



5 December 2023

Nicole Brewer  
Director  
Energy Assessments  
NSW Department of Planning and Environment

via email: [REDACTED]

Dear Nicole,

### Glanmire Solar Farm – Request for Information

I refer to the State significant development application for the Glanmire Solar Farm (SSD 21208499) (**Application**), currently before the Independent Planning Commission (**Commission**) for determination.

The Commission is seeking information from the NSW Department of Planning and Environment (**Department**) on the following matters:

#### Setbacks & buffers

1. Please advise whether the proposed eastern and western boundary setbacks for the development site comply with the relevant guidelines and are appropriate to ensure visual impact mitigation and land use compatibility is achieved for adjoining properties.

#### Heat island effect

2. Through its Site Inspection and Locality Tour (including engagement with the landholders of R21), the Commission understands that cropping activity may occur up to the western boundary of the development site. Noting this, please confirm the Department's view of the appropriateness of the proposed western boundary setback and its use of adjoining land outside the development site area given Table 8 (page 28) of the Department's Assessment Report specifies:

*Although the western edge of the solar arrays is set back less than 30 m, the Department considers the buffer which have been incorporated (i.e. minimum of 20 m) is appropriate given there is no horticultural or cropping activity on the adjacent property and the proposed landscaping buffer would further mitigate potential heat island effects.*

### Agricultural land

3. The Commission notes that statements were made at the Public Meeting that only 6% of the Bathurst Local Government Area (LGA) comprises cropping land and that the development site is part of that resource. Noting this, did the Department consider the loss of Land and Soil Capability Class (LSC) Class 3 land on the site within its regional context, i.e. the Bathurst LGA?
4. During its Site Inspection and Locality Tour, the Commission discovered that much of the site appears to be cropped currently or recently. A number of speakers at the Public Meeting also noted that a majority of this land is and has been utilised for cropping.

Noting paragraph 83 of the Department's Assessment Report, which specifies that the majority of the development site "has been previously cleared and used for agricultural activities including grazing and some cropping", what is the Department's view on the above observations?

### Insurance

5. An issue raised by a number of speakers at the Public Meeting was that increased, and potentially unattainable public liability insurance would be required for adjacent properties as a result of the Application. Has the Department given any consideration to how this issue could be managed, including whether in its view a condition of consent could be implemented to mitigate these impacts?
6. Noting the NSW Government's Response to the NSW Agriculture Commissioner's Reports dated 1 March 2023 (specifically page 10 of the Response under the theme of 'Fire and insurance risks'), please advise what progress has been made in regard to the further consultation with the Australian Energy Infrastructure Commissioner and the Clean Energy Council.
7. Has the Department conducted any consultation with the Insurance Council of Australia regarding this issue?

### Flooding

8. It was noted at the Public Meeting and Site Inspection that it would be almost impossible to maintain pre-development water flow across the site to the same levels post-development, particularly given several dams on site will be infilled. How has local knowledge of water movement on the development site and the potential impact on dams both on the site and within neighbouring landholders' properties (particularly R21, for example) been considered in the Department's assessment?

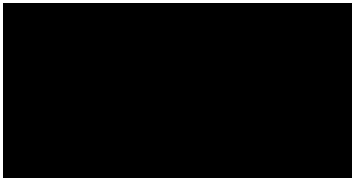
Landscaping & water

9. Has the Department considered additional water requirements to facilitate vegetation establishment and maintenance?

The Commission requests that the Department provide a response by **5pm on Tuesday 12 December 2023**.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Oliver Cope at [REDACTED] or [REDACTED].

Yours sincerely,



**Stephen Barry**  
**Planning Director**