



25 June 2026

Dear Councillor,

Your attendance is requested at an Extraordinary Council Meeting of the Blayney Shire Council to be held in the Chambers, Blayney Shire Community Centre on Tuesday, 30 June 2026 at 9:30 AM for consideration of the following business -

- (1) Livestreaming Video and Audio Check
- (2) Acknowledgement of Country
- (3) Recording of Meeting Statement
- (4) Statement of Ethical Obligations
- (5) Apologies for non-attendance
- (6) Disclosures of Interest
- (7) Public Forum
- (8) Mayoral Minute
- (9) Reports of Staff
  - (a) Planning and Environmental Services

Mark Dicker  
**General Manager**

## **Meeting Calendar 2026**

### **June**

|        |              |                               |                  |
|--------|--------------|-------------------------------|------------------|
| 9.30am | 30 June 2026 | Extraordinary Council Meeting | Community Centre |
|--------|--------------|-------------------------------|------------------|

### **July**

|        |               |                            |                  |
|--------|---------------|----------------------------|------------------|
| 9.00am | 1-2 July 2026 | Country Mayors Association | Ballina          |
| 6.00pm | 27 July 2026  | McPhillamy's CCC Meeting   | Community Centre |
| 6.00pm | 28 July 2026  | Council Meeting            | Community Centre |

### **August**

|         |                   |                                                   |                  |
|---------|-------------------|---------------------------------------------------|------------------|
| 9.00am  | 6 August 2026     | Audit, Risk and Improvement Committee Meeting     | Community Centre |
| 10.00am | 12-13 August 2026 | Central NSW JO Board Meeting and Parliament Visit | Canberra         |
| 10.00am | 19 August 2026    | Central Tablelands Water Meeting                  | Canowindra       |
| 2.00pm  | 21 August 2026    | Central Tablelands Weeds Authority Meeting        | Kelso            |
| 6.00pm  | 25 August 2026    | Council Meeting                                   | Community Centre |
| 8.30am  | 26 August 2026    | Orange 360 Board Meeting                          | Orange           |
| 8.20am  | 28 August 2026    | Country Mayors Association                        | Sydney           |

### **September**

|         |                   |                                        |                  |
|---------|-------------------|----------------------------------------|------------------|
| 10.00am | 4 September 2026  | Local Transport Forum                  | Community Centre |
| 2.30pm  | 9 September 2026  | Bush Fire Management Committee Meeting | Orange           |
| 6.00pm  | 22 September 2026 | Council Meeting                        | Community Centre |

**INDEX OF REPORTS OF THE BLAYNEY SHIRE COUNCIL MEETING**  
**HELD ON TUESDAY 30 JUNE 2026**

|                                                                                                                                                                                                                                               |          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>PLANNING AND ENVIRONMENTAL SERVICES .....</b>                                                                                                                                                                                              | <b>5</b> |
| 01) DA2025/0061 - Electricity Generating Facility Solar Farm (two 4.99MW<br>solar farm and battery storage energy system (BESS) & minor Boundary<br>Adjustment - Lot 74 DP 750390 & Lot 83 DP 750390 - 180<br>Grahamstown Road, Blayney ..... | 5        |

## **LIVE STREAMING OF COUNCIL MEETINGS**

In accordance with the Blayney Shire Council Code of Meeting Practice, this meeting will be recorded for the purpose of the live streaming function via our YouTube channel. The audio and visual live stream and recording, will allow members of the public to view proceedings via the Internet without the need to attend Council meetings. The objective of this service is to eliminate geographic and other access barriers for the community wishing to learn more about Council's decision making processes.

By speaking at the Council Meeting you agree to be livestreamed and recorded. Please ensure that if and when you speak at this Council Meeting that you ensure you are respectful to others and use appropriate language at all times.

Whilst Council will make every effort to ensure that live streaming is available, it takes no responsibility for, and cannot be held liable for technical issues beyond its control. Technical issues may include, but are not limited to the availability or quality of the internet connection, device failure or malfunction, unavailability of YouTube or power outages.

Live streams and archived recordings are a free public service and are not an official record of Council meetings. Recordings will be made of all Council meetings (excluding confidential items) and published to YouTube the day after the meeting. For a copy of the official public record, please refer to Council's Business Papers and Minutes page on Council's website.

