

30/11/2023 Notes to read at Public Sub-Mission for Independent Planning Commission: Re Proposed Solar Farm at Glanmire

Thank you for the opportunity to relay my concerns on the Glanmire Solar Farm/ Factory.

I'm a semi-retired local Real estate and Stock and Station agent with over 30 years of experience with property and before that I was an owner of a Murray Grey Stud (Bannockburn) and a stud Manager at one of Australia's leading Murray Grey Studs (Newhaven Park)

As an agent we are asked to carry out Market Appraisals on property for a number of reasons. It could be for a sale; it could be for the owner to re finance, there are a myriad of reasons for the appraisal. When an agent is asked to do a Market Appraisal, it is taken very seriously as you can imagine because people will make life changing financial decisions on your Market Appraisal Report that could change their lifelong decisions.

When asked to give my opinion (as an agent) on the properties neighboring the Glanmire Solar Farm Proposal.

Not ever having Appraised land adjoining a Solar Farm before. I contacted agents from Wellington and Dubbo to get some idea as to what property values have done on properties next to the solar farms at Wellington (a huge solar Farm) and Dubbo with a much smaller one.

The question that was raised from prospective purchasers as feedback was the same from all the agents I contacted. If a home/or building entitlement is located near the solar farm, The question is Would YOU want to LIVE next to a solar Farm. (The answer from everyone would be NO). Apart from other problems they create (and some of the other speakers will cover these) it takes away from the aesthetics of the whole area. Obviously if you lose purchaser interest caused from adjoining a solar farm, then a lack of prospective purchasers will of course de value your property.

Although not being a certified soil scientist I think alarm bells should have been ringing loud and clear with the first soil or LSC (Land and Soil Capability) land classification report lodged with the Planning Department from SLR Consulting, it claimed that the land in the proposal was not LSC 2 or 3 classifications. With what I think was a floored report from SLR Consulting.

MINESOILS was asked to update the study. As with my credentials noted above over 30 years, I would as an agent rate land in the proposed area as being amongst the best productive/cropping land in the Bathurst area.

Not that long ago [REDACTED] Lane was growing vegetables for the Sydney market (the story is that he still holds the record for the largest cauliflower ever sold at the markets) this gives an indication of the land quality (whether the certifier says Class 3 or 4).

The Bathurst area is very limited with cropping country.

This is confirmed in the MINESOILS report Where in the LGA of Bathurst land use has cropping only making up 6% of 100% Agricultural land (This shows the small amount of cropping land available in the area. It is not a lack of farmers wanting to do cropping

MINESOILS also confirmed they added 40.6 Ha to LSC class 3 representing 22% or a quarter of the development is now Class 3 Over the original SLR report

MINESOILS has 132 Ha as Classification LSC Class 4. If you look at the definition from

MINESOILS for LSC 4." **Moderate Capability Land.** Land has moderate to high limitations for high impact land users. Will restrict land management options for regular high impact land uses such as **cropping/ high intensity grazing** and horticulture".

The current owners have been and are Managing this land for cropping/ and high production grazing for many, many years, without any problems. Not being a soil scientist, I can't argue with their findings, but I can say apart from the crop sales, I have seen stock from these farms usually fattened on the stubble and plant growth after cropping to top the local livestock markets more often than not.

The current owners around this project have paid top prices per acre not just because of the magnificent aesthetics of the Glanmire area. But because of the highly fertile soils such as I mentioned above, Cropping, Grazing, Vegetable growing, etc.

The owners of these properties (and Bathurst in General) should not be penalized for a Solar Farm that is being proposed on some of Bathurst best agricultural land and the proposal is outside one of the five REZ (Renewable Energy Zone) areas that were zoned for Solar Farms from the NSW Government.

In the report from the NSW Government they state Being 1 of the 5 areas chosen

The indicative location of the Central-West Orana REZ was chosen

following a detailed statewide geospatial mapping exercise undertaken by the NSW Government in 2018. This initial analysis sought to identify optimal locations to host renewable energy generation around the State, including areas with strong renewable energy resource potential, proximity to the existing electricity network, and consideration of potential interactions with existing land uses, including agricultural land and biodiversity conservation.

The importance of the Central-West Orana REZ has also been recognized in the Australian Energy Market Operators (AEMO's) Draft 2022 integrated System Plan

Lets leave Glanmire as it is PRODUCTIVE Agricultural Land and put the solar farm in land zoned REZ

Peter Rogers


Attachments;

Report from SLR Table 1 Site BS1,BS2,BS3,BS4,BS5 showing they are cropping sites.

Page 17 of MINESOILS Report showing Bathurst LGA has only 6% of agricultural land available for CROPPING.


