

Glanmire Solar Farm

Independent Planning Commission – Public Meeting

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Team Leader
Energy Assessments

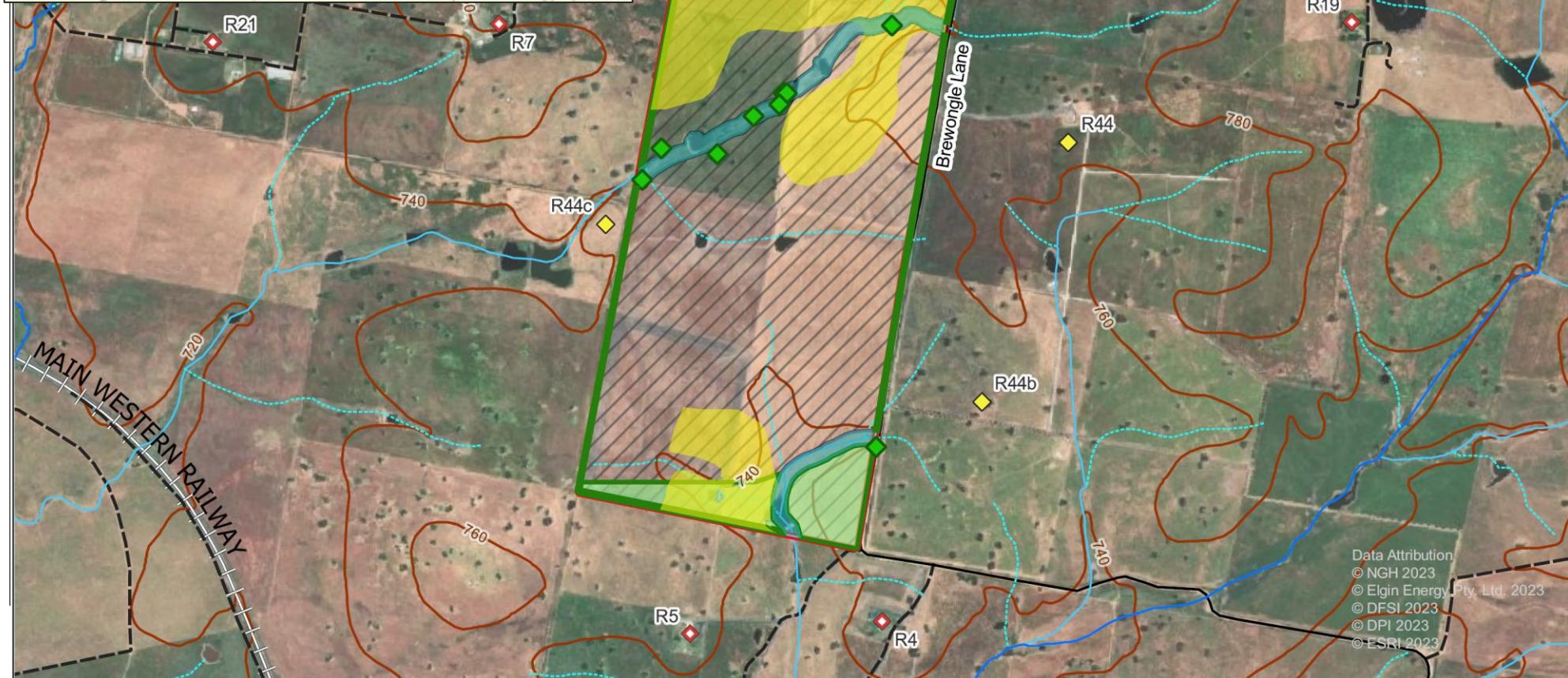
30 November 2023



Assessment Process

- Environmental Planning & Assessment Act 1979
- State Significant Development
- Department of Planning, Industry & Environment
- Whole of Government Assessment
- Independent Planning Commission – Determination (> 50 Objections)





Glamire Solar Farm EIS Development Footprint Showing Exclusion Zones and Constraints

