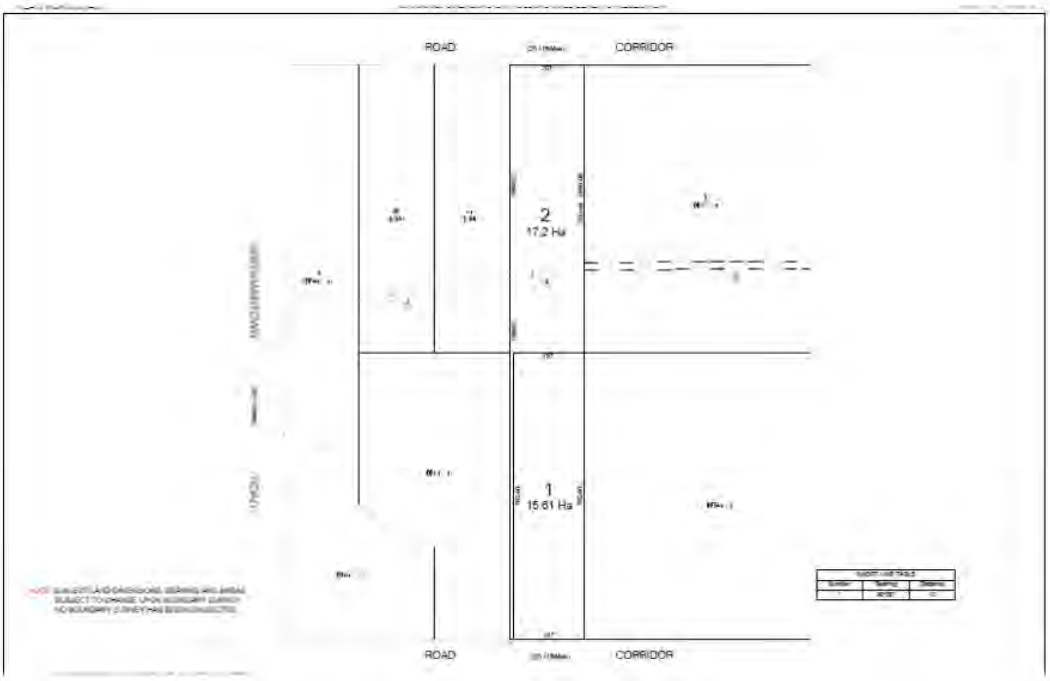


Figure 9: Proposed Boundary adjustment

There are no specific numerical development controls that apply, and key development data is provided in **Table 1**.

Table 1: Key Development Data

Control	Proposal
Site area	32.8ha in total Lot 74 DP 750390 – 16.4ha – Proposed Lot 1 – 15.61ha Lot 83 DP 750390 – 16.4ha – Proposed Lot 2 – 17.2ha
Site Coverage	Proposed Lot 1 – 73% Proposed Lot 2 – 59.9%
	2 x 4.99MW per site
	10,300 solar modules per site
Max height	Solar panel installed height of 2.75m at maximum rotation and the highest structure (other than power poles) being the inverter station at 3.05m above natural ground level. Battery Energy Storage System (BESS) having a height of 2.9m.
Landscaping	Plans include a 3m landscape buffer to the eastern along the boundary of both Lots 74 and Lot 83. A 3m wide landscape/vegetation buffer along the southern boundary of Lot 74 is also proposed.
Car parking spaces	24 temporary spaces during the construction period 3 spaces for ongoing maintenance

Setbacks	Solar panel arrays will have a minimum setback of 10m from the site boundaries.

2.2 Background

Pre-lodgement advice was sought from Council and that advice (issued on 2 February 2023), identified the following issues for consideration (in addition to the typical due diligence issues of traffic, water, biodiversity, noise, glint and glare, visual impact, fire hazard, waste and decommissioning):

- The project should be designed and address the matters raised in the Large-Scale Solar Energy Guidelines;
- Visual Impact Assessment in accordance with the Technical Supplement – Landscape and Visual Impact Assessment;
- No impact upon the proposed by-pass/heavy vehicle de tour corridor;
- The traffic management report should consider a by-pass road and the impact on general road access to local residences;
- Construction and operational noise;
- Heritage, whilst the site is not identified as having an item or being within a Heritage Conservation Area, the impacts of the development on any nearby items or areas needs to be considered;
- Aboriginal archaeology;
- Socio-economic impacts;
- Impact on agricultural land;
- Consultation with nearby landholders and community;
- Construction and decommissioning waste;
- Management of potential bushfire hazard, regardless that the site is not bushfire prone land. The potential for grassfire and the management of hazards is to be addressed.

Additional clarification was sought by the Applicant from Council who provided the following additional information on 5 December 2024:

- Access would be maintained via the existing unnamed road. For noting the Quarry uses this portion of the unnamed road as their formal access route. You will need to consider traffic from the Quarry operation in your proposal (and the proposals effect on other users of this road) and subsequent construction traffic access management plan.
- The use of this road is only possible from Marshalls Lane and not the Greghamstown Road end. Council in its DA assessment of the proposal will then consider what if any additional requirements or upgrades would be required.

A chronology of the development application since lodgement is outlined in **Table 2**.

Table 2: Chronology of the DA

Date	Event
31 July 2025	DA lodged

14 August to 5 September 2025	Exhibition of the application
16 September 2025	Essential Energy referral response received
2 October 2025	Request for information (RFI) issued
7 October 2025	API referral response received
16 October 2025	Building Referral response received
23 October 2025	RYI response received
10 November 2025	Engineering Referral response received
3 November 2025	EHO Referral response received
11 March 2026	WRPP delegate onsite inspection with Council staff
1 June 2026	Revised Engineering Referral received

2.3 Site History

A review of Councils record management system has revealed there has been no development application lodged or completed for the land.

3. STATUTORY CONSIDERATIONS

Instrument	Relevant Provisions	Proposed Development
Environmental Planning & Assessment Act		The application has been assessed in accordance with Section 4.15 of the Act; matters for consideration.
Biodiversity Conservation Act 2016		Red Gum Consulting have prepared a Biodiversity Inspection Report. The assessment concludes that the site is dominated by exotic pasture grasses which have little to no value to threatened fauna or flora on the site. The proposal is unlikely to displace any rare or threatened species.

		The report identifies mitigation measures to address clearing that would minimise risks to threatened species that may be opportunistically using the site.
Water Management Act 2000		The development is not integrated development and no controlled activity approvals are required. Impacts on groundwater are not anticipated based on works not requiring groundwater extraction with the proposed site activity not contributing to any regional groundwater issues. There is the potential for increased impacts resulting from surface water however the solar farm doesn't feature any hard stand surfaces (with the exception of pads for ancillary infrastructure) that will cause or significantly contribute to increased water run-off that what is currently present. Solar farms are constructed with minimal ground invasive techniques with any erosion to be contained within standard erosion and sediment controls measures via conditions of consent for construction plans. There are two mapped watercourses, a first order stream and a minor stream. Neither stream features any distinct riparian habitation and are not specifically mapped on SEED or the BLEP 2012 Riparian and Watercourses Map.
Local Land Services Act	Local Land Services Act 2013 regulates the clearing of native vegetation on rural	The LLS Act does not apply to the solar farm development as development consent is

	land. Clearing may be authorised on Category 1(Exempt) Land but only where activity is permitted without consent and when no other permit is required under other legislation. If located on Category 2 (Regulated, Sensitive or Vulnerable) Land, clearing may be authorised as an Allowable Activity or under the Land Management Code within the LLS Act. If the clearing on Category 2 Land is not an Allowable Activity or is not authorised under Land Management (native vegetation) Code, a BDAR is required and the clearing may need to be offset under the Biodiversity Offset Scheme.	required to enable the works to proceed.
National Parks and Wildlife Act 1994	The objectives of the National Parks and Wildlife Act 1974 are to conserve and protect habitat, ecosystems, biodiversity, landforms, landscape and objects, places or features of cultural value in NSW.	The Due Diligence Code of Practise for the Protection of Aboriginal Objects in NSW provided a process whereby reasonable determination can be made as to whether or not Aboriginal objects will be harmed by an activity, whether further investigation is warranted and whether the activity requires an application for an Aboriginal heritage Impact Permit. A search of AHIMS records has been undertaken. It is considered that an extensive search of AHIMS records or further investigations and associated Aboriginal Heritage Impact Permit are not required as there are no Aboriginal sites or places that have been recorded or observed or the development site. Furthermore, the landscape features do not indicate the presence of any Aboriginal cultural objects on the development site.

Heritage Act 1977	The aims of the Heritage Act 1977 are to identify, protect and conserve items of heritage significance. Provision of the Heritage Act facilitate the establishment of a State Heritage Register for the listing of items of State significance and the preparation of conservation management plans for these items. The Heritage Act also sets out the procedures for the approval of works relating to items listed on the State Heritage Register.	The site is not listed as an item of Environmental Heritage under Schedule 5 of the Blayney LEP 2012, is not located in a heritage conservation area and does not adjoin land that is identified as a heritage item. There are no state heritage items in the vicinity of the development site.
Noxious Weeds Act 1993	The aims of the Noxious Weeds Act 1993 are to prevent the establishment, reduce the risk of spread and minimise the extent of noxious weeds within NSW.	The Biodiversity Inspection Report by Red Gum Consulting does not identify the presence of noxious weeds.
Roads Act 1993	Under Section 138 of the Roads Act 1993, consent is required to carry out works in, on or over a public road, remove or interfere with a structure, work or tree on a public road or connect a road to a classified road.	The development will require consent for a new access from a public road.
Commonwealth Environment Protection and Biodiversity Conservation Act 1999	The Environment Protection and Biodiversity Conservation Act 1999 aims to protect nationally and internationally important flora, fauna, ecological communities and heritage places. The approval of the Commonwealth Minister for the Environment is required for actions that may have a significant impact on matters of national significance. Further the EPBC also requires Commonwealth approval for certain actions on Commonwealth land.	The Biodiversity Inspection report by Red Gum Consulting indicates the site is dominated by exotic pasture grasses with little or no value to threatened flora and fauna. There is no threatened flora or fauna present and due to the absence of trees and shrubs are unlikely to displace rare or threatened species. The proposal is not situated on Commonwealth land.

When determining a development application, the consent authority must take into consideration the matters outlined in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'). These matters as are of relevance to the development application include the following:

(a) the provisions of any environmental planning instrument, proposed instrument, development control plan, planning agreement and the regulations
(i) any environmental planning instrument, and
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
(iii) any development control plan, and
(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),
that apply to the land to which the development application relates,
(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
(c) the suitability of the site for the development,
(d) any submissions made in accordance with this Act or the regulations,
(e) the public interest.

These matters are further considered below.

It is noted that the proposal is not considered to be:

- Integrated Development (s4.46)
- Designated Development (s4.10)

The development did require concurrence under the following clauses:

- Requiring concurrence (s4.13)- Section 2.48 – *State Environmental Planning Policy (Transport and Infrastructure) 2021* - Development near electrical infrastructure
- APA Group Section 2.77 – *State Environmental Planning Policy (Transport and Infrastructure) 2021* - Development adjacent to pipeline corridors

3.1 Environmental Planning Instruments, proposed instrument, development control plan, planning agreement and the regulations

The relevant environmental planning instruments and the matters for consideration under the Regulation are considered below.

(a) Section 4.15(1)(a)(i) - Provisions of Environmental Planning Instruments

A summary of the key matters for consideration arising from the relevant EPIs are outlined in **Table 3**.

Table 3: Summary of Key Matters in the Relevant Environmental Planning Instruments

EPI	Matters for Consideration	Comply (Y/N)
State Environmental Planning Policy (Planning Systems) 2021	Section 2.19(1) declares the proposal regionally significant development pursuant to clause 5(a) of Schedule 6 as it comprises private infrastructure (electricity generating works) with a CIV of more than $5m.	Yes
State Environmental Planning Policy (Primary Production) 2021	Chapter 2: Primary production and rural development	Yes
SEPP (Resilience & Hazards) 2021	Chapter 4: Remediation of Land Section 4.6 Contamination and remediation are to be considered in determining development applications.	Yes
	Chapter 4:Hazardous and offensive development and the Hazardous Industry Planning Advisory Guideline for Hazard Analysis requires that a preliminary hazard assessment (PHA) be prepared for potentially hazardous or offensive development.	Yes
State Environmental Planning Policy (Transport and Infrastructure) 2021	Chapter 2: Infrastructure, Part 2.3 Development controls Section 2.36 Development permitted with consent. Section 2.42 applies to a regionally significant development application for electricity generating works in a regional city – not applicable as the site is not located in the Renewables Zone of a regional city. Section 2.48(2) (Determination of development applications—other development) – as the development is in proximity to existing electricity infrastructure and may influence the electricity network, Essential Energy has been consulted and has raised no objections. Section 2.98 Development adjacent to rail corridors – not applicable. Section 2.119 Development with frontage to classified road - not applicable as the development does not have frontage to a classified road. Section 2.122 Traffic generating development – referral to TfNSW is not required.	Yes
Biodiversity and Conservation	The potential for koala habitat has been assessed Clause /chapter	Yes

Proposed Instruments	There are no applicable draft instruments.	N/A
Blayney Local Environmental Plan 2012	Clause 2.3 Permissibility and zone objectives Clause 4.B Boundary adjustments between lots in certain rural zones Clause 5.10 Heritage conservation Clause 6.8 Essential services	No permissible, although with conditions is consistent with zone objectives Yes Yes Yes

State Environmental Planning Policy (Planning Systems) 2021

The proposal is regionally significant development pursuant to section 2.19(1) as it satisfies the criteria in clause 5(b) of schedule 6 in SEPP (Planning Systems) 2021 as the proposal is development for private infrastructure with a CIV of more than $5 million. Accordingly, the Western Regional Planning Panel is the consent authority for the application.

State Environmental Planning Policy (Primary Production) 2021

Chapter 2: Primary Production and Rural Development

The proposal is not for the purposes of primary production and electricity generating works are not specifically mentioned in the policy. However, the proposal is consistent with the broad aims of the policy, particularly regarding the use of land for primary production, reducing land use conflict and sterilisation of rural land and the protection of native vegetation and biodiversity.

The proposal has an estimated life span of 35 years, after which it is proposed to decommission the solar farm by removing all infrastructure relating to the approved development from the site. At that time, the land would again be suitable for primary production purposes. It is unlikely that the development as proposed will result in any land use conflicts or sterilise the land for future primary production purposes.

The development area on the site has been previously cleared and used for grazing purposes. Given the historical use of the property, there will be insignificant impacts on native vegetation and biodiversity.

Clause 2.8 State Significant Agricultural Land

In section 2.8 of the SEPP, it is established that land is deemed State significant agricultural land if it is listed in Schedule 1. However, Schedule 1 has yet to be finalised and does not identify any lands, therefore the proposal is consistent with the SEPP. Furthermore, the site is not identified on the draft State Significant Agricultural Land map exhibited by the Department of Primary Industries.

The proposal is considered to be consistent with the aims of *SEPP (Primary Production) 2021*.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 3: Hazardous and offensive development

3.7 Consideration of Departmental guidelines

In determining whether a development is—

(a) a hazardous storage establishment, hazardous industry or other potentially hazardous industry, or
(b) an offensive storage establishment, offensive industry or other potentially offensive industry,

consideration must be given to current circulars or guidelines published by the Department of Planning relating to hazardous or offensive development.

In accordance with this clause, the applicant has undertaken an analysis and screening process to determine whether the proposal constitutes a potentially hazardous development under the Department of Planning's guidelines for hazardous and offensive development. SEPP (Resilience and Hazards) sets out the screening and risk assessment framework, noting that risk potential is typically influenced by five key factors:

- the properties of the substances handled or stored
- the conditions of storage or use
- the quantity involved
- the location in relation to the site boundary and
- surrounding land uses.

The SEPP screening process does not prescribe thresholds for Australian Dangerous Goods (ADG) Code Class 9 materials (Miscellaneous Hazardous Substances), which include the lithium-ion batteries proposed for the site. Resulting, a Preliminary Hazard Analysis (PHA) is not automatically triggered on the basis of screening thresholds.

The proposal however, identifies that the potential for risk (fire risk) associated with the Battery Energy Storage System (BESS) and has adopted management and mitigation measures presented in **Table 4**.

These measures will be required to be incorporated into the Construction Management Plan as required by a condition of consent.

Based on the above assessment, the proposal does not need the criteria of a potentially hazardous development under the provisions of the SEPP and therefore the proposal is considered to be consistent with the SEPP. The implementation of the identified mitigation measures in Table 4 are considered to be adequate for the site and development.

Table 4: recommended mitigation measures for potential hazardous materials.

No.	Safeguard and mitigation measures
HM1	The Blayney 4C & 7C Solar and BESS site would manage the fire risks associated with the BESS by: • Installing reliable, automated monitoring and control systems, with an alarm and shutdown response capability. • Taking reasonable and safe measures to prevent the risks of external heat effects in the event of a bushfire. • Designing appropriate separation and isolation between battery cubicles, and between the BESS and other infrastructure, in accordance with the manufacturers' recommendations, and including gravel set-off areas around the facility. • Compliance with all applicable Australian codes and standards. • Preparation of a BESS-specific fire response plan, in conjunction with the NSW Rural Fire Service. • Installing an adequate automatic fire suppression system integrated into the detection and control system. • Disposal (and where possible, recycling) of any potentially hazardous material in accordance with the best international practices available at that time.
HM2	Fuels and pesticides/herbicides in use at the site will be stored at the laydown area in appropriately bunded areas designed in accordance with AS1940-2004.

Chapter 4: Remediation of Land

Section 4.6 of the SEPP requires consent authorities to consider whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out. On the basis of the available information, the subject site in its current state is considered to be suitable for the proposed development, which is not a sensitive land use, does not require significant excavation and will not involve staff permanently on site, except during the construction phase.

The land is not within an Investigation Area. The land has been historically general agricultural and grazing. As part of the development application, consideration was given to potential contamination issues. Visual inspection of the site does not indicate any areas or sources of potential contamination.

Figure 3 of the Managing Land Contamination Planning Guidelines outlines a DA process when considering contamination. This indicates that a Preliminary Investigation is not always required. 3.4.1 of the guidelines indicates "A preliminary investigation is not necessary where contamination is not an issue." Given the proposed use of the land there would be little point in requiring a Preliminary Investigation. Based on this information, further investigation is not warranted and the land is deemed suitable for it use as a Solar Farm.

The proposal is considered to be consistent with *SEPP (Resilience and Hazards)* 2021.

State Environmental Planning Policy (Biodiversity and Conservation) Koala Habitat

The development area and its surrounds are clear or trees. There have been no records within close proximity of the subject site which has been cleared of all native vegetation that could provide any habitat or foraging opportunities for koalas.

It is feasible that koalas may occupy vegetated sections in the broader area however there have been no recordings of koala presence in close proximity to the development site.

The proposal is considered to be consistent with SEPP (Biodiversity and Conservation) Koala Habitat. No further assessment or mitigation measures are warranted.

Blayney Local Environmental Plan 2012

Clause 2.3 Permissibility and zone objectives

The site is located within the RU2 Rural Landscape zone pursuant to clause 2.3 of the *Blayney Local Environmental Plan 2012* (the LEP) (**Figure 10**). The proposal for electricity generating works is not permissible in the zone under the LEP but is made permissible with consent on any land in a prescribed non-residential zone under clause 2.36(1)(b) of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the SEPP). As the RU2 Rural Landscape zone is a prescribed non-residential zone under clause 2.35 of the SEPP, the development is permissible with consent within the zone.



Figure 10: RU2 Rural Landscape zone (Source: NSW Planning Portal Spatial Viewer)

The zone objectives (pursuant to the Land Use Table in clause 2.3) include the following. To:

- Encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- Maintain the rural landscape character of the land.
- Provide for a range of compatible land uses, including extensive agriculture.
- Encourage development that will not have an adverse impact on the environmental and scenic qualities of the existing landscape.

The proposal is considered to be consistent with these zone objectives for the following reasons:

- The proposal will provide renewable energy maintaining the rural function of the land.
- The development of the solar farm will have minimal impact on the surrounding land uses during the operational phase and can coexist with existing agricultural practices.

- The plans include a 3m wide vegetation screen to be planted on the inner side of the proposed security fence with plantings up to 3m in height at maturity that are endemic to the Blayney locality. This will be located along the entire length of the eastern boundary of both allotments and the southern boundary of Lot 74 to mitigate in part visual and amenity impacts by the proposed solar farm. The proposed landscaping is in line with the recommendations of the submitted Visual Impact Assessment. Additional landscaping recommended from the Glint and Glare Study, requiring an extension of landscaping to partially screen the south-western boundary along the edge of the PV01 system (to be located on Proposed Lot 1 – currently Lot 74) to mitigate glare potential.

Clause 4.2B Boundary adjustment between lots in certain rural zones

The objective of this clause is to facilitate boundary adjustments between lots where one or more resultant lots do not meet the minimum lot size but the objectives of the relevant zone can be achieved.

The proposal seeks minor changes to the sites existing boundaries and the creation of an access handle which will provide access to the northern lot (proposed Lot 2).

Existing Lot	Existing Site Area	Proposed Lot	Proposed Site Area
74/750390	16.4ha	1	15.61ha
83/750390	16.4ha	2	17.2ha (comprising an access handle)

The existing lots are vacant rural land, with no dwelling opportunities. The subdivision does not create additional lots, will not create opportunities for dwellings, will not increase the potential for land use conflict and will not have adverse effect on agricultural viability of the land.

The proposed boundary adjustment meets the requirements of the clause.

Clause 5.10 Heritage conservation

The site is not identified as, or located near, any items of environmental heritage significance listed in the LEP. A search of the Aboriginal Heritage Information Management System (AHIMS) found no Aboriginal sites or places on or within proximity of the site (the nearest site being 3km away). Aboriginal objects are unlikely to occur, given the site comprises disturbed land having been utilised for agricultural purposes. Procedure in the event of any unexpected find is included in the recommended conditions.

Clause 6.8 Essential services

This clause requires that:

> *Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:*
>
> *(a) the supply of water,*
>
> *(b) the supply of electricity,*
>
> *(c) the disposal and management of sewage,*
>
> *(d) stormwater drainage or on-site conservation,*

(e) suitable vehicular access.

The proposed solar farm does not require reticulated water or sewerage services. During the construction phase portable toilets are to be provided for waste disposal and will be managed by an external contractor.

A 20,000 litre water tank will provide water for bushfire protection and non-potable water uses on each site.

The site has access to electricity and the electricity network. The development proposes an additional power pole at the southern end of existing Lot 74 and lines to connect to existing power lines. Further consultation will be required with Essential Energy. The application was referred to Essential Energy requiring concurrence (s4.13)- Section 2.48 – *State Environmental Planning Policy (Transport and Infrastructure) 2021* - Development near electrical infrastructure. Comments were received and have been included in the draft conditions of consent.

Changes in existing stormwater flows may result from the development. The solar farm doesn't feature any hard stand surfaces (with the exception of pads for ancillary infrastructure) that will cause or significantly contribute to increased water run-off that what is currently present. Solar farms are constructed with minimal ground invasive techniques with any erosion to be contained within standard erosion and sediment controls measures via conditions of consent for construction plans.

A new access point from the unnamed road extending west from Marshalls Lane will be required to be constructed. Council's Development Engineer has considered the access arrangements and has no objection subject to suitable conditions.

The proposal is considered to be either consistent with the provisions of the LEP or capable of consistency with the LEP subject to conditions.

(b) Section 4.15 (1)(a)(ii) - Provisions of any Proposed Instruments

There are no proposed instruments which have been the subject of public consultation under the Act, that are relevant to the proposal.

(c) Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

There are no provisions within Blayney Development Control Plan (DCP) 2018 that are applicable to Electricity Generating Facilities.

The following contributions plan is relevant pursuant to section 7.18 of the Act (notwithstanding Contributions plans are not DCPs they are required to be considered):

- *Blayney Shire Local Infrastructure Contributions Plan 2022*

The contributions plan authorises the imposition of conditions under section 7.11 of the Act only for residential development and heavy haulage development, neither of which are applicable. For development with a cost of more than $200,000, the plan enables a levy of 1% of the cost of development under s7.12 of the Act. This contributions plan has been considered in the recommended consent conditions.

(d) Section 4.15(1)(a)(iiia) – Planning agreements under section 7.4 of the Act

There have been no planning agreements entered into.

(e) Section 4.15(1)(a)(iv) - Provisions of Regulations

Matters under Part 4, Division 1 of the EP&A Regulation 2021 are not relevant as the site is vacant with no existing buildings to be reused or demolished.

(f) Section 4.15(1)(b) - Likely Impacts of Development

The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality must be considered. Potential impacts related to the proposal that have not been considered above in response to SEPPs and LEP controls are assessed below.

Context and Setting

The subject site is rural zoned land comprising approximately 32.8 hectares. The land has gentle sloping topography, with cleared paddocks. Remnant vegetation is non-existent across the site.

The surround area is predominantly rural in nature, comprising agricultural uses of grazing, residential/rural dwellings associated with agricultural holdings and two existing quarries and an industrial factory.

The development footprint comprises approximately 10,300 solar arrays per site (PV01 and PV02), which represents approximately 66% of the total site. Individually, existing Lot 74 (Proposed Lot 1) will have approximately 73% site coverage and existing Lot 83 (proposed Lot 2) will have approximately 59.9% site coverage.

The site is currently vacant of any ancillary farming infrastructure or residences.

Whilst the subject land is altered from its original state and being used for grazing purposes, it is acknowledged that the development will alter the existing visual landscape of the site and locality.

Agriculture

The proposed development is situated on vacant rural land. The development proposes to use 32.8 hectares of rural land equating to 0.02%of the total land area used for agricultural purposes within the Blayney LGA which is considered negligible in a regional context. The predominant use of the land has been for grazing. The proposed footprint for this development is approximately 66% of the total land to be utilised.

Whilst there is a minor and temporary loss of agricultural land, agricultural activities such as grazing are still able to occur by the Landowners. No consent is required for ongoing grazing activities (extensive agriculture).

The proposal is for a fixed time period of 35 years and at the cessation of the development the land will be required to be rehabilitated and returned to original use for agricultural purposes.

The Large Scale Solar Energy Guidelines specify that where a solar energy project is located adjacent to a horticultural or cropping activity, the solar array should be setback from the property boundary by at least 30m to mitigate any heat island effect. Whilst, the Guidelines don't specifically apply, in this instance, consideration of the Guideline has still been applied to the development and included in the assessment. Adjoining land is not being used to cultivate crops nor horticulture; therefore additional setbacks for the arrays is not required or considered necessary in this instance.

The subject land has a Land and Soil Capability of Class 4. Class 4 land has moderate to severe limitations for higher impact land management practises such as cropping. The limitations can be overcome by specialised management practises with high level of knowledge, expertise, inputs, investment and technology. Class 4 land is generally used for grazing and is suitable for pasture improvement.

The proposal acknowledges that the land is not prime agricultural land (ie not Class 1 land), is not mapped as State Significant Agricultural Land nor is it mapped as Biophysical Strategic Agricultural Land (BSAL).

The lands use, combining renewables and grazing activities, being able to co-exist thereby re-enforcing the lands ability to continue to be used for an agricultural purpose whilst also supporting the objectives of the land zone table.

Naturally Occurring Asbestos

The subject development site is mapped as having Naturally Occurring Asbestos containing medium asbestos potential under the statewide mapping (**Figure 11**).

If Naturally Occurring Asbestos is identified, and it is likely to be affected by the proposed works, Clause 432 of the Work Health and Safety Regulations 2017 (as amended) requires that a site-specific Asbestos Management Plan must be prepared in accordance with the regulations and the Model Asbestos Policy for NSW Councils (2015) (as amended).

If Naturally Occurring Asbestos is identified, no further works may be undertaken until an Asbestos Management Plan is prepared to the satisfaction of the Blayney Shire Council Department of Planning and Environmental Services.
Conditions have been included to assist the Developer when undertaking construction on the site to comply with government regulations regarding NOA.



Figure 11: Naturally Occurring Asbestos

Earthworks

The proposed earthworks are generally limited to those required for the construction of project infrastructure, including internal access tracks, foundations for key components (such as battery energy storage system (BESS) units and inverter stations), ancillary infrastructure, and site

access works. The site is characterised by relatively gentle topography, which facilitates construction and reduces the extent of ground disturbance required. Subject to the implementation of appropriate erosion and sediment control measures in accordance with relevant guidelines and best practice, the proposed earthworks are not expected to result in significant adverse environmental impacts.

Biodiversity

The site is void of native remnant vegetation and the SEE does not propose the removal of any trees.

The site and adjoining land are not identified on the Biodiversity Values Map and is not mapped as Terrestrial Biodiversity under the BLEP 2012.

Red Gum Consulting have prepared a Biodiversity Inspection Report. The assessment concludes that the site is dominated by exotic pasture grasses which have little to no value to threatened fauna or flora on the site. The proposal is unlikely to displace any rare or threatened species.

The report identifies mitigation measures to address clearing that would minimise risks to threatened species that may be opportunistically using the site. These include:

- Construction limits and exclusion zones clearly identified prior to work;
- A visual inspection is to be conducted by environmental staff before construction commences to identify any areas of the site that might be supporting native fauna;
- Vehicle movements around the site will be restricted to the construction footprint and away from any existing native trees bordering the site with flagging exclusion fencing to be installed;
- Soil disturbance by vehicle and pedestrian access is to be kept to a minimum outside the construction footprint;
- Any weeds removed (in particular those bearing seeds) are to be disposed of appropriately at the nearest waste management facility; and
- Species selection for any revegetation works is to consider the appropriate PCT for the site and guided by a suitably qualified ecologist.

Heritage

The subject site is not listed as an item of environmental heritage in Schedule 5 of the BLEP 2012. There are no listed heritage items in proximity to the site.

A search of AHIMS records was carried out which did not reveal any known Aboriginal sites or places that have been recorded or observed on the development site. For noting the landscape features of the site do not indicate the presence of any Aboriginal cultural objects.

Orange LALC was advised of the plans for the development and a request forwarded to the LALC enquiring whether they had any knowledge of indigenous items or places of significance on the site and whether a site survey was required prior to commencement of works, with no response being received.

Conditions have been included as a precautionary measure should any there be any discovery of Aboriginal Objects or discovery of other cultural items on the site during the construction phase.

Glint and Glare

A Glint and Glare Study assessment report was prepared by ITP Renewables. The assessment is based on potential visual receptors (residences, roads, rail) within 2km of the development site.

The 2km radius is generally used as glint and glare impacts beyond the 2kn radius are highly unlikely.

Figure 12 provides the visualisation of the glare study results.



Figure 12: Visualisation of glare study results

The conclusions of the assessment:

- 29 observation points, 14 road routes and 1 rail route may receive green glare.
- 1 observation point and 8 road routes may receive yellow glare.
- Yellow glare potential is limited to glare caused by PV01.
- Yellow glare along the road routes did not exceed 15 minutes in a single day and were limited to small sections of the roads.
- The intersection of Millthorpe Road and Browns Creek Road will be subject to glare, in which mitigation through the extension of the vegetation screen around the western site boundary of PV01 (Proposed Lot 1 and existing Lot 4) is recommended.

The recommendation from the GlareGauge analysis concludes the proposed vegetation on the sites eastern and southern boundaries, along with the vegetation extension on the western site boundary to the length of the PV01 system will be sufficient to mitigate visual impacts of glare in most cases. Where yellow glare is experienced, the durations are short with low traffic expected in these areas. Conditions have been included requiring landscaping in accordance with the recommendations of the Glint and Glare Study.

Through an informal request for information regarding any impact on the Orange Airport the Applicant has provided the following information:

We confirm that the positioning of the solar arrays for the Blayney 4C & 7C project will not impact airplane flight routes to or from Orange Airport.

The Glint and Glare Study (dated 12 May 2025) adopted a conservative study area of 2 km around the project site, noting that impacts beyond this distance are highly unlikely due to the decreasing size of the reflective surface in a viewer's field of vision and the presence of intervening terrain and vegetation.

Orange Airport is located well beyond this 2 km zone. The assessment utilised the GlareGauge/SGHAT tool, which is the industry standard recognised by the Civil Aviation Safety Authority (CASA) for ensuring aviation safety. Given the distance and the single-axis tracking technology used, which is designed to maximise light absorption and minimise reflection, there is no hazard posed to flight routes or airport operations.

Additionally, based on experience, Airservices Australia has previously responded with the following: "at between 2 and 2.75 m AGL, the solar farm would not impact airspace procedures, CNS facilities, or ATC operations."

Visual Impact

A Visual Impact Assessment (VIA) was undertaken by Zenith Town Planning to identify impacts and determine whether these impacts are acceptable in the context of benefits of the development to both the community and the economy.

The visual catchment of the proposed development was defined by an area within 2km of the edge of the development site as shown in **Figure 13**. Visibility of the site from land situated outside of the 2km area would be negligible.

Figure 14 uses a digital model that indicates the terrain and contours in the vicinity of the development site and within the 2km visual catchment.

Elevation relative to the development site, along with proximity, are important elements in the visual assessment as it indicates whether an observation point is located at a higher level above the development site and therefore whether the site is potentially visible from an observation point and whether vegetation screening provides benefit.

The Visual Impact Assessment concludes that the overall impact of the development on landscape character (using proximity, elevation, topography, vegetation and structures on intervening land that may obscure visual connection with the development site) is assessed to be low-moderate for both private property and the public domain. The report acknowledges:

- that existing primary production and industrial type uses within close proximity to the site have already compromised the rural character at the northern edge of the town which
- The Church Hill lookout on Lowe Street and two Dwellings (OP4 and OP15) to the east have impact rating of high.
- There are several dwellings within OP19 the cluster of dwellings zoned urban residential to the south of the site have an impact rating of high due to being in close proximity to the project site and are able to look upslope to the site. Other dwellings within this cluster have the potential for a filtered line of sight to the array.
- A further 5 dwellings (OP1, OP2, OP3, OP5 and OP20) have a visual impact rating of moderate due to being in mid-range proximity to the site, at an elevation above the project site or with potential views of the array.
- The visual impact is assessed to be high on the rail line south of the development site and Marshalls Lane, Lowe Street and some roads within the cluster of urban dwellings to the south of the site.

The Visual Impact Assessment provides the following recommendations:

- It is recommended that the vegetation to be planted as a landscape screen along the southern and eastern boundaries as shown on the General Arrangement Plan comprise shrubs or trees that grow to a maximum height of 3m so as not to interfere with sunlight access to the array;
- The landscape screen to be planted to a width of 3m with stepped plantings to ensure dense screening; and
  All plants to be used in the landscape screen should be endemic to the locality of Blayney to ensure that the vegetation contributes to the rural landscape character and enhance local biodiversity values.



Figure 13: The visual catchment with observation points (extract from Visual Impact Assessment by Zenith Town Planning)

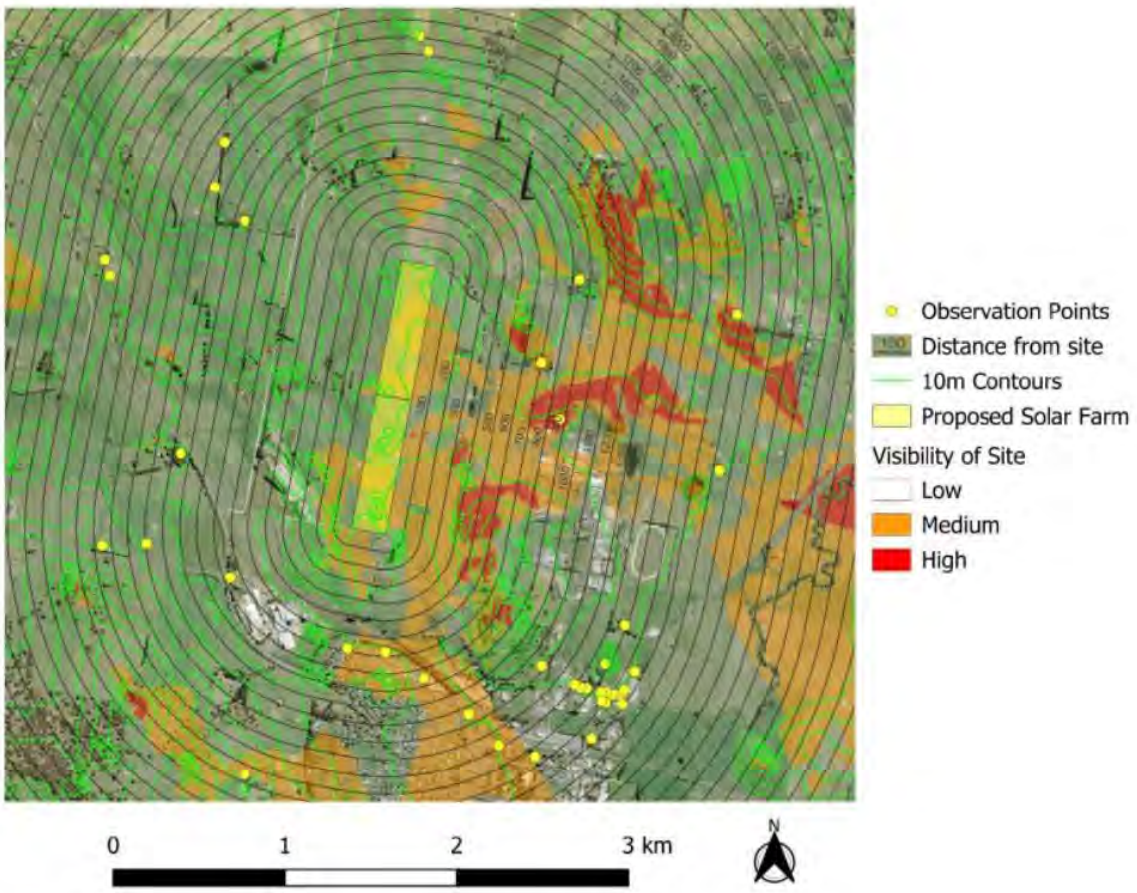


Figure14: Digital elevation model (Source: EDPR)

In addition to the recommendations, the proposed landscaping is to address height, density and duration to achieve maturity with additional emphasis on parts of the site that are viewable from residential properties as having a moderate or high impact rating on the Visual Impact Assessment prepared by Zenith Town Planning dated 11 February 2025.

Traffic and Access

The subject site fronts an unnamed council local road with access to be proposed from this unnamed portion of road. Conditions have been included to ensure appropriate approvals, construction and inspections are undertaken in accordance with Councils Guidelines for Engineering Works.

At peak construction, there would be up to 30 staff on-site at any one time. It is anticipated that (as a worst case scenario), the development would generate 15 inbound (am) trips and 15 outbound (pm) trips. These are considered minor and temporary increases in traffic generation with the surrounding road network not adversely impacted.

Operational maintenance of the solar farm is expected to generate a maximum of 24 vehicle movements per annum. Impact on the surrounding road networks is negligible.

The Traffic and Parking Impact Statement identifies the following expected traffic generation:

Phase	Description of Vehicles	Expected Vehicle Trips

Establishment	10-15 trucks and trailers to deliver gravel with 4-5 workers with 2 workers per vehicle	10 vehicle trips per day for 2 to 3 days
	Light Vehicles	4 to 6 trips per day
Construction	80 B-double articulated trucks of 26m length to deliver equipment	8 vehicle trips per day
	40 light vehicle trips for 40 construction workers	80 vehicle trips per day
Commissioning	Light and heavy rigid vehicles for 10 workers with 2 persons per vehicle	10 vehicle trips per day
Operational	1 light vehicle for maintenance contractor	2 vehicles trips every 2 to 3 months

The development is classified as low impact development under Austroads Guide to traffic Management Part 12: Integrated Transport Assessments for Developments.

The Traffic and Parking Impact Statement identifies that the largest construction vehicle will be a 26m B-double.

Marshalls Lane is an approved B-double route to its intersection with Gerty Street. Separate approval for travel further west along Marshalls Lane and the unnamed road will be required.

The proposed traffic route involves leaving the Mid Western Highway at Marshalls Lane, and travelling west along Marshalls Lane and further west along the unnamed local Council road, and turning right into the site. Egress from the site will be via a left hand turn onto the unnamed road, travelling east along the unnamed road and Marshalls Lane to its intersection with the Mid Western Highway, righting either left or right onto the highway.

The development does not propose formalised carparking. During construction, 24 car spaces will be required to be provided. As the construction phase is temporary in nature the parking spaces will still need to be provided having appropriate dimensions, line marked using an all-weather service in accordance with the conditions. Three (3) informal spaces are proposed for operational and maintenance staff post construction.

Council's Development Engineer has raised no objections with regard to traffic, access or parking, subject to conditions.

Noise and Vibration

In terms of vibration, the SEE indicates that key noise emissions from the development are associated with the inverter, transformer and BESS (HVAC system comprising air conditioner, heat exchanger and ventilation fans). Emissions from these sources are acoustically insignificant compared with ambient background noise levels at assessed receivers.

Noise sources from maintenance activities include light vehicle movements on site and maintenance of equipment.

Noise emission from construction activities were modelled based on:

- earthworks (trenching for cabling);
- piling of panel supports; and
- assembly of the panels

The assessment taking into account receiver locations **(Figure 15)** concluded that:

- construction noise levels will satisfy construction management levels at all receivers;
- emissions from the project would satisfy the operational PNTLs at all identified receivers;
- Sleep disturbance is not anticipated, as there are no operational noise sources that generate maximum noise events. Noise emissions from the development are predicted to satisfy the EPA maximum noise level criteria;
- Road traffic noise emissions associated with project construction are anticipated to satisfy RNP criteria at all receivers along the proposed transportation route;
- Vibration impacts from the development would be negligible due to the nature of the development works and distances to potential vibration sensitive receivers.

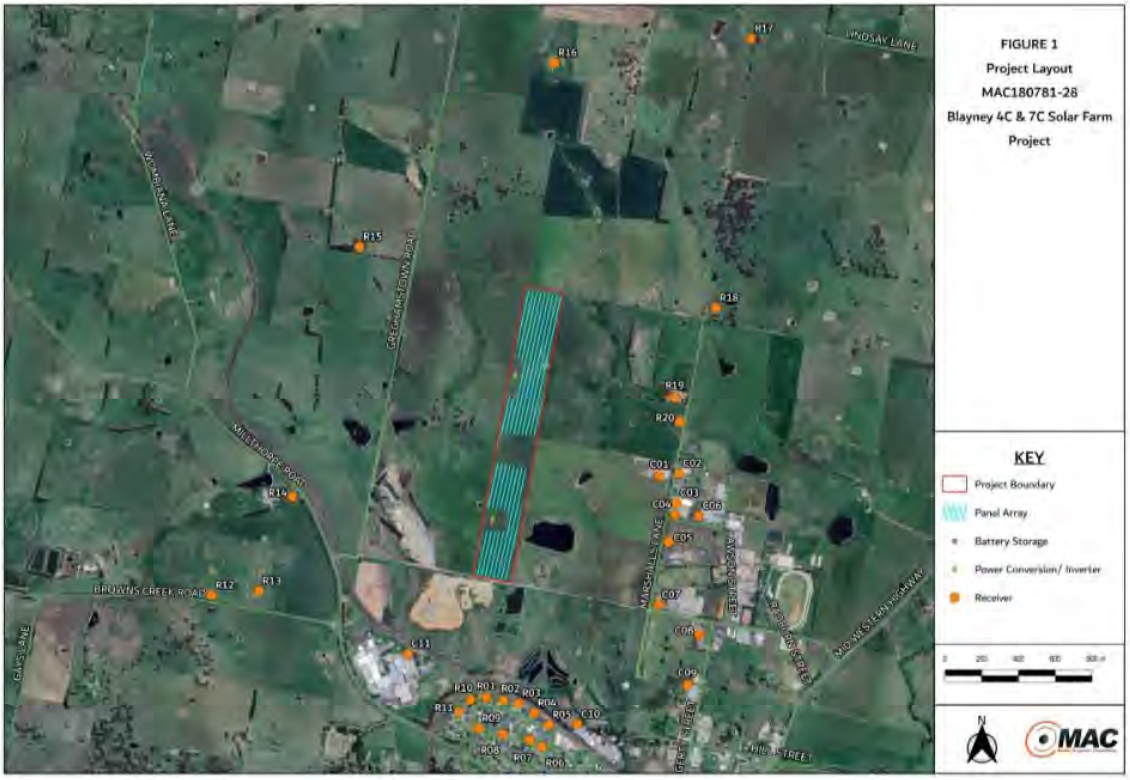


Figure15: Receiver Location

The noise assessment report results demonstrates that the development proposal satisfies the requirements of the Interim Construction Guideline, Noise Policy for Industry and the Road Noise Policy with negligible impact in relation to noise resulting from the proposal.

Dust

Dust will occur prior to works commencing, during the construction and decommissioning phases resulting from earthworks, excavation, vehicle movements and construction. Temporary air quality impacts can be effectively managed using a consent condition requiring identification and implementation of mitigation measures. A Dust Management Plan will be required to be submitted to Council for approval prior to the release of either the Construction Certificate for Building Works or the Subdivision Works Certificate. The plan is to be prepared in accordance with current applicable legislation and best practise industry guidelines.

Bushfire

The development site is not mapped as being bushfire prone, although a 10m wide asset protection zone (APZ) is proposed around the entire solar array (as per pre-lodgement advice from Council). The site plan confirms that the solar arrays are a minimum of 10m from all boundaries.

A 20,000 Litre water storage tank is also proposed to act as a static water supply for emergency services.

The subject site, whilst not currently mapped as being bushfire prone land, RFS Draft Bushfire Prone Land Map **(Figure 16)** identifies the site will be mapped subject to future endorsement. The land is grassland and will be mapped as Vegetation Category 3 land.



Figure 16: RFS Draft Bushfire Prone Land Map

Whilst formalised referral to the RFS is not required, Planning for Bushfire Protection 2019 (BPP 2019) requires consideration under Section 8.3.5 Wind and solar farms; in particular adequate clearances for combustible vegetation in addition to firefighting access and water.

The PBP 2019 requires the following:

- A minimum 10m APZ for the structures and associated buildings; and
- The APZ must be maintained to the standard of an IPA for the life of the development.

An APZ is excluded from road access to the site and power (or other services) to the site and associated fencing.

Essential equipment should be designed and housed in such a way as to minimise the impact of bush fires on the capabilities of the infrastructure during bush fire emergencies. It should also be designed and maintained so that it will not serve as a bush fire risk to surrounding bush.

A Bush Fire Emergency Management and Operations Plan should identify all relevant risks and mitigation measures associated with the construction and operation of the wind or solar farm. This is to include at a minimum:

- Detailed measures to prevent or mitigate fires igniting;
- Work that should not be carried during total fire bans;
- Availability of fire-suppression equipment, access and water;
- Storage and maintenance of fuels and other flammable materials;
- Notification of the local NSW RFS Fire Control Centre for any works that have the potential to ignite surrounding vegetation, proposed to be carried out during a bush fire danger period to ensure weather conditions are appropriate; and appropriate bush fire emergency management planning.

In response to the requirements under the PBP 2019, a condition of consent will be included requiring a Bushfire Emergency Management and Operations Plan to be submitted to Council for approval prior to the issue of a Construction Certificate. To ensure ongoing safety a further condition is to be included requiring the implementation of the plan for the life of the development to provide assurance that bushfire risk is being appropriately managed over time.

Cumulative Impacts

Cumulative impacts may result from other developments, biodiversity, socio-economic and or construction traffic, noise or visual amenity.

Figure 17 provides a visual representation of the proposed solar farm and the approved solar farm at 269 Marshalls Lane.



Figure 17: Proposed and Approved Solar Farms, Blayney

The combined scale of agricultural land being utilised for the proposal and the adjoining approved solar farm located off Marshalls Lane equates to 0.03% of the LGA's agricultural land. Environmental impacts on biodiversity, heritage and water resources are minimal. Impacts from traffic, construction, risk to bushfire, visual impact, glint/glare and loss of agricultural have been considered as a part of the overall assessment indicating that the solar farm can be adequately operated through suitable conditions of consent.

Decommissioning and Rehabilitation

Decommissioning of the solar farm and subsequent rehabilitation of the land will be subject to a Decommission and Rehabilitation Plan to be submitted to Council for approval prior to the release of the Construction Certificate for Building Works. It's estimated that up to 80% of site waste is currently recyclable and this is likely to increase as technologies advance. The decommissioning will include all infrastructure including cabling, panels, mounting frames including footings, inverters being disassembled and removed from site.

Land is to be rehabilitated and re-stored to its pre-existing use, including pre-existing LSC class as the land was previously used for agricultural purposes.

It is important to ensure that the solar farm is appropriately decommissioned, and the land returned to its pre-existing state, either at the end of its useful life or earlier, should the solar farm permanently cease operations before that time. A condition of consent is required to address future uncertainty, should the developer/operator no longer be in business in 35+ years time when decommissioning is anticipated, or fail to meet this obligation within a specified time period. Therefore, a condition of consent is proposed that a notation be placed on the land title to ensure that the landowner is held responsible for ensuring that the solar farm is adequately decommissioned. Previous advice from Land Registry Services advised this is possible and has been used in a similar situation

4. REFERRALS AND SUBMISSIONS

a. Agency Referrals and Concurrence

The development application has been referred to Essential Energy as required by *SEPP (Transport and Infrastructure) 2021* and to the Australian Gas Pipeline outlined below in **Table 5**.

Table 5: Concurrence and Referrals to agencies

Agency	Concurrence/ referral trigger	Comments (Issue, resolution, conditions)	Resolved
Concurrence Requirements (s4.13 of EP&A Act)			N/A
Referral/Consultation Agencies			
Essential Energy	Section 2.48 – *State Environmental Planning Policy (Transport and Infrastructure) 2021*. Development near electrical infrastructure	No objections raised by Essential Energy, only general comments regarding safety. These comments are included as advice in the recommended conditions.	Yes
Australian Gas Pipeline	Section 2.77 – *State Environmental Planning Policy (Transport and Infrastructure) 2021* - Development adjacent to pipeline corridors	No objections, approved with conditions.	Yes

Transport for NSW	Section 2.121 – *State Environmental Planning Policy (Transport and Infrastructure) 2021*. Development that is deemed to be traffic generating development in Schedule 3.	The proposal is not deemed "traffic generating development and was not referred to TfNSW.	N/A
Integrated Development (S 4.46 of the EP&A Act)			
		The applicant has not nominated the proposal as integrated development.	N/A

b. Council Officer Referrals

The development application was referred to Council's building and engineering staff as outlined **Table 6.**

Table 6: Consideration of Council Referrals

Officer	Comments	Resolved
Engineering	No objections subject to conditions.	Yes
Building	No objections subject to conditions	Yes
Environmental	No objections subject to conditions to address waste, recycling, decommissioning and site rehabilitation.	Yes

The Council referral officers raised no issues and the required conditions have been included in the recommended consent conditions.

c. Community Consultation

The proposal was notified in accordance with the Blayney Shire Community Participation Plan from 14 August until 5 September 2025.

The notification included the following:

- letters sent to adjoining and adjacent properties
- Council's website
- advertised on 14 August 2025 in the Village Voice
- hard copy on display in Council's foyer

At the conclusion of the notification period, thirty six (36) submissions were received by council, although three (3) people sent in multiple submissions. Therefore, there were a total of 30 unique submissions. All submissions have been uploaded to the Planning Portal and are available to Panel Members.

The Applicant through a request for additional information was asked to address the matters raised through the submission process. The following summary was provided by the Applicant:

Concerns Raised	Applicants Response
1.Community Consultation and Engagement Concerns were raised regarding the adequacy of community consultation.	EDPR views the formal public exhibition and submissions process for the development application as a valuable opportunity to listen to the community, understand their concerns, and incorporate feedback, where appropriate. For a project of this scale, we consider this level of community consultation both appropriate and effective. Additionally, from the outset, proactive measures, informed by comprehensive assessments - such as strategically placed vegetation screening to minimise visual impact – have been integrated into the design.
2. Visual Impact The potential visual impacts on the surrounding landscape, rural amenity, and views from nearby residences was one of the primary concerns raised.	A *Visual Impact Assessment* was conducted using relevant guidelines for landscape character and visual impact assessment. The assessment found the overall impact of the proposed development on landscape character to be low-moderate, noting that topography, other primary production and general industry uses of the surrounding land will temper the visual impact. Vegetation screening was proposed to the eastern and southern boundaries, which is expected to significantly reduce the prominence of the solar farm in the landscape and mitigate the visibility of the site from most observation points, including the dwellings to the south and east of the site.
3. Land use and agricultural compatibility Concerns were raised that the proposed site is on prime agricultural land and that its use for a solar farm is inappropriate.	The site is a 32.5-hectare parcel historically used for grazing. The site has a land capability class of 4 which is moderate capability land with moderate to high limitations for cropping, high intensity grazing and horticulture. Class 4 land is not considered prime arable land. At the end of the project's 35-year operational life, the solar farm will be decommissioned, and the site can be returned to its pre-development land use or other agricultural purposes. Based, on the relevant regulations and guidelines, the project is considered a suitable and legitimate land use in this rural zone. The landowner has a reasonable expectation to develop a use that is permissible. Notably, the project presents an opportunity to incorporate agrivoltaics, an approach that allows energy generation and farming to coexist. The design of the solar panels not only supports continued agricultural activity, particularly sheep grazing beneath and around the panels, but also offers additional benefits, such as providing livestock with shelter during hot weather and improving soil moisture retention through natural condensation beneath the panels. This co-use practice enables a more versatile and sustainable use of the land, preserving agricultural activities while supporting the transition to renewable energy targets.

4. Traffic and road safety A few submissions expressed concerns about increased traffic and potential safety risks.	A *Traffic and Parking Impact Statement* was prepared for the project. Vehicular access is proposed via a proposed two-way driveway from the Unnamed Road located between Greghamstown Road and Marshalls Lane that is adjacent to the southern boundary of the development site. Based on anticipated traffic generation, the proposed development is classified as a low impact development expected to generate fewer than 10 peak hour vehicle trips. According to the Austroads Guide to Traffic Management, no detailed assessment is required for developments with such low impact.
5. Fire and safety risks Concerns included fire risk from the plant, bushfires, and toxic smoke impacting nearby residences and facilities.	Safety of the proposed development is paramount. Throughout the lifecycle of the project, the developer is bound by Australian laws to comply with workplace health and safety standards. A *Fire and Hazard Assessment* was prepared and lodged with the development application. As of lodgement of the development application, the NSW Rural Fire Service (RFS) data indicated that the proposed solar farm site is not located in a bushfire prone area. However, *Draft Bushfire Prone Land Mapping* provided by Blayney Shire Council through email correspondence with EDPR, identified the site as bushfire prone land. Regardless, the project design incorporates several safety features, including a minimum 10-metre Asset Protection Zone (APZ) surrounding the solar arrays and BESS to assure safety in the unlikely event of a bushfire. This APZ is to be managed as an Internal Protection Area (IPA) according to NSW Rural Fire Service standards and provides a buffer against radiant heat effects for emergency services. The project design also incorporates comprehensive system fault monitoring, automated fire detection and suppression systems, and safety procedures built into WHS policies.
6. Noise impact Some submissions highlighted potential noise impacts from the construction and operation of the solar farm and BESS on surrounding residents and livestock	A *Noise Assessment* was conducted and lodged with the development application, providing an assessment of the potential environmental noise emissions during construction and operation. The assessment used relevant standards such as the NSW Industrial Noise Policy and Australian Standards and concluded that predicted noise levels from construction and operation will satisfy the applicable management levels at all receivers with the inclusion of standard mitigation measures.
7. Impacts to property values and insurance premiums Some submissions expressed concerns about the potential for the development to negatively impact	There is no clear evidence that solar developments negatively impact property values. There are some studies that suggest that the presence of utility-scale solar farms in the area had neither a negative or positive effect on property values. Some studies even found that there was either a neutral impact or, ironically, a positive

property values or insurance premiums in the surrounding area.	impact. While the following article references studies undertaken in regions of the USA, it provides a relatively recent glimpse of real-world experiences of the impacts of nearby solar facilities on local property values: *Property Values and Utility-Scale Solar Facilities – Clean Power, 2022* https://cleanpower.org/wp-content/uploads/2021/08/Solar-and-Property-Values-Fact-Sheet_2.2.22.pdf Some concerns have been expressed regarding increasing insurance premiums for properties in the vicinity of the project. There is no clear evidence that the presence of renewable energy infrastructure increases the insurance premiums of nearby properties. The *Insurance Council of Australia* has indicated that its members are generally not refusing or increasing premiums solely due to the presence of energy infrastructure, and that there have been no recorded instances wherein insurers have raised premiums as a result of nearby energy infrastructure. The ICA notes that broader cost increases (relating to escalating costs of natural disasters, the increasing value of homes, inflation, etc,) are affecting all premiums: *Farm Insurance and Energy Infrastructure – Insurance Council of Australia, 2024* *https://insurancecouncil.com.au/wp-content/uploads/2024/05/Updated-ICA_Briefing_Farm-Insurance-and-Energy-Infrastructure_May-2024.pdf*
8. Glint and Glare Concerns were raised about glint and glare from the solar panels impacting nearby residents and road users.	A *Glint and Glare Assessment* was conducted and lodged with the development application. As mentioned in the assessment, solar panels are designed to maximise light absorption and typically reflect only about 2% of incoming light, which is less reflective than a body of water. The assessment concluded that glint and glare impacts were low, and mitigation measures were not required.
9. Decommissioning and site rehabilitation Submissions questioned the decommissioning, recycling/disposal of panels, and the potential for the site to be abandoned.	As outlined in the *Waste and Decommissioning Assessment* accompanying the development application, the solar farm will be decommissioned at the end of its approximately 35-year project life, and the site will be restored to its original state or repurposed for other agricultural uses. Notably, a significant portion of the solar farm materials are recyclable. Waste generated during decommissioning will be categorised and either recycled or disposed of in accordance with the POEO Act. Specialised industries already exist to perform this work, and it is anticipated that these industries will expand and streamline processes as more solar farms are decommissioned in the future. Regarding the potential for site abandonment, the developer/owner is responsible for decommissioning at the end of the project life and is required to adhere to long-term contracts with various stakeholders to ensure site remediation.

10. Proximity to residences and urban area Submissions highlighted the project's location close to numerous residential properties and its position near the edge of the expanding Blayney urban area.	The site is located approximately 2.6m kilometres from the Blayney township, to the north-west. The property is zoned RU2 Rural Landscape, where electricity generating works and solar energy systems are prohibited under *Blayney LEP 2012*. However, the *SEPP (Transport and Infrastructure) 2021* permits electricity generating works in areas zoned RU2.
11. Appropriateness of location (outside REZ) Several submissions questioned the appropriateness of the location and enquired about the suitability for the project address	While the site is not currently within a formal Renewable Energy Zone, the proposal is not inconsistent with the planning priorities, goals and actions of the Central West and Orana Regional Plan 2041 and the Blayney Shire Local Strategic Planning Statement, as outlined in the *Statement of Environmental Effects* (SEE) accompanying the development application. Site selection for the renewable energy project considered various factors, including zoning restrictions, proximity to the existing electricity network, and suitability of the land.
12. Project scale and nature Submissions referred to the project as large-scale, industrial, or a factory rather than a farm.	The proposal, consisting of two 5MW solar farms with BESS, is considered a town-scale solar farm. According to planning guidelines, town-scale solar farms typically range from 5MW to 20MW and are designed to supply power to the local distribution network, serving the energy needs of the nearby community. This project also meets planning criteria for regional-scale developments.
13. Biodiversity and environmental impacts Concerns were raised about potential impact on wildlife, ecosystems and biodiversity, particularly in regard to neighbouring properties.	*Biodiversity Assessment* was undertaken, and provided with the development application, which aimed to determine the potential impact on any threatened species and endangered ecological communities present on or near the site. The report found that the development is unlikely to have a significant effect on any threatened species and ecological communities and/or their conservation, and the proposed vegetation screening can even contribute to habitat value. Some concerns were raised about potential negative impact of the disposal of cadmium when the farm is to be decommissioned and its potential environmental impact. The panels to be used for the project are not cadmium telluride solar panels, but crystalline silicon panels that do not contain any significant amount of materials that could cause negative environmental impact. *Debunking Myths About Solar Panels | Fact Sheet – Clean Energy Council, 2025* https://cleanenergycouncil.org.au/for-consumers/fact-sheets/environment-and-planning-get-the-facts/environmental-impacts-renewable-energy/solar-panels-toxicity-myth-d80880e52ed26938e65f99b1bb989947
14. Air Quality	Some submissions raised concerns about potential dust generation from the solar farm and its possible impact on nearby properties.

Concerns were raised about dust created by the site potentially interfering with land use on nearby properties.	The proposed development has been designed to follow the natural terrain of the land as much as possible to minimise disturbance to the soil and landscape. The solar panels will be mounted on piles (posts) driven into the ground, which removes the need for extensive earthworks, footings, or concreting. As a result, the project is not expected to involve substantial ground disturbance. Section 5.4 of the SEE details the proposed dust mitigation measures to minimise dust emissions throughout the construction and operational phases of the development, protecting air quality and preserving the amenity of surrounding land uses.
15. Cumulative impacts A couple of the submissions raised cumulative impact concerns.	The matter of cumulative impacts is discussed in Section 6.1.3 of the SEE. The assessment concludes that the cumulative impacts of the proposed Blayney 4C & 7C Solar Farm + BESS and the approved 5MW solar farm (located to the north-east of the proposed site) are considered minor. This conclusion is based on the projects' combined scale, occupying 43.8 hectares altogether and representing just 0.03% of the LGA's agricultural land. For further details on the assessment findings, including other cumulative impact considerations and proposed mitigation measures (such as the proposed landscape screening), reference should be made to the SEE.
16. Biosecurity A couple of the submissions expressed concerns relating to biosecurity.	The SEE, based on biodiversity assessments undertaken, addresses biosecurity considerations (such as the potential introduction of noxious weeds, vermin, or feral species) associated with vehicle and equipment movement during the construction and operation of the solar farm. Noting that the site is already dominated by exotic pasture grasses, some of which are highly invasive, mitigation measures to reduce biosecurity risks are discussed in the SEE. Recommendations include implementing measures in the Environmental Management Plan, including ensuring that any weed removal occurs before seed development, that all removed weeds are disposed of appropriately at a waste management facility, and that species selection for any revegetation works is guided by a qualified ecologist. Furthermore, regular operational site inspections will be conducted to manage grassland and control weeds. For further details, refer to the SEE.
17. Heat island effect A couple of the submissions raised concerns relating to heat-island effect.	The topic of heat island effect may be more relevant to larger/state significant solar farm developments. This development application is for a relatively small utility-scale facility that generates 5MW per site. The distance from the urban area of Blayney would also further negate any contribution to the heat arising from the hardstand of streets and buildings.

18. Other (project address) Several of the submissions suggested the street address is incorrect or misleading.	The subject property is described as *Lots 74 and 83 DP750390*, which corresponds to the street address *180 Greghamstown Road, Blayney, NSW*. This is consistent with online maps and cadastral sources and with the *Property Report* (Attachment A in the SEE) obtained from the NSW Planning Portal listing the property details as 180 GREGHAMSTOWN ROAD BLAYNEY 2799 and specifies the lot numbers: 74/-/DP750390 and 83/-/DP750390.

The following issues were identified in submissions presented to Council. Comments are provided following consideration and assessment:

- **Visual Impact**

  Comment: A Visual Impact Assessment was provided to assess changes in landscape character and adverse visual amenity. The assessment concluded the overall impact of the development being low to moderate with recommendations for vegetation that were adopted by the Applicant as a part of the documentation submission. Landscaping conditions have been included to ensure appropriate vegetation species are chosen, an appropriate irrigation strategy is developed and ongoing maintenance for the lifetime of the development is maintained.

- **Proximity to Blayney township**

  Comment: Noted. The development site is approximately 2.6km from the Blayney township. The development site is an area that includes quarrying, industrial and agricultural activities. Whilst electricity generating works are prohibited under Council local planning provision (BLEP 2012), the development is permitted under the provisions of the SEPP (Transport and Infrastructure) 2021 for rural zones including RU2 Rural Landscape zones.

- **Proximity to residences**

  Comment: The current planning provisions permit the development of rural land for solar energy systems with no required setback distances from the urban area or proximity to residence. Solar panels are designed to typically maximise light absorption and usually reflect approximately 2% of incoming light. Supporting documentation through the submission of a Visual Impact Assessment and Glint and Glare Study concludes that the addition of vegetation screening will mitigate most visual and glare impacts.

- **Glint & Glare**

  Comment: A Glint and Glare Assessment was undertaken based on potential visual receptors (road, rail and residences) that concluded that 1 observation point and 8 road routes may receive yellow glare. The yellow glare along the road routes did not exceed 15 minutes in a single day and were limited to small sections of road. The assessment recommended vegetation on the sites eastern and southern boundaries, in addition to vegetation being extended on the western site boundary to the length of the PV01 system (on Lot 74) to mitigate visual impacts of glare in most cases. The report further concluded where yellow glare is experienced, the durations will be short with low traffic expected.

- **Zone objectives and character**

  Comment: Renewables are a land use that has been endorsed by the State Government as being an appropriate land use in rural zones. The development is a smaller scale development appropriately sized, is suitable for rural land, its proximity to an urban centre and access to existing electricity infrastructure.

  The presence of the solar farm in the landscape can be reversed without permanent impact and returned it its original state at the cessation of the solar farm.

  Further, the land use combining renewables and grazing activities re-enforces the lands ability to be used for an agricultural purpose whilst also supporting the objectives of the land zone table.

- **Health**

  Comment: The Australian Radiation Protection and Nuclear Safety Agency oversees the emergence of research into health effects of the EMF exposure. There is no established evidence of health effects from exposure to electric and magnetic fields from powerlines, substations, transformers or other electrical sources.

- **Loss of biodiversity & habitat**

  Comment: A Biodiversity Inspection Report was submitted to assess biodiversity impacts of the proposed development. The assessment report concluded that the site is dominated by exotic pasture grasses which have little to no value to threatened flora or fauna and is unlikely to displace any rare or threatened species. The report does identify mitigation measures to be adopted to address clearing that would minimise risks to threatened species that may be opportunistically using the site.

- **Loss of agricultural land**

  Comment: The scale of agricultural land being utilised for the proposal equates to approximately 66% of the total development site.
  However, there remains an opportunity for livestock grazing to continue during the operation of the solar farm. The site is not identified as State significant agricultural land, nor is it Biophysical Strategic Agricultural Land. The site will be rehabilitated and returned to agricultural use following decommissioning.

- **Cumulative Impacts**

  Comment: The combined scale of agricultural land being utilised for the proposal and the adjoining approved solar farm located off Marshalls Lane equates to 0.03% of the LGA's agricultural land. The overall assessment of the proposal indicates that the solar farm can be adequately operated through suitable conditions of consent.

- **Construction Impacts**

  Comment: Construction impacts are temporary in nature and can be managed and mitigated via conditions of consent for matters such as noise, hours of operation, waste, recycling, vegetation protection measures, storage areas, dust management, complaint management and contingency measures through an approved Construction Management Plan. The proposed development anticipates that the construction phase will take approximately 4 months.

- **Roads and Infrastructure**

  Comment: Council's Development Engineer has raised no objections with regard to traffic, access or parking, subject to conditions in **Attachment A**.

  Reticulated water and sewer is not required for the development. Reserved water supply for fire fighting purposes has been conditioned ensuring access to an onsite supply.

  Electricity transmission is critical to the development. The proposal was referred to Essential Energy who has provided requirements and is included in **Attachment A.**

- **Fire Hazard and emergency capacity**

  Comment: The proposal requires an APZ (Asset Protection Zone) of 10m for the whole of the site, including water reserved for fire fighting purposes on each of the allotments. The project design also incorporates system fault monitoring, automated fire detection and suppression systems and safety procedures. To further ensure that bushfire risk is being appropriately managed a condition of consent will require a Bushfire Emergency Management and Operations Plan for the development and implemented for the life of the project.

- **Tourism should be promoted encouraging appealing landscapes**

  Comment: Noted.

- **Microclimate and heat island effect**

  Comment: Large scale solar farm may create or have a heat island effect. Factors influencing the heat effect includes panel material and efficiency, vegetation and distance from the farm. Based on the size of the development and distance to the urban area, it is unlikely that the solar farm will have significant effect on changes in temperature in the locality and urban area of Blayney. The Large Scale Solar Farm Guidelines (whilst not required for this application, however used as a guide) identifies "where a solar energy project is located adjacent to a horticultural or cropping activity, the solar array should be setback from the property boundary by at least 30m to mitigate any heat island effect". Land adjoining the development site is not for horticultural or cropping activity within 30m of the property boundary further reducing risk of known heat island effect.

- **Land use Conflicts**

  Comment: The land use for renewables can readily co-exist withing surrounding land uses with minimal risk of conflict. Potential risks during construction are considered manageable through the implementation of mitigation measures such as construction management, dust suppression and traffic management.

  Whilst it is acknowledged that the development will change the current visual landscape and have some impact, the Visual Impact Assessment and Glint and Glare Study recommend vegetation screening to mitigate such impacts.

- **Site Suitability**

  Comment: As a part of the site selection process, the Applicant took into account a number of factors such as zoning restrictions, proximity to the existing electricity network, climatic factors, and suitability of the land. The Applicant has undertaken their own due diligence in choosing appropriate locations for solar development.

- **Disadvantages of solar energy**

  Comment: The proposal is consistent with the Australian Government's *Long-Term Emissions Reduction Plan 2021* that aims to achieve net-zero emissions by 2050, in part by seeking to drive down the cost of low emissions energy technologies such as solar.

- **Decommissioning**

  Comment: A Decommission Management Plan will be conditioned that includes returning the site to its former agricultural capacity (a baseline soil report will be required prior to construction) and adequate clean-up and disposal of any hazardous waste. A condition of consent is required to address future uncertainty, should the developer/operator no longer be in business in 35+ years time when decommissioning is anticipated, or fail to meet this obligation within a specified time period. Therefore, a condition of consent is proposed that a notation be placed on the land title, or other legal mechanism to ensure that the landowner is held responsible for ensuring that the solar farm is adequately decommissioned.

- **Noise and dust** during construction and potential dust impacts.

  Comment: A draft condition will require the implementation of noise and dust mitigation measures as part of a Construction Noise Management Plan and Dust Management Plan to be approved by Council.

Other matters raised in the submissions include the following:

- **Lack of community consultation**

  Comment: Council neighbour notified with a radius of 2km from the development site, advertised in the Village Voice and on Councils website. Notification and advertising took place between 14 August and 5 September, 2025. No requests were sought for extensions for submissions. A hard copy of the application and supplementary documents was available at Councils Office.

- **Misleading notification and development details**

  Comment: The development site is legally identified as Lots 73 and 84 in DP 750390. A review of both Council's mapping and NSW Spatial Viewer mapping identifies the subject land as having the address of 180 Greghamstown Road, Blayney.

- **Financial compensation**

  Comment: This is not a planning matter for consideration under Section 4.15 (of the EP&A Act) Likely Impacts of Development.

- **Loss of property value**

  Comment: This is not a planning matter for consideration under Section 4.15 (of the EP&A Act) Likely impacts of the Development.

It's considered that issues raised in submissions related to the construction or operation of the solar farm can be adequately addressed via suitable conditions of consent.

5. CONCLUSION

This development application has been considered in accordance with the requirements of the Act and the Regulations as outlined in this report. Following a thorough assessment of the relevant planning controls, consideration of submissions and the key issues identified in this report, it is considered that the application can be supported subject to the recommended conditions.

6. RECOMMENDATION

That the Development Application DA No 2025/0061 for an Electricity Generating Facility sub-Solar Farm, BESS and Boundary Adjustment at Lots 74 and 83 DP 750390, 180 Greghamstown Road, Blayney be APPROVED pursuant to section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979*, subject to the recommended conditions of consent attached to this report at **Attachment A**.

7. ATTACHMENTS

The following attachments are provided:

- **Attachment A**: Conditions of consent

Attachment A – Draft Conditions of Consent

The development must be carried out in accordance with the following conditions of consent.

Approved Plans and Supporting Documentation

1.The development must be implemented in accordance with the approved plans, specifications and supporting documentation listed below, which have been endorsed by Council's approved stamp, except where amended by conditions of this consent:

Plan/Report Title	Reference No	Revision	Prepared by	Date
Cover Page	G-0100		edp Renewables	
Location/Site Plan	G-0200	11	edp Renewables	17/07/2025
General Arrangement (GA)	G-0300	11	edp Renewables	17/07/2025
Site Elevations	G-2200	04	edp Renewables	17/07/2025
Inverter Footings Station	C-4300	01	edp Renewables	21/02/2025
BESS Footing Station	C-4310	01	edp Renewables	21/02/2025
Fencing Details	C-5300	02	edp Renewables	25/02/2025
Fencing & Gate Detail	C-5301	02	edp Renewables	25/02/2025
Access Path Details	C-6300	01	edp Renewables	21/02/2025
Landscape Details	C-6301	02	edp Renewables	17/07/2025
Nextracker Array Details	E-3400	01	edp Renewables	21/02/2025
Inverter Station Details	E-4300	01	edp Renewables	21/02/2025
BESS Station Details	E-5300	01	edp Renewables	21/02/2025
DC-DC Converter Skid Details	E-5310	01	edp Renewables	21/02/2025
Subdivision Plan	25022			Undated
Statement of Environmental Effects			Zenith Town Planning	18/07/2025
Noise Assessment	MAC180781-28RP1V2		MAC Muller Acoustic Consulting	18/07/2025
Biodiversity Inspection Report		2	Red-Gum Environmental Consulting Pty Ltd	10/2/2025
Traffic Impact Assessment	241054.01FB		McLaren Traffic Engineering	18/07/2025
Glint and Glare Study	24136	2	ITP Renewables	12/05/2025

Waste and Decommissioning Assessment			EDP Renewables	2/07/2025
Fire and Hazard Assessment			EDP Renewables	2/07/2025
Water Assessment		3	EDP Renewables	11/06/2025
Visual Impact Assessment			Zenith Town Planning	11/02/2025

In the event of any inconsistency between conditions of this approval and the drawings/documents referred to above, the conditions prevail. In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail.

Signage

2. A separate application shall be submitted to Council prior to the erection of any signage unless the proposed signage is 'exempt development' under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or any other applicable environmental planning instrument.

Compliance with the Building Code of Australia

3. All building work must be carried out in accordance with the provisions of the Building Code of Australia. A reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application is made for the relevant construction certificate.

Existing Services

4.The applicant must check that the proposed works do not affect any Council, electricity, telecommunications, gas, water or other services. Any required alterations to services will be at the developer's expense.

Lapsing of consent

5. In accordance with Section 4.53 of the *Environmental Planning and Assessment Act 1979*, this consent is valid for a period of five (5) years from the date of the Notice of Determination.

Note 1: Development consent for the purpose of the erection of a building or the subdivision of land or the carrying out of a work does not lapse if building, engineering or construction work relating to the development is lawfully and physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse.

Note 2: Development consent for the purpose of the use of the land, building or work the subject of the consent does not lapse if it is actually commenced the date on which the consent would otherwise lapse.

Damage to Council property

6. If any damage is occasioned to Council property during construction and associated works, the cost of repairs will be recoverable. It is therefore requested that any damage which is obvious before works commence be immediately notified to Council to avoid later conflict.

Duration and Commencement of Operation

7. The Solar Farm and associated infrastructure (maximum, capacity of 4.99MW for both PV01 and PV02) is to operate for a maximum period of 35 years.

The Applicant is required to provide written confirmation to Council within 7 days of the commencement of the solar Farm operation, advising of the date on which the Solar Farm operation has commenced.

Prior to the Issue of Subdivision Works Certificate

Engineering Plans

8. The applicant is to submit engineering plans, specifications and calculations in relation to Conditions 10, 12, 13 and 42 in an appropriate digital format. Further, the works are to comply with *WBC Guidelines for Engineering Works*.

Section 138 Permit

9. Prior to the issue of a construction certificate, the applicant is to obtain a Section 138 permit for the works associated with conditions 27 and 42.

Erosion and Sediment Control Plan

10. The developer is to submit an erosion and sediment control plan for the site in accordance with *WBC Guidelines for Engineering Work*. No building, engineering, or excavation work, or topsoil stripping or vegetation removal, is to be carried out in relation to this development until such time as council approves said erosion and sediment control plan. Upon approval, the measures in the erosion and sediment control plan are to be implemented during the course of the development.

Public Liability Insurance

11. Prior to the commencement of any works on a Council road, the applicant is to affect Public Liability Insurance to the minimum amount of $20 million. This insurance is to note Council's interest and is to remain current for at least the period from the issue of the Construction Certificate until the issue of a Compliance Certificate or final inspection report for the works. Documentary evidence of the currency of the cover is to be provided to Council prior to the commencement of works within the road reserve.

Dust Management Plan

12. Prior to the issue of a Subdivision Works Certificate or Construction Certificate for Building Works, a Dust Management Plan prepared by suitably qualified professional and be submitted to and approved by the Blayney Shire Council.

The Dust Management Plan must detail methods of dust suppression during construction of the solar farm; a consultation strategy to reasonably engage and inform adjoining and proximate land owners and tenants prior to construction commencing and during construction; and contact details for the principal contractor during construction.

The Dust Management Plan must be prepared in accordance with current applicable legislation and best practice industry guidelines.

Construction Traffic and Access Management Plan

13. The developer is to submit a Construction Traffic and Access Management Plan to manage construction traffic and access impacts of the Project. The plan shall prepared by a suitably qualified professional and be submitted to and approved by the Blayney Shire Council. The plan shall include but, but not necessarily be limited to:
i. identification of construction traffic routes and construction traffic volumes (including heavy vehicle / spoil haulage / material haulage) on these routes;
ii. details of vehicle movements for construction sites and site compounds including parking, dedicated vehicle turning areas, and ingress and egress points;
iii. identification of construction impacts that could result in disruption of traffic, public transport (inclusive of school buses), pedestrian and cycle access, property access, including details of oversize load movements;
iv. details of management measures to minimise traffic impacts, including temporary road work traffic control measures, onsite vehicle queuing and parking areas and management measures to minimise peak time congestion (including on school buses), and measures to ensure safe pedestrian and cycle access;
v. a response plan which sets out a proposed response to any traffic, construction or other incident; and
vi. mechanisms for the monitoring, review and amendment of this Plan.

Dilapidation report

14. Before the issue of a Subdivision Works Certificate, a suitably qualified engineer must prepare a dilapidation report detailing the structural condition of roads and public land, to the satisfaction of Council. This shall be done for that length of the unnamed road from the intersection with Marshalls Lane to the proposed access point.

Any damage caused to other properties during construction shall be rectified by the applicant. A copy of the dilapidation survey and an insurance policy that covers the cost of any rectification works shall be submitted to Council prior to the commencement of the demolition works. The insurance cover shall be a minimum of $10 million.

Prior to the issue of a Construction Certificate for Building Works

Payment of building and construction industry long service levy

15.The applicant is to ensure that the person liable pays the long service levy to the Long Service Corporation or Council under Section 34 of the Building and Construction Industry *Long Service Payments Act 1986*, and provide proof of this payment to the certifier.

Payment of Development Contributions

16. Development Contributions are to be paid in accordance with the Blayney Shire Council Local Infrastructure Contributions Plan 2022 (see Council's web site). The contributions to be paid are currently 1% of the cost of development. The amount payable would be recalculated on the basis of the contribution rates that are applicable at the time of payment. Evidence of payment of the contributions is to be provided to the Principal Certifying Authority prior to the issue of the Construction Certificate for Building Works.

Construction Management Plan

17. Prior to the issue of a Construction Certificate for Building Works, a Construction Management Plan is to be prepared by suitably qualified professionals and submitted to Council for approval detailing arrangements during the construction of the development. The CMP is to include but not limited to :

(i) Construction Traffic and Access Management Plan
(ii) Waste and Recycling Management Plan (WRMP)
(iii) Details of earthworks to be carried out
(iv) Location of site storage areas and sheds
(v) Equipment the used to carry out onsite works
(vi) Vegetation and Biosecurity protection measures
(vii) Construction Noise Management Plan
(viii) Construction working hours
(ix) The location of temporary toilet facilities
(x) Details of chemical storage and management
(xi) Measures to reduce the risk of bushfire
(xii) Material stockpiling and onsite storage
(xiii) Dust Management Plan
(xiv) Reasonable liaison with the adjacent quarry operator to allow the design of the solar farm and infrastructure to consider the presence of quarry activities, including blasting.
(xv) Complaint management and contingency measures

The approved CMP is to be implemented and maintained prior to, and during, the construction until all works are completed.

Waste and Recycling Management Plan

18. A Waste and Recycling Management Plan (WRMP) for the Solar Farm is to be submitted to the Director of Planning and Environmental Services for approval prior to the issue a construction certificate for building works.

The WRMP must include, but not be limited to:

(a) identification and classification of all waste streams likely to be generated during construction, operation, and decommissioning;
(b) estimates of waste quantities and proposed handling, storage, and disposal methods;
(c) measures to maximise re-use and recycling of materials in accordance with the *Waste Avoidance and Resource Recovery Act 2001*;
(d) nominated waste collection and recycling facilities licensed under the *Protection of the Environment Operations Act 1997*, (NB - Blayney Waste Facility will not be able to accept construction and demolition waste for the construction phase of the development. This will be reviewed prior to the decommissioning phase);
(e) protocols for tracking and recording waste movements in accordance with the EPA Waste Tracking System;
(f) measures to prevent litter, contamination, and pollution during storage and transport; and
(g) clear delineation of responsibilities for contractors and site managers.

Bushfire Emergency and Management Operations Plan

19. A Bushfire Emergency and Management Operations Plan is to be prepared by a suitably qualified person and submitted to Council for approval prior to the release of the

Construction Certificate. The Plan is to demonstrate compliance with Section 8.3.5 under the Planning for Bushfire Protection 2019 (issued by the NSW Rural Fire Service).

External Lighting

20. Any lighting used on the site in connection with the development is to comply with *AS 4282 – Control of the obtrusive effects of Outdoor lighting*. The applicant must minimise off-site lighting impacts arising from the development and any external lighting is installed as low intensity lighting except where required for safety or emergency purposes. Details are to be shown on the Construction Certificate plans.

Landscaping Plan

21. A Landscape Plan for the Solar Farm is to be submitted to the Director of Planning and Environmental Services for approval prior to the issue a construction certificate for building works.

The Landscape Plan must address the following:

(a) The Landscape Plan shall be drawn to scale (minimum 1;200) by a suitably qualified person and include the identification of all trees to be retained and/or removed
(b) The landscape screen is to be planted along the entire eastern boundary of the development site, the southern boundary of Lot 74 and on the western site boundary to the length of the proposed PV01 system
(c) Width of landscape area to accommodate ongoing maintenance
(d) Height, density and duration to achieve maturity with additional emphasis on parts of the site that are viewable from residential properties identified as having a moderate or high impact ratings on the Visual Impact Assessment prepared by Zenith Town Planning date 11 February 2025.
(e) The location of all existing and proposed tree and shrub species
(f) Height and spread of selected species at maturity
(g) Elevation of landscaped areas
(h) A detailed irrigation strategy for the proposed landscaping

Decommissioning and Rehabilitation Plan

22. A Decommissioning and Rehabilitation Plan for the Solar Farm is to be submitted to the Director of Planning and Environmental Services for approval prior to the issue a construction certificate for building works.

The Decommissioning and Rehabilitation Plan must include specific waste management provisions addressing:

(a) removal and recycling of solar panels, mounting structures, cabling, inverters, and other infrastructure;
(b) recovery and recycling of metals, glass, and electronic components where feasible;
(c) disposal of non-recyclable materials at a licensed waste facility; and
(d) measures to prevent contamination of soil, groundwater, or waterways during removal works.

Prior to Commencement of Works

Construction Certificate

23. Prior to the commencement of any building works, a Construction certificate is to be obtained, and where Council is not the Principal Certifier, a copy is to be submitted to Council

Appointment of Principal Certifier

24.Prior to the commencement of work, the person having the benefit of the development consent and a Construction Certificate shall:

(a) Appoint a Principal Certifying Authority and notify the Council of the appointment (if Council is not appointed); and

(b) Notify Council, and the Principal Certifying Authority if not the Council, of their intention to commence building work (at least 2 days prior notice is required).

APA Group Conditions of Approval

25. Prior to the commencement of works the following requirements by the APA Group are to be adhered to:

(a). Prior to the development commencing, and to inform detailed design, the applicant must conduct electrical hazard studies in accordance with (the requirements of) Australian Standard 4853-2012 (for Low Frequency Induction and Earth Potential Rise). The applicant must address any relevant requirements, and any recommendations and/or actions must be implemented to the satisfaction of APA. All costs associated with the study, and implementing its recommendations and/or actions are to be borne by the applicant. The applicant must complete validation testing upon completion of construction.

(b). Buildings, structures, roadway, pavement, pipeline, cable, fence or any other improvement on or under the land within the gas transmission pipeline easement or within three metres of the gas transmission pipeline must not be constructed without prior consent in writing from the pipeline licensee/operator (APT Petroleum Pipelines Pty Ltd). No structure or vegetation will be permitted on the easement that prohibits maintenance of line of sight along the pipeline easement.

(c). Prior to the commencement of any works within the gas transmission pipeline easement, the proponent must enter a Third Party Works Authorisation agreement with the pipeline licensee/operator (APT Petroleum Pipelines Pty Ltd). Works within the easement must comply with any conditions attached to a third party works approval.

(d). No civil infrastructure providing for water, sewer, electric, telecommunications and other like services will be accepted within the gas pipeline easement, other than service crossings to the satisfaction of the pipeline licensee/operator (APT Petroleum Pipelines Pty Ltd).

(e). The current ground level over the existing high pressure gas pipeline easement is not to be reduced and must be maintained to the satisfaction of the pipeline licensee/operator (APT Petroleum Pipelines Pty Ltd).

(f). Details of any additional fill proposed to be placed on the APA gas transmission pipeline easement must be clearly shown on plans and be to the satisfaction of the pipeline licensee/operator (APT Petroleum Pipelines Pty Ltd).

(g). No buildings are to be constructed on the APA gas transmission pipeline easement.

(h). No stockpiles or storage of material is to be stored on the gas pipeline easement at anytime.

(i). All plans which include the area of the gas pipeline must have the pipeline easement clearly identified with hatching. The area must also be clearly labelled as 'high pressure gas pipeline right of way – no works to occur without the prior *authorisation of the pipeline operator'.*

Toilet Facilities

26. Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet, plus one additional toilet for every 20 persons employed at the site.

Each toilet must:

i. be a standard flushing toilet connected to a public sewer, or
ii. have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
iii. be a temporary chemical closet approved under the *Local Government Act 1993*.

Vehicle Access, internal driveway and car parking construction

27. Prior to the commencement of work:

(a) Entry and exit points are to be clearly signposted prior to the commencement of construction works on the site and must be visible from street and the site at all times.
(b) An all-weather access is to be provided between the property boundary and the road carriageway off the Unnamed road. The accessway is to be constructed with 200mm of compacted road building gravel and shall include a concrete culvert with concrete headwalls and guideposts. The accessway is to constructed in accordance with the *WBC Guidelines for Engineering Works*.
(c) A minimum 3m wide internal driveway within the site is to be provided, ending in a turning area sized for movement of the largest vehicle to access the development for the continued operation and maintenance of the proposed solar farm. The internal driveway is to be constructed of 200mm of compacted road building gravel to an all-weather standard in accordance with *WBC Guidelines for Engineering Works*.
(d) All driveways, vehicular crossings and car parking spaces shall be constructed in accordance with the current version of *Australian Standards AS 2890.1-2004: Parking Facilities – Off street Car Parking* and *AS 2890.2:2018- Parking facilities Off street commercial vehicles facilities.*
(e) Twenty-four (24) parking spaces each of dimensions 2.6 metres x 5.5 metres are to be provided on site using an all-weather surface, to serve the development during the construction period. Delineation of parking bays and directional lines are to be

implemented in accordance with approved construction plans and *Australian Standard 2890.1:2004*

During construction

Construction Hours

28.All excavation, construction, upgrading and decommissioning activities/works shall be limited to the following hours:

(a) Monday to Friday: 7:00am to 6:00pm;
(b) Saturday: 8:00am to 1:00pm;
(c) No work is to be undertaken on Sundays or Public Holidays.

Unless otherwise approved within the Construction Management Plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works. Note: Any variation to the hours of work requires Council's approval. It is also recommended that you liaise with occupants of any surrounding dwellings prior to carrying out work outside these hours. The principal contractor shall be responsible to instruct and control their sub-contractors regarding the hours of work.

Discovery of Aboriginal Objects

29.If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking excavation, demolition or building work, the proponent must:

(a) Not further harm the object.
(b) Immediately cease all work at the particular location.
(c) Secure the area so as to avoid further harm to the Aboriginal object.
(d) Notify the Department of Planning, Housing and Infrastructure as soon as practical on ph. 131555, providing any details of the Aboriginal object and its location.
(e) Not recommence any work at the particular location unless authorised in writing by the Department of Planning, Industry and Environment.

In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and contact the NSW Police and the Department of Planning, Housing and Infrastructure.

Discovery of other Cultural Heritage

30.Should any cultural artefacts, archaeological relics or any object having interest due to its age or association with the past be located during the course of works, all works are to cease immediately, and notification shall be provided to the Office of Environment and Heritage in accordance with the *National Parks and Wildlife Act 1974*. Work shall not recommence in the area until this is authorised by the Office of Environment and Heritage.

Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the Heritage Act 1977 may be required before further the work can continue.

Discovery of Contamination

31.Should any unexpected contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the applicant and contractor shall ensure the works are to cease immediately, Council is to be notified and a suitably qualified person appointed to further assess the site in order that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of Council and/or other relevant Authority.

Naturally Occurring Asbestos

32. If Naturally Occurring Asbestos is identified, and it is likely to be affected by the proposed works, Clause 432 of the Work Health and Safety Regulations 2017 (as amended) requires that a site-specific Asbestos Management Plan must be prepared in accordance with the regulations and the Model Asbestos Policy for NSW Councils (2015) (as amended).

If Naturally Occurring Asbestos is identified, no further works may be undertaken until an Asbestos Management Plan is prepared to the satisfaction of the Blayney Shire Council Department of Planning and Environmental Services.

Construction Noise

33.While works are being carried out, the applicant must ensure that any noise generated from the site is controlled in accordance with the requirements of the approved Construction Noise and Vibration Management Plan.

Imported and exported soil

34.While construction work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:

(a) All excavated material removed from the site must be classified in accordance with the EPA's *Waste Classification Guidelines* before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier, (NB – Blayney Waste Facility can only take Virgin Excavated Natural Material providing it can be used as daily cover)

(b) All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* or a material identified as being subject to a resource recovery exemption by the NSW EPA.

Critical Stage Inspections

35. Building work must be inspected on the occasions set out in clause 61 (Critical stage inspections for building work) under the *Environmental Planning and Assessment (Development Certification & Fire Safety) Regulation 2021*.

Native Vegetation

36.There must be no removal or disturbance of native vegetation, except as authorised by this consent without the prior written consent of Council.

SafeWork NSW

37.The developer is required to comply with any and all requirements of SafeWork NSW.

Required documentation

38. For the duration of any work on site, the builder must maintain a copy of the specification, stamped approved plans, copy of Development Consent (Notice of Determination) and Construction Certificate on site.

Construction Waste Management

39. All waste generated during construction must be managed in accordance with the approved Waste and Recycling Management Plan (WRMP).

Waste must be:
(a) stored, transported, and disposed of in a lawful manner;
(b) not stockpiled on site for longer than 30 days unless approved by the consent authority;
(c) segregated for recycling wherever practicable, including metals, timber pallets, cable reels, and packaging, excluding disposal to the Blayney Waste Facility; and
(d) not burnt or buried on-site.

The Proponent must maintain records of all waste and recycling disposal receipts and make them available to the consent authority upon request.

Compliance Verification

40. The Proponent must submit a Waste Management Compliance Report to the consent authority:
(a) upon completion of construction

The report must demonstrate that all waste generated has been lawfully and appropriately managed in accordance with the approved WRMP.

Engineering Inspections

41. The applicant is to arrange an inspection of the development/subdivision works by Council's Engineering Department, at the following stages of the development. This condition applies notwithstanding any private certification of the engineering works.

	COLUMN 1	COLUMN 2
A	Erosion and Sediment Control	* Prior to the installation of erosion measures.
F	New Gate – Rural Crossing	* Prior to commencement of excavation works. * After compaction of base and prior to sealing * Road pavement surfacing
C	All Development & or Subdivision Works	* Practical completion.

New Gate – Rural

42. An all-weather 2WD vehicular access is to be constructed to each proposed allotment. Such access shall include:

(a) a gate or stock grid set back a minimum distance of twenty five (25) metres from the edge of the public road.
(b) a minimum 4.0 metre wide gravel footway crossing, extending from the edge of the bitumen seal on the public road to the entrance gate or stock grid.
(c) a 150 mm thick 3.0 metre wide concrete dish drain or 450 mm minimum diameter reinforced concrete pipe culvert with headwalls, aligned with the table drain in the public road.

Note: Any new vehicular access points are to be located such that all RMS stopping sight distances are achieved.

Relocate Utility Services

43. The developer is to relocate any utility services if required, at the developer's cost.

Clearance from Power Lines

44. Clearance from power lines is to be provided during and after construction. Minimum distances from powerlines are to be maintained.

Prior to the issue of the Occupation Certificate

Occupation Certificate

45.Occupation and operation of the solar farm is not to occur until all work has been completed, all conditions of consent required to be satisfied prior to occupation and operation have been satisfied, and an Occupation Certificate has been issued by the Principal Certifier pursuant to section 6.10 of the *Environmental Planning and Assessment Act 1979*. Where Council is not the Principal Certifier, a copy is to be submitted to Council.

Completion of all Works

46. All works must be completed in accordance with the conditions of this consent prior to the issue of an Occupation Certificate including, but not limited to, the following

(a) Vehicle access points, the internal access road as well as revegetation of temporary construction car parking spaces and the construction laydown area;

(b) Security fencing and stock proof fencing;

(c) Bushfire protection measures and standards as outlined in this consent (i.e. a 10m wide asset protection zone and 20,000Ltr rainwater tank) shall be installed and completed;

Following any construction or upgrading on site, the applicant must restore the ground cover of the site as soon as practicable, using suitable species and maintain the ground cover during operation of the solar farm.

Landscaping

47. Prior to the issue of the Occupation Certificate all noxious weeds must be removed, and landscaping is to be planted in accordance with the approved Landscape Plan.

S138 Roads Act Approval

48. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that all works associated with a s138 Roads Act approval have been inspected and signed off by Council.

Prior to Issue of Subdivision Certificate

Original Plan of Subdivision

49. The applicant is to submit the original plan of subdivision for Council's endorsement. The applicant is to obtain a Subdivision Certificate from Council pursuant to Section 6.15 of the Environmental Planning and Assessment Act 1979, as amended. Note: Council will only consider issuing a Subdivision Certificate in relation to this subdivision when it is satisfied that all conditions of the development consent have been complied with and the appropriate fee paid.

Final Plan of Survey

50. The final plan of survey is to show an easement for gas supply 20 metres wide within Lot 2 and in favour of the gas supply authority.

Notation on Title

51. A notation (or other legally binding mechanism agreed to by Council) is to placed on the land title for each lot requiring the Landowner to meet their obligation for the Decommissioning of the Solar Farm infrastructure should the Developer/Operator no longer be in business at the cessation of the Solar Farm.

Operational & Ongoing Conditions

Maximum Electricity Generation Capacity

52. The development comprises two solar farms ,each with a maximum capacity of 4.99 MW (AC) for each system (PV01 and PV02). Each system must not exceed 4.99 MW(AC) at any time. The total BESS power shall not exceed 10 MW at the point of connection.

Duration of Operation

53. This consent permits the electricity Generating Works (Solar Farm) to operate for a maximum period of 35 years from the date of occupation.

Amenity

54.The operation is to be conducted in such a manner so as not to interfere with the amenity of the adjoining lots by way of noise, vibration, smell, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.

The mitigation measures recommended in the supporting technical studies listed under condition no.1 above, relevant to the operational phase of the development, are to be implemented and maintained for the life of the project.

Landscape Maintenance

55. Landscaping installed as part of the approved Landscape Plan:

(a) must be maintained in good health for the lifetime of the development. On-going monitoring of the health and performance of landscaping must be undertaken. When necessary, trees and shrubs shall be replaced to ensure landscaping continues to act as an effective visual screen.
(b) is not to be removed, lopped, trimmed or otherwise damaged.
(c) must be kept free of long grass and weeds.

External lighting

56. Any lighting used on the site in connection with the development is to comply with *AS 4282 – Control of the obtrusive effects of Outdoor lighting*. The applicant must minimise off-site lighting impacts arising from the development and any external lighting is installed as low intensity lighting except where required for safety or emergency purposes.

Storage of Hazardous Materials

57.The applicant must store and handle all dangerous and hazardous materials on site in accordance with A*S 1940-2004: The storage and handling of flammable and combustible liquids*. The storage of any dangerous and hazardous materials must be provided in a suitably bunded and impervious area and in such a way as to minimise spills of hazardous materials or hydrocarbons. Clean up any spills must occur as soon as possible. Any spillage of dangerous or hazardous materials must be recorded and notified to Council. In the event of a major spillage, the NSW Environmental Protection Agency must also be notified in regard to a pollution event.

Noise Control During Operation

58. Any noise generated from the operation of the solar farm during normal operation, repairs or upgrading work, including noise from any substation and associated infrastructure, must not be intrusive or constitute offensive noise as defined by the *Protection of the Environment Operations Act 1997* at any private residential receiver.

The operation of the solar farm must satisfy the EPA maximum noise criteria pursuant to the EPA's *Noise Policy for Industry (2017)*. If, at any time, these levels are exceeded, acoustic investigation works shall be carried out verifying any exceedance and recommended mitigation measures to be applied. Operation of the solar farm shall be modified in accordance with these recommendations including suspension of operations if necessary, to ensure compliance.

Bushfire Management

59. A 20,000 litre water tank is to be kept in working order and filled to capacity with water at all times. The tank must be fitted with an appropriate Storz fitting to allow Rural Fire Service connection and be permanently maintained at not less than 90% capacity. A static water supply notice must be attached to the front gate of the development site.

Bushfire Emergency and Management Operations Plan

60. The development is to comply for the life of the development in accordance with the approved Bushfire Emergency and Management Operations Plan.

Operational Waste Management

61. During the operational phase, all waste, including maintenance-related and staff-generated waste, must be minimised and managed in accordance with waste avoidance, recovery, and recycling principles.

The Proponent must:
(a) provide appropriately labelled waste and recycling receptacles on-site;
(b) arrange for regular waste collection by an appropriately licensed contractor (NB the contractor must consult with Blayney Shire Council to determine if any residual waste can be accepted at the Blayney Solid Waste Facility); and
(c) ensure all waste is transported to a facility lawfully permitted to accept that waste.

Site Decommissioning and Rehabilitation

62. Within 12 months of the site being decommissioned, the site shall be returned, as far as practicable, to its condition prior to the commencement of construction in accordance with the approved Decommissioning and Rehabilitation Plan. Documentary evidence from a suitable qualified person must be provided to Council to confirm that the development site has been successfully decommissioned and rehabilitated to the required standards.

Compliance Verification

63. The Proponent must submit a Waste Management Compliance Report to the consent authority:
(a) following decommissioning.

The report must demonstrate that all waste generated has been lawfully and appropriately managed in accordance with the approved WRMP.

Essential Energy

64. The following comments have been provided by Essential Energy:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure;
- Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW); and

- It is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.

Inspection Schedule

Inspections

The applicant is to arrange an inspection of the development works by Council at the following stages of the development. This condition applies notwithstanding any private certification of the engineering works.

	COLUMN 1	COLUMN 2
A	Erosion and Sediment Control	* Prior to the installation of erosion measures.
F	New Gate – Rural Crossing	* Prior to commencement of excavation works. * After compaction of base and prior to sealing * Road pavement surfacing
C	All Development & or Subdivision Works	* Practical completion.
	Landscaping Inspection	* Practical completion of all landscaping requirements in accordance with the approved Landscape Plan

BLAYNEY 4C & 7C
2 x 5MW SOLAR FARM + BESS

DEVELOPMENT APPLICATION

SITE ADDRESS:

180 GREGHAMSTOWN ROAD,

BLAYNEY NSW 2799

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
G-0100	COVER PAGE
G-0200	LOCATION / SITE PLAN
G-0300	GENERAL ARRANGEMENT (GA)
G-2200	SITE ELEVATION
G-4300	INVERTER FOOTING STATION
C-4310	BESS FOOTING STATION
C-5300	FENCING DETAILS
C-5301	GATE DETAILS
C-6300	ACCESS PATH DETAILS
C-6301	LANDSCAPE DETAILS
E-3400	NEXTRACKER ARRAY DETAILS
E-4300	INVERTER STATION DETAILS
E-5300	BESS STATION DETAILS
E-5310	DC-DC CONVERTER SKID DETAILS

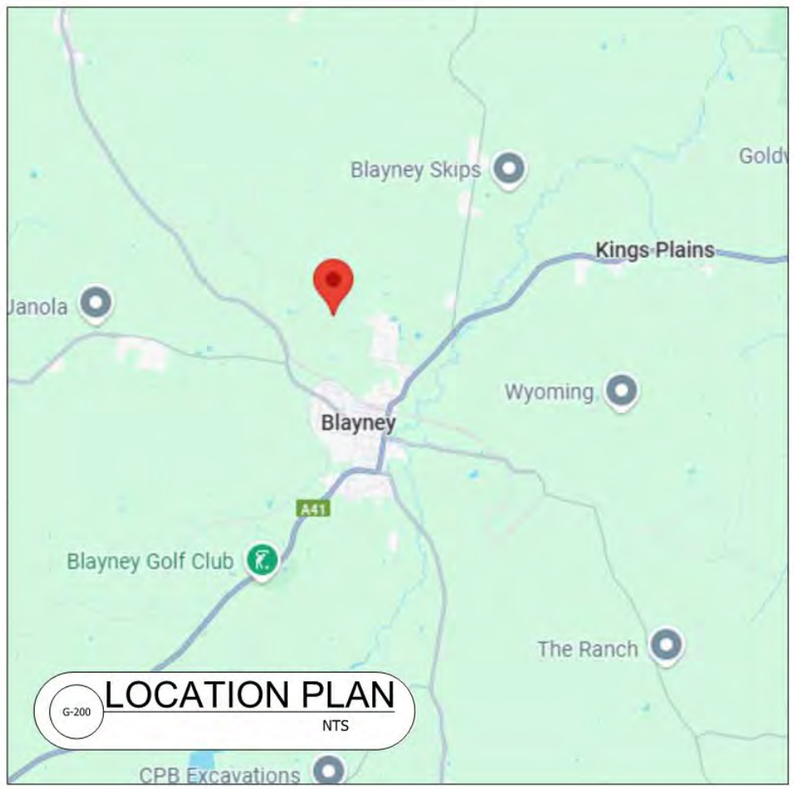
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edp Renewables

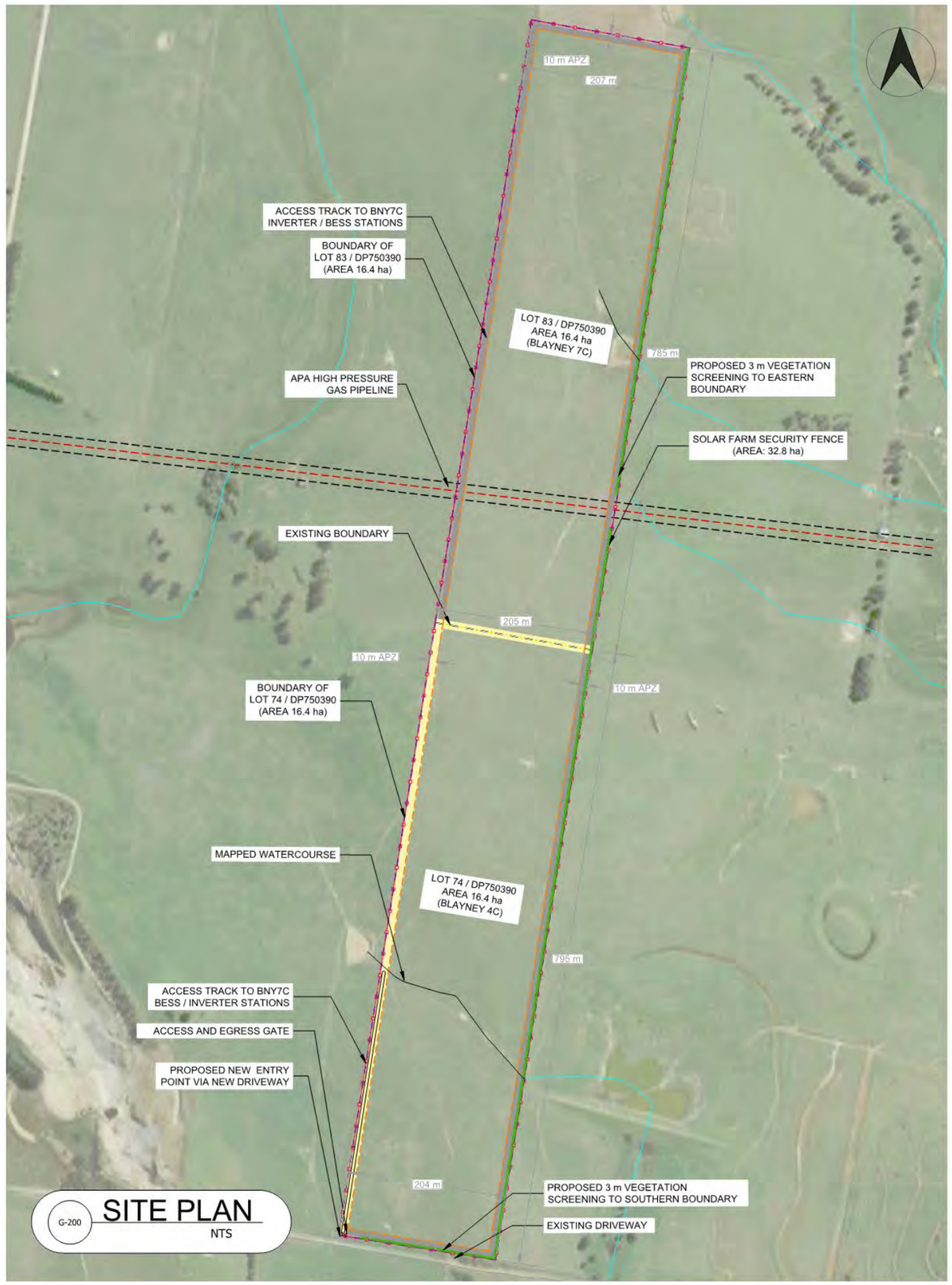
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G-200 STATE MAP
NTS



G-200 LOCATION PLAN
NTS



G-200 SITE PLAN
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DRG TITLE
SITE PLAN

STATUS
DEVELOPMENT APPLICATION

REVISION REGISTER

NO.	DATE	DESCRIPTION	BY
01	2024/10/30	UPDATED GA PLAN	LC
02	2024/11/11	UPDATED GA PLAN	LC
03	2024/11/20	UPDATED GA PLAN	LC
04	2024/11/27	UPDATED GA PLAN	LC
05	2025/02/13	UPDATED GA PLAN	LC
06	2025/02/21	DA DRAWING PACK	LC
07	2025/03/25	UPDATED CALL OUT	LC
08	2025/03/28	UPDATED CALL OUT	LC
09	2025/05/05	UPDATED CALL OUT	LC
10	2025/06/11	UPDATE WATERCOURSE	LC
11	2025/07/17	UPDATE DA DRAWING	LC

PROJECT
BLAYNEY 4C & 7C

SITE ADDRESS
180 GREGHAMSTOWN ROAD, BLAYNEY NSW 2799

NOTES

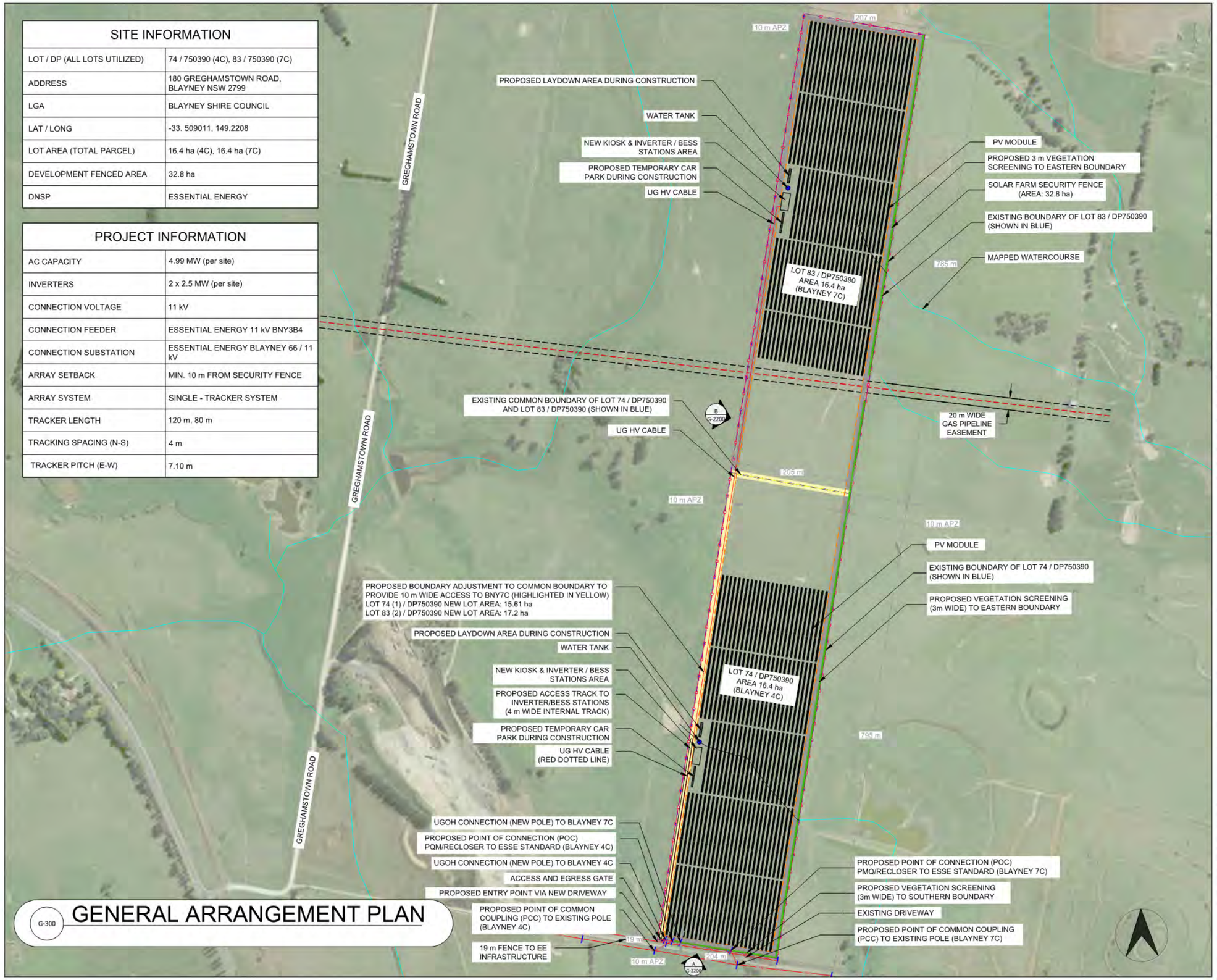
CLIENT
EDPR AUSTRALIA

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DSN:	LC	DWN:	LC
CHKD:	JJ/AN	APPR:	JJ
ORIG DATE:	30/09/2024	SCALE	NTS
REV DATE:	17/07/2025		
SHEET SIZE	A3	PAGE NO.	2 OF 14
DRG NO.	G-0200	REV NO.	11

SITE INFORMATION	
LOT / DP (ALL LOTS UTILIZED)	74 / 750390 (4C), 83 / 750390 (7C)
ADDRESS	180 GREGHAMSTOWN ROAD, BLAYNEY NSW 2799
LGA	BLAYNEY SHIRE COUNCIL
LAT / LONG	-33. 509011, 149.2208
LOT AREA (TOTAL PARCEL)	16.4 ha (4C), 16.4 ha (7C)
DEVELOPMENT FENCED AREA	32.8 ha
DNSP	ESSENTIAL ENERGY

PROJECT INFORMATION	
AC CAPACITY	4.99 MW (per site)
INVERTERS	2 x 2.5 MW (per site)
CONNECTION VOLTAGE	11 kV
CONNECTION FEEDER	ESSENTIAL ENERGY 11 kV BNY3B4
CONNECTION SUBSTATION	ESSENTIAL ENERGY BLAYNEY 66 / 11 kV
ARRAY SETBACK	MIN. 10 m FROM SECURITY FENCE
ARRAY SYSTEM	SINGLE - TRACKER SYSTEM
TRACKER LENGTH	120 m, 80 m
TRACKING SPACING (N-S)	4 m
TRACKER PITCH (E-W)	7.10 m



G-300 GENERAL ARRANGEMENT PLAN

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DRG TITLE
GENERAL ARRANGEMENT PLAN

STATUS
DEVELOPMENT APPLICATION

REVISION REGISTER

NO.	DATE	DESCRIPTION	BY
01	2024/10/30	UPDATED GA PLAN	LC
02	2024/11/11	UPDATED GA PLAN	LC
03	2024/11/20	UPDATED GA PLAN	LC
04	2024/11/27	UPDATED GA PLAN	LC
05	2025/02/13	UPDATED GA PLAN	LC
06	2025/02/21	DA DRAWING PACK	LC
07	2025/03/25	UPDATED CALL OUT	LC
08	2025/03/28	UPDATED CALL OUT	LC
09	2025/05/05	UPDATED CALL OUT	LC
10	2025/06/11	UPDATE WATERCOURSE	LC
11	2025/07/17	UPDATE DA DRAWING	LC

PROJECT
BLAYNEY 4C & 7C

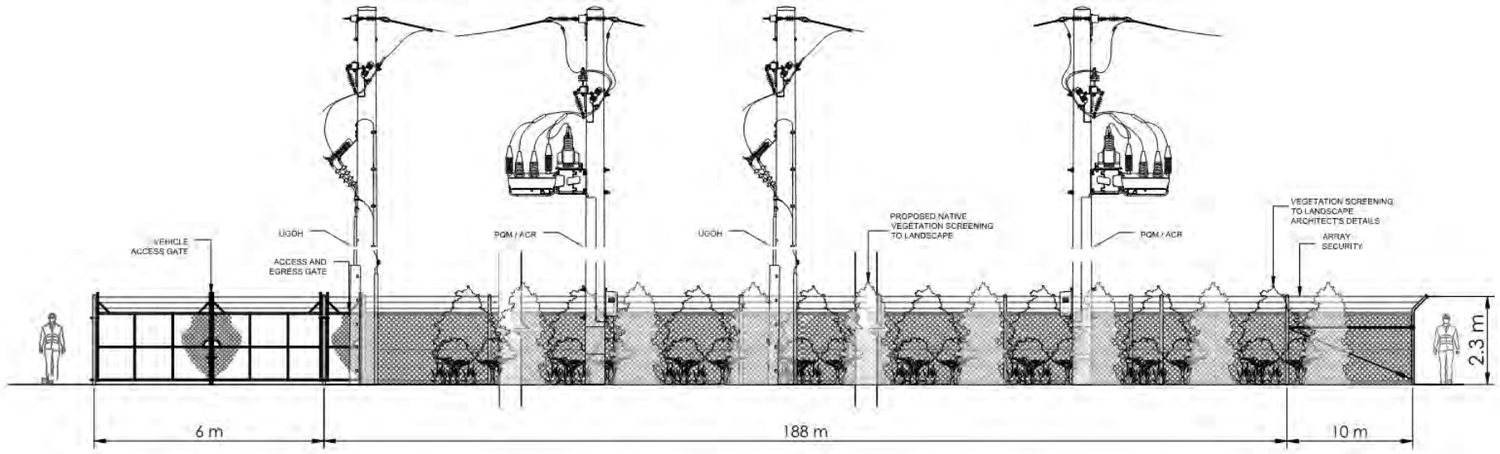
SITE ADDRESS
180 GREGHAMSTOWN ROAD, BLAYNEY NSW 2799

NOTES

CLIENT
EDPR AUSTRALIA

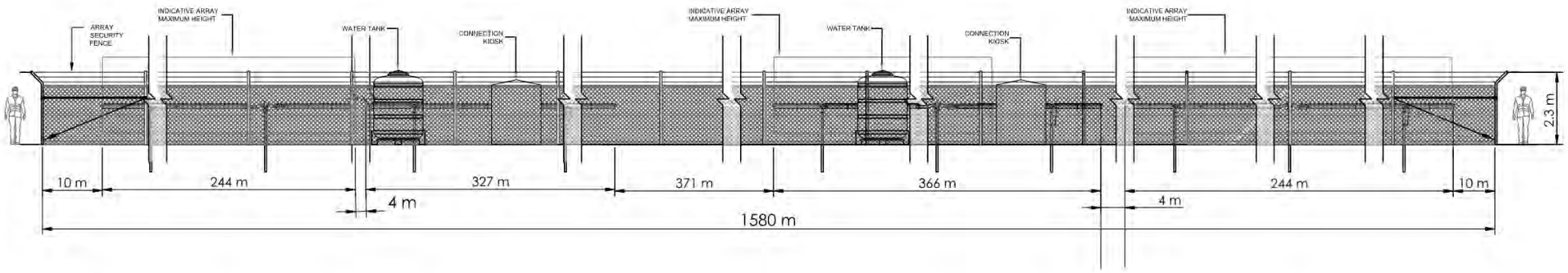
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DSN:	LC	DWN:	LC
CHKD:	JJ/AN	APPR:	JJ
ORIG DATE:	30/09/2024	SCALE	1:6000
REV DATE:	17/07/2025		
SHEET SIZE	A3	PAGE NO.	3 OF 14
DRG NO.	G-0300	REV NO.	11



A G-2200 **ELEVATION A**

SCALE: NTS



B G-2200 **ELEVATION B**

SCALE: NTS

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DRG TITLE

SITE ELEVATIONS

STATUS

DEVELOPMENT APPLICATION

REVISION REGISTER

NO.	DATE	DESCRIPTION	BY
01	2025/02/21	DA DRAWING PACK	LC
02	2025/02/25	DIMENSION UPDATED	LC
03	2025/03/03	DIMENSION UPDATED	LC
04	2025/07/17	UPDATE DA DRAWING	LC

PROJECT

BLAYNEY 4C & 7C

SITE ADDRESS

180 GREGHAMSTOWN ROAD, BLAYNEY NSW 2799

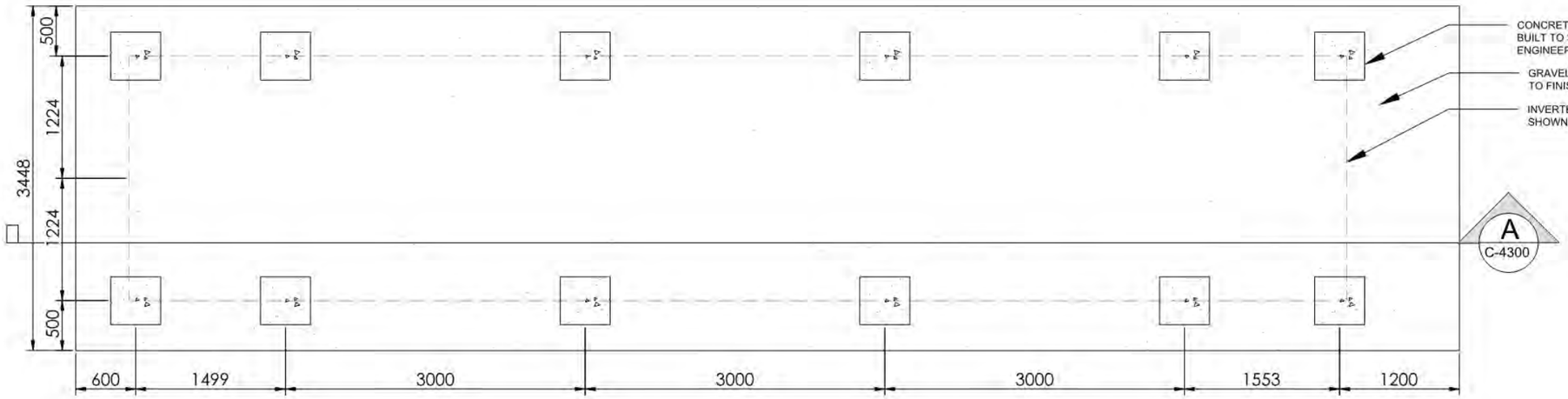
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CLIENT

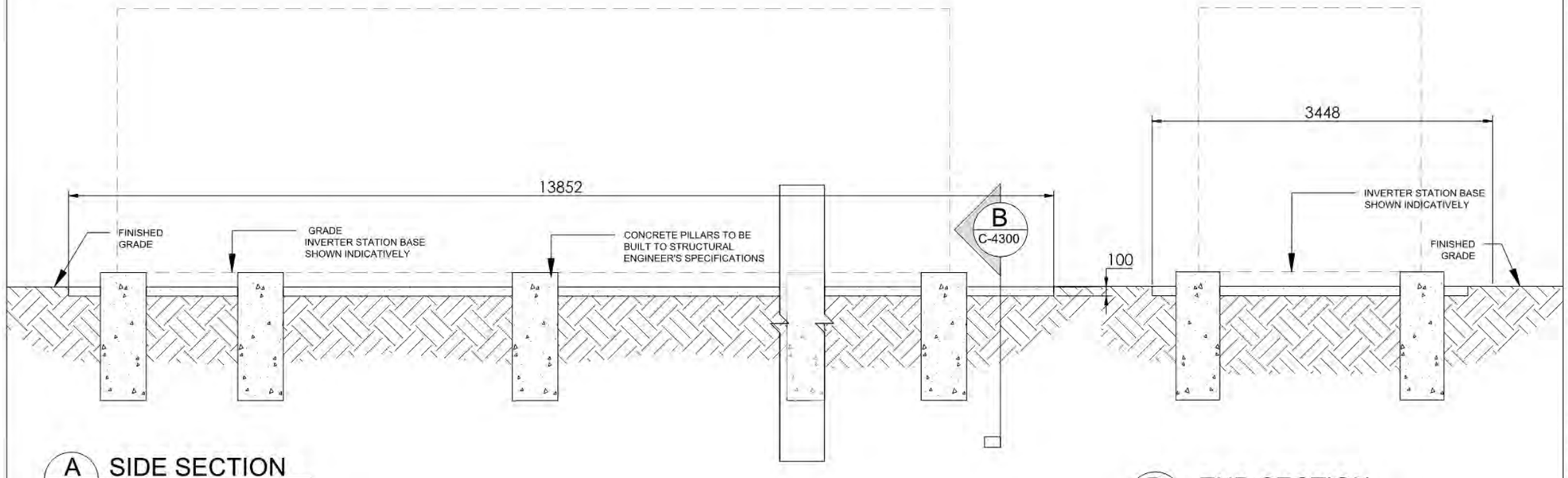
EDPR AUSTRALIA

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DSN:	LC	DWN:	LC
CHKD:	JJ/AN	APPR:	JJ
ORIG DATE:	21/02/2025	SCALE	NTS
REV DATE:	17/07/2025		
SHEET SIZE	A3	PAGE NO.	4 OF 14
DRG NO.	G-2200	REV NO.	04



1 C-4300 **INVERTER FOOTING PLAN**
SCALE: 1:50



A C-4300 **SIDE SECTION**
SCALE: 1:50

B C-4300 **END SECTION**
SCALE: 1:50

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DRG TITLE
INVERTER FOOTING DETAILS

STATUS
DEVELOPMENT APPLICATION

REVISION REGISTER

NO.	DATE	DESCRIPTION	BY
01	2025/02/21	DA DRAWING PACK	LC

PROJECT
BLAYNEY 4C & 7C

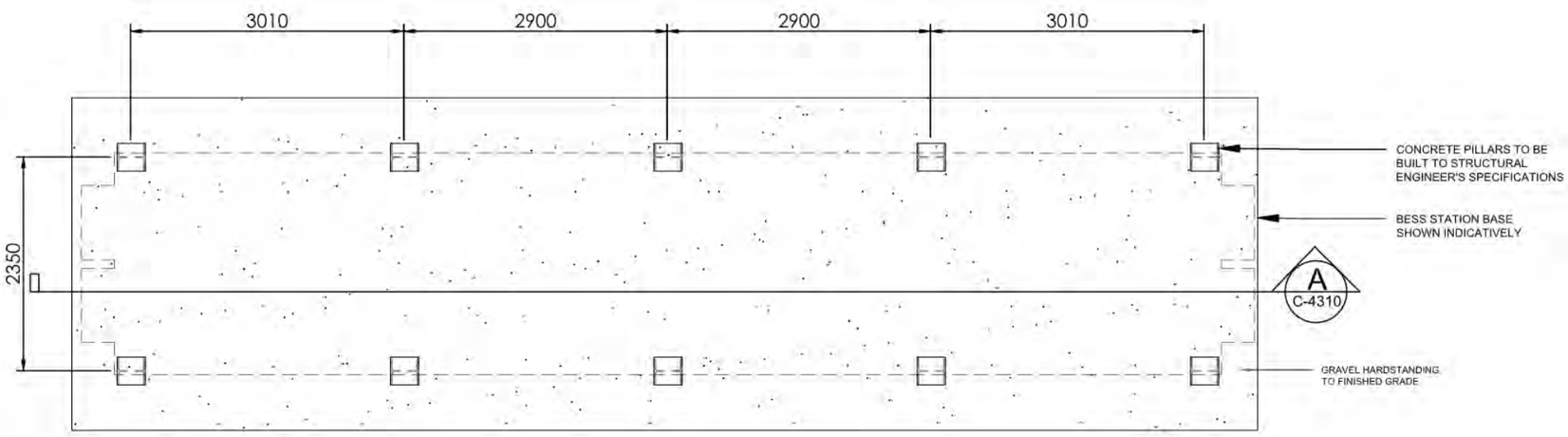
SITE ADDRESS
180 GREGHAMSTOWN ROAD, BLAYNEY NSW 2799

NOTES

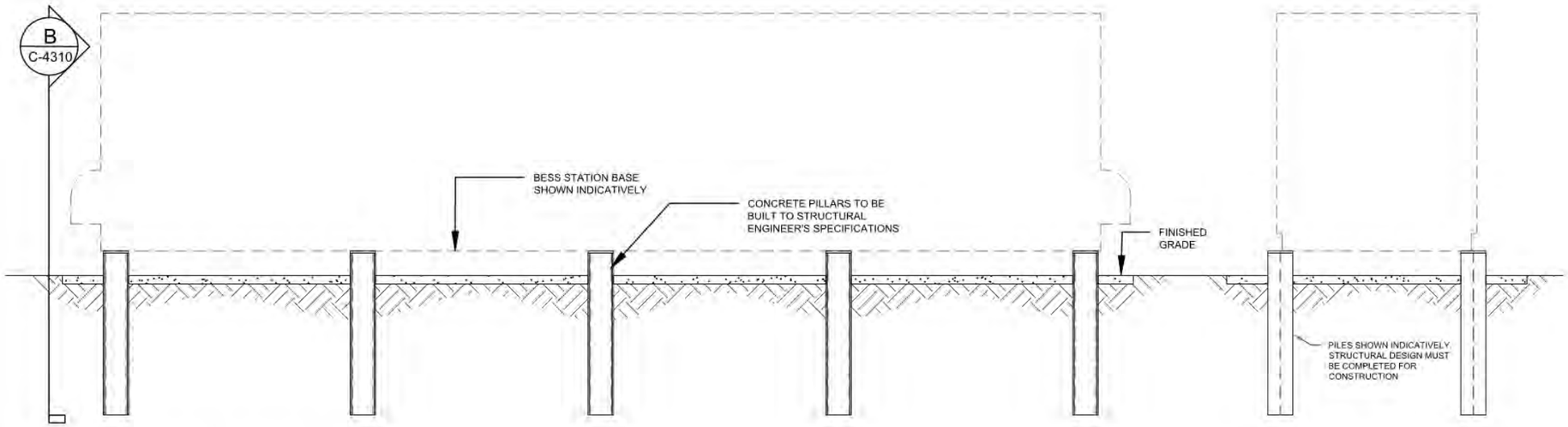
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DSN:	LC	DWN:	LC
CHKD:	JJ/AN	APPR:	JJ
ORIG DATE:	21/02/2025	SCALE	1:50
REV DATE:	21/02/2025		
SHEET SIZE	A3	PAGE NO.	5 OF 14
DRG NO.	C-4300	REV NO.	01



1 C-4310 **BESS FOOTING PLAN**
SCALE: 1:50



A C-4310 **SIDE SECTION**
SCALE: 1:60

B C-4310 **END SECTION**
SCALE: 1:60

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DRG TITLE
BESS FOOTING DETAILS

STATUS
DEVELOPMENT APPLICATION

REVISION REGISTER

NO.	DATE	DESCRIPTION	BY
01	2025/02/21	DA DRAWING PACK	LC

PROJECT
BLAYNEY 4C & 7C

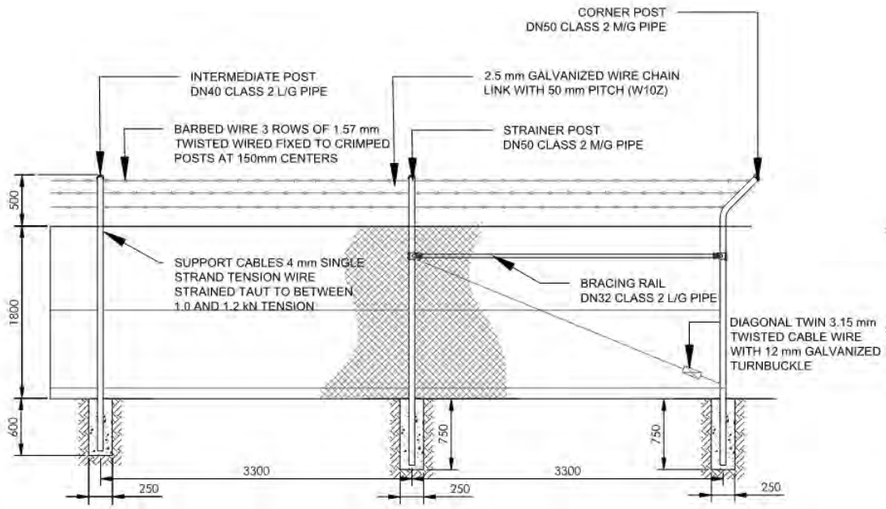
SITE ADDRESS
180 GREGHAMSTOWN ROAD, BLAYNEY NSW 2799

NOTES

CLIENT
EDPR AUSTRALIA

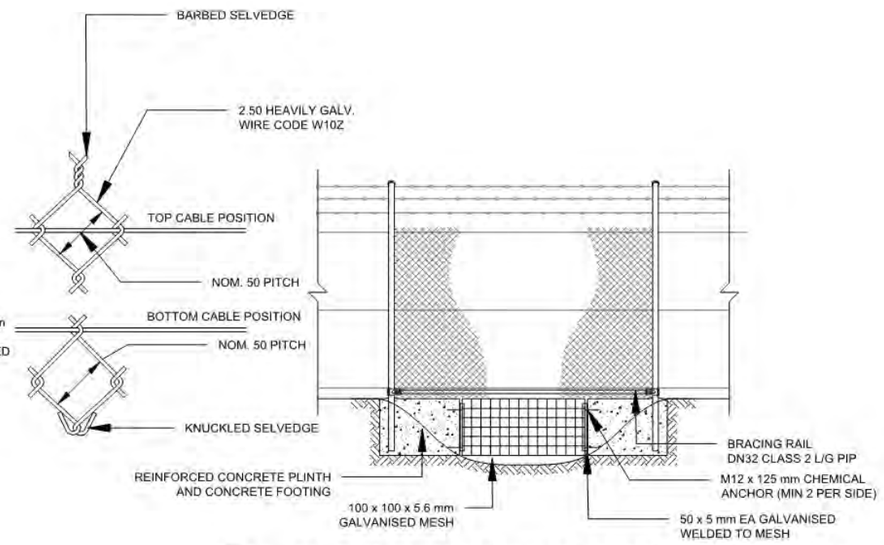
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DSN:	LC	DWN:	LC
CHKD:	JJ/AN	APPR:	JJ
ORIG DATE:	21/02/2025	SCALE	1:60
REV DATE:	21/02/2025		
SHEET SIZE	A3	PAGE NO.	6 OF 14
DRG NO.	C-4310	REV NO.	01



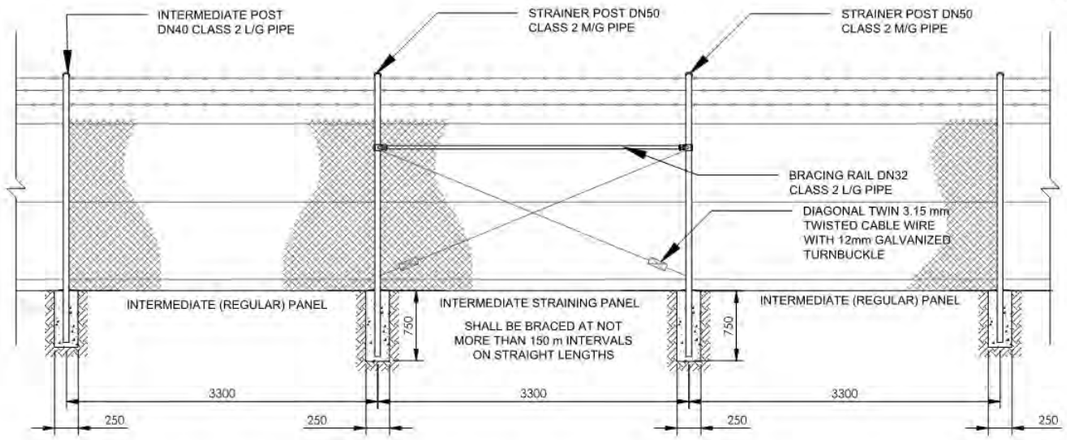
1 C-5300 **TYPICAL FENCE SECTION**

SCALE: 1:60



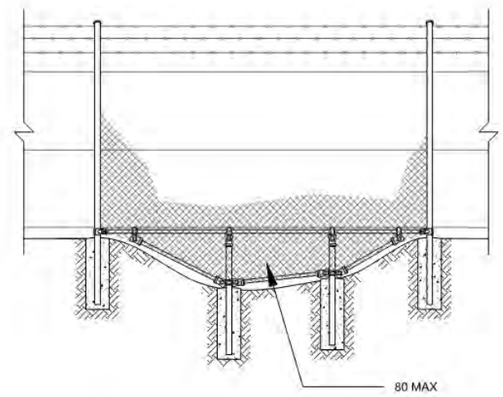
3 C-5300 **TYPICAL STORMWATER CROSSING**

SCALE: 1:60



2 C-5300 **INTERMEDIATE STRAINING PANEL FENCE SECTION**

SCALE: 1:60



4 C-5300 **TYPICAL GULLY CROSSING**

SCALE: 1:60

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DRG TITLE

FENCING DETAILS

STATUS

DEVELOPMENT APPLICATION

REVISION REGISTER

NO.	DATE	DESCRIPTION	BY
01	2025/02/21	DA DRAWING PACK	LC
02	2025/02/25	DIMENSION UPDATED	LC

PROJECT

BLAYNEY 4C & 7C

SITE ADDRESS

180 GREGHAMSTOWN ROAD, BLAYNEY NSW 2799

NOTES

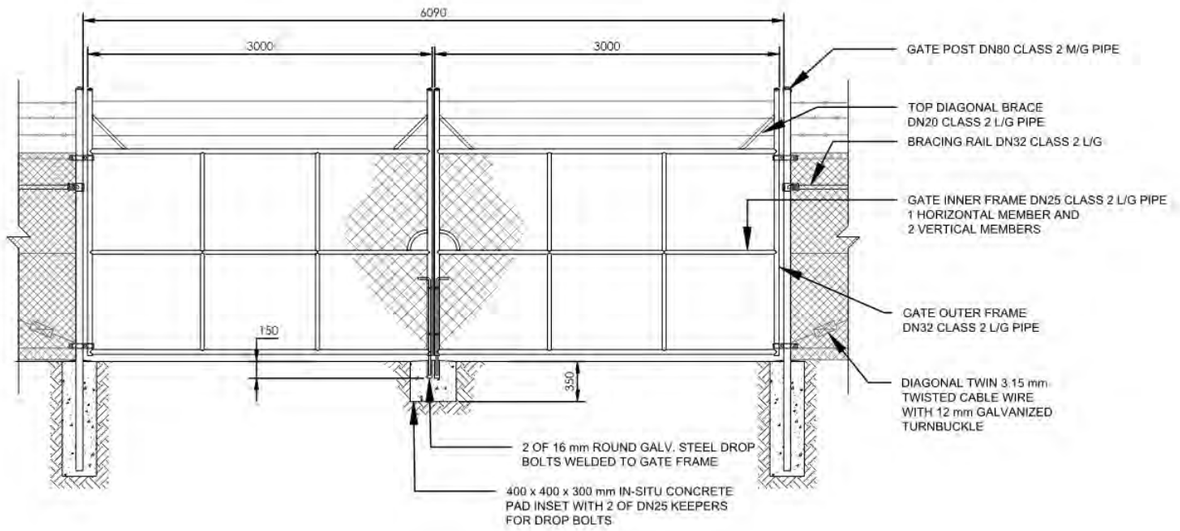
- FENCE AND GATES TO BE DESIGNED AND CONSTRUCTED TO AS 1725 PART 1

CLIENT

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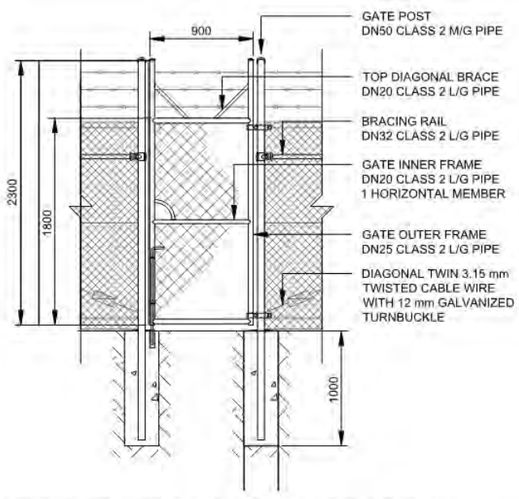
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DSN:	LC	DWN:	LC
CHKD:	JJ/AN	APPR:	JJ
ORIG DATE:	21/02/2025	SCALE	1:60
REV DATE:	25/02/2025		
SHEET SIZE	A3	PAGE NO.	7 OF 14
DRG NO.	C-5300	REV NO.	02



2 C-5301 **DOUBLE LEAF 6 METRE GATE SECTION**

SCALE: 1:50



2 C-5301 **SINGLE LEAF GATE SECTION**

SCALE: 1:50

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DRG TITLE

GATE DETAILS

STATUS

DEVELOPMENT APPLICATION

REVISION REGISTER

NO.	DATE	DESCRIPTION	BY
01	2025/02/21	DA DRAWING PACK	LC
02	2025/02/25	DIMENSION UPDATED	LC

PROJECT

BLAYNEY 4C & 7C

SITE ADDRESS

180 GREGHAMSTOWN ROAD, BLAYNEY NSW 2799

NOTES

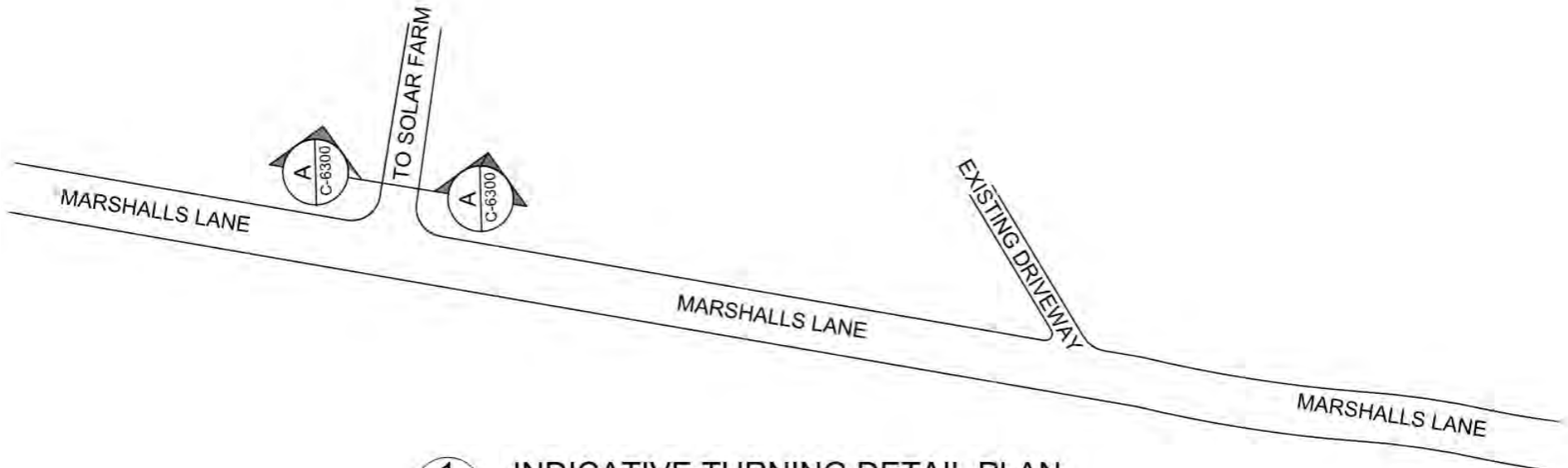
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CLIENT

EDPR AUSTRALIA

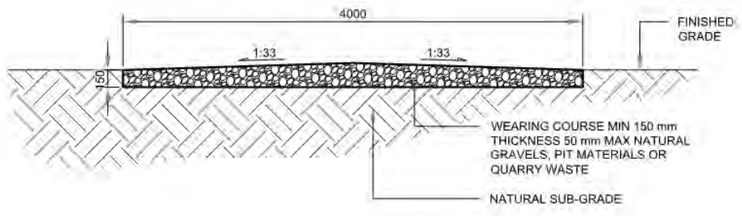
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DSN:	LC	DWN:	LC
CHKD:	JJ/AN	APPR:	JJ
ORIG DATE:	21/02/2025	SCALE	1:50
REV DATE:	25/02/2025		
SHEET SIZE	A3	PAGE NO.	8 OF 14
DRG NO.	C-5301	REV NO.	02



1 C-6300 INDICATIVE TURNING DETAIL PLAN

SCALE: NTS



A- CROSS SECTION - ACCESS PATH

SCALE: 1:50

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DRG TITLE
ACCESS PATH DETAILS

STATUS
DEVELOPMENT APPLICATION

REVISION REGISTER

NO.	DATE	DESCRIPTION	BY
01	2025/02/21	DA DRAWING PACK	LC

PROJECT
BLAYNEY 4C & 7C

SITE ADDRESS
180 GREGHAMSTOWN ROAD, BLAYNEY NSW 2799

NOTES

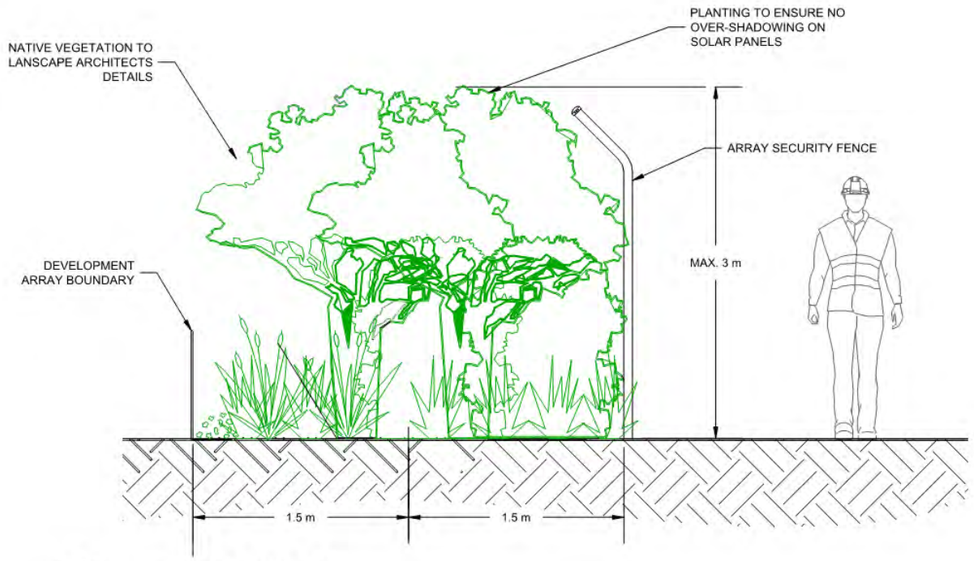
CLIENT
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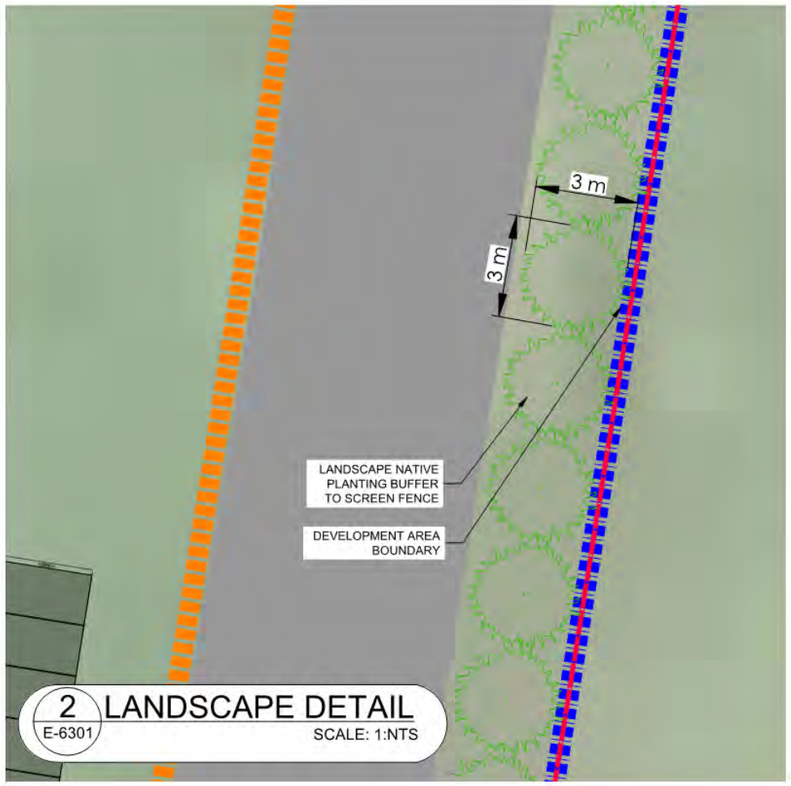
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ORIG DATE:	21/02/2025	SCALE	1:50
REV DATE:	21/02/2025		
SHEET SIZE	A3	PAGE NO.	9 OF 14
DRG NO.	C-6300	REV NO.	01



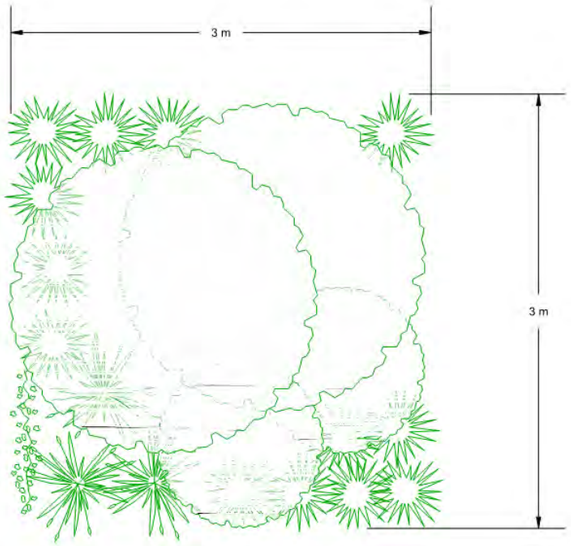
1 E-6301 KEY PLAN
SCALE: 1:NTS



A E-6301 SECTION A
SCALE: NTS



2 E-6301 LANDSCAPE DETAIL
SCALE: 1:NTS



3 E-6301 INDICATIVE PLANTING STYLE
SCALE: NTS

PLANTING SCHEDULE

KEY SYMBOL:	
VEGETATION TYPE:	NATIVE VEGETATION TO LANDSCAPE ARCHITECTURAL DETAILS
SPACING:	3.0 m
MAX. HEIGHT:	3.0 m

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DRG TITLE
LANDSCAPE DETAILS

STATUS
DEVELOPMENT APPLICATION

REVISION REGISTER

NO.	DATE	DESCRIPTION	BY
01	2025/02/21	DA DRAWING PACK	LC
02	2025/07/17	UPDATE DA DRAWING	LC

PROJECT
BLAYNEY 4C & 7C

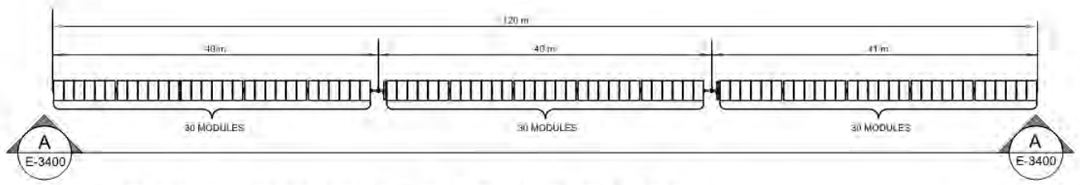
SITE ADDRESS
180 GREGHAMSTOWN ROAD, BLAYNEY NSW 2799

NOTES

CLIENT
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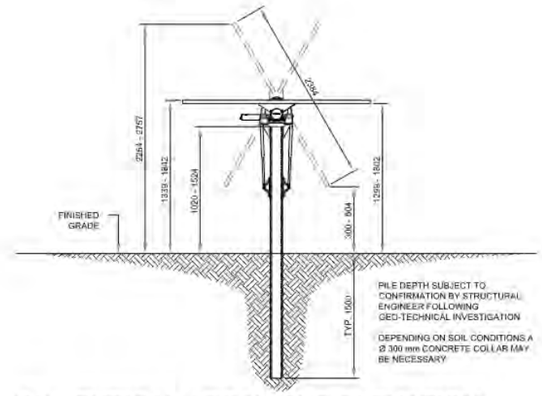
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DSN:	LC	DWN:	LC
CHKD:	JJ/AN	APPR:	JJ
ORIG DATE:	21/02/2025	SCALE	NTS
REV DATE:	17/07/2025		
SHEET SIZE	A3	PAGE NO.	10 OF 14
DRG NO.	C-6301	REV NO.	02



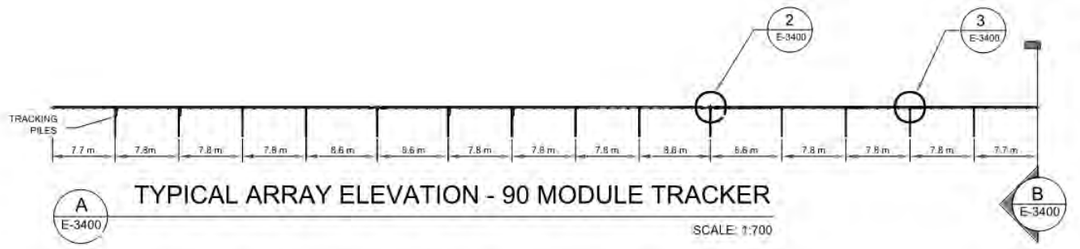
1 E-3400 TYPICAL ARRAY PLAN - 90 MODULE TRACKER

SCALE: 1:700



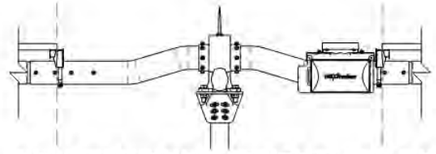
B E-3400 TYPICAL ARRAY END ELEVATION

SCALE: NTS



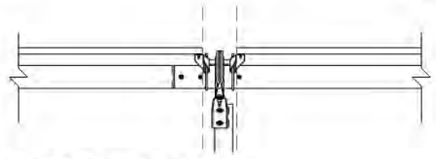
A E-3400 TYPICAL ARRAY ELEVATION - 90 MODULE TRACKER

SCALE: 1:700



2 E-3400 SELF POWERED CONTROLLER DETAIL

SCALE: NTS



3 E-3400 DAMPER DETAIL

SCALE: NTS

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DRG TITLE
NEXTTRACKER ARRAY DETAILS

STATUS
DEVELOPMENT APPLICATION

REVISION REGISTER

NO.	DATE	DESCRIPTION	BY
01	2025/02/21	UPDATED DA DRAWING PACK	LC

PROJECT
BLAYNEY 4C & 7C

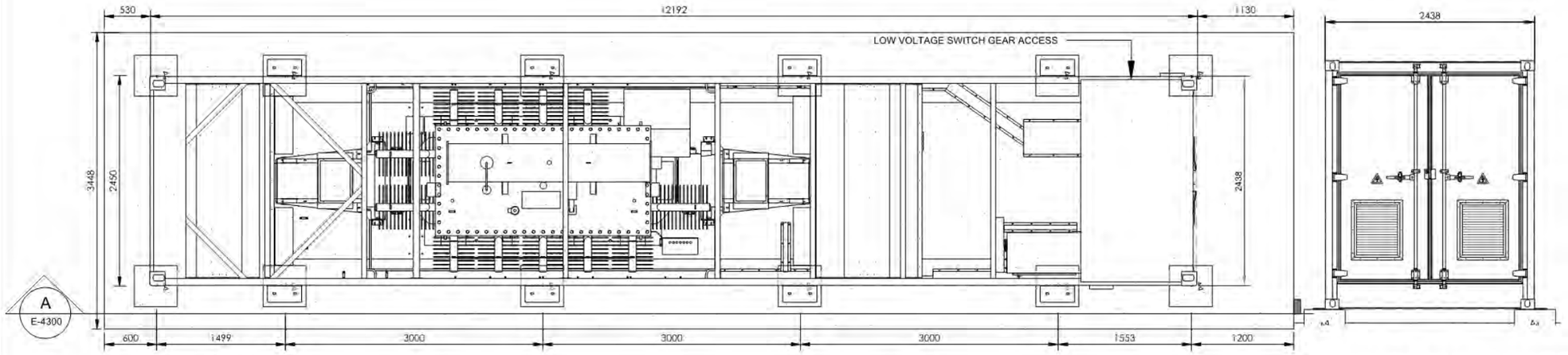
SITE ADDRESS
180 GREGHAMSTOWN ROAD, BLAYNEY NSW 2799

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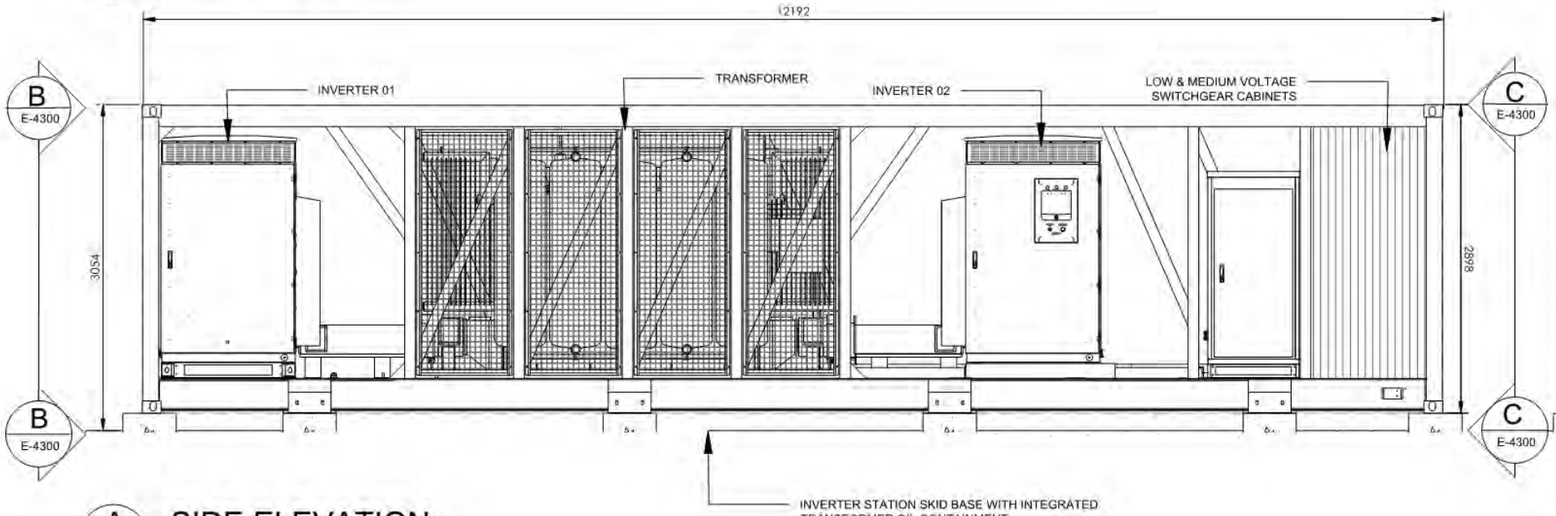
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CHKD: JJ/AN	APPR: JJ
ORIG DATE: 21/02/2025	SCALE: NTS
REV DATE: 21/02/2025	
SHEET SIZE: A3	PAGE NO.: 11 OF 14
DRG NO.: E-3400	REV NO.: 01



A E-4300

1 E-4300 PLAN VIEW
SCALE: 1:52

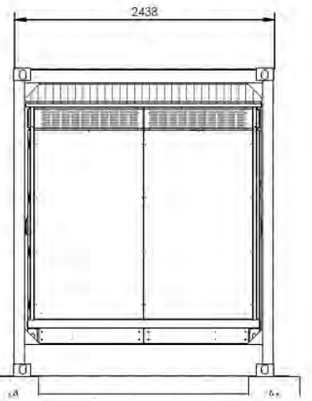
C E-4300 END ELEVATION
SCALE: 1:52



B E-4300

C E-4300

A E-4300 SIDE ELEVATION
SCALE: 1:52



B E-4300 END ELEVATION
SCALE: 1:52

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DRG TITLE
INVERTER STATION DETAILS

STATUS
DEVELOPMENT APPLICATION

REVISION REGISTER

NO.	DATE	DESCRIPTION	BY
01	2025/02/21	DA DRAWING PACK	LC

PROJECT
BLAYNEY 4C & 7C

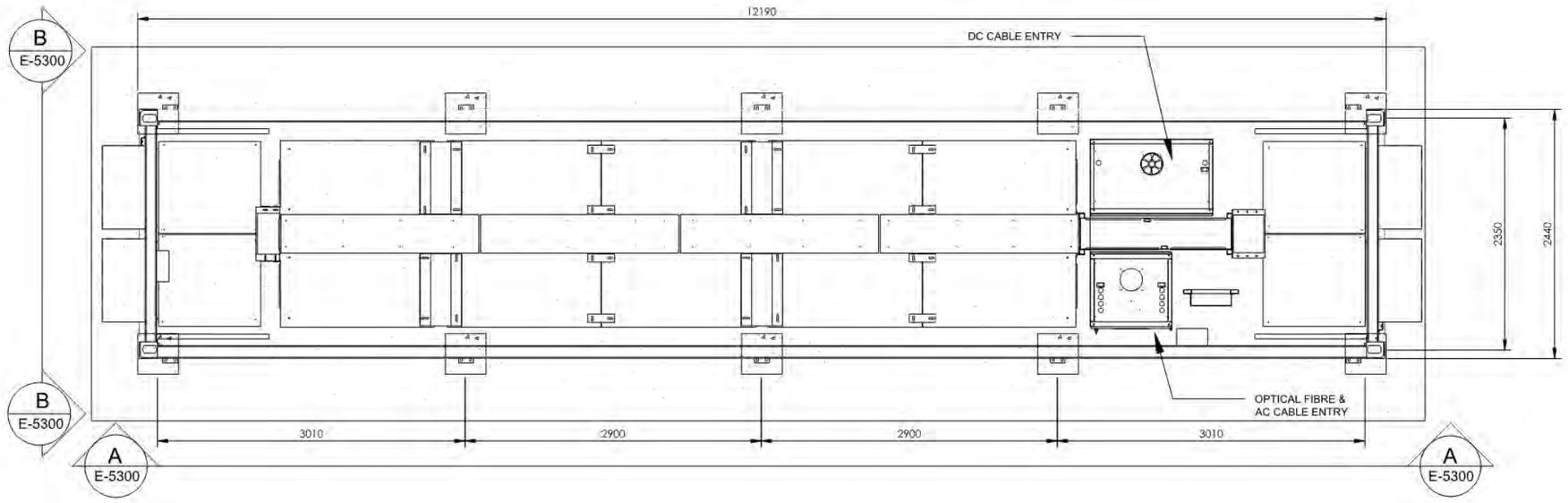
SITE ADDRESS
180 GREGHAMSTOWN ROAD, BLAYNEY NSW 2799

NOTES

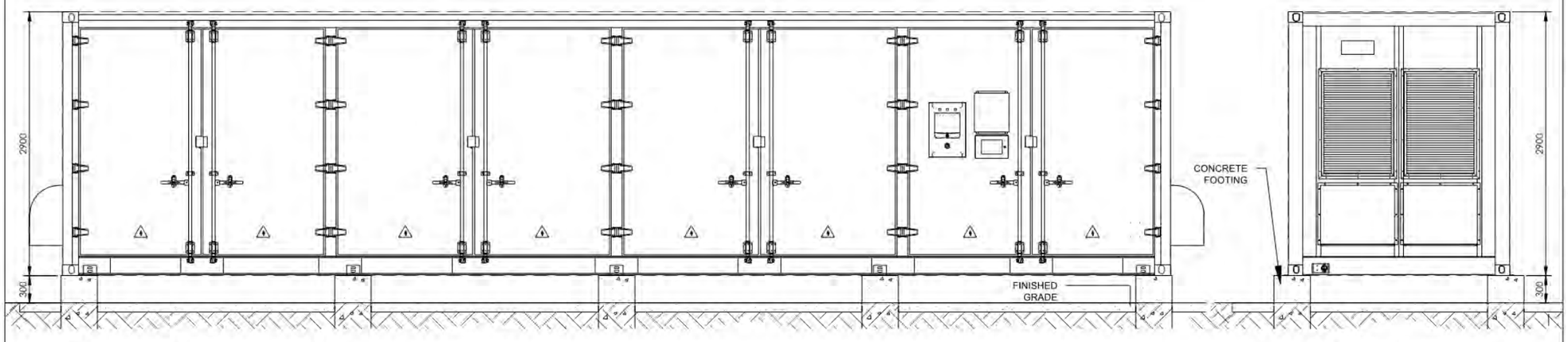
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SHEET SIZE	A3	PAGE NO.	12 OF 14
DRG NO.	E-4300	REV NO.	01



1 E-5300 **BESS PLAN**
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A E-5300 **SIDE ELEVATION**
SCALE: 1:50

B E-5300 **END ELEVATION**
SCALE: 1:50

EDPR Australia Pty Ltd
GPO Box 1429, Canberra ACT 2601
www.edp.com | ABN: 38 633 420 309

DRG TITLE
BESS STATION DETAILS

STATUS
DEVELOPMENT APPLICATION

REVISION REGISTER

NO.	DATE	DESCRIPTION	BY
01	2025/02/21	DA DRAWING PACK	LC

PROJECT
BLAYNEY 4C & 7C

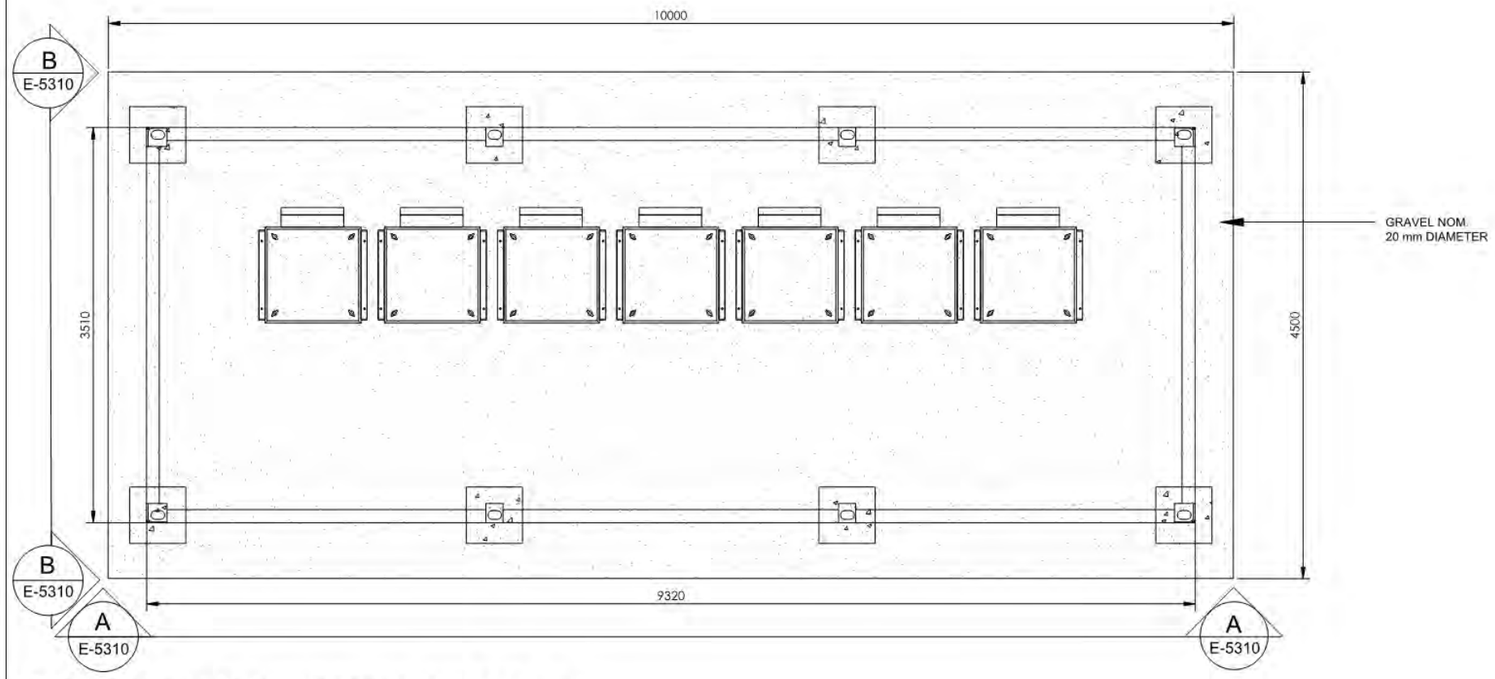
SITE ADDRESS
180 GREGHAMSTOWN ROAD, BLAYNEY NSW 2799

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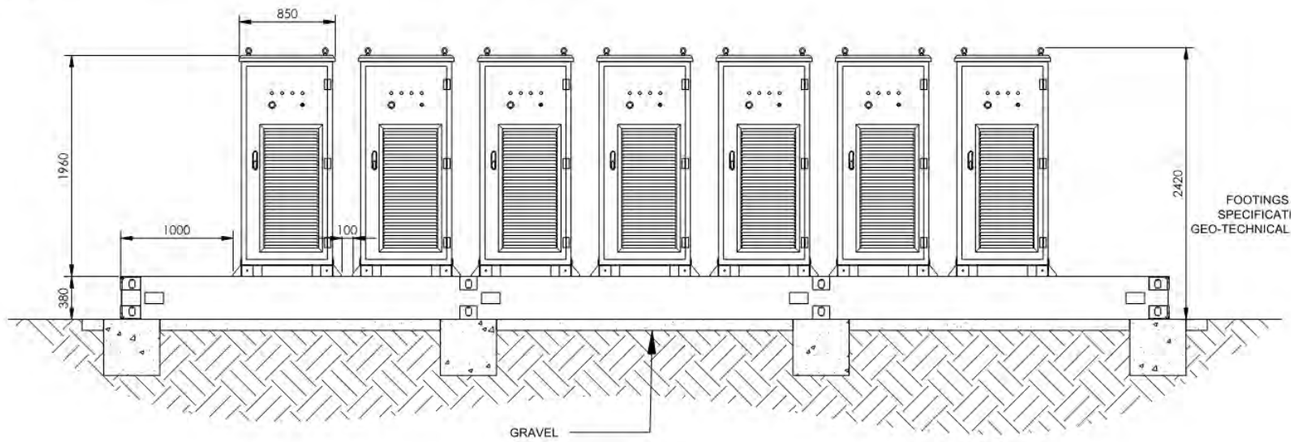
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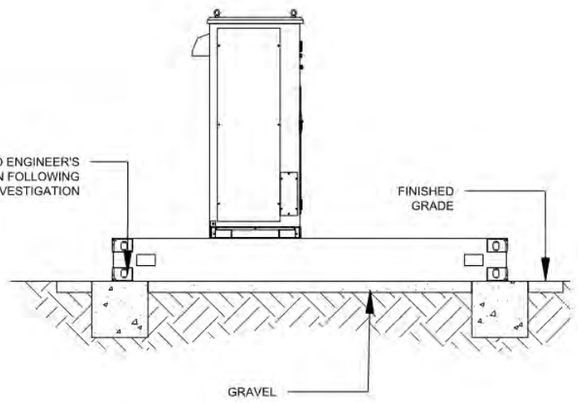
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1 E-5310 **DC-DC CONVERTER SKID PLAN**
SCALE: 1:50



A E-5310 **FRONT ELEVATION**
SCALE: 1:50



B E-5310 **SIDE ELEVATION**
SCALE: 1:50

edp Renewables
EDPR Australia Pty Ltd
GPO Box 1429, Canberra ACT 2601
www.edp.com | ABN: 38 633 420 309

DRG TITLE
DC - DC SKID DETAILS

STATUS
DEVELOPMENT APPLICATION

REVISION REGISTER

NO.	DATE	DESCRIPTION	BY
01	2025/02/21	DA DRAWING PACK	LC

PROJECT
BLAYNEY 4C & 7C

SITE ADDRESS
180 GREGHAMSTOWN ROAD, BLAYNEY NSW 2799

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Solar Farm Fact Sheet & FAQs

1. Who is EDPR Australia?

EDPR Australia (EDPR) is a renewables developer focused on delivering clean energy to the Australian market. Based in Canberra with a regional office in Sydney, EDPR Australia has a growing portfolio of renewable developments across regional Australia, specialising in both large and town-scale solar farms and BESS projects designed to match current and future electricity demand.

2. How are sites chosen? Why are you developing here?

Numerous factors are considered when determining the suitability of a site for a solar farm including, but not limited to, the quality of solar resources available (e.g., irradiance), topography, environmental impact considerations and peripheral location to towns with an existing electricity distribution network infrastructure, suitable voltage and capacity for connection of power lines/poles. As part of EDPR's site selection and planning due diligence processes, we conduct a range of investigations and specialist assessments (such as biodiversity, visual, noise and traffic impact studies, and others) to ensure that the relevant considerations and planning requirements are addressed.

3. Why solar and what benefits do solar farms provide?

Fossil fuels such as oil, natural gas and coal are examples of non-renewable energy resources that take billions of years to form naturally and cannot be replaced as quickly as they are being used. To address growing concerns around non-renewable energy, and the greenhouse gas emissions caused by them, Australia has committed to achieve net zero emissions by 2050. Investing more into wind, solar and hydro-electric power solutions can help to achieve these decarbonisation objectives and minimise our environmental footprint to benefit future generations. Renewable energy plants such as solar farms can also over time offer lower-priced generation into the market than non-renewable energy sources.



Private and community-based solar projects continue to gain momentum, allowing individuals and groups to benefit from the opportunities afforded by solar. The Orange Community Renewable Energy Park is one such community-based project EDPR is proud to be involved in. The OCREP is the largest crowd-funded PV & batteries project offering the local community investment and renewable benefits. Learn more at: https://energydemocracy.net.

4. How do solar farms benefit the local community?

The benefits for farmers and local farming communities hosting the solar farm include a diversified, substantial and reliable income during the lifetime of the development. These funds can serve to protect farming families from loss of income during times of poor harvest or drought. Moreover, solar farms are increasingly providing outstanding opportunities for agricultural activities (such as grazing and cropping) to co-exist with energy production resulting in more effective use of land - a concept known as "agrivoltaics". Such projects allow sheep to continue to graze under and around the panels, providing valuable shelter for livestock during hot weather and shading for suitable vegetation. Additionally, this dual use of land can result in improved conditions, as the solar panels provide shade and condensation adds moisture to the ground beneath the panels.



EDPR is also committed to supporting local communities through our projects by using local services and engaging in local consultants and contractors as much as possible. This may include using local surveyors, electricians, plumbers, landscapers, cleaners, earthmoving and waste contractors and other available labour hire. This generates employment opportunities and supports the development of local expertise and skills. The local economy would also benefit from non-local employees who would live, eat and spend locally. Research by the *Clean Energy Council* suggests that for every direct construction and maintenance job created, two additional indirect jobs are created.

5. How much power does a 5MW solar farm produce? Will there be unstable power on cloudy or wet days?

A solar farm of this size has the capacity to supply 13,300MWh of electricity per year into the local network, enough to power about 2,150 homes. Electricity from the solar farm enters the distribution network, which is connected to the national grid and will be used to meet demand by electricity consumers in the national electricity market.

While solar panels generate electricity best when the sky is clear, they still do so even on cloudy or rainy days, just to a lesser extent. As a backup measure, our solar farms are equipped with Battery Energy Storage Systems (BESS), which allow the clean energy to be stored until times it's most needed and provides stability to the grid when required.

6. Will the development consume local resources?

The developer/owner pays for all associated costs for connection to the grid, including any upgrades and ongoing maintenance of the local infrastructure to connect the development to the electricity network, which the local community can benefit from. The local community will not be out of pocket. The solar farm is not expected to consume water nor affect the water table in the ground.

7. How will construction affect the local community?

The construction of a typical 5MW solar farm takes approximately 3 to 4 months, involving approximately up to 50 personnel in the project with the site typically operating from 7am to 4pm, Monday to Friday. It is estimated that approximately 45 heavy trucks will access the site throughout the whole construction phase to deliver materials and equipment. A traffic management plan, developed in consultation with the Council, will ensure traffic impacts from the solar farm are minimised to the local community.

Noise assessments are conducted to quantify potential noise emissions associated with the construction and operation of the project. These studies provide ways to mitigate and manage noise levels where impacts are identified. Mitigation measures may include the management of working hours, the use of noise barriers, diligent operation of equipment, to name a few. There is the potential for air quality to be temporarily impacted by construction activities, such as through the generation of dust (from minor earthworks, construction vehicles driving on unsealed access roads) and wind blowing over stockpiles and exposed surfaces. Standard construction management practices include mitigation measures to suppress dust for each phase of development to minimise any impacts.

8. What is the profile of the solar farms and the arrays?

Our 5MW (tracker system) solar farms typically require 12-15 ha of land and have a relatively low profile along the landscape. Tracker system panels are installed to a height of about 1.6 to 3 metres with a maximum height of 2.5 to 4.2 metres when fully tilted. Tracker systems allow solar panels to rotate and follow the sun's path across the sky to maximise solar absorption and power production. The mounting systems are constructed on piles following the existing natural terrain (similar to fencing/light posts) that are driven into the ground to depths of approximately 1.5 to 3.0 metres, eliminating or reducing the need for



Solar Farm Fact Sheet & FAQs

earthworks, footings, or extensive use of concreting. Some of our solar farm developments use PEG systems, which are ground-mounted systems that are more compact in design, providing higher land-use efficiency. PEG system utilises high-density, lightweight panels installed at heights of around 1.2 metres in fixed, alternating-tilt positions, and oriented east-west to maximise daily energy production. For safety purposes, the solar farms are surrounded by a chain-link security fence.

9. How much noise or glare do solar farms produce during operation?

Solar farms are near silent during operation. The tracking solar PV rows move at an unobtrusive and slow rate, producing minimal noise. The most noticeable noise emitted from an operational solar farm typically come from the substation and inverters that generate a low hum, which are generally inaudible beyond the solar farm boundaries and more so when appropriate buffer distances are in place. The solar farm produces even less noise at night.

In terms of glint or glare, the solar photovoltaic panels are specifically designed to absorb as much sunlight as possible (to convert it into electricity) rather than reflect it. The panels use anti-reflective coating and materials to allow the transmission of light through the glass and 'roughened' glass surfaces. In a solar array, the rows of panels are aligned on a north/south axis and track the sun's path across the sky from east to west to optimize sunlight absorption. This design feature also ensures that when the sun is low in the sky any reflections are directed upwards and not towards the horizon, which minimises reflection impacts.

10. What about impact on views, wildlife and vegetation in surrounding land?

The visual impact of solar PV farms varies with each project depending on the size, location, and the surrounding landscape. A specialist visual impact assessment is conducted at each site to gain an understanding of the considerations and, where applicable, mitigation measures that can be taken to reduce visual impacts. Visual impact can be mitigated through effective site selection, layout design (e.g., suitable setback distances from property boundaries), and vegetation screening with appropriate trees/shrubs around the development boundary. While there are no standard setback distances for solar farms in Australia, suitable distances are typically determined by local planning requirements and established through the development application process.

In terms of the protection of valuable wildlife and vegetation, EDPR carries out biodiversity assessments at each site, which provide an understanding of the ecology within and around the project area and potential impacts of the development on flora and fauna. This helps to guide the design of our developments ensuring impacts, especially on threatened species, are minimised or avoided.

11. What about the impact on property values?

There is no clear evidence that solar developments negatively impact property values. There are some studies that suggest that the presence of utility-scale solar farms in the area had neither a negative nor positive effect on property values. Some studies even found that there was either a neutral impact or, ironically, a positive impact. While the following article references studies undertaken in regions of the USA, it provides a relatively recent glimpse of real-world experiences of the impacts of nearby solar facilities on local property values:

Property Values and Utility-Scale Solar Facilities – Clean Power, 2022
https://cleanpower.org/wp-content/uploads/2021/08/Solar-and-Property-Values-Fact-Sheet_2.2.22.pdf

Additionally, state planning policies and regulations provide guidelines that encompass community interests to ensure such considerations are accounted for during the DA assessment process of proposed developments.

12. Are solar farms safe? What happens in an emergency such as a fire?

The solar farms integrate multiple design principles and lines of defence to mitigate the potential risks and hazards from fire. While no system can be completely foolproof, the solar farms are equipped with comprehensive 24x7 remote monitoring and control/trip capabilities from the solar farm owner and Essential Energy control rooms. The solar farms have their own board fault detection and alarms that can trigger automated fail-safes immediately upon a fault being detected and notification to relevant parties.

13. Do solar farms emit radiation or create air/water pollution? Can they leach toxins into the ground?

Electricity from solar panels and transmission to the power grid emits extremely low-level, weak electromagnetic fields (EMF). Exposure to low-level electromagnetic fields has been studied extensively, and there is no evidence that it is harmful to human health, according to the World Health Organization (WHO). Furthermore, the solar panels used are comparable to those found in residential rooftop solar panels across Australia. The panels are made almost entirely with abundant, earth-friendly materials like glass, aluminium, copper, and silicon. Our solar farms do not produce air or water pollution or greenhouse gases in operation.

14. How will the solar farm be accessed and maintained?

Once operational, the site will be unmanned. Routine maintenance is typically scheduled quarterly and carried out by a crew of 2-3 people. The owner of the solar farm will be responsible for maintaining the site, managing weed control and keep pastures at manageable levels. This could involve sheep grazing as a control measure.

15. What happens at the end of the life of the project? Who is responsible for site remediation?

The operational life of the solar farm is expected to be approximately 35 years. The developer/owner is responsible for undertaking the decommissioning at the end of the project life. A substantial portion of the solar farm materials is made of recyclable materials and specialised industries currently exist to undertake this work. It is expected these industries will expand in the future and processes streamlined as more solar farms are decommissioned. Rehabilitation of the land will be to pre-construction condition or as agreed, following dismantling of the solar farm.



STATEMENT OF ENVIRONMENTAL EFFECTS

Blayney 4C & 7C Solar Farm + BESS and boundary adjustment



Chris Grose/Beyond Zero Emissions

for EDPR Australia Pty Ltd

18 July 2025

Zenith TOWN PLANNING

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Zenith TOWN PLANNING

Project details

Project number	**1122**
Project title	Blayney 4C & 7C Solar Farm + BESS and boundary adjustment
Document title	Statement of Environmental Effects
Property	Lots 74 and 83 DP 750390, 180 Greghamstown Road, Blayney NSW
Client	EDPR Australia Development Pty Ltd
Author	Allen Grimwood, Director
Company	Zenith Town Planning Pty Ltd PO Box 591 Moruya NSW 2537
ABN	11 624 467 349
Qualifications	Bachelor of Arts (Honours), UNSW Master of Urban & Regional Planning, USyd PIA Registered Planner Planning Institute Australia APA
Version	Draft: 17 April 2025 Draft Rev A: 2 June 2025 Draft Rev B: 23 June 2025 Final: 18 July 2025

Report title: This report should be cited as *Blayney 4C & 7C Solar Farm + BESS and boundary adjustment Statement of Environmental Effects*, prepared by Zenith Town Planning Pty Ltd.

Acknowledgements: This report has been prepared by Zenith Town Planning Pty Ltd using information supplied by EDPR Australia Pty Ltd and sourced from local, NSW and Australian government agencies.

Ownership: This report is the intellectual property of EDPR Australia Pty Ltd and Zenith Town Planning Pty Ltd.

Disclaimer: The contents of this report are only to be used for the express purpose of supporting the respective project described above. All care is taken to ensure the accuracy and veracity of this information, however, no responsibility is accepted for the interpretation of that information by end users.

Authorship: The author of this report, Allen Grimwood, is a director of Zenith Town Planning Pty Ltd and has been practicing in the field of urban and regional planning since 1994. Allen specialises in assessing development proposals for the development of regional scale renewable energy, waste management and extractive industry projects. This report has been prepared in full by the author without the assistance of AI.

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EXECUTIVE SUMMARY

This Statement of Environmental Effects supports an application to Blayney Shire Council to develop two 4.99 MWAC Tracker System solar farms and battery energy storage system (BESS). The property consists of two existing lots: Lot 74 DP750390, designated for the *Blayney 4C* solar farm site, and Lot 83 DP750390, designated for the *Blayney 7C* site. The current size of each of the lots is 16.4 hectares and a minor boundary adjustment is proposed to provide access to the northern solar farm site (Blayney 7C). The land has been utilised for cattle grazing.

The proponent is EDPR Australia Pty Ltd. The application is for regionally significant development that needs consent and is to be determined by the Western Regional Planning Panel. The application is not integrated development as no other approvals are required to be issued under section 4.46 of the *Environmental Planning and Assessment Act 1979*.

There are to be approximately 10,300 solar modules per site supported by ancillary infrastructure enclosed within a security fence and partially within landscape screening. Access is to be via an unnamed road off Marshalls Lane into the project site.

During the 4 month construction phase, there is expected to be approximately 50 personnel working on-site, with around 30 personnel present on-site at any one time. The typical working hours will be from 7.00am to 4.00pm, Monday through Friday. The construction phase for both sites is expected to take approximately 4 months in total. Once operational the site will be unmanned and maintenance would to be carried out quarterly, or as required, by a crew of 2 to 3 people.

The operational life of the solar farms is anticipated to be approximately 35 years, depending on various factors. The solar panels and related infrastructure will be decommissioned and removed upon cessation of operations. This is likely to occur within two years of the end of the project. The site can then be returned to the pre-development land use or as agreed upon.

The site selection process has involved liaison with Blayney Shire Council officers; identification of environmental and topographical constraints; existence of necessary infrastructure including accessways, power lines and sub-stations; proximity to the settlement of Blayney to enable supply of power direct to the township; sufficient cleared land area; willingness of the land owner to develop the property and enter lease arrangements to facilitate the solar farm; and the availability of solar resources.

The land is zoned RU2 Rural Landscape under *Blayney LEP 2012*. The development is defined as *electricity generating works* which means a building or place used for the purpose of making or generating electricity - a use prohibited in zone RU2 under provisions of *Blayney LEP 2012* but permitted with consent by *SEPP (Transport and Infrastructure) 2021*

The township of Blayney is not mapped as a 'regional city' in *SEPP (Transport and Infrastructure) 2021*. However, impacts on scenic quality and landscape character have been assessed and will be mitigated or minimized by vegetation screening of the solar array. The project site is not identified in *Blayney Shire Settlement Strategy* as an urban release area for the expansion of Blayney township. It was earmarked for investigation for industrial expansion by the *North Blayney Industrial Strategy* but this has not occurred. The proposed development will not interfere with or prevent the planned growth of Blayney.

Although not located within the Central West Renewable Energy Zone, the proposal is not inconsistent with the planning priorities, goals and actions of the *Central West and Orana Regional Plan 2041* and the *Blayney Local Strategic Planning Statement*. The project links with Council's goals to facilitate renewable energy generation to power local businesses and households as stated in the *Renewable Energy Action Plan*.

Key issues are potential impacts on biodiversity, management of water issues, access to the site and traffic impacts, the effects of noise emissions, impacts on agricultural uses, and impacts on landscape and scenic amenity. The likely impacts of development have been considered and measures recommended to avoid, minimise or mitigate these impacts.

The use is suited to a rural location due to the need for a large land area and the ability to connect to the local electrical transmission network. The addition of a solar farm to the semi-rural area of Blayney would not detract unreasonably from local amenity or the natural environment.

Electricity generated by the system will be directed to the settlement of Blayney via existing electrical infrastructure to contribute to the supply of electricity for use by households and businesses. The solar farm will generate community economic benefits through local employment opportunities during the planning and construction phases as well as maintenance and inspection jobs once operational. The land may continue to be used for agriculture and returned to its current condition once the facility is decommissioned. The cumulative impacts of the proposed development are minor as the proposal is a small town-scale facility. Other solar farms have been developed in neighbouring areas but there have been no other solar farm proposals in the vicinity of the project site. There is sufficient capacity in the electricity grid system to accommodate the development as evidenced by contractual arrangements made by EDPR Australia with Essential Energy to connect to infrastructure.

1. INTRODUCTION

1.1 Overview

The purpose of this Statement of Environmental Effects is to support an application to Blayney Shire Council to develop a solar farm and battery energy storage system (BESS) at Lots 74 and 83 DP 750390 No. 180 Greghamstown Road, Blayney, referred to as the Blayney 4C & 7C Solar Farm + BESS. The application is for regionally significant development that needs consent and is to be determined by the Western Regional Planning Panel. A minor boundary adjustment is also proposed to provide access to the 7C solar system.

The purpose of this report is to assist Council's assessment of the proposal against the matters for consideration listed in section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The application is not integrated development as no other approvals are required to be issued under section 4.46 of the *Environmental Planning and Assessment Act 1979*. Table 1 below is a checklist of this application against relevant sections of legislation that may generate the need for a separate approval.

Table 1: Integrated development checklist

Act	Provision	Approval	The proposal	Integrated (Y/N)
Coal Mine Subsidence Compensation Act 2017	s 22	approval to alter or erect improvements, or to subdivide land, within a mine subsidence district	The land is not designated a mine subsidence district	No
Fisheries Management Act 1994	s 144	aquaculture permit	It is not proposed to carry out aquaculture	No
	s 201	permit to carry out dredging or reclamation work	It is not proposed to carry out dredging or reclamation work	No
	s 205	permit to cut, remove, damage or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of any such land or lease	It is not proposed to remove, damage or destroy marine vegetation	No
	s 219	permit to— (a) set a net, netting or other material, or	It is not proposed to carry out any works across or	No

Act	Provision	Approval	The proposal	Integrated (Y/N)
		(b) construct or alter a dam, floodgate, causeway or weir, or (c) otherwise create an obstruction, across or within a bay, inlet, river or creek, or across or around a flat	within a bay, inlet, river or creek, or across or around a flat	
Heritage Act 1977	s 58	approval in respect of the doing or carrying out of an act, matter or thing referred to in s 57(1)	The application does not relate to an interim heritage order or an item listed on the State Heritage Register	No
Mining Act 1992	ss 63, 64	grant of mining lease	The development does not involve an application for a mining lease	No
National Parks and Wildlife Act 1974	s 90	grant of Aboriginal heritage impact permit	Due diligence indicates that there is no item or place of Indigenous significance and an application is not being made for a permit	No
Petroleum (Onshore) Act 1991	s 16	grant of production lease	The development does not involve an application for a petroleum production lease	No
Protection of the Environment Operations Act 1997	ss 43(a), 47 and 55	Environment protection licence to authorise carrying out of scheduled development work at any premises.	The application does not involve scheduled development	No
	ss 43(b), 48 and 55	Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a "waste activity" but including any activity described as a "waste facility").	The application does not involve scheduled activities	No
	ss 43(d), 55 and 122	Environmental protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity.	The application does not involve non-scheduled activities that would generate water pollution	No
Roads Act 1993	s 138	consent to— (a) erect a structure or carry out a work in, on or over a public road, or	There are no works proposed or required to be	No

Act	Provision	Approval	The proposal	Integrated (Y/N)
		(b) dig up or disturb the surface of a public road, or (c) remove or interfere with a structure, work or tree on a public road, or (d) pump water into a public road from any land adjoining the road, or (e) connect a road (whether public or private) to a classified road	undertaken on a classified road	
Rural Fires Act 1997	s 100B	Authorisation under section 100B in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes	The application does not involve subdivision for a residential use or a special fire protection purpose	No
Water Management Act 2000	ss 89, 90, 91	water use approval, water management work approval or activity approval under Part 3 of Chapter 3	The proposed development is located in close proximity to two watercourses. However, these watercourses are intermittent, do not exhibit the features of a watercourse and are not termed 'waterfront land'. The application does not involve a water use approval or water management work approval	No

1.2 Scope of the report

This Statement has been prepared having regard to information that has been sourced from the Council's website, the NSW legislation website, SIX Maps, the website of the Department of Planning, Housing & Infrastructure, the Planning Portal Spatial Viewer and SEED (Sharing and Enabling Environmental Data). All information referenced in this Statement has been sourced from publicly available documents or websites and from expert reports produced to support the application that are listed in Table 2. A Property Report sourced from the Planning Portal is appended as Attachment A.

This statement is accompanied by the documents listed in Table 2 which support the development application and have been submitted under separate cover.

Note that the findings and recommendations of expert reports that accompany the application are summarised in this Statement. Further information about these matters should be sought from the original documents.

Table 2: Development application documents

Plan/Doc No.	Plan/Doc Title	Prepared by	Issue	Date
-	Blayney 4C & 7C 2x5MW Solar Farm + BESS Drawing Pack & FAQs	EDPR Australia Pty Ltd	various	various
25022	Plan of Subdivision of Lot 74 and Lot 83 in DP 750390	-	Draft	29/04/2025
MAC180781-28RP1V1	Noise Assessment	Muller Acoustic Consulting Pty Ltd	-	03/04/2025
241054.01FA	Traffic and Parking Impact Statement	McLaren Traffic Engineering	-	18/07/2025
-	Water Assessment	EDPR Australia Pty Ltd	3	26/05/2025
24136	Glare and Glint Study Assessment Report & ForgeSolar Glare Analysis	ITP Renewables	2	12/05/2025
-	Waste and Decommissioning Assessment	EDPR Australia Pty Ltd	3	02/05/2025
-	Fire and Hazard Assessment	EDPR Australia Pty Ltd	3	02/07/2025
-	Biodiversity Inspection Report	Red-Gum Environmental Consulting Pty Ltd	2	10/02/2025
1122	Visual Impact Assessment	Zenith Town Planning Pty Ltd	-	11/02/2025

1.3 The proponent

The proponent of the project is EDPR Australia Pty Ltd, formerly ITP Development Pty Ltd. Based in Canberra with an office in Sydney, EDPR Australia Pty Ltd has a growing portfolio of renewable developments across regional Australia, specialising in both large and town-scale solar farms and BESS projects designed to match current and future electricity demand.

EDPR Australia Pty Ltd is part of EDP Renewables APAC group, which is headquartered in Singapore and has a pan-regional presence with approximately 1.3 GWp of committed solar capacity. EDP Renewables APAC is part of EDP Renewables (Euronext: EDPR), a global leader in the renewable energy sector with more than 15 GW installed capacity in 29 markets across Europe, North America, South America and Asia

Pacific. EDP group is recognised as the world's most sustainable energy utility company with an ambition to be Net-Zero by 2040, under the new Science Based Targets initiative (SBTi) Net-Zero Standard.

1.4 Justification

Solar energy is energy created by the heat and light of the sun. Solar power is produced when this energy is converted into electricity or used to heat air, water, or other substances. Australia has the highest average solar radiation per square metre of any continent in the world. The Commonwealth and NSW Governments have recognized the need to supplement energy derived from fossil fuels with energy generated from renewable sources. Alternative energy supply may be sourced from solar photovoltaic, geo-thermal, solar thermal, wave and tidal action, and wind.

The development of solar photovoltaic power is well underway in NSW and across Australia. This growth in the local solar PV sector continues to provide a significant boost for Australia's regional economy with renewable infrastructure development estimated to create upwards of 2,300 direct jobs plus indirect employment.

According to the Australian Renewable Energy Agency (ARENA), the deployment of household solar PV that generates about 5 kW is expected to continue and at the same time an increase in rooftop solar PV installations on commercial premises generating around (10-100 kW) is expected.

Large scale solar PV is also rapidly expanding in Australia with several solar farms being constructed that will have the capacity to generate over 50MW. The proposed solar farm aims to fill the gap in the mid-sized plants. It will generate 2 x 4.99MW of AC power and contribute to renewable energy supply to supplement electricity generation from coal, oil and gas.

The proposed development is in accordance with relevant objects of the *Environmental Planning and Assessment Act 1979* in that it will assist to generate power to be distributed to residents of NSW thereby promoting the social and economic welfare of the community in a manner that manages and conserves natural resources. The proposed solar farm will further the goals of sustainability, and the orderly and economic use of land.

2. SITE DESCRIPTION AND CONTEXT

2.1 Description

The site of the proposed Blayney 4C & 7C Solar Farm + BESS is described as Lots 74 and 83 DP 750390 No. 180 Greghamstown Road, Blayney, NSW. The lease option area for the project is 32.8 hectares in area as shown edged yellow in the aerial image below. Lot 74 is 16.4 hectares in area and Lot 83 is 16.4 hectares.



Figure 1: Aerial image. Source: Google Earth

The site has been used for livestock grazing and was used to grow fodder crops at the time of inspection in December 2022. A small dam is located near the eastern boundary north of the centre of the site. The terrain is moderately sloping to the east. The site has been cleared of native vegetation.

Current access to the site is by way of a existing driveway at the southern boundary of the site off an unnamed road that extends west from Marshalls Lane. Greghamstown Road runs parallel to the western boundary and Lowe Street runs parallel to the eastern boundary. Both are local roads managed by Blayney Shire Council.

An 11kV power line runs east-west along the unnamed road that connects to Marshalls Lane. The power line feeds into the Essential Energy Blayney Substation 66/11kV.

A high pressure gas pipeline under the management of APA crosses the lower section of Lot 83 through a 20 metre wide easement that runs east-west.

A highway bypass is also proposed in the vicinity of the site, however, details of the location of the road corridor and a timeline for development of the bypass are not available at the current time.



Plate 1: Looking north-west over the project site and surrounding land from the Lowe Street reserve

2.2 Context

Blayney local government area is located in the central west region of NSW. Its traditional custodians are the Wiradjuri people. The project site is located approximately 2.0 kilometres north-west of the township of Blayney.

Surrounding land uses comprise agriculture and horticulture to the north, east and west. Extractive industries are located to the west and south-west, and the township of Blayney which is separated by farmland is to the south of the project site. A large industrial estate is located to the east and south-east which is accessed by Marshalls Lane off the Mid Western Highway and is separated from the site by farmland. An isolated industrial development is located to the south-west. The northern extent of the urban area of Blayney lies 640 metres to the south and some large lot residential land is located south-west of the site. Isolated farm dwellings are located on nearby farmland. Figure 2 shows the locality of the proposed development and proximity to Blayney town centre.



Figure 2: Locality map. Source: SIX Maps

2.3 Climate

Global solar exposure is described by the Australian Bureau of Meteorology as being the total amount of solar energy falling on a horizontal surface. The daily global solar exposure is the total solar energy for a day. Typical values for daily global solar exposure range from 1 to 35 MJ/m^2 (megajoules per square metre). The values are usually highest in clear sun conditions during the summer, and lowest during winter or very cloudy days. Global solar exposure coincides with seasons – the longer the daylight hours the greater the solar radiation due to the tilt of the earth during summer months. Solar exposure estimates are important for a wide range of applications, including for agriculture, power generation and solar heating system design and use. This climatic information sourced from the Australian Bureau of Meteorology indicates that the global solar exposure, or solar radiation, is sufficient to support power

generation in the proposed location which benefits from the presence of electricity power lines in the vicinity of the project site.

The mean monthly global solar exposure measured at Newbridge (station number 063264), the closest measuring station to the project site at 13.1 kilometres from Blayney township, is given in Table 3 below. The annual mean daily global exposure for 2024 was 17.5MJ/m^2. This data demonstrates that Blayney receives adequate solar energy to harness and convert to clean electricity and the area is suitable for solar electricity generation.

Table 3: Mean monthly global solar exposure at Newbridge, 2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly mean	23.4	21.5	18.4	13.7	10.6	8.9	9.7	12.9	18.2	22.0	22.9	28.0

The map below (Figure 3) indicates that Blayney receives an average daily solar exposure of 15 to 18 MJ/m^2 based on readings taken over the 30-year period from 1990 to 2019. This map has been sourced from the Australian Bureau of Meteorology. It confirms that the solar exposure received at Blayney is sufficient to generate electrical energy at a commercial scale using photovoltaic panels.

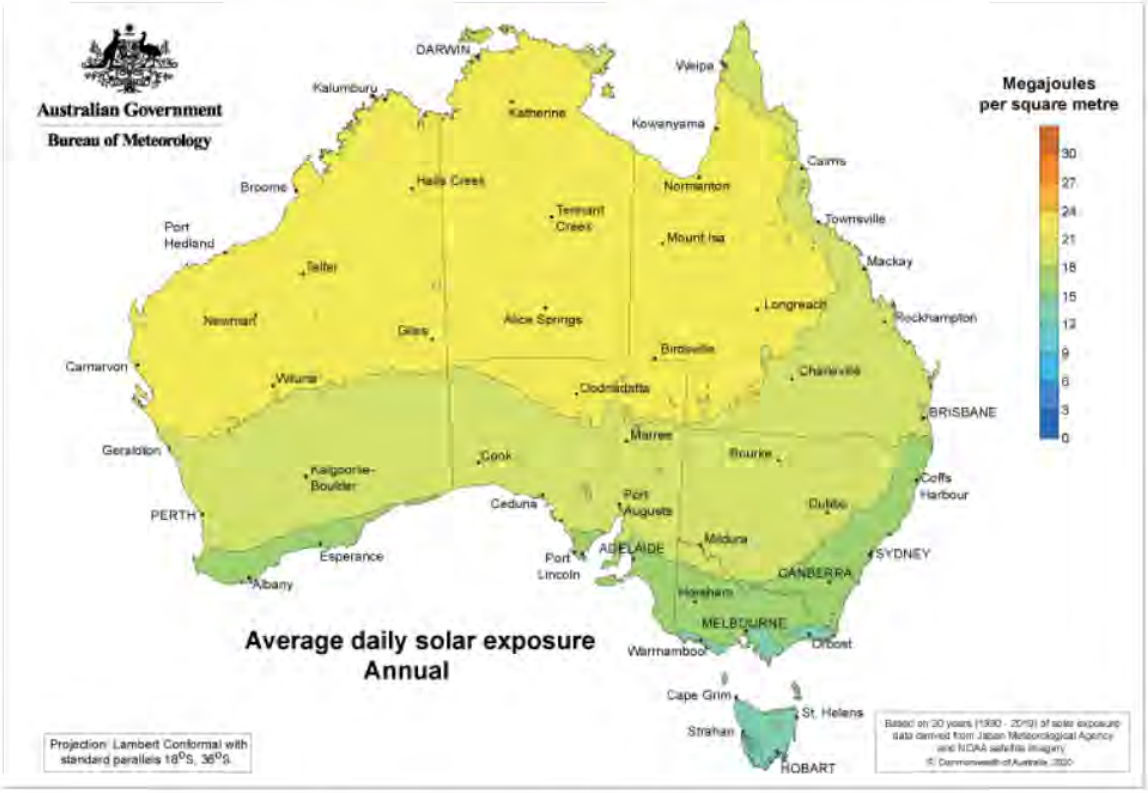


Figure 3: Average daily solar exposure. Source: Australian Bureau of Meteorology

3. DETAILS OF THE PROPOSED DEVELOPMENT

3.1 Overview

EDPR Australia is proposing to develop two 4.99 MW AC Tracker System solar farms at 180 Greghamstown Road, Blayney, NSW. The property consists of two existing lots: Lot 74 DP750390, designated for the *Blayney 4C* solar farm site, and Lot 83 DP750390, designated for the *Blayney 7C* site. A minor boundary adjustment is also proposed to provide an access handle to the northern solar farm site (Blayney 7C).

The estimated development cost of the proposal is $16.3 million ($17.9 million including GST).

Components of each facility are:

- Approximately 10,300 solar panels per site installed in rows that are around 120 metres long running east to west. The height of each module is approximately 2.0 metres to 2.75 metres and the mounting system is constructed on piles that are driven into the ground, typically within depths of 1.5 metres to 3.0 metres. Each row of solar photovoltaic (PV) modules will rotate to track the sun across the sky from east to west each day,

- Ancillary infrastructure will be clustered at the centre of the western boundary of each solar farm. This will comprise an inverter station, an electrical kiosk and a 20,000 litre water tank. The inverter stations are ground mounted on a 12.19 metre skid and incorporate two inverter units, the high/medium voltage switchgear and transformers. Allowance is also made for a 2.9 metre-high battery energy storage system (BESS) on a 12.1 metre skid,

- A new entry driveway off an unnamed road extending from Marshalls Lane using an existing driveway and a 4 metre wide access road to temporary car parking and materials laydown areas in the centre of the western boundary of each array,

- An additional power pole at the southern end of the 4C array and lines to connect to existing power lines,

- A 3 metre wide vegetation screen for the entire length of the eastern and southern boundaries, and

- A 1.8 metre high security fence on the outer side of the vegetation screening and asset protection zone. The fence is to be topped with three rows of barbed wire to give a total height of 2.3 metres surrounding each array.

The boundary adjustment of the two existing lots is to enable each solar farm to be developed within separate lots and to provide access to the northern facility via an access handle running north-south from the driveway off the unnamed road extending Marshalls Lane, along the western boundary of the southern site. Lot 74 is currently 16.4 hectares and Lot 83 is 16.4 hectares. It is proposed that the southern lot be 15.6 hectares and the northern lot 17.2 hectares after the boundary adjustment as shown in the draft Plan of Subdivision.

No development is proposed over the gas pipeline easement which lies within the northern section that will be occupied by the 7C system.

The facility is expected to operate for approximately 35 years. At the end of that time, solar panels and related infrastructure will be decommissioned and removed upon. The project site can then be returned to the pre-development land use.

3.2 Construction and maintenance

During construction, there is expected to be up to 50 personnel with only approximately 30 on site at any one time working from 7.00am to 4.00 pm Monday to Friday. The construction stage is expected to take approximately 4 months for both arrays.

Once operational the site will be unmanned. Maintenance is expected to be carried out quarterly, or as required, by a crew of 2 or 3 people. Maintenance workers would not be required to remain on site. Cleaning of the PV panels would be carried out on an annual basis to maximise the performance of the system. This is done using water brought into the site and a sponge mop.

Construction may be limited to the off-peak tourist season if necessary. It is important to ensure that the timing of construction of the solar farm does not coincide with the period of construction of other infrastructure or local events that attract visitors to avoid additional pressure on visitor accommodation.

3.3 Access and car parking

It is proposed to use a new driveway off an unnamed road that extends Marshalls Lane at the south boundary of Lot 74 to gain access to the development area. It will be necessary to construct a new 4

metre wide internal access track within the project site. The internal track heads north parallel to the western boundary to the location of each inverter station and BESS at the centre of the western edge of each array.

It is expected that a gravel all-weather road would suffice given that limited vehicles will access the site during and after the construction period. Temporary materials laydown and car parking areas are to be located adjacent the inverter stations and BESS. It is expected that temporary car parking for up to 24 small vehicles would be needed to cater for the 30 construction workers at the rate of 0.8 spaces per worker.

Car parking spaces will be temporary and not require bitumen sealing. Permanent parking spaces for the maintenance crew are not required as maintenance activities would be carried out by way of a utility vehicle carrying a water cube and mowing/slashing equipment. The crew will be mobile and moving around and between rows of panels to clean panels and maintain grasses.



Plate 2: The existing entrance to the project site off an unnamed road extending from Marshalls Lane

3.4 Services

Reticulated water and sewer services are not required to be provided to the solar farm as there are no permanent offices or amenities proposed on site. Portaloos for wastewater disposal (see https://www.kennards.com.au/site-equipment/showers-toilets.html) and water supply by way of a portable tank or cart (https://www.kennards.com.au/site-equipment/water-tank.html) are proposed to be installed during the construction phase.

3.5 Landscaping

In line with the recommendations of the *Visual Impact Assessment*, it is proposed to screen the facility along the eastern side of each array and along the southern side of the 4C solar farm. Screening is to consist of a 3 metre wide vegetation strip planted on the inner side of a security fence using a variety of shrubs endemic to the Blayney locality that grow to a maximum height of 3 metres. It is the responsibility of the developer of the facility to install and maintain landscaping.

No trees are to be removed during construction or for operation of the solar farm. Land that is disturbed during construction of the solar farm and not to be used for access or other maintenance purposes will be sown with grasses following completion of construction to minimise site disturbance and reduce the likelihood of airborne dust.

Regular inspections of the site will be carried out to ensure that grassland is managed to reduce the risk of bushfire to surrounding land and to control weeds. Mowing or slashing between rows of panels and in the area immediately surrounding the arrays would be carried out as required.

Livestock grazing may be carried out around and beneath panels and will benefit from condensation of moisture on the panels that will assist the growth of pasture grasses.

3.6 Security and setbacks

Both of the 4C and 7C solar arrays are to be enclosed within a chain mesh fence that extends from ground level to a height of 1.8 metres. The fence would be topped with three rows of barbed wire giving a total height of 2.3 metres. The fence is to be set on the boundaries of each lot. Regular inspections of the fence and any necessary repairs would be carried out by the maintenance crew during their visits every two to three months.

The vegetation screen along the southern and eastern boundaries and an asset protection zone of 10 metres width to provide access for fire-fighting vehicles are to be provided between the security fence and the array.

Electronic surveillance equipment would be installed to enable continual monitoring of the facility. Any faults or intrusion by trespassers or feral animals would be identified and addressed in real time. Security lighting is not proposed to be installed.

4. PLANNING FRAMEWORK

4.1 Legislation

Table 4: Applicable provisions of relevant legislation

Instrument	Relevant provisions	The proposed development
Environmental Planning and Assessment Act 1979	The objects of the EPA Act are intended to guide land planning and management. Section 4.15 of the Act lists matters for consideration by the consent authority when assessing and determining an application for development. Section 4.46 lists the provisions of related legislation under which a separate approval is required and the development is integrated	The proposal is integrated development due to the presence of two watercourses that traverse the project site. A separate controlled activity approval may be required under the Water Management Act 2000
Biodiversity Conservation Act 2016	This Act introduced the *Biodiversity Offsets Scheme* which is used to determine whether the *Biodiversity Assessment Method* is necessary to assess the impacts of a development proposal on threatened species, endangered ecological communities and habitats and subsequently whether the *Biodiversity Offsets Scheme* would apply. This is subject to mapping of the site on the *Biodiversity Values Map* and the extent of native vegetation to be cleared relative to the clearing threshold for the minimum lot size. A test of significance is required if the BOS does not apply	These matters are addressed in the Biodiversity Inspection Report prepared by RedGum Consulting and summarized in section *5.1 Biodiversity* of this Statement.
Water Management Act 2000	The *Water Management Act 2000* includes provisions to control or permit works near a watercourse or stream. Works within specified distances of the top of the bank of a watercourse may necessitate issue of a *controlled activity approval* by the Natural Resources Assessment Regulator	Impacts on surface and groundwaters are addressed in the Water Assessment prepared by EDP Renewables and summarized in section *5.3 Water resources* of this Statement
Local Land Services Act 2013	The *Local Land Services Act 2013* regulates the clearing of native vegetation on rural land. Clearing may be authorised on Category 1 (Exempt) Land but only where the activity is permitted without consent and when no other permit is required under other legislation. If located on Category 2 (Regulated, Sensitive or Vulnerable)	The LLS Act does not apply to the proposed solar farm as development consent is required to be obtained to enable the works to proceed

Instrument	Relevant provisions	The proposed development
	Land, the clearing may be authorised as an Allowable Activity or under the Land Management (native vegetation) Code within the *LLS Act*. If the clearing on Category 2 Land is not an Allowable Activity or is not authorised under the Land Management (native vegetation) Code, a Biodiversity Development Assessment Report is required and the clearing may need to be offset under the Biodiversity Offset Scheme	
National Parks and Wildlife Act 1994	The objectives of the *National Parks and Wildlife Act 1974* are to conserve and protect habitat, ecosystems, biodiversity, landforms, landscapes and objects, places or features of cultural value in NSW. Under the NPW Act, it is an offence to knowingly harm or desecrate an Aboriginal object. Harm includes destroy, deface or damage an Aboriginal object or Aboriginal Place, and in relation to an object, move the object from the land on which it has been situated	The *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* provides a process whereby reasonable determination can be made as to whether or not Aboriginal objects will be harmed by an activity, whether further investigation is warranted and whether the activity requires an application for an Aboriginal Heritage Impact Permit. The findings of due diligence are provided in section 5.8.1 of this Statement
Heritage Act 1977	The aims of the *Heritage Act 1977* are to identify, protect and conserve items of State heritage significance. Provisions of the Heritage Act facilitate the establishment of a State Heritage Register for the listing of items of State significance and the preparation of conservation management plans for these items. The Heritage Act also sets out the procedures for the approval of works relating to items listed on the State Heritage Register	Impacts on any listed heritage items that are located in the vicinity of the project site are addressed in section *5.9 Heritage* of this Statement
Noxious Weeds Act 1993	The aims of the *Noxious Weeds Act 1993* are to prevent the establishment, reduce the risk of spread and minimise the extent of noxious weeds within NSW	The extent of noxious weeds and procedures to eradicate weed infestation from the project site are addressed in the Biodiversity Inspection Report prepared by RedGum Consulting
Roads Act 1993	Under section 138 of the Roads Act 1993, consent is required to carry out works in, on or over a public road, remove or interfere with a structure, work or tree on a public road or connect a road to a classified road. The consent of Transport	Traffic impacts are addressed in the Traffic and Parking Impact Statement prepared by McLaren Traffic Engineering and summarised in section *5.6 Traffic* of this Statement

Instrument	Relevant provisions	The proposed development
	for NSW is required in the case of works relating to a classified road	
Commonwealth Environment Protection and Biodiversity Conservation Act 1999	The *Environment Protection and Biodiversity Conservation Act 1999* aims to protect nationally and internationally important flora, fauna, ecological communities and heritage places. The approval of the Commonwealth Minister for the Environment is required for actions that may have a significant impact on matters of national environmental significance. The *EPBC Act* also requires Commonwealth approval for certain actions on Commonwealth land	An assessment of the potential impact of the proposed works on any matters of national environmental significance and the need for referral to the Commonwealth is provided in the Biodiversity Inspection Report prepared by RedGum Consulting and summarized in section *5.1 Biodiversity* of this Statement

4.2 State Environmental Planning Policies

Table 5: Applicable provisions of State Environmental Planning Policies

SEPP	Relevant provisions	The proposed development
Resilience and Hazards 2021	*Chapter 4 Hazardous and offensive development* and the *Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis* require that a preliminary hazard assessment (PHA) be prepared for potentially hazardous or offensive development	EDPR Australia Pty Ltd has carried out a hazard analysis and risk screening, submitted separately and entitled *Fire and Hazard Assessment*. The findings of this report are summarised in section *5.2.2 Fire* of this Statement
	Chapter 4 Remediation of land of *SEPP (Resilience and Hazards) 2021* requires the consent authority to consider whether land is contaminated and to determine whether the proposed use is suitable with or without contamination. Council can require an applicant for development to conduct a preliminary investigation and a subsequent more detailed investigation if warranted. Where contamination exists and remediation is necessary, Council must be satisfied that the remediation will take place before the land is used for the proposed purpose. It is noted that should the preliminary investigation identify contamination on the site then the NSW *Contaminated Land Planning Guidelines* apply to subsequent investigations	Land contamination is addressed in section 5.2.3 of this Statement

SEPP	Relevant provisions	The proposed development
Transport and Infrastructure 2021	Part 2.3 Division 4 of the policy relates to electricity generating works and solar energy systems. Section 2.36(9) enables the development of a solar energy system with consent by any person on any land. Part 3 Division 4 of the policy relates to electricity generating works and solar energy systems	The proposed development is permitted with consent under this policy which prevails over Blayney LEP 2012
	Section 2.42 applies to the development of a solar energy system that is state or regionally significant in a mapped regional city. Under this section the consent authority must be satisfied that the development is located to avoid significant conflict with existing or approved residential or commercial uses of land surrounding the development. The consent authority must also be satisfied that the development is unlikely to have a significant adverse impact on the regional city's capacity for growth, or scenic quality and landscape character	Blayney is not mapped as a regional city, however, impacts on scenic quality and landscape character have been assessed. Impacts will be mitigated or minimized by the proposed vegetation screening of the solar array
	Part 2.3 Division 5 of the policy relates to energy transmission or distribution. Section 2.48 requires the consent authority to consult with the electricity supply authority where development occurs near electricity infrastructure. If an electricity line runs within an easement on or near the project site, or the development is adjacent a substation, the consent authority is to consult the energy authority prior to determination of the application.	Council is to consult with Essential Energy regarding impacts of proximity to electrical infrastructure
	Part 2.3 Division 17 relates to roads and traffic. Section 2.118 requires that a consent authority must not grant consent to development with a frontage to a classified road where there is an alternative access, where the safety, efficiency and ongoing operation of the classified road is expected to be adversely affected and where the development is sensitive to use of the classified road. Section 2.122 triggers a referral to Transport for NSW where electricity generating works are expected to generate 200 or more vehicles per hour with access to a road,	Traffic management and access arrangements are addressed in the Traffic and Parking Impact Statement prepared by McLaren Traffic Engineering and summarised in section *5.6 Traffic* of this Statement

SEPP	Relevant provisions	The proposed development
	or 50 or more vehicles per hour where access is to a classified road or a road that connects to a classified road.	
Primary Production 2021	The policy applies to *State significant agricultural land*, farm dams and other artificial waterbodies, livestock industries and aquaculture. Its aims are to facilitate orderly and economic development, reduce land use conflict, identify State significant agricultural land, simplify the regulatory process and encourage sustainable agriculture and aquaculture	The Department of Primary Industries (Agriculture) has released draft mapping of *State Significant Agricultural Land* in NSW to assist decision-making regarding development on rural land. This matter is addressed in section *5.7 The community and economy* of this Statement
Planning Systems 2021	Identifies state and regionally significant development and the determining authority. Private infrastructure, including electricity generating stations, that have an estimated development cost of over $5 million are declared regionally significant and are to be determined by a regional planning panel	The proposed development has an estimated development cost of more than $5 million and the determining authority will be the Western Regional Planning Panel

4.3 Local Environmental Plans

The property is zoned RU2 Rural Landscape under *Blayney LEP 2012* as shown in Figure 4.

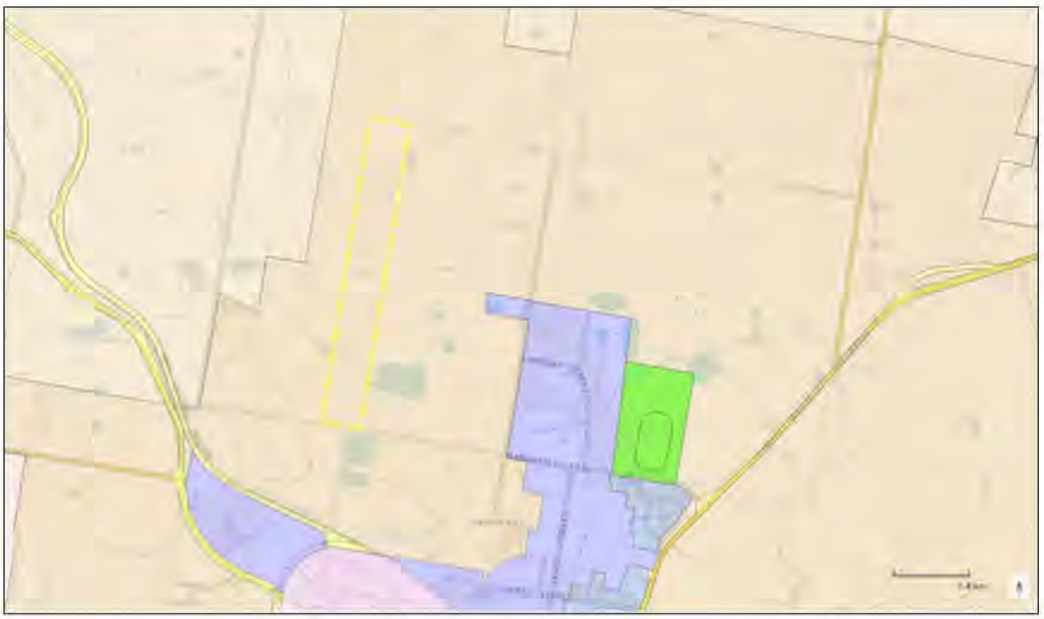


Figure 4: Land zoning. Source: Blayney LEP 2012 – Land Zoning Map

The objectives of zone RU2 are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To encourage development that will not have an adverse impact on the environmental and scenic qualities of the existing landscape.*

The development is defined as ***electricity generating works*** which means a building or place used for the purpose of making or generating electricity. This use is prohibited in zone RU2.

The proposed development is satisfactory to the objectives of zone RU2 in that renewable energy through the harnessing of sunlight is a form of primary industry. The development will thereby maintain the rural function and primary production values of the land. The development will not cause fragmentation or alienation of resource land as livestock grazing may continue beneath and around the solar array when the facility is constructed and operating.

The solar farm will diversify rural activities and provide an alternative means of income thereby supporting other on-farm activities. It will not lead to land use conflict with other land uses or any special values as it is a benign development during the operational phase that will not produce noise, odour, dust or other emissions that would impact on the amenity of surrounding land.

Employment opportunities will be created for the local community both during construction and operation. There are no statutory intentions to expand the urban settlement of Blayney towards the project site and the solar farm will not obstruct any unplanned growth of the township of Blayney.

The solar farm would not adversely affect valuable environmental assets and would not have a significant impact on biodiversity or the ecological integrity of water resources, native vegetation or habitat linkages between patches of native vegetation.

It is considered that the proposed development is not inconsistent with the aims of *Blayney LEP 2012* or the objectives of zone RU2 Rural Landscape.

The following sections of *Blayney LEP 2012* apply to the proposed development.

Table 6: Relevant sections of Blayney LEP 2012

Section of Blayney LEP 2012	Intent	The proposed development
4.2B Boundary adjustments between lots in certain rural zones	The objective of this clause is to facilitate boundary adjustments between lots where one or more resultant lots do not meet the minimum lot size but the objectives of the relevant zone can be achieved.	The proposed boundary adjustment is minor and is to apply to two lots that are currently beneath the MLS and will result in two lots that are beneath the MLS. The change will not create any additional lots, will not alter the opportunity for dwellings on each lot, and will not create land use conflict or affect the agricultural viability of the land
6.2 Stormwater management	This clause requires a consent authority to be satisfied that the development: *(a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and* *(b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and* *(c) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.*	The development has the potential to alter existing water quality conditions within the site. The impervious area of solar facilities is typically only marginally increased owing to associated hardstand and building areas. However, the panels may impact the nature of vegetation/grass coverage on the site, which has the potential to increase surface runoff and peak discharge. Increased flow concentration off the panels also has the potential to erode soil at the base of solar panels. As the site has been historically used for farming there is very little natural ground cover vegetation. There is the potential that site runoff may contain sediments and increase turbidity or other water quality parameters in downstream water ways. The project site contains two watercourses that are shown as blue lines on topographic maps. These watercourses are identified as first order streams based on the *Strahler system* approach. Interpretation of relevant Department of Planning and Environment-Water guidelines and regulations indicates that this first order stream falls under the definition of a "minor stream". See section 5.3 Water resources for recommended mitigation measures
6.8 Essential services	This clause requires a consent authority to be satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:	The supply of reticulated water and sewerage services is not required for the proposed development. However, portaloos for wastewater disposal (see https://www.kennards.com.au/site-equipment/showers-toilets.html) and water supply by way of a portable tank or cart (see https://www.kennards.com.au/site-

Section of Blayney LEP 2012	Intent	The proposed development
	(a) the supply of water, *(b) the supply of electricity,* *(c) the disposal and management of sewage,* *(d) stormwater drainage or on-site conservation,* *(e) suitable vehicular access*	equipment/water-tank.html) are proposed to be installed during the construction phase. Electrical services are available to the site. Stormwater management is proposed to be addressed by controls recommended in this Statement with full details to be provided with the application for a construction certificate. Direct access is proposed off a new driveway to an existing unnamed public road that achieves safe intersection sight distances.

There are no draft environmental planning instruments that are on exhibition or have been exhibited but not yet published that apply to the site, or that relate to the proposed development of electricity generating works.

4.4 Development Control Plans

Blayney DCP 2018 applies to all land in Blayney LGA. The DCP does not contain any provisions relating specifically to renewable energy developments. Relevant objectives and acceptable solutions of *Part G: Environmental Management & Hazards* are given in Table 7 below with the reference to the relevant section of this Statement.

Table 7: Relevant provisions of Blayney DCP 2018

Section	Objectives	Acceptable solution	Section of Statement of Environmental Effects
G2 Buffers to sensitive land uses	1) To incorporate appropriate buffers or setbacks between sensitive land uses (or zones that may support those sensitive land uses) and higher impact land uses (or zones that may support those uses) to avoid or mitigate against that impact; 2) To promote economic certainty by ensuring that higher impact land uses are located so as to allow their ongoing operation and future expansion with minimal risk of constraints due to impacts on neighbouring sensitive land uses.	Noise & vibration: 1) Where any proposed development is likely to: a) Generate significant noise and/or vibration that may impact on existing sensitive land uses in reasonable proximity to the development site; or b) Be significantly impacted by potential noise and/or vibration from an existing (or future expanded) development or infrastructure (including a state/regional road or railway line), then the applicant may be required to lodge a Noise (and/or Vibration) Assessment (prepared by a suitably	Section 5.5 Noise

Section	Objectives	Acceptable solution	Section of Statement of Environmental Effects
		qualified acoustic consultant) that demonstrates how the proposed development has been located, designed, and/or managed to avoid or mitigate those impacts to/from the proposed development in accordance with the relevant guidelines. 2) The design or construction of building(s) or areas that may emit significant noise should consider: a) Location, proximity, and buffers to protect sensitive land uses; b) Terrain and amplification/direction of noise; c) Background noise levels; d) Enclosure of noisy area(s) and suitable acoustic insulation; e) Avoidance of opening(s) of enclosed noisy area(s) towards sensitive land uses that may direct noise to a sensitive land use; f) Suitable hours of operation and transport movement, loading/unloading etc.; g) Any other factor that would exacerbate likely noise. 3) Any Noise (and/or Vibration) Assessment relating to development near an existing state or regional road or railway line should address the requirements of *State Environmental Planning Policy (Infrastructure) 2007* and the *NSW Department of Planning (2008) Development near Rail Corridors and Busy Roads – Interim Guideline*. 4) Any Noise Assessment involving a noise source set out in the *Protection of the Environment Operations Act 1997* must address the requirements (where relevant) of the *NSW Industrial Noise Policy* (2000 – as amended) (see http://www.epa.nsw.gov.au/noise/industrial.htm). 5) Any Noise (and/or Vibration) Assessment relating to an industrial land use (particularly an existing industrial use) within Zone IN1 General Industrial or Zone IN2 Light Industrial or a business use in Zone B2 Local Centre, B5 Business Development or B6 Enterprise Corridor should consider the economic importance of facilitating industrial and business development in those zones.	

Section	Objectives	Acceptable solution	Section of Statement of Environmental Effects
		Odour & dust: 1) Where any proposed development is likely to: a) Generate significant odour that may impact on existing sensitive land uses in reasonable proximity to the development site; or b) Be significantly impacted by potential odour from an existing (or future expanded) development or infrastructure (including a state / regional road or railway line); or c) Where any proposed development occurs on land identified as 'Sewage Treatment Plant and Waste Depot Buffer' on the Sewage Treatment Plant and Waste Depot Buffer Map (i.e. within 400m of the boundary of these facilities), then Council may require the applicant to lodge an Odour and/or Dust Assessment (prepared by a suitably qualified consultant in accordance with Council's *Development and Building Guide*) that demonstrates how the proposed development has been located, designed, and/or managed to avoid or mitigate those impacts to/from the proposed development in accordance with the relevant guidelines. 2) The Odour and/or Dust Assessment should demonstrate how odour and/or dust will be managed on the proposed development site to avoid any adverse impact on the development and/or surrounding land uses (whichever is relevant). This should be prepared by a suitably qualified consultant in accordance with the relevant guidelines. 3) Vehicle entry, exits, loading, unloading and internal manoeuvring areas should be sealed or have a surface agreed with Council's engineers to minimise the emission of dust from trafficable surfaces for uses that have higher traffic generation or close proximity to sensitive land uses.	Section 5.4 Air quality
		Buffers & landscaping: Any buffers or setbacks should incorporate or be capable of incorporating sufficient landscaping / tree plantings (or other	There are no buffers specified for renewable

Section	Objectives	Acceptable solution	Section of Statement of Environmental Effects
		mechanism where appropriate) to minimise or mitigate any impacts from adjacent land uses without increasing the bushfire threat to any existing or proposed buildings. *Note: Blayney Shire Council acknowledges that one method for reducing land use conflict is to incorporate significant landscaping and trees into buffer areas to create a barrier to views, dust, and some other impacts (not including noise). The issues with landscaping include:* *a) It is difficult to specify landscaping that will actually provide a buffer for all impacts;* *b) Landscaping requires ongoing irrigation and maintenance to achieve the desired outcomes and Council is not well-placed to provide ongoing enforcement;* *c) Additional landscaping, in certain circumstances can increase bushfire risk to existing or proposed buildings;* *d) Changes in ownership or land use may require different landscaping approaches.* *Where required, landscape plantings will form part of the conditions of consent by Council. However, by providing the required buffers/setbacks it allows for the individual owners to utilise landscaping to minimise or mitigate impacts.*	energy development. See section 3.5 Landscaping and 5.10 Landscape character and visual amenity
G3 Stormwater & drainage	To ensure that stormwater and drainage systems: a) Address the objective of Clause 6.2 Stormwater Management of BLEP2012; b) Will not significantly alter and/or worsen pre-development stormwater patterns and flow regimes; c) Will convey stormwater to receiving waters with minimal damage, danger and nuisance; d) Maintain the water quality of receiving waters; e) Stabilise landform and control erosion; f) Maximise the potential for water infiltration and minimise overland flows;	1) If a Soil and Water Management Plan is required by Council's *Development and Building Guide* then it must demonstrate / address the matters set out below (where relevant). 2) For all areas (both urban and rural) development must ensure stormwater management: a) Is in accordance with Council's *Guidelines for Engineering Works (as amended)*; b) Does not result in any concentration of flows to adjoining properties; c) Is designed to optimise the interception, retention and removal of water-borne pollutants and sediment prior to their discharge to receiving waters.	Section 5.3 Water resources

Section	Objectives	Acceptable solution	Section of Statement of Environmental Effects
	g) Protect proposed or likely building areas from erosion and stormwater damage; and h) Consider water retention/detention and re-use (where relevant).		
G5 Bushfire	Development on bushfire prone land: 1) To meet the statutory requirements for bushfire protection in NSW. 2) To prevent the loss of life and property due to bushfire by providing for development compatible with bushfire hazard. 3) To ensure risks associated with bush fire are appropriately and effectively managed while having due regard to development potential, on-site amenity and protection of the environment. 4) To ensure bush fire risk is managed in connection with the preservation of the ecological values of the site and adjoining lands.	Development must comply with Planning for Bushfire Protection 2019 and Australian Standard AS3959-2009 Construction of Buildings in Bush Fire Prone Areas	Section 5.2.2 Fire
G6 Land contamination	1) Enable Council to more adequately identify, record and manage known and potentially contaminated land in accordance with legislative and state policy requirements; 2) Consider the historical uses of sites to understand potential risks from potentially contaminating land uses; 3) Ensure development sites have a suitable soil/water quality for their intended use and that any proposed development of an identified contaminated site will not result in any unacceptable levels of risk to human health or the environment; 4) Remediate contaminated sites to a suitable level for their intended purpose and protection of the natural environment; 5) Comply with Council's *Contaminated Land Policy* and any relevant NSW Government guidelines; 6) Avoid or minimise the risk of future contamination of sites from proposed development. Where any proposed development and its operation involves significant quantities of chemical or petroleum use or storage or harmful materials		Section 5.2.3 Contamination The project site is not mapped as being sensitive due to groundwater vulnerability, drinking water catchments or riparian land and watercourses. Clauses 6.4, 6.5 and 6.6 do not apply to the proposed development

Section	Objectives	Acceptable solution	Section of Statement of Environmental Effects
	or waste products (in any form) on the site, the applicant must demonstrate how the proposed development: a) Will manage and safely contain any chemicals, materials or wastes on the site and/or during their disposal or transport to/from the site in accordance with the relevant regulations; b) Is designed to minimise or mitigate the risk of contamination to land, surface and ground water, or ecological systems both during normal operations and in the event the normal systems fail; c) Addresses relevant clauses in BLEP2012 including (where relevant), but not limited to: i. Clause 6.4 – Groundwater vulnerability; ii. Clause 6.5 – Drinking water catchments; iii. Clause 6.6 – Riparian land and watercourses.		
G9.4 Erosion & Sedimentation		1) Council will assess the relative risk of certain developments causing erosion and sedimentation in accordance with the requirements of the 'Blue Book' (*Managing Urban Stormwater: Soils and Construction*) by Landcom, Fourth Edition (2004) (as amended) including, but not limited to: assessment of site constraints and opportunities; management of soils/earthworks; vegetation retention and enhancement; management of water; sediment and waste control; and site access, stabilisation and maintenance. 2) Council may place conditions of consent on development to comply with the requirements of the 'Blue Book' and Council's *Development and Building Guide* in accordance with the risk of erosion and/or sediment leaving the site in the following order of risk (low to high): a) Implement sediment & erosion control measures during construction; b) Lodge with Council (for approval) an Erosion & Sediment Control Plan; c) Lodge with Council (for approval) a more detailed Soil & Water Management Plan.	Section 5.3 Water resources

4.5 Land use strategies

The *Central West and Orana Regional Plan 2041*, *Blayney Shire Local Strategic Planning Statement*, *Blayney Shire Settlement Strategy*, the *Sub-regional Rural and Industrial Land Use Strategy* and the *North Blayney Industrial Lands Strategy* are of relevance to the land and/or this application. An online search and request to Council for the *Blayney Shire Renewable Energy Action Plan* was unsuccessful and the plan does not appear to be available online at the time of drafting this Statement.

Table 8: Land use strategies applying to Blayney

Strategy	Intent	The proposed development
Central West and Orana Regional Plan 2041	The *Central West and Orana Regional Plan 2041* sets a 20-year strategic land use planning framework for the region. Objective 2 is to *Support the State's transition to Net Zero by 2050 and deliver the Central-West Orana Renewable Energy Zone*.	Blayney is located south of the renewable energy zone. Despite not being included in the REZ, the Blayney 4C & 7C Solar Farm + BESS can contribute to achieving the transition goal of the NSW Government.
Blayney Shire Local Strategic Planning Statement	*Blayney Shire Council Local Strategic Planning Statement* sets a vision and framework to guide detailed land use planning. The vision is '*Blayney Shire is a vibrant and thriving rural shire, continuing a rich history of gold discoveries and farming that creates positive housing growth and employment opportunities whilst protecting our natural and built environment.*'	Planning priority 5 of the LSPS is to *promote and support growth in the renewable energy industry sector*. Strategic directions include managing the interface between agriculture, residential development and renewable industry; and finding a balance between the renewable and agricultural industries. Actions to implement planning priority 5 include: *Work with businesses and other stakeholders to find appropriate locations for renewable energy generation potential and access to the electricity networks* *Continue to work with Government agencies and other stakeholders to promote Blayney Shire as an area for renewable energy industries and development*
Blayney Shire Settlement Strategy	The purpose of the Strategy is to identify sufficient land to meet the short- and medium-term housing needs generated by the changing demographic profile and population growth of Blayney Shire	The project site is not nominated for future investigation for urban development or as an urban release area. The site remains mapped as rural land

Strategy	Intent	The proposed development
Sub-regional Rural and Industrial Land Use Strategy	The strategy prepared in 2008 applies to Blayney, Cabonne and Orange LGAs and identifies changes to zone boundaries for new comprehensive planning schemes.	The project site was nominated for zoning as rural landscape which has been enacted through Blayney LEP 2012. Marshalls Lane north was identified as an extension of the existing industrial area
North Blayney Industrial Lands Strategy	The strategy recommends that land at North Blayney remain zoned for business and industrial development and that land north of Church Hill be assessed for industrial expansion	The project site is included within a future investigation area, however, demand has not driven rezoning. Other primary industry (a new private quarry) has been approved since the strategy was prepared in 2015. The solar farm is expected to have an operating period of 35 years after which the land may be developed for industrial uses if required



Figure 5: Structure plan for Blayney. Source: Blayney LSPS

4.6 Guidelines

4.6.1 Large Scale Solar Energy Guideline

The *Large Scale Solar Energy Guideline* applies to state significant developments. Although the guidelines do not legally apply to the proposed development, the NSW Government encourages applicants, councils and planning panels to consider the objectives and principles when preparing, assessing and determining applications for regionally significant development. The objectives, principles and assessment issues outlined in the guideline have been considered during preparation of this *Statement of Environmental Effects* and are referenced in the matters assessed in chapter *5. Environmental Effects* and chapter *6. Conclusion*.

4.6.2 Planning for Bushfire Protection 2019

The *Planning for Bushfire Protection 2019* guideline applies to land that is mapped as bushfire prone and is used to determine the extent of asset protection zones, access arrangements, water supplies and other matters that affect the ability to protect life and property in the event of a bushfire. Section *8.3.5 Wind and solar farms* of the guideline sets out the requirements for the development of renewable energy facilities. This matter is addressed in section *5.2.2 Fire* of this Statement.

4.6.3 Blayney Renewable Energy Action Plan

The Blayney Renewable Energy Action Plan demonstrates Council's commitment to innovation in energy use and delivery. Council seeks to be self-sufficient through renewable energy, provide to business and residents and to facilitate energy efficiency and renewable energy within the community. The plan focuses primarily on projects that may be developed or facilitated by Council to power public facilities and also opportunities to develop clean energy to boost the local economy and attract businesses to Blayney LGA.

5. ENVIRONMENTAL EFFECTS

5.1 Biodiversity

5.1.1 Assessment of impacts

Biodiversity (Large Scale Solar Energy Guideline – for consideration only)
Where the proposed site contains native vegetation, habitat of threatened species or ecological communities, and requires clearing, an assessment must be undertaken in accordance with the *Biodiversity Conservation Act 2016*, the Biodiversity Assessment Method and documented in a biodiversity development assessment report (BDAR).
The Planning Secretary has the power to waive the requirement for a BDAR if an applicant can demonstrate that the proposed development is not likely to have a significant impact on biodiversity values.
Applicants are expected to demonstrate that they have applied principles of avoidance, minimisation and mitigation of impacts in project design.

A biodiversity assessment has been carried out by Red-Gum Environmental Consulting Pty Ltd to determine the potential impact on any threatened species and endangered ecological communities that are present on the project site and in the vicinity of the site. The findings of the assessment are summarized below. Reference should be made to the *Biodiversity Inspection Report* that is submitted with the development application for further information or clarification of any matter concerning the assessment and recommendations.

Methodology for the biodiversity assessment involved desktop research and a site inspection. The assessment covered details of recorded sightings of threatened species including koalas and identification of vegetation communities in the vicinity of the project site. The *Biodiversity Inspection Report* provides a test of significance in accordance with requirements of the *Biodiversity Conservation Act 2016*, an assessment of potential koala habitat as required by *SEPP (Biodiversity and Conservation) 2021* and also satisfies requirements of the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

5.1.2 Findings

Red-Gum contends that the site is dominated by exotic pasture grasses which have little to no value to threatened fauna and threatened flora are not present in these previously cultivated areas. The site is completely cleared of trees and shrubs. This project is unlikely to displace any rare or threatened species. The groundcovers in the site and on the roadside (at the site access point) are exotic dominated, with many species commonly regarded as 'highly invasive' in more natural woodland settings. While the proposed works are unlikely to introduce noxious weeds, vermin, feral species or genetically modified

organisms into an area, the movement of vehicles, plant, equipment and people on and off the subject site has the potential to introduce such impacts. Wherever possible, the removal of weeds should be undertaken prior to seed developing, which for most species occurs during the warmer months (i.e. summer). Selection of PCT appropriate species for any revegetation work in this zone is to be guided by a suitably qualified ecological contractor / consultant.

In terms of Koala habitat, there are no viable food sources present in the assessed area. Given the site is completely cleared of trees and shrubs, the site is highly unlikely to be traversed or used by the species who are much more likely to stay within the connected canopy of roadside vegetation corridors and more heavily wooded areas.

5.1.3 Mitigation measures

By way of a clearing process that minimizes the risk to threatened species that may be opportunistically using the site, it is recommended that:

I. Construction limits and exclusion zones be clearly identified prior to work,
II. A visual inspection is conducted by environmental staff before construction commences to identify any areas of the site that might be supporting native fauna,
II. Vehicle movements around the site will be restricted to the construction footprint and away from any existing native trees bordering the site with flagging exclusion fencing to be installed,
III. Soil disturbance by vehicle and pedestrian access is to be kept to a minimum outside the construction footprint,
V. Any weeds removed (particularly those bearing seeds) are to be disposed of appropriately at the nearest waste management facility, and
VI. Species selection for any revegetation works is to consider the appropriate PCT for the site and guided by a suitably qualified ecologist or contractor.

5.2 Hazards

Hazards (Large Scale Solar Energy Guideline – for consideration only)

The location of solar energy infrastructure should avoid any land subject to identified natural hazards (such bushfires, flooding or land instability) and should not contribute to an increase in risk of a natural hazard.

Any natural hazards or risks associated with the construction, operation and decommissioning of the solar energy project must be assessed. These include those associated with hazardous materials (for instance, from PV panels and battery storage), and the threat of fire spreading to a solar development or being caused by associated infrastructure such as cables, panels or transmission lines.

If the project is located in a bushfire prone area, applicants must prepare a strategic bushfire study in accordance with the NSW Rural Fire Service's Planning for Bush Fire Protection.

5.2.1 Flooding

The site is not mapped as a Flood Planning Area on the Flood Planning Map of *Blayney LEP 2012*. The project site does contain two drainage lines, that are designated 1st order streams. The site is elevated above the urban are of Blayney as shown in Figure 6 below.

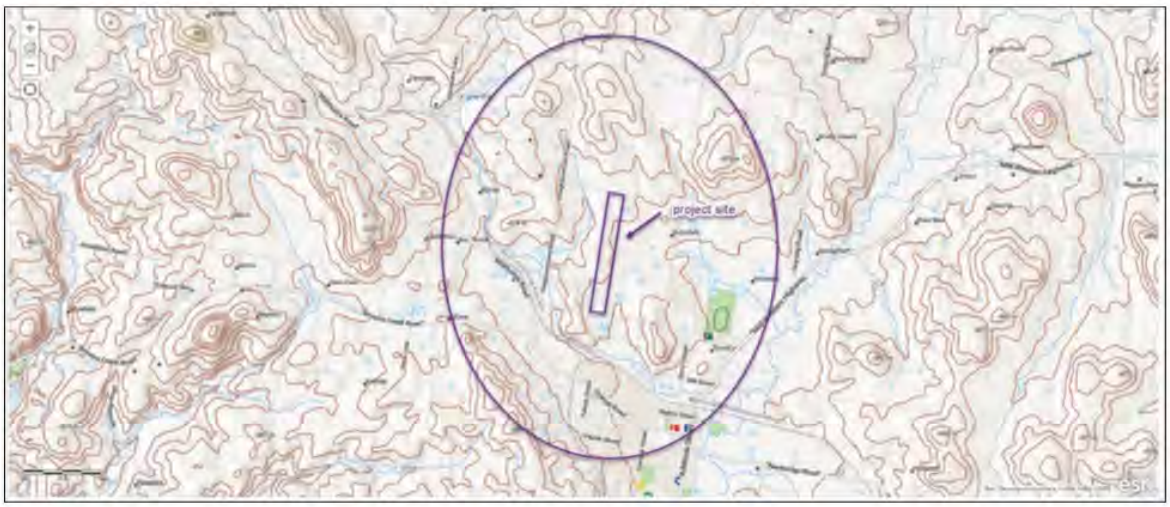


Figure 6: Contour map. Source: SIX Maps

Refer to section *5.3 Water resources* and the *Water Assessment* prepared by EDPR Australia Pty Ltd for details of flooding and stormwater management and recommended mitigation measures to address these matters.

5.2.2 Fire

The site is not mapped as being affected by bushfire on the bushfire prone land map that is available on the NSW Spatial Viewer. Due to the inclusion of grasslands, the project site is mapped as bushfire prone land on draft mapping yet to be adopted by Council or the RFS. This draft map may or may not change prior to adoption by Council and the RFS.

Section *8.3.5 Wind and solar farms* of *Planning for Bushfire Protection 2019* has been considered. Infrastructure comprising electricity generating works is not a habitable building and is not listed as a *special fire protection purpose* under section 100B of the *Rural Fires Act 1997*.

Defendable space is available within a setback between the array and the security fence that is 10 metres in width which is to be managed as an inner protection zone for the operating life of the solar farm.

In terms of fire safety including the threat of bushfire, the report recommends that the facility with battery storage can be made safer through the integration of safety in design principles from bushfire standards including APZ clearances, internal protection areas, comprehensive system fault monitoring, automated fire detection and suppression systems and safety procedures built into WHS policies and procedures to ensure these farm assets and the surrounding area are protected from the risk of fire.

The layout of the solar array is proposed to include an Asset Protection Zone (APZ) surrounding the entire site with a 10 metre wide setback from a non-combustible chain-link fence. The APZ will not be located on land exceeding a slope of 18 degrees. This APZ is also intended to act as a defendable space and a buffer against radiant heat effects for emergency services. An APZ shall also be established around the battery stations (which includes the cubicles, switching station and associated structures of the BESS) and other infrastructure such as the inverter stations and DC-DC converters located at the northern edge of each array. A 20,000 litre static water supply tank fitted with a 65mm Storz fitting will be located adjoining the internal property access road within the APZ.

Road access to the site and fencing are excluded from the APZ. Internal access roads are to have a minimum carriageway width of 5.5 metres between obstructions such as fencing, bollards and trees, and vertical clearances of 4 metres. Internal curves of the APZ and inner protection area (IPA) are designed with minimum 6 metre radius turning circles to assist in vehicle access. The APZ around the array provides access for fire-fighting vehicles. Fire-fighting vehicles are able to traverse and manoeuvre through the grasslands with open vision and adequate ability to pass each other.



Figure 7: Bushfire prone land. Source: NSW Spatial Viewer

Batteries (Large Scale Solar Energy Guideline – for consideration only)
If the project includes battery energy storage that has a capacity of more than 30 MW, the applicant must undertake a preliminary hazard analysis in accordance with Hazardous Industry Planning Advisory Paper No 4 – Risk Criteria for Land Use Safety Planning (PDF 367 KB), Hazardous Industry Planning Advisory Paper No 6 – Hazard Analysis (PDF 525 KB) and Multi-level Risk Assessment (PDF 624 KB).

EDPR Australia Pty Ltd has carried out a hazard analysis and risk screening, submitted separately and entitled *Fire and Hazard Assessment*.

The results of risk screening are that a PHA is not required for dangerous goods to be stored on the site. However, the following management measures have been recommended to be implemented:

- Installing reliable, automated monitoring and control systems, with an alarm and shutdown response capability,
- Taking reasonable and safe measures to prevent the risks of external heat effects in the event of a bushfire,
- Designing appropriate separation and isolation between battery cubicles, and between the BESS and other infrastructure, in accordance with the manufacturer's recommendations, and including gravel set-off areas around the facility,
- Compliance with all applicable Australian codes and standards,
- Preparation of a BESS-specific fire response plan, in conjunction with the NSW Rural Fire Service,
- Installing an adequate automatic fire suppression system integrated into the detection and control system,
- Disposal (and where possible, recycling) of any potentially hazardous material in accordance with the best international practices available at that time, and
- Fuels and pesticides/herbicides in use at the site will be stored at the laydown area in appropriately bunded areas designed in accordance with AS1940-2004.

The solar farm includes an early warning system of issues such as earth faults and automatically initiates safety systems to prevent uncontrolled outbreaks of hazards such as electricity disturbances on the grid or localised issues such as fire.

5.2.3 Contamination

A search of the Environment Protection Authority's *List of Notified Contamination Sites* and *Protection of the Environment Operations Act Public Register* has been undertaken which revealed that there is no contaminated site listed in or around the project site. There are no known prior land-uses on the project

site that are likely to have resulted in contamination of the land. A preliminary assessment is not considered necessary in this instance.

5.2.4 Mitigation measures

- There are no mitigation measures recommended in relation to flooding or bushfire hazard.
- Implement management measures identified in the *Preliminary Hazard Assessment*.

5.3 Water resources

Water management (Large Scale Solar Energy Guideline – for consideration only)
Surface water-related impacts, such as flooding, discharge/run-off and erosion, must be assessed. Appropriate mitigation measures, such as sediment controls, must be proposed where warranted.
Applicants should consult with landholders regarding potential surface-water related impacts of the project on neighbouring properties and any mitigation measures.
Any assessment of surface water-related impacts must be informed by a soil survey that considers the potential for erosion.
If there is any water take associated with the project, the applicant should identify the source of water (both potable and non-potable) and may need to acquire water access licences if the project is approved.

5.3.1 Assessment of impacts

A *Water Assessment* of potential impacts on groundwater and surface water flows and flooding has been carried out by EDPR Australia Pty Ltd. The findings of the assessment are summarized below. Reference should be made to the *Water Assessment* that is submitted with the development application for further information or clarification of any matter concerning the assessment and recommendations.

5.3.2 Findings

Blayney is located in the north-eastern part of the Lachan water sharing region. Other towns in the broad vicinity include Bathurst and Orange. Within the town area of Blayney, the Belubula River is the major watercourse, with the smaller Abattoir Creek running along the northern edge of the town. The Belubula River flows in a southerly direction from Blayney for 7 kilometres before flowing into Carcoar Dam.

The Blayney 4C & 7C Solar Farm + BESS is located approximately 2.0 kilometres to the north-west of the town of Blayney. According to spatial data from the Australian Hydrological Geospatial Fabric (Geofabric), the proposed facility is located within a large sub-catchment that includes the Belubula River which flows approximately 160 kilometres south and then west before joining the Lachlan River. The

project site is within a relatively flat area, running across several low hilltops with a gradual slope to the south-east and heights ranging from approximately 909 metres (AHD) on the northern side of the site to 887 metres (AHD) on the southern side. The surrounding area has some small hills to the north and east reaching heights of 964 metre contour values. The centre of the site has an elevation of 904 metres (AHD). The land is mostly cleared of native vegetation and is currently used for farming.

The *Blayney Flood Study* by Craig and Rhodes in 2019 provides a 1% AEP event inundation map for Blayney township. An earlier flood study by Jacobs in 2015 also provides information on the nature of flooding. Belubula River runs adjacent to the town along the eastern edge of the urban area. Abattoir Creek, is located north of the railway line. During severe weather events, the Belubula River and its tributaries have experienced high flow levels resulting in the closure of roads in the town area of Blayney. Properties close to the Belubula River are at high risk of floodwaters, whilst properties away from the Belubula River are also at risk from overland flooding as a result of large upstream catchments draining through the township. Mapping of modelled areas inundated by a 1% AEP flood has informed the designation of a flood planning area in *Blayney LEP 2012*. These maps indicate that the project site is unlikely to flood. There is potential for some localised (minor) inundation from minor drainage lines running through the site, however, there has been negligible occurrence of, or likelihood of, localised inundation from Abattoir Creek.

Blayney lies within the NSW Murray-Darling Basin Fractured Rock Groundwater Sources and there are groundwater dependent ecosystems of moderate to high potential near Blayney. The site is not mapped as groundwater vulnerability in *Blayney LEP 2012*. There will be no extraction of groundwater or interference with the groundwater table and the works are not expected to contribute to any regional groundwater issues. The proposed site activity is not expected to materially contribute to any regional groundwater issues, particularly those associated with nearby farming districts. Potential adverse surface water-related impacts to the site relate to site accessibility and managing downstream sedimentation.

The development has the potential to alter existing water quality conditions within the site. The impervious area of solar facilities is typically only marginally increased owing to associated hardstand and building areas. However, the panels may impact the nature of vegetation/grass coverage on the site, which has the potential to increase surface runoff and peak discharge. Increased flow concentration off the panels also has the potential to erode soil at the base of solar panels.

As the site has been historically used for farming there is very little natural ground cover vegetation. Modelling by the NSW Government indicates a soil profile of silty loam with nil cracks in the top and lower horizons. There is the potential that site runoff may contain sediments and increase turbidity or

other water quality parameters in downstream water ways. However, the development does not feature any hardstand surfaces (other than the pads for ancillary infrastructure) that will cause and/or contribute to any water runoff any more than what is currently present nor does the site produce any new water or runoff. The solar farm is designed to be terrain following and therefore retains the existing characteristics of the ground and hence preserves the natural existing drainage. The activities involved in the construction are comparable to typical farming and agricultural practices. The solar panels used are identical to those found in residential installations and those used for rainwater harvesting, where no heavy metals or hazardous chemicals are utilised in the process. As the solar farm is constructed with minimal ground invasive techniques, any erosion is expected to be contained within standard sediment and control measures and addressed through conditions of consent when detailed construction drawings are produced.

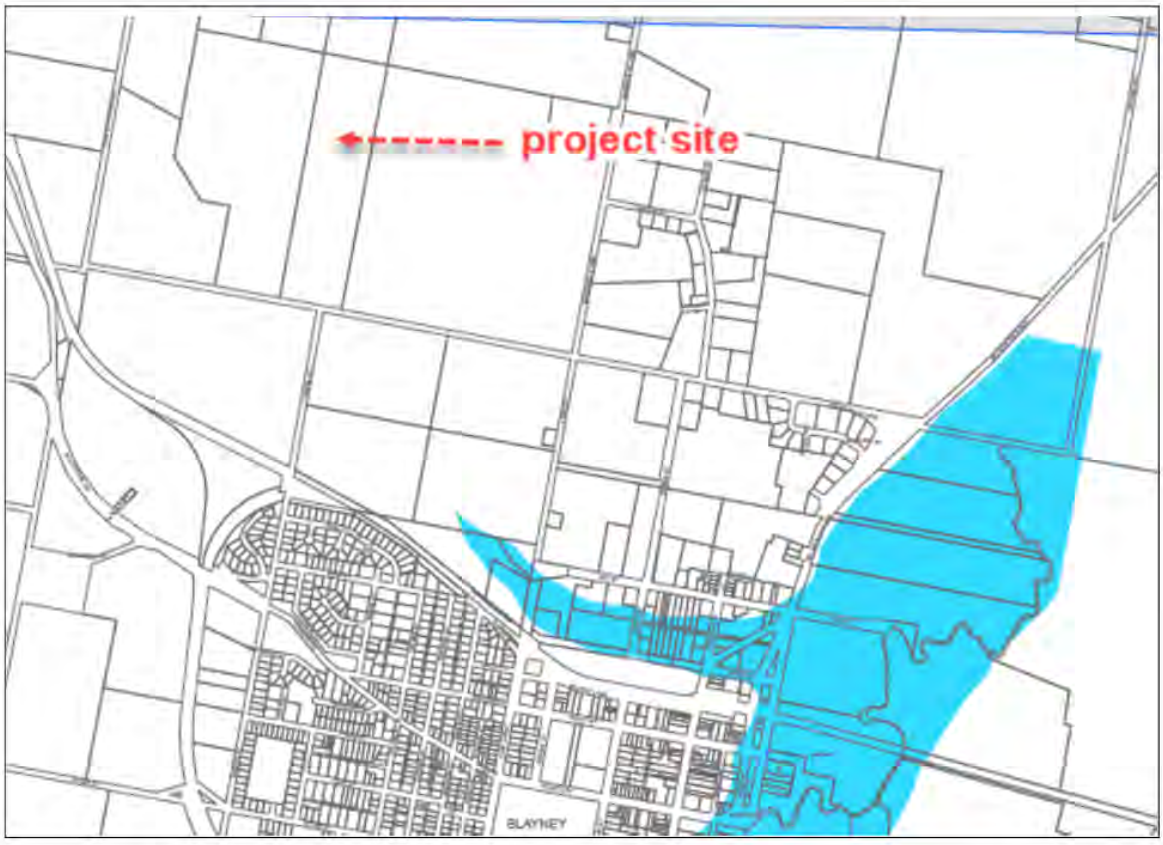


Figure 8: Extract from Flood Planning Map Sheet FLD_004B. Source: Blayney LEP 2012

The project site contains two mapped watercourses shown as blue lines on the topographic map (Figure 9). These are both identified to be first order streams based on the Strahler system approach. The stream on Lot 83/DP750390 (northern lot) partially traverses the eastern half of the lot, and the stream on Lot 74/DP750390 (southern lot) traverses the lot in a north-western to south-eastern direction.. The

watercourses are identified as first order streams based on the *Strahler system* approach. Interpretation of relevant Department of Planning and Environment-Water guidelines and regulations indicates that these first order streams fall under the definition of a "minor stream".

On-site investigations, along with desktop assessments, indicate that both streams, while mapped as watercourses, lack the distinct features of watercourses such as a bed and bank. The southern stream lacks clear, distinguishable characteristics typically associated with a watercourse, rendering it impossible to identify any flow path. At the top end of the northern mapped watercourse, there is a narrow dirt track that is indicative of cattle use as a pathway to the man-made dam located near the eastern boundary of Lot 83. The track leads to a section of bare, raised land, predominately raised on the 'eastern' side, which shows significant signs of erosion. The ground then tapers into near-level land as the track approaches the man-made dam, rendering it not possible for the pathway to hold any significant amount of water.

Neither of these mapped watercourses feature any distinct riparian habitation and are not mapped on the SEED Portal *Riparian Vegetation Condition Index* or the *Blayney LEP 2012 Riparian Land and Waterways Map*.



Figure 9: Mapped first order streams. Source: SIX Maps

The layout of the solar systems have been designed to maximise land use while minimally impacts on the land. The design preserves the existing natural terrain of the land with minor interference to the stream banks and features.

For the purposes of the DPE-Water assessments, the *Water Assessment* demonstrates that the mapped streams do not exhibit the distinct features of a watercourse, such as a bed and bank. Based on waterfront land guidelines, where a watercourse does not exhibit the features of a defined channel with bed and banks, the Office of Water may determine that the watercourse is not waterfront land for the purposes of the *Water Management Act*.

Therefore, based on the findings of this assessment, it is contended that these watercourses should be determined not to be waterfront land for the purposes of the *Water Management Act* and not require General Terms of Approval and/or a controlled activity approval.

5.3.4 Mitigation measures

The potential for site accessibility and the potential for inundation issues during flood events should be reviewed and procedure developed to halt construction during heavy rainfall to reduce potential impacts to the development and to increases in downstream sedimentation. The following mitigation measures given in Table 9 are recommended to manage downstream sedimentation.

Table 9: Proposed mitigation measures to manage downstream sedimentation

Stage	Measure	Activities/approach
Design	Site drainage and water quality controls	Design Basis • Undertake hydrological assessment of the site's catchment in accordance with relevant methods outlined in Australian Rainfall and Runoff • Determine sediment management targets and drainage control standards in accordance with Managing Urban Stormwater: Soils and Construction Vol 1 (Blue Book) (DECC, 2008). • Develop a site erosion and sediment control plan in accordance with the Blue Book. • Develop site drainage design incorporating detention basins and sedimentation management structures where relevant. • Permanent site drainage should coincide with temporary arrangements where possible
Construction and/or demolition	Site drainage and water quality controls	General site works: • Catch drains to be located downslope of any proposed road works. • Install location appropriate sediment fences or other applicable control measures depending on whether the feature is upstream or downstream of a disturbed part of the site or will need to be trafficable. • All stormwater collection points need to have appropriate sedimentation and erosion controls. • Undertake ongoing inspections of stormwater facilities and water control measures to assess their effectiveness. • Vibration grids or wash bays at all construction exits.

Stage	Measure	Activities/approach
		• Level spreaders at locations where concentrated flow is discharged offsite to ensure sheet flow like conditions are maintained. • Flat land erosion control options include erosion control blankets, gravelling, mulching, soil binder, turfing and revegetation
Construction and/or Demolition	Stormwater point source control	In the event of concrete works: • Do not undertake works if chance of heavy rain. • Store rinsate water, if applicable, separately to other water on site and dispose of offsite as appropriate. • Block on site drains in the area of the works and remove any contaminated runoff. In the event that dewatering practices are required: • Elevate pump hose intakes for withdrawing water from excavations to minimise sediment pumping and direct hose to a containment area for settling prior to discharge of water. • Limit direct discharge off site (consistent with the design requirements for sediment pond discharge). • Stormwater collected on site should be reused where possible. Controls should be inspected and maintained on a regular basis. All water released from sediment basins should be clear or disposed of off site by vehicle. • Material and waste storage areas should be designed and operated to minimise interaction with surface waters. • Vehicle washdown areas should be located away from water courses

5.4 Air quality

5.4.1 Assessment of impacts

Air quality (Large Scale Solar Energy Guideline – for consideration only)
Dust suppression measures that will be used during construction and operation, such as water carts during land preparation, temporary wind fences and re-vegetation of disturbed areas, should be considered.

The Department of Planning, Housing and Infrastructure maintains air quality monitoring stations across rural NSW. The instruments used at most rural network sites are indicative particulate monitors that respond to all aerosols including smoke and fog.

Total suspended particles are solid particles and liquid droplets 100 micrometres or less in diameter. They come from natural and human-made sources, such as pollen, bushfires and motor vehicle emissions. Dust emissions are also a source of air pollution and can cause poor air quality. The pollutants measured by the Department are nitrogen dioxide, sulphur dioxide and ammonia.

Particles are also measured as PM_{10} and $PM_{2.5}$. PM_{10} are particles less than 10 micrometres in diameter. Sources include crushing or grinding operations and dust stirred up by vehicles on roads. $PM_{2.5}$ are fine particles less than 2.5 micrometres in diameter. Sources include all types of combustion, including motor vehicles, power plants, residential wood burning, forest fires, agricultural burning, and some industrial processes.

Table 10 gives hourly average readings of PM_{10} particles, $PM_{2.5}$ particles and the rating for the nearest monitoring station to the project site which is located at Millthorpe.

Table 10: Average hourly air quality readings

Monitoring station	**Millthorpe**	
Period	12pm to 1pm, 6 January 2025	
Particles	Reading	Rating
PM_{10}	16.8 ug/m^3	Good
$PM_{2.5}$	7.5 ug/m^3	Good

Activities that disturb the earth's surface and that are carried out with the use of machinery have the potential to generate dust emissions. This may be exacerbated by wind exposure to an exposed ground surface. The current use of the land for farming involves regular tilling, sowing and harvesting of fodder grasses that may create dust and impact on air quality. Similarly, grazing would generate dust as animals trample the ground surface. The land has been modified for agriculture with the consequent loss of native vegetation leading to exposed soil surfaces.

The construction of the solar farm will not involve extensive earthworks. Pile driving for footings for the array framework and excavation for roads and ancillary structures will be carried out. Along with the delivery of materials using heavy vehicles, these construction works may generate dust, however, once operational the change of use of the land from agricultural to solar photovoltaic electricity generation is expected to reduce particulate emissions and lead to an improvement in local air quality. Vehicle movements would be restricted to internal access roads and the majority of the site would be revegetated with native or pasture grasses.

The presence of agricultural activities and extractive industries in the vicinity of the site may cause dust to settle on the panels. However, the proposed regular maintenance regime of cleaning panels every two to three months would ensure that the array operates at maximum efficiency.

5.4.2 Mitigation measures

To minimize dust generation during the construction and operational phases the following mitigation measures are proposed:

During construction:

- Limit vehicle movements to areas necessary to deliver panels, ancillary structures and equipment,
- Suppress dust emissions using watering and cease works during dry and windy conditions,
- Ensure ground disturbance is limited to areas necessary to place footings or to be used for access,
- Ensure minimal handling of excavated materials, and
- Ensure stockpiles of excavated material is bunded and protected from wind and vehicle movements.

During operation:

- Grade and add road base to internal accessways,
- Revegetate the site with suitable groundcover immediately after construction works are completed, and
- Ensure all plant and equipment is maintained in a clean condition and operates in accordance with specifications.

5.5 Noise

5.5.1 Assessment of impacts

Noise and vibration (Large Scale Solar Energy Guideline – for consideration only)
Construction noise impacts should be assessed in accordance with the Interim Construction Noise Guideline and operational noise impacts in accordance with the NSW Noise Policy for Industry.

A *Noise Assessment* of the impacts of noise emissions has been carried out by Muller Acoustic Consulting. The findings of the assessment are summarized below. Reference should be made to the *Noise Assessment* that is submitted with the development application for further information or clarification of any matter concerning the assessment and recommendations. The purpose of the *Noise Assessment* is to quantify potential environmental noise emissions associated with the construction and operation of the project. Where impacts are identified, recommendations are made to mitigate and manage noise.

5.5.2 Findings

The results of the *Noise Assessment* demonstrate that noise levels are expected to comply with noise management levels at the identified receivers shown in Figure 10 during standard construction hours and taking into account the standard mitigation measures. Similarly, operational noise management levels are satisfied at all receiver locations. Road noise emissions associated with the project are anticipated to satisfy the relevant *Road Noise Policy* criteria at all receivers along the proposed transportation route.

Sleep disturbance is not anticipated as there are no operational noise sources that generate significant maximum noise events and noise emissions from the project are predicted to satisfy the EPA maximum noise level criteria. A qualitative assessment of potential vibration impacts has been completed. Due to the nature of the works proposed and distances to potential vibration sensitive receivers, vibration impacts from the project would be negligible.



Figure 10: Location of noise sensitive receivers. Source: Muller Acoustic Consulting

Based on these results, the project satisfies the relevant requirements of the *Interim Construction Noise Guideline*, *Noise Policy for Industry* and the *Road Noise Policy*. Approval of the project is supported subject to the implementation of recommended mitigation measures.

5.5.3 Mitigation measures

There are no measures recommended to mitigate the impact of noise emissions.

5.6 Traffic and access

5.6.1 Assessment of impacts

Traffic and transport (Large Scale Solar Energy Guideline – for consideration only) Applicants should consider whether the local and classified road network can accommodate the traffic generated by the construction of the solar energy project, having regard to any advice from relevant road authorities. Applicants should provide a clear list of road upgrades required and an assessment of the relevant impacts of these upgrades, having regard to advice from relevant road authorities. Applicants must identify whether the road upgrades require landowner's consent.

A *Traffic and Parking Impact Assessment* has been prepared by McLaren Traffic Engineering. The findings of the assessment are summarized below. Reference should be made to the *Traffic and Parking Impact Assessment Report* that is submitted with the development application for further information or clarification of any matter concerning the assessment and recommendations.

The traffic assessment includes a description of the existing road network and considers expected traffic generation during site construction and operation. Site access arrangements and intersection capacity are also considered.

It is noted in the traffic assessment that access is proposed from an unnamed road located between Greghamstown Road and Marshalls Lane adjacent the southern boundary of the project site. Neither of these roads are classified roads. A new driveway is to be constructed to Council specifications at the south-western corner of the project site to provide direct access to the 4C system and the 7C system by way of an access handle.

The Mid-Western Highway is a classified state road with a signposted 80km/hr speed limit in the vicinity of the project site. All construction vehicles will be required to access the site using the existing road network. The largest construction vehicle required to access the site is a 26 metre B-Double and is to access the site via a left or right turn from Mid-Western Highway onto Marshalls Lane, then straight onto

the unnamed road and turning right into the site. Egress from the site will be via a left turn onto the unnamed road, straight onto Marshalls Lane and a left or right turn onto Mid-Western Highway.

Construction and operation of the solar farm does not require the use of over-size and over-mass (OSOM) vehicles. The project site is neither of sufficient size or capacity or has a frontage to and access via a classified road. Referral to Transport for NSW as part of the development application process is not required.

It is noted that a highway bypass is proposed in the vicinity of the project site, however, details of the location of the road corridor and a timeline for development of the bypass are not available at the current time. It appears that funding has not yet been allocated by the Commonwealth Government (usually 80%) or the NSW Government (usually 20%).

In terms of public transport, the site is located within a 1.2 kilometre walking distance of a bus stop (ID: 2799123) with services provided by Newman's Bus Service which connect the town centre to Orange. Blayney Train Station is located approximately 2.5 kilometres to the south-east of the project site which services the Western NSW TrainLink timetable.

5.6.2 Findings

Parking

A maximum of 30 construction workers on site at any one day are likely to generate movements in the order of 24 vehicles entering and exiting the site. This is based on the number of vehicles being 80% of the workforce.

The provision of one parking space per employee is considered appropriate, therefore, 24 spaces are to be provided during construction and three during the operational phase. On site parking should be in an informal/temporary arrangement for the type of development proposed. A shuttle bus service may also be implemented to transport construction workers to and from a location in Blayney.

Traffic impacts

During the construction period an estimated 80 trucks (including up to 26 metre B-Doubles) will access the site and are expected to generate up to eight truck movements per day (4 inbound and 4 outbound). The trucks will access the site throughout the day generally between 10.00am and 2.00pm and would not

contribute to morning or afternoon peak hour traffic. The existing intersection configuration of Marshalls Lane and the Mid-Western Highway is adequate to cater for the manoeuvring of B-Double heavy vehicles.

At peak construction periods there would be up to 30 staff on-site at any one time and it has been assumed all staff arrive in the morning and depart in the afternoon. Assuming that all staff arrive over a 2-hour period and every staff member drives to the site as a worst-case scenario, it would be expected to generate 15 inbound vehicle trips in the morning and 15 outbound vehicle trips in the morning and afternoon peak hour periods. This level of traffic is minor and temporary in nature and will not have an adverse impact on any of the surrounding intersections.

A maximum of three staff will be present at the solar farm, once per quarter, or as required for maintenance operations. This at most relates to a traffic generation of 24 (12 in, 12 out) vehicle trips per year which is extremely minor and will have no adverse impact to the surrounding road network.

Traffic generation is given in Table 11 below. The proposed development is classified as low impact with reference to the *Austroads Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments.*

Table 11: Expected traffic generation

Phase	Description of vehicles	Expected vehicle trips
Establishment	10-15 trucks and trailers to deliver gravel with 4 to 5 workers with 2 persons per vehicle	10 vehicle trips per day for 2 to 3 days
	Light vehicles	4 to 6 vehicle trips per day
Construction	80 B-double articulated trucks of 26m length to deliver equipment	8 vehicle trips per day
	40 light vehicle trips for 40 construction workers (worst case with no shuttle bus operation)	80 vehicle trips per day
Commissioning	Light & heavy rigid vehicles for 10 workers with 2 persons per vehicle	10 vehicle trips per day
Operational	1 light vehicle for maintenance contractor	2 vehicle trips every 2 to 3 months

Sight distances

A sight distance of 55 metres either side of the site entry on the unnamed road is required. The minimum sight distance is achieved on approach to the site entry from both the east and the west, resulting in compliance with AS2890.1:2004 and AS2890.2:2018.

5.6.3 Mitigation measures

No mitigation measures are recommended to manage traffic and car parking impacts.

5.7 The community and economy

Social and economic impacts (Large Scale Solar Energy Guideline – for consideration only)
A social impact assessment is required for all state significant projects and must be undertaken in accordance with the department's Social Impact Assessment Guideline for State Significant Projects (PDF 2,181 KB). The assessment will include both positive and negative impacts of the proposed development on potentially affected people and groups, including how the impacts are distributed. This includes workforce accommodation, job creation opportunities and flow-on economic impacts to local communities.

5.7.1 Population and accommodation

The population of Blayney urban centre in 2021, as defined by the Australian Bureau of Statistics which includes the town of Blayney and rural land surrounding the settlement, was 2,997 persons. The total population of Blayney local government area in 2021 was 7,497 persons. Blayney township represents over 40% of the LGA population. The median age of people in Blayney urban centre in 2021 was 38 years compared to 43 for the LGA.

Unemployment at the time of the 2021 Census of Population and Housing was 6.6% of the labour force comprising persons aged 15 years and over in Blayney urban centre. The labour force participation rate in 2021 was 58.3%. The top three occupations were technicians and trade workers, labourers and community and personal service workers. The top three industries of employment were gold ore mining, hospitals (except psychiatric hospitals) and local government administration.

There were a total of 1,297 private dwellings in Blayney in 2021. 91.4% of these were occupied private dwellings. There were 112 unoccupied private dwellings or 8.6% of all private dwellings. There were a further 158 unoccupied private dwellings across the LGA. The majority of dwellings in Blayney (91.1%) were separate houses and the remainder were medium density dwellings comprising semi-detached, row or terrace houses, townhouses, flats and apartments.

There are 12 establishments offering accommodation for visitors to Blayney and the surrounding district listed on the NSW Government's VisitNSW website https://www.visitnsw.com/destinations/country-nsw/orange-area/accommodation. These include holiday parks, motor inns, bed and breakfasts, serviced apartments and hotels. In addition to these establishments there are 270 unoccupied private dwellings in the LGA some of which may be available as short term rentals, and unregulated accommodation places

such as AirBnB and Stayz. Accommodation is also on offer in the nearby towns of Orange and Bathurst and numerous villages within a short distance of Blayney.

Table 12: Key demographic characteristics

Sector	Characteristic	Blayney urban centre	Blayney LGA	NSW
Population	Total persons	2,997	7,497	8,072,163
	Median age	38	43	39
Employment	Labour force participation rate	28.3%	61.2%	58.7%
	Unemployment rate	6.6%	4.3%	4.9%
Housing	Occupied private dwellings	91.4%	90.9%	90.6%
	Unoccupied private dwellings	8.6%	8.9%	9.4%
	Total private dwellings	1,297	3,033	3,199,992
	Average occupancy rate	2.4	2.5	2.6
	Median monthly mortgage repayments	$1,300	$1,517	$2,167
	Median weekly rent	$260	$270	$420
	Proportion separate houses	91.1%	95.1%	65.6%

5.7.3 Potential socio-economic impacts

Employment

It is anticipated that there will be 50 personnel directly involved in construction with a maximum of 30 workers on site at any one time. Construction is expected to take approximately four months. Varying levels of expertise will be required ranging from labourers to qualified electricians and project managers. In addition, personnel would be involved in transport and delivery of materials to the site. Some of this employment may be able to be sourced locally. The construction period and availability of workers is subject to the availability of skilled and unskilled labour which is currently in short supply in regional areas due to high levels of development including infrastructure renewal that is happening across NSW.

Expenditure

This initial expenditure generates flow on effects throughout the local economy through income and employment. EDPR Australia Pty Ltd will commission local professionals to carry out the land survey of the project site. If necessary, sites officers employed by Orange Local Aboriginal Land Council will be engaged to carry out a cultural survey prior to commencement of works to identify any Indigenous items or places present on the project site.

The facility will bring direct economic benefits to the local economy through wages and salaries and indirect benefits through the need for accommodation and sustenance in the area for non-local employees. Restaurants, cafes, bakeries, supermarkets, pubs, newsagents would all benefit from the additional business this will bring.

Accommodation

It is considered that there is adequate accommodation available to cater to the 50 construction workers given the number of visitor accommodation establishments in the area. In addition, there are 270 unoccupied private dwellings in Blayney LGA some of which may be available for short-term rentals and as unregulated visitor accommodation.

There are likely to be negligible effects on the availability of affordable rental over the short construction period as it is not expected that landlords would evict long-term tenants in preference of short term workers. Workers coming to the area would be likely to take up tourist accommodation similar to mine workers across country NSW, however, construction may be limited to the off-peak tourist season if necessary.

In summary:

- The solar farm will generate community economic benefits through local direct and indirect employment opportunities during the planning and construction phases as well as limited maintenance and inspection jobs once operational,
- Indirect economic benefits are through the flow-on expenditures to linked industries,
- The development of a solar farm will create a new market for local contractors and expand diversity of income for the landowners,
- The additional lease income received by the land owners may be put to improvements elsewhere on the property,
- Community benefits of the solar farm will be through an understanding of sustainable development and by gaining commitment to greater reliance on renewable energy, and
- The power generated by the solar farm would be directed to the township of Blayney for consumption by local households and businesses.

5.7.6 Mitigation measures

It is recommended that labour to construct the solar farm and for ongoing maintenance be sourced from within Blayney LGA wherever possible. Where labour needs to be brought into the area, it is considered that there would be sufficient accommodation options for employees in the LGA for the estimated

maximum of 50 workers engaged during the construction phase. It is also recommended that advertising be placed in local media and to approach local businesses to determine whether there is the capacity and expertise available in Blayney and surrounding districts to participate in the construction and ongoing maintenance activities.

5.8 Agricultural land

5.8.1 Agricultural production

Agricultural land use principles (Large Scale Solar Energy Guideline – for consideration only)

1. Applicants should consider the agricultural capability of the land during the site selection process.
2. Applicants should avoid siting solar energy projects on important agricultural land as far as possible.
3. Agricultural assessment should be proportionate to the quality of the land and the likely impacts of a project.
4. Mitigation strategies should be adopted to ensure that any significant impacts on agricultural land are minimised.

Blayney is located in the Central West Region as defined by the Australian Bureau of Agricultural and Resource Economics and Sciences. The agricultural sector supports an estimated 7,351 jobs or 12.5% of regional employment in the region. (https://public.tableau.com/app/profile/australian.bureau.of.agricultural.and.resource.economics.and.sci/viz/AMR_v9_A3L/Dashboard1).

Data released in 2022 indicates that the estimated annual economic output of the agricultural sector was $2,427 million in the region with wheat and cattle and calves contributing the bulk of this value. Agricultural land in the region occupies three quarters of the region. The most common land use by area is grazing native vegetation followed by modified pastures and cropping. There are a total of 3,675 farms operating in the Central West region.

The Department of Primary Industries issued a factsheet in September 2012 titled *Central West Region Piot Area Agricultural Profile*. The project identified important agricultural lands in a study area which included Orange, Forbes, Cabonne and Blayney LGAs to guide land use planning and support sustainable industry development.

A key characteristic of the study area is the diversified production system that combines cropping with sheep meat, wool or cattle production. The variety of landscapes and climates in the study area mean that a diverse range and quantity of produce can be grown. The range of agricultural industries in the study area is significant and includes various crops, fruit, beef, wool, prime lambs, milk, pigs, grapes, vegetables, eggs, nuts and meat poultry.

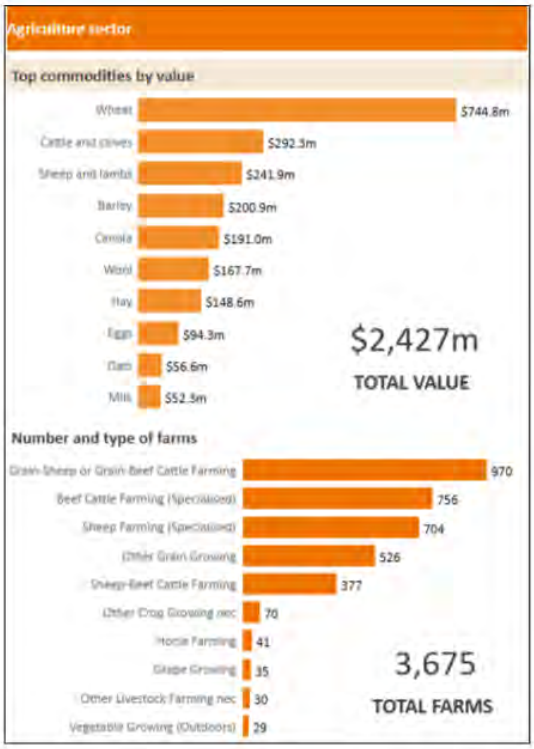


Figure 11: Central West region agricultural data. Source: ABARES 2023

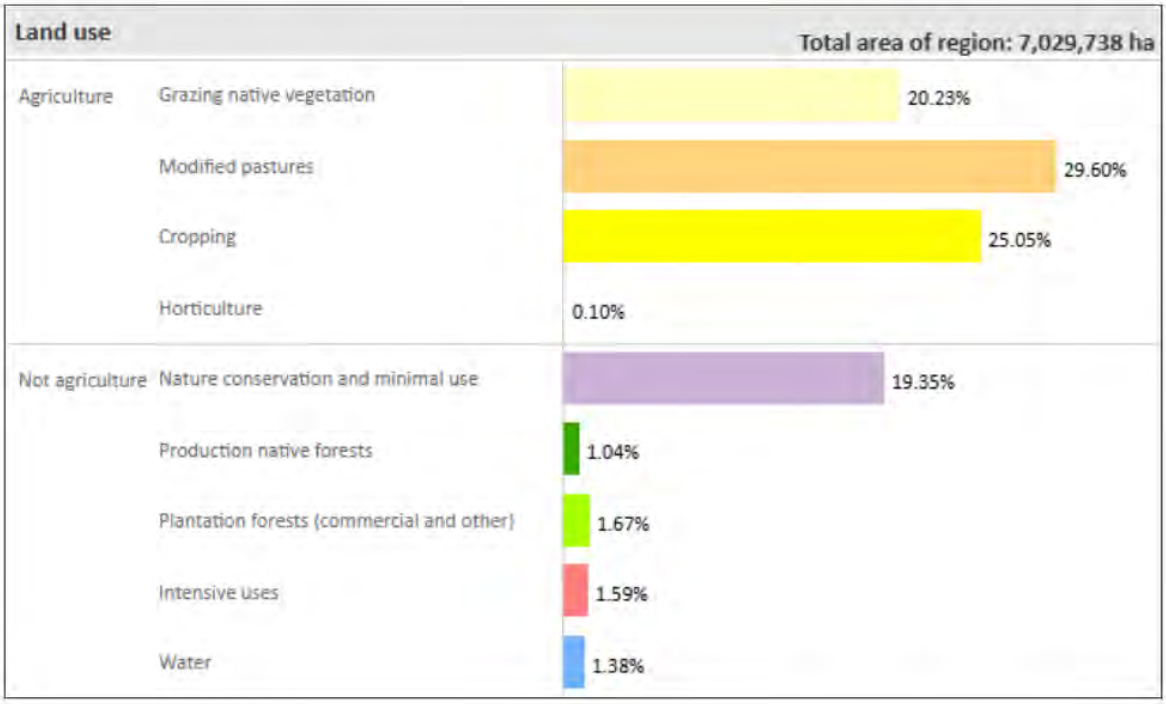


Figure 12: Central West region land use data. Source: ABARES 2023

Data regarding agricultural production in Blayney Shire has been sourced from *AgTrack – Agricultural and Land Use Dashboard* that is maintained by the Department of Primary Industries and Regional Development. The most recent data is for the 2020/2021 financial year.

Table 13: Agricultural data for Blayney LGA 2020/2021

Land area	1,525 square kilometres
Area used for agricultural production	1,383 square kilometres
Proportion of total land area used for agriculture	91%
Total gross value of agricultural commodities	$63.95 million
Total employment directly related to agriculture	356 fte
Agricultural commodities produced	19
Total agricultural businesses	253
Agricultural commodities diversity	28% of 69 commodities produced in NSW

Blayney LGA is located within the Central West/Orana planning region as defined by the NSW Government (noting that the boundaries of the region differ to those defined by the Commonwealth Government). The total gross value of agricultural commodities produced in the region 2020/2021 was $3.56 billion.

Agricultural activities occupy the majority of the total land area of Blayney LGA with livestock production covering 94,000 hectares of land area and cropping 44,000 hectares. Of livestock grazing, three-quarters is carried out on modified pastures and the remainder feeding on native vegetation.

The total gross value of agricultural commodities produced in Blayney LGA in 2020/21 was 63.95 million. Of this livestock products including meat accounted for 82% of this produce, the second biggest producer in value terms was the broadacre crops sector which accounted for 10% of the gross value of commodities.

The agricultural sector employed 356 people in 2020/21 and a further 9 jobs were in related industries within the agriculture, forestry and fishing sector.

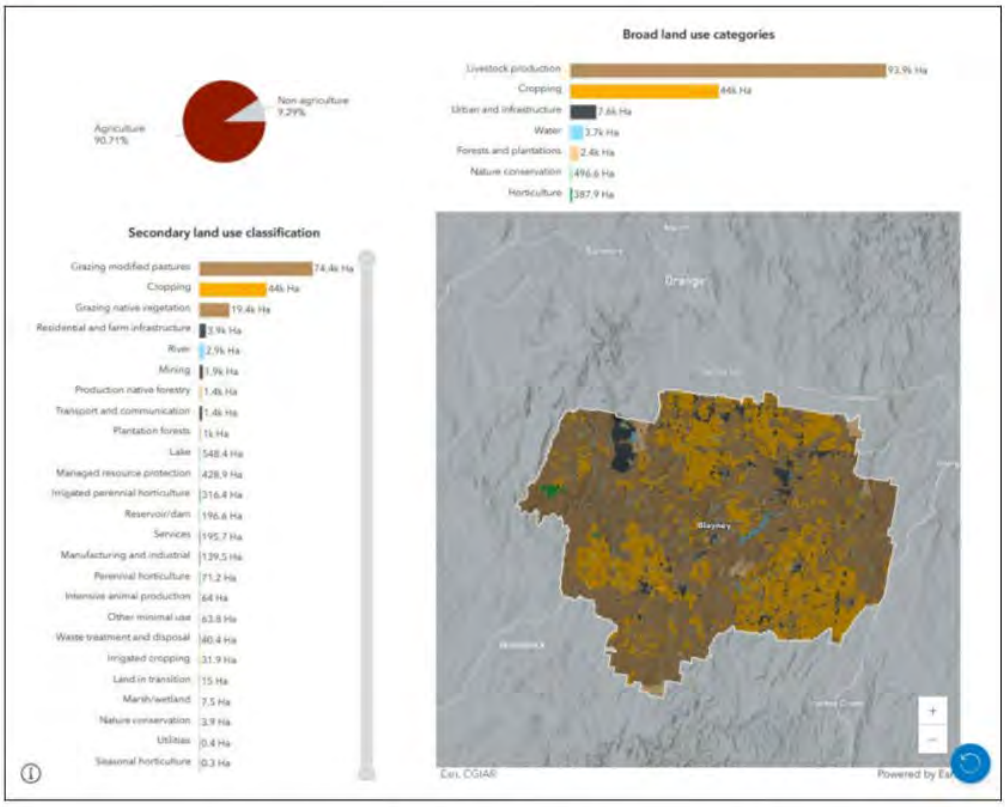


Figure 13: Land uses in Blayney LGA. Source: AgTrack

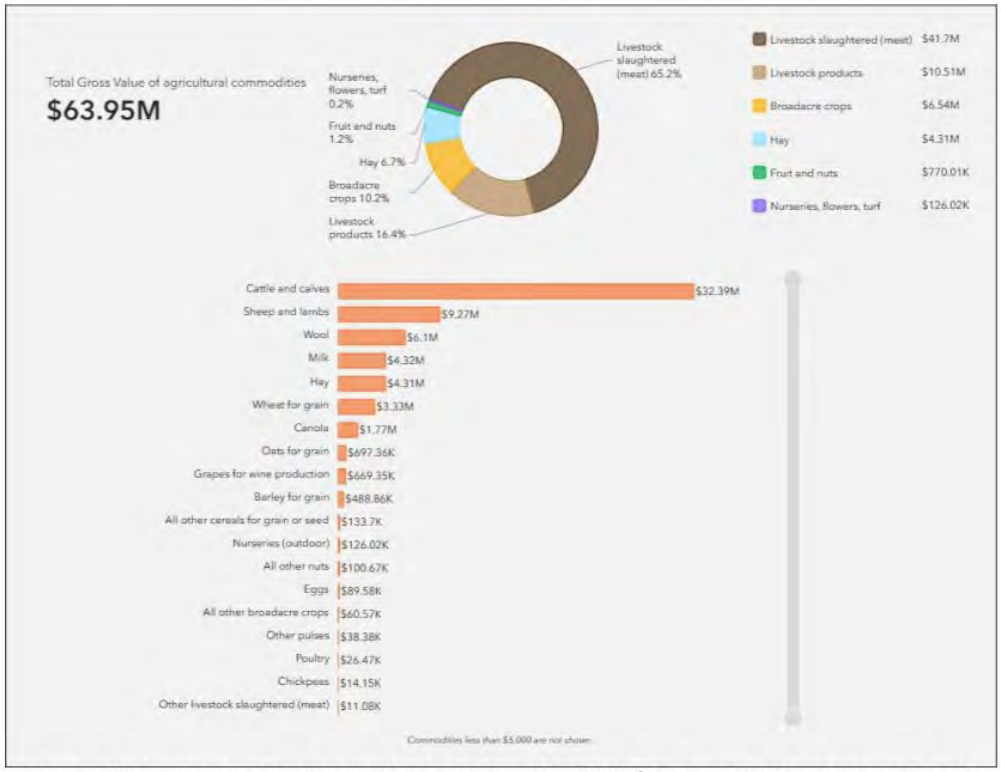


Figure 14: The gross value of agricultural commodities 2020/21 Blayney LGA. Source: AgTrack

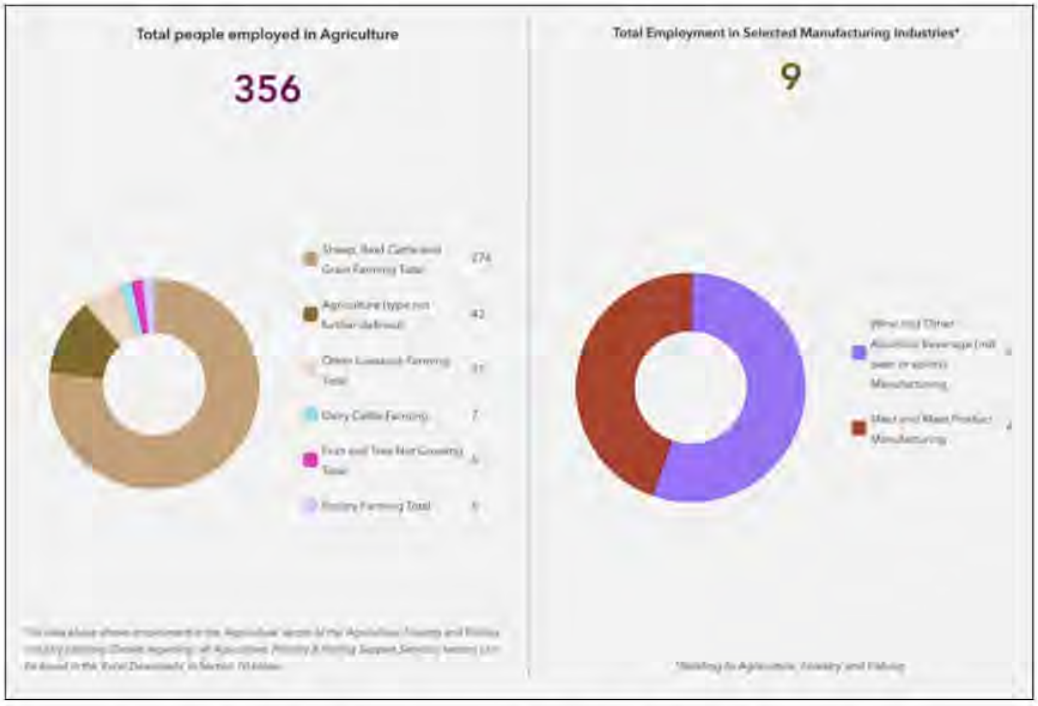


Figure 15: Agricultural employment in Blayney LGA 2020/21. Source: AgTrack

5.8.2 Land capability

DPIRD Agriculture uses the land and soil capability mapping scheme as the preferred methodology for the classification of agricultural land. Eight classes of rural land are mapped plus flood irrigation, and mining and quarrying land.

Figure 16 below shows land capability mapping for the project site and surrounding land. The project site has a land capability of class 4. This is moderate capability land with moderate to high limitations that restrict land management options for regular high-impact land uses such as cropping, high-intensity grazing and horticulture.

These limitations can only be managed by specialised management practices with a high level of knowledge, expertise, inputs, investment and technology. (*The land and soil capability assessment scheme – A general rural land evaluation scheme for NSW, 2nd Approximation*, OEH).



Figure 16: Land capability mapping. Source: SEED

DPIRD Agriculture has recently released draft mapping of *State Significant Agricultural Land* in NSW under *SEPP (Primary Production and Rural Development) 2019*. The project site is not mapped as being *State Significant Agricultural Land* under *State Environmental Planning Policy (Primary Production) 2021* as shown in Figure 17 below.



Figure 17: Draft State Significant Agricultural Land Map. Source: DPI 2022

Strategic regional land use mapping in Figure 18 indicates that the project site is not mapped as Biophysical Strategic Agricultural Land (BSAL). Such land is considered to be of high quality soil and water resources capable of sustaining high levels of productivity.



Figure 18: Strategic Regional Land Use Policy. Source: SEED

Important Agricultural Lands are currently being mapped across NSW by the Department of Primary Industries. The purpose of this mapping is to identify land which has the inherent capability of being productive with minimal input and to assist in making planning decisions about agricultural land.

5.8.3 Agrivoltaics

Heat island (Large Scale Solar Energy Guideline – for consideration only) Where a solar energy project is located adjacent to a horticultural or cropping activity, the solar array should be setback from the property boundary by at least 30m to mitigate any heat island effect.

The amount of land given over to renewable energy production at Blayney will be 32.8 hectares which is 0.02% of the total area of land used for agriculture in Blayney LGA. There will be a minor temporary loss of agricultural land, however, the landowners may continue to farm the project site, for example, by grazing livestock within and around the array. These activities which are defined as extensive agriculture in *Blayney LEP 2012*, do not require development consent in zone RU2 Rural Landscape and may proceed at any time.

EDPR Australia encourages livestock grazing around and within the solar array to continue agricultural production and with the added benefits of reduced land maintenance and fire risk. The solar array will likely improve pasture yields. The panels protect the ground in summer, reducing moisture loss from the soil and even increasing moisture due to condensation on the panels. Experience elsewhere is that the panels also protect lambing ewes from predatory birds and the security fence will help protect the lambs from foxes. The NSW Farmers *Renewable Energy Landholder Guide* (2000) also notes that '*some*

producers have found the area (beneath and around a solar array) *to be an ideal lambing paddock, due to the added shelter and protection provided by chain link perimeter fencing*'. The arrays have been designed so that typically, and allowing for topography, there is ample space between the ground level and the panels for sheep and lambs to graze beneath and between panels. This also has the benefit of keeping the grass low which minimizes the need to slash and reduces fuel for bushfires. Land adjoining the project site is not being used to cultivate crops or for horticulture within 30 metres of the boundary at the present time.

The potential for dual use of rural land, known as agrivoltaics, is gaining media attention as evidenced by an article in the *Sydney Morning Herald* in August 2024. The owner of a property in Glenrowan, Victoria says that *there is no noticeable difference in productivity between the paddocks with solar panels and those without … (the sheep) have shade in summer and shelter from the rain and the grass is greener from the moisture running off the panels.* This practice has been commonplace in Europe and North America for about a decade. Sheep are also protected from predators and are better fed. The chief executive of Farmers for Climate Action is quoted as saying *renewable energy helps make farms more financially secure because it pays the farmer drought-proof income without compromising agricultural productivity* (*Sydney Morning Herald* by Caitlin Fitzsimmons, 18 August 2024).



Plate 3: Sheep grazing beneath solar panels. Source: Chris Grose/Beyond Zero Emissions

5.8.4 Mitigation measures

There are no mitigation measures recommended in relation to agricultural activities.

5.9 Heritage

5.9.1 Indigenous heritage

Aboriginal cultural heritage (Large Scale Solar Energy Guideline – for consideration only)
The loss of Aboriginal cultural heritage should be avoided. If losses cannot be avoided, impacts must be minimised. An assessment of the likely impacts on Aboriginal cultural heritage must be undertaken and should include consultation with the Aboriginal community undertaken in accordance with the Aboriginal cultural heritage consultation requirements for proponents and test excavations, if required.

5.9.1.1 Determining whether to use the generic due diligence process

The property lies within the area managed by Orange Local Aboriginal Lands Council. To determine whether due diligence should be carried out a number of questions are posed:

1. *Is the activity a Part 3A project declared under s.75B of the EP&A Act?*

The proposed development is of regional scale and is not considered major development, noting that Part 3A of the EP&A Act no longer exists.

2. *Is the activity exempt from NPW Act or NPW Regulation?*

The proposed development is not exempt from NPW Act or NPW Regulation.

3. *Will the activity involve harm that is trivial or negligible?*

The proposed development will not cause harm that is trivial or negligible and involves ground disturbance.

4. *Do either or both of these apply:*
    - *Is the activity in an Aboriginal Place?*
    - *Have previous investigations that meet the requirements of this code identified Aboriginal objects?*

The site of the proposed development is not a declared Aboriginal Place under the NPW Act and there are no known previous investigations into the presence of Aboriginal objects on the site.

5. *Is the activity a low impact one for which there is a defence in the NPW Regulation?*

The proposed development is not a low impact activity that is listed in the NPW Regulation.

6. *Do you want to use an industry specific code of practice, adopted by the NPW Regulation or other due diligence process?*

There is no industry code that applies to the development of small-scale solar farms or other form of renewable energy that has been adopted under the NPW Regulation. No other due diligence process has been carried out.

It is therefore necessary to follow the generic due diligence process outlined in the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW*. This code was implemented by the NSW Government in 2010 to ensure that an adequate due diligence process that addresses Aboriginal cultural heritage issues has been carried out. This process follows the steps shown in Figure 19 below.

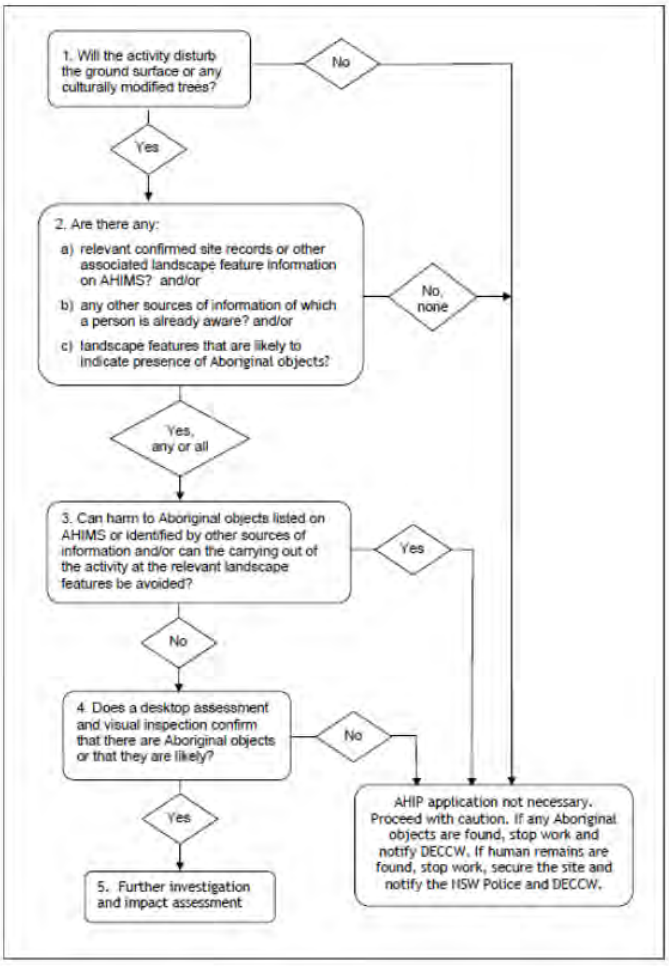


Figure 19: The generic due diligence process.
Source: Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW, 2010

5.9.1.2 Implementing the due diligence process

The generic due diligence process outlined in the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* was implemented to ensure that an adequate due diligence process that addresses Aboriginal cultural heritage issues has been carried out. This process follows the following five steps:

1. Will the activity disturb the ground surface?

Yes. Earthworks will involve trenching which is required for the cabling of each PV array/module to inverters and a substation. Other earthworks would be pile-driving to support module frames, and to enable the placement of concrete slabs and gravel accessways. However, most of the infrastructure would be pre-fabricated off-site, delivered and assembled on-site.

2a. Search the AHIMS database

In accordance with the code, an on-line search was carried out of the *Aboriginal Heritage Information Management Service (AHIMS)* that is maintained by Heritage NSW. The search is part of the due diligence process and remains valid for 12 months.

A search of the project site with a buffer of 50 metres to encompass the development footprint and access tracks was performed on 27 June 2025. The search results are:

- There are no Aboriginal sites recorded in or near the selected location, and
- There are no Aboriginal places that have been declared in or near the selected location.

It is noted that surveys for Aboriginal objects have not been carried out in all parts of NSW and Aboriginal objects may exist on a parcel of land even though they have not been recorded in *AHIMS*. Further, not all known Aboriginal sites are registered on the *AHIMS* database and not all sites consist of physical evidence or remains, e.g. dreaming and ceremonial sites.

2b. Activities in areas where landscape features indicate the presence of Aboriginal objects

The development area does not possess landscape features that indicate the presence of Aboriginal objects. The vast majority of the site has been cleared for many years and used to graze livestock and horticulture. The development area is not located within 200 metres of a waterbody, within a sand dune or on a ridge top, ridgeline or headland, is not located within 200 metres of a cliff face or within 20 metres

of a cave, rock shelter or cave mouth. There is a very low probability of Aboriginal objects occurring on the project site.

3. Can you avoid harm to the object or disturbance of the landscape features

This step only applies if the proposed development is on land that is not disturbed land or contains known Aboriginal objects. The development area has been disturbed and farmed, does not possess significant landscape features and no known Aboriginal objects are listed in *AHIMS*.

4. Desktop assessment and visual inspection

This step only applies if the proposed development is on land that is not disturbed land or contains known Aboriginal objects. A site inspection was made on 6 December 2022 and there was no obvious evidence of any artefacts or items of cultural significance on the surface of the land.

5. Further investigations and impact assessment

A basic search of *AHIMS* records has been carried out and the generic due diligence process has been implemented. It is considered that extensive search of *AHIMS* records or further investigations and an *Aboriginal Heritage Impact Permit* are not required as there are no Aboriginal sites or places that have been recorded or observed on the project site and the landscape features of the site do not indicate the presence of any Aboriginal cultural objects.

Orange LALC has been advised of the plans to develop the solar farm by email. As not all culturally significant items or places are made public and listed on AHIMS, a request was forwarded to the LALC enquiring as to whether the organization has any knowledge of Indigenous items or places of significance on the property and whether a site survey is required to be carried out prior to commencement of works.

A response has not been received from Orange LALC regarding the subject application, however, it is assumed that a site survey should be carried out before any work commences to determine whether an *Aboriginal Cultural Heritage Assessment* is necessary and subsequently whether an *Aboriginal Heritage Impact Permit* is required to be obtained.

5.9.2 Non-indigenous heritage

Non-Aboriginal heritage (Large Scale Solar Energy Guideline – for consideration only) An assessment is required of the likely impacts on archaeological objects and places.

The site of the proposed Blayney 4C & 7C Solar Farm + BESS is not listed as an item of heritage significance in *Schedule 5 Environmental heritage* of *Blayney Local Environmental Plan 2012*. There are no heritage items considered to be located in the vicinity of the project site meaning that a heritage management document is not required.

5.9.3 Mitigation measures

There are no recommendations in relation to Indigenous or non-Indigenous heritage.

5.10 Glint and glare

5.10.1 Assessment of impacts

Glint and glare principles (Large Scale Solar Energy Guideline – for consideration only)

1. Solar panels should be sited to reduce the likely impacts of glint and glare.
2. Solar panels and other infrastructure should be constructed of materials and/or treated to minimise glint and glare.
3. If a large scale-solar energy development is likely to exceed the relevant criteria for glare and standards for glint, mitigation strategies must be adopted to reduce impacts.

A *Glint and Glare Assessment* has been carried out using the Solar Glare Hazard Analysis Tool by ITP Renewables. The findings of the assessment are summarized below. Reference should be made to the *Glint and Glare Assessment* that is submitted with the development application for further information or clarification of any matter concerning the assessment and recommendations.

The *Glint and Glare Assessment* is based on identifying the potential sensitive receptors in close proximity to the project site having regard to the elevation of the site relative to surrounding land and structures or vegetation that would act as visual barriers. The analysis is desktop and is considered to represent the worst-case scenario as modelling is unable to capture all vegetation and structures that may obstruct glint and glare to a particular receptor. If necessary, where potential glare and glint impacts are assessed mitigation measures are recommended to reduce potential impacts to an acceptable level.

5.10.2 Findings

The results of the analysis indicated 29 observation points, 14 road routes and 1 rail route may receive green glare, while 1 observation point and 8 road routes may receive yellow glare. Yellow glare has the potential to cause an after-image to observers, while green glare has low potential to cause after-image.

Yellow glare experienced along the road routes did not exceed 15 minutes in a single day and is generally limited to small sections of the roads. However, drivers navigating the intersection of Millthorpe Road and Browns Creek Road will be subject to glare, which may require mitigation through the extension of the vegetation screening around the western side of the site.

While the daily glare experienced by the impacted locations is only for short durations, it is recommended extending the screen from the southern boundary to partially screen the south-western boundary of the development area to mitigate glare potential to locations south-west of the project site. However, the analysis does not consider obstructions such as topography, vegetation, and structures that may impede the line of site between receptors and the development. As such, the results are conservative and further analysis of the visual contact between these points may show landscape features or structures mitigating glint and glare impacts.

As a result of the glare study, it is believed that the proposed vegetation around the site, with the addition of vegetation on the western boundary will be sufficient to mitigate visual impacts of glare in most cases. Where yellow glare is experienced, the durations are short and low traffic is expected in these areas. The results of the Glint and Glare Assessment are illustrated in Figure 20 below.

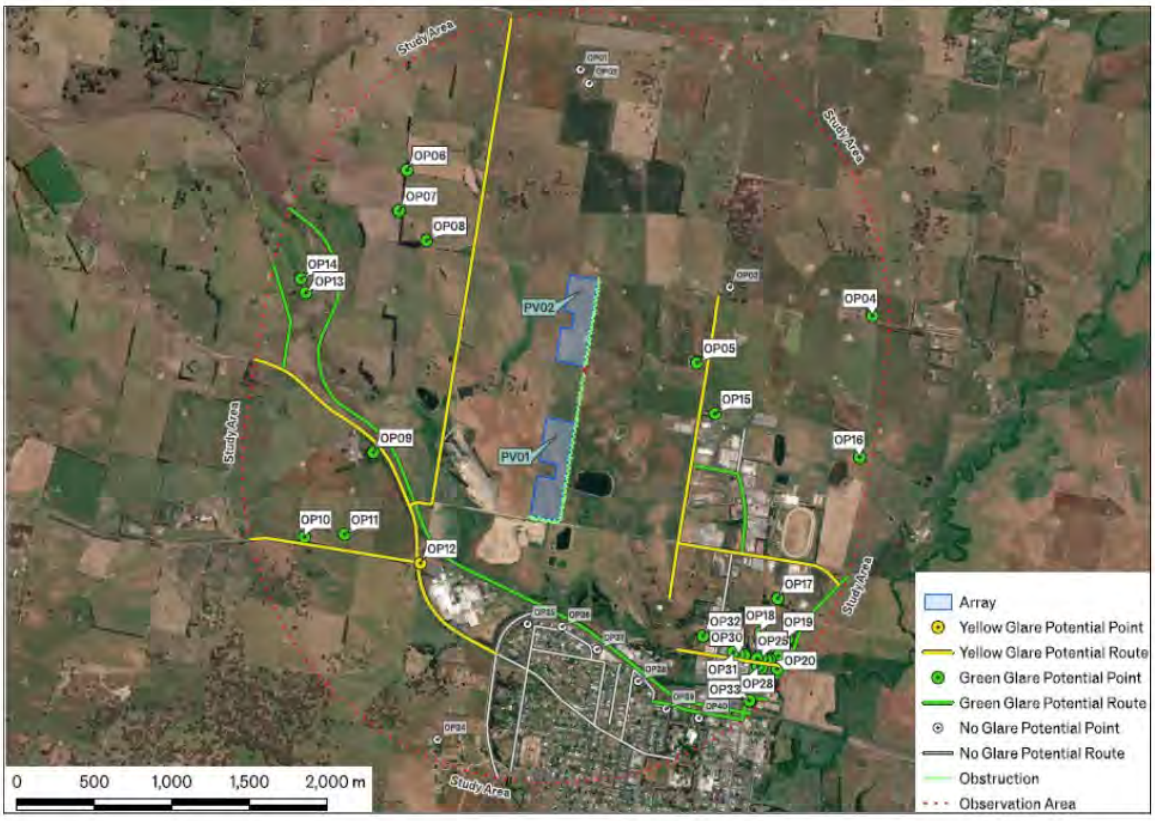


Figure 20: Results of glint and glare assessment. Source: ITP Renewables

5.10.3 Mitigation measures

Consider extending the landscape screen around the south-western corner of the project to mitigate glare potential at road route locations.

NOTE: Observation points to the south-west of the project site will not have direct line of sight to the development due to the presence of structures on intervening land and topography. It is therefore not necessary to provide landscape screening along the western boundary or at the southern end of the western boundary.

5.11 Landscape character and visual amenity

5.11.1 Assessment of impacts

Visual amenity principles (Large Scale Solar Energy Guideline – for consideration only)

1. The baseline character of the landscape must be determined through engagement with the community.
2. Applicants must consider landscape character and visual impacts early in the site selection and design process to minimise impacts and conflicts where possible.
3. Solar energy projects should be sited and designed to avoid areas with topographical constraints that would increase the visibility of a development.
4. Where solar energy projects are likely to result in moderate or high visual impacts, mitigation strategies must be adopted to reduce or manage impacts.

Impacts on landscape character and visual amenity of the proposed solar farm have been assessed by Zenith Town Planning Pty Ltd. Reference should be made to the *Visual Impact Assessment* that is submitted with the development application for further information or clarification of any matter concerning the assessment and recommendations.

The methodology included site inspections of the location of the proposed works and the surrounding area in December 2022 to identify potential viewpoints, land uses and characteristics of the surrounding area, and includes an assessment against planning principles for visual impact established by the Land and Environment Court. The assessment estimates the likely impacts on landscape character and viewpoints within a 2 kilometre radius based on the sensitivity to physical change and the magnitude, or relative size and scale, of the works to apply an impact rating. The observation points and public roads shown within the visual assessment catchment are the same as those used for the glint and glare analysis by ITP Renewables, although the eastern and western sides to the urban areas south of the project site are treated as single observation points.



Figure 21: Visual catchment map. Source: ITP Renewables/Google Earth

5.11.2 Findings

The township of Blayney is not mapped as a 'regional city' in *SEPP (Transport and Infrastructure) 2021*. However, impacts on scenic quality and landscape character have been assessed in accordance with that state policy.

The overall impact of the proposed Blayney 4C & 7C Solar Farm + BESS on landscape character is assessed to be low-moderate for both private property and the public domain. The existence of other primary production uses and general industry within close proximity to the project site have already compromised the character of the rural landscape at the northern edge of the township and will temper the impact of a new land use on that character. Despite the rural zoning, the area north of Blayney township is also nominated for future industrial expansion.

The Church Hill lookout on Lowe Street and two dwellings (OP4 and OP15) to the east have a visual impact rating of high. There are several dwellings within OP19 the cluster of dwellings zoned urban residential to the south of the site have an impact rating of high due to being in close proximity to the

project site and are able to look upslope to the project site. Other dwellings within this cluster have the potential for a filtered line of sight to the array.

A further five dwellings (OP1, OP2, OP3, OP5 and OP20) have a visual impact rating of moderate due to being in mid-range proximity to the site, at an elevation above the project site or with potential views of the array.

The visual impact is assessed to be high on the rail line south of the project site and Marshalls Lane, Lowe Street and some roads within the cluster of urban dwellings to the south of the site. However, the observation points to the south-west of the project site will not have direct line of sight to the development due to the presence of structures on intervening land and topography. It is therefore not necessary to provide landscape screening along the western boundary or at the southern end of the western boundary as discussed in the *Glint and Glare Assessment*.

On balance and having regard to other matters for consideration under section *4.15 Evaluation* of the *Environmental Planning and Assessment Act 1979*, any impacts are considered acceptable given that:

- Visual and scenic amenity impacts can be partially mitigated by vegetation screening along the southern and eastern boundaries of the project site,
- The project will generate employment opportunities during the construction phase and once operational will provide employment for maintenance crews,
- the solar farm and BESS will contribute to renewable energy generation and provide a source of electricity for local domestic and commercial use whilst at the same time assisting to reduce greenhouse gas emissions and our reliance on fossil fuels, and
- The solar farm will demonstrate the commitment of the community of Blayney to renewable energy and will assist the NSW Government to meet its emissions reduction target.



Plate 4: Looking north-west over the project site from Church Hill lookout



Plate 5: Looking towards Blayney from the project site

5.11.3 Mitigation measures

a. It is recommended that vegetation to be planted as a landscape screen along the southern and eastern boundaries as shown on the General Arrangement Plan comprising shrubs or trees that grow to a maximum height of 3 metres so as to not interfere with sunlight access to the array,

b. The landscape screen be planted to a width of 3 metres with stepped plantings to ensure dense screening, and

c. All plants used in the landscape screen should be endemic to the locality of Blayney to ensure that the vegetation contributes to the rural landscape character and enhances local biodiversity values.

5.12 Waste management

Waste management principles (Large Scale Solar Energy Guideline – for consideration only)

1. Construction waste from large-scale solar energy projects must be minimised and the use of reusable and recyclable materials should be prioritised where possible.
2. Impacts on local waste management facilities must be minimised as far as practicable during construction, operation and decommissioning.
3. Recycling of photovoltaic panels and associated equipment should be prioritised and maximised as far as possible to avoid landfill.

5.12.1 Assessment of impacts

A *Waste and Decommissioning Assessment* of the waste generated during construction and operation of the proposed solar farm has been carried out by EDPR Australia to determine the appropriate means of waste disposal and recycling. The findings of the assessment are summarized below. Reference should be made to the *Waste and Decommissioning Assessment* that is submitted with the development application for further information or clarification of any matter concerning the assessment and recommendations.

The largest amount of waste will be generated during the construction phase and be classified as general solid waste (non-putrescible). Wastes would include wooden pallets, cardboard, plastics, green waste and domestic waste. Construction of a solar farm would not generate any putrescible waste products. Minimal waste would be generated when the farm is operational other than small amounts of replacement parts and packaging required for maintenance and repair works.

Local waste management facilities and capacities are identified in the assessment. Technology for recycling of PV panels is advancing rapidly worldwide and while recycling options currently exist, they are likely to be more advanced and readily available at the time of decommissioning. Options for recycling of PV panels should be reviewed as the project progresses.

Estimates of waste materials and proposed management arrangements for each phase of the development project are provided in Table 14 below.

Table 14: Estimated waste materials and waste management arrangements

Waste	Source	Estimated quantity (tbc by contractor)	Bin/container	Disposal and management
Commissioning				
Cardboard	· Solar panel cardboard packaging	30m^3	Cardboard only recycling skip bin (3)	Laydown area to set up skip bins for transfer to waste contractor's off-site facilities and/or an alternative public waste management facility
Wooden pallets	· Solar panel shipment · Solar tracker mounting shipment	97 m^3	Landfill skip bin (15)	Transfer to waste contractor's facilities or to an alternative public waste management facility
Plastics	· Plastic pipe offcuts/scrap · Solar panel plastic wrapping · Drums used to temporarily store diesel fuel and water · Electric cable reels	Minimal		Transfer to waste contractor's facilities or to an alternative public waste management facility
Scrap metal	· Electric cable waste	Minimal		Transfer to waste contractor's facilities or engage a scrap metal merchant

Waste	Source	Estimated quantity (tbc by contractor)	Bin/container	Disposal and management
Concrete	· Excess concrete waste from inverter and battery foundations and piling works	Minimal		Specialised concrete recycling for repurposing into recycled products
Chemicals	· Used lubricating oils and filters · Unused or spent chemicals	Minimal	-	Fluids recycled where possible, or transfer to waste contractor's facilities
Operation				
	· Waste as a result of maintenance or replacement of equipment	Minimal	-	Taken offsite to appropriate recycling/disposal
Decommissioning				
PV panels	· Glass for panels · Silicon for wafers · Supporting poles and mounts	10,300 panels (per site), 260 tonnes glass 38 tonnes silicon for wafers	-	Laydown area to set up skip bins for transfer to waste contractor's off-site facilities or to appropriate recycling facility
Scrap metal	· Electrical cable waste	860 tonnes scrap metal	Landfill skip bins	Transfer to waste contractor's facilities
Equipment	· Inverters and batteries	240 m^3	Landfill skip bins	Transfer to waste contractor's facilities
Concrete	· Foundations of the inverter, transformer and battery	19 m^3	Concrete recycling bin	Specialised concrete recycling for repurposing into recycled products
Other	· Fencing and storage containers	40-ft container (2)	-	Removed from site and reused where possible

Waste management should be predicated on the international hierarchy of waste management to avoid/reduce, reuse, recycle, recover, treat and dispose of waste products to avoid or reduce waste

materials where possible, and to re-use, recycle and recover the majority of waste materials generated during each of the construction, operational and decommissioning phases.

5.12.2 Mitigation measures

It is recommended that a waste management plan be developed to provide detailed procedures to manage the waste stream.

The plan should contain:

- Strategies to reduce waste during all project phases,
- Recycling, re-use and recovery strategies and opportunities,
- Classification of all waste streams with a tracking register and details,
- On site recycling management,
- Allocation of responsibilities for recycling, re-use and disposal, and
- Reporting and notification procedures if a waste incident occurs and there is a threat to the environment.

5.13 Decommissioning

Decommissioning and rehabilitation principles (Large Scale Solar Energy Guideline – for consideration only)

1. The land on which a large-scale solar energy project and supporting infrastructure is developed must be returned to pre-existing use if the project is decommissioned.
2. If operations cease, infrastructure (including underground infrastructure) should be removed unless there is significant justification for retaining it.
3. Land must be rehabilitated and restored to pre-existing use, including the pre-existing LSC class, if previously used for agricultural purposes.
4. The owner or operator of a solar energy project should be responsible for decommissioning and rehabilitation, and this should be reflected in an agreement with the host landholder.

5.13.1 Assessment of impacts

The operating life of the Blayney 4C & 7C Solar Farm + BESS (excluding the construction and decommissioning phases) is expected to be approximately 35 years depending upon market conditions. The proponent is seeking a flexible approach to any limits imposed on the period of operation of the solar farm that enables the operator to respond to market conditions and any technological changes that occur over the next few decades.

Upon decommissioning all infrastructure, including cabling and panels and mounting frames including footings and inverters would be disassembled and removed from the site. Panels may contain small amounts of silver, tin and lead, much of which are recoverable and also disposed of (if applicable) in a safe manner at decommissioning stage. The panels used are identical to those found in residential rooftop solar panels across Australia. Solar panels are made almost entirely with abundant, earth-friendly materials like glass, aluminium, copper, and silicon. Solar farms do not produce air or water pollution or greenhouse gases during operation.

Decommissioning will involve:

- Notification of stakeholders (e.g. Essential Energy, Blayney Shire Council) of proposed de-energisation,
- De-energisation of the solar farm and disconnection of assets,
- Removal of PV modules and associated infrastructure,
- Removal of electrical wiring, and
- Remediation of land.

Relevant equipment will be brought on to the site to facilitate decommissioning, including amenities for site crew for the duration of the works. This equipment may include mobile cranes, excavators, skid steers, loaders, rollers/compactors, pile drivers, telehandlers, skip bins, water carts, temporary shipping containers for storage, site office and site ablution blocks.

Full details of the process are provided in the *Waste and Decommissioning Assessment* prepared by EDPR Australia. Reference should be made to that report for an explanation of each step in the decommissioning process.

5.13.2 Mitigation measures

There are no mitigation measures in relation to decommissioning.

5.14 Health

Health (Large Scale Solar Energy Guideline – for consideration only) Applicants should consider the power frequency and electric and magnetic field exposure guidelines referenced by the Australian Radiation Protection and Nuclear Safety Agency.

5.14.1 Assessment of impacts

The information presented in this section has been sourced from the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). It includes a description of the type of electromagnetic radiation that may be produced by the generation and distribution of electricity.

The generation, distribution and use of electricity can produce extremely low frequency (ELF) electromagnetic fields (EMF) from electrically charged particles. The electric field is produced by the voltage whereas the magnetic field is produced by the current. The strength of the electric field is measured in units of volts per metre whilst the strength of the magnetic field is expressed in units of tesla (T), microtesla (μT), gauss (G) or milligauss (mG).

ELF EMF is produced by both natural and artificial sources. Naturally occurring ELF EMF is associated with atmospheric processes such as ionospheric currents, thunderstorms and lightning. Artificial sources are the dominant sources of ELF EMF and are usually associated with the generation, distribution and use of electricity at the frequency of 50 or 60 Hz. The widespread use of electricity means that people are exposed to ELF electric and magnetic fields in the home, in the environment and in the workplace.

According to the Australian Radiation Protection and Nuclear Safety Agency, which maintains continual oversight of emerging research into the potential health effects of the EMF exposure, there is no established evidence of health effects from exposure to electric and magnetic fields from powerlines, substations, transformers or other electrical sources, regardless of proximity.

5.14.2 Mitigation measures

There are no mitigation measures in relation to health impacts.

6. CONCLUSION

6.1 Findings

6.1.1 Suitability of the site

The site selection process has involved liaison with Blayney Shire Council officers; identification of environmental and topographical constraints; existence of necessary infrastructure including accessways, power lines and sub-stations; proximity to the settlement of Blayney to enable supply of power direct to the township; sufficient cleared land area; willingness of the land owner to develop the property and enter lease arrangements to facilitate the solar farm; and the availability of solar resources.

The site is considered suitable for the proposed development of the Blayney 4C & 7C Solar Farm + BESS. A connection and capacity are available to the Essential Energy zone substation to transfer power generated by the solar panels to the township and on to the grid.

The development area is relatively free of constraints and is accessible to large delivery vehicles during the construction phase and for utility vehicles for ongoing maintenance.

The rural landscape is a primary production environment and appropriate uses including renewable energy facilities are permissible in the zone. The development is of a type that is suited to a rural location due to the land area required, proximity to an urban centre and access to existing energy infrastructure.

The presence of the solar farm in the landscape can be reversed without permanent impact. The land will return to its current appearance after the solar farm is decommissioned in approximately 35 years' time. The process of decommissioning will see the removal of all panels, supporting frames and ancillary items such as the inverter stations and fencing.

6.1.2 Triple bottom line assessment

Environmental

The likely impacts of the development have been considered in this Statement and supporting documents. Considerations include impacts on biodiversity, natural hazards, visual and scenic amenity, glare and glint, traffic, noise, air quality, water resources, indigenous and non-indigenous heritage, agricultural land and the community and the local economy. Any impacts on these interests have been found to be acceptable and mitigation measures have been recommended where necessary.

There will be minimal dust and noise emissions during construction and no dust or air emissions resulting from the development during the operational phase of the facility. Dust generated by any nearby industries would be managed through regular clearing of solar panels and is not considered a threat to the effective operation of the facility.

Noise impacts once operational have been assessed to be within noise management levels and therefore are not expected to interfere with inhabitants of dwellings near the site.

An intermittent 1st order stream runs in each of the northern and southern sections of the project site that drain to farm dams. Some fencing and part of each array is to be located over and within 10 metres of the watercourse. The project is integrated development as a controlled activity approval may be required to be issued under section 4.46 of the *Environmental Planning and Assessment Act 1979* for works on or over mapped watercourses.

Social

It is considered that the solar farm can co-exist with surrounding urban, rural and industrial activities. It is recommended that the arrays be screened using vegetation types that are endemic to the Blayney district which will ensure that visual impacts are mitigated as much as possible and scenic amenity is maintained.

An AHIMS search has not identified any items or place of significance to the local Aboriginal community and there are no non-Indigenous heritage items in the vicinity of the project site.

According to the Australian Radiation Protection and Nuclear Safety Agency, which maintains continual oversight of emerging research into the potential health effects of the EMF exposure, there is no established evidence of health effects from exposure to electric and magnetic fields from powerlines, substations, transformers or other electrical sources, regardless of the proximity, causes any health effects. The location of the solar farm and the distance separation between nearby dwellings and the site mean that any potential impacts on health are mitigated.

Economic

The solar farm will generate community economic benefits through local employment opportunities during the planning and construction phases as well as maintenance and inspection jobs once operational. The development of a solar farm will create a new market for local contractors and expand diversity of income for the landowners.

The project site represents 0.02% of agricultural land in Blayney LGA. The land is of moderate capability with moderate to high limitations that restrict land management options for regular high-impact land uses such as cropping, high-intensity grazing and horticulture. The site is not mapped as state significant agricultural land, however, there will be no permanent loss of agricultural land as the array can be removed once the facility is decommissioned. Livestock grazing amongst the array is permitted without consent and the landowner is encouraged to re-commence agricultural use of the land once the facility is operational.

6.1.3 Potential cumulative impacts

Cumulative impacts (Large Scale Solar Energy Guideline – for consideration only)
Any cumulative impacts from other developments (proposed, approved and operative), especially biodiversity, socio-economic and construction traffic, must be assessed in accordance with the department's Cumulative Impact Assessment Guidelines for State Significant Projects (PDF 1,393 KB) (July 2021, or its latest version).

The cumulative impacts of the proposed development are minor. A 5MW solar farm was granted deferred commencement consent by the Western Regional Planning Panel on 22 August 2024. This facility is to be located at 269 Marshalls Lane to the north of the subject site over 11 hectares of land zoned RU2 Rural Landscape. This solar farm is made permissible by SEPP (Transport and Infrastructure) 2021. A deferred commencement condition requires the land title for a Crown road adjoining the southern boundary of the site to be transferred to the owner of 269 Marshalls Lane to facilitate legal access.

Number 269 Marshalls Lane adjoins the subject site, however, the approved facility is to be placed to the north-east and not on land that is adjacent the proposed Blayney 4C & 7C Solar Farm and BESS. Together the approved facility plus the proposed development will occupy 43.8 hectares which represents 0.03% of agricultural land in Blayney LGA. The impacts on biodiversity will be minimal – 4 native trees may need to be removed to provide access to the approved development and no vegetation is to be removed for the proposed Blayney 4C & 7C Solar Farm and BESS. Landscape screening for both facilities along the entire eastern boundaries will protect visual and scenic amenity, and noise and air quality is unlikely to disturb occupants of nearby land. Traffic management will alleviate significant impacts on local roads during construction of each facility, although it may be appropriate to stagger construction of each facility to avoid congestion of heavy vehicles delivering components to each site.

There are other renewable energy facilities in Blayney LGA, such as a wind farm near Lake Carcoar south of Blayney. This facility comprises 15 turbines that generate 10MW. This facility is located 12 kilometres south-west of Blayney and is not in close proximity to the project site.

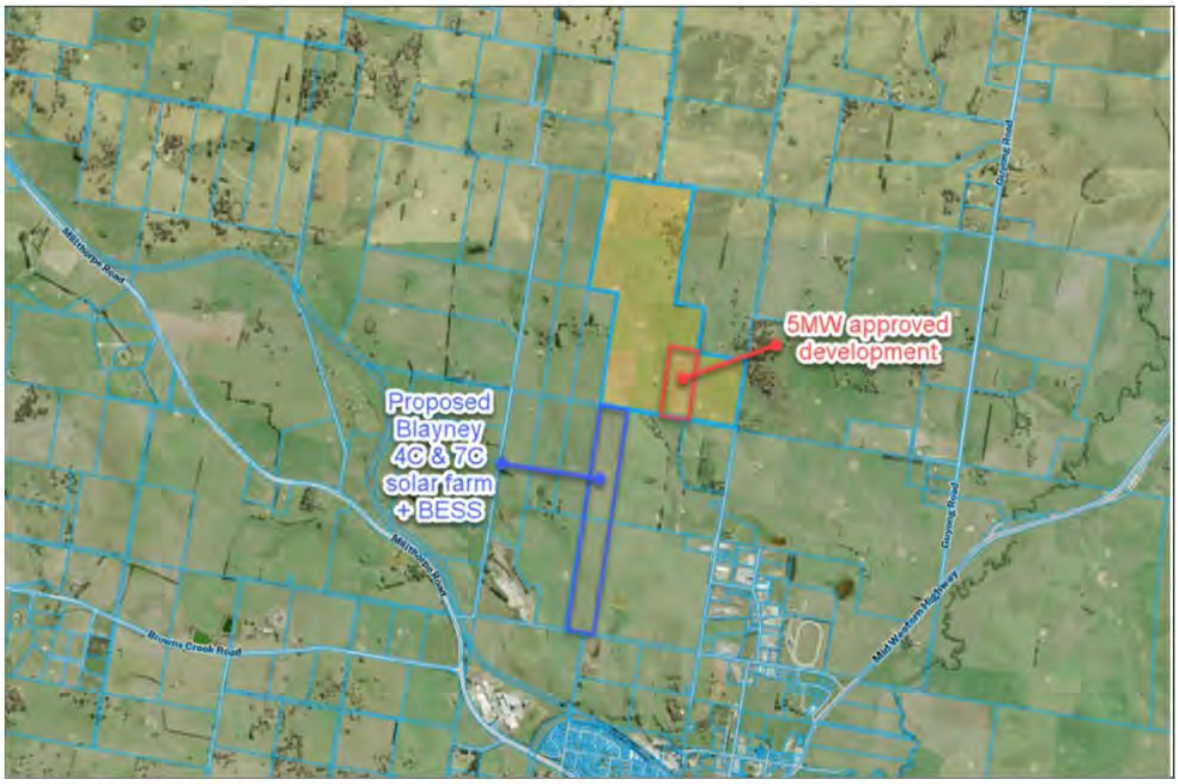


Figure 22: Approved and proposed solar facilities, Blayney

The use is suited to a semi-rural location due to the need for a large area of land. The addition of Blayney 4C & 7C Solar Farm and BESS to the area would not detract unreasonably from local amenity or the natural environment. The long-term presence of wind farms in the Blayney district has been accepted by the community which appears to have embraced the renewable energy sector.

6.1.4 Consistency with planning framework

Strategic context (Large Scale Solar Energy Guideline – for consideration only) Applicants should consider whether the project is consistent with local or state planning strategies, and government policies such as climate change and energy policies, including the capability of the project to contribute to energy security and reliability.

The proposed development is consistent with the strategic planning framework that applies to the local government area, the site itself and to the development of electricity generating works. The solar farm is prohibited in zone RU2 Rural Landscape under provisions of *Blayney LEP 2012* but made permissible by *SEPP (Transport and Infrastructure) 2021*.

Regional cities (Large Scale Solar Energy Guideline – for consideration only) Where an applicant proposes a large-scale solar development within a mapped area in proximity to a regional city, the provisions within the Transport and Infrastructure SEPP should be clearly and comprehensively addressed. Residential and commercial developments that have been approved (but not yet commenced) should be included when identifying the surrounding urban environment. The applicant should consult with the relevant council and identify any land identified for future growth in strategic planning documents including local strategic planning statements and housing strategies.

The township of Blayney is not mapped as a 'regional city' in *SEPP (Transport and Infrastructure) 2021*. However, impacts on scenic quality and landscape character have been assessed and can be mitigated by the proposed vegetation screening of the solar arrays.

The project site is not nominated for future investigation for urban development or as an urban release area.in the *Blayney Shire Settlement Strategy*. It is included within a future investigation area for industrial development in the North Blayney Industrial Lands Strategy, however, demand has not yet driven any rezoning proposals. Other primary industry (a new private quarry) has been approved since the strategy was prepared in 2015. The solar farm is expected to have an operating period of 35 years after which the land may be developed for industrial uses if required.

Although not located within the Central West Renewable Energy Zone, the proposal is not inconsistent with the planning priorities, goals and actions of the *Central West and Orana Regional Plan 2041* and the *Blayney Shire Local Strategic Planning Statement*. The project also links with Council's goals to facilitate renewable energy generation to power local businesses and households as stated in the *Renewable Energy Action Plan*.

6.1.5 Contribution to government targets

Public interest (Large Scale Solar Energy Guideline – for consideration only) Applicants should consider an analysis of the public interest, including the public interest in renewable energy, the objects of the EP&A Act and the principles of ecologically sustainable development.

Electricity generated by the system will be directed to the settlement of Blayney via existing electrical infrastructure to contribute to the supply of electricity for use by households and businesses. Any surplus electricity will be stored by the BESS and/or sent to the grid and any deficit will be drawn from the BESS and/or the grid. As well as the potential to utilize local contractors to construct the facility, the township will benefit through the ability to use clean energy that is generated adjacent the settlement.

Currently, Australia's energy grid operates on about 60% coal and 40% renewables. Australia subsidises fossil fuels by $65 billion a year, or 2.5 per cent of GDP. The International Monetary Fund has found that in 2022 Australia granted $9.7 billion in explicit fossil fuel subsidies, such as household electricity bill relief or tax breaks for coal and gas producers. In addition, there was another $55.6 billion in implicit subsidies, with taxpayers footing the bill for premature deaths and poor health caused by air pollution, as well as environmental damage and global warming.

The NSW Government is committed to achieving a 50% emissions reduction by 2030 and net zero emissions by 2050. The Commonwealth Government's target is to reduce emissions in 2030 to 43% below 2005 levels, for 82% of Australia's energy to be generated by renewable technologies in 2030 and net zero in 2050.

The development of the solar farm will assist the transition of our economy from reliance on fossil fuels to renewable sources. It will assist Commonwealth and NSW Governments to achieve targets and objectives relating to emissions to address climate change. Capacity exists to cater for the electricity generated by the proposed solar farm as evidenced by contractual arrangements that are in place with Essential Energy to connect with and contribute to the grid system.

The proposed development satisfies the objects of the *EP&A Act* in that renewable energy will promote the social and economic welfare of the community and a better environment through conservation of fossil fuel resources and use of solar resources to generate energy. The development will facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment and will promote the orderly and economic use and development of land that satisfies the applicable strategic planning framework.

Solar farms are becoming a common component of rural landscapes and are less intrusive than other forms of electricity generation. The urgency with which we need to develop renewable energy production is now accepted by mainstream society. Given the local, regional and national benefits of renewable energy generation and based on implementation of the recommended mitigation measures to avoid, minimize or mitigate impacts to the existing natural and built environment, the development is considered to be in the public interest.

6.2 Summary of mitigation measures

Table 15 provides a summary of mitigation measures. It is recommended that an environmental management plan be prepared to cover the construction and operational phases. Where necessary the

table includes a recommendation as to whether the mitigation measure should be included in the management plan. In addition to the mitigation measures detailed below, it is recommended that a waste management plan be prepared for inclusion in an environmental management plan.

Table 15: Summary of mitigation measures

Consideration	Mitigation measures	Environmental Management Plan
Biodiversity	By way of a clearing process that minimizes the risk to threatened species that may be opportunistically using the site, it is recommended that: I. Construction limits and exclusion zones be clearly identified prior to work, II. A visual inspection is conducted by environmental staff before construction commences to identify any areas of the site that might be supporting native fauna, III. Vehicle movements around the site will be restricted to the construction footprint and away from any existing native trees bordering the site with flagging exclusion fencing to be installed, IV. Soil disturbance by vehicle and pedestrian access is to be kept to a minimum outside the construction footprint, V. Any weeds removed (particularly those bearing seeds) are to be disposed of appropriately at the nearest waste management facility, and VI. Species selection for any revegetation works is to consider the appropriate PCT for the site and guided by a suitably qualified ecologist or contractor.	Yes, with reference to ongoing site access during both construction and operational phases, and to the storage of materials within the site
Hazards	Implement management measures identified in the *Preliminary Hazard Assessment*.	Yes, for construction and operational phases
Water resources	Design – site drainage and water quality controls: • Undertake hydrological assessment of the sites catchment in accordance with relevant methods outlined in Australian Rainfall and Runoff. • Determine sediment management targets and drainage control standards in accordance with Managing Urban Stormwater: Soils and Construction Vol 1 (Blue Book) (DECC, 2008). • Develop a site erosion and sediment control plan in accordance with the Blue Book. • Develop site drainage design incorporating detention basins and sedimentation management structures where relevant. • Permanent site drainage should coincide with temporary arrangements where possible	Yes, for construction and operational phases. Include an erosion & sediment control plan or soil and water management plan

Consideration	Mitigation measures	Environmental Management Plan
	Construction and/or demolition – site drainage and water quality controls: • Catch drains to be located downslope of any proposed road works. • Install location appropriate sediment fences or other applicable control measures depending on whether the feature is upstream or downstream of a disturbed part of the site or will need to be trafficable. • All stormwater collection points need to have appropriate sedimentation and erosion controls. • Undertake ongoing inspections of stormwater facilities and water control measures to assess their effectiveness. • Vibration grids or wash bays at all construction exits. • Level spreaders at locations where concentrated flow is discharged offsite to ensure sheet flow like conditions are maintained. • Flat land erosion control options include erosion control blankets, gravelling, mulching, soil binder, turfing and revegetation Construction and/or demolition – stormwater point source control: In the event of concrete works: • Do not undertake works if chance of heavy rain. • Store rinsate5 water, if applicable, separately to other water on site and dispose of offsite as appropriate. • Block on site drains in the area of the works and remove any contaminated runoff. In the event that dewatering practices are required: • Pump hose intakes for withdrawing water from excavations will be elevated to minimise sediment pumping and directed to a containment area for settling prior to discharge. • Limit direct discharge off site (consistent with the design requirements for sediment pond discharge). • Stormwater collected on site should be reused where possible. Controls should be inspected and maintained on a regular basis. All water released from sediment basins should be clear or disposed off site by vehicle. • Material and waste storage areas should be designed and operated to minimise interaction with surface waters. • Vehicle washdown areas should be located away from water courses	
Air quality	During construction: • Limit vehicle movements to areas necessary to deliver panels, ancillary structures and equipment • Suppress dust emissions using watering and cease works during dry and windy conditions	Yes, for construction and operational phases

Consideration	Mitigation measures	Environmental Management Plan
	• Ensure ground disturbance is limited to areas necessary to place footings or to be used for access • Ensure minimal handling of excavated materials • Ensure stockpiles of excavated material is bunded and protected from wind and vehicle movements During operation: • Grade and add road base to internal accessways • Revegetate the site with suitable groundcover immediately construction works are completed • Ensure all plant and equipment is maintained in a clean condition and operates in accordance with specifications.	
Noise	No mitigation measures are recommended	n/a
Traffic	No mitigation measures are recommended	n/a
The community & local economy	• labour to construct and maintain the solar farm be sourced from within the Blayney local government area wherever possible • advertising be placed in local media and local businesses contacted to determine whether there is the capacity and expertise available to participate in the construction and ongoing maintenance activities • Ensure that the timing of construction of the solar farm does not coincide with the construction of major infrastructure projects to avoid a shortage of visitor accommodation	n/a
Agricultural production	No mitigation measures are recommended	n/a
Heritage	No mitigation measures are recommended	n/a
Glint and glare	Consider extending the landscape screen around the south-western corner of the project to mitigate glare potential at road route locations. NOTE: Observation points to the south-west of the project site will not have direct line of sight to the development due to the presence of structures on intervening land and topography. It is therefore not necessary to provide landscape screening along the western boundary or at the southern end of the western boundary.	n/a
Visual impacts	• It is recommended that the vegetation to be planted as a landscape screen along the southern and eastern boundaries as shown on the General Arrangement Plan comprise shrubs or trees that grow to a maximum height of 3 metres so as to not interfere with sunlight access to the array, • The landscape screen be planted to a width of 3 metres with stepped plantings to ensure dense screening, and	Yes, for construction phase

Consideration	Mitigation measures	Environmental Management Plan
	• All plants used in the landscape screen should be endemic to the locality of Blayney to ensure that the vegetation contributes to the rural landscape character and enhances local biodiversity values.	
Waste management	It is recommended that a waste management plan be developed to provide detailed procedures to manage the waste stream. The plan should contain: • Strategies to reduce waste during all project phases, • Recycling, re-use and recovery strategies and opportunities, • Classification of all waste streams with a tracking register and details, • On site recycling management, • Allocation of responsibilities for recycling, re-use and disposal, and • Reporting and notification procedures if a waste incident occurs and there is a threat to the environment.	Yes, for construction and operational phases
Decommissioning	There are no mitigation measures in relation to decommissioning.	n/a
Health	There are no mitigation measures in relation to health impacts.	n/a

Attachment A – Property Report

Attachment A

Property Report

180 GREGHAMSTOWN ROAD BLAYNEY 2799



Property Details

Address:	180 GREGHAMSTOWN ROAD BLAYNEY 2799
Lot/Section /Plan No:	74/-/DP750390 83/-/DP750390
Council:	BLAYNEY SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Blayney Local Environmental Plan 2012 (pub. 16-12-2016)
Land Zoning	RU2 - Rural Landscape: (pub. 21-4-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	100 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

NSW GOVERNMENT

Property Report

180 GREGHAMSTOWN ROAD BLAYNEY 2799

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Land near High Pressure Pipelines	This property may be located near High Pressure Pipelines and could be subject to requirements listed under ISEPP Clause 66C. Please contact the relevant consent authority for more information.
Local Aboriginal Land Council	ORANGE
Regional Plan Boundary	Central West and Orana

Attachment B – AHIMS search results

Attachment B

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : 1122a

Client Service ID : 1018174

Zenith Town Planning

Date: 27 June 2025

P O Box 591
Moruya New South Wales 2537
Attention: Allen Grimwood

Email: zenithplan@bigpond.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 74, DP:DP750390, Section : - with a Buffer of 50 meters, conducted by Allen Grimwood on 27 June 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : 1122b
Client Service ID : 1018177

Zenith Town Planning
P O Box 591
Moruya New South Wales 2537
Attention: Allen Grimwood
Email: zenithplan@bigpond.com

Date: 27 June 2025

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 83, DP:DP750390, Section : - with a Buffer of 50 meters, conducted by Allen Grimwood on 27 June 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

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- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au

ITP Renewables

24136 Blayney 4C/7C

Glint and Glare Study
Assessment Report

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Document Control

Report Title	Glint and Glare Study
ITP Project Number	24136
Client	EDPR Australia
Client Contact	Jou Jong

Rev	Date	Status	Author	Reviewed by	Approved
0	7/01/25	Draft	C. Lovejoy	D. Thompson	Y
1	12/02/25	Final	C. Lovejoy	D. Thompson	Y
2	12/05/25	Project Area Update	C. Lovejoy	D. Thompson	Y

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About ITP Renewables

ITP Renewables (ITP) is a global leader in renewable energy engineering, strategy, compliance, and energy sector analytics. Our technical and policy expertise spans the breadth of renewable energy, energy storage, energy efficiency and smart integration technologies. Our range of services cover the entire spectrum of the energy sector value chain, from technology assessment and market forecasting right through to project operations, maintenance and quality assurance.

We were established in 2003 and operate out of offices in Canberra (Head Office), Sydney, North Coast NSW, Adelaide and Suva, Fiji. We are part of the international ITPEnergised Group, one of the world's largest, most experienced and respected specialist engineering consultancies focussing on renewable energy, energy efficiency, and carbon markets. The Group has undertaken over 2,000 contracts in energy projects encompassing over 150 countries since it was formed in 1981.

Our regular clients include governments, energy utilities, financial institutions, international development donor agencies, project developers and investors, the R&D community, and private firms.

About this report

This report assesses the glint and glare impact of the Proposed Blayney 4C and 7C solar farms located in Blayney, NSW. This report was commissioned by EDPR Australia.

Abbreviations

AUD	Australian Dollar
CASA	Civil Aviation Safety Authority
FAA	Federal Aviation Administration (United States)
FP	Flight path receptor
ha	Hectare
ITP	ITP Renewables
kW	Kilowatt, unit of power
kWh	Kilowatt-hour, unit of energy (1 kW generated/used for 1 hour)
kWp	Kilowatt-peak, unit of power for PV panels tested at STC
MW	Megawatt, equivalent to 1,000 kW
MWh	Megawatt-hour, equivalent to 1,000 kWh
MWp	Megawatt-peak, equivalent to 1,000 kWp
OP	Observation point receptor
PV	Photovoltaic
RT	Route receptor
STC	Standard Test Conditions for PV panels (irradiance 1,000 W/m2, cell temperature 25 °C, Atmospheric Mass 1.5)
SGHAT	Solar Glare Hazard Analysis Tool

Executive Summary

ITP assessed the glare impact of the proposed Blayney 4C & 7C solar farm and BESS. The results of the GlareGauge analysis indicated 1 observation point and 8 road routes received yellow glare over the course of one year.

Yellow glare experienced along the road routes did not exceed 15 minutes in a single day and is generally limited to small sections of the roads. However, the intersection of Millthorpe Rd and Browns Creek Rd shows glare that has the potential to impact drivers navigating this intersection, which may require mitigation through the extension of the vegetation screening around the western side of the site.

While the glare experienced by the impacted locations is only for a short duration per day, ITP recommends extending the screen from the southern boundary to partially screen the south-western boundary of the development area along the edge of PV01, to mitigate glare potential at these locations. However, our analysis does not consider obstructions such as topography, vegetation, and structures that may impede the line of site between receptors and the development. As such, the results are conservative and further analysis of the visual contact between these points may show landscape features or structures mitigating glint and glare impacts.

As a result of the glare study, ITP believe that the proposed vegetation around the site, with the addition of vegetation on the western site boundary will be sufficient to mitigate visual impacts of glare in most cases. Where yellow glare is experienced, the durations are short and low traffic is expected in these areas.

1. Introduction

1.1. Overview

EDPR has requested a glint and glare assessment for a proposed solar photovoltaic (PV) installation located to the north of the Blayney township. This assessment will be submitted as part of the resource consent process for the project. It includes:

- Identification of potential receptors of glint and glare from the proposed solar farm
- Assessment of the glint and glare hazard using the Solar Glare Hazard Analysis Tool (SGHAT) GlareGauge analysis.

1.2. Glint and Glare

The United States Federal Aviation Administration (FAA) defines glint and glare as follows:[1]

- Glint is a momentary flash of bright light
- Glare is a continuous source of excessive brightness relative to ambient lighting.

Glint and glare can occur when light reflected off a surface (reflector) is viewed by a person (receptor). Glint typically occurs when either the receptor or the reflector is moving, while glare typically occurs when the reflector and receptor are completely, or nearly, stationary. For a transparent material (e.g., glass, water) the quantity of light reflected depends on the surface itself (i.e., material and texture), and the angle at which the light intercepts it (angle of incidence). More light is reflected at higher angles of incidence as shown in Figure 1.

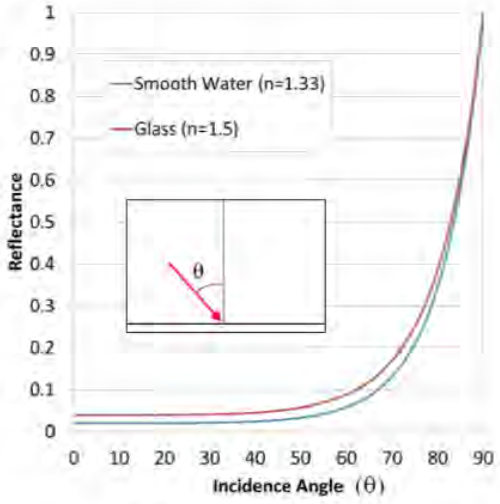


Figure 1: Angles of incidence and increased levels of reflected light

[1] Federal Aviation Administration (2018)

Potential visual impacts from glint and glare include distraction and temporary afterimage; at its worst, it can cause retinal burn. The ocular hazard caused by glint or glare is a function of:

- The intensity of the glare upon the eye (retinal irradiance)
- The subtended angle of the glare source (i.e., the extent to which the glare occupies the receptor's field of vision; dependent on size and distance of the reflector).

The severity of the ocular hazard can be divided into three levels, as shown in Figure 2:

- Green glare, which has low potential to cause temporary afterimage
- Yellow glare, which has potential to cause temporary afterimage
- Red glare, which can cause retinal burn and is not expected for PV.

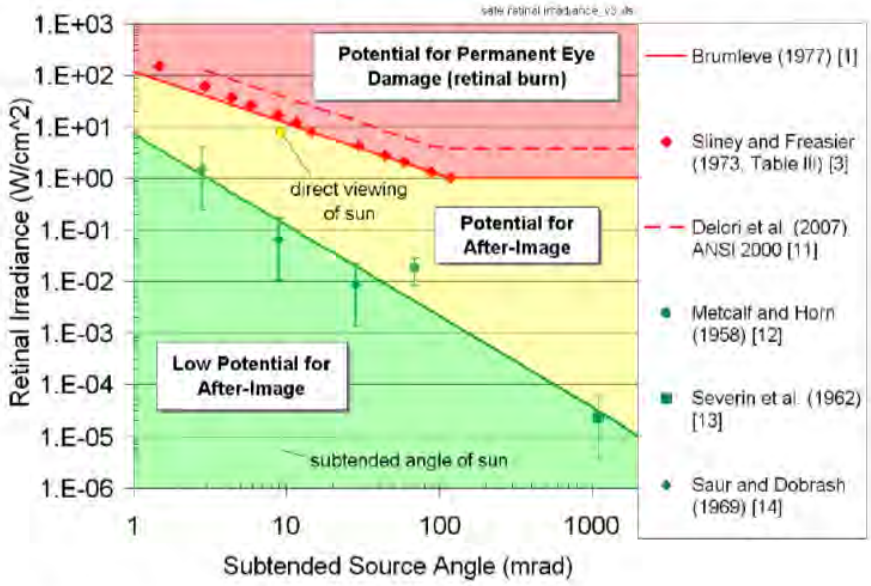


Figure 2: Classification of glare based on severity of ocular effects.

1.3. Glare from Solar PV

Solar photovoltaic (PV) cells are designed to absorb as much light as possible to maximise efficiency (generally around 98% of the light received). To limit reflection, solar cells are constructed from dark, light-absorbing material and are treated with an anti-reflective coating. As such, PV modules generate less glare than many other surfaces, as shown in Figure 3.

The small percentage of light reflected from PV modules varies depending on the angle of incidence. Figure 4 shows an example of this with a solar module. A larger angle of incidence will result in a higher percentage of reflected light.

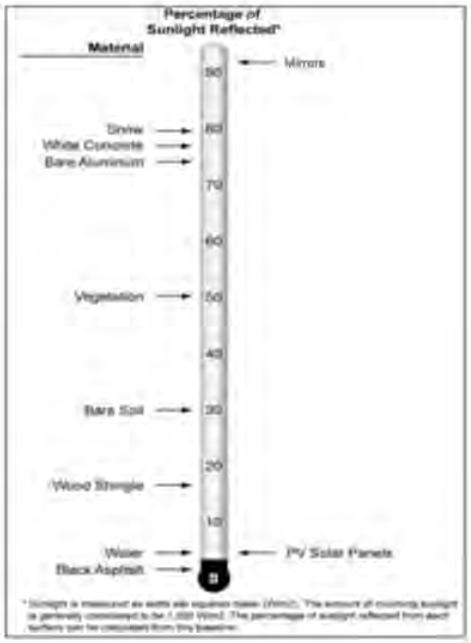


Figure 3: Typical percentage of sunlight reflected from different surfaces.[2]

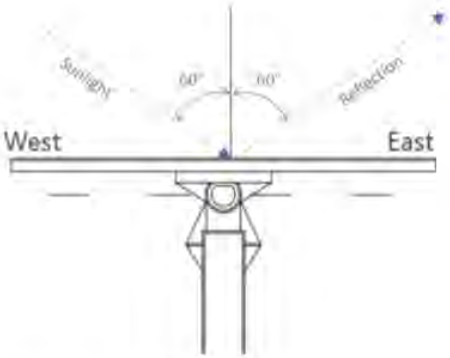


Figure 4: Typical sunlight reflection off the surface of a PV module

The two most common PV mounting structures are fixed tilt and single axis tracking. Fixed tilt arrays are stationary, while single axis tracking arrays rotate the receiving surface of the modules from east to west throughout the day as the sun moves across the sky.

In a fixed tilt PV array, since the sun is moving but the modules are stationary, the angle of incidence varies as the sun moves across the sky. It is smallest around noon when the sun is overhead and largest in the early morning and late afternoon when the sun is near the horizon. There is therefore a higher potential for glare at these times.

[2] Journal of Airport Management, 2014

The angle of incidence for a single axis tracking system varies less as the reflective surface of the modules rotates on a horizontal axis to follow the sun. Single axis tracking arrays therefore generate less glare than fixed tilt arrays. The tracking varies throughout the year to match seasonal changes in the sun's path (see Figure 5).

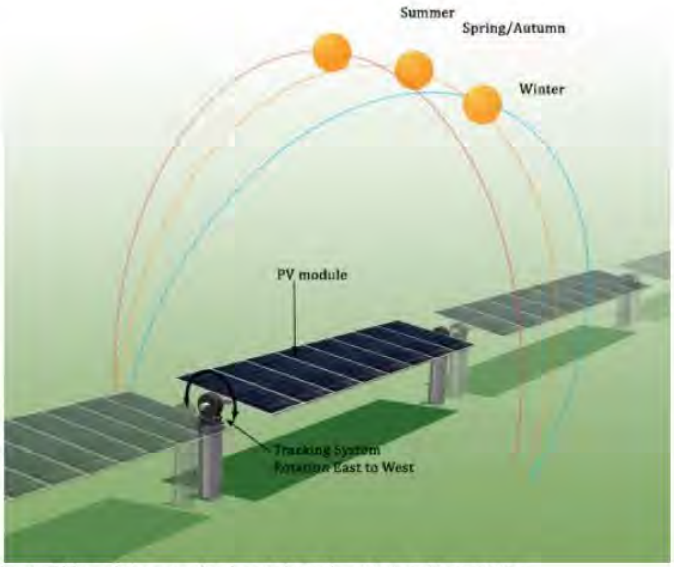


Figure 5: Sun position relative to PV modules on a horizontal single-axis tracking system

2. Project Description

2.1. Site Overview

EDPR is proposing a solar farm at the location described in Table 1. The site is located approximately 2.6km north-west of the township of Blayney, NSW. The location is shown in Figure 6.

Table 1: Site information

Item	Description
Land Title	74 / DP 750390, 83 / DP 750390
Address	180 Greghamstown Road, Blayney NSW 2799
Council	Blayney Shire Council

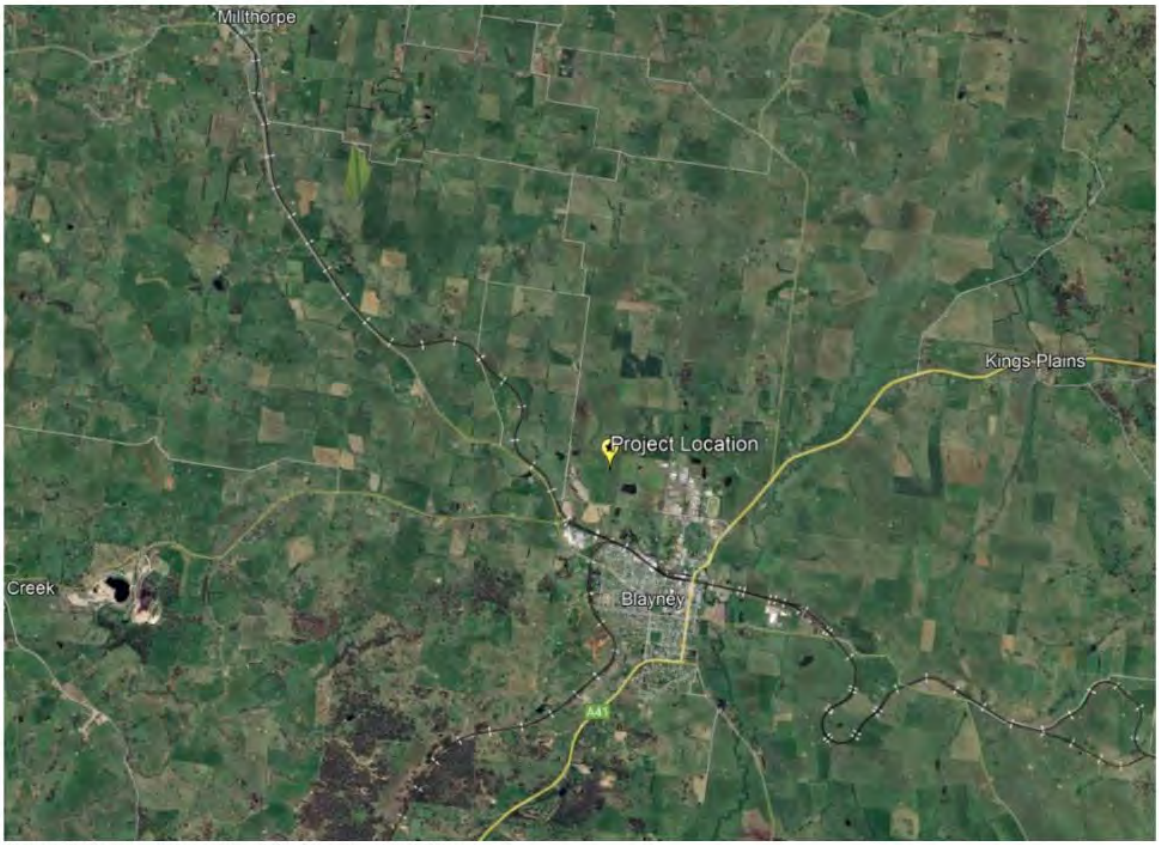


Figure 6: Proposed location of the Blayney 4C & 7C project

2.2. Solar Farm Details

Table 2 summarises the details of the proposed solar farm. An indicative layout is shown in Figure 7.

Table 2: Basic solar farm information

Item	Description
Project name	Blayney 4C & 7C
Capacity	2 x 4.99 MWp
Mounting system	Single Axis Tracking
Project area	32.8 ha

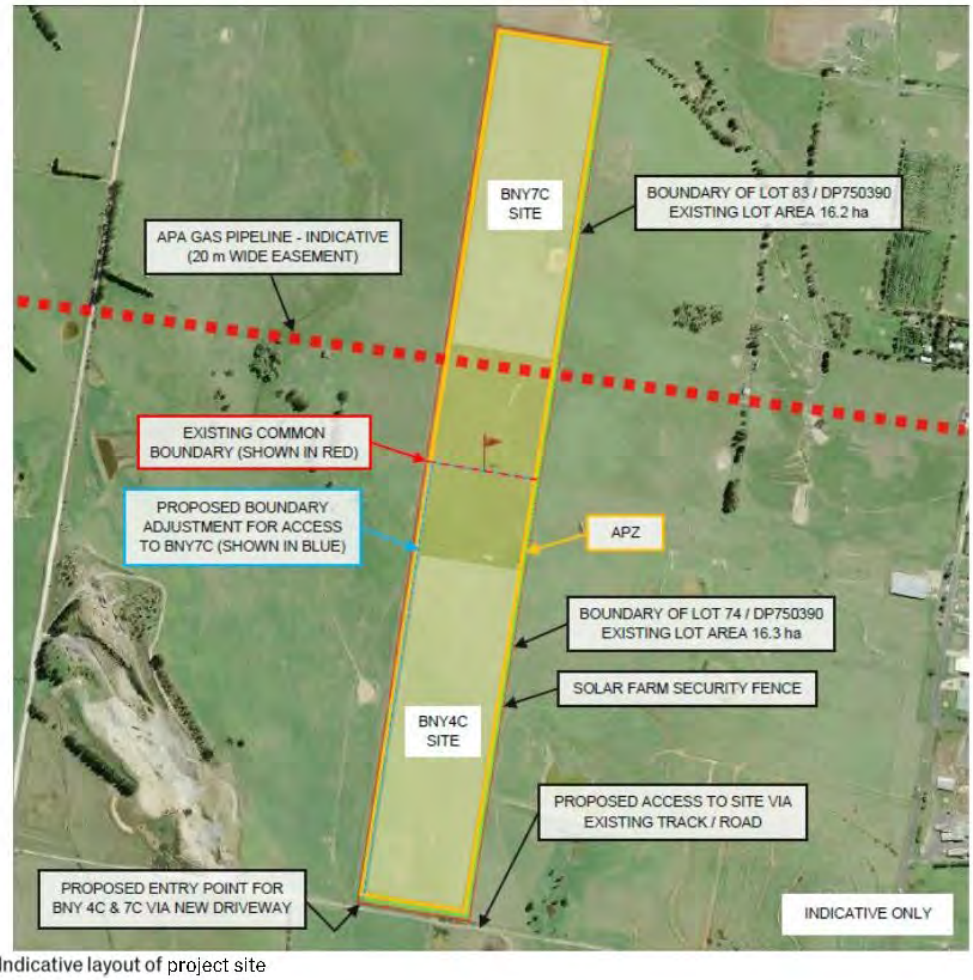


Figure 7: Indicative layout of project site

3. Analysis

3.1. Solar Glare Hazard Analysis Tool

The Solar Glare Hazard Analysis Tool (SGHAT) was developed by Sandia National Laboratories to evaluate glare resulting from solar farms at different viewpoints, based on the location, orientation, and specifications of the PV modules. This tool was required by the United States FAA for glare hazard analysis near airports until 2021 and is also recognised by the Australian Government Civil Aviation Safety Authority (CASA).

ForgeSolar's GlareGauge tool uses SGHAT to provide an indication of the type of glare expected at each potential receptor. It runs with a simulation timestep of one minute. Glint lasting for less than one minute is unlikely to occur from the sun on PV modules due to their slow movement.

3.2. Assumptions

Atmospheric conditions such as cloud cover influence light reflection and the resulting impact on visual receptors. GlareGauge does not model varying atmospheric conditions; instead, the model assumes clear sky conditions, with a peak direct normal irradiance (DNI) of 1,000 W/m^2 which varies throughout the day.

Table 3 list key input parameters for the SGHAT model. GlareGauge default settings were adopted for the analysis time interval, direct normal irradiance, observer eye characteristics and slope error.

Table 3: SGHAT specification inputs

Parameter	Value
Time zone	UTC+10:00
Module surface material	Smooth glass with ARC (anti-reflective coating)
Module tracking	Single axis
Maximum tilt angle	±60 °
Module axis orientation	9°
Height of modules above ground	1.98 m
Height of observation point	1.65 m
Car driver eye level	1.1 m[3]
Truck driver eye level	2.4 m[4]
Train driver eye level	4.2 m[5]

[3] Austroads (2021), Guide to Road Design Part 3: Geometric Design, Table 5.1, pp. 130
[4] Austroads (2021), Guide to Road Design Part 3: Geometric Design, Table 5.1, pp. 130
[5] Australian Rail Track Corporation Ltd (2010), Signal Sighting and Position ESC-04-01, pp. 8

3.3. Model Construction

3.3.1. Study area

This assessment considers potential visual receptors (e.g., residences and road users) within 2 km of the site. While there is no formal guidance on the maximum distance for glint and glare assessments, the significance of a reflection decreases with distance for two main reasons:

- The solar farm appears smaller (smaller subtended angle), and glare has less impact
- Visual obstructions (e.g., terrain, vegetation) may block the view of the solar farm.

Glint and glare impacts beyond 2 km are highly unlikely. This choice of distance is conservative and is based on existing studies and assessment experience.

3.3.2. Model components

The model—shown in Figure 8, Figure 9, Figure 10, and Figure 11[6]—was constructed as follows:

- The array was divided into 2 separate PV objects, based on the general arrangement.
- Receptors were placed at 40 observation points, 22 road routes, and 2 rail routes.
- Obstructions included lines of proposed vegetation screens. All obstructions included in the model are displayed in Figure 8. Obstruction heights were assumed to be the maximum 3m tall.

In some instances, a single OP is used in the model to denote a few buildings located close together, as the received glare is generally not very sensitive to precise locations (assuming that line of sight is not impacted by obstructions). We also typically exclude buildings in towns that are not on the edge facing the solar farm, as their line of sight is obstructed by surrounding buildings.

[6] Note that Figures 10 and 11 represent only the receptors that were identified to be assessed and does not represent impacted receptors. The results and impacted receptors are discussed in Section 3.4

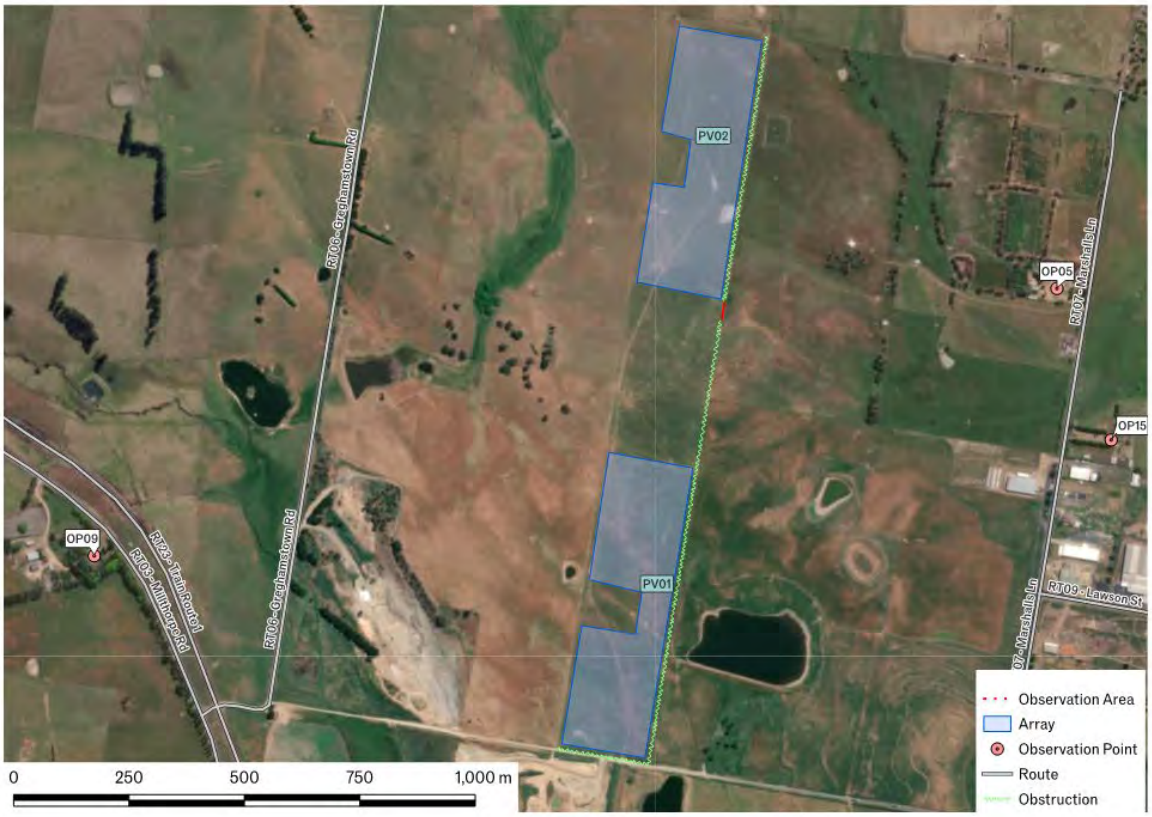


Figure 8: Close up view of PV areas and proposed vegetation screening

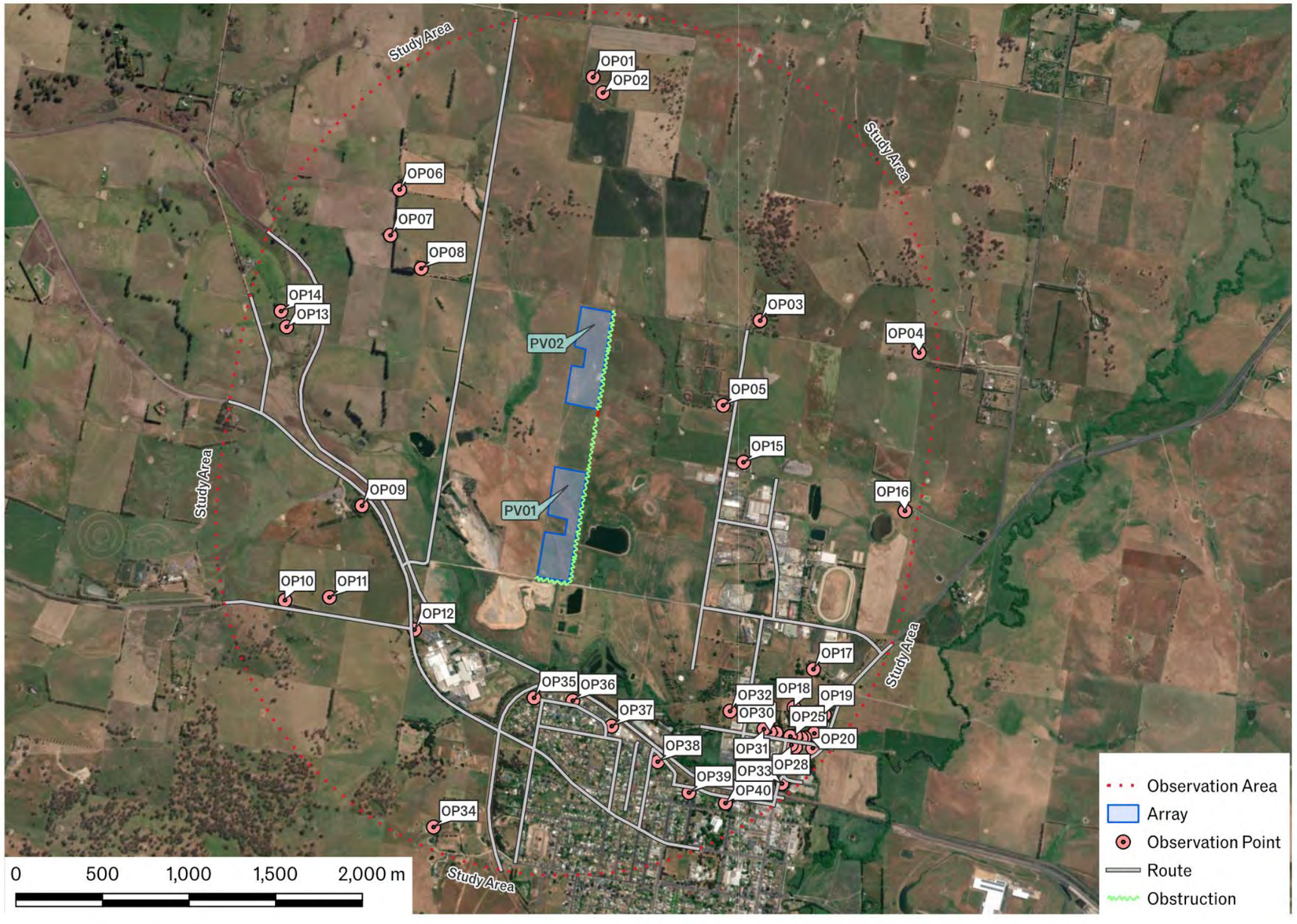


Figure 9: Model components – observation points labelled

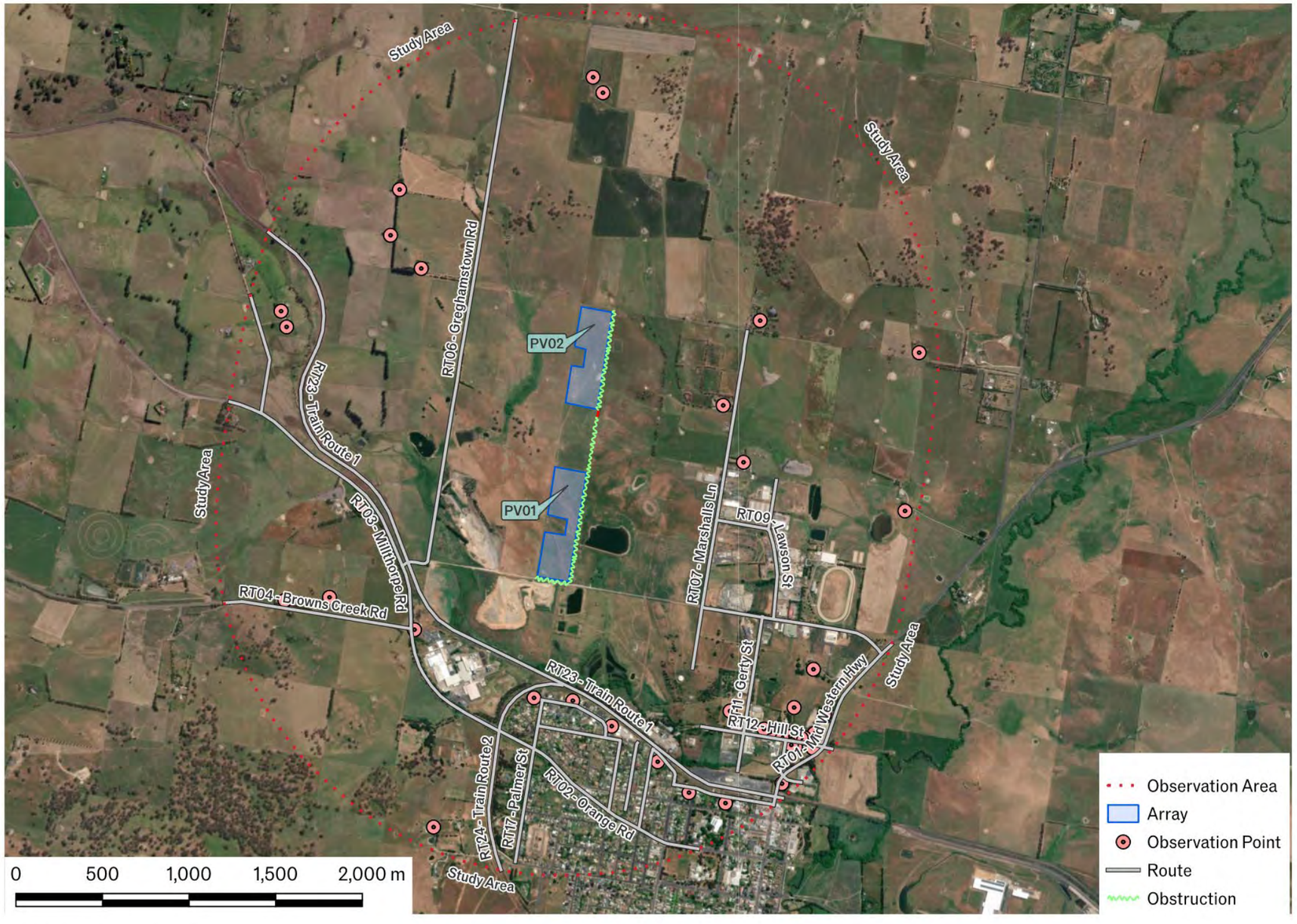


Figure 10: Model components – road and rail routes labelled



Figure 11: Model Components – detailed view of points in township

3.4. Results

The results of the GlareGauge analysis are summarised in Table 4. The glare received each day varied across the year. For observation points where some glare occurred, we have described the impact qualitatively. The time of day at which glare was observed varied between observation points and across the year. In general, most glare occurred in the early mornings or late evenings.

Over one year, the analysis identified 88,313 minutes (~1,472 hours) of cumulative green glare, and 9,711 minutes (~162 hours) of cumulative yellow glare spread across 12 road routes, 1 rail route and 30 observation points. No observation points or routes received more than 15 minutes of glare in any single day.

Table 4: Glare potential at each receptor

Receptor	Location	Green (hr/yr)	Yellow (hr/yr)	Daily glare potential
OP01	-33.4901, 149.245	-	-	n/a
OP02	-33.4909, 149.2456	-	-	n/a
OP03	-33.5027, 149.2553	-	-	n/a
OP04	-33.5043, 149.2652	2.9	-	Up to 11 minutes of green glare between 5:30 pm and 6:15 pm, from 6 September to 5 October.
OP05	-33.5071, 149.2531	2.2	-	Up to 6 minutes of green glare between 4:30 pm and 5:15 pm, from 29 April to 20 June.
OP06	-33.4959, 149.2329	1.1	-	Up to 4 minutes of green glare between 4:45 am and 5:15 am, from 10-29 December.
OP07	-33.4982, 149.2324	8.6	-	Up to 11 minutes of green glare between 4:45 am and 6:00 am, from 28 October to 12 February.
OP08	-33.5, 149.2343	16.5	-	Up to 13 minutes of green glare between 4:45 am and 6:15 am, from 12 October to 27 February.
OP09	-33.5123, 149.2306	29.3	-	Up to 15 minutes of green glare between 5:15 am and 7:45 am, from 1 March to to 11 October.
OP10	-33.5172, 149.2258	33.5	-	Up to 15 minutes of green glare between 6:00 am and 8:00 am, from 12 March to 29 September.
OP11	-33.517, 149.2286	36.6	-	Up to 15 minutes of green glare between 6:00 am and 8:15 am, from 18 March to 23 September.
OP12	-33.5187, 149.2339	57.5	8.1	Up to 11 minutes of yellow glare between 7:30 am and 9:00 am, from 24 April to 16 August.

Receptor	Location	Green (hr/yr)	Yellow (hr/yr)	Daily glare potential
OP13	-33.503, 149.2259	12.8	-	Up to 14 minutes of green glare between 5:00 am and 6:30 am, from 8 February to 14 March and from 7 September to 31 October.
OP14	-33.5022, 149.2256	14.1	-	Up to 14 minutes of green glare between 5:00 am and 6:30 am, from 6 February to 14 March and from 13 September to 7 November.
OP15	-33.51, 149.2543	4.1	-	Up to 10 minutes of green glare between 4:30 pm and 5:30 pm, from 26 April to 16 June.
OP16	-33.5125, 149.2644	4.5	-	Up to 11 minutes of green glare between 4:30 pm and 5:30 pm, from 25 April to 18 June.
OP17	-33.5207, 149.2587	51.2	-	Up to 15 minutes of green glare between 3:30 pm and 5:45 pm, from 19 April to 24 August.
OP18	-33.5227, 149.2575	49.2	-	Up to 15 minutes of green glare between 3:30 pm and 5:15 pm, from 30 April to 11 August.
OP19	-33.5231, 149.2593	43.5	-	Up to 15 minutes of green glare between 3:30 pm and 5:15 pm, from 2 May to 12 August.
OP20	-33.5243, 149.2584	37.2	-	Up to 15 minutes of green glare between 3:30 pm and 5:00 pm, from 7 May to 4 August.
OP21	-33.5248, 149.2586	33.9	-	Up to 15 minutes of green glare between 3:30 pm and 5:00 pm, from 9 May to 1 August.
OP22	-33.5241, 149.2587	38.7	-	Up to 15 minutes of green glare between 3:30 pm and 5:15 pm, from 5 May to 6 August.
OP23	-33.5243, 149.2581	37.7	-	Up to 15 minutes of green glare between 3:30 pm and 5:00 pm, from 7 May to 3 August.
OP24	-33.5243, 149.2579	37.2	-	Up to 15 minutes of green glare between 3:30 pm and 5:00 pm, from 8 May to 2 August.
OP25	-33.5242, 149.2576	37.9	-	Up to 15 minutes of green glare between 3:30 pm and 5:00 pm, from 8 May to 2 August.
OP26	-33.5242, 149.2572	36.2	-	Up to 15 minutes of green glare between 3:30 pm and 5:00 pm, from 9 May to 1 August.
OP27	-33.5248, 149.2575	31.2	-	Up to 15 minutes of green glare between 3:30 pm and 5:00 pm, from 12 May to 29 July.
OP28	-33.5247, 149.2573	30.7	-	Up to 15 minutes of green glare between 3:30 pm and 5:00 pm, from 12 May to 29 July.
OP29	-33.524, 149.2563	33.1	-	Up to 15 minutes of green glare between 3:30 pm and 5:00 pm, from 11 May to 30 July.
OP30	-33.524, 149.256	30.7	-	Up to 15 minutes of green glare between 3:30 pm and 5:00 pm, from 13 May to 29 July.
OP31	-33.5238, 149.2556	29.1	-	Up to 15 minutes of green glare between 3:30 pm and 5:00 pm, from 13 May to 28 July.

Receptor	Location	Green (hr/yr)	Yellow (hr/yr)	Daily glare potential
OP32	-33.5229, 149.2535	30.4	-	Up to 15 minutes of green glare between 3:30 pm and 4:30 pm, from 16 May to 27 July.
OP33	-33.5267, 149.2567	15.8	-	Up to 15 minutes of green glare between 3:30 pm and 4:15 pm, from 28 May to 14 July.
OP34	-33.5289, 149.235	-	-	n/a
OP35	-33.5222, 149.2413	-	-	n/a
OP36	-33.5224, 149.2437	-	-	n/a
OP37	-33.5237, 149.2461	-	-	n/a
OP38	-33.5255, 149.249	-	-	n/a
OP39	-33.5271, 149.2509	-	-	n/a
OP40	-33.5277, 149.2532	-	-	n/a
RT01	Mid Western Hwy	1.1	-	Up to 10 minutes of green glare between 5:30 pm and 6:00 pm, from 6 -10 April and from 30 August to 4 September.
RT02	Orange Rd	-	-	
RT03C	Millthorpe Rd - Car	46.1	20.3	Up to 15 minutes of yellow glare between 8:00 am and 9:00 am, from 13 May to 28 July.
RT03T	Millthorpe Rd - Truck	45.3	21.1	Up to 15 minutes of yellow glare between 8:00 am and 9:00 am, from 13 May to 28 July.
RT04	Browns Creek Rd	83.0	46.5	Up to 15 minutes of yellow glare between 6:30 am and 8:45 am, from 24 March to 17 September.
RT05	Wombiana Ln	1.4	-	Up to 10 minutes of green glare between 5:15 am and 5:45 am, from 29 January to 4 February and from 4 -10 November.
RT06C	Greghamstown Rd - Car	98.6	10.5	Up to 15 minutes of yellow glare between 7:00 am and 8:15 am, from 14 April to 10 May and from 1-27 August.
RT06T	Greghamstown Rd - Truck	97.4	10.1	Up to 15 minutes of yellow glare between 7:00 am and 8:15 am, from 14 April to 10 May and from 1-27 August.
RT07	Marshalls Ln	80.9	33.6	Up to 15 minutes of yellow glare between 3:30 pm and 5:30 pm, from 21 April to 20 August.
RT08	Lowe St	3.4	1.7	Up to 6 minutes of yellow glare between 3:15 pm and 3:30 pm, from 9 June to 1 July.
RT09	Lawson St	5.5	-	Up to 10 minutes of green glare between 4:45 pm and 5:15 pm, from 2 May to 10 August.
RT10	Tollbar St	-	-	
RT11	Gerty St	-	-	

Receptor	Location	Green (hr/yr)	Yellow (hr/yr)	Daily glare potential
RT12	Hill St	39.5	10.0	Up to 14 minutes of yellow glare between 3:30 pm and 4:15 pm, from 31 May to 11 July.
RT13	Adelaide St N	23.6	-	Up to 15 minutes of green glare between 3:30 pm and 4:30 pm, from 24 May to 17 July.
RT14	Maria St	26.1	-	Up to 15 minutes of green glare between 3:30 pm and 4:30 pm, from 22 May to 19 July.
RT15	Railway Ln	3.0	-	Up to 9 minutes of green glare between 3:30 pm and 4:00 pm, from 11-29 June.
RT16	Doust St	-	-	n/a
RT17	Palmer St	-	-	n/a
RT18	Johnston Cres	-	-	n/a
RT19	Tucker St	-	-	n/a
RT20	Raphael St	-	-	n/a
RT21	Burton St	-	-	n/a
RT22	Ewin St	-	-	n/a
RT23	Train Route 1	89.8	-	Up to 15 minutes of green glare between 4:45 am and 8:00 am, from 27 July to 14 May. Up to 15 minutes of green glare between 3:30 pm and 4:15 pm, from 2 June to 9 July.
RT24	Train Route 2	-	-	n/a
Total	-	**1472**	**162**	

Figure 12 below gives a visual representation of the impacted observation points. Note that while whole routes are represented, only certain sections of the route have been shown to have potential glare impacts.

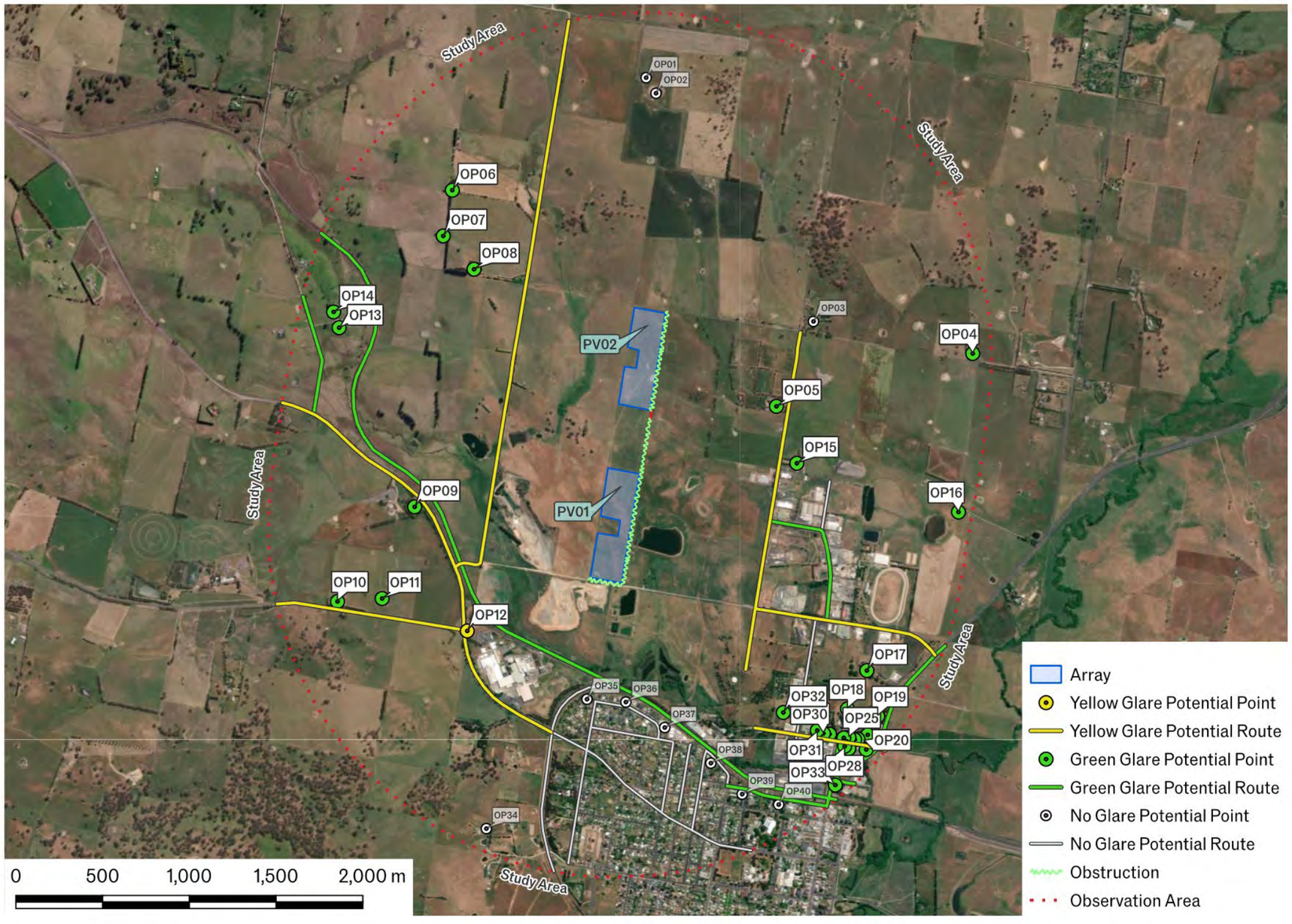


Figure 12: Visualisation of glare study results

Yellow glare potential is limited to glare caused by PV01. Road routes to the east that may experience yellow glare experience it along small straight sections where mitigation is less likely to be required. Road routes to the west of PV01 where there is no proposed vegetation screening may experience yellow glare at intersections which may require mitigation. Locations along these road routes that experience glare are shown in the figures below.

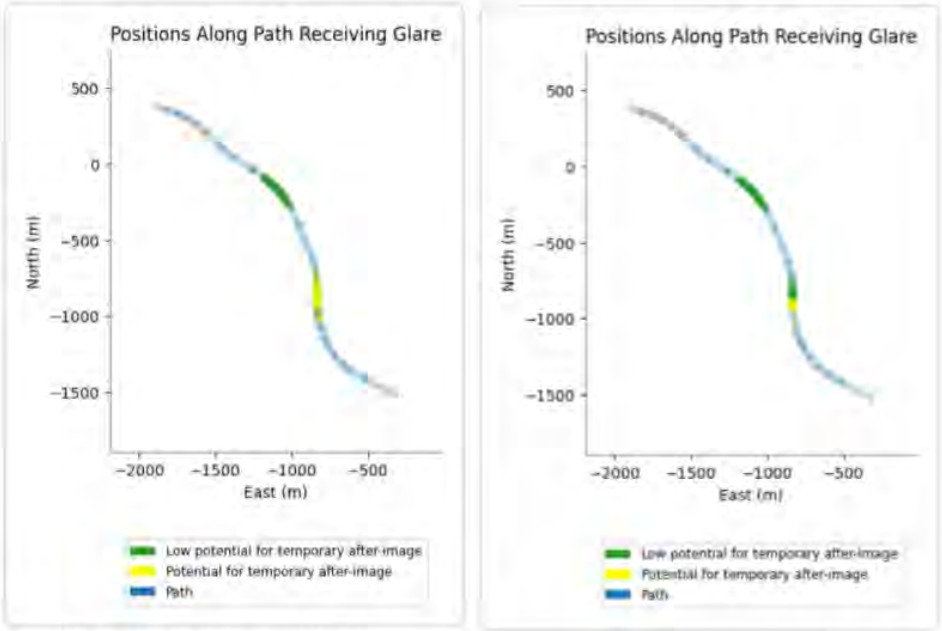


Figure 13: Glare reception points along Millthorpe Rd

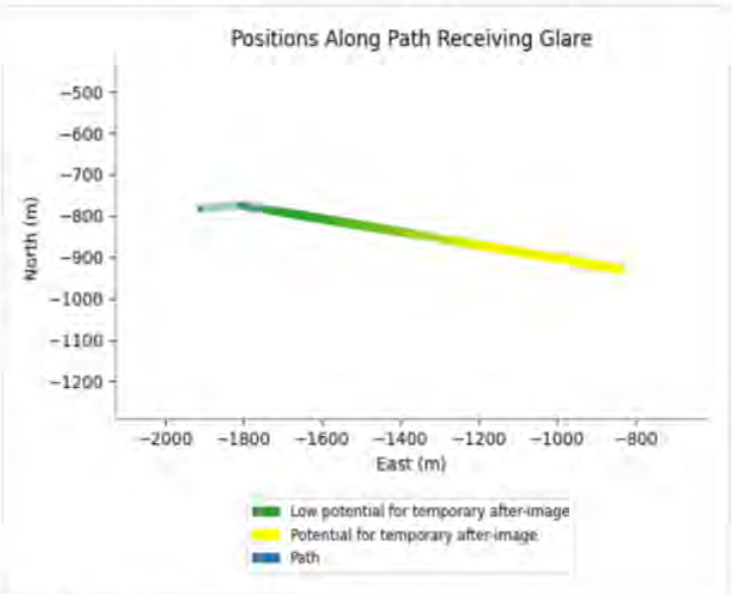


Figure 14: Glare reception points along Browns Creek Rd

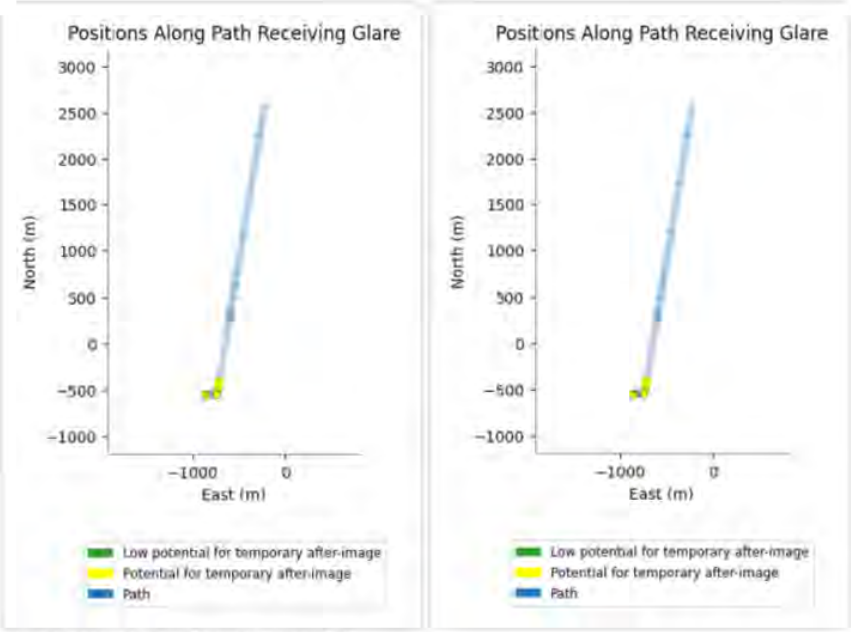


Figure 15: Glare reception points along Greghamstown Rd

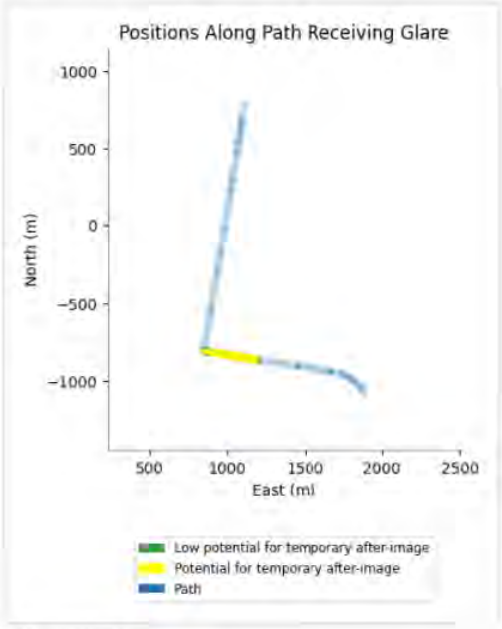


Figure 16: Glare reception points along Marshalls Ln

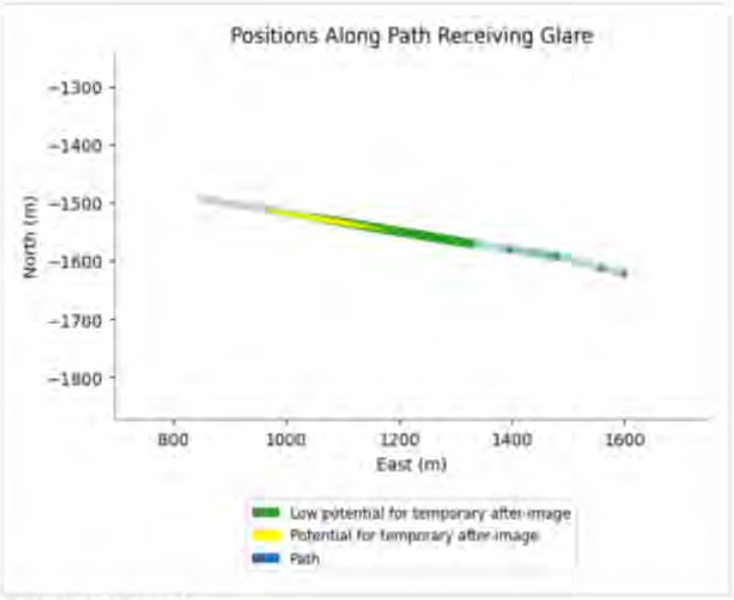


Figure 17: Glare reception points along Hill St

4. Conclusions

The results of the GlareGauge analysis indicated 29 observation points, 14 road routes and 1 rail route may receive green glare, while 1 observation points and 8 road routes may receive yellow glare. Yellow glare has the potential to cause after image to observers, while green glare has low potential to cause after image.

Yellow glare experienced along the road routes did not exceed 15 minutes in a single day and is generally limited to small sections of the roads. However drivers navigating the intersection of Millthorpe Rd and Browns Creek Rd will be subject to glare, which may require mitigation through the extension of the vegetation screening around the western side of the site.

While the daily glare experienced by the impacted locations is only for short durations, ITP recommends extending the screen from the southern boundary to partially screen the south-western boundary of the development area along the edge of PV01, to mitigate glare potential at these locations. However, our analysis does not consider obstructions such as topography, vegetation, and structures that may impede the line of site between receptors and the development. As such, the results are conservative and further analysis of the visual contact between these points may show landscape features or structures mitigating glint and glare impacts.

As a result of the glare study, ITP believe that the proposed vegetation around the site, with the addition of vegetation on the western site boundary will be sufficient to mitigate visual impacts of glare in most cases. Where yellow glare is experienced, the durations are short and low traffic is expected in these areas.

Appendix A. ForgeSolar Analysis

We have provided the following analysis reports exported from ForgeSolar separately:

- Glare Analysis – V1 – RT01-18 OP01-40
- Glare Analysis – V1 – RT19-24

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ITP Renewables

VISUAL IMPACT ASSESSMENT

Blayney 4C & 7C Solar Farm + BESS



for EDPR Australia Pty Ltd

11 February 2025

Zenith
TOWN PLANNING

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Attachment A: Site photographs

Attachment B: Terrain profiles

Zenith TOWN PLANNING

Project details

Project number	**1122**
Project title	Blayney 4C & 7C Solar Farm + BESS
Document title	Visual Impact Assessment
Property	Lots 74 and 83 DP 750390, 180 Greghamstown Road, Blayney NSW
Client	EDPR Australia Pty Ltd
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Report title: This report should be cited as *Blayney 4C & 7C Solar Farm + BESS Visual Impact Assessment*, prepared by Zenith Town Planning Pty Ltd.

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Ownership: This report is the intellectual property of EDPR Australia Pty Ltd and Zenith Town Planning Pty Ltd.

Disclaimer: The contents of this report are only to be used for the express purpose of supporting the respective project described above. All care is taken to ensure the accuracy and veracity of this information, however, no responsibility is accepted for the interpretation of that information by end users.

Authorship: The author of this report, Allen Grimwood, is a director of Zenith Town Planning Pty Ltd and has been practicing in the field of urban and regional planning since 1994. He specialises in assessing development proposals for the development of regional scale renewable energy, waste management and extractive industry projects. This report has been prepared in full by the author without the assistance of AI.

1. Introduction

1.1 Purpose

The purpose of this report is to assess the landscape character and visual impacts of a proposed solar farm at Blayney, located in Blayney Shire Council area and to be known as the Blayney 4C & 7C Solar Farm + BESS.

The scope of this report is to evaluate the potential impacts on landscape character and visual amenity. To achieve this end the report addresses:

- the location and physical characteristics of the site on which the works are proposed,
- the character of the surrounding landscape and the visual catchment within which the proposed works may be of significance,
- potential impacts on the landscape, viewpoints and receivers located within the visual catchment, and
- means to avoid or mitigate potential impacts.

1.2 Methodology

Impacts on the visual and scenic amenity of the proposed Blayney 4C & 7C Solar Farm + BESS have been assessed by Zenith Town Planning Pty Ltd using the Transport for NSW guideline *Environmental Impact Assessment Practice Note- Guideline for landscape character and visual impact assessment* (EIA-N04 Version 2.1 released on 21 August 2020) and the *Technical Supplement – Landscape and Visual Impact Assessment (Large Scale Energy Guideline)* issued by the Department of Planning and Environment in August 2022. Details of methodology are given below.

The *Large Scale Energy Guideline* applies to solar anergy projects that are declared state significant development. The Blayney 4C & 7C Solar Farm + BESS is a regional-scale development and the guidelines do not apply to the proposed development. However, reference has been made to the *Technical Supplement* and to the methodology for this Visual Impact Assessment.

A site inspection was carried out on 6 December 2022. Photographs of the site and surrounding land were taken at ground level. Details of the location of the proposed works and the surrounding area

have been analysed out to identify the visual catchment, the context of the site of the proposed works and observation points. Land uses and characteristics of the environment such as topography, vegetation, architecture of neighbouring buildings and any heritage values of any significant sites in the vicinity of the proposed solar farm were noted and the capacity of the area to absorb physical change is assessed.

Development plans for the solar farm have been reviewed and the likely impacts on landscape character identified. This is determined by the sensitivity of the landscape to physical change and the magnitude, or relative size and scale, of the works.

The visual significance of the site to observation points and receivers within the visual catchment is described in terms of proximity to the site, landscape character, the composition of views and the sensitivity to change that will affect scenic values.

The visual impacts that are likely to be experienced by each observation point and receiver are identified and evaluated in terms of the sensitivity of each observation point and receiver to change and the magnitude of that change in terms of the proposed works. The impacts are calculated and ranked according to negligible, low, moderate or high impact based on the matrix given in Table 1.

Table 1: Landscape character and visual impact grading matrix. Source: TfNSW Guideline for Landscape Character and Visual Impact Assessment, 2020

Landscape character and visual impact grading matrix					
		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High impact	High-moderate	Moderate	Negligible
	Moderate	High-moderate	Moderate	Moderate-low	Negligible
	Low	Moderate	Moderate-low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

An explanation of the rankings of impacts on landscape character and visual amenity are provided in Table 2, sourced from *Pacific Highway HW10 and Wyong Road MR335 intersection and approaches upgrade Tuggerah* by Peter Andrews & Associates Pty Ltd/Corkery Consulting Pty Ltd, September 2012.

Table 2: Explanation of rankings based on sensitivity and magnitude.

Rank	Landscape character	Visual amenity
High	The development would be the dominant feature in the landscape and would significantly affect and alter character	There is a substantial change to visual amenity or a total loss of view towards key features caused by the introduction of new elements that contrast with existing landscape character
Moderate	The development introduces a new element to the landscape and would form a significant and recognisable part of the landscape that alters character	There is partial loss or change of visual amenity towards key features caused by the introduction of new elements that may be prominent but not substantially in contrast with existing landscape character
Low	The development constitutes a minor element of the wider view that merges with other land uses	There is a minor loss or change of visual amenity towards key features caused by the introduction of new elements that are consistent with existing landscape character
Negligible	The development is either not visible or only a small part is visible that due to distance separation does not alter character	There is very minor loss or change to visual amenity towards key features caused by the introduction of new elements that are consistent with existing landscape character approximating no change

Where magnitude and sensitivity impacts differ, the ranking would be a hybrid of the two impacts, e.g. moderate-high. Such a ranking would combine elements of both the explanation of a moderate rank and that of a high rank.

The TfNSW methodology has been validated by the Land and Environment Court for uses other than roads and bridges. For example, in the case of Houghton V Shoalhaven City Council [2016] NSWLEC 1195 the commissioner upheld an appeal by the applicant and agreed with the findings of the visual assessment that was prepared using this methodology to consider the impact of tourist development.

The methodology of the guidelines addresses impacts in both qualitative and quantitative terms. Qualitative assessment involves the use of descriptive and conceptual data such as descriptions of landscape characteristics and the setting of the development or viewpoint. The quantitative assessment uses numbers and values such as the distance of a viewpoint from the development and the direction of the view towards the development. The purpose of the assessment is to identify

impacts and to determine whether these impacts are acceptable in the context of the benefits of the development to the community and economy.

Using the TfNSW methodology, which is based on the magnitude (size and scale) of the development and the sensitivity of the landscape and visual receivers to change, ensures that an objective judgement of impacts is made by the assessor. The methodology prevents the assessor from making subjective judgements. Sensitivity is a measure of how sensitive the character of the setting is to the proposed change and its capacity to absorb the change. Magnitude refers to the scale, form and character of a development proposal.

The TfNSW methodology has been compared with that required by government guidelines that apply in other states, i.e. South Australia, Victoria and Queensland. South Australia's guideline is silent on the issue of visual assessment and the Queensland guideline suggests that visual amenity and proximity to sensitive receptors should be investigated when assessing the feasibility and impacts of a project. The Victorian guideline includes advice on minimising impacts on landscape values and on providing screening to reduce visual impacts. It also recommends that design includes visual aids to illustrate the development in the context of the surrounding area and key viewpoints, and that an assessment of the impacts have regard to the scale of the project, the sensitivity of the landscape to change, visibility to private property and public places, the locations and distances from which a facility may be seen, the significance of the landscape and landscape/environmental values. This assessment applies the TfNSW methodology and the technical supplement to the NSW *Large Scale Solar Energy Guidelines* and would comply with the Victorian guidelines.

NSW Large-Scale Solar Energy Guideline

Although the proposed development is not classified as a state significant project, reference has been made to the *Large-Scale Solar Energy Guideline* during the preparation of plans, drawings and reports. The document provides guidance for assessing visual impacts.

State Environmental Planning Policy (Transport and Infrastructure) 2021

SEPP (Transport and Infrastructure) 2021 replaces *SEPP (Infrastructure) 2007* and incorporates the provisions relating to solar energy systems Part 2.3 Division 4. It also includes new provisions that apply to electricity generating works and solar energy systems.

Section 2.42 applies to the development of a solar energy system in a regional city that is state or regionally significant. Under this section the consent authority must be satisfied that the development is located to avoid significant conflict with existing or approved residential or commercial uses of land surrounding the development. The consent authority must also be satisfied that the development is unlikely to have a significant adverse impact on the regional city's capacity for growth, or scenic quality and landscape character.

The township of Blayney is not mapped as a 'regional city' in *SEPP (Transport and Infrastructure) 2021*. However, potential impacts on scenic quality and landscape character are assessed in this analysis. Future growth paths of the urban settlement have also been considered.

Planning principles

Planning principles established by the NSW Land and Environment Court were also considered as a check on the findings of the landscape character and visual assessment. These principles are derived from the case *Tenacity Consulting v Warringah* [2004] NSWLEC 140 when considering the acceptability of the impact of a proposed development on views enjoyed from private property in the vicinity of that development, and from *Rose Bay Marina Pty Ltd V Woollahra Municipal Council and Anor* [2013] NSWLEC 1046 when assessing the impact of a development on the public domain.

The findings of the landscape character and visual impact assessments are summarised in the conclusion. Recommendations as to refinements of the development plans to avoid or mitigate significant landscape and visual impacts are made if necessary.

2. The proposed development

2.1 The proponent

The proponent of the facility is EDPR Australia Pty Ltd. Based in Canberra with an office in Sydney, EDPR Australia has a growing portfolio of renewable developments across regional Australia, specialising in both large and town-scale solar farms and BESS projects designed to match current and future electricity demand.

Utility scale solar facilities are rapidly expanding in Australia. The proposed solar farm is termed 'town-scale' and EDPR Australia aims to fill the gap in the development of mid-sized plants. The facility will contribute to renewable energy supply and generate electricity for the direct use by households and commercial premises in Blayney.

The proposed development is in accordance with relevant objects of the *Environmental Planning and Assessment Act 1979* in that it will assist to generate power and promote the social and economic welfare of the community in a manner that manages and conserves natural resources. The proposed solar farm will further the goals of sustainability, and the orderly and economic use of land.

2.2 Proposed works

EDPR Australia is proposing to develop two 4.99 MW AC Tracker System solar farms at 180 Greghamstown Road, Blayney, NSW. The property consists of two existing lots: Lot 74 DP750390, designated for the *Blayney 4C* solar farm site, and Lot 83 DP750390, designated for the *Blayney 7C* site. The current sizes of the lots are 16.3 hectares and 16.2 hectares, respectively, and a minor boundary adjustment is proposed to provide access to the northern solar farm site (Blayney 7C).

Components of each facility which may impact landscape character and visual amenity are:

- Approximately 10,300 solar panels per site installed in rows that are around 120 metres long running east to west. The height of each module is approximately 2.0 metres to 2.75 metres and the mounting system is constructed on piles that are driven into the ground, typically within the depths of 1.5 metres to 3.0 metres. Each row of solar photovoltaic (PV) modules will rotate to track the sun across the sky from east to west each day,

- Each solar farm will also consist of an inverter station, which incorporates two inverter units, the high/medium voltage switchgear and transformers. The inverter station is ground mounted and incorporated on a 12.19 metre skid. Allowance is made for a 2.9 metre-high battery energy storage system (BESS) on a 12.1 metre skid alongside the inverter stations,

- A new entry driveway off an unnamed road extending from Marshalls Lane and a 4 metre wide access road to temporary car parking and materials laydown areas in the centre of the western boundary of each array,

- An additional power pole at the southern end of the 4C array and lines to connect to existing power lines,

- 3 metre wide vegetation screening for the entire length of the eastern and southern boundaries, and

- A 1.8 metre high security fence on the outer side of the vegetation screening and asset protection zone within the security fence. The fence is to be topped with three rows of barbed wire to give a total height of 2.3 metres surrounding each array.

The layout of the solar farm is shown on General Arrangement Plan prepared by EDPR Australia.

The proposal also includes a boundary adjustment of the two existing lots to contain the two solar farm sites within their respective lots and to provide access to the northern site (Lot 83; Blayney 7C) via an "access handle" from the unnamed road extending west from Marshalls Lane, which will run along the western boundary of the southern site.

The facility is expected to operate for approximately 35 years. At the end of that time, solar panels and related infrastructure will be decommissioned and removed upon. The project site can then be returned to the pre-development land use.

3. Landscape character

3.1 Description of the landscape

The character of the landscape near the project site of the Blayney 4C & 7C Solar Farm + BESS is described as a modified agricultural landscape. Features are summarized in Table 3 below.

Table 3: Landscape character in the vicinity of the project site

Item	Description
Land use	The project site is zoned RU2 Rural Landscape. It has been used for livestock grazing and was used to grow fodder crops at the time of inspection.
Structures	The site is vacant. A small dam is located near the eastern boundary north of the centre of the site.
Topography	Topography of the site is gently sloping to the north with crossfall to the east.
Vegetation	The site is cleared of native vegetation
Surrounding land uses	Surrounding land uses comprise agriculture and horticulture to the north, east and west. Extractive industries are located to the west and south-west, and the township of Blayney which is separated by farmland. A large industrial estate is located to the east and south-east which is accessed by Marshalls Lane off the Mid Western Highway and is separated from the site by farm land. An isolated industrial development is located to the south-west. The northern extent of the urban area of Blayney lies to the south and some large lot residential land is located south-west of the site. Isolated farm dwellings are located on nearby farmland.
Infrastructure	Transport for NSW are proposing a bypass around Blayney which runs east-west through the northern part of the southern array, adjacent the APA gas pipeline corridor. No timeframe has been given for construction of the bypass and funding is yet to be committed. It is recommended to consult TpNSW for more details

Photographs of the landscape and surrounding development are provided in Attachment A. All photographs were taken by Zenith Town Planning Pty Ltd. Below are figures depicting the land zoning, an aerial image of the project site sourced from Google Earth and surrounding area and a land use diagram sourced from the NSW Spatial Map Viewer.



Figure 1: Land zoning. Source: NSW Planning Portal Spatial Viewer



Figure 2: Aerial image of the project site. Source: Google Earth

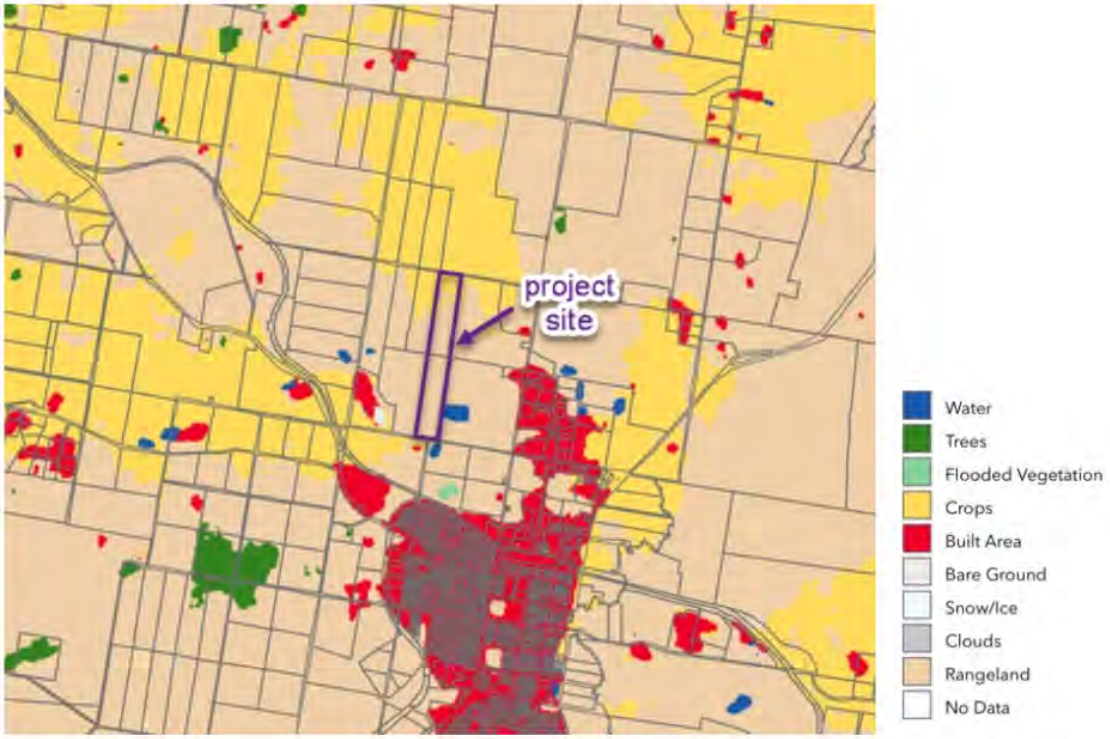


Figure 3: Land use. Source: NSW Spatial Map Viewer

The character of the landscape in the immediate vicinity of the site of the proposed Blayney 4C & 7C Solar Farm + BESS can be summarised as modified land used for primary production and industrial and urban development. The landscape has been substantially altered from its condition prior to European settlement by vegetation removal, farming practices, the erection of fence lines, excavation for dams, the construction of roads and buildings, and quarrying.

Surrounding land uses comprise agricultural pursuits (cropping and livestock grazing), industrial development, rural dwellings and the built-up urban area of Blayney. Structures within the immediate vicinity of the site comprise urban residential development, farm dwellings and machinery sheds, and large industrial sheds. There are several dams used to support agricultural enterprises. The terrain is undulating with isolated clusters of vegetation along roadsides, property boundaries, on steep hillsides and surrounding rural dwellings.

Relevantly, the objectives of zone RU2 Rural Landscape are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To encourage development that will not have an adverse impact on the environmental and scenic qualities of the existing landscape.*

It is considered that electricity generating works are a type of primary industry, and that primary industries are an acceptable and appropriate land use in a rural zone. As the development is proposed in a rural location on land zoned RU2 Rural Landscape, it is necessary to understand what constitutes a primary industry.

Primary industry is not defined in any legislation or any statutory instruments such as the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021*, the *Local Government Act 1993*, or in any environmental planning instrument such as *State Environmental Planning Policy (Primary Industry) 2021* or *Blayney Local Environmental Plan 2012*.

Primary industry is defined in the *Oxford English Dictionary* as:

> *An industry concerned with obtaining or providing raw materials, such as mining or agriculture.*

Primary industry is defined in the *Cambridge English Dictionary* as:

> *An industry that produces energy or basic materials, such as coal, oil, metals, crops etc.*

Primary industry is defined in the *Collins English Dictionary* as:

> *An industry, such as agriculture, forestry, or fishing, that deals in obtaining natural materials.*

Primary industry is defined in the *Macquarie Dictionary* as:

> *Any industry such as dairy farming, forestry, mining, etc, which is involved in the growing, producing, extracting, etc, of natural resources.*

These definitions do not define primary industry with any exclusivity, that is, examples of industries are given but these are not the only industries that are considered primary industries. The definition in the *Oxford English Dictionary* notes mining or agriculture as examples but does not mention forestry, gas extraction or energy production. Similarly, the *Collins English Dictionary* cites agriculture, forestry and fishing as examples but does not mention mining, gas extraction or energy production. The *Cambridge English Dictionary* does reference an industry that produces energy as a primary industry which would include gas extraction and renewable energy generation including by wind and sunlight. The *Macquarie Dictionary* is even less exclusive and uses the term etcetera to indicate that there are many types of industry that would qualify as primary industries that produce or extract natural resources which may include harvesting of sunlight.

In principle, primary industries are those that harvest or extract raw material(s) from nature. Renewable energy harnesses wind created by natural weather systems or sunlight produced by the sun. Energy generation cannot be classified as a secondary industry as there is no manufacturing or processing involved. Solar energy is energy created by the heat and light of the sun. Solar power is produced when this energy is converted into electricity and supplied as a resource for domestic, commercial and industrial uses. Energy production by way of harnessing solar radiation for use by solar photovoltaic panels for conversion to electricity is therefore a type of primary production.
Indeed, the *Australian Energy Update 2018*, prepared by the Australian Government Department of Environment and Energy, makes reference to forms of renewable energy that produce electricity directly without a thermal component, such as wind, hydro and solar PV as primary energy production,

3.2 Assessment of impacts on landscape character

Table 4: Assessment of impacts on landscape character

Magnitude	Sensitivity	Impact rating
Low-moderate	Low-moderate	Low-moderate
• The magnitude of the project and impact on landscape character is considered to be low to moderate.	• The sensitivity of private property to landscape change is considered to be low to moderate.	• The overall impact on landscape character is assessed to be low-moderate for both private property and the public domain.

Magnitude	Sensitivity	Impact rating
• Although the solar facility will be a new type of development introduced to the landscape, it is not considered to be substantial in size and scale relative to existing development such as extensive quarrying activities and industrial developments that exist on adjoining and nearby properties. • The project site is likely to be clearly visible from some dwellings and several public roads with and without vegetation screening. It is expected to visually compete with other elements of the landscape, in particular the gently undulating topography and cleared farming landscape in the middle and far distance. • The objectives of zone RU2 Rural Landscape specifically serve to protect scenic amenity and landscape values. However, electricity generation using photovoltaic systems is considered a primary industry that belongs in a rural landscape. The proposal will not detract from landscape character and may even contribute to scenic qualities through being a point of interest.	• The character of the rural landscape to the north of the township of Blayney has been compromised by industrial development and extractive industries. • The sensitivity of public places such as roads and reserves to landscape change would also be moderate in close proximity to the development but low elsewhere due to distance separation and vegetation on intervening land which blocks visibility. • The character of the rural landscape when seen from the Church Hill reserve will be changed although the solar facility would be a new point of interest that occupies only a minor segment of the entire view.	• The finding is primarily due to the existence of other primary production uses and general industry within close proximity to the project site. These existing uses have already compromised the character of the rural landscape at the northern edge of the township and will temper the impact of a new land use on that character.

4. Visual amenity

4.1 The visual catchment

The visual impact of solar farms depends on the scale and type of infrastructure, the prominence and topography of the site relative to the surrounding environment; vegetation; and any proposed screening measures to reduce visibility of the site. Some potential observation points may not have a clear line of sight towards the solar farm because of significant existing features such as built structures and vegetation. The greater the distance from the project site the less clear the view of the solar farm. The ability to distinguish the type of land use and the actual composition of materials diminishes with distance.

For the purposes of this analysis the visual catchment of the proposed development is defined by an area within 2 kilometres of the edge of the project site as shown on the visual catchment map below (Figure 4). The visibility of the site from properties located beyond 2 kilometres would be negligible.

The visual catchment used in this analysis is similar to that used for the assessment of the impacts of glare and glint (*Glint and Glare Assessment*, ITP Renewables, 2024). A total of 20 observation points comprising rural dwellings and clusters of urban dwellings, 15 road routes plus a cluster of local roads in adjoining residential land and 2 public reserves were identified as potential receptors within the 2 kilometre catchment. The modelling for glint and glare impacts uses receptors identified within the catchment area based on Geographic Information Systems (GIS). Visibility of the array may be obstructed by terrain and vegetation that is not mapped in the GIS therefore the findings of the visual assessment may not be consistent with the *Glint and Glare Assessment*.

In the case of rural properties and whilst it is acknowledged that the array may be visible from unoccupied parts of a property, it is considered that the view from a dwelling is more critical than from yards and paddocks. In some cases a single observation point may represent more than one dwelling where the use of all structures on a property is uncertain but where the impact would be the same for all. For this visual assessment, the northern section of the urban settlement of Blayney including all public roads south of the rail line and that is zoned R1 General Residential is considered to be a single observation point. Although visibility of the project site would be highest along the northern fringe of this area, the impact would be similar for all properties and any recommended mitigation measures would collectively reduce this impact.

Commercial and industrial properties, machinery sheds and the like are not usually considered as sensitive receivers in a visual assessment. However, any of these structures that exist within the visual catchment may be identified in the assessment table and an impact rating assigned to these structures.

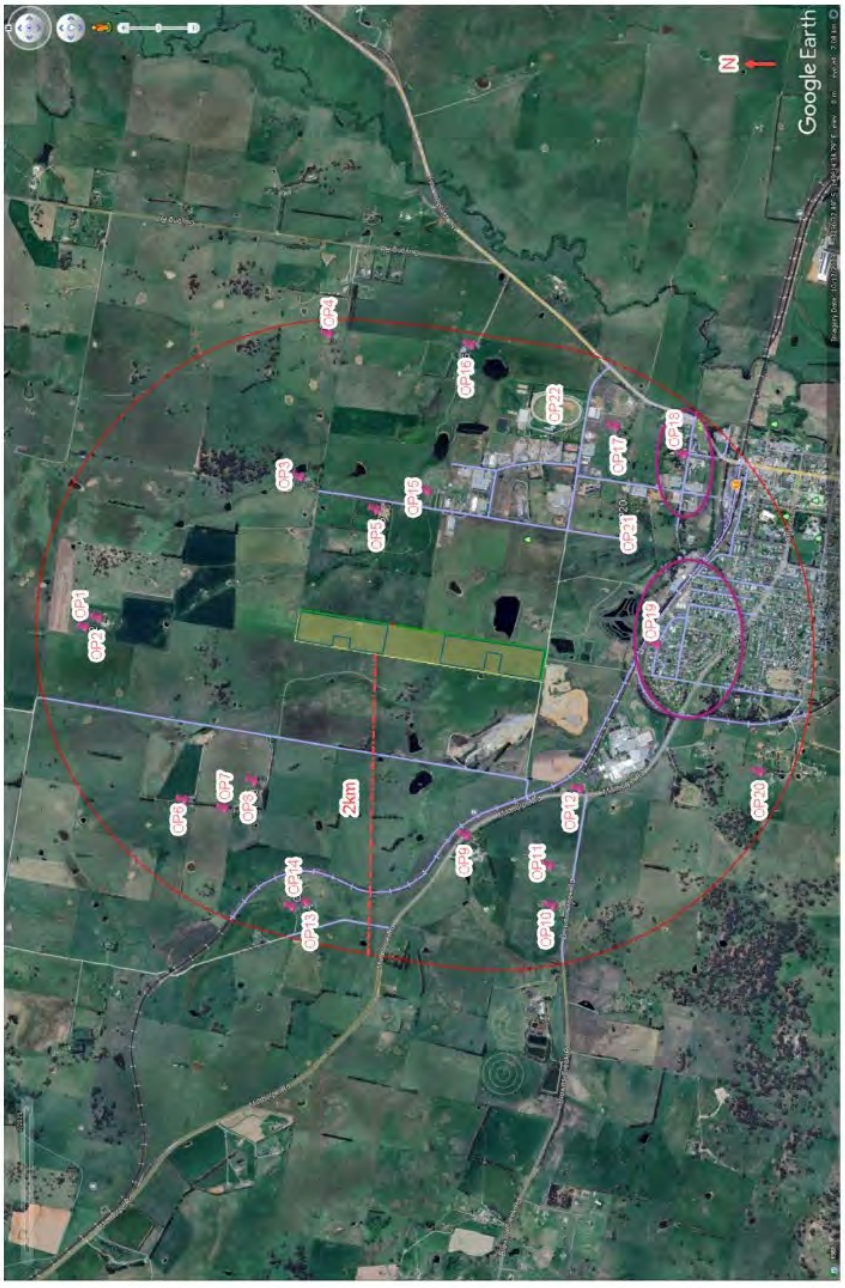


Figure 4: The visual catchment with observations points. Source: Google Earth

Figure 5 is a digital elevation model that indicates the terrain and contours in the vicinity of the project site and within the 2 kilometre visual catchment. Contours are shown at 10 metre contours and distance intervals at 100 metre increments from the edges of the project site.

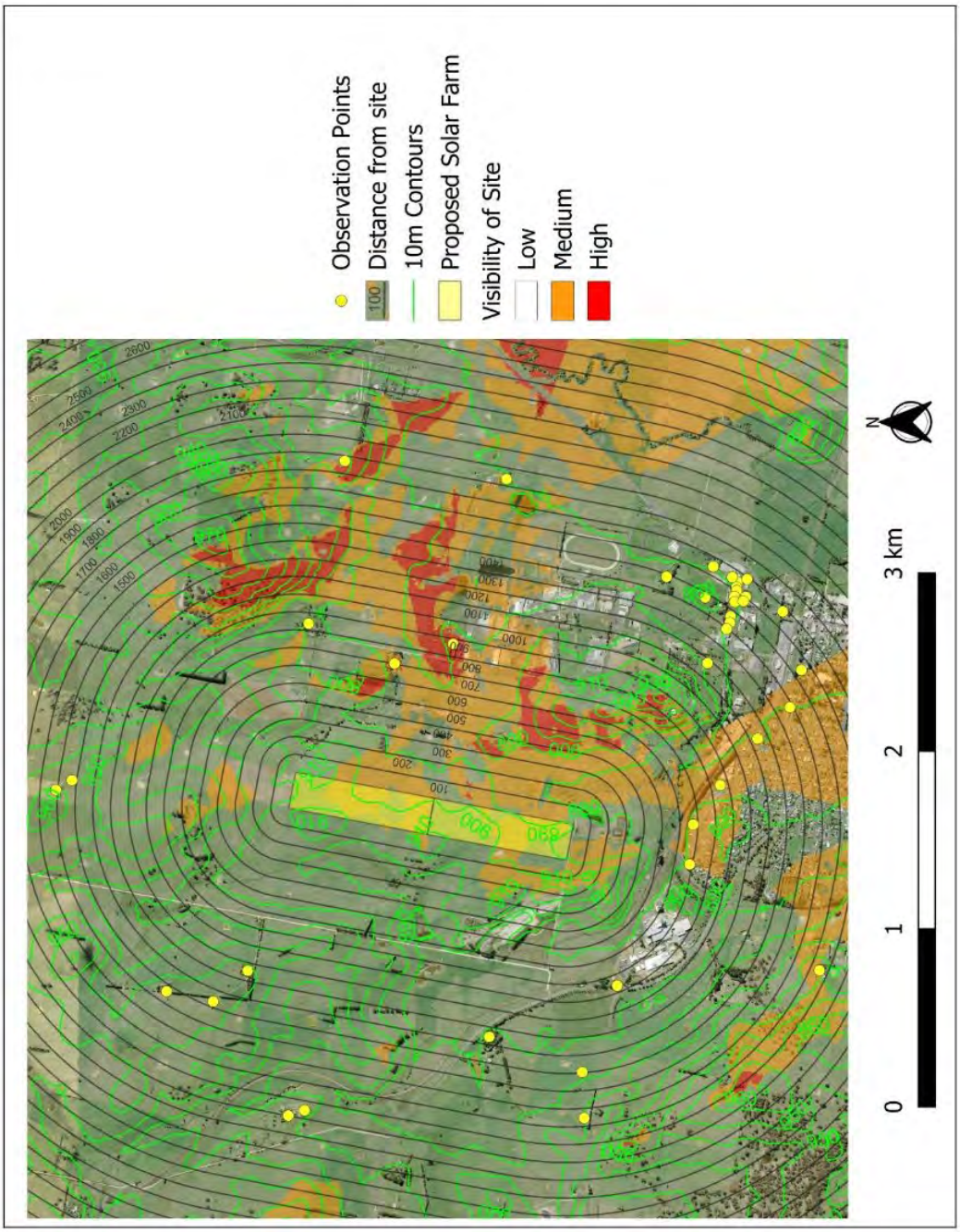


Figure 5: Digital elevation model. Source: EDPR

The digital elevation model includes observation points that are assessed in the Glint and Glare analysis. Note that the clusters of observation points that are located in urban zones to the south and south-east of the project site are assessed as single observation points in the visual impact assessment. This is due to the potential for visual connection between many dwellings within these clusters and the project site and the fact that the impact will be similar for each dwelling. This assessment is based on the highest impact scenario for these two clusters.

Along with proximity, elevation relative to the project site is an important consideration in a visual assessment as it indicates whether an observation point is located at a higher level above the project site and, therefore, whether the site is potentially visible from that observation point. This in turn determines whether vegetation screening will be of any benefit.

Attachment B provides mapping of the profile of the terrain from each compass point surrounding the project site and from the Church Hill lookout to the south-east. This mapping has been developed using Memory Maps. Each compass point is intended to represent how the centre of the project site may or may not be seen from the observation points that exist in each direction due to the influence of topography.

4.2 Assessment of visual impacts

The magnitude of the proposed solar farm is assessed by the estimated quantum of change to views and proximity to the project site, and the degree of sensitivity is based on the quality of the existing view. An overall impact rating is then given based on magnitude and sensitivity using the landscape character and visual impact grading matrix provided in section *2 Methodology*.

The rating takes into account whether the site is clearly visible or obscured by landform or vegetation, and the direction and composition of the view. All observation points, road routes and public reserves that are located within the visual catchment are assigned a rating.

Table 5 below contains details of observation points and public places with assigned estimates of magnitude, sensitivity and the impact rating. Details about the location of the observation point relative to the edge of the project site and distance to the edge of the project site are included. The project site has an elevation of approximately 890 metres AHD at the lowest (southern) end of the site rising to 910 metres AHD at the northern end. This means that the fall of the site is 20 metres over a distance of 1,580 metres giving an average slope of 1.26%.

Table 5: Visual impact assessment ratings

Observation point	Type	Relative location	Distance from edge of project	Magnitude	Sensitivity	Impact rating
OP1	Rural dwelling	North	1.9km	Moderate	Moderate	Moderate
OP2	Rural dwelling	North	1.9km	Moderate	Moderate	Moderate
OP3	Rural dwelling	East	805m	Moderate	Moderate	Moderate
OP4	Rural dwelling	East	1.8km	High	High	High
OP5	Rural dwelling	East	700m	Moderate	Moderate	Moderate
OP6	Rural dwelling	North-west	1.3km	Negligible	Negligible	Negligible
OP7	Rural dwelling	North-west	1.2km	Negligible	Negligible	Negligible
OP8	Rural dwelling	North-west	965m	Negligible	Negligible	Negligible
OP9	Rural dwelling	West	1.1km	Negligible	Negligible	Negligible
OP10	Rural dwelling	South-east	1.4km	Negligible	Negligible	Negligible
OP11	Rural dwelling	South-east	1.1km	Negligible	Negligible	Negligible
OP12	Rural dwelling	South-east	760m	Negligible	Negligible	Negligible
OP13	Rural dwelling	West	1.7km	Negligible	Negligible	Negligible
OP14	Rural dwelling	West	1.7km	Negligible	Negligible	Negligible
OP15	Rural dwelling	East	870m	High	High	High
OP16	Rural dwelling	East	1.8km	Low	Low	Low
OP17	Rural dwelling	South-east	1.5km	Negligible	Negligible	Negligible

Observation point	Type	Relative location	Distance from edge of project	Magnitude	Sensitivity	Impact rating
OP18	Cluster of urban dwellings	South-east	1.3km	Negligible	Negligible	Negligible
OP19	Cluster of urban dwellings	South	635m	High	High	High
OP20	Rural dwelling	South-west	1.6km	Moderate	Moderate	Moderate
OP21	Public reserve (lookout)	South-east	770m	High	High	High
OP22	Public reserve (showground)	East	1.3kms	Negligible	Negligible	Negligible
Mid Western Highway	Road route	East		Negligible	Negligible	Negligible
Orange Road	Road route	South		Negligible	Negligible	Negligible
Millthorpe Road	Road route	South-west/west		Negligible	Negligible	Negligible
Browns Creek Road	Road route	South-west		Negligible	Negligible	Negligible
Greghamstown Road	Road route	West		Negligible	Negligible	Negligible
Marshalls Lane	Road route	East		High	High	High
Lowe Street	Road route	East		High	High	High
Gerty Street	Road route	South-east		Negligible	Negligible	Negligible
Hill Street	Road route	South-east		Low	Low	Low
Radburn Street	Road route	East		Negligible	Negligible	Negligible
Lawson Street	Road route	East		Moderate	Moderate	Moderate
Tollbar Street	Road route	East		Low	Low	Low
Adelaide Street	Road route	South-east		Negligible	Negligible	Negligible

Observation point	Type	Relative location	Distance from edge of project	Magnitude	Sensitivity	Impact rating
Wombiana Lane	Road route	North-west		Negligible	Negligible	Negligible
Lindsay Lane	Road route	North-east		Low	Low	Low
Urban roads within cluster OP19	Road routes	South		High	High	High
Rail line		South		High	High	High
Rail line		West		Negligible	Negligible	Negligible

Based on proximity to the project site and elevation, then allowing for topography, and vegetation and structures on intervening land that may obscure visual connection with the project site, the visual impact of the proposed works is assessed to range from negligible to high for the observation points identified in this assessment.

The Church Hill lookout on Lowe Street and two dwellings (OP4 and OP15) to the east have an impact rating of high. There are several dwellings within OP19 the cluster of dwellings zoned urban residential to the south of the site have an impact rating of high due to being in close proximity to the project site and are able to look upslope to the project site. Other dwellings within this cluster have the potential for a filtered line of sight to the array.

A further five dwellings (OP1, OP2, OP3, OP5 and OP20) have a visual impact rating of moderate due to being in mid-range proximity to the site, at an elevation above the project site or with potential views of the array. Other dwellings and the showground reserve have a visual impact rating of low or negligible due to screening by topography and existing structures that would obscure visibility of the project site.

The visual impact on road routes is assessed to be high for some roads to the east and south of the project site. These are Marshalls Lane, Lowe Street and some roads within the cluster of urban dwellings to the south of the site. The rail line also scores high at the southern extremity of the visual catchment which will have a direct visual connection looking upslope towards the arrays. Lawson Street and other roads east of the site and within the northern section of the industrial area are

assessed to be low or moderately impacted. The visual impact on all other roads and the rail line to the west is negligible as the project site is not visible from any of these public places.

The proposed vegetation screening along the full extent of the southern and eastern boundaries of the project site will go some way to mitigating the impact of the proposed Blayney 4C and 7C solar farms.

Visual impact needs to be seen in the context of the immediate surrounding landscape which is occupied by two operating extractive industries and general industry. Much adjacent land is zoned for future industrial development. These activities affect the sensitivity to development of the proposed solar farm in that the neighbouring landscape is already developed for uses that impact significantly on visual and scenic amenity.

5. Assessment against planning principles

5.1 Impact on private property

The Land and Environment Court consistently applies a set of planning principles derived from the case *Tenacity Consulting v Warringah* [2004] NSWLEC 140 when considering the acceptability of the impact of a proposed development on views enjoyed from private property in the vicinity of that development.

These planning principles are addressed below in relation to the proposed solar farm and BESS. The planning principles are not predicated on a position that a landowner or occupant has a proprietary right to retain all or part of the views enjoyed from their land. The Court has acknowledged that even entire view loss is reasonable in certain circumstances (Lindsay Taylor Lawyers, November 2015).

Step 1: The views to be affected

The project site is likely to be directly visible or have a filtered visual connection to two dwellings located to the east of the project site and to several dwellings located on land zoned R1 General Residential south of the site. The view enjoyed from affected properties towards the project site is one of cleared rural farm land although extractive industries and general industrial development have been developed in the vicinity of the project site and are within the view corridors of these observation points.

Step 2: From what part of the property the views are obtained

Views may be available from the dwellings and paddocks of affected observations points.

Step 3: The extent of the impact

The array will occupy a large segment of the view from the observation points that have an impact rating of high. Parts of these dwellings are oriented towards the project site. The majority of the outlook from other affected observation points is across cleared paddocks towards distant hills. The extent of the impact for properties with low or moderate impact ratings is mitigated by topography with intervening rolling hills that block visual connection to the project site.

Step 4: The reasonableness of the proposal that is causing the impact

It is considered that the proposed development is suited to a non-urban location and is a legitimate use that is benign in terms of environmental impacts. Although the production of solar energy is an activity that is not permitted by *Blayney LEP 2012, SEPP (Transport and Infrastructure) 2021* prevails and makes the use permissible in a rural zone. The landowner has a reasonable expectation to develop a use that is permissible subject to the implementation of safeguards to prevent or mitigate adverse impacts on the environment and amenity. In this case it is proposed to provide vegetation screening to mitigate visual impacts.

5.2 Impact on the public domain

The case *Rose Bay Marina Pty Ltd V Woollahra Municipal Council and Anor* [2013] NSWLEC 1046 established planning principles to be considered when assessing the impact of a development on the public domain. The process must account for reasonable development expectations as well as the enjoyment of members of the public of outlooks from public places.

Step 1: The nature and scope of existing views

Views from affected public places are across a managed and cleared farm that is currently vacant and used for cultivating fodder crops. The backdrop to the site is partly occupied by industrial buildings to the east, south-east and south-west and by two operating quarries. The view from the Church Hill lookout is expansive and provides 360 degree views over the township of Blayney and surrounding rural land.

Step 2: The locations from which the potentially interrupted view is enjoyed

Views from the public domain towards the project site are available to pedestrians, cyclists and motorists using some public roads, occupants of trains using the railway and residents and visitors enjoying the views from Church Hill lookout.

Step 3: The extent of the obstruction at each relevant location

The proposed development will not obstruct views but will become another rural use amongst extractive industries, agriculture and their ancillary structures and infrastructure.

The facility will be a small portion of the expansive views available from the lookout.

The proposed development is unlikely to be visible from other public roads or public reserves due to topography and the presence of vegetation on intervening land that would completely obscure visibility.

Step 4: The intensity of public use of those locations where that enjoyment will be obscured

The intensity of use is judged to be moderate for Marshalls Lane, Lowe Street and streets within the urban area to the south. These roads are local roads and are likely to cater predominantly to local traffic accessing the industrial and residential areas. Patronage of the Church Hill lookout is expected to be relatively high, noting that the development would not obscure views but add interest to the rural landscape.

Step 5: Whether or not there is any document that identifies the importance of the view

There is no strategic plan of Blayney Shire Council or the NSW Government that identifies the importance of the view. It is not mapped as a scenic landscape or as visually sensitive land in *Blayney LEP 2012*.

In summary, assessment against the planning principles established by the NSW Land and Environment Court finds that the potential impacts of the proposed solar farm on views from both private property and the public domain are acceptable.

It is important to note that any development has a visual impact, irrespective of the size or scale of that development. It can also be reasonably assumed that there is broad acceptance of the impacts of rural developments on private property and the public domain given that land in the district of Orange has been heavily modified by agricultural activities and the development of infrastructure.

6. Conclusion

6.1 Findings

The township of Blayney is not mapped as a 'regional city' in *SEPP (Transport and Infrastructure) 2021*. However, impacts on scenic quality and landscape character have been assessed in accordance with that state policy.

The overall impact of the proposed Blayney 4C & 7C Solar Farm + BESS on landscape character is assessed to be low-moderate for both private property and the public domain. The existence of other primary production uses and general industry within close proximity to the project site have already compromised the character of the rural landscape at the northern edge of the township and will temper the impact of a new land use on that character.

The Church Hill lookout on Lowe Street and two dwellings (OP4 and OP15) to the east have an impact rating of high. There are several dwellings within OP19 the cluster of dwellings zoned urban residential to the south of the site have an impact rating of high due to being in close proximity to the project site and are able to look upslope to the project site. Other dwellings within this cluster have the potential for a filtered line of sight to the array.

A further five dwellings (OP1, OP2, OP3, OP5 and OP20) have a visual impact rating of moderate due to being in mid-range proximity to the site, at an elevation above the project site or with potential views of the array.

The visual impact is assessed to be high on the rail line south of the project site and Marshalls Lane, Lowe Street and some roads within the cluster of urban dwellings to the south of the site..

On balance and having regard to other matters for consideration under section *4.15 Evaluation* of the *Environmental Planning and Assessment Act 1979*, any impacts are considered acceptable given that:

- Visual and scenic amenity impacts can be partially mitigated by vegetation screening along the southern and eastern boundaries of the project site,

- The project will generate employment opportunities during the construction phase and once operational will provide employment for maintenance crews,
- the solar farm and BESS will contribute to renewable energy generation and provide a source of electricity for local domestic and commercial use whilst at the same time assisting to reduce greenhouse gas emissions and our reliance on fossil fuels, and
- The solar farm will demonstrate the commitment of the community of Blayney to renewable energy and will assist the NSW Government to meet its emissions reduction target.

The rural landscape is a primary production environment and appropriate uses including renewable energy facilities are permissible in the zone. The development is of a type that is suited to a rural location due to the land area required, proximity to an urban centre and access to energy infrastructure.

The presence of the solar farm in the landscape can be reversed without permanent impact. The land will return to its current appearance after the solar farm is decommissioned in approximately 35 years' time. The process of decommissioning will see the removal of all panels, supporting frames and ancillary items such as the inverter stations and fencing.

Solar farms are becoming a common component of rural landscapes and are less intrusive than other forms of electricity generation. The urgency with which we need to develop renewable energy production is now accepted by mainstream society.

6.2 Recommendations

a. It is recommended that the vegetation to be planted as a landscape screen along the southern and eastern boundaries as shown on the General Arrangement Plan comprise shrubs or trees that grow to a maximum height of 3 metres so as to not interfere with sunlight access to the array,

b. The landscape screen be planted to a width of 3 metres with stepped plantings to ensure dense screening, and

c. All plants used in the landscape screen should be endemic to the locality of Blayney to ensure that the vegetation contributes to the rural landscape character and enhances local biodiversity values.

Attachment A

Site photographs

Attachment B

Terrain profiles

Zenith
TOWN PLANNING



Plate 1: The existing entrance to the site off the unnamed road extending from Marshalls Lane



Plate 2: Looking east from the project site



Plate 3: Looking north from the centre of the site



Plate 4: Looking south from the project site



Plate 5: Looking south-west from the project site over the new quarry



Plate 6: Looking west from the project site



Plate 7: Looking towards the project site from Marshalls Lane



Plate 8: Looking north over the site from Lowe Street



Plate 9: looking north towards the project site from Johnstone Crescent to the south



Plate 10: Looking north-west over the project site from Church Hill lookout



Plate 11: The Purina factory from the Lowe Street reserve



Plate 12: The new private quarry south-west of the project site



Plate 13: Looking over the industrial area from Church Hill lookout



Plate 14: Looking south from near the site entry



Plate 15: Looking towards Blayney from the project site



Plate 16: Looking towards the project site from the corner of Palmer and Ewin streets

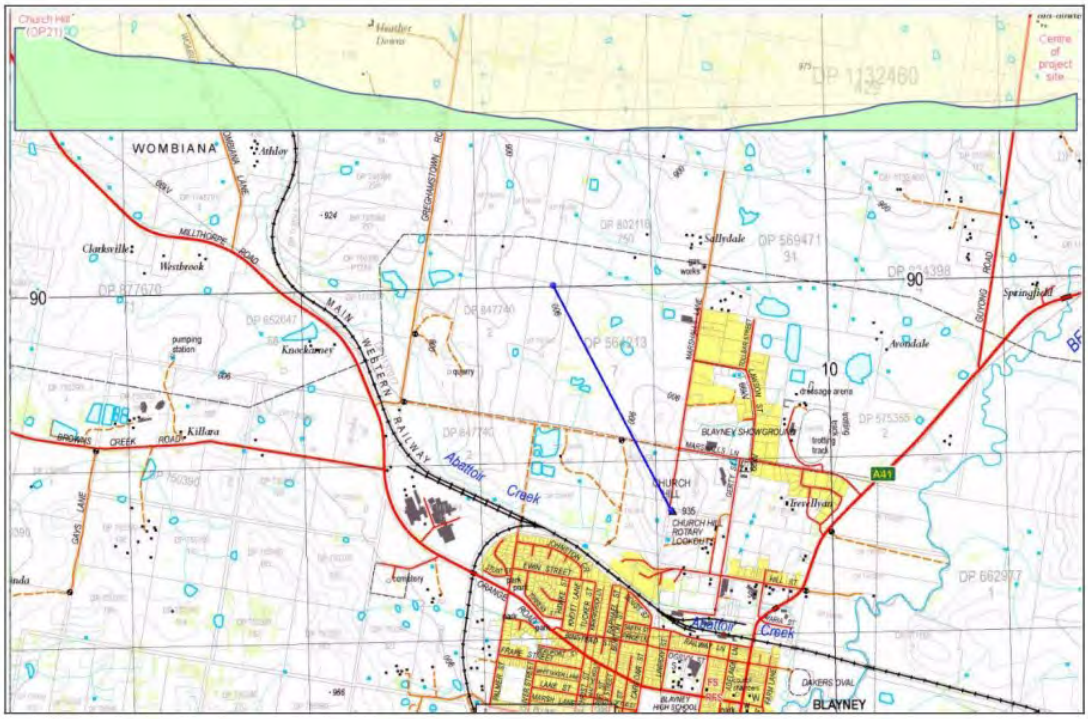


Figure 1: The terrain between the Church HIll lookout and the project site. Source: Memory Maps

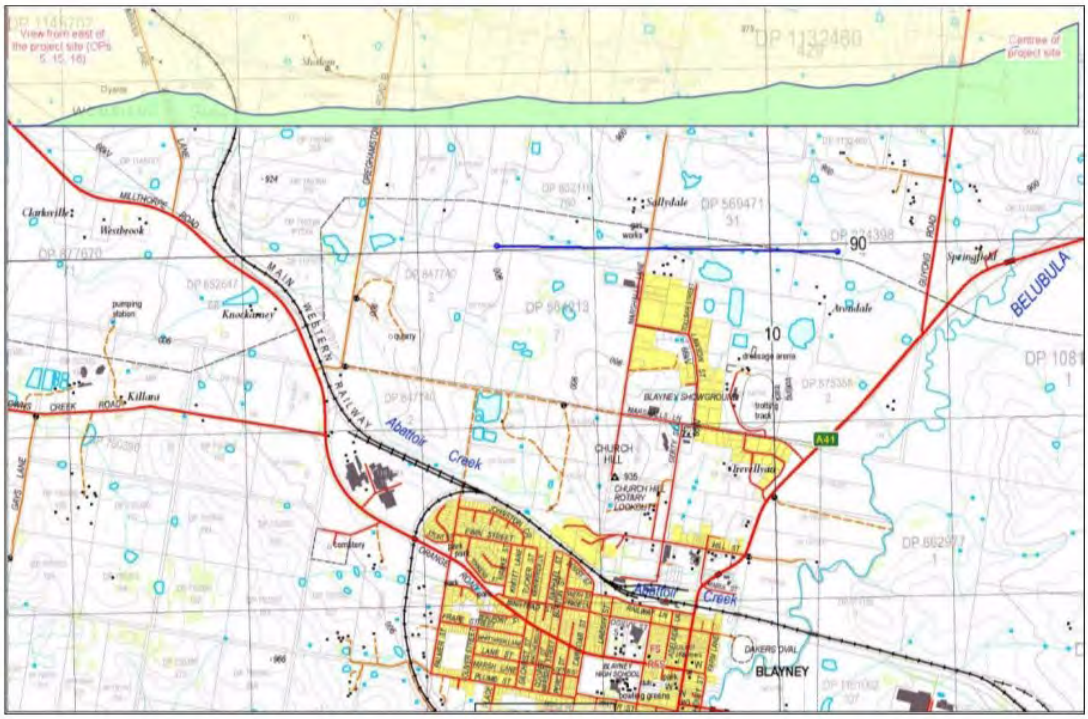


Figure 2: The terrain from the east towards the project site. Source: Memory Maps

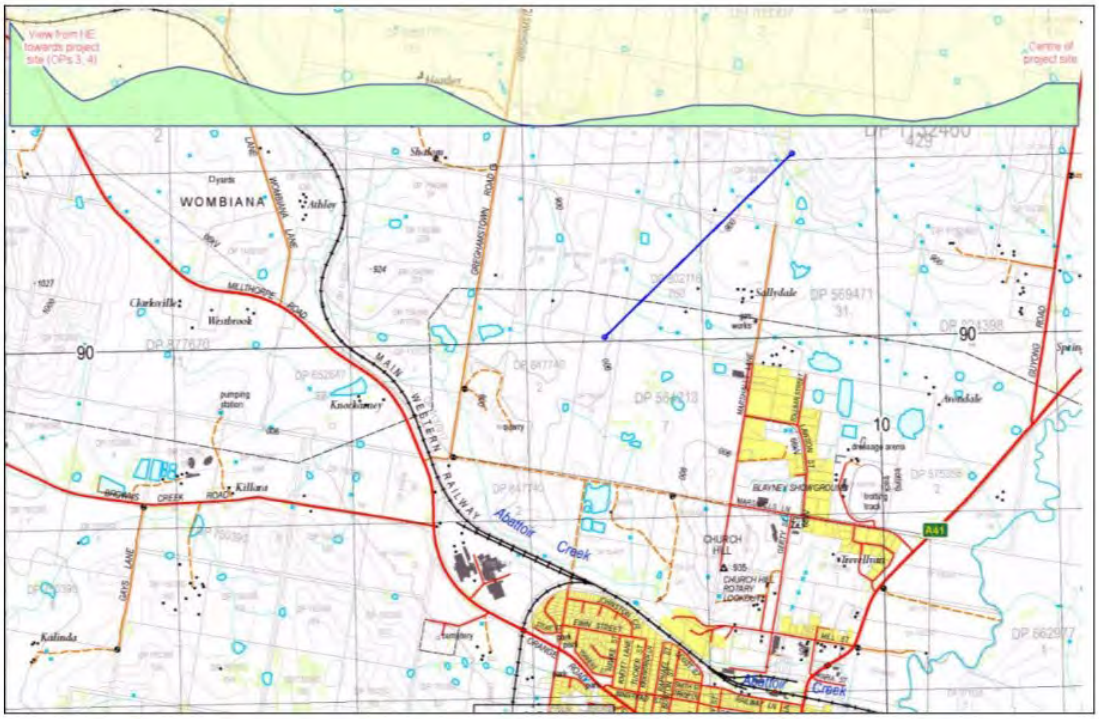


Figure 3: The terrain from the north-east towards the project site. Source: Memory Maps

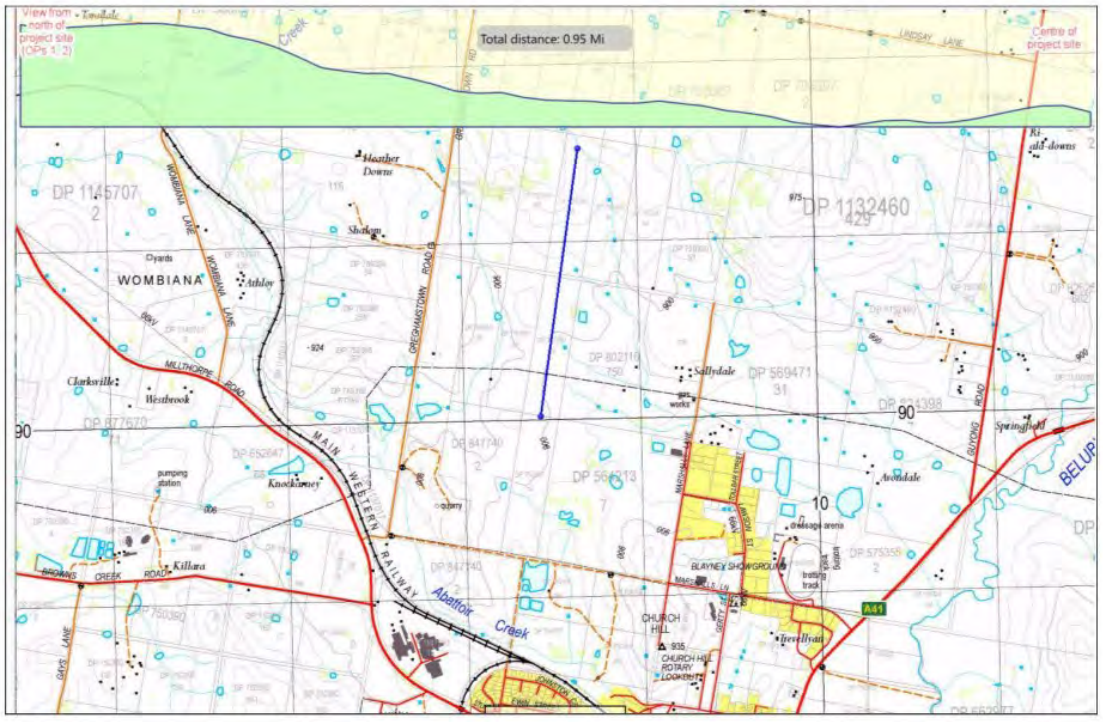


Figure 4: The terrain from the north towards the project site. Source: Memory Maps

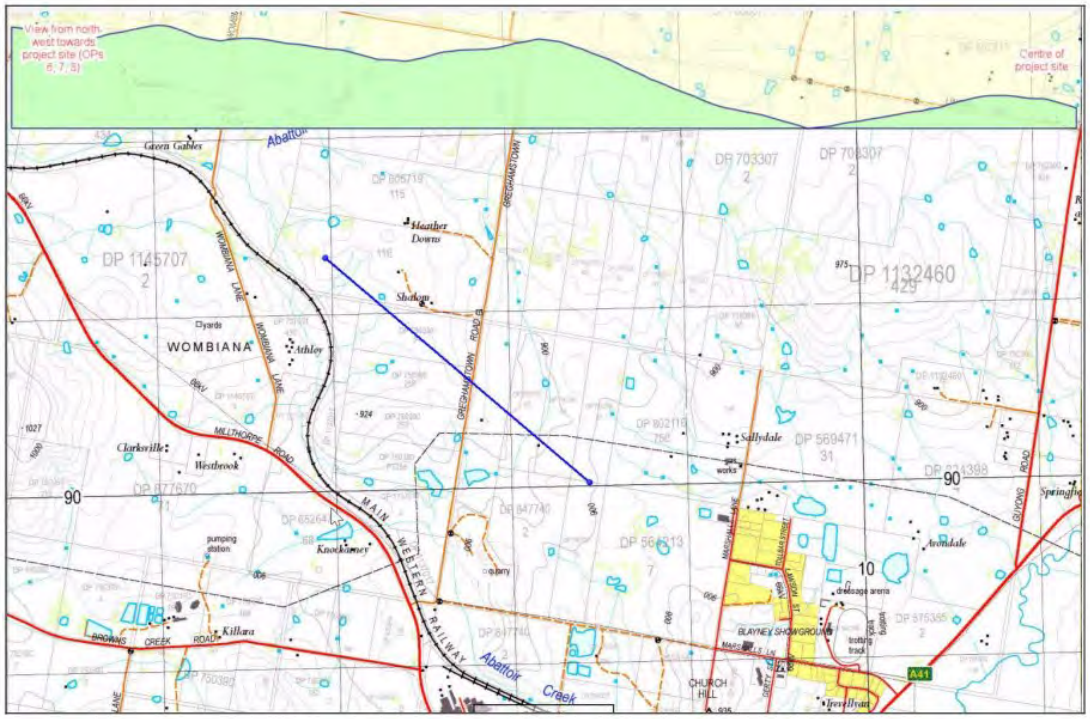


Figure 5: The terrain from the north-west towards the project site. Source: Memory Maps

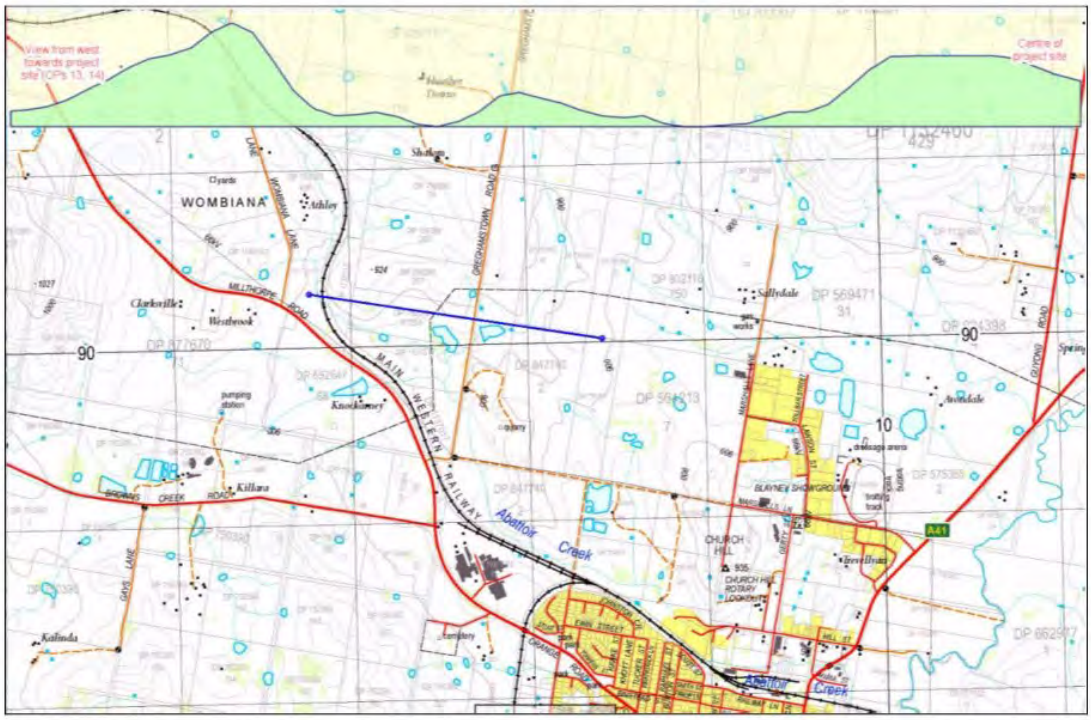


Figure 6: The terrain from the west towards the project site. Source: Memory Maps

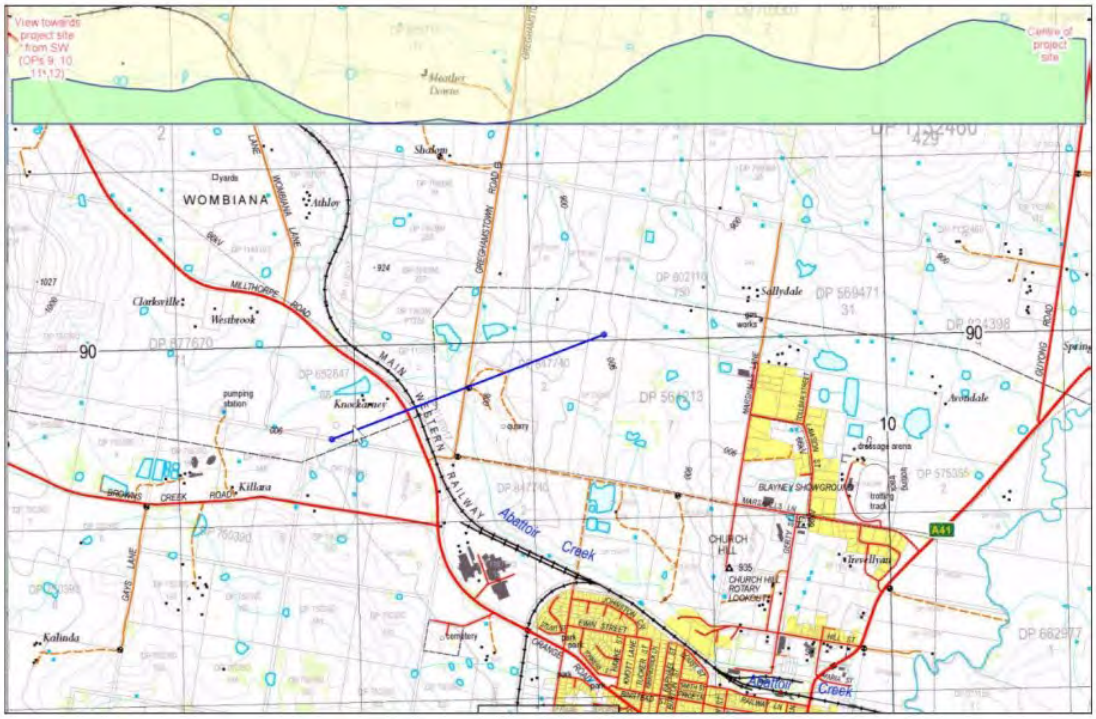


Figure 7: The terrain from the south-west towards the project site. Source: Memory Maps

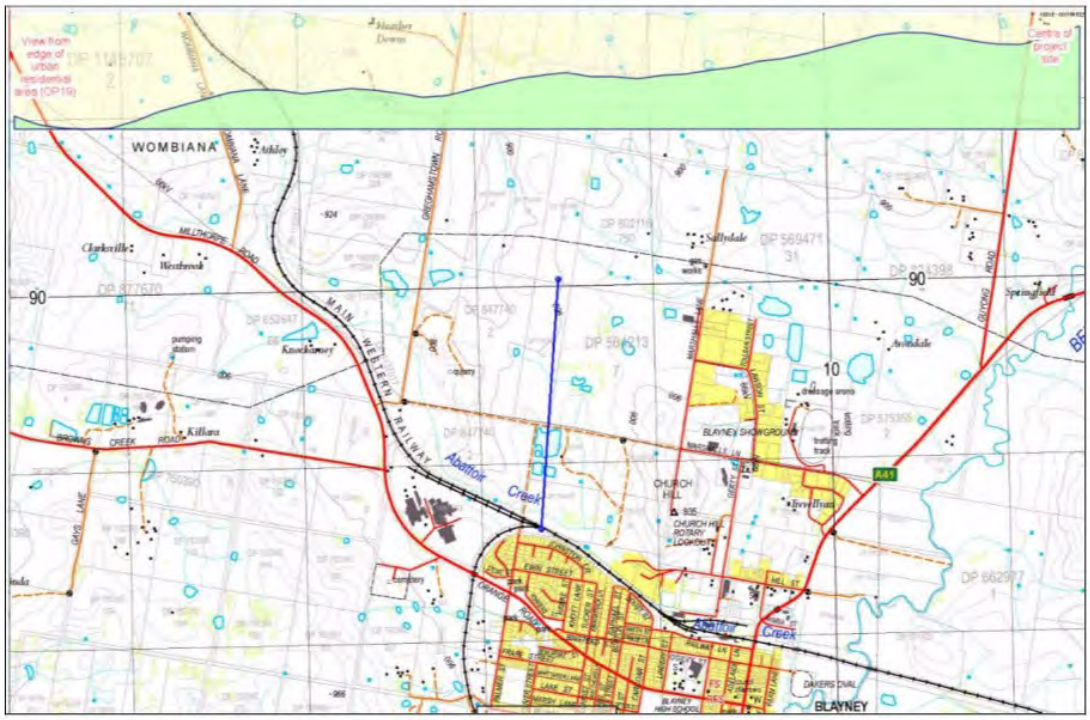


Figure 8: The terrain from the south towards the project site. Source: Memory Maps

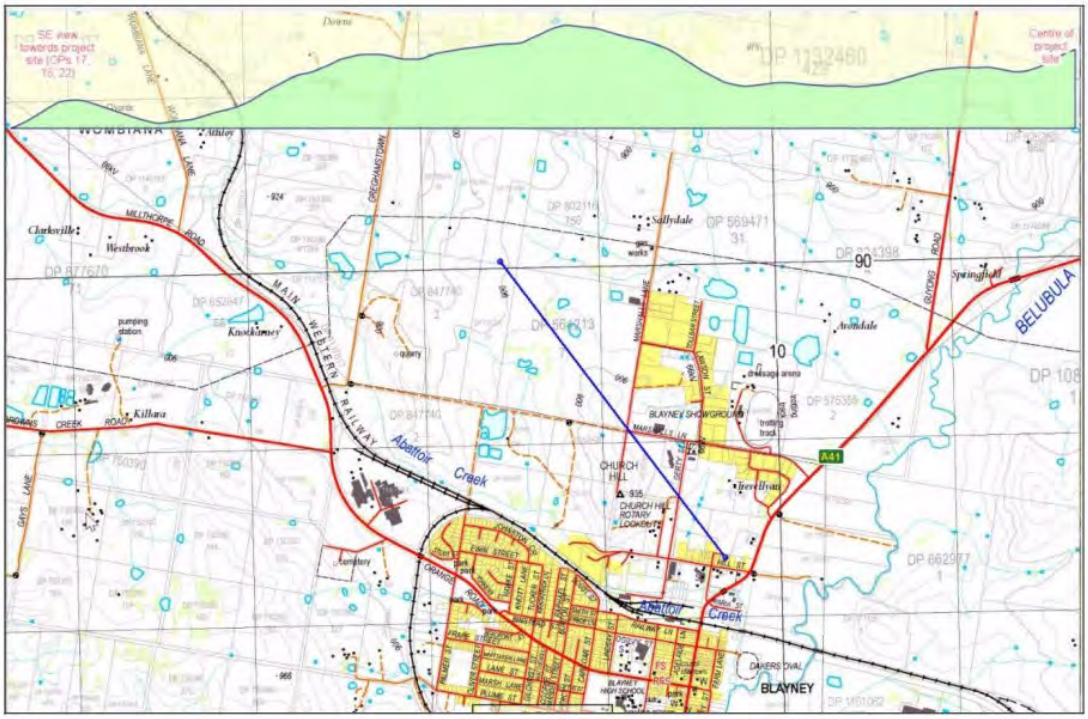
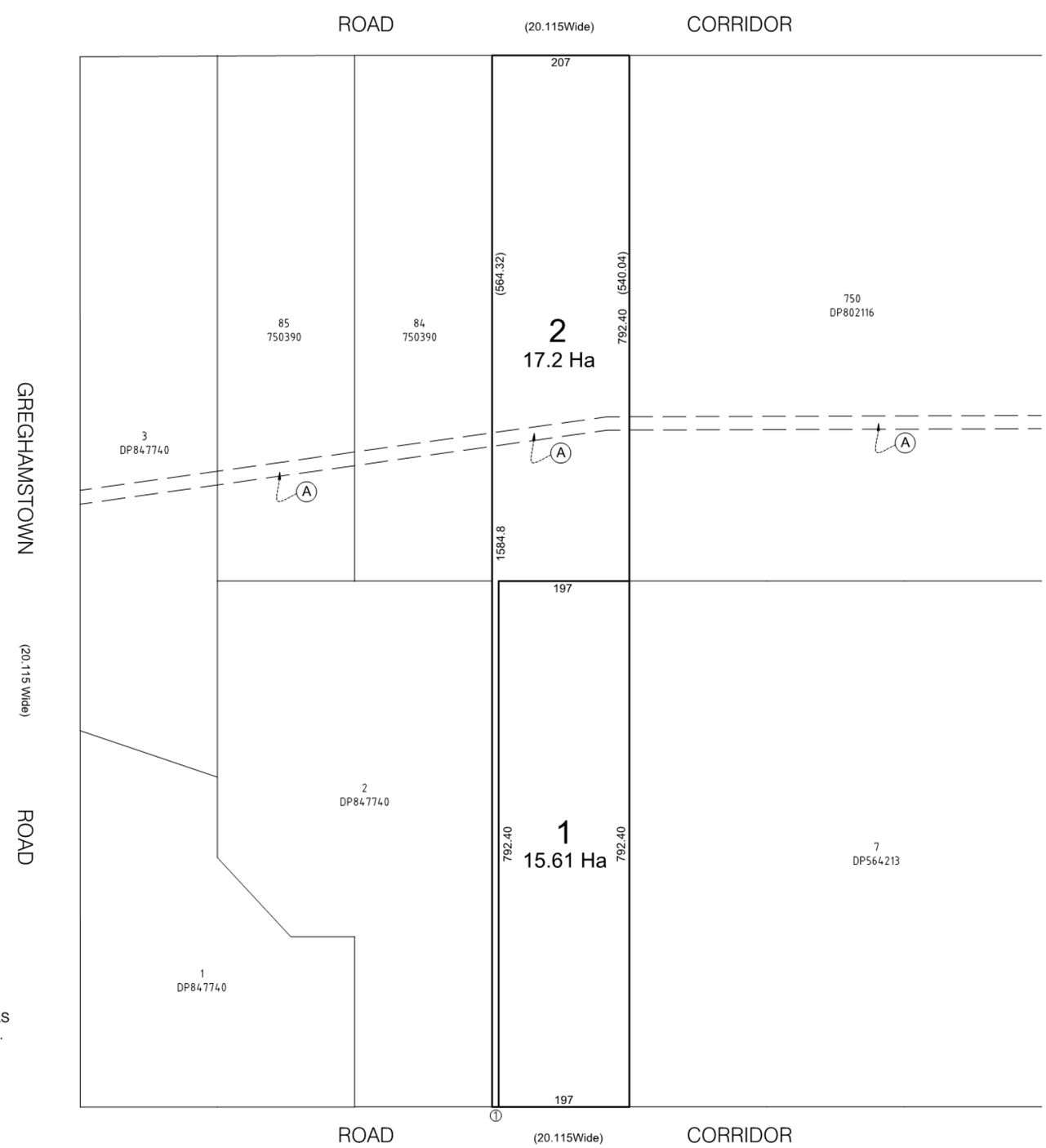


Figure 9: The terrain from the south-east towards the project site. Source: Memory Maps

PLAN FORM 2 (A2) WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION SHEET 1 OF 1 SHEETS



NOTE: SUBJECT LAND DIMENSIONS, BEARING AND AREAS SUBJECT TO CHANGE UPON BOUNDARY SURVEY. NO BOUNDARY SURVEY HAS BEEN CONDUCTED.

SHORT LINE TABLE		
Number	Bearing	Distance
1	90°00'	10

(A) EASEMENT FOR "GAS PIPELINE 20 WIDE" IN SHEET 50 DP499029

Surveyor : Date of Survey : Surveyor's Ref : 25022	PLAN OF SUBDIVISION OF LOT 74 AND LOT 83 IN DP 750390	LGA: BLAYNEY Locality: BLAYNEY Subdivision No: Lengths are in metres. Reduction Ratio 1:2000	Registered	DP DRAFT

To Whom It May Concern,

This letter serves as a formal objection to Green Gold Energy's proposed development of the Blayney 5MW Solar Farm.

While the importance of renewable energy is fully recognised, this proposal is considered fundamentally inappropriate for the Blayney area due to its impact on the local landscape and the unnecessary loss of productive agricultural land.

The land designated for the proposed solar farm is both valuable and highly productive. Once developed, it will be rendered agriculturally unproductive for decades. Farmland is a finite and irreplaceable resource, and this development represents a permanent and unjustified loss. Solar farms should be prioritised on non-arable or previously developed land, not on viable farmland.

Consideration must also be given to the proximity of the active Blayney Quarry. Dust, air quality concerns, and vibrations from blasting activities may compromise the efficiency and accelerate the degradation of the solar panels, raising questions about the suitability and sustainability of this location.

The installation of extensive solar infrastructure—including panels, fencing, and other associated components—will cause significant visual and environmental disruption, with lasting consequences. Such a development risks fragmenting the rural landscape and transforming it into an industrial zone, which does not represent a responsible or sustainable approach to renewable energy implementation.

Approval of this project could set a concerning precedent for the future conversion of productive farmland into industrial energy sites, potentially leading to a patchwork of developments that undermine the area's agricultural and rural integrity.

Additionally, residents—particularly those most directly affected—have not been adequately consulted or informed. A project of this scale demands transparent, early, and inclusive community engagement, rather than minimal notification and a fast-tracked approval process.

In light of these concerns, the planning authority is urged to reject the application. While renewable energy development is necessary, it must be approached with careful consideration for its impact on local agriculture, environment, and community.

Thank you

Regards

[redacted]

From: [redacted]
To: [redacted]
Subject: [redacted] - Objection to Solar Farm EDPR Australia
Date: Monday, 25 August 2025 12:38:25 PM

Dear Whom it concern,

I am writing to express my strong objection to EDPR Australia PTY LTD's proposed Blayney 5MW Solar Farm and battery storage solution. [redacted] which shares a direct boundary with the proposed solar farm.

Our property holds significant historical value, boasting an original homestead dating back to 1840, which we have recently restored. Additionally, we cultivate over 2,000 apple trees on our land, maintaining a certified organic status and producing fresh, high-quality produce.

It has become apparent to us that there has been a lack of consultation with local residents regarding this project. As direct neighbours and considering the substantial impacts this project would impose on our property, we expected to be consulted by the developer prior to any council submission. Outlined below are our major concerns and the significant financial impacts this project would have on our lives:

- **Devaluation of Property**: We commissioned an independent valuation of our property, which concluded that the proposed solar farm and associated electrical infrastructure, would significantly decrease the value of our property. This reduction in value directly affects our plans to build on the hill overlooking our property, as the visual amenity would be significantly compromised by the solar farm's presence. Furthermore, the new electrical infrastructure would further detract from our property's aesthetics and, consequently, its value.
- **Loss of Income**: Our apple orchard is a large part of our family's income. Maintaining our property's organic status is paramount, not only for the value of our produce but also for the property itself. We are deeply concerned that the construction of the solar farm will introduce dust and pollution, jeopardising our organic certification and the health of our stock and produce. Additionally, the increased water shedding from the solar panels poses environmental risks to our property, including potential contamination and increased weeds. The microclimate temperature increases predicted in the DA application would adversely affect our apple crops, resulting in a substantial loss of income for our family.
- **Endangered species:** Solar farms can negatively impact wedge-tailed eagles by causing habitat loss, disrupting hunting and nesting areas, and creating visual disturbances from reflective panels that may confuse birds.
- **Construction Concerns**: The proposed construction poses significant challenges, particularly regarding traffic management. The extended construction period will subject us to prolonged noise disturbances, which is especially concerning as we have four young children, including a premature newborn. As a registered nurse who often works night shifts, maintaining a quiet environment during the day is crucial for me. We are also concerned about the significant amount of dust that will inevitably be generated during and after the construction period, especially considering our son's asthma condition. Additionally, this dust could potentially infiltrate our water tanks, therefore compromising the quality of our water supply.

In light of these concerns, I ask you to reconsider the approval of the Blayney 5MW Solar Farm in its current location. I urge you to encourage Council to prioritise meaningful consultation with directly impacted residents and explore alternative sites that would minimise adverse impacts on both the environment and local communities.

Thank you for your attention to this matter.

Sincerely,
[redacted]

[redacted]

30th August 2025

Blayney Shire Council

91 Adelaide St

Blayney NSW 2799

Dear Sir/Madam

Re: Application Number DA2025/61

I am the owner of the property directly adjacent, on the Eastern boundary, to the proposed Solar installation. (Actually, this application is asking for two proposed Solar installations each of 16.4 Hectares).

This application adds to the already approved Solar Farm at 269 Marshalls Lane (DA2024/7). This will mean my property has solar facilities directly adjacent to the north and to the west boundaries of my land. Being surrounded by these facilities will have a substantial impact on my ability to enjoy the attributes offered by living on a rural setting, having to look at these facilities for the years ahead.

Since getting confirmation that the Solar facility at 269 Marshalls lane was approved and the council not making it a condition on the developer to provide adequate screening on my northern boundary, I have had a secondary fence built along the 400 metre northern boundary inside my property at a cost of $9,000. In this 8 metre corridor I will plant my own vegetative screen, which will incur much more spending by myself in regard

to the purchase and planting of trees and the ongoing care and maintenance that entails. If this new approval is granted I would be faced with working out how to afford and repeat this on the western boundary, which is considerably longer, being approx. 800 metres.

My initial reason for purchasing this property was the rural environment this property offered, with plans to build a home to enjoy in my retirement years.

My main concern for this latest application, in addition to this unsightly view, is the negative long term financial loss this development will have on the value of my property. An asset my wife and I rely on to secure our retirement. An asset we have worked a life to attain. People don't like buying farms to be next to such structures. This impact will also be felt by other neighbouring landowners.

Apart from the unsuitability of the site, the proposed 3 Metres tree planting corridor around the facility is grossly inadequate, I have worked 50 years of my life in the horticultural industry and understand well what is required to plant and maintain a screen to act as a buffer for such a situation.

The 3-metre-wide vegetative strip would be restrictive and useless in what could be planted, let alone access to maintain and care for the plants. In one of the council conditions of approval for 269 Marshalls lane a buffer of 10 Metres was set aside, (only for the Eastern boundary not my boundary), I would think this be a minimum requirement and in my opinion should be 15 metres to offer a proper buffer for screening purposes.

In addition, I feel it imperative that adequate power is given to the council to enforce the operators to maintain and care for their vegetative screen buffer. They can sidestep their responsibilities by doing a token tree planting program and neglect it once planting has been done, the result failing to achieve the purpose it was designed for, a long-term screen of the facility.

The height of the panels is another issue that should be addressed. I could not find in the application the actual height. These should have limitations to make them less obtrusive.

It would appear the neighbouring residences do not count for anything regarding the approval of these facilities. I am told the Council have little say in the powers to be that approve these things. I think this is wrong,

taking the decision away from those that live in the area and who are impacted on a daily basis.

The anxiety and concern this application has had on myself and my wife is impossible to measure. My limited knowledge and expertise in knowing how to fight for my rights in a case like this is hugely inadequate. Dealing with multinational companies that have large resources and the legal expertise to present their cause is no match for someone like myself. I am relying on the Council to stand up and defend me and other residents, to support our right to quiet enjoyment of the properties we own.

Yours Faithfully

[redacted]

[redacted]

[redacted]

[redacted]

The General Manager

Blayney Shire Council

PO Box 62 Blayney NSW 2799

E: planning@blayney.nsw.gov.au

Subject: Objection to Proposed Solar Farm DA2025/61 180 Grahamstown Blayney.

Dear General Manager

I am writing to formally oppose the proposed solar farm development near our home located at [redacted]. After careful consideration and review of the visual impact study provided, I have significant concerns regarding the effect this project will have on our property and quality of life.

The visual impact study categorically states that the solar farm would have a high visual impact on our residence, which is the highest level of concern. This is particularly troubling as the proposed tree line intended to screen the development will not effectively mitigate the impact for us. Our home is situated on a hill above the site, providing a direct line of sight to the solar farm. Unlike some other properties, the proposed vegetation buffer will not conceal the installation from our vantage point.

Furthermore, the solar farm is directly aligned with our sunset view, which is a defining and cherished aspect of our property. Our house was specifically designed and oriented to maximise this beautiful outlook, featuring green rolling hills and the natural sunset vista. The presence of a large field of solar panels in this line of sight would dramatically alter and diminish this key feature.

We are also deeply concerned about the potential financial impact. The aesthetic degradation caused by the solar farm, combined with the visual disturbance from significant glare as indicated in the study, will inevitably reduce the value of our property. It is well understood that prospective buyers are unlikely to be attracted to a home overlooking a solar panel array, especially one that produces noticeable glare.

From a local community member's perspective, this proposal represents poor future planning. Placing a solar farm in such proximity to the town, within a highly visible

setting, reduces the overall visual appeal of the area. The site is visible from the iconic town lookout, a popular spot where many residents and visitors enjoy panoramic views of the townscape and sunset. This lookout is also regularly used by walking groups and has potential as a venue for future community events aimed at supporting local tourism. The introduction of a large solar farm into this vista would significantly diminish the appeal and value of this important community asset.

We are also disappointed that the first time we heard about the solar farm proposal was through Facebook. Despite being identified as highly impacted residents, we have received no direct communication from the company behind the project. When we attempted to contact them, we found no phone number or email address available—only a PO Box with no physical address. We later discovered the solar farm is owned by an overseas company, which further complicates direct engagement. This lack of transparency and communication is concerning.

I also question how this solar farm will benefit the members of the Blayney community, as there has been little information provided about local advantages or involvement.

On a personal level, the proposed solar farm threatens to disrupt the peaceful enjoyment and natural beauty that we currently experience daily. It is not merely a matter of property value but of preserving our home environment and sense of well-being.

In light of these concerns, I urge the council to reconsider the proposal and explore alternative locations for the solar farm that would not have such a detrimental impact on residents and the broader community.

Thank you for your attention to this matter. I trust that the council will take our objections seriously and act in the best interests of the community.

Yours sincerely,

[redacted]

[redacted]

[redacted]

[redacted]

03/09/2025

To Whom It May Concern,

Matter: Solar Fam Submission

My submission is directed for consideration, to the developer of the proposed solar farm, Blayney Shire Council and the Regional Planning Panel.

I would like to make a submission regarding the solar farm DA proposed for Blayney adjacent and directly east and north of my property [redacted]

I am the [redacted] of the Blayney quarry at the above address. I have been [redacted] the quarry since February 2022.

I would be highly opposed to any condition being placed on me now, with regard to [redacted] of the quarry as it stands. [redacted] an expansion of the quarry extraction area to the North of the current site.

In light of this, it would be inappropriate and unreasonable for the solar farm developer to raise complaints or objections regarding dust, noise or blasting activities that may result from [redacted] and [redacted] quarry operations particularly given that our potential expansion plans would be transparently lodged through the proper planning channels. Any such concerns should have been considered prior to the selection of a site in close proximity to a working quarry. Also please note, that in the past two reporting years I have not had one complaint reportable to the EPA.

[redacted]

I

To Whom It May Concern,

This letter serves as a formal objection to Green Gold Energy's proposed development of the Blayney 5MW Solar Farm.

While the importance of renewable energy is fully recognised, this proposal is considered fundamentally inappropriate for the Blayney area due to its impact on the local landscape and the unnecessary loss of productive agricultural land.

The land designated for the proposed solar farm is both valuable and highly productive. Once developed, it will be rendered agriculturally unproductive for decades. Farmland is a finite and irreplaceable resource, and this development represents a permanent and unjustified loss. Solar farms should be prioritised on non-arable or previously developed land, not on viable farmland.

Consideration must also be given to the proximity of the active Blayney Quarry. Dust, air quality concerns, and vibrations from blasting activities may compromise the efficiency and accelerate the degradation of the solar panels, raising questions about the suitability and sustainability of this location.

The installation of extensive solar infrastructure—including panels, fencing, and other associated components—will cause significant visual and environmental disruption, with lasting consequences. Such a development risks fragmenting the rural landscape and transforming it into an industrial zone, which does not represent a responsible or sustainable approach to renewable energy implementation.

Approval of this project could set a concerning precedent for the future conversion of productive farmland into industrial energy sites, potentially leading to a patchwork of developments that undermine the area's agricultural and rural integrity.

Additionally, residents—particularly those most directly affected—have not been adequately consulted or informed. A project of this scale demands transparent, early, and inclusive community engagement, rather than minimal notification and a fast-tracked approval process.

In light of these concerns, the planning authority is urged to reject the application. While renewable energy development is necessary, it must be approached with careful consideration for its impact on local agriculture, environment, and community.

Thank you

Regards

[redacted]

Blayney Shire Council
RECEIVED
Date:___/___/___
By:_____

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In light of these concerns, the planning authority is urged to reject the application. While renewable energy development is necessary, it must be approached with careful consideration for its impact on local agriculture, environment, and community.

Thank you

[redacted]

Blayney Shire Council
RECEIVED

Date: ___/___/___

By: _____

From: [redacted]
To: Planning
Subject: IS/95104 - Solar power farm
Date: Thursday, 4 September 2025 11:03:12 AM

I wold like to let it be known that I am totally against the proposed solar farm on greghamstown road.in my opinion it will be a total eyesore as it will be the first thing I see when I open my front door, less than 600 meters from my house,it is also a great waste of productive farm land.thank you. [redacted]

General Manager
Blayney Shire Council
91 Adelaide St
PO Box 62
Blayney NSW 2799
25/08/2025

Dear Sir

Re: Development Approval Applications number DA 2025/61

Attention Andrew Muir

We are writing to raise our strong opposition to another proposed solar farm development near our property – **DA2025/61, 180 Greghamstown, Blayney NSW 2799.**

While we recognise the importance of renewable energy initiatives, this particular development raises serious concerns for us and many other local residents. The chosen location is not appropriate, and we are deeply worried about the long-term impacts it will have on our community, our environment, and our way of life.

For clarity, we have outlined our concerns in point form:

1. **Loss of Agricultural Land**: The proposed site occupies productive land that has historically been used for farming. Large-scale industrial solar developments risk displacing viable agricultural use, which is essential for food security and the local economy.
2. **Visual and Environmental Impact**: The solar farm would significantly alter the character of our rural landscape. It will replace open countryside with industrial infrastructure, adversely affecting both visual amenity and biodiversity.
3. **Impact on Property Values and Liveability**: Industrial-scale solar projects are not compatible with nearby residential properties. We are concerned about reduced property values and the negative effect on residents' quality of life.
4. **Community Consultation**: From our perspective, there has been inadequate consultation with residents who will be most affected by this proposal. Developments of this scale should not proceed without genuine and transparent community engagement.
5. **Cumulative Impact of Multiple Solar Farms**: This is not an isolated project. With several large-scale solar developments already approved or underway in the Blayney Shire, the cumulative impact on the community, landscape, and infrastructure is substantial. Approving yet another project in proximity would disproportionately burden our area compared to other regions.
6. **Impact on Local Infrastructure and Roads**: Construction typically involves heavy vehicle movements, placing stress on rural roads not designed for high-volume industrial traffic. This poses safety risks, generates noise and dust, and accelerates road deterioration – costs which often fall back on the local community.

7. **Fire Risk and Safety Concerns**: Large solar installations in rural, drought-prone areas can increase fire hazards. The presence of extensive electrical infrastructure raises concerns about fire ignition, particularly in hot, dry summers when firefighting resources are already stretched.
8. **Noise and Glare**: Solar farms can generate inverter and transformer noise, as well as glare, particularly when located near homes. These disturbances reduce the amenity and peaceful enjoyment of nearby residential properties.
9. **Loss of Tourism and Heritage Value**: The Blayney region is valued for its scenic beauty, rural character, and heritage significance, which attract visitors and support local businesses. Industrial-scale solar farms diminish these qualities and threaten long-term tourism potential.
10. **Better Alternatives Exist:** While we support renewable energy, more suitable sites exist in less visually sensitive areas and in zones designated for primary production or industrial use. Rooftop solar and degraded land (such as former mines or non-arable land) should be prioritised before farmland and scenic rural landscapes are sacrificed.

For these reasons, the chosen location in the *Rural Landscape* zone should be rejected. If this development is approved, much of the Blayney area risks being surrounded by black panels, with irreversible consequences for the character and liveability of our community.

We have been residents of Blayney Shire for 19 years, having purchased our property and built our home with the expectation that it would provide stability for our work and retirement. This proposal threatens that expectation.

We respectfully urge you to oppose this development and ensure that the voices of local residents are properly considered in the planning process.

Thank you for your attention to this important matter.

Yours sincerely.

[redacted]

[redacted]

4/9/2025

Dear General Manager,

We write to formally object to the recent Development Application for a second proposed solar farm proposed in the Blayney community (180 Greghamstown, Blayney. DA2025/61). We appreciate the role of renewable energy in addressing future energy needs, however we have significant concerns about the cumulative impact of multiple solar farms in such a small community.

Our community has already had one solar farm approved, and the addition of another would create a disproportionate and unfair burden on local residents. Specifically, we are concerned about:

Visual and Amenity Impact – The industrial-scale infrastructure of solar farms alters the rural character of our area, impacting the amenity and appeal of our community. A second development would compound these changes, making them permanent and irreversible.

Loss of Agricultural Land – Productive farmland should not be continually replaced with solar or wind tower infrastructure. This is a short-sighted approach that undermines the long-term sustainability of local farming, which is the backbone of our community.

Environmental and Ecological Concerns – The clearing, construction, and ongoing maintenance of another solar facility may have unintended impacts on local biodiversity, waterways, and native habitats.

Cumulative Impact on Residents – The addition of another solar farm in such close proximity to existing infrastructure will create noise, glare, and traffic issues, as well as reduce the quality of life and property values for residents.

We strongly urge Council to consider the fairness and balance of this proposal. While renewable energy is important, it should not come at the expense of small rural communities that are being asked to shoulder more than their share of the infrastructure burden. Development of this scale should be more evenly distributed across regions, not concentrated in one community.

For these reasons, we respectfully request that Council reject the Development Application for the second solar farm in Blayney.

Thank you for considering our submission. We trust Council will act in the best interests of its residents and the long-term character of our community.

Yours Sincerely

[redacted]

The General Manager

Blayney Shire Council

In regard to the D.A. 2025/61 for a solar farm to be developed on the outskirts of Blayney, I as a rate payer want to put forward my concerns.

The first thing to be noted here is the address used on the D.A. 180 Greghamstown Rd is at the far end of the block being used and has no access from that end. The development would run back towards town about 1.8 km from there The property was previously accessed via the bottom end of Palmer St over the railway crossing Since the new gravel quarry development the access would appear to be through the road up there. This fact has made many resident of town think the solar farm will be away from town and out of their sight BUT this area will be very visible to a large percentage of town dwellers.

In NSW there currently isn't a fixed distance rule for how close a solar farm can be to a residence; however a proposed amendment to state planning rules would introduce a 10km commercial buffer and 5 km buffer for residential areas from state-significant renewable energy projects near region cities. (Cities including Bathurst Orange and Dubbo are named in this amendment.) Developments require authorities to consider land use conflicts and the community impact. Local council planning and site assessments also determine proximity with developers needing to manage fire safety, environmental and traffic impacts.

I believe if this amendment goes through the entire town would be within a 5km distance. Currently if the measurements were taken from the south eastern corner of the site most of Blayney would possibly within 2 to 2.5km.

Council really need to look into this development as town residents are being deceived by using the Greghamstown address when really it is on the edge of town where the rate payers will be seeing it. Even when council were notifying people of the development if the address was correct almost all residents would have been contacted.

Before any decision is made the councillors need to go to location and look towards town to see how many residents will be affected by this.

Another thing to bear in mind is if Blayney housing continues to expand this direction may be the only viable option in a few years.

We can't dispose of a normal household battery in a bin in case of damage and it causing a fire yet they are going to sit 2 giant size batteries on the rocky ridge with a quarry to the south and another one to the west that will be blasting. How safe can that be. These batteries could explode and catch fire anytime.

[redacted]

I

To Whom It May Concern,

This letter serves as a formal objection to Green Gold Energy's proposed development of the Blayney 5MW Solar Farm.

While the importance of renewable energy is fully recognised, this proposal is considered fundamentally inappropriate for the Blayney area due to its impact on the local landscape and the unnecessary loss of productive agricultural land.

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Additionally, residents—particularly those most directly affected—have not been adequately consulted or informed. A project of this scale demands transparent, early, and inclusive community engagement, rather than minimal notification and a fast-tracked approval process.

In light of these concerns, the planning authority is urged to reject the application. While renewable energy development is necessary, it must be approached with careful consideration for its impact on local agriculture, environment, and community.

Thank you

[redacted]

[redacted]

4/9/2025

The General Manager

Blayney Shire Council

PO Box 62. Blayney. NSW. 2799

Re. Development Approval Application No. DA 2025/61 Development of a 5MW solar farm and battery energy storage system (BESS)

Dear General Manager,

I am writing to formally object to the proposal for a second solar panel farm to be constructed adjacent to our property. I understand that there is a need for renewable energy solutions, but I strongly believe this proposal is inappropriate for this location and will have a significantly detrimental impact on my family, our organic farm and the surrounding environment.

We live and work on our property which is home to our organic fruit and vegetable farm. Our family, including 4 young children, depends on this land not only for our livelihood but also for our health, wellbeing and way of life.

Our specific concerns including:

1. Threat to organic certification and soil health
   The proximity of another large scale solar installation raises serious concerns about contamination risks, dust water run off and potential chemical use, during construction or maintenance all of which could jeapordise our organic certification and the health of our soil.

2. Impact on Local Biodiversity and Eco system
   Our farm has been carefully cultivated to support local pollinators, native species and a sustainable balance between nature and agriculture. Industrial scale solar infrastructure poses a major threat to this balance. Disrupting wildlife corridors and potentially altering micro climate.

3. Amenity, visual impact and quality of life
   A second solar farm in close proximity will dramatically change the character of the landscape we live in, and value. It will enclose our home in an industrial zone stripping the rural outlook and natural setting that our family chose to raise our children in.

4. Cumulative impact
   One solar farm has already been approved nearby this addition of a second facility immediately adjacent to our boundary represents and unacceptable cumulative impact - effectively surrounding our property with industrial development. This over steps what could reasonably be accepted in a rural or agricultural zone.

5. Property Value and future viability
   The visual environmental and agricultural impacts on a second solar farm will likely de value our property and may force us to reconsider the viability of our business and long term residence in the area.

   We respectfully request that council consider the adverse implications this development will have on existing landowners, particularly small scale sustainable farming families like ours who contribute to the local food systems and rural character.

   We would appreciate the opportunity to speak further on this matter at any upcoming council meetings or community consultations.

   Please keep us informed of any next steps in the process.

   Thankyou for your consideration.

[redacted]

[redacted]

Blayney Shire Council
91 Adelaide St.,
Blayney 2799

To whom it may concern:

This is my Submission To the opposition of the proposed SOLAR FARM. at Supposedly 180 Greenhamstead Road.

How can this possibly be 180 Greenhamstead Road? This Site isn't even on Greenhamstead Road.

This Development will be unsightly To me & I worry about what it will do to our insurance costs & What it will do to the Valuation of all the properties around it.

I already have Windmills To my Right & Now, the proposed Solar Farm to my Left.

STRONGLY opposed

Yours Faithfully

[redacted]

RECEIVED
Date: / /
By:

NO:

Blayney Shire Council

Dear Sir

I am writing in regards to the development of solar farm & battery energy application, as I am totaly aposed to it as it will only increase the cost of electricity & lower the value of land and the lose of good graxing & farming land

[redacted]

Blayney Shire Council
RECEIVED
Date: / /
By:

Blayney Shire Council
RECEIVED
Date: / /
By:

[redacted]

The General Manager

Blayney Shire Council

PO Box 67

Blayney NSW 2799

Re Blayney 4C & 7C Development Proposal

for two 4.99MW Solar Farms & Battery Storage System

at 180 Greghamstown Road, Blayney.

OBJECTION

I, [redacted] am the daughter of [redacted] who is the owner of the residence at [redacted] Mum has owned this house and lived here for 49 years. As she is elderly, I have lived with her for some years to assist with her day-to-day care.

We both object, in the strongest possible way, to the proposed solar farm as the southern section of the proposal is too close to our home, as it is situated in the last block at the northern end of Palmer Street. There are only three other houses further down the street, Johnston Crescent runs off to the east near the end, then there is the Main Western Railway line. The southern end of the proposed solar farm would then be 635 metres beyond. Surely there should be regulations forbidding the construction of any development so close to the edge of an urban area. It is noted that one photo (Plate 16) on page (xii) in Attachment A to the Visual Impact Statement of site photographs, labelled 'Looking towards the project site from the corner of Palmer & Ewin Street' is taken from diagonally across the street on the opposite corner to our home. The topography beyond the railway line slopes upwards so that residents will see the solar farm, over the top of the ugly security fence topped with rows of barbed wire and vegetation screening.

Such a detrimental impact on the environmental aesthetics to our current peaceful scenery is not acceptable. No-one is going to enjoy looking at long rows of unsightly metal and glass solar panels instead of farmland once usually covered with green paddocks. Photo site OP19 (in the Visual Impact Statement) of the cluster of urban dwellings located to the south, 635 metres from the edge

of the project gives a Visual Impact rating of high to magnitude, high to sensitivity and high to impact rating. This negative impact on the scenic quality of the existing landscape is not acceptable to urban residents, including ourselves.

On page 20 of the Visual Impact Assessment it states "The visual impact on road routes is assessed to be high for some roads within the cluster of urban dwellings to the south of the site" – this would include the northern end of Palmer Street which is closest to the southern boundary of the proposed solar farm development, where we live. Also, on page 20 it says, "The rail line also scores high at the southern extremity of the visual catchment which will have a direct visual connection looking upslope towards the arrays". Only 3 houses separate our house from the railway line.

The glint and glare from thousands of solar panels is also a concern. This interference causes a loss of view and adversely affects the scenic quality of our surrounding environment. It will also negatively affect motorists driving on the streets and roads impacted by the proposed solar farm development.

The project proposal is located in a RU2 Rural Landscapes zone, which includes the objectives of

a) to maintain the rural landscape character of the land – this proposal is a detriment to the rural landscape character of the land, and

b) to encourage development that will not have an adverse impact on the environmental and scenic qualities of the existing landscape – approximately 10,300 solar panels in rows about 120 metres long will have an adverse impact on the environment, our lovely scenic landscape will be replaced with a distressing monstrosity of solar panels.

It is also noted that the proposed Blayney By-Pass runs between the 2 separate solar farm sites, east to west across the area viewed from our end of Palmer Street. Should this be eventually developed the residents of this area, will have not only an unsightly solar farm to look out at, but a major traffic noise problem as well.

The proponents of this development proposal are also to be condemned for advertising the location as 180 Greghamstown Road. This has given many Blayney residents the idea that it will not affect any part of the town, which is not correct. The location is not on Greghamstown Road, but a few paddocks across from it, with land owned by others between the road and the project site. The site then stretches down towards Blayney to end only a bit over 600 metres from houses on the north-western edge of town. Residents living at the northern end of Palmer Street and the western end of Johnston Crescent will certainly be able to see the arrays of solar panels. Not a pretty site, but a distressing one.

Blayney is a lovely town to live in, mum has lived in town for over 49 years and before that she grew up at Kings Plains and after marriage, on a property between Kings Plains and Newbridge. We have ancestors on a number of branches of our family tree stretching back three and four generations who lived in the local area. It would be a crying shame to have any solar farms close to our beautiful town.

We urge Blayney Shire Council to reject this solar farm proposal. Blayney does not need such a distressing sight of environmental degradation that is completely out of character with our surroundings.

[redacted]

[redacted]

From: [redacted]
To: Blayney Shire Council
Subject: [redacted]
Date: Friday, 5 September 2025 3:20:54 PM

Objections to Solar development are as follows:

Spoil the beautiful environment
Should not be built so close to town
Should not be built on agricultural land
Cause fires
Have a short life span and lead and cadium leach into soil
Energy they produce is less than what is used in manufacture
Land will not be able to remediated after the life of panels

[redacted]

From: [redacted]
To: Planning
Subject: IS/95153 - Submission
Date: Friday, 5 September 2025 2:25:41 PM

Good afternoon.

My name is [redacted]. I wish to make a submission against the proposed solar farm application number DA2025/61.

[redacted]

My property will be directly affected by the proposed solar farm and I wish to highlight my concerns.

The ideal building site on my property for my new home would now overlook these solar panels hence destroying the once beautiful rural outlook.

This view would now be black solar panels.

It is my understanding these solar panels rotate throughout the day to capture sunlight.

I believe in the afternoon when the sun has moved to the west of my property the sun reflecting off these solar panels will be blinding.

It is also my understanding these solar panels will be placed approximately 2-3m above the ground on frames so they can rotate to follow the sun.

I believe when windy (quite often) when wind passes through the field of solar panels it would create a (whistling effect) that would be heard on my property.

It is my belief there battery bank on this solar farm that will have a cooling system that will be able to be heard some distance away.

The use of the address 180 greghamstown road blayney on the application.

I personally believe this tactic has been used to manipulate the number of people in the 2km radius that had to be informed.

Insurances on my property will absolutely sky rocket having a solar farm in close proximity.

I believe this solar farm will diminish the value of my property and would deter prospective buyers from my property should I choose to sell.

In the event the solar farm application is approved, I believe I should be compensated financially.

[redacted]

From: [redacted]
To: Planning
Subject: [redacted]
Date: Friday, 5 September 2025 12:52:05 PM

Fw: Objection to Solar Farm EDPR Australia

[redacted]
Sent: Friday, 5 September 2025 12:39 PM
To: planning@blayney.nsw.gov.au <planning@blayney.nsw.gov.au>
Subject: Objection to Solar Farm EDPR Australia

Dear Whom it concern,
I am writing to express my STRONG objection to EDPR Australia PTY LTD's proposed Blayney 5MW Solar Farm and battery storage solution. [redacted] which shares a direct boundary with the proposed solar farm.

Our property holds significant historical value, boasting an original homestead dating back to 1840, which we have recently restored. Additionally, we cultivate over 2,000 apple trees and vegetables on our land, maintaining a certified organic status and producing fresh, high-quality produce.

Outlined below are our major concerns and the significant financial impacts this project would have on our lives:

Devaluation of Property: As a young man l am extremely concerned about the Devaluation of my inheritance.
A 15m tree line is critical to maintaining minimal visual disturbances.
I believe this development will affect my inheritance and future.

In light of these concerns, I ask you to reconsider the approval of the Blayney 5MW Solar Farm in its current location. I urge you to encourage Council to prioritise meaningful consultation with directly impacted residents and explore alternative sites that would minimise adverse impacts on both the environment and local communities.

Thank you for your attention to this matter.

Sincerely,

[redacted]

From: [redacted]
To: Planning
Subject: [redacted]
Date: Friday, 5 September 2025 12:46:34 PM

[redacted]
Sent: Friday, 5 September 2025 12:39 PM
To: planning@blayney.nsw.gov.au <planning@blayney.nsw.gov.au>
Subject: Objection to Solar Farm EDPR Australia

Dear Whom it concern,

I am writing to express my STRONG objection to EDPR Australia PTY LTD's proposed Blayney 5MW Solar Farm and battery storage solution. [redacted] which shares a direct boundary with the proposed solar farm.

Our property holds significant historical value, boasting an original homestead dating back to 1840, which we have recently restored. Additionally, we cultivate over 2,000 apple trees and vegetables on our land, maintaining a certified organic status and producing fresh, high-quality produce.

It has become apparent to us that there has been a lack of consultation with local residents regarding this project. As a neighbour and considering the substantial impacts this project would impose on our property, we expected to be consulted by the developer prior to any council submission.
Outlined below are our major concerns and the significant financial impacts this project would have on our lives:

- **Devaluation of Property**: As a young man I am extremely concerned about the Devaluation of my inheritance.
- A 15m tree line is critical to maintaining minimal visual disturbances.
-

In light of these concerns, I ask you to reconsider the approval of the Blayney 5MW Solar Farm in its current location. I urge you to encourage Council to prioritise meaningful consultation with directly impacted residents and explore alternative sites that would minimise adverse impacts on both the environment and local communities.

Thank you for your attention to this matter.

Sincerely,
[redacted]

From: [redacted]
To: Planning
Subject: IS/95147 - Objection to Solar Farm EDPR Australia
Date: Friday, 5 September 2025 12:40:04 PM

Dear Whom it concern,

I am writing to express my STRONG objection to EDPR Australia PTY LTD's proposed Blayney 5MW Solar Farm and battery storage solution. My husband and I are the proud owners of [redacted] which shares a direct boundary with the proposed solar farm.

Our property holds significant historical value, boasting an original homestead dating back to 1840, which we have recently restored. Additionally, we cultivate over 2,000 apple trees and vegetables on our land, maintaining a certified organic status and producing fresh, high-quality produce.

It has become apparent to us that there has been a lack of consultation with local residents regarding this project. As a neighbour and considering the substantial impacts this project would impose on our property, we expected to be consulted by the developer prior to any council submission.
Outlined below are our major concerns and the significant financial impacts this project would have on our lives:

- **Devaluation of Property**: We commissioned an independent valuation of our property, which concluded that the proposed solar farm and associated electrical infrastructure, would significantly decrease the value of our property. This reduction in value directly affects our plans to build on the hill overlooking our property, as the visual amenity would be significantly compromised by the solar farm's presence. Furthermore, the new electrical infrastructure would further detract from our property's aesthetics and, consequently, its value.
- **Loss of Income**: Our apple orchard is a large part of our family's income. Maintaining our property's organic status is paramount, not only for the value of our produce but also for the property itself. We are deeply concerned that the construction of the solar farm will introduce dust and pollution, jeopardising our organic certification and the health of our stock and produce. Additionally, the increased water shedding from the solar panels poses environmental risks to our property, including potential contamination and increased weeds. The microclimate temperature increases predicted in the DA application would adversely affect our apple crops, resulting in a substantial loss of income for our family.
- **Endangered species:** Solar farms can negatively impact wedge-tailed eagles by causing habitat loss, disrupting hunting and nesting areas, and creating visual disturbances from reflective panels that may confuse birds.
- **Construction Concerns**: The proposed construction poses significant challenges, particularly regarding traffic management. The extended construction period will subject us to prolonged noise disturbances, which is especially concerning as we have four young children, including a premature newborn. As a registered nurse who often works night shifts, maintaining a quiet environment during the day is crucial for me. We are also concerned about the significant amount of dust that will inevitably be generated during and after the construction period, especially considering our son's asthma condition. Additionally, this dust could potentially infiltrate our water tanks, therefore compromising the quality of our water supply.
- BUSS : I am concerned about the size of the battery system. It is 500m from our boundary. The cooling system which is mandatory is noisy and will effect us and our life stock. We are extremely concerned about the fire risk they created especially next to a gas pipe line.
- Grass maintaince: there is a large risk of fire danger if grass is not maintained.
- Tourism: We are planning to bring Tourism to Blayney with our orchid and vegetable crops. We are planning a long lunch in the blossom trees which will be catered for by a Sydney hatted chef during food week. This would bring tourists to the area. With the construction of the solar farm our beautiful views will be taken away from us.
-

In light of these concerns, I ask you to reconsider the approval of the Blayney 5MW Solar Farm in its current location. I urge you to encourage Council to prioritise meaningful consultation with directly impacted residents and explore alternative sites that would minimise adverse impacts on both the environment and local communities.

Thank you for your attention to this matter.

Sincerely,
[redacted]

From: [redacted]
To: Planning
Subject: IS/95145 - Proposed solar farm
Date: Friday, 5 September 2025 12:42:12 PM

To whom it may concern,

I would like to express my opinion in objection to the proposed solar farm on 180 Greghamstown Road.
I graze my cattle on the land directly joining the proposed site on the western side using calm cattle handling practices aiming to reduce livestock stress. Being strongly of the belief that should this proposal go ahead, it will negatively impact productivity, decreasing livestock gains and the overall quality of production.
This will also be impacted by the potential biosecurity risk posed by the proposed construction of a road directly along the boundary fence line.

Farming is not just a business. Its a livelihood and way of life. The proposed site is an area of prime agricultural land. The sacrifice of such a valuable resource, resulting in a permanantly altered landscape would be a devastating loss.

Regards,
[redacted]

To General Manager of Blayney Shire Council,
Subject: The D.A. for the Solar farm off 180 Greghamstown Rd.

In the early 1990's Portions 84085 were split off from portion 83074. There was no entry into portion 83074 from the so called 180 Greghamstown Rd. The owner of portion 83074 used, as his entry from the lower end of Palmer St. Blayney until the emergency road was built.

The owner of lots 83074 has never used 180 Greghamstown Rd. to enter portion 83.

On the 27th August, 2025, [redacted] ownership of the Crown Rd. on the boundary of portions 84085

The DA for the Solar farm has false & misleading information on the address, and should be torn up and re written with the correct address immediately.

People think 180 Greghamstown Rd is where the proposed solar farm is going, when in fact it is my ~~property~~

[redacted]

[redacted]

Blayney Shire Council
RECEIVED
Date: __/__/__
By: _____

From: [redacted]
To: Planning
Subject: IS/95143 - Proposed Solar Farm
Date: Friday, 5 September 2025 12:25:16 PM

To whom it may concern

I object to the proposed solar farm for 180 Greghamstown Road.
The proposed site is located on fertile agricultural land and the adjoining properties are mostly farm land. Should this proposal go ahead, not only does the result permanently destroy the area of land it is built on but also affects the adjoining land holders, rendering the suitability of this site for a solar farm as questionable. There will also be a visual impact, destroying the natural beauty of the landscape and inflicting those adjoining land holders with an eye sore.

Regards
[redacted]

Blayney Shire Council
RECEIVED
Date:___/___/___
By:_____

[redacted]

To Blayney Shire Councilors,

I am writing to express my strong opposition to EPDR Australia PTY Ltd.'s intention to construct and operate a 5MW Solar Farm and Battery Storage Solution, conveniently close to the Distribution Network in the Blayney Shire. Sadly local, loyal residents' lives have been put into turmoil at the disclosure of this intent. Blayney is surrounded by superb fertile agricultural land (including an organic orchard) which produces outstanding beef, lamb, vegetables and fruits. This image sadly differs greatly from ground covered by plastic panels and the haunting evidence of the disposal of panel's toxic cadmium in decades to come.

Blayney is also renowned for its long cold winters and lower than average sunlight hours. Solar Pannels require direct sunlight to generate electricity, cloudy weather, rain and shorter daylight hours significantly reduce a panel's output. I question the long-term benefits of Blayney Shire approving 'The 5MW Solar Farm and Battery Solution.' as even the current advanced solar panels only convert a fraction of the available sunlight to useable power. The communities of Mudgee and Bathurst have fought hard and stopped the intrusion of Solar Farms. I am certain many local residents are extremely hopeful their Blayney Shire Council will give support to opposing EPDR Australia PTY LTD's Solar Farm Plan.

Australia exports uranium to electricity utilities in the following technologically advanced countries; United States, Japan, China, South Korea, Canada, the UK, India and Arab Emirates. These statics speak for themselves. Net Zero for Australia, will be greatly scrutinized in the near future, with realistic alternatives chosen.

As a resident, whose family began living in this area from 1886, my vision is for future sustainability. Within the Blayney Shire preservation of land for growing food should always remain the priority. As the World population grows the last thing needed is to limit farming land.

I encourage you to consider your local residents, stand up for them and future families and not approve the proposed 5MW Solar Farm.

[redacted]

I

From: [redacted]
To: Planning
Subject: IS/95129 - Proposed solar farm
Date: Friday, 5 September 2025 8:15:26 AM

To whom it may concern,

We strongly oppose the solar farm proposed for Lots 83 and 74 which will be going along the length of [redacted] fence line being 800m. They are unsightly and will destroy the country side view and prime farming land. There has been no suggestion of any kind of screening on the western side to block this unsightly view or any other measures that should be taken to reduce the impact on our property.
The address of the proposed solar farm is incorrect in our opinion. It is misleading and mis informs the public of the actual location, which should be off Palmer Street. This would suggest the DA is incorrect and should be revised with the correct address. There is no direct entrance to the above mentioned Lots off the Greghamstown Road and we understand the owners initially used the entrance off Palmer Street until more recently when the emergency access road was built.

We [redacted] the land directly joining the proposed site on the [redacted] [redacted] is biosecurity implemented and we don't want batteries, air coolers, carparks and especially a road built along our fence line creating dust and causing a biosecurity risk. These associated infrastructures, will be noisy and disruptive to [redacted] cattle herd causing unnecessary stress. Biosecurity is very important to us and along with previous generations have spent countless time ensuring a weed and pest free environment on our property. Can we be guaranteed the contractors won't compromise this with contamination from dust, plastics or other materials?

Our land will be devalued and insurance will be increased along with public liability. The lack of information on the specifics of the intended infrastructure and the associated risks including potential fire hazards have not been fully transparent or informative. It is our belief inadequate consideration has been given to the impact on the farmland, the livelihood of the adjoining landholders and the negative affect it would have on their production and urge the rejection of the proposed solar farm.

Regards,
[redacted]

From: [redacted]
To: Planning
Subject: IS/95140 - Proposed Solar Farm
Date: Friday, 5 September 2025 12:14:35 PM

Further to our previous email we would like to add if this was allowed to go through substantial compensation
should be provided to us for these losses.

Regards

[redacted]

From: [redacted]
To: Planning
Subject: IS/95135 - DA 2025/61 Proposed solar farm at 180 Greghamstown road Blayney
Date: Friday, 5 September 2025 8:59:27 AM

Hi
My name is [redacted] part owner of [redacted]
I wish to raise my concerns
1) i find the use of the address 180 Greghamstown rd misleading as the said block has not been accessed said address in the last 30 years it has been accessed from Palmer st and then emergency rd
2) Our property has been pinned in DA and nobody has ever contacted us in regards to glare .If they have accessed property without permission this is illegal and a breach of Biosecurity . There is a sign on front gate with my phone number.
3) The said block is regularly covered in fog which comes up the valley from Blayney
4) The view from my place is fantasic even with the town and its industrial area and does not include 800 metre long black blob .
5) I call my place my happy spot as I have struggles with mental health and sit and relax read books and enjoy life with no cost to government.
6) I have been told that insurance on rural and town properties will increase and have contacted an insurace broker and they confirmed this saying the bigger solar development the bigger the rise as damage to a powerplant is costly
7) Dust this last week there have been 2 truck and dogs from council going up or down greghamstown rd emitting a large amount dust which drifts over towards said development. Also dust is seen regularly rising from the 2 quarries when they are working
8) Blasting When blasting occures in quarries I can feel it up at my sheds and it seams the deeper they go the more I feel this How is this going to effect particually the battries
9) is this going to open the gate to the land above to a larger solar development
10) how is the town going to be effected in the event of a fire
11) is there going to be any effect to properties below and next to from run off particually organic farm
12) is there any risk to town in the event of a terrorist attack (hope it doesnt happen) but is a possablility
I feel we have not had a fair amount of time to go into this as last submission approved by council was 17th of july and yet we did not receive a letter until the 19th of August which was dated 14th August.
This is a large document with so many generic pro solar farm writtings and stuff the average person doesn't under stand im currently a bout 200 pages in and have to still work and go through this . i have not slept well since this came out and about buggered.
I request an extention of time to gather the full facts
I appoligise for the poor spelling as i,m not very good at this
[redacted]

From: [redacted]
To: Planning
Subject: IS/95128 - Objection to Proposed Solar Farm Development at 180 Greghamstown, Blayney (DA 2025/61)
Date: Friday, 5 September 2025 8:31:18 AM

[redacted]

5th September, 2025

The General Manager
Blayney Shire Council
PO Box 62. Blayney. NSW. 2799

Subject: Objection to Proposed Solar Farm Development at 180 Greghamstown, Blayney (DA 2025/61

Dear Sir/Madam,

We are writing to formally object to the proposed development of a solar farm at 180 Greghamstown, Blayney. While we appreciate the need to support renewable energy initiatives, we believe this project is inappropriate for the chosen location and will have a significant negative impact on the local community.

Our concerns are as follows:

Impact on Residential Amenity

The proposed solar farm is in close proximity to residential properties. The industrial-scale appearance of the panels and associated infrastructure will drastically alter the character of the area, leading to visual intrusion and loss of enjoyment in our homes and gardens.

Environmental and Wildlife Concerns

The site is currently used as farmland, supporting local wildlife and biodiversity. Industrial development of this kind risks habitat destruction and disruption of ecological balance, which conflicts with the council's own environmental protection objectives.

Property Values and Community Character

The introduction of a large-scale industrial site in a residential and rural setting will lower property values and deter future families from moving to the area. This is not in keeping with the character of our community, which has always been valued for its peaceful and natural setting.

Alternative Locations

While renewable energy is important, such developments should be located in areas better suited for industrial-scale infrastructure—such as brownfield sites, disused industrial land, and locations further away from residential housing. This would allow the council to balance sustainability goals with the wellbeing of local residents.

In light of these concerns, we respectfully urge the council to refuse planning permission for this proposal or require significant revisions to relocate the site to a more appropriate area.

Thank you for taking our objection into account. We trust that the council will give full consideration to the impact this development would have on residents, the environment, and the character of our community.

Yours faithfully,

[redacted]

From: [redacted]
To: Planning
Subject: IS/95171 - Fw: proposed solar farm
Date: Sunday, 7 September 2025 3:58:25 PM

[redacted]
Sent: Sunday, 7 September 2025 3:41 PM
To: planning@blayney.gov.au <planning@blayney.gov.au>
Subject: proposed solar farm

I hereby strongly object to the development of proposed solar farm.

Whilst your letter to us states the address as being 180 Greghamstown Road, it is apparently a lot closer to the top of Torrens Street, [redacted], than Greghamstown road is, thereby being way too close to Blayney township.

Our beautiful country"s landscape is quickly being turned into an eyesore by the construction of these solar farms and I urge you to seriously consider not approving the construction of such farms.

[redacted]

To Whom It May Concern,

This letter serves as a formal objection to Green Gold Energy's proposed development of the Blayney 5MW Solar Farm.

While the importance of renewable energy is fully recognised, this proposal is considered fundamentally inappropriate for the Blayney area due to its impact on the local landscape and the unnecessary loss of productive agricultural land.

The land designated for the proposed solar farm is both valuable and highly productive. Once developed, it will be rendered agriculturally unproductive for decades. Farmland is a finite and irreplaceable resource, and this development represents a permanent and unjustified loss. Solar farms should be prioritised on non-arable or previously developed land, not on viable farmland.

Consideration must also be given to the proximity of the active Blayney Quarry. Dust, air quality concerns, and vibrations from blasting activities may compromise the efficiency and accelerate the degradation of the solar panels, raising questions about the suitability and sustainability of this location.

The installation of extensive solar infrastructure—including panels, fencing, and other associated components—will cause significant visual and environmental disruption, with lasting consequences. Such a development risks fragmenting the rural landscape and transforming it into an industrial zone, which does not represent a responsible or sustainable approach to renewable energy implementation.

Approval of this project could set a concerning precedent for the future conversion of productive farmland into industrial energy sites, potentially leading to a patchwork of developments that undermine the area's agricultural and rural integrity.

Additionally, residents—particularly those most directly affected—have not been adequately consulted or informed. A project of this scale demands transparent, early, and inclusive community engagement, rather than minimal notification and a fast-tracked approval process.

In light of these concerns, the planning authority is urged to reject the application. While renewable energy development is necessary, it must be approached with careful consideration for its impact on local agriculture, environment, and community.

Thank you

[redacted]

NO

From: [redacted]
Sent: Tuesday, 2 September 2025 4:56 PM **To:** Planning <Planning@blayney.nsw.gov.au>
Subject: IS/95729 - DA2025/61

Dear General Manager
Blayney Shire Council,
I am writing in regards to the new development proposal at 180 Greghamstown Road, Blayney NSW 2799/Development of Solar Farm and battery energy storage system.

Solar farms require large areas of land, this land could be used for agriculture, the land is disturbed by the solar farms which then impacts habitat and local ecosystems. Not only do the solar farms ruin prime farming country but are also unappealing and alter the landscape.
The land will be permanently shadowed, topsoil is removed and cleaning materials can contaminate the soil. There is also a chance that toxic chemicals can leach out from the panels.

As a small country community we should be encouraging tourism and making out town look more appealing rather than ruining the country side and allowing unappealing infrastructures. The development application for the quarry was approved with many residence objecting due to dust, noise and increased traffic, and another landscape ruined.

Solar farms are extremely costly and only generate electricity when the sun is shining, making them less reliable as a solar energy source, especially in Blayney when the average maximum temperature ranges from 27.3 degrees celsius in January and 14.9 degrees celsius in September. Energy production is dependent on the sunlight intensity and weather conditions, Blayney's weather is unreliable and mostly cloudy for majority of the year.

The solar farm will impact neighboring properties, devaluing the land and changing the visual landscape.

Panels can heat the surrounding air, affecting local microclimates and potentially impacting air quality and native vegetation. Our air has already been compromised by the dust produced by the quarry. In the future I believe our community will suffer many health issues caused by these approved developments.

The panels do not convert all sunlight into electricity, losing a significant portion to reflection or heat.
There are also concerns about when the solar panels have reached the end of their life span, how they are effectively recycled.

In conclusion I do not approve of the development application listed above. The solar farms need to be developed on non viable land, away from local communities, where they are not going to ruin the visual landscape.

Lets try and make our town one in which people want to visit, not one that is uninviting and devalued.

Yours Sincerely,

[redacted]