Soil Unit 1: Subnatric Grey-Brown Sodosol

Table 1 Site C1 Grey Sodosol

Profile	Horizon	Description
	B2	Pale brown (10YR 6/3) heavy clay, strong structure. High field dispersion.
ASC Name	Grey-Brown Sodosol	
Representative Site	C1	
Other Mapped Detailed Sites	BS1, BS2, BS3, BS4, BS6	
Survey Type	Check Site	
Dominant Topography	Lower Slope	
Dominant Land Use	Dam Bank	
Vegetation	Nil	
Inherent Soil Fertility	Moderately Low	
Field Dispersion	High	
Field pH	Neutral	


Soil Unit 1: Subnatric Grey-Brown Sodosol

Table 2 Site C2 Brown Sodosol

Profile	Horizon	Description
	B2	Yellowish brown (10YR 5/4) medium clay, strong structure. High field dispersion.
ASC Name	Grey-Brown Sodosol	
Representative Site	C2	
Other Mapped Detailed Sites	BS1, BS2, BS3, BS4, BS6	
Survey Type	Check Site	
Dominant Topography	Mid Slope	
Dominant Land Use	Stock Laneway	
Vegetation	Nil	
Inherent Soil Fertility	Moderately Low	
Field Dispersion	High	
Field pH	Mildly Alkaline	

Soil Unit 1: Subnatric Grey-Brown Sodosol

Table 3 Site C3 Brown Sodosol

Profile	Horizon	Description
	B2	Yellowish brown (10YR 5/6) light-medium clay, strong structure. High field dispersion.
ASC Name	Grey-Brown Sodosol	
Representative Site	C3	
Other Mapped Detailed Sites	BS1, BS2, BS3, BS4, BS6	
Survey Type	Check Site	
Dominant Topography	Midslope	
Dominant Land Use	Dam Inflow	
Vegetation	Nil	
Inherent Soil Fertility	Moderately Low	
Field Dispersion	High	
Field pH	Slightly Acidic	

At the scale of the LGA, Bathurst Regional Council covers an area of 4,720 km² and supports a population of approximately 44,000 people, and includes the city of Bathurst and nine rural villages; Georges Plains, Hill End, Peel, Rockley, Sofala, Sunny Corner, Trunkey Creek, Wattle Flat and Yetholme.

Within the LGA, 152,636 ha of land is subject to agricultural activity (ABS, 2022a). The area of land use for of the agricultural types for the Bathurst Regional Council LGA is presented in **Table 2**, which shows grazing as the dominant land use, accounting for approximately 93% of this area (ABS, 2022a).

Table 2: Bathurst Regional Council LGA Agricultural Land Use by Type 2020 - 2021

Agricultural Land Use	Area	
	ha	%
Grazing	142,198	93
Cropping	8,705	6
Forestry	1,001	<1
Other	732	<1
Total	152,636	100

Note: 2020 - 2021 was the last year an agricultural census was undertaken.

2.4.2 AGRICULTURAL ENTERPRISES

The Central Tablelands region supports a diverse mix of agricultural enterprises. Grazing, predominantly sheep and cattle, and broadacre cropping are the two largest industries, along with vegetables, pome and stone fruit, wine and table grapes and nursery (cut flowers) (BOM and the CSIRO, 2019). The area includes properties that make up 4.2% of NSW's annual value of agricultural production and includes almost 10% of NSW's agricultural business (NSW Local Land Services, 2023).

For the latest agricultural census year of 2020 – 2021, there were 266 livestock grazing businesses and 94 cropping enterprise businesses in the LGA (ABS 2022a). The gross value of agricultural enterprises within the Bathurst Regional Council LGA for 2020-2021 is \$72 million (ABS 2022b). As shown in **Table 3**, livestock for slaughter accounts for 52% of the total gross value of agriculture for the LGA. Other key enterprises are cropping and livestock products.

For livestock slaughtered, cattle and calves make up 55% of the gross value with sheep and lambs making up 44% (refer **Table 5**). Within the category of cropping, vegetables and hay are the dominant enterprises (refer **Table 4**), collectively contributing more than two thirds of crop value (ABS, 2022b). For livestock products wool contributes 90% of the gross value (refer **Table 6**) (ABS, 2022b).

Factors in favour of the dominant agricultural enterprises of cattle and sheep grazing, and specifically the region's meat industry include the following:

- Suitability of the climate, pasture types and landscape.
- Available service suppliers (e.g., produce merchants, contractors).
- Proximity to infrastructure (abattoirs, saleyards, transport etc) and a range of markets.
- Potential for higher returns from group marketing activities.
- Good international and domestic market prospects and the opportunity for professional producers to increase productivity and become more competitive.