- Legend**
- Subject Land
 - Development Footprint
 - 66kV infrastructure currently operated at 11kV
 - Strahler waterways**
 - 1st Order Stream
 - 2nd Order Stream
 - 3rd Order Stream
 - Waterway Exclusion Zones
 - Verified Important Agricultural Land - (Class 3)
 - Aboriginal Heritage
 - Woodside Inn Building
 - Retained trees
 - Unapproved Potential Receivers
 - Non Associated Receivers
 - Railway
 - Road types**
 - Main Roads
 - Highways
 - Unnamed roads
 - Indicative Infrastructure**
 - Laydown Area
 - Vegetation Screening
 - Solar Array Exclusion Zone
 - Waterway Crossing
 - Substation and Battery Storage
 - Underground Easement
 - Access Point
 - Setback distance from Highway

Ref: 21-785 Glamire SF EIS 220211 \ Infrastructure updated 20220909
 Author: Clair D
 Date created: 24.10.2023
 Datum: GDA94 / MGA zone 55

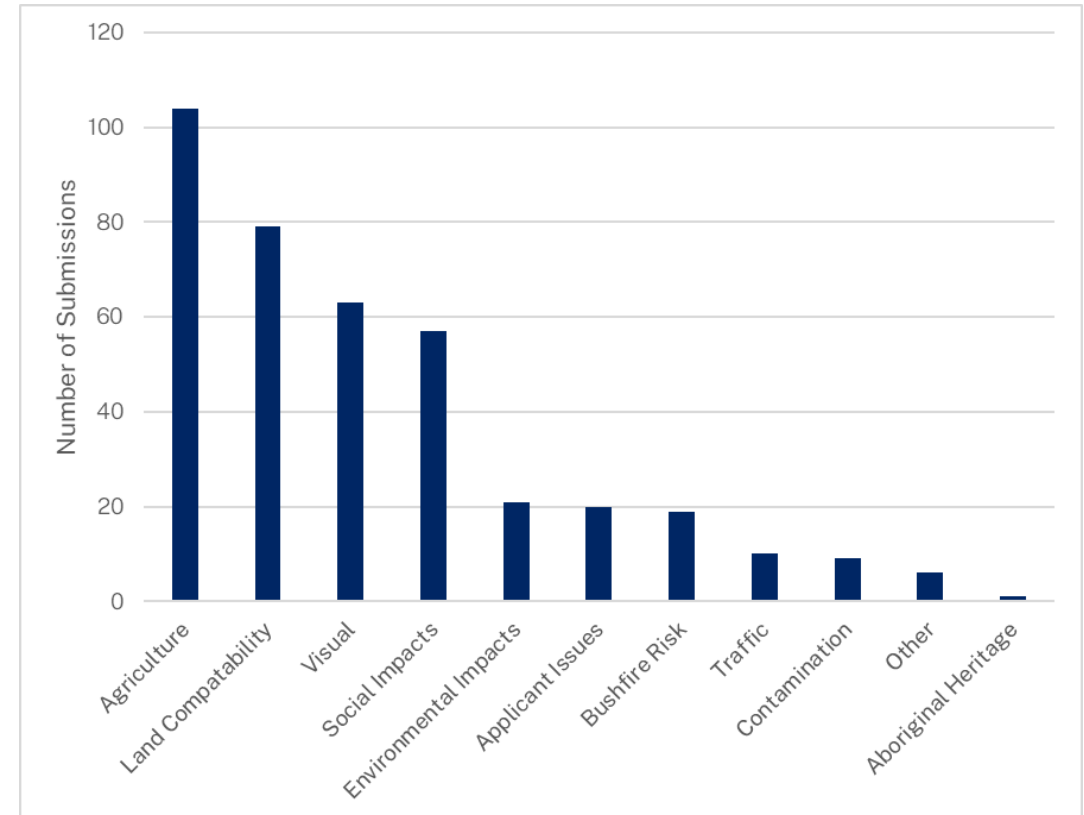
0 250 500 m



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Public Submissions

- Public objections cited:
 - land use compatibility;
 - visual amenity;
 - social impacts;
 - environmental impacts;
 - applicant issues; and
 - bushfire risks
- Supporting submissions cited transition to renewable energy sources and sustainable use of agricultural land and economic benefits.



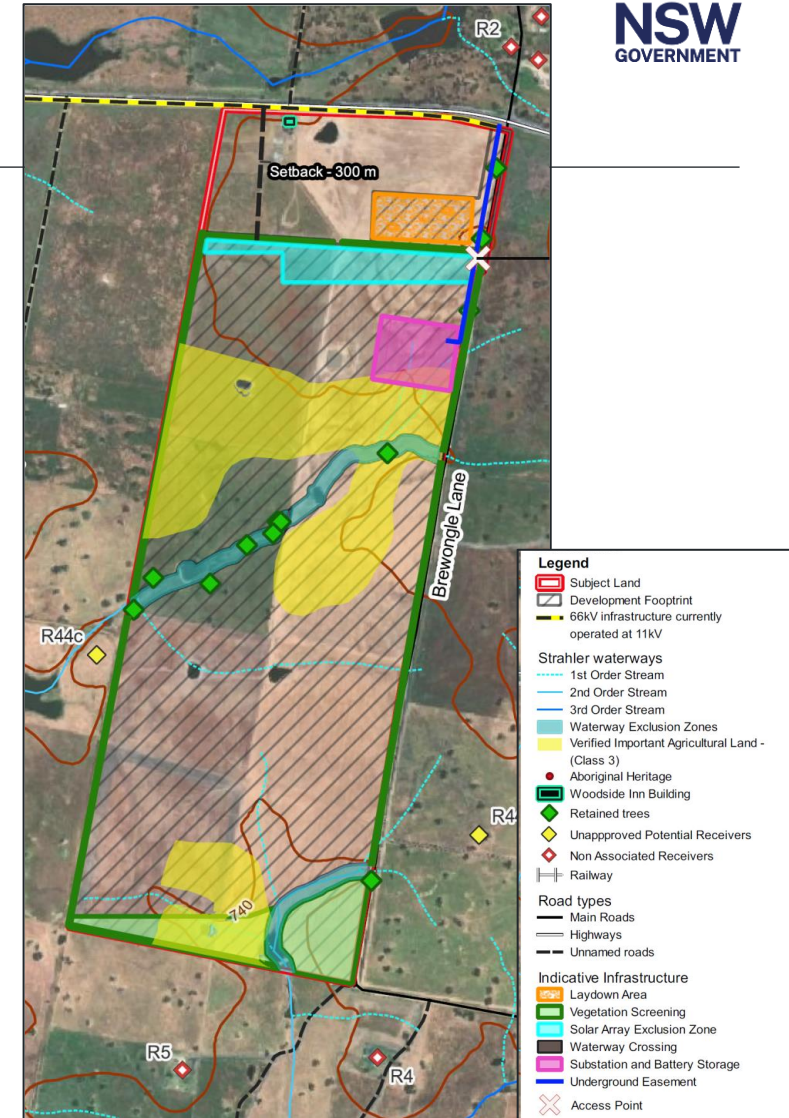
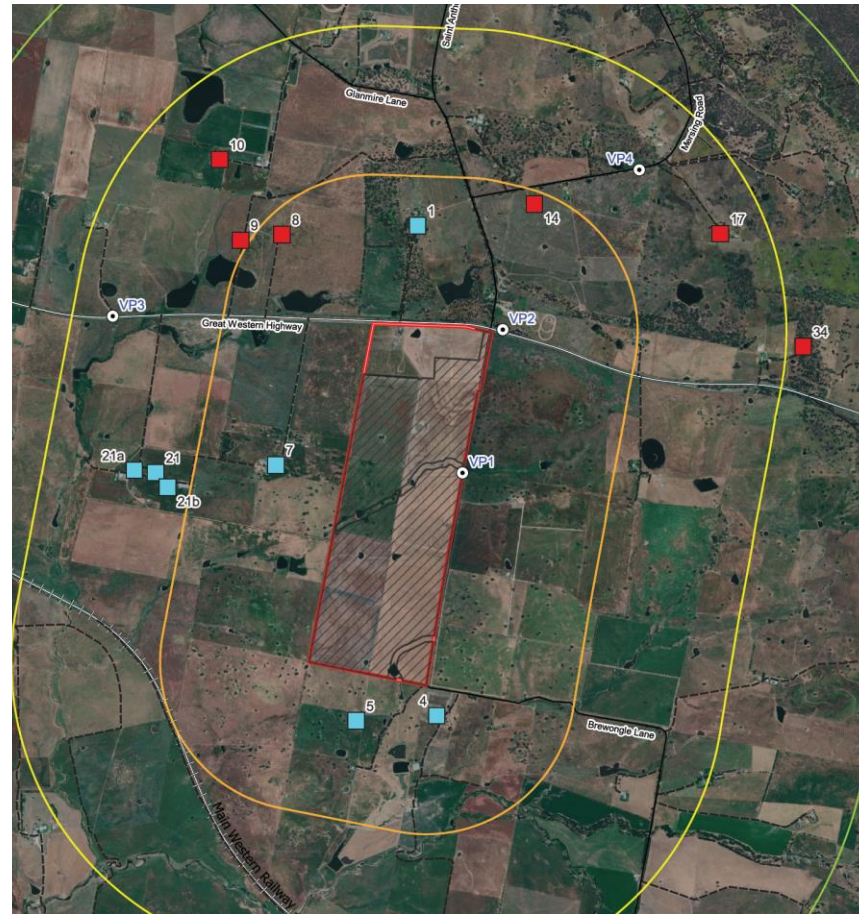
- 60 MW generating capacity that would power about 23,000 homes
- Consistent with the NSW Climate Change Policy Framework of net zero emissions by 2050
- Project is within an area with direct access to the transmission network and with available capacity and solar resources.
- Project would play an important role in:
 - Increasing renewable energy generation and capacity; and
 - Contributing to the transition to a cleaner energy system as coal fired generators retire.
- Department has recommended a deferred commencement condition to ensure transmission line refurbishment works are complete prior to consent commencing.

Land Use Compatibility

- Permissible land use under the Bathurst LEP.
- Consistent with the *Bathurst Region Economic Development Strategy 2018-2022*, *Bathurst Regional Council Renewable Energy Action Plan 2020*, and *Central West and Orana Regional Plan 2041*.
- Assessment against provisions of the Transport and Infrastructure SEPP concluded:
 - no conflict with existing or approved residential or commercial uses of land;
 - no significant impact on the regional city's capacity for growth; and
 - no significant impact on scenic quality and landscape character of the region.
- Independent review confirmed soils assessment was adequate.
- Development footprint includes 39.5 ha of Class 3 land.
- Requirements to maintain the site's current land capability.
- Agricultural capability of the land would be returned following decommissioning.

Visual Impacts

- All residences would experience very low to low impacts.
- This would be further reduced by on-site vegetation screening.
- Impacts along Brewongle Lane, would be low following the implementation of proposed vegetation screening.
- Resting angle of solar panels limited to a minimum of 4 degrees.



Bushfire Risk and Insurances

- The site is not mapped as bushfire prone land.
- Department consulted with Fire and Rescue NSW and the Rural Fire Service throughout the assessment process.
- The applicant would implement a range of management measures including (but not limited to):
 - Establishing a 10 m APZ around all project infrastructure;
 - complying with the requirements of RFS's *Planning for Bushfire Protection 2019* and *Standards for Asset Protection Zones*;
 - providing water tanks with a minimum of 20,000L reserved for fire-fighting purposes; and
 - prepare a Fire Safety Study & an Emergency Plan.
- Risk of fire spreading into the site from an adjoining property, or from the site to an adjoining property would be adequately mitigated and there would not be an increase in bushfire risk.

Project Benefits

- Up to 150 construction jobs
- Around \$152 million in capital investment
- Contributions to Council of \$18,000 per annum for the life of the project
- Generate renewable energy to power about 23,000 homes
- Save over 127,150 tonnes of greenhouse gas emissions per year
- Consistent with NSW and Commonwealth policies

Decommissioning and Rehabilitation

- Operational life is likely to be up to 40 years.
- The *Large-Scale Solar Energy Guideline* identifies four key decommissioning and rehabilitation principles:
 1. Return land to pre-existing use
 2. Remove project infrastructure
 3. Rehabilitate and return land to its pre-existing use (including LSC Class)
 4. The owner/operator should be responsible for the decommissioning and rehabilitation
- Solar farm would be suitably decommissioned and rehabilitated at the end of the project life, or within 18 months if operations cease unexpectedly.

- The Department has assessed the application, documents, submissions and advice, as per the requirements of the EP&A Act.
- The Department acknowledges that some members of the community remain strongly opposed to the project, and that the project would result in residual environmental and amenity impacts.
- With the implementation of the recommended conditions, the Department considers that the environmental and amenity impacts of the project can be managed to achieve acceptable outcomes.
- The project would:
 - provide significant economic and social benefits to the region
 - contribute to the transition of the NSW economy away from a reliance on fossil fuels
 - maximise the efficiency of the solar resource while minimising the potential impacts on surrounding land uses, local residents, and the environment.