Council does not accept any responsibility for any verbal comments made during Council meetings which may be inaccurate, incorrect, defamatory, or contrary to law and does not warrant nor represent that the material or statements made during the streamed meetings are complete, reliable, accurate or free from error.

Live streaming is primarily set up to capture the proceedings of the Council meeting and members of the public attending a Council meeting need to be aware they may be recorded as part of the proceedings.

## **STATEMENT OF ETHICAL OBLIGATIONS**

Councillors are reminded of their oath or affirmation of office made under section 233A of the Local Government Act and their obligations under the Council's Code of Conduct to disclose and appropriately manage conflicts of interest.

**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**

**Department:** Planning and Environmental Services

**Author:** Director Planning and Environmental Services

**CSP Link:** 4. A diverse, vibrant and sustainable economy

**File No:** DB.AB.2211

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**Recommendation:**

That Council note the Planning Assessment report prepared for the Western Regional Planning Panel on DA2025/0061 - Electricity Generating Facility Solar Farm (two 4.99MW solar farm and battery storage energy system (BESS) & minor Boundary Adjustment.

**Reason for Report:**

To present the Planning Assessment report prepared in relation to the development application for an Electricity Generating Facility Solar Farm (two 4.99MW solar farm and battery storage energy system (BESS) & minor Boundary Adjustment proposed to be situated on Lot 74 DP 750390 & Lot 83 DP 750390, with the property addressed as 180 Greghamstown Road, Blayney.

For Council to determine if it wishes to make a submission to the Western Regional Planning Panel for its consideration when determining the application.

**Report:**

As Council is aware a development application has been lodged for a Electricity Generating Facility Solar Farm (two 4.99MW solar farm and battery storage energy system (BESS) & minor Boundary Adjustment.

Under section 2.19 (1) and Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021, the development proposal qualifies as regionally significant development due to the proposal involving private infrastructure works exceeding \$5 million in value. Accordingly, the Western Regional Planning Panel is the consent authority for this development application.

Council staff have now prepared the Planning Assessment Report for the panel's consideration and the panel will meet online on 9 July 2026 to determine the application.

A copy of the assessment report, including draft conditions is attached, along with submissions made by members of the public on the application. A total of thirty-six (36) submissions were received on the proposal, although three (3) people sent in multiple submissions equating to total of thirty (30) submissions. Copies of other relevant documents and plans are also attached.

With completion of the Planning Assessment report and referral of that report to the Western Regional Planning Panel, Council can now determine if it will make a written submission to the Western Regional Planning Panel on the proposed development.

The key assessment matters identified in the assessment and comments from the planning assessment report include:

- *Visual impact*

*Assessment Report Comments - 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*

*Assessment Report Comments - 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*

*Assessment Report Comments - 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*

*Assessment Report Comments - 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*

*Assessment Report Comments - 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*

*Assessment Report Comments - 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*

*Assessment Report Comments - 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.*

Whilst the Planning Assessment has sought to address any issues requiring mitigation action through conditions of consent, it is accepted that concerned residents may hold a different view. Should Council wish to make a submission it is recommended that any matters raised relate to Planning issues such as those indicated above.

**Risk/Policy/Legislation Considerations:**

The legislative framework relating to the pathway and consideration is outlined in the assessment report.

**Budget Implications:**

Nil

**Enclosures (following report)**

Nil

**Attachments (separate document)**

|   |                                    |           |
|---|------------------------------------|-----------|
| 1 | Assessment Report                  | 46 Pages  |
| 2 | Draft Conditions of Consent        | 16 Pages  |
| 3 | DA Plans                           | 16 Pages  |
| 4 | Statement of Environmental Effects | 100 Pages |
| 5 | Glint and Glare Study              | 28 Pages  |
| 6 | Visual Impact Assessment           | 46 Pages  |
| 7 | Plan of Subdivision                | 1 Page    |
| 8 | Redacted Submissions               | 41 Pages  |
| 9 | Submissions                        | 41 Pages  |

*This matter is considered to be confidential under Section 10A(2) (a) of the Local Government Act, as it deals with personnel matters concerning particular individuals.*