

Attachment D – Public Submissions

Issues Raised by Submissions	Applicant's Response	Council Officer Response
Agricultural value and land use compatibility Submissions raised concerns regarding the potential impact of the proposed solar farm on agricultural land and existing farming activities within the locality. Concerns were expressed that the development is inconsistent with the objectives of the RU1 zone and may reduce the availability of productive agricultural land. Submitters considered the site to comprise highly productive agricultural land, including valuable vertosol soils, and expressed concern that the proposal would effectively remove finite food and fibre producing land from agricultural use for the life of the development. It was argued that these soils are an irreplaceable natural resource and that planning decisions should prioritise the long-term preservation of agricultural productivity and food security over alternative land uses. Concerns were also raised regarding the loss of productive cropping land, impacts on future farming capability, potential fragmentation of agricultural land, operational constraints on surrounding farming activities, and broader implications for the local agricultural economy.	The applicant responded to these concerns with the following comments: - <i>EDPR acknowledges the community's sentiments regarding the agricultural productivity of the region and their concerns regarding land use compatibility.</i> <i>The proposal aligns with the Liverpool Plains Local Strategic Planning Statement 2040, which explicitly seeks a balance where agriculture and renewables co-exist.</i> <i>The project site is zoned RU1 Primary Production, and the proposed development is permissible with consent in the RU1 zone under the SEPP (Transport and Infrastructure) 2021. The landowner has a reasonable expectation to develop a use that aligns with permissible planning controls.</i> <i>Additionally, the proposed development will occupy approximately 11.63 hectares of land, which is approximately 13% of the total 89.36 hectare property, allowing the remainder of the parcel to remain available for other farming activities, in line with the landowners' land management objectives.</i> <i>Importantly, the solar farm is a temporary and reversible use; after its 35-year life, the infrastructure will be removed, and the land returned to its pre-development agricultural state or an alternative use as agreed with the landowner.</i>	Council acknowledges the concerns raised regarding the use of agricultural land for the proposed solar farm, including potential impacts on productive agricultural land, agricultural capability, rural land use patterns and long-term food and fibre production. The applicant has advised that the development will occupy approximately 11.63 hectares of the 89.36-hectare landholding, allowing the majority of the property to remain available for agricultural purposes. The proposal is temporary in nature and includes decommissioning and rehabilitation measures to ensure the land can be returned to agricultural production at the end of the development's operational life. Council's assessment considered the agricultural capability of the site, the extent of land affected and the potential for agricultural land use conflict. The assessment found that the proposal would not fragment agricultural landholdings, prevent the continued operation of surrounding agricultural enterprises or result in the permanent sterilisation of agricultural resources. While a portion of the land will be removed from conventional agricultural production during the life of the development, the affected area represents a relatively small proportion of the overall holding. The proposal has been assessed against the objectives of the RU1 Primary Production zone and relevant State planning provisions, which recognise renewable energy development as a permissible land use within rural areas where impacts can be appropriately managed. Although concerns regarding the loss of productive agricultural land, including vertosol soils, are acknowledged, the assessment concludes that the proposal will not result in unacceptable agricultural impacts or land use conflict that would warrant refusal of the application. Conditions of consent are recommended requiring ongoing site management, rehabilitation and eventual decommissioning of the facility. Subject to these requirements, Council is satisfied that the proposal achieves an appropriate balance between the protection of agricultural resources and the provision of renewable energy infrastructure.

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Fire Hazard and Safety Risks		
Submissions raised concerns regarding the potential fire and safety risks associated with the proposed solar farm, including risks associated with electrical infrastructure, solar panels and any battery energy storage systems (BESS). Concerns were expressed that a fire originating within the development could spread to adjoining rural properties, particularly given the presence of surrounding agricultural land and dry vegetation. Submitters questioned whether the proposed setbacks and buffer distances are adequate to manage higher-risk fire scenarios, including electrical and battery-related fires. Concerns were also raised regarding emergency preparedness and response, including whether appropriate emergency management procedures have been developed in consultation with local fire and emergency services, particularly in the context of flood risk and rural access constraints. Further concerns related to the management of damaged solar panels, batteries and other potentially hazardous materials following storms, flooding, fire or other natural disaster events, and the potential risks these materials may pose to surrounding land, water resources and the broader environment.	In response to the concerns raised in submissions, the applicant has provided the following: <i>Safety of the proposed development is paramount and, accordingly, remains a central obligation throughout the lifecycle of the project. In this regard, the developer is bound by Australian laws to comply with all applicable workplace health and safety standards.</i> <i>The Fire and Hazard Report submitted with the development application identified that the site is mapped as being bushfire prone land, as per NSW Rural Fire Service (RFS) data.</i> <i>The development incorporates several key safety features, including a minimum 10-metre Asset Protection Zone (APZ) surrounding the solar arrays and BESS, designed to provide protection in the unlikely event of a bushfire. This APZ will be managed as an Internal Protection Area (IPA) in accordance with NSW Rural Fire Service standards, offering a buffer against radiant heat effects for emergency services.</i> <i>Additionally, the project design incorporates comprehensive system fault monitoring, automated fire detection and suppression systems, and safety procedures built into WHS policies and procedures to ensure the development assets and surrounding area are safeguarded from fire</i>	Council acknowledges the concerns raised by submitters regarding the potential fire and safety risks associated with the proposed solar farm, including risks associated with solar infrastructure, electrical equipment, the Battery Energy Storage System (BESS), emergency response arrangements, and the potential for fire to spread to adjoining agricultural land. Concerns regarding the management of damaged infrastructure following natural disasters and the adequacy of emergency preparedness measures have also been considered. The applicant has provided a Fire and Hazard Report which identifies that the site is located on bushfire prone land and outlines a range of design and management measures to mitigate fire-related risks. These measures include the provision of a minimum 10-metre Asset Protection Zone surrounding the solar arrays and BESS, the implementation of automated fire detection and suppression systems, ongoing asset monitoring, and compliance with relevant workplace health and safety requirements and Planning for Bush Fire Protection 2019. The applicant has also advised that the BESS will incorporate monitoring and cooling technology designed to minimise the risk of fire and system failure. Council has considered the information submitted with the application and is satisfied that the potential fire and safety risks associated with the development are capable of being appropriately managed. The proposed development will be required to comply with the recommendations of the NSW Rural Fire Service and all relevant Australian Standards relating to the design, construction and operation of electrical infrastructure and battery storage systems. Additionally, conditions of consent are recommended requiring the preparation and implementation of a Bushfire and Emergency Management Operations Plan, Construction Environmental Management Plan (CEMP), and other site-specific management measures prior to commencement of construction. These plans will be required to address emergency response procedures, fire prevention measures, maintenance requirements, staff training, communication protocols and the

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	<i>risk. The BESS units utilise advanced monitoring and cooling technology to minimise risks, and the project will adhere to the requirements of Planning for Bushfire Protection 2019.</i>	management of hazardous materials throughout the life of the development. Subject to the recommended conditions of consent and the implementation of the proposed mitigation measures, Council is satisfied that fire hazard and safety risks can be effectively managed and that the development will not result in an unacceptable risk to adjoining properties, the surrounding rural environment, or public safety. On this basis, there are not sufficient planning grounds to justify refusal of the development application.
Road safety, traffic, parking and access		
Submissions raised concerns regarding the potential impacts of the proposed solar farm on road safety, traffic, parking and property access. Bundella Road was identified as an important transport route for agricultural activities, including the movement of farm machinery, heavy vehicles and general traffic. Concerns related to increased traffic volumes during construction, potential road safety risks, delays to agricultural operations, disruption to existing road users, and impacts on the condition of the local road network. Submitters also expressed concern that construction and operational vehicles associated with the development may affect access to neighbouring properties, particularly for the movement of farm machinery and heavy vehicles. Additional concerns were raised regarding the potential for vehicles to queue, park or undertake turning movements near the site entrance, potentially affecting access to adjoining land. Concerns were further raised regarding the location of the proposed site access on a bend in Bundella Road, including the potential for	In response to the issues raised the proponent advised the following: - <i>The site-specific Traffic and Parking Impact Statement prepared for the development application determined that impacts on the local road network are acceptable.</i> Road safety: <i>The assessment indicates that construction will generate approximately 8 truck movements per day, with deliveries scheduled to minimise conflict with peak local traffic. Access is provided via an existing driveway near the north-western corner of the project site. Community notification measures will be implemented prior to construction to manage impacts on residents and school bus routes. Internal accessways will be graded and stabilised to prevent dust.</i> Road protection: <i>To further protect the condition of the surrounding road network, a dilapidation survey will be undertaken prior to construction to document the</i>	Council acknowledges the concerns raised in submissions regarding the potential impacts of the development on road safety, traffic generation, property access, road condition, dust generation and the safe movement of agricultural vehicles along Bundella Road. Specific concerns relating to the location of the proposed access, the interaction between construction traffic and existing rural traffic, and the potential impacts on neighbouring landowners during construction have been carefully considered as part of the assessment. The applicant submitted a Traffic and Parking Impact Statement (TPIS) which assessed the likely traffic impacts associated with the construction and operation of the development. The assessment concluded that the local road network has the capacity to accommodate the anticipated traffic generation associated with the proposal and that impacts can be appropriately managed through the implementation of mitigation measures. The applicant has also committed to undertaking a pre-construction dilapidation survey and implementing traffic management measures throughout the construction phase. Council has reviewed the submitted TPIS and is satisfied that the proposal will not result in unacceptable impacts on the safety or functionality of the surrounding road network. Whilst there will be a temporary increase in traffic volumes during the construction period, these impacts are expected to be localised and short-term in nature. The development is anticipated to generate only a limited number of vehicle movements during the

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vegetation screening to restrict visibility of vehicles entering and exiting the site. It was suggested that the access be relocated further west where the road alignment is straighter and visibility may be improved. Additional concerns related to the potential for dust generation, road damage and general disruption to nearby landholders during both the construction and operational phases of the development.	<i>existing condition of nearby roads before construction. Any damage attributable to the development would be rectified by the developer or owner.</i>	operational phase and will not materially affect the ongoing use of Bundella Road by local residents, agricultural operators or other road users. In response to the concerns raised regarding the proposed site access, the access arrangements have been assessed as part of the development application and are considered acceptable subject to appropriate upgrades and engineering requirements. Conditions of consent are recommended requiring access improvements to accommodate the largest anticipated vehicles, including B-double movements, and to ensure safe ingress and egress can be achieved. Council also acknowledges concerns regarding potential impacts on neighbouring property access, including the movement of agricultural machinery and heavy vehicles. Conditions of consent will require the preparation and implementation of a Construction Traffic Management Plan (CTMP) to ensure construction traffic is appropriately managed, local residents are notified of construction activities, and disruption to surrounding landowners is minimised wherever practicable. The CTMP will also address vehicle routes, traffic controls, workforce transport arrangements, delivery scheduling and procedures for maintaining safe access to adjoining properties throughout the construction period. Concerns regarding dust generation and road damage have also been considered. Appropriate conditions of consent are recommended requiring the implementation of dust suppression measures during construction and the undertaking of a pre-construction dilapidation survey of Bundella Road. Any damage attributable to construction activities associated with the development will be required to be repaired at the developer's expense. Council also recommends a number of mitigation measures which have been incorporated into the recommended conditions of consent, including: • Preparation and implementation of a Construction Traffic Management Plan prior to commencement of works.

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		• Notification of local residents regarding construction activities, operating hours and traffic movements. • Provision of shared transport arrangements for construction workers where practicable. • Upgrade of the site access from Bundella Road to accommodate the design vehicle, including B-double access where required. • Improvement of driveway surfaces to ensure all-weather access. • Completion of a dilapidation survey and rectification of any road damage attributable to the development. Subject to the implementation of these measures and the recommended conditions of consent, Council is satisfied that road safety, traffic, parking and property access impacts can be appropriately managed and will not result in unacceptable impacts on the surrounding road network or adjoining landowners. Accordingly, these concerns do not warrant refusal of the development application.
Post-project decommissioning and rehabilitation		
Concerns were raised in submissions regarding the potential for infrastructure associated with the development to be abandoned at the end of the project's operational life. The key issues identified in relation to waste management and decommissioning are summarised as follows: • There is concern that the site may be abandoned at the end of the development's lifespan, resulting in residual infrastructure remaining in situ. • Submissions questioned whether the development would be appropriately decommissioned, including the removal of all plant, equipment and associated infrastructure with full site restoration.	In response to the issues raised the proponent advised the following: - <i>EDPR remains responsible for the site throughout the project lifecycle. At the end of the project's 35-year operational life, the solar farm – including all panels, frames, inverter stations, the BESS, cables, ancillary components and fencing – will be removed, and the site will be remediated in accordance with DA conditions and long-term contractual obligations with the host landholders. This ensures that neither Council nor the community bears any ongoing or financial liability for decommissioning.</i> <i>Furthermore, as a commitment to rehabilitation, as outlined in the revised</i>	Council acknowledges the concerns raised in submissions regarding the long-term management of the site, including the potential for infrastructure to remain on the land following cessation of operations, the environmental implications of end-of-life solar infrastructure, and the need for appropriate rehabilitation and restoration of the site. Concerns relating to the absence of financial safeguards and the ongoing responsibility for decommissioning have also been considered. The applicant has advised that the solar farm is intended to operate for approximately 35 years and that, upon cessation of operations, all solar panels, mounting structures, inverter stations, battery storage infrastructure, fencing, cabling and associated equipment will be removed from the site. The applicant has further advised that site remediation and rehabilitation works will be undertaken in accordance with the conditions of consent and contractual arrangements with the landowner, with underground infrastructure proposed to be removed to a minimum depth of 500 mm to facilitate the return of the land to agricultural use.

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- Concerns were expressed regarding the environmental implications of end-of-life solar infrastructure, with submitters noting that components may become environmentally unfriendly or difficult to manage once the solar farm reaches the end of its operational life. - Concerns were raised regarding the lack of long-term certainty for the site, particularly the absence of a clearly defined and financially secured rehabilitation plan, including appropriate guarantees, to ensure the full restoration of the land upon completion of the project.	<i>Statement of Environmental Effects (Rev B) dated 15 June 2026, all infrastructure, including underground cabling to a minimum depth of 500mm, will be removed to reinstate full agricultural capability.</i>	Council has considered the temporary nature of the development and notes that the proposal does not permanently sterilise the land resource. The development is capable of being decommissioned, with the site rehabilitated and returned to a condition suitable for ongoing agricultural production. Conditions of consent are recommended requiring the preparation and implementation of a detailed Decommissioning and Rehabilitation Plan to ensure all infrastructure is removed, disturbed areas are rehabilitated, and the land is restored to a suitable condition following the cessation of operations. Council also acknowledges concerns regarding the management and disposal of end-of-life solar panels, batteries and associated equipment. A Waste Management Plan (WMP) will be required to identify waste management measures for all stages of the development, including construction, operation, decommissioning and rehabilitation. Conditions of consent will ensure that all waste materials, hazardous substances and technological components generated by the development are appropriately removed, recycled, reused or disposed of in accordance with relevant environmental legislation and industry standards. While submissions questioned the absence of financial guarantees for rehabilitation, it is noted that the development will remain subject to the conditions of consent and ongoing regulatory requirements for the life of the project. The obligations relating to decommissioning, rehabilitation and environmental management will continue to apply to the owner and operator of the development and will not cease in the event of a change in ownership or operational control. Council is satisfied that appropriate mechanisms are available to ensure the orderly decommissioning of the facility, the removal of all infrastructure, the appropriate management of waste materials, and the rehabilitation of the site at the completion of the project's operational life. Subject to compliance with the recommended conditions of consent, the development is not expected to result in unacceptable long-term environmental, agricultural or land use impacts. Accordingly, these concerns do not warrant refusal of the development application.

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Visual impacts The issues raised in submissions relating to visual impacts are summarised as follows: - Concerns were raised regarding the visual prominence of the proposed solar farm, including views of the development from Bundella Road, neighbouring residences and surrounding rural properties. - Submissions contended that the development would alter existing rural views, reduce visual amenity and introduce an industrial-scale land use that is inconsistent with the rural character and scenic quality of the locality. - Concerns were expressed regarding the adequacy of the proposed landscaping and vegetation screening, including the extent of screening proposed, the timing of planting, and the period required for vegetation to reach an effective height and density. - Some submissions sought additional mitigation measures, including increased setbacks, wider buffer areas and enhanced landscaping along site boundaries. - Concerns were raised that the visual assessment may not accurately represent existing site conditions or the likely views available from neighbouring properties. - Some submitters considered that the development should be located further from residential areas and screened from public roads. - Concerns were also raised regarding the distribution of impacts, with some		
	In response to the issues raised the proponent advised the following: - <i>EDPR acknowledges concerns regarding visual amenity and the proximity to the Quirindi aerodrome. A Visual Impact Assessment (VIA) concluded that while the project site is visible from some dwellings and Bundella Road, the overall impact is moderate due to the flat topography.</i> Glare mitigation: <i>Any glint and glare from the solar panels would be minimal due to their anti-reflective coating and the short duration of glare that might occur when the panels are backtracking. Additionally, solar panels are engineered to absorb as much light as possible and typically reflect only about 2% of incoming light, which is less reflective than a body of water. The site-specific Glare and Glint Assessment confirmed that predicted "yellow glare" is limited and unlikely to pose a safety risk to motorists or aircraft.</i> Visual mitigation: <i>A 5-metre-wide landscape screen consisting of native shrubs/trees, with a maximum height of 3 metres to avoid shading on the solar panels, will be established along the northern boundary to further screen the arrays from users of Bundella Road. EDPR is amenable to engaging in direct consultation with affected neighbours to</i>	Council acknowledges the concerns raised in submissions regarding the visual prominence of the proposed solar farm, including its visibility from Bundella Road, neighbouring dwellings and surrounding rural properties. Concerns relating to the potential impact on visual amenity, rural landscape character, scenic quality, proximity to residences, adequacy of landscaping, and the potential distribution of impacts between neighbouring landowners and the host landowner have been carefully considered as part of the assessment process. The applicant submitted a Visual Impact Assessment (VIA) and Glint and Glare Assessment which concluded that the visual impacts associated with the development would be generally low to moderate and that glare impacts would not present a significant risk to surrounding receptors. The applicant also advised that solar panels incorporate anti-reflective coatings and that a landscape screening treatment would be established along the northern boundary of the site to assist in reducing views of the development from public vantage points. Council notes that the original assessment documentation indicated that vegetation screening was not required on the eastern boundary. However, visual impacts emerged as one of the primary issues raised during public exhibition, particularly regarding the visibility of the development from surrounding residences and public roads and the perceived impact on the rural character of the locality. In response to these concerns, Council requested the proponent provide amended plans and a Landscaping Plan demonstrating intensified visual screening measures. The applicant subsequently amended the proposal and provided additional landscaping commitments to further mitigate visual impacts. Council is satisfied that the potential visual impacts of the development can be appropriately mitigated through a combination of increased landscaping, site design measures and ongoing management requirements. Recommended mitigation measures incorporated into the assessment include:

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submissions noting that neighbouring landowners may experience visual effects while the host landowner receives the primary economic benefits of the development. Overall, submissions expressed concern that the scale, visibility and visual dominance of the proposed development may adversely affect visual amenity, rural landscape character and the scenic quality of the locality unless appropriate mitigation measures are implemented.	<i>identify and implement visual impact mitigation measures, where required.</i>	• Establishment of medium-density vegetation screening comprising one to two rows of varying native species and advanced saplings. • Planting to be undertaken as early as practicable during the construction phase to maximise establishment prior to operation. • Additional consultation with affected neighbouring landowners regarding the need for supplementary or off-site screening measures prior to the commencement of construction. • Use of non-reflective and muted coloured materials where practicable to reduce visual contrast within the rural landscape. • Progressive rehabilitation of disturbed areas and implementation of dust suppression measures during construction. • Ongoing maintenance of landscaping, vegetation screening and groundcover throughout the operational life of the development. Council also acknowledges concerns that the visual assessment may not fully represent existing site conditions or views available from neighbouring properties. In response, Council undertook its own assessment of the submitted material, site context, topography and surrounding land uses. While the development will be visible from certain locations, the combination of distance separation, relatively flat topography, landscaping and operational mitigation measures is expected to substantially reduce visual impacts over time. In relation to concerns that the development should be located further from residences, Council notes that the proposal has been designed to comply with the setbacks shown on the approved plans and that no unacceptable residential amenity impacts have been identified through the assessment process. Additional landscaping and screening measures have been specifically requested by Council to address concerns regarding proximity to neighbouring dwellings and views from private properties. Council further acknowledges concerns regarding the potential impacts of glint and glare on nearby residences, road users and other sensitive receptors. The Glint and Glare Assessment, together with the additional information provided by the applicant, concluded that the potential for significant glare impacts is low due to the orientation of the panels and the use of anti-reflective technology. Council is satisfied that the submitted

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		assessment adequately addresses these concerns and that any residual impacts can be appropriately managed through the recommended conditions of consent. While it is recognised that some neighbouring landowners may continue to experience a change in their outlook as a result of the development, visual impacts must be considered in the context of the broader planning framework, the characteristics of the rural landscape and the proposed mitigation measures. Subject to the implementation of the recommended landscaping, screening and ongoing management requirements, Council is satisfied that the visual impacts of the development have been appropriately minimised and are not of a magnitude that would warrant refusal of the application.
Aviation impacts		
Submissions raised concerns regarding the potential for glare and reflected sunlight from the solar panels to affect aircraft operating from the nearby Quirindi Aerodrome. Submitters expressed concerns that reflected light could create distractions or visibility issues for pilots and may have implications for aviation safety. Overall, submissions sought assurance that the development would not adversely affect aerodrome operations and that appropriate measures would be implemented to avoid potential aviation-related impacts.	Aviation: <i>The VIA specifically considered the flight path (RT03) and determined the visual impact to be low. No significant glint or glare impacts requiring specific mitigation were identified for aviation receptors. Additionally, Council will note that Airservices Australia was consulted as part of the Council's concurrence and agency referral process and advised that, based on the profile of the proposed solar farm, the project "will have no impact on airspace procedures, CNS facilities or ATC operations".</i>	Council acknowledges the concerns raised in submissions regarding the potential impacts of glare and reflected sunlight from the proposed solar farm on aviation safety, particularly aircraft operations associated with the nearby Quirindi Aerodrome. Submitters expressed concern that reflected light from solar panels may cause distraction or visibility issues for pilots and could adversely affect the safe operation of aircraft within the locality. The applicant responded to these concerns by advising that the Visual Impact Assessment (VIA) specifically considered the relevant flight path (RT03) and concluded that the visual impact of the development on aviation receptors would be low. The applicant further advised that the Glint and Glare Assessment identified no significant glint or glare impacts requiring specific mitigation measures for aviation receptors. In addition, the applicant noted that modern solar panels are designed with anti-reflective coatings and are intended to absorb, rather than reflect, sunlight. As part of the assessment process, Council referred the development application to Airservices Australia (ASA) for review. ASA advised that, based on the profile and location of the proposed solar farm, the development would have no impact on airspace procedures, communication, navigation and surveillance facilities, or air traffic control

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		operations. No objection to the proposal was raised by Airservices Australia and no aviation-related concerns were identified during the referral process. Council has considered the information contained within the VIA, the Glint and Glare Assessment, the applicant's response to submissions, and the advice received from ASA. Based on this information, Council is satisfied that the proposed development is unlikely to result in unacceptable impacts on aviation safety or the ongoing operation of Quirindi Aerodrome. Notwithstanding this conclusion, conditions of consent are recommended requiring the development to be carried out generally in accordance with the approved plans and technical assessments, including the Glint and Glare Assessment and approved landscaping measures. The recommended landscaping and ongoing maintenance of vegetation screening will assist in reducing the overall visibility of the development, while the use of non-reflective materials and approved solar panel technology will further minimise the potential for reflective impacts. Conditions relating to ongoing site management and maintenance will also ensure that the development continues to operate in accordance with the assumptions and mitigation measures contained within the submitted assessment documentation. Having regard to the conclusions of the specialist assessments, the applicant's response, and the advice received from Airservices Australia, Council is satisfied that any potential aviation impacts can be appropriately managed and that the development will not adversely affect aviation safety, airspace operations or the operation of nearby aviation infrastructure. The concerns raised in relation to impacts on aviation have been carefully considered but are not considered sufficient to warrant refusal of the development application.

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Flooding, stormwater and water resources Submissions raised concerns regarding the potential impacts of the development on flooding, drainage, stormwater management, water quality and groundwater resources. Concerns focused on the site's location within the Warrah Creek catchment and the potential for the development to alter drainage patterns, increase stormwater runoff, and affect flood behaviour during significant rainfall events. Submissions also identified concerns regarding erosion, sediment transport and soil instability during both the construction and operational phases, with particular concern that runoff and sedimentation could adversely affect adjoining properties, downstream waterways and surrounding ecological systems. Further concerns were raised regarding the reported presence of an underground stream beneath part of the site and the potential for construction and operation of the solar farm to impact groundwater, the local water table and connected water resources. Objectors also questioned whether the proposed stormwater management, erosion and sediment control measures would be sufficient to manage flood risks, protect water quality and minimise environmental impacts.	In response to the issues raised the proponent advised the following: - <i>The site is not affected by any mapped watercourses, and no groundwater extraction is proposed. Potential surface water impacts, including downstream sedimentation, will be managed through a comprehensive Environmental Management Plan (EMP), as recommended in the SEE.</i> <i>As outlined in the Water Assessment submitted with the development application, mitigation measures will be implemented to minimise erosion, sedimentation and adverse changes to natural surface water flows. These measures may include halting construction during heavy rainfall and using level spreaders to maintain natural sheet flow conditions.</i> <i>To provide further protection and prevent contamination of groundwater and surrounding agricultural land, catch drains, sediment fences and level spreaders may be used where appropriate during construction and operation.</i>	Council acknowledges concerns raised in submissions regarding the potential impacts of the development on flooding behaviour, stormwater management, drainage patterns, erosion, sediment transport, and water quality. Submissions also raised concerns regarding the potential for runoff from the development to impact adjoining properties and downstream waterways, the adequacy of proposed erosion and sediment controls, and the potential presence of an underground stream beneath part of the site. The applicant has advised that no mapped watercourses occur within the development site and that no groundwater extraction is proposed as part of the development. A Water Assessment was prepared to assess potential impacts on surface water, drainage and water resources and includes a range of mitigation measures designed to minimise erosion, sedimentation and changes to existing flow patterns. These measures include the use of catch drains, sediment fencing, level spreaders and the temporary cessation of construction activities during significant rainfall events where necessary. Council has reviewed the Water Assessment and supporting documentation submitted with the development application and is satisfied that potential impacts on flooding, stormwater and water resources can be appropriately managed through the implementation of the proposed mitigation measures and recommended conditions of consent. The assessment demonstrates that existing overland flow paths can be maintained and that the development is unlikely to result in significant changes to the broader stormwater regime within the locality. In response to concerns regarding increased runoff, erosion and sedimentation, conditions of consent will require the preparation and implementation of a Construction Environmental Management Plan (CEMP) prior to the commencement of works. The CEMP will incorporate detailed erosion and sediment control measures to ensure sediment-laden runoff does not leave the site or adversely affect adjoining land, downstream waterways or surrounding agricultural operations.

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		Appropriate controls will be required to be maintained throughout the construction phase. To address concerns regarding long-term drainage, stormwater and water quality management, an Operational Environmental Management Plan (OEMP) will also be required. The OEMP will establish procedures for the ongoing inspection, maintenance and management of stormwater infrastructure, groundcover, erosion control measures and solar infrastructure to ensure the continued stability of the site and protection of surrounding land and water resources. Council notes submissions raising concerns regarding groundwater resources and the reported presence of an underground stream beneath part of the site. Based on the information provided, no groundwater extraction is proposed, and no evidence has been identified to demonstrate that the development would adversely affect groundwater resources. The development largely comprises above-ground infrastructure and does not involve excavation works of a scale likely to interfere with groundwater systems. Concerns were also raised regarding the potential for flooding to damage infrastructure and create contamination risks for surrounding land, waterways and agricultural areas. Conditions of consent will require appropriate environmental management measures during both the construction and operational phases of the development, including requirements for the storage and handling of fuels, oils, chemicals and hazardous substances, spill response procedures, waste management and ongoing site maintenance to minimise the risk of contamination of soils, groundwater and surface waters. Importantly, the development does not propose any alterations to the natural stormwater flow regime beyond the immediate development footprint. Conditions of consent will require existing drainage patterns to be maintained and stormwater to be managed in a manner that avoids adverse impacts on adjoining properties, downstream waterways and the broader catchment.

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		Subject to the implementation of the recommended conditions of consent, including the preparation of the CEMP and OEMP and the adoption of appropriate erosion, sediment and water quality controls, Council is satisfied that the development will not result in unacceptable impacts on flooding behaviour, drainage patterns, water quality, groundwater resources or surrounding agricultural land. Accordingly, these concerns do not warrant refusal of the development application
Economic and community benefits		
Submissions questioned the extent to which the proposed solar farm would deliver tangible economic and community benefits to the local area. Concerns were raised that the primary beneficiaries of the development may be external energy markets, investors and corporate entities, rather than local residents, businesses and ratepayers. Submitters sought greater clarity regarding the anticipated economic and social benefits of the proposal, including the extent of local employment opportunities during both the construction and operational phases, the use of local contractors, suppliers and workers, and the potential for long-term benefits to the local community. Questions were also raised regarding whether the development would result in measurable outcomes for local residents, such as reduced electricity costs or broader community benefits. Concerns were further raised regarding the overall public benefit and economic justification of the project. Submitters requested additional information on the expected electricity generation capacity of the solar farm, the number of households that could be supplied with electricity, the assumptions underpinning these estimates,	The proponent provided the following information in response: - <i>EDPR is committed to ensuring the Pine Ridge 1A project delivers tangible benefits to the local area, aligning with the Liverpool Plains Local Strategic Planning Statement 2040, which seeks a balance where agriculture and renewables co-exist.</i> <i>Unlike large-scale utility projects, this town-scale facility will primarily direct generated power specifically to the local region via existing infrastructure to supply local households and businesses. This enhances local energy security and reliability by generating clean power adjacent to the point of consumption.</i> <i>EDPR is committed to supporting local communities through its projects by prioritising local services and consultants wherever practicable, including surveyors, electricians, plumbers, landscapers and earthmoving contractors. In addition to direct employment, the project is expected to generate broader economic benefits through local spending. Research indicates</i>	The concerns raised in submissions regarding the extent to which the proposed development will deliver economic and community benefits to the local area are acknowledged. Concerns were raised that the primary beneficiaries of the development may be external investors rather than local residents and businesses, together with questions regarding employment outcomes, local procurement opportunities, electricity generation benefits and the overall public benefit of the proposal. The applicant has indicated the proposed development is intended to contribute to local energy security by supplying renewable electricity to the local region through existing infrastructure. The applicant further advised that the project is expected to generate employment opportunities during the construction phase, with approximately 50 personnel anticipated to be engaged over a three to four month period. Further, a commitment is made to utilising local contractors, suppliers and service providers where practicable, including local trades, consultants and construction services. The applicant has also noted that broader indirect economic benefits are expected to occur through local expenditure associated with the construction workforce and project activities. Council has considered the information provided by the applicant together with the economic concerns addressed throughout the assessment process. While it is acknowledged that some economic benefits associated with the project may extend beyond the local government area, it is also recognised that the development has the potential to provide local employment opportunities, support local businesses during the

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and the extent to which the development would contribute to the broader electricity network, particularly given the variable nature of solar energy generation.	<i>that each direct construction job can support two additional indirect jobs in the regional economy. During the 3 to 4-month construction period, approximately 50 personnel are expected to work on the project, contributing further to local expenditure.</i> Infrastructure and ratepayer protection: <i>EDPR as the developer bears all costs associated with grid connection, including any necessary local infrastructure upgrades or maintenance. The local community and ratepayers will not be out of pocket for these capital improvements.</i>	construction phase and contribute to broader renewable energy generation objectives. Council notes that the assessment of a development application must consider both the potential benefits and impacts of a proposal. The economic impacts arising from the proposed development have been assessed as part of the DA and are considered acceptable when balanced against the proposed mitigation measures and recommended conditions of consent. Conditions have been included within the recommended terms of consent to ensure that environmental, traffic, visual amenity, biosecurity and other potential impacts are appropriately managed throughout the life of the development. Having regard to the applicant's response, the scale of the proposed development and the assessment undertaken by Council, it is considered that the proposal is capable of delivering economic and community benefits while ensuring potential impacts are appropriately mitigated. Thus, the issues raised do not warrant refusal of the development application.
Biodiversity and ecological impacts		
Submissions raised concerns regarding the potential impacts of the proposed solar farm on biodiversity, including koala habitat and wildlife movement corridors. Submitters questioned the adequacy of the ecological assessments undertaken for the proposal and sought clarification regarding the potential effects of vegetation clearing, fencing, traffic, lighting, glare and noise on native fauna. Concerns were also raised that the development may impact wildlife movement, breeding areas and food resources, particularly for koalas and other native species. Submitters sought information regarding the measures proposed to avoid, minimise and manage biodiversity impacts and to	The proponent provided the following response to these matters: <i>EDPR recognises the importance of local wildlife corridors. The development footprint has accordingly been designed to minimise ecological disturbance.</i> Habitat protection: <i>No trees are to be removed during construction. Buffer zones will be created around the four mature eucalypt trees in the north-east corner of the site. All landscape screening will utilise endemic species to enhance local biodiversity values.</i>	Council acknowledges the concerns raised in submissions regarding the potential impacts of the proposed development on biodiversity values. Concerns were also raised regarding the adequacy of the ecological assessments undertaken and the potential impacts of vegetation clearing, fencing, traffic, lighting, glare and noise on native fauna. In response, the applicant advised that the development footprint has been designed to minimise ecological disturbance and avoid impacts on important habitat features. The applicant confirmed that no trees are proposed to be removed as part of the development and that buffer areas are to be established around the mature eucalypt trees located within the site. The applicant also advised that landscaping associated with the development will utilise endemic species to enhance local biodiversity outcomes and maintain habitat values where practicable. Council has reviewed the Biodiversity Assessment and supporting documentation submitted with the development application and is

Issues Raised by Submissions	Applicant's Response	Council Officer Response
provide for the long-term protection of native vegetation and wildlife within and surrounding the site.		satisfied that the biodiversity impacts of the proposal have been adequately assessed. The assessment concludes that the development can be undertaken without significant impacts on native vegetation, threatened species, ecological communities or wildlife habitat, subject to the implementation of the recommended mitigation measures. Council acknowledges concerns regarding the potential effects of fencing, traffic, lighting, noise and ongoing site activities on native fauna and wildlife movement. Appropriate conditions of consent are proposed requiring the implementation of environmental management measures during both the construction and operational phases of the development, including the protection of retained vegetation, management of groundcover, control of weeds and pests, minimisation of unnecessary lighting and rehabilitation of disturbed areas. These measures will assist in avoiding or minimising impacts on local biodiversity values and ecological function. It is considered that the information provided by the applicant in both the response to submissions and the Biodiversity Assessment adequately addresses the issues raised by submitters. The recommended environmental controls and management measures will ensure that potential biodiversity impacts are appropriately managed and minimised throughout the life of the development. Further, the mitigation measures outlined in the recommended conditions of consent will ensure that any residual impacts are negligible, including those relating to native fauna, habitat values and ecological connectivity. In this regard, Council is satisfied that the proposed development will not result in unacceptable biodiversity or ecological impacts and that the matters raised do not warrant refusal of the development application.
Impact on property values		
Submissions raised concerns that the development may adversely affect the value of neighbouring properties due to its scale, visibility and proximity to residential dwellings. Submitters contended that the introduction of a large-scale solar farm within the rural landscape may reduce the attractiveness	The Proponent advised that there is no clear evidence demonstrating that solar developments negatively impact property values. The Proponent noted that available studies examining the relationship between utility-scale solar farms and	Council acknowledges the concerns raised regarding the potential impact of the proposed development on the value of neighbouring properties. The applicant advised that available studies have not identified any consistent evidence that utility-scale solar developments result in a reduction in surrounding property values.

Issues Raised by Submissions	Applicant's Response	Council Officer Response
and desirability of surrounding properties, potentially affecting their marketability and value. Overall, submissions expressed concern that neighbouring landowners may experience economic impacts associated with perceived changes to visual amenity, rural character and land use compatibility.	property values have generally found no consistent negative effect, with some studies indicating that the presence of solar energy developments has neither a positive nor negative influence on surrounding property values.	Council notes that property values are not generally a planning consideration under section 4.15 of the EP&A 1979. Rather, the assessment focuses on the environmental, social, economic and land use impacts of a proposal. Potential impacts that may influence perceptions of property value, including visual amenity, noise, traffic and land use compatibility, have been assessed as part of this application. Conditions of consent are recommended to ensure these impacts are appropriately mitigated throughout the construction and operational phases of the development. While the concerns raised are acknowledged, Council is satisfied that the development will not result in unacceptable impacts on surrounding properties and that these matters do not provide sufficient planning grounds to justify refusal of the development application.
Electromagnetic fields (EMF), health and radiation impacts		
Submissions raised concerns regarding the potential electromagnetic field (EMF) impacts associated with the development's electrical infrastructure, including substations, transmission lines, inverters, transformers, battery energy storage systems and other associated equipment. Submissions questioned the adequacy of the assessments undertaken and sought further information regarding predicted EMF exposure levels at nearby residences, agricultural properties, livestock areas, workplaces, public spaces and wildlife habitats, including under peak operating conditions and any future expansion of the facility. Concerns were also raised regarding the potential impacts of EMF on human health, livestock, wildlife and agricultural operations, as well as whether the cumulative effects of existing and proposed electrical infrastructure had been adequately considered. Submitters sought clarification	The applicant has responded as follows: - Technical context: <i>As discussed in the SEE, the generation, distribution, and use of electricity produce extremely low frequency (ELF) electromagnetic fields (EMF). Electric fields are produced by voltage, while magnetic fields are produced by current. These fields are common in the home, workplace, and general environment due to the widespread use of electricity at 50 or 60 Hz.</i> Health standards: <i>Information regarding EMF for this project is sourced from the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). ARPANSA maintains continual oversight of emerging research and states there is no established evidence of health effects from exposure to electric and magnetic fields</i>	Council acknowledges the concerns raised regarding potential electromagnetic field (EMF), radiation and health impacts associated with the proposed solar farm, including electrical infrastructure, inverters, transformers and the Battery Energy Storage System (BESS). Concerns were also raised regarding potential impacts on nearby residents, livestock, wildlife and agricultural operations. The applicant advised that EMF generated by solar and electrical infrastructure is classified as extremely low frequency (ELF) EMF and referenced information from ARPANSA and the World Health Organization, which indicates there is no established evidence that exposure to low-level EMF from powerlines, substations, transformers and similar electrical infrastructure causes adverse health effects. Further, it is noted that all electrical infrastructure will comply with relevant Australian Standards. Council has reviewed the information submitted and is satisfied that the concerns raised have been appropriately addressed. Conditions of consent will require compliance with relevant Australian Standards and the

Issues Raised by Submissions	Applicant's Response	Council Officer Response
regarding proposed setback distances, independent assessment and verification processes, ongoing monitoring arrangements and the public availability of EMF monitoring data throughout the operational life of the development. In addition, submissions raised concerns regarding potential radiation, toxicity and heat-related impacts associated with the solar farm. Issues identified included heat generation from infrastructure and equipment, glare from solar panels, electromagnetic emissions, the potential creation of a photovoltaic heat island effect, and the potential implications of these impacts for nearby residents, livestock and the broader environment. Concerns were also expressed regarding the location and potential impacts of any future high-voltage transmission infrastructure required to service the development.	<i>from powerlines, substations, transformers, or other electrical sources, regardless of proximity. The World Health Organization (WHO) also concludes that there is no evidence that exposure to low-level EMF is harmful to human health.</i> Project-specific mitigation: <i>The EMF emitted from solar panels and transmission infrastructure is classified as extremely low-level and weak. For this project, potential impacts are further mitigated by the strategic location of infrastructure and the significant distance separation between the site and nearby sensitive receivers (dwellings).</i> <i>All electrical components will comply with Australian standards to further ensure levels remain safe at property boundaries.</i>	implementation of recommended environmental controls throughout the construction and operational phases of the development. Subject to compliance with these requirements, Council is satisfied that any potential EMF, health or radiation impacts are likely to be negligible and do not provide sufficient planning grounds to justify refusal of the development application.
Community Consultation and Public Notification		
Submissions raised concerns regarding the adequacy of the public notification and consultation process undertaken for the development application. Issues included a perceived lack of time to prepare and lodge submissions, limited direct engagement with neighbouring landowners and the broader community, and concerns that the notification period was insufficient given the scale and potential impacts of the proposal. Submitters noted that notice of the application was only received shortly before the close of the submission period, limiting the opportunity to seek professional advice or fully assess the proposal.	As the matters raised relate to statutory assessment and public exhibition requirements, no specific response from the applicant was necessary. The proponent advised that community consultation had been undertaken as part of the project following discussions with Council during the public exhibition period. While the proponent considered that consultation had occurred, it acknowledged that there may be opportunities to improve the consultation process and stakeholder engagement for the project.	The concerns raised regarding the adequacy of the public notification and consultation process are acknowledged. The development application was publicly notified in accordance with the requirements of the EP&A Act 1979, the Regulation and Council's Community Participation Plan. The application was exhibited between 29 April 2026 and 13 May 2026, with notices published on Council's website and the NSW Planning Portal, and adjoining landowners directly notified of the proposal. Council notes that, in response to requests from a number of landholders, the exhibition period was extended by a further week until 20 May 2026 to provide additional time for the preparation and lodgement of submissions. The extension provided affected persons with a further

Issues Raised by Submissions	Applicant's Response	Council Officer Response
Concerns were also raised regarding the level of community awareness of the application, with suggestions that broader notification and public engagement should have been undertaken and that the notification period should have been extended to allow greater community participation. Concerns were further raised regarding the level of consultation undertaken by the applicant, with submitters stating that neighbouring landowners were not adequately engaged during the development of the proposal and that there was limited communication between the applicant, the landowner and potentially affected residents prior to lodgement of the application.		opportunity to review the application and raise any concerns regarding the proposal. Council is satisfied that the application was publicly notified in accordance with all relevant legislative and policy requirements and that the community was provided with a reasonable opportunity to inspect the documentation and make submissions. The number and scale of submissions received demonstrate that the notification process was effective in informing the community of the proposal. While Council is satisfied that statutory notification requirements have been met, it acknowledges the concerns raised regarding ongoing community engagement. To address these concerns, conditions of consent are recommended requiring the proponent to undertake consultation with adjoining landowners prior to the commencement of construction, including discussion of project timing, construction activities and any additional mitigation measures that may be required.
Security, Lighting and Surveillance		
Submissions raised concerns regarding the proposed security lighting and surveillance infrastructure associated with the development. Submissions questioned whether security lighting would operate continuously during nighttime hours and, if so, whether it could create visual impacts for neighbouring landholders, result in light spill, or distract motorists travelling along Bundella Road. Concerns were also raised regarding the potential amenity impacts of surveillance infrastructure on surrounding properties. Additionally, submitters questioned whether increased activity associated with the development could contribute to theft, trespassing or other security-related issues within the locality.	No specific response was provided by the applicant in response to submissions on these matters beyond the information contained within the development application and supporting documentation.	The concerns raised regarding the potential impacts are acknowledged. The solar farm does not require lighting during normal operations. Any security or construction-related lighting will be designed and managed to minimise glare and light spill beyond the site and avoid adverse impacts on nearby roads and surrounding properties. Given the limited lighting requirements, the rural location of the development and the separation distances to neighbouring dwellings, it is unlikely that the proposal will result in unacceptable impacts on visual amenity or road safety. Council notes that surveillance and security infrastructure are standard operational requirements for developments of this nature and are intended to assist with the protection of site infrastructure and the prevention of unauthorised access. There is no evidence to suggest that the proposed surveillance measures would result in unreasonable impacts on neighbouring properties or the broader community. Conditions of consent will require that all lighting associated with the development is directed away from adjoining properties and public roads and is limited to that necessary for operational and safety purposes.

Issues Raised by Submissions	Applicant's Response	Council Officer Response
		Subject to these requirements, Council is satisfied that the development will not result in unacceptable impacts on surrounding properties and these matters do not provide sufficient planning grounds to justify refusal of the development application.
Biosecurity, weeds and pest management		
Submissions raised concerns regarding the potential biosecurity impacts of the development on surrounding agricultural land. Key issues included the effectiveness of perimeter fencing in managing pest animals, particularly feral pigs, and the potential introduction and spread of weeds, pests and diseases during construction and operation. Submissions emphasised the need for appropriate biosecurity management measures, including the cleaning and decontamination of vehicles and equipment, ongoing site monitoring and maintenance, and effective pest exclusion controls. Recommendations were also made to ensure rehabilitation and landscaping works utilise locally endemic, non-invasive plant species to minimise adverse impacts on neighbouring agricultural operations and the broader rural environment.	A Preliminary Biosecurity Management Plan (PBMP) has been prepared in addition to the existing technical studies. The PBMP provides a framework for identifying and assessing existing and potential biosecurity risks, and for determining measures to prevent, minimise and/or eliminate those risks.	Council acknowledges the concerns raised regarding the potential biosecurity impacts of the proposed development, and the potential impacts of construction and operational activities on surrounding agricultural land. At Council's request the applicant submitted a Preliminary Biosecurity Management Plan (PBMP) with the development application, which provides a framework for identifying, assessing and managing biosecurity risks associated with the development. The PBMP outlines measures aimed at preventing, minimising and managing the introduction and spread of weeds, pest animals and other biosecurity threats throughout the life of the project. Conditions of consent are proposed requiring the preparation and implementation of a detailed Biosecurity Management Plan prior to the commencement of construction. The Biosecurity Management Plan will be required to address matters including vehicle and equipment hygiene protocols, weed identification and control measures, pest animal management, monitoring and reporting requirements, staff training, ongoing site inspections and procedures for the management of identified biosecurity risks. The plan will also be required to ensure that rehabilitation and landscaping works utilise appropriate species and do not create additional biosecurity risks for surrounding landholders. Subject to compliance with the recommended conditions of consent, Council is satisfied that potential biosecurity, weed and pest management impacts can be appropriately managed and mitigated. In this regard, there are not sufficient planning grounds to justify refusal of the development application.

Issues Raised by Submissions	Applicant's Response	Council Officer Response
Future Expansion and Battery Energy Storage Systems (BESS)		
Submissions raised concerns regarding the potential future expansion of the solar farm and associated infrastructure, including substations, transmission infrastructure and battery energy storage systems (BESS). Concerns related to whether future development scenarios and their cumulative impacts had been adequately considered as part of the current assessment. Submitters expressed concern that any expansion could result in additional environmental and amenity impacts, including flooding, erosion, sedimentation, contamination, vegetation clearing, habitat loss, increased traffic and road damage, noise, glare, fire risk and EMF exposure. Clarification was also sought regarding whether future expansion would be subject to further assessment and community consultation, and whether existing operational, environmental and management obligations would continue to apply to future owners and operators of the development.	No specific response was provided by the applicant in response to submissions on this matter beyond the information contained within the development application and supporting documentation.	Council acknowledges these concerns. The development has been assessed based on the plans, reports and supporting documentation currently before Council, including the proposed BESS component. The assessment has considered the environmental, social and economic impacts associated with the development as proposed. Any future expansion of the solar farm, BESS or associated infrastructure beyond that approved by this consent would be subject to further assessment and approval under the relevant provisions of the EP&A Act 1979, unless otherwise exempt from approval. Such an assessment would be required to consider the potential impacts of the proposed expansion at that time and may involve public notification and consultation where required by legislation. Council also notes concerns regarding future ownership and operational responsibility for the development. Should the development be approved, all conditions of consent, environmental management obligations and operational requirements will apply for the life of the development and remain binding on future owners and operators of the site. Subject to compliance with the recommended conditions of consent, Council is satisfied that the proposed development has been appropriately assessed and any future expansion would be subject to separate assessment and approval processes.
Residential amenity and setbacks		
Submissions raised concerns regarding noise generated during both the construction and operational phases of the development. Particular concern was expressed in relation to noise from construction activities, as well as ongoing operational noise from inverters, transformers and other electrical infrastructure, and the potential impact of these noise emissions on nearby residents and rural amenity.	No specific response was provided by the applicant in response to submissions on this matter beyond the information contained within the development application and supporting documentation.	Council has reviewed the Noise Impact Assessment (NIA) submitted with the application, which concludes that operational noise associated with the development will comply with the NSW Noise Policy for Industry Project Noise Trigger Levels at the assessed receivers. The assessment did not identify any unacceptable operational noise impacts on nearby dwellings. Council also considered concerns regarding the proximity of the development to neighbouring residences. While the development will be visible from some surrounding properties, the proposed setbacks, landscaping measures and vegetation screening are considered

Issues Raised by Submissions	Applicant's Response	Council Officer Response
A submission is concerned that the proposed development is too close to a neighbouring residence and buildings and suggests that the dwelling appears closer than stated in the application. The submission also raises concern that the residence is omitted from many site photographs. The submitter requests that the development be moved further west and that screening be provided along the eastern boundary to reduce nuisance and visual impacts.		appropriate to assist in minimising visual impacts and maintaining residential amenity. Additional landscaping measures have been incorporated into the proposal following concerns raised during the public exhibition process. To ensure ongoing protection of residential amenity, conditions of consent are recommended requiring compliance with operational noise limits and restricting construction activities to approved construction hours. Additional conditions relating to landscaping, dust suppression and ongoing site management will further assist in minimising impacts on neighbouring properties. Subject to compliance with the recommended conditions of consent, Council is satisfied that the development will not give rise to unacceptable impacts on residential amenity and that the concerns raised do not warrant refusal of the development application.
Miscellaneous issues		
<i>Strategic Planning Framework and State Planning Policies</i> Submissions raised concerns about the role of State planning policies in the assessment of development proposals, particularly where they may override or diminish the influence of locally developed planning controls. It was submitted that local planning instruments are better aligned with regional circumstances and community expectations and should be afforded significant weight in decision-making. Concerns were also expressed that State-level planning pathways for renewable energy developments may reduce opportunities for local input and enable projects that are not supported by all sections of the local community.	As the matters raised relate to statutory assessment, no specific response from the applicant was necessary.	Council acknowledges the concerns raised regarding the role of State planning policies in the assessment process and the extent to which they influence local planning outcomes. Development applications must be assessed in accordance with section 4.15 of the EP&A Act 1979, which requires consideration of all relevant environmental planning instruments, State planning policies, local planning controls, strategic planning documents and the public interest. While local planning controls remain an important consideration, State planning policies form part of the statutory planning framework and must also be considered where relevant. The assessment of the proposal has considered all applicable statutory requirements, and Council is satisfied that the development is capable of complying with the relevant planning framework.

Issues Raised by Submissions	Applicant's Response	Council Officer Response
<i>Telecommunications and Service Interference</i> Concerns were expressed regarding the potential for the development to affect mobile phone coverage, internet services and television reception within the locality. Questions were also raised regarding compensation mechanisms should service disruptions occur.	No specific response was provided by the applicant beyond the information contained within the development application and supporting documentation.	Council acknowledges the concerns raised regarding potential impacts on telecommunications, internet connectivity and television reception. However, no evidence has been provided to demonstrate that the proposed development would result in adverse impacts on these services within the surrounding area. The development primarily comprises solar arrays and associated infrastructure, and no issues relating to telecommunications interference have been identified through the assessment process or by any relevant referral authority. Should any unforeseen interference occur as a direct result of the development, it would be the responsibility of the operator to investigate the matter and implement appropriate measures to rectify any demonstrated impacts. Having regard to the information before Council, the proposed development is not expected to result in unacceptable impacts on telecommunications services. Accordingly, Council is satisfied that these concerns have been adequately addressed and do not outweigh the merits of the proposed development.
<i>Crown Lands Comments</i> Crown Lands reviewed the proposed development in its capacity as an adjoining landowner and raised no objection, having identified no direct impacts on adjoining Crown land. However, it requested that Council consult with Local Land Services regarding the adjacent Travelling Stock Reserve and any access requirements, ensure that no works occur within or impact Crown Roads without the necessary approvals, and consider the transfer of the Crown Road component of Bundella Road into Council management. Crown Lands also requested that it be afforded a further opportunity to review the application should any amendments be proposed that may affect adjoining Crown land.	No response was required from the applicant in relation to this matter.	Council notes Crown Lands' review of the development application. Matters relating to the adjoining Travelling Stock Reserve (TSR), including access arrangements, were considered as part of the assessment process and referred to Local Land Services (LLS) for comment. Despite follow-up correspondence, no response was received from LLS. Notwithstanding this, Council is satisfied that potential impacts on the TSR can be appropriately managed through the recommended conditions of consent. Council also notes Crown Lands' request regarding the transfer of the Crown road component of Bundella Road into Council management. This matter is separate to the proposed development and does not affect the planning merits of the application. Any future consideration of the road transfer would be undertaken through a separate process involving the relevant authorities. Accordingly, these matters do not warrant refusal of the application.

To: Liverpool Plains Council

Subject: OBJECTION to DA 10.2026.13. 1 – ‘Nora Dale’ Pine Ridge 1A Solar Farm

To The General Manager,

I am writing to formally reject the proposal of Project 1224 Pine Ridge 1A Solar Farm + BESS (1415 and 1553 Bundella Road). As a member of the local community, I refuse this project based on the following:

Agriculture value

- The Liverpool Plains is the Nations “Food Bowl”. The site consists of high-quality cropping land. The conversion of high value cropping land to an industrial power site is in objection to RU1 primary production zoning and Liverpool Plains LEP 2011 which seek to protect agricultural land maintaining the agricultural resource base. Thus, threatening local agricultural land and local economies.

Fire Safety Risks

- The Battery Energy Storage System (BESS) creates significant fire hazard to the area. The buffer is insignificant due to the risk of chemical fires and the dry matter on surrounding agricultural land.

Road Safety

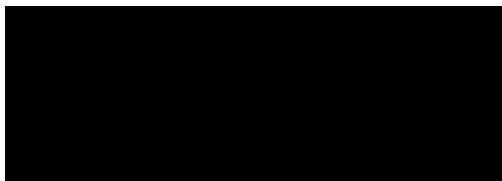
- Bundella Road is a critical route for agricultural equipment and heavy machinery as well as general motorists. Construction and glare from this project create unnecessary risk for road users.

Lack of long-term stability

- No clear bank guaranteed plan to ensure full rehabilitation for the site at the completion of the project.

I, [REDACTED], declare I have made no reportable political donations to council in the last 2 years.

I urge the Liverpool Plains Council and Northern Regional Planning Panel to protect prime agricultural land and reject this proposal.



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- Bundella Road is a critical route for agricultural equipment and heavy machinery as well as general motorists. Construction and glare from this project create unnecessary risk for road users.

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[REDACTED]

Ref. Planning Application 10.2026.13.1

Submission

I wish to object to the above application.

I am the farmer and landowner of [REDACTED] which is [REDACTED] the planned solar farm entrance. If this development goes ahead can I be assured that vehicles will not be parked or turn on the north side of the road thus affecting my access? Large farm machinery and heavy goods vehicles need a wide turning area and access at all times.

I am not against solar farms but they should not be sited on RU1 land which is arguably some of the best producing agricultural land in NSW and wider Australia. There is plenty of poorer less fertile land which should be utilised first. The Liverpool Plains is recognised as a premium agricultural area and has won many NSW crop yielding competitions. There has been an unbroken succession of crops on the site including cotton this year.

I am very concerned that the site is too close to my neighbours residence and buildings, as it appears closer than stated on the Planning application and the house is noticeably omitted from the majority of the photographs of the site, possibly for that reason. I feel it should be moved further west and some screening put along the eastern boundary. This would reduce the nuisance when the site is developed, and the final visual impact on them. Also leaving more time for fires to be controlled if necessary.

I farm and rely on aerial crop spraying provided from Quirindi Aerodrome. Could pilots be affected by the panel glare when turning and coming in over the property? Obviously they are flying much lower and turning sharper than commercial planes. The airport is also used by the fire and medical services, plus some training by the RAAF, which are all essential services.

At night will there be security lights on continuously? If so could they be a distraction to drivers on the Bundella Road and a general nuisance.

The planned site exit is on a bend and when the vegetation screen is full height vehicles exiting will be hard to see. If the exit and site was further west there would be less of an issue as the road is straight there.

Further questions I have.....

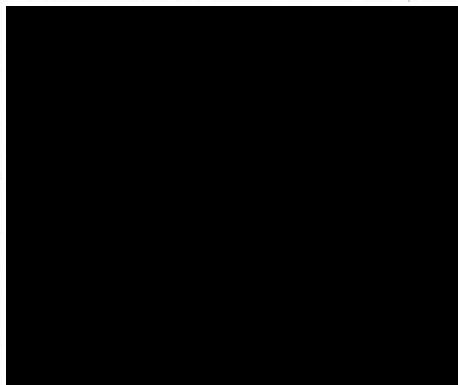
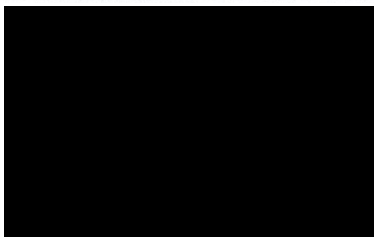
Will the outer fencing be pig proof? They are a major pest in this area.

The application states that at the end of the period (35 years) "The project site can then be returned to the pre-development land use or an alternative permitted use as agreed with the landowner". What alternative uses do the Planning Panel and landowner envisage?

.....

The process for this application submission seems to be rushed. No prior knowledge or notice was given until the letter dropped in our mailbox on 29th April. Giving us 14 days (not even Council working days) does not allow anyone a chance to take professional advice and prepare a challenge. Could an extension of this period be made available?

There is no awareness of the project outside the people who received letters. There has been nothing in the local press because the submission period meant it was too late to be included in the May 6th edition and the May 13th edition was too late for any effect.....Very convenient to keep it below the radar. It does not seem very democratic.



Email: council@liverpoolplains.nsw.gov.au

To: Liverpool Plains Council

Subject: OBJECTION to DA 10.2026.13. 1 – *Lot 169, DP751018 & Lot B, DP 938668 at 1415 & 1553 Bundella Road, Quirindi*, Pine Ridge 1A Solar Farm

To The General Manager,

I am writing to formally reject the proposal of Project 1224 Pine Ridge 1A Solar Farm + BESS (1415 and 1553 Bundella Road). As a member of the local community, I refuse this project based on the following:

Agriculture value

- The Liverpool Plains is the Nations “Food Bowl”. The site consists of high-quality cropping land. The conversion of high value cropping land to an industrial power site is in objection to RU1 primary production zoning and Liverpool Plains LEP 2011 which seek to protect agricultural land maintaining the agricultural resource base. Thus, threatening local agricultural land and local economies.

Fire Safety Risks

- The Battery Energy Storage System (BESS) creates significant fire hazard to the area. The buffer is insignificant due to the risk of chemical fires and the dry matter on surrounding agricultural land.

Road Safety

- Bundella Road is a critical route for agricultural equipment and heavy machinery as well as general motorists. Construction and glare from this project create unnecessary risk for road users.

Lack of long-term stability

- No clear bank guaranteed plan to ensure full rehabilitation for the site at the completion of the project.

I declare I have made no reportable political donations to council in the last 2 years.

I urge the Liverpool Plains Council and Northern Regional Planning Panel to protect prime agricultural land and reject this proposal.

Name : [REDACTED]

Address : [REDACTED]

To: Liverpool Plains Council

Subject: OBJECTION to DA 10.2026.13. 1 – ‘Nora Dale’ Pine Ridge 1A Solar Farm

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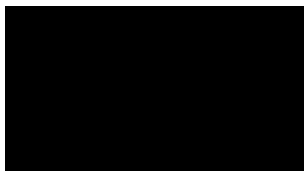
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I urge the Liverpool Plains Council and Northern Regional Planning Panel to protect prime agricultural land and reject this proposal.

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 12 May 2026 1:29 PM
To: Liverpool Plains Shire Council
Subject: Solar farm and Bess

Dear Sir/Madam,

I am writing regarding the proposed solar farm development planned for our local area. I would like to respectfully raise a number of questions and concerns relating to environmental impacts, community benefit, long-term accountability, public safety, and the suitability of the proposed location.

I understand the importance of renewable energy and recognise the role it may play in the future. However, projects of this scale should be carefully assessed to ensure they do not create long-term environmental, financial, or safety risks for local residents, ratepayers, agriculture, wildlife, and surrounding infrastructure.

I would appreciate clarification on the following matters:

Environmental and Waterway Concerns

- The proposed location is understood to be within an area of high water table and known flood risk. Has a comprehensive hydrological and flood impact assessment been completed?
- What risks are associated with floodwaters interacting with solar infrastructure, underground cabling, battery systems, transformers, or construction materials?
- In the event of flooding, could contaminants such as oils, heavy metals, chemicals, damaged panel materials, or fire suppression substances enter nearby waterways, creeks, groundwater systems, or agricultural land?
- What environmental protections will be implemented to prevent contamination of surrounding ecosystems and water sources?
- How will erosion, sediment runoff, and soil destabilisation be managed during construction and operation?

Koala Habitat and Wildlife Impacts

- It is my understanding that the proposed area includes recognised koala habitat and wildlife corridors/laneways. What ecological assessments have been undertaken regarding impacts on koalas and native wildlife?
- Will habitat clearing, fencing, traffic, lighting, or noise interfere with wildlife movement, breeding areas, or food sources?
- What long-term protections will remain in place for native vegetation and wildlife if the project proceeds?

Agricultural Land Use

- Given the land is currently rural/agricultural, what consideration has been given to the long-term loss of productive farming land?
- How will this project impact local agriculture, livestock movement, and future farming capability within the district?

Community Benefit and Employment

- What direct benefits will this development provide to the local community?
- Will ongoing local jobs be created, or are the majority of positions only temporary during construction?
- Will local contractors, suppliers, and workers be prioritised?
- Will there be any long-term reduction in electricity costs or measurable benefit for local residents and ratepayers?

Roads and Infrastructure

- Large-scale construction projects often place significant strain on rural roads and infrastructure. Who will be financially responsible for damage caused by heavy vehicles, machinery transport, and increased traffic?
- Will local ratepayers be expected to fund repairs, upgrades, or maintenance to roads impacted by the development?
- Has a traffic and road impact assessment been completed, particularly regarding narrow rural roads, school bus routes, and emergency access?

Aviation and Glare Concerns

- The proposed development is located near a rural airport and aviation training area. Has a detailed aviation safety assessment been conducted regarding glare, reflection, visibility, radar interference, and pilot distraction?
- Have the potential impacts on low-flying aircraft, trainee pilots, emergency aviation operations, and general flight safety been independently assessed?
- Have impacts on surrounding homes, neighbouring properties, and nearby roads from glare and reflected light also been considered?

Electromagnetic Field (EMF) Concerns

- Has a comprehensive independent assessment been conducted regarding electromagnetic fields (EMF) generated by substations, underground and overhead transmission lines, inverters, transformers, battery storage systems, and other electrical infrastructure associated with the project?
- What are the predicted EMF exposure levels at nearby homes, neighbouring rural properties, livestock areas, wildlife habitats, roads, workplaces, and public access areas both during normal operation and during peak electrical load periods?
- Will EMF levels continue to increase if the facility is expanded in the future or if additional battery storage and transmission infrastructure are added?
- What long-term monitoring systems will be implemented to ensure EMF levels remain within Australian safety guidelines throughout the operational life of the project?
- Will EMF testing and monitoring results be made publicly available and independently verified?
- Have any studies been undertaken regarding the potential impacts of prolonged EMF exposure on local residents, children, livestock, native wildlife, birdlife, and sensitive ecosystems?
- Given the project is proposed within a rural and agricultural area, have potential impacts on livestock behaviour, breeding, milk production, fencing systems, water pumps, communications equipment, aviation systems, and farm technology been considered?
- Have the cumulative impacts of EMF, high-voltage infrastructure, battery storage systems, and nearby transmission networks been fully assessed together rather than individually?
- What setbacks or buffer distances are proposed between electrical infrastructure and neighbouring properties to minimise potential EMF exposure?

- In the event of equipment malfunction, fire, flooding, lightning strike, or infrastructure damage, could EMF levels or electrical hazards temporarily increase, and what safeguards are in place to protect the community?
- Will independent health and environmental experts be consulted to provide ongoing oversight and reassurance to nearby residents and landholders?

Future Expansion and Battery Energy Storage System (BESS) Concerns

- Has the project application considered the possibility of future expansion of the solar farm, associated substations, transmission infrastructure, or Battery Energy Storage Systems (BESS)?
- If future expansion is planned or anticipated, will entirely new environmental impact assessments and community consultation processes be required before approval?
- Could future expansion increase impacts relating to flooding, contamination risks, groundwater pressure, erosion, vegetation clearing, habitat loss, traffic volumes, road damage, noise, glare, fire risk, or EMF exposure?
- If additional battery storage systems are added in the future, how would this alter emergency response requirements, evacuation planning, fire suppression capabilities, and environmental safeguards?
- Have cumulative long-term impacts been assessed in the event that the project expands beyond its currently proposed footprint?
- Could future expansion require additional clearing of koala habitat, wildlife corridors, agricultural land, or neighbouring rural properties?
- Would expanded infrastructure increase strain on local roads, bridges, drainage systems, and public infrastructure, and who would be financially responsible for those upgrades or repairs?
- Could future high-voltage transmission infrastructure or battery systems increase EMF exposure, visual impacts, or aviation safety concerns for nearby residents and airport operations?
- What guarantees can be provided that the project will not gradually expand beyond what has currently been presented to the community?
- If ownership of the project changes in the future, will new operators still be bound by the same environmental, rehabilitation, and community obligations originally approved?
- Has any assessment been undertaken into the long-term risks associated with ageing battery systems, future battery replacement, disposal requirements, chemical storage, or evolving fire risks over decades of operation?
- In the event of future expansion, who would ultimately bear the financial responsibility for additional site rehabilitation, environmental remediation, infrastructure removal, or contamination clean-up?

Long-Term Responsibility and Site Rehabilitation

- If the company operating or supplying the solar farm were to become insolvent, cease trading, or abandon the project, who would then become legally and financially responsible for the site?
- Who would be liable for environmental damage, contamination, fire risks, infrastructure failure, or rehabilitation costs in such circumstances?
- Will a legally binding rehabilitation bond or financial guarantee be required to ensure the complete removal of infrastructure and restoration of the land at the end of the project's life?
- What protections are in place to ensure responsibility does not ultimately fall onto local councils, landholders, or ratepayers?

Safety and Emergency Risks

- Are there known fire, electrical, battery-related, or other safety risks associated with the project?
- Have emergency response plans been developed with local fire and emergency services, particularly considering flood risks and rural access limitations?

- How will damaged solar panels or hazardous materials be managed following storms, flooding, fire, or other natural disasters?

I believe these are reasonable questions that many members of the community would appreciate being answered openly and transparently before any final decisions are made.

Thank you for your time and consideration. I look forward to receiving further information regarding these matters and how community concerns will be addressed moving forward.

Kind regards,

A solid black rectangular box used to redact a signature.

To: Liverpool Plains Council

Subject: OBJECTION to DA 10.2026.13. 1 – **(Name or property name)** Pine Ridge 1A Solar Farm

To The General Manager,

I am writing to formally reject the proposal of Project 1224 Pine Ridge 1A Solar Farm + BESS (1415 and 1553 Bundella Road). As a member of the local community, I refuse this project based on the following:

Agriculture value

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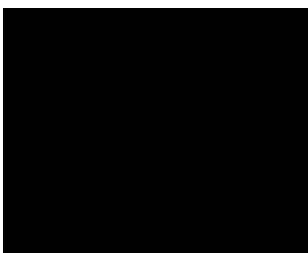
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I urge the Liverpool Plains Council and Northern Regional Planning Panel to protect prime agricultural land and reject this proposal.



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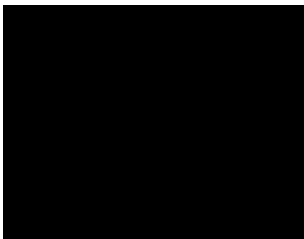
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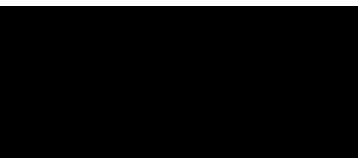
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From: [REDACTED]
Sent: Wednesday, 13 May 2026 3:31 AM
To: Liverpool Plains Shire Council
Subject: FW: Objection to Development Application 10.2026.13.1 – Proposed 4.99MW Solar Farm, Bundella Road, Quirindi

Subject: Objection to Development Application 10.2026.13.1 – Proposed 4.99MW Solar Farm, Bundella Road, Quirindi



13 May 2026

To the General Manager and Members of the Consent Authority,

Re: Objection to Development Application 10.2026.13.1 (PAN-626641) – Proposed 4.99MW Solar Farm and Battery Energy Storage System, Bundella Road, Quirindi

I write to formally object to Development Application 10.2026.13.1 for the proposed 4.99MW Solar Farm and Battery Energy Storage System at Bundella Road, Quirindi.

My name is [REDACTED] I resided in this locality for more than 30 years and during that time held responsibility for agricultural production across one of the largest tracts of land on the geologically unique Liverpool Plains. My professional experience has involved the practical management, development, and protection of some of the most productive agricultural soils in Australia.

My principal objection to this proposal is that it would remove, fragment, or sterilise an area of highly productive vertisol soils from ongoing and future agricultural production.

The Liverpool Plains is nationally recognised for its deep black vertisol soils, which represent a finite and strategically significant agricultural resource. These soils support highly productive broadacre cropping and grazing enterprises and make an important contribution to regional and national food and fibre production. Once land of this quality is committed to industrial energy infrastructure, even if described as temporary, its agricultural continuity, operational efficiency, and future productive flexibility are materially compromised.

My grounds for objection are as follows:

1. Loss of Strategic Agricultural Land

This proposal would alienate highly productive vertisol country from agricultural use. Such land is finite and should be preserved for long-term food and fibre production.

2. Incompatibility with the Unique Agricultural Significance of the Liverpool Plains.

The Liverpool Plains is internationally recognised for its geological formation, soil profile, moisture-holding capacity, and agricultural reliability. Industrial development of this nature is inconsistent with the long-term protection of this exceptional farming landscape.

3. Cumulative Land Use Conflict and Planning Precedent.

Approval of this proposal may establish an undesirable precedent for the progressive conversion of prime agricultural land into non-agricultural industrial infrastructure.

4. Intergenerational Stewardship

These vertisol soils are an irreplaceable natural resource. Planning decisions should prioritise permanent agricultural productivity and food security over short to medium-term alternative land uses.

I respectfully request that the consent authority give substantial weight to the strategic agricultural significance of these soils and refuse this application, or at minimum require a far more rigorous assessment of the long-term loss of agricultural capability and broader land use consequences.

Yours faithfully,



Please acknowledge receipt of this objection.



To: Liverpool Plains Council

Subject: OBJECTION to DA 10.2026.13. 1 – Pine Ridge 1A Solar Farm

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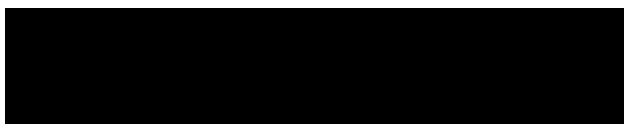
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I urge the Liverpool Plains Council and Northern Regional Planning Panel to protect prime agricultural land and reject this proposal.



Nathan Bartlett

From: [REDACTED]
Sent: Tuesday, 12 May 2026 9:04 PM
To: Liverpool Plains Shire Council
Subject: Fwd: OBJECTION to Development Application 10.2026.13.1 (PAN-626641). Pine Ridge 4.99MW Solar Farm and Battery Energy Storage System (BESS)

----- Forwarded message -----

From: [REDACTED]
Date: Tue, 12 May 2026 at 8:42 pm
Subject: OBJECTION to Development Application 10.2026.13.1 (PAN-626641). Pine Ridge 4.99MW Solar Farm and Battery Energy Storage System (BESS)
To: [REDACTED]

[REDACTED]

[REDACTED]

12/05/2026

To: Liverpool Plains Shire Council

PO Box 152

QUIRINDI NSW 2343

Dear The General Manager,

I am writing to formally object to the proposal to Development Application 10.2026.13.1 (PAN-626641), submitted by EDPR Australia Pty Ltd, for the establishment of a 4.99MW Solar PV Electricity Generation Facility with associated infrastructure and Battery Energy Storage System (BESS) on Lot 169 DP 751018 and Lot B DP 938668 at 1415 and [1553 Bundella Road, Quirindi NSW 2343](#).

As a member of the local community, I strongly oppose this proposal due to the significant negative impacts it would have on agricultural land, road safety, local waterways, visual amenity, rural character, and the long-term sustainability of the Liverpool Plains region.

My grounds for objection are outlined below.

1. Loss of Prime Agricultural Land

- The Liverpool Plains is nationally recognised as one of Australia's most productive agricultural regions and is widely referred to as "the food bowl of Australia." The proposed site consists of high-quality cropping land that should remain dedicated to food and fibre production, not converted into industrial energy infrastructure.
- The development conflicts with the intent of RU1 Primary Production zoning and the objectives of the Liverpool Plains Local Environmental Plan 2011, which seek to protect agricultural land and maintain the agricultural resource base of the region.
- Once highly productive agricultural land is converted to industrial solar infrastructure, there is a significant risk of long-term loss of agricultural productivity, soil degradation, and fragmentation of farming operations. This proposal threatens not only local farming families, but also the broader agricultural economy that supports local businesses, contractors, transport operators, and employment across the district.

2. Impact on Rural Character and Visual Amenity

- The Liverpool Plains is known for its open farmland, scenic rural landscapes, and agricultural identity. The proposed solar facility would fundamentally alter the area's visual character by replacing productive farmland with extensive rows of industrial infrastructure. The proposal would diminish the area's visual amenity for local residents, neighbouring landholders, and visitors.
- I do not believe the Visual Impact Assessment adequately reflects the cumulative visual impact of an industrial-scale solar development within a predominantly agricultural landscape.

3. Glare and Road Safety Concerns

- I have serious concerns regarding glare impacts on drivers travelling along Bundella Road. Many local residents travel this route daily for work, farming operations, school transport, and to access Quirindi from Pine Ridge, Blackville, and surrounding communities. Due to the road's east-west orientation, significant natural sun glare is already experienced during morning and afternoon travel periods.
- The submitted Glint and Glare Study acknowledges that glare impacts may affect drivers travelling in both directions. Given the large number of solar panels proposed and their tracking movement throughout the day, this creates a significant and ongoing road safety concern. Even temporary glare can reduce driver visibility, contribute to fatigue, and increase the likelihood of accidents, particularly in the evenings when drivers passing each other are both experiencing glare (from the sun and the solar panels).
- I am also concerned about the proposal's proximity to the local airport and the potential aviation safety impacts identified within the Glint and Glare Study. Any possibility of glare affecting aircraft operations or pilot visibility should be treated as a serious safety matter requiring careful consideration.

4. Flooding, Water Movement, and Drainage Concerns

The environmental assessment associated with the proposal appears to inadequately address local flooding behaviour and water movement patterns.

- The report references flooding at Quirindi, yet fails to properly acknowledge the significant flooding events experienced within the past five years involving the Mooki River and the Warrah Creek system. Warrah Creek lies within approximately 500m of the proposed entry to the solar farm.
- As someone familiar with the area and a frequent user of Bundella Road, I know that water regularly sits within the proposed paddocks during periods of heavy rainfall.
- The proposal also includes plans for new drainage infrastructure across the site. Any alteration to natural water flow has the potential to adversely affect surrounding farms, neighbouring properties, creek systems, erosion patterns, and downstream waterways.
- There is insufficient confidence that the proposed drainage measures will adequately protect neighbouring landholders from increased runoff, waterlogging, or altered flood behaviour.

5. Traffic, Construction, and Long-Term Site Concerns

- The construction phase of the development is likely to generate substantial heavy vehicle traffic on local rural roads that are already used by agricultural machinery, trucks, school transport, and local residents.
- I am concerned about the potential impacts on road safety, road condition, dust generation, and disruption to nearby landholders during both construction and operational phases.
- Additionally, there remains uncertainty regarding long-term site rehabilitation, waste disposal, and decommissioning outcomes once the project reaches the end of its operational life. I do not believe the Waste and Decommissioning Study provides sufficient reassurance regarding the long-term restoration of the land to its current agricultural capability.

6. Lack of Meaningful Local Benefit

- While the proposal may contribute energy generation to the broader electricity grid, local residents bear the direct impacts of the development while receiving very limited long-term benefit.
- The project threatens productive farmland, changes the character of the district, creates safety concerns, and impacts local amenity, yet there is little evidence of meaningful long-term economic or social benefit to the immediate community.
- The Liverpool Plains should not be expected to sacrifice prime agricultural land and rural identity for industrial developments that primarily benefit external corporations and energy markets.

For the reasons outlined above, I respectfully request that Liverpool Plains Shire Council and the Northern Regional Planning Panel reject Development Application 10.2026.13.1 (PAN-626641) for the proposed Pine Ridge 1A Solar Farm and Battery Energy Storage System.

The Liverpool Plains is one of Australia's most valuable agricultural regions and should be protected for future generations. Prime agricultural land should not be progressively industrialised at the expense of food production, environmental stability, and community amenity.

Yours faithfully,





Nathan Bartlett

From: [REDACTED]
Sent: Tuesday, 12 May 2026 7:27 PM
To: Liverpool Plains Shire Council
Subject: 1415 & 1553 Bundella Road solar farm OBJECTION

Good evening.

I am writing to express my disgust and wish for this application to be rejected for the Liverpool plains prime cropping area.

Kind regards,

[REDACTED]

Sent from my iPhone

To: Liverpool Plains Council

Subject: OBJECTION to DA 10.2026.13. 1 – ‘Nora Dale’ Pine Ridge 1A Solar Farm

To The General Manager,

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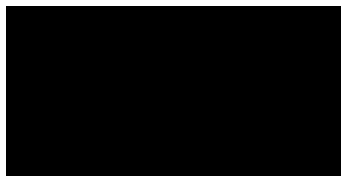
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- The Battery Energy Storage System (BESS) creates significant fire hazard to the area. The buffer is insignificant due to the risk of chemical fires and the dry matter on surrounding agricultural land. Road Safety
- Bundella Road is a critical route for agricultural equipment and heavy machinery as well as general motorists. Construction and glare from this project create unnecessary risk for road users. Lack of long-term stability
- No clear bank guaranteed plan to ensure full rehabilitation for the site at the completion of the project.

I, [REDACTED] declare I have made no reportable political donations to council in the last 2 years.

I urge the Liverpool Plains Council and Northern Regional Planning Panel to protect prime agricultural land and reject this proposal.



To: Liverpool Plains Council

Subject: OBJECTION to DA 10.2026.13. 1 –Pine Ridge 1A Solar Farm

To The General Manager,

I am writing to formally reject the proposal of Project 1224 Pine Ridge 1A Solar Farm + BESS (1415 and 1553 Bundella Road). As a member of the local community, I refuse this project based on the following:

Agriculture value

- The Liverpool Plains is the Nations “Food Bowl”. The site consists of high-quality cropping land. The conversion of high value cropping land to an industrial power site is in objection to RU1 primary production zoning and Liverpool Plains LEP 2011 which seek to protect agricultural land maintaining the agricultural resource base. Thus, threatening local agricultural land and local economies.

Fire Safety Risks

- The Battery Energy Storage System (BESS) creates significant fire hazard to the area. The buffer is insignificant due to the risk of chemical fires and the dry matter on surrounding agricultural land.

Road Safety

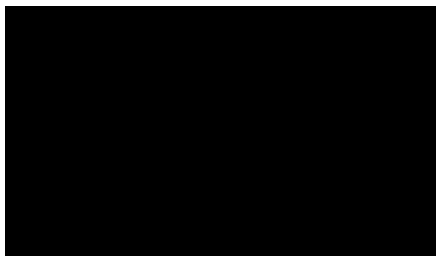
- Bundella Road is a critical route for agricultural equipment and heavy machinery as well as general motorists. Construction and glare from this project create unnecessary risk for road users.

Lack of long-term stability

- No clear bank guaranteed plan to ensure full rehabilitation for the site at the completion of the project.

I declare I have made no reportable political donations to council in the last 2 years.

I urge the Liverpool Plains Council and Northern Regional Planning Panel to protect prime agricultural land and reject this proposal.



To: Liverpool Plains Council

Subject: OBJECTION to DA 10.2026.13. 1 – Pine Ridge 1A Solar Farm

To The General Manager,

I am writing to formally reject the proposal of Project 1224 Pine Ridge 1A Solar Farm + BESS (1415 and 1553 Bundella Road). As a member of the local community, I refuse this project based on the following:

Agriculture value

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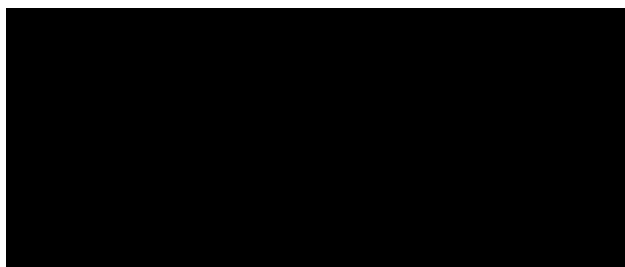
- Bundella Road is a critical route for agricultural equipment and heavy machinery as well as general motorists. Construction and glare from this project create unnecessary risk for road users.

Lack of long-term stability

- No clear bank guaranteed plan to ensure full rehabilitation for the site at the completion of the project.

I declare I have made no reportable political donations to council in the last 2 years.

I urge the Liverpool Plains Council and Northern Regional Planning Panel to protect prime agricultural land and reject this proposal.



Nathan Bartlett

From: [REDACTED]
Sent: Tuesday, 12 May 2026 5:56 PM
To: Liverpool Plains Shire Council
Subject: Solar farm proposal application no. 10.2026.13.1

Dear Councillors,

The [REDACTED] owned this country for many years.

There are a number of potential issues in developing the land for solar and a battery storage system.

Contrary to the statement in the attached plan part of the 89.36ha is flood prone and in a large flood carries a large body of water. It is not suitable for development.

As well, there is an underground stream running parallel with the Bundella road that is very close to the surface. It is so close to the surface that often the grasses are a distinctively different colour from the surrounding area. This stream runs through the proposed solar site and could potentially be contaminated. This region relies on the pristine condition of the water table that lies below the soil.

The current landholder has a poor record in regard to the environment and working co-operatively with neighbours. He has removed the Pine Ridge Landcare trees and erected unapproved works on a flood plain.

What is the financial incentive for the landholder to lease their land for a development such as this on a floodplain, surely a far better site would be overcleared ridge country.

This development is very close to the neighbours house and under a flight path potentially causing reflection issues.

To sum up, we have serious concerns that this development is in the wrong place, this is flood prone, it has a high water table, there are close neighbours, it is near the Pine Ridge Ridge airport and contamination of the water table is a serious risk.

Kind regards,

[REDACTED]

To: Liverpool Plains Council

Subject: OBJECTION to DA 10.2026.13. 1 – ‘Nora Dale’ Pine Ridge 1A Solar Farm

To The General Manager,

I am writing to formally reject the proposal of Project 1224 Pine Ridge 1A Solar Farm + BESS (1415 and 1553 Bundella Road). As a member of the local community, I refuse this project based on the following: Agriculture value

- The Liverpool Plains is the Nations “Food Bowl”. The site consists of high-quality cropping land. The conversion of high value cropping land to an industrial power site is in objection to RU1 primary production zoning and Liverpool Plains LEP 2011 which seek to protect agricultural land maintaining the agricultural resource base. Thus, threatening local agricultural land and local economies.

Fire Safety Risks

- The Battery Energy Storage System (BESS) creates significant fire hazard to the area. The buffer is insignificant due to the risk of chemical fires and the dry matter on surrounding agricultural land. Road Safety
- Bundella Road is a critical route for agricultural equipment and heavy machinery as well as general motorists. Construction and glare from this project create unnecessary risk for road users. Lack of long-term stability
- No clear bank guaranteed plan to ensure full rehabilitation for the site at the completion of the project.

I, [REDACTED], declare I have made no reportable political donations to council in the last 2 years.

I urge the Liverpool Plains Council and Northern Regional Planning Panel to protect prime agricultural land and reject this proposal.

[REDACTED]

To: Liverpool Plains Council

Subject: OBJECTION to DA 10.2026.13. 1 – **(NORA DALE)** Pine Ridge 1A Solar Farm

To The General Manager,

I am writing to formally reject the proposal of Project 1224 Pine Ridge 1A Solar Farm + BESS (1415 and 1553 Bundella Road). As a member of the local community, I refuse this project based on the following:

Agriculture value

- The Liverpool Plains is the Nations “Food Bowl”. The site consists of high-quality cropping land. The conversion of high value cropping land to an industrial power site is in objection to RU1 primary production zoning and Liverpool Plains LEP 2011 which seek to protect agricultural land maintaining the agricultural resource base. Thus, threatening local agricultural land and local economies.
-

Fire Safety Risks

- The Battery Energy Storage System (BESS) creates significant fire hazard to the area. The buffer is insignificant due to the risk of chemical fires and the dry matter on surrounding agricultural land.
-

Road Safety

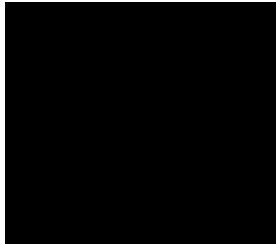
- Bundella Road is a critical route for agricultural equipment and heavy machinery as well as general motorists and importantly a school bus route. Construction and glare from this project create unnecessary risk for road users.
-

Lack of long-term stability

- No clear bank guaranteed plan to ensure full rehabilitation for the site at the completion of the project.

I declare I have made no reportable political donations to council in the last 2 years.

I urge the Liverpool Plains Council and Northern Regional Planning Panel to protect prime agricultural land and reject this proposal.



Objection Submission

4.99MW Solar Farm – 1415 & 1553 Bundella Road (PAN-626641)

I am writing to express my firm objection to the above proposed development, and to make clear my concerns. It is my belief that the development of a solar power station on agricultural land adjacent to Pine Ridge is not in the best interest of our community and that its impacts will significantly outweigh the claimed benefits of such a proposal. Below I have outlined each of my main reasons for objection.

Objection 1: Foreign Ownership

1a: Implications of Foreign Interest

EDPR/EDP is a foreign owned company, with its biggest shareholders being China Three Gorges, Blackrock (US) and Oppidium Capital (Spain) (as provided on EDP's own website). Entities like this would not be interested in building solar farms in rural Australia if there wasn't significant financial or geopolitical gain to result from it. At the very least, this project is positioned to provide significant profits for these overseas investors while providing little benefit to our community or Australia's economy.

Incidentally ITP, the Australian owned company who proposed the Borah Creek Road solar farm in 2024, was acquired by EDPR in that same year.

1b: Security concerns

The primary owner of EDPR/EDP is China Three Gorges, which is ultimately owned by the Chinese government. A significant number of EDP's corporate board are spokespeople from China Three Gorges. This to me raises significant concerns over what China's motivations might be investing so heavily in Australia's energy grid (and the energy grids of other countries). Having access to a number of Australian solar farms along with all the other infrastructure China already owns in Australia gives them a strategic position for surveillance, control, political leverage or even sabotage. The cameras used for the monitoring of this facility may also provide China the capability for further surveillance of the public.

1c: Environmental and ethical impacts

The fact that EDPR is partly Chinese owned (along with hints that a Chinese company called Sungrow may be the supplier of parts of the system) leads me to believe that most or all of the components will be manufactured in China where environmental regulations are far lower than in Australia or the EU. The factories themselves, along with the mines required to supply them, still release significant amounts of greenhouse gases and hazardous chemicals into the environment. Furthermore the mines supplying the materials are often located in poorer countries, where locals are forced to work in dangerous conditions under the supervision of ruthless Chinese owners.

While solar panels themselves are generally deemed a safe technology, there is also the possibility that Chinese made solar panels could contain higher levels of hazardous compounds or could be more likely to leech them. I do not feel a renewable energy product made this way is something we as a community can be proud to have.

On a broader note it begs the question of whether using China as a supplier for so much of our renewable energy infrastructure is really moving Australia towards clean energy targets or just a form of political virtue signalling at the expense of rural communities.

Objection 2: Impediment to agricultural production

2a: Impact on aerial crop spraying and other airport operations

The proposed solar farm will be positioned within 3km of Quirindi Airport. This airport is used extensively by agricultural aircraft, but is also known to be used for military training purposes, pilots training from Tamworth, and recreational flights. While the glint and glare report conducted in 2025 concluded the impact of glare on the runway flight paths fell within FAA standards, I do not believe proper consideration has been given to the operation of crop spraying aircraft. As these aircraft operate at very low altitudes and are used regularly on the adjacent farmland, glare encountered by the pilots poses a much higher risk. They also may be landing numerous times a day to refill the aircraft, as opposed to the single landing and takeoff made by a regular aircraft.

2b: Traffic impact

While not a busy road all year round, Bundella Road is used regularly by oversize agricultural vehicles such as tractors, harvesters, cotton pickers and earth-moving machinery, along with drovers semi-regularly utilising the TSR. During the summer and winter harvest periods, Bundella Road also sees significantly heightened use by trucks carrying harvested goods, including a number of trucks that use the driveways directly adjacent to the site. It should be considered that the generation of additional traffic by the construction of this solar farm has the possibility to obstruct or delay these vehicles and impact on farm productivity, and as such the timing of construction should be considered carefully in order to avoid this should the development proceed.

Objection 3: Visual amenity

3a: Impact

Firstly it is very presumptuous to assume that a solar farm development would be at all accepted by farming communities such as ours. I take particular offence at the assumptions made in the Visual Impact Assessment and at statements of the same tone in the other documents. In this assessment, the solar farm's impact is equated to that of other rural developments, a claim I wholly disagree with. The purported "broad acceptance" of rural developments in no way implies our community would accept a solar farm or other energy generating development. Furthermore the claim that the solar farm may "contribute to the scenic qualities of the region" by being a "point of interest" is utterly ridiculous. In such a distinctly agricultural location as ours, a solar farm would only detract from and spoil the scenic quality of the landscape.

The visual impact of solar arrays is of stark contrast to the vast fields of crops and pastures and the farm infrastructure (dams, silos and sheds) that are synonymous with agricultural areas. Despite the NSW solar planning guidelines inferring that our region is of very low scenic quality, many rural residents, myself included, find this agricultural landscape very aesthetically pleasing, feel comforted by its unique rural charm, and derive a sense of freedom away from the crowdedness and industrialisation of cities. A large expanse of sharp black panels surrounded by high security fencing will certainly detract from this familiar environment and create a distinct eyesore within the local landscape, exacerbated by the fact that it will be seen over a longer distance due to the flatness of the terrain. This solar farm will undoubtedly be visible for much further than 2km claimed visual catchment, even small objects like cars are consistently discernible at distances of 5km or more on the plains.

I do not feel that the provided visual impact report has fully represented the impact this project will have on the area. From my own observations, the field proposed for development is more visible from Pine Ridge than the provided photos make out, and will only become more visible once filled with solar panels. For Bundella Road users travelling towards Quirindi, the solar farm will be visible before even exiting Pine Ridge and will take up a significant part of their field of view by the time they cross Warrah creek. Thus it is unrealistic to claim that only a 1km stretch of road is affected; this distance is at least 3km.

Beyond the visual amenity of local residents, Bundella road is also used by people attending events such as the Blackville Markets or local functions such as weddings hosted on nearby farms. In both cases the untainted view of farmland is part of the appeal to these visitors; a solar farm would significantly detract from the rural character of Pine Ridge.

3b: Vegetation screen

The report has made designation for a vegetation screen spanning the northern fence of the development. I appreciate that this is likely preemptive in response to complaints to previous solar farms, however I raise two concerns with the proposed screen.

First, due to the layout of Bundella Road, the proposed screen will only be effective for part of the affected length of road. For the screen to properly mitigate the visual impact the developer would need to also block the next section of road by extending the screen either along the western fence of the site or to the adjoining trees & dam slightly further west. Second, no timeline has been provided for the planting of the screen nor how long it will take for them to grow to an effective height. This means for potentially some time after the development, the screen may not yet be serving its purpose of blocking sight of, or glare from, the solar farm.

Objection 4: Impact on the local area

4a: Assurance of proper decommissioning

I am concerned about the truthfulness of statements made in regards to the decommissioning of the facility. There have been cases where renewable energy projects have been abandoned by the developer, leaving the clean-up cost on the landowner and/or local council. Also common is the sale of development approvals or constructed projects between different companies and subsidiaries, sometimes so much so the locals have no clue who holds actual responsibility for the site.

While the EDPR does provide a report in regards to waste removal, and that they will endeavour to decommission the site upon cease of operations, I believe it is in council's best interest to have a legally actionable guarantee in order to hold the developer to account should they attempt not to take responsibility for decommission. The accountability for proper decommission of the site should also be passed on to the receiving company if at any time the project changes hands, and both the council and the community should be clearly informed of this. In all circumstances the cleanup of the site should cause no expense to locals, council or government/taxpayers.

4b: Community well-being

Among rural farming communities, renewable energy projects, and energy projects in general, do not promote social welfare for the residents. On the contrary, they have lasting mental health impacts, especially on farmers, and could also discourage other farmers or farm workers from moving to our region. This exhibition period alone has already placed undue stress on our community, worsened by the unfairly short time-frame.

For older farmers in our community it will be painful to see a development such as this occur on land which they may have worked for many years, had a generational attachment to or been good mates with the people who did.

Also of great anguish is the feeling that solar projects are being forced upon us for the benefit of bureaucrats and foreign investors, and that we have no control or ability to push back against those responsible.

Imposing a solar farm on Pine Ridge against community wishes is guaranteed to worsen mental health outcomes in the area and exacerbate existing issues such as depression that some farmers and residents may already be struggling with. Considering that mental health is already known to be an issue in rural Australia, the thought given to this impact from solar farms is far from adequate.

4c: Decline in property value

I am concerned that land and housing in proximity to the solar farm may experience a decline in value should the development proceed. Not only that but the desirability for someone to buy a property may reduce, making it harder for anyone to sell property even if the value remains the same.

4d: Expansion

It has been my longstanding belief that agricultural land, especially that of high productive value such as the Liverpool Plains, should not be sacrificed for energy projects, nor should land of high natural ecological value. There are surely plenty of disused mine sites, drier unproductive regions and areas further from occupied farmland where development could occur without impact on residents, agriculture or our natural environment, otherwise it would be better placed atop the large expanses of bare city rooftops. Contrarily, it appears a significant amount of solar farms proposed or already constructed are in New South Wales' primary agricultural regions including the Murray, Riverina and New England. This wastes the productive potential of such land for producing vital food and fibre to Australia in an efficient manner.

Approval of solar projects on the Liverpool Plains, even smaller ones, sets the precedent that now that one has been approved, more can and will follow. This will quickly lead to the whole region being inundated by clusters of solar farms. It is also possible that this solar farm could intend to expand, expecting to face less resistance to expansion phases since the community had already to put up with the first phase. Considering that the Liverpool Plains is mapped as State Significant Agricultural Land and is regarded by many as some of the most productive farmland in Australia. I think this further reinforces that solar farms should not be constructed on valuable agricultural land

Objection 5: Lack of community consultation

5a: Very short exhibition period

We have been provided a 2 week exhibition period in relation to this application. I feel this is not a sufficient amount of time for the community to properly consider the proposal or for people not directly notified to even find out about it. I barely had time to finish reading the reports, let alone ask further questions about the project, and I believe a fair portion of our community are still fully unaware of this proposal, or may not have the time to view the proposal and make an informed submission.

I am concerned that this creates a loophole that could/is being deliberately used to pass development applications under the radar of most residents. I urge council to consider whether a longer mandatory exhibition period for regional and state significant projects is in the best interest of the community, and if this has recently been overridden by State government I would also like to know.

5b: Misleading rhetoric in report

Upon reading the reports provided, it is evident that the author(s) has deliberately chosen specific wording in order to diminish any concerns the public may present. As already outlined in my previous statements, there are a number of places where impacts have been assessed but downplayed or not fully addressed.

I also want to highlight that it is stated in the Glint and Glare Study, prepared by ITP Renewables, that ITP is an "Independent renewable energy consultancy". This is untrue. ITP was acquired by EDPR a year prior to the report, meaning they are not independent and have a conflict of interest in this project's approval.

I also feel it is misleading to the public to state that the landowners may continue to farm “by grazing livestock within and around the array” so that the solar farm does not compromise agricultural productivity. However should the owner choose to do this, it will really be limited to sheep/goats and at nowhere near the same productive capacity that the farm previously held as arable land. The farm is also not equipped for housing livestock there without installing sheep handling infrastructure.

5c: Limited public notification

At the time of writing, no information is available online regarding this project except for on the Council's own website under the title “4.99MW Solar Farm”, where it is unlikely to be found if you aren't specifically searching for it.

Only the immediate neighbours and residents of Pine Ridge itself received notification in the post. Other farmers, residents and businesses around Pine Ridge and further along Bundella Road, who are also affected by this proposal, only found out later via word of mouth. I feel it was in the public interest that more people should have been officially notified, considering the spread out nature of broad-acre farming communities and the fact that residents from Pine Ridge to Blackville all use Bundella Road as their primary access to Quirindi.

The community still has many questions that have not been addressed in the report and will not be answered by the end of the 2 week period. Some of these questions include but are not limited to:

- How long will the vegetation screen take to grow to an effective height?
- Where will the BESS and Solar panels be manufactured?
- Will our local RFS (including volunteers and farmers with private firefighting equipment) need special training to safely put out a battery fire?
- Is this solar farm likely to create a heat island effect?

Objection 6: Bio-security

6a: Pest and weed management

The introduction of new weeds is of concern, particularly if EDPR decides to use external contractors rather than locals. If bio-security is not taken into account during construction and maintenance there is a risk that vehicles coming in from other areas could carry weeds onto the property. As a significant agricultural region it is imperative that measures be taken to prevent the spread of priority weeds and diseases. In any case all vehicles accessing the site during construction and maintenance should undergo decontamination upon entry to the site, in line with relevant DPI guidelines and requirements.

Also, the maintenance crew or an authorised local agent should regularly inspect the site for evidence it is harbouring insects, feral animals or weeds harmful to agricultural production, and take action if so, in order to prevent a buildup of weeds or breeding colonies on this site which could significantly impact the neighbouring farms.

In terms of site design, the chain mesh should be dug into to ground (recommended 30cm) to keep both pests and native wildlife out of the facility, and the developer should ensure

any species of grasses sown after construction will not become weeds and are already endemic to the area.

Objection 7: State intervention

It is wrong that the State Environmental Planning Policy can be used to override local policies in cases such as these where council's environmental policy specifically prohibits such a development locals do not want it imposed upon their community. I believe that this abuse of such a policy creates a loophole actively being exploited by developers to push ahead with controversial projects like this behind the community's back. The current government's intention to fast-track these projects to meet their own renewable energy quotas, despite significant public protest, is also clearly evident. The protections put in place by LEP's have been specifically tailored for the region in which they apply and it should not be so easy for developers to bypass them.

Declarations and closing statements

- No political donations have been made that would be relevant to this proposal
- This submission has been prepared in full without the use of AI

It should be clear in my submission that I do not wish for this development to proceed, and by extension that no productive farmland should be wasted on these types of energy developments, but if the council and planning board deem this project acceptable I ask that the following requests also be thoroughly considered. The three most important of which being:

- 1: Guarantee a significant reduction in (if not free) electricity prices for the region, especially for everyone within 5km north, south and east and 10km west as these are the areas most impacted,
- 2: Establish firm assurances the company will fully decommission the site after the project's lifespan and that accountability is passed through any change of ownership,
- and 3: Extending the vegetation screen to properly cover the view of the site from the neighbouring eastern residence, all of Bundella Road, and any observation points in Pine Ridge.

And my other requests for consideration are:

- 4: Conducting reassessments of environmental effects and glare impacts on aircraft, including crop spraying aircraft, by another body independent of EDPR and Zenith Town Planning,
- 5: Shift the solar farm further south on the property to separate it from the road and neighbouring properties, perhaps square with the southern boundary of Lot 169,
- 6: Request Australian made components be used wherever possible, otherwise determine a suitable European supplier,
- 7: Divert a portion of EDPR's profits from the project to local charities of the community's choice,

- 8: Guarantee a firm limit of 35 years on the site, inclusive of construction,
- 9: Require that the developer be willing to cover all council expenses for the repair of potholes and other damage to Bundella Road if they occur during the construction process,
- 10: In addition to the mandatory signage, provide clear signage indicating the presence of any cameras or other surveillance equipment,
- 11: Ensure the land keeps its existing agricultural classifications (RU1, Class 2/3, DPIRD significance) for the entirety of the project's lifespan
- 12: Engage directly with affected parties (such as Quirindi Air, neighbouring farmers) to ensure that issues affecting them are mitigated as much as possible

And of course all above requests must be paid for by EDPR, not at any expense to the residents, council or government/taxpayers.

Thankyou for taking the time to consider my submission. I expect that our community be notified of any changes to the proposal and given reasonable time to respond. At the very least, I want to ensure that the entirety of the Pine Ridge community are kept properly informed during the process.

Regards,



From: [REDACTED]
Sent: Wednesday, 13 May 2026 11:38 AM
To: Liverpool Plains Shire Council
Subject: App 102026131 Pine Ridge

I am writing regarding the proposed solar farm development planned for our local area. I would like to respectfully raise a number of questions and concerns relating to environmental impacts, community benefit, long-term accountability, public safety, and the suitability of the proposed location.

I understand the importance of renewable energy and recognise the role it may play in the future. However, projects of this scale should be carefully assessed to ensure they do not create long-term environmental, financial, or safety risks for local residents, ratepayers, agriculture, wildlife, and surrounding infrastructure.

I would appreciate clarification on the following matters:

Environmental and Waterway Concerns

- The proposed location is understood to be within an area of high water table and known flood risk. Has a comprehensive hydrological and flood impact assessment been completed?
- What risks are associated with floodwaters interacting with solar infrastructure, underground cabling, battery systems, transformers, or construction materials?
- In the event of flooding, could contaminants such as oils, heavy metals, chemicals, damaged panel materials, or fire suppression substances enter nearby waterways, creeks, groundwater systems, or agricultural land?
- What environmental protections will be implemented to prevent contamination of surrounding ecosystems and water sources?
- How will erosion, sediment runoff, and soil destabilisation be managed during construction and operation?

Koala Habitat and Wildlife Impacts

- It is my understanding that the proposed area includes recognised koala habitat and wildlife corridors/laneways. What ecological assessments have been undertaken regarding impacts on koalas and native wildlife?
- Will habitat clearing, fencing, traffic, lighting, or noise interfere with wildlife movement, breeding areas, or food sources?
- What long-term protections will remain in place for native vegetation and wildlife if the project proceeds?

Agricultural Land Use

- Given the land is currently rural/agricultural, what consideration has been given to the long-term loss of productive farming land?
- How will this project impact local agriculture, livestock movement, and future farming capability within the district?

Community Benefit and Employment

- What direct benefits will this development provide to the local community?
- Will ongoing local jobs be created, or are the majority of positions only temporary during construction?
- Will local contractors, suppliers, and workers be prioritised?
- Will there be any long-term reduction in electricity costs or measurable benefit for local residents and ratepayers?

Roads and Infrastructure

- Large-scale construction projects often place significant strain on rural roads and infrastructure. Who will be financially responsible for damage caused by heavy vehicles, machinery transport, and increased traffic?

- Will local ratepayers be expected to fund repairs, upgrades, or maintenance to roads impacted by the development?
- Has a traffic and road impact assessment been completed, particularly regarding narrow rural roads, school bus routes, and emergency access?

Aviation and Glare Concerns

- The proposed development is located near a rural airport and aviation training area. Has a detailed aviation safety assessment been conducted regarding glare, reflection, visibility, radar interference, and pilot distraction?
- Have the potential impacts on low-flying aircraft, trainee pilots, emergency aviation operations, and general flight safety been independently assessed?
- Have impacts on surrounding homes, neighbouring properties, and nearby roads from glare and reflected light also been considered?

Electromagnetic Field (EMF) Concerns

- Has a comprehensive independent assessment been conducted regarding electromagnetic fields (EMF) generated by substations, underground and overhead transmission lines, inverters, transformers, battery storage systems, and other electrical infrastructure associated with the project?
- What are the predicted EMF exposure levels at nearby homes, neighbouring rural properties, livestock areas, wildlife habitats, roads, workplaces, and public access areas both during normal operation and during peak electrical load periods?
- Will EMF levels continue to increase if the facility is expanded in the future or if additional battery storage and transmission infrastructure are added?
- What long-term monitoring systems will be implemented to ensure EMF levels remain within Australian safety guidelines throughout the operational life of the project?
- Will EMF testing and monitoring results be made publicly available and independently verified?
- Have any studies been undertaken regarding the potential impacts of prolonged EMF exposure on local residents, children, livestock, native wildlife, birdlife, and sensitive ecosystems?
- Given the project is proposed within a rural and agricultural area, have potential impacts on livestock behaviour, breeding, milk production, fencing systems, water pumps, communications equipment, aviation systems, and farm technology been considered?
- Have the cumulative impacts of EMF, high-voltage infrastructure, battery storage systems, and nearby transmission networks been fully assessed together rather than individually?
- What setbacks or buffer distances are proposed between electrical infrastructure and neighbouring properties to minimise potential EMF exposure?
- In the event of equipment malfunction, fire, flooding, lightning strike, or infrastructure damage, could EMF levels or electrical hazards temporarily increase, and what safeguards are in place to protect the community?
- Will independent health and environmental experts be consulted to provide ongoing oversight and reassurance to nearby residents and landholders?

Future Expansion and Battery Energy Storage System (BESS) Concerns

- Has the project application considered the possibility of future expansion of the solar farm, associated substations, transmission infrastructure, or Battery Energy Storage Systems (BESS)?
- If future expansion is planned or anticipated, will entirely new environmental impact assessments and community consultation processes be required before approval?
- Could future expansion increase impacts relating to flooding, contamination risks, groundwater pressure, erosion, vegetation clearing, habitat loss, traffic volumes, road damage, noise, glare, fire risk, or EMF exposure?
- If additional battery storage systems are added in the future, how would this alter emergency response requirements, evacuation planning, fire suppression capabilities, and environmental safeguards?
- Have cumulative long-term impacts been assessed in the event that the project expands beyond its currently proposed footprint?
- Could future expansion require additional clearing of koala habitat, wildlife corridors, agricultural land, or neighbouring rural properties?

- Would expanded infrastructure increase strain on local roads, bridges, drainage systems, and public infrastructure, and who would be financially responsible for those upgrades or repairs?
- Could future high-voltage transmission infrastructure or battery systems increase EMF exposure, visual impacts, or aviation safety concerns for nearby residents and airport operations?
- What guarantees can be provided that the project will not gradually expand beyond what has currently been presented to the community?
- If ownership of the project changes in the future, will new operators still be bound by the same environmental, rehabilitation, and community obligations originally approved?
- Has any assessment been undertaken into the long-term risks associated with ageing battery systems, future battery replacement, disposal requirements, chemical storage, or evolving fire risks over decades of operation?
- In the event of future expansion, who would ultimately bear the financial responsibility for additional site rehabilitation, environmental remediation, infrastructure removal, or contamination clean-up?

Long-Term Responsibility and Site Rehabilitation

- If the company operating or supplying the solar farm were to become insolvent, cease trading, or abandon the project, who would then become legally and financially responsible for the site?
- Who would be liable for environmental damage, contamination, fire risks, infrastructure failure, or rehabilitation costs in such circumstances?
- Will a legally binding rehabilitation bond or financial guarantee be required to ensure the complete removal of infrastructure and restoration of the land at the end of the project's life?
- What protections are in place to ensure responsibility does not ultimately fall onto local councils, landholders, or ratepayers?

Safety and Emergency Risks

- Are there known fire, electrical, battery-related, or other safety risks associated with the project?
- Have emergency response plans been developed with local fire and emergency services, particularly considering flood risks and rural access limitations?
- How will damaged solar panels or hazardous materials be managed following storms, flooding, fire, or other natural disasters?

I believe these are reasonable questions that many members of the community would appreciate being answered openly and transparently before any final decisions are made.

Thank you for your time and consideration. I look forward to receiving further information regarding these matters and how community concerns will be addressed moving forward.

Nathan Bartlett

From: [REDACTED]
Sent: Wednesday, 13 May 2026 11:37 AM
To: Liverpool Plains Shire Council
Subject: OBJECTION to DA 10.2026.13. 1 – Pine Ridge 1A Solar Farm

To: Liverpool Plains Council
The General Manager,

Re: Objection to Project 1224 – Pine Ridge 1A Solar Farm and Battery Energy Storage System (BESS),
1415 and 1553 Bundella Road

I write as a neighbouring landholder and member of the local community to formally object to the proposed Pine Ridge 1A Solar Farm and Battery Energy Storage System (BESS) development at 1415 and 1553 Bundella Road.

My objection is based on the following planning, environmental, agricultural, and public safety concerns.

1. Loss of Prime Agricultural Land

The proposed development would result in the long-term alienation of highly productive agricultural land within the Liverpool Plains region, widely recognised as one of Australia's premier food-producing areas.

The site comprises high-quality cropping land that contributes significantly to local agricultural production and the regional economy. The conversion of this land into a large-scale industrial energy facility is inconsistent with the objectives of RU1 Primary Production zoning under the Liverpool Plains Local Environmental Plan 2011, which seeks to:

- encourage sustainable primary industry production;
- protect and maintain agricultural land resources; and
- minimise fragmentation and incompatible land uses that conflict with agricultural activities.

The proposal represents an inappropriate industrialisation of productive rural land and sets a concerning precedent for the ongoing erosion of the agricultural resource base of the Liverpool Plains.

The importance of protecting strategically significant agricultural land has been recognised in numerous NSW planning decisions, including principles established by the NSW Land and Environment Court regarding the preservation of high-value agricultural land from incompatible development where broader public interest and long-term food security are at risk.

2. Fire and Emergency Safety Risks Associated with the BESS

The inclusion of a Battery Energy Storage System introduces significant and unacceptable fire safety risks to neighbouring properties and surrounding farmland.

Lithium-ion battery fires are known to present unique hazards, including:

- thermal runaway events;
- toxic chemical emissions;
- difficulty of extinguishment;
- reignition risk; and
- substantial water demand during emergency response.

These risks are amplified in a rural environment characterised by dry vegetation, high summer temperatures, strong winds, and limited emergency response resources.

The proposed setbacks and buffers appear inadequate given the scale of the BESS facility and the potential consequences of a fire event spreading into surrounding agricultural land. The proposal also raises concerns regarding:

- emergency service accessibility;
- water supply availability for firefighting;
- evacuation procedures;
- cumulative bushfire risk; and
- impacts on neighbouring residents and agricultural operations.

In the absence of comprehensive and independently verified fire modelling and emergency management planning, the proposal cannot be considered compatible with the surrounding rural environment.

3. Road Safety and Traffic Impacts

Bundella Road is a key rural transport route regularly used by:

- agricultural machinery;
- heavy vehicles;

- grain transport operators;
- school traffic; and
- local residents.

The scale of construction traffic associated with the project would create substantial road safety risks, particularly given the movement of oversized vehicles, heavy equipment, and construction materials over an extended construction period.

In addition, glare from solar panels may create visual distraction and safety concerns for motorists and agricultural operators using surrounding roads. Dust generation, road degradation, and increased traffic volumes would further impact local amenity and road safety.

There is insufficient evidence that the existing road network is suitable for the increased industrial traffic load without substantial upgrades and long-term maintenance commitments.

4. Uncertainty Regarding Decommissioning and Rehabilitation

The proposal lacks sufficient certainty regarding long-term decommissioning obligations and full rehabilitation of the site at the end of the project life.

There appears to be no clearly identified and legally enforceable financial assurance, bond, or bank guarantee to ensure:

- removal of all infrastructure;
- remediation of contaminated land;
- restoration of soil quality; and
- return of the land to productive agricultural use.

Without enforceable rehabilitation guarantees, there is a significant risk that future landholders or the broader community may bear the financial and environmental burden of decommissioning abandoned infrastructure.

5. Incompatibility with Rural Character and Cumulative Impacts

The proposal represents a substantial industrial development within a productive rural landscape and would materially alter the character and amenity of the area.

Approval of this project may also contribute to cumulative impacts arising from the progressive conversion of agricultural land across the region into energy infrastructure developments, undermining the long-term agricultural identity and sustainability of the Liverpool Plains.

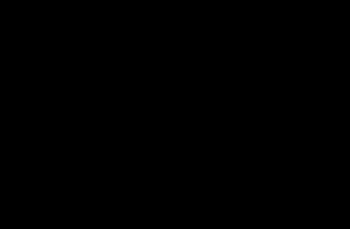
Conclusion

For the reasons outlined above, I respectfully request that Liverpool Plains Shire Council and the Northern Regional Planning Panel reject the Pine Ridge 1A Solar Farm and BESS proposal.

The Liverpool Plains is a strategically important agricultural region that should be protected for current and future generations. The long-term agricultural, environmental, and community interests of the region outweigh the short-term benefits claimed by this proposal.

I declare that I have made no reportable political donations to Council within the previous two years.

Yours faithfully,



Get [Outlook for iOS](#)



12th May, 2026

To whom it may concern.

Re: Establishment of a 4.99MW Solar Farm and Battery Energy Storage System at Lot 169, DP 751018 & Lot B, DP 938668 at 1415 and 1553 Bundella Road, Quirindi

We are writing to you to voice our opposition to the proposed solar farm at 1415 and 1553 Bundella Road, Quirindi.

As the landholder of the property that is [REDACTED] boundary of this project, we have some serious concerns with the proximity of the project to our place of residence. We feel that consultation from the neighbouring property should have been mandatory, disclosing their intentions for the land given over to the development. We received the letter from the Liverpool Plains Shire Council on Tuesday, 28th April, giving us two weeks to submit our objection. We feel this was not enough time to properly research the ramification of this project for our business and other affected businesses in the immediate vicinity of the solar farm.

The photographs provided by Zenith Town Planning are not an accurate visual representation of the project as they appear to have been taken from the far side of the development. Other images that have been provided by Zenith Town Planning are out of date and do not reflect the current use of the block of farming land next to the project. The visual impact to our dwelling has been deemed in the moderate range. The Statement of Environmental Plan states that “the project may be visible from the rear of the dwelling, however, there are several farm sheds, a silo, water tanks, and a garden on the western side.” To clarify, there is one shed towards the back of the house, the silos are located on the eastern side of the dwelling and are not in view of the project site, and the water tanks are located at the back of the dwelling and the shed (2 tanks). The garden they reference, includes the driveway access to the shed, and has no screening on the western side to alleviate the visual impact of the project site.

How will the stormwater runoff be managed on the proposed project site? Given the area could be affected by flooding, how will this affect the site, especially the electrical infrastructure? The Statement of Environmental Effects notes that the project has the potential to alter existing water quality conditions within the site. What measures have been put in place to ensure that this will not impact our adjoining paddock along the eastern boundary? Also noted is the impact that the panels may have on the nature of vegetation/grass coverage on the site, which has the potential to increase surface runoff and peak discharge – will this impact our adjoining paddock along the eastern boundary? “There is potential that stormwater runoff will contain sediments and increase turbidity or other water quality parameters in the downstream water way.” (Statement of Environmental Effects). The earthworks involved in the set up of the project are also raising concerns. The earthworks will involve trenching for the cabling, piledriving to support the module frames, and to enable the placement of concrete slabs for ancillary structures and gravel accessways. This could also alter the way runoff from the project site and any adjoining properties, creating an increased risk of erosion.

The glint and glare study provided by Zenith Town Planning has not adequately considered the impact of glare from the solar panel on people using Bundella Road. As the proposed project site is located close to Bundella Road and with aerial spraying in the area, glare will affect visibility for drivers of vehicles, larger semi-trailers and aircraft. There needs to also be consideration given to the impact on aerial spraying operations (including potential residue issues) as these aircraft fly low to the ground and reflection from the solar panels could create blind spots.

The project plan does not allow for any buffer on the eastern side of the project, which is along our boundary. We would expect that the same consideration along the Bundella Road side of the project, be extended to include our boundary with a minimum of 10 metres to 15 metres of cleared land and then the inclusion of 5 metres of mature trees to block the view of the solar farm from our place of residence.

As there are battery storage and PV panels incorporated in this proposed development, what effective fire management plans are in place, especially given there is no one living on or near the proposed site? Noted that there is a planned water tank to be provided on site, however, water is not recommended to be used to extinguish fires caused by batteries. Although the site will have surveillance cameras onsite, what would be the approximate response time if an incident, such as fire, were to occur? Has the Rural Fire Service been notified of the intended development? This concern has a precedent at the Stop Hampton Park Solar Farm, where the temperature of some of the solar panels caused a fire that was left to burn because the RFS were unable to access the site safely to extinguish it. The temperature on the day of the fire was above 35 degrees, which is a common temperature during summer at the proposed solar farm on Bundella Road.

Is there any information of whether this type of project has an impact on surrounding property values? Could this project limit future use or subdivision of our land? Is there information on whether this type of project will increase the Farm insurance needed to cover the adjoining properties due to the risk of fire at the site.

We are concerned with the proposed waste management for this project. How are any damaged solar units being transported off-site and to where? The Liverpool Plains Shire Waste depot would not be equipped to cater for the disposal of these panels.

We note that there will be constructed a 2.3-metre-high security fence around the proposed site using chain link fencing. Will the fence be pig-proof? Are there provisions for rodent problems such as mouse or rat plagues? What impact will this have if any items are damaged or destroyed and therefore become fire hazards, or impact the soil?

The site is to be equipped with security lighting and security cameras. Is this lighting to be on continuously at night? What measure have been taken to reduce the risk of theft on neighbouring properties due to increased interest in the site and a higher volume of traffic passing our home and shed that is situated close to Bundella Road. This is no reflection on the employees of the project, more related to passers-by.

Is there a traffic management plan during construction? How will this affect the local traffic using Bundella Road? Traffic along this road does not necessarily have a peak time during the day as transport of livestock and grain can occur at any time. Considering that the surrounding properties are also agricultural operations, what months do you propose to commence constructing the proposed solar farm? Will it interrupt the farming practice of businesses that use Bundella Road to transport grain, livestock, machinery every day? How will this be managed effectively and with minimal disruption.

We have limited internet and mobile service on our property and in our area. Will there be any interruption to mobile coverage/TV reception due to the solar units when operational? What compensation will be offered if this occurs and will that compensation be given for the duration of the proposed solar farm life (35 years)?

The lease for the proposed project is 35 years with a 2-year decomposition of the site. Is there a facility in the lease agreement for the lease to be extended and for how long? This proposed solar farm is being developed on RU1 land which is prime agricultural land in NSW and Australia. The project site has had continuous cropping for many years, with a successful cotton crop picked in April 2026, being the most recent.

We reserve the right to add further considerations and recommendations to our submission up to and including the extension date given to us by the council as Wednesday, 20th May. The project was placed on the Liverpool Plains Shire Council Facebook page with a link to the solar farm project information on Monday, 11th May, allowing the wider community 2 days to voice their opposition to the project. As we no longer have a local publication, this was suggested 7 days prior to the page going up. This is not enough time for the community to respond. For a project of this importance to the community, we would request

that, as well as the submissions to council, EDPR Australia Pty Ltd conduct an onsite community consultation session to address the key concerns of the impact such a project will have in our community.



Email: council@liverpoolplains.nsw.gov.au

To: Liverpool Plains Council

Subject: OBJECTION to DA 10.2026.13. 1 - [REDACTED] Pine Ridge 1A Solar Farm

To The General Manager,

I am writing to formally reject the proposal of Project 1224 Pine Ridge 1A Solar Farm + BESS (1415 and-1553 Bundella Road). As a member of the local community, I refuse this project based on the following:

Agriculture value

- The Liverpool Plains is the Nations "Food Bowl". The site consists of high-quality cropping land. The conversion of high value cropping land to an industrial power site is in objection to RU1 primary production zoning and Liverpool Plains LEP 2011 which seek to protect agricultural land maintaining the agricultural resource base. Thus, threatening local agricultural land and local economies. If this is approved it sets a precedent for other projects.

Fire Safety Risks

- The Battery Energy Storage System (BESS) creates significant fire hazard to the area. The buffer is insignificant due to the risk of chemical fires and the dry matter on surrounding agricultural land.

Road Safety

- Bundella Road is a critical route for agricultural equipment and heavy machinery as well as general motorists. Construction and glare from this project create unnecessary risk for road users.
- The increase in extra traffic (especially trucks) will damage Bundella Road creating a safety for motorists issue.

Neighbouring properties/houses:

- As a Pine Ridge resident, I support the community concerns of neighbouring properties and houses of the effect this will have on the decrease of value of their homes/farms and impacts on their home environment due to the close proximity of the solar panels affecting their outlook, creating glare and noise (particularly during construction) – why not locate at the rear of the property.
- Why can't the owner of the land locate the solar farm in a different location on their farm away from other houses and the main road?

Flooding:

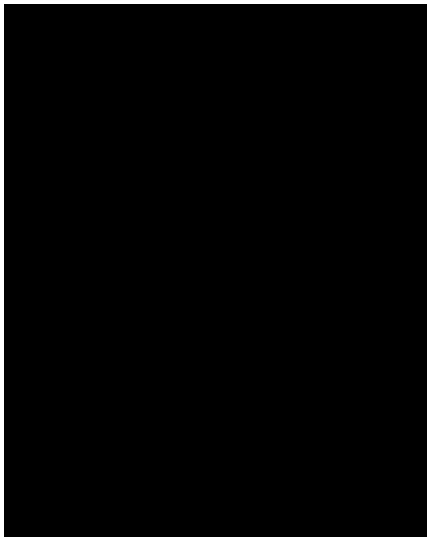
- I disagree with the data from the water assessment in relation to 100-year ARI flooding. During previous major flooding, the Warrah Creek water backs up to the boundary of the proposed site. Debris and water has blocked the road near the proposed entrance on at least three occasions 1971, 2000 and 2022.

Lack of long-term stability

- No clear bank guaranteed plan to ensure full rehabilitation for the site at the completion of the project.

I declare I have made no reportable political donations to council in the last 2 years.

I urge the Liverpool Plains Council and Northern Regional Planning Panel to protect prime agricultural land and reject this proposal.



Email: council@liverpoolplains.nsw.gov.au

To: Liverpool Plains Council

Subject: OBJECTION to DA 10.2026.13. 1 – [REDACTED] Pine Ridge 1A Solar Farm

To The General Manager,

I am writing to formally reject the proposal of Project 1224 Pine Ridge 1A Solar Farm + BESS (1415 and 1553 Bundella Road). As a member of the local community, I refuse this project based on the following:

Agriculture value

- The Liverpool Plains is the Nations "Food Bowl". The site consists of high-quality cropping land. The conversion of high value cropping land to an industrial power site is in objection to RU1 primary production zoning and Liverpool Plains LEP 2011 which seek to protect agricultural land maintaining the agricultural resource base. Thus, threatening local agricultural land and local economies. If this is approved it sets a precedent for other projects.

Fire Safety Risks

- The Battery Energy Storage System (BESS) creates significant fire hazard to the area. The buffer is insignificant due to the risk of chemical fires and the dry matter on surrounding agricultural land.

Road Safety

- Bundella Road is a critical route for agricultural equipment and heavy machinery as well as general motorists. Construction and glare from this project create unnecessary risk for road users.
- The increase in extra traffic (especially trucks) will damage Bundella Road creating a safety for motorists issue.

Neighbouring properties/houses:

- As a Pine Ridge resident, I support the community concerns of neighbouring properties and houses of the effect this will have on the decrease of value of their homes/farms and impacts on their home environment due to the close proximity of the solar panels affecting their outlook, creating glare and noise (particularly during construction) – why not locate at the rear of the property.
- Why can't the owner of the land locate the solar farm in a different location on their farm away from other houses and the main road?

Flooding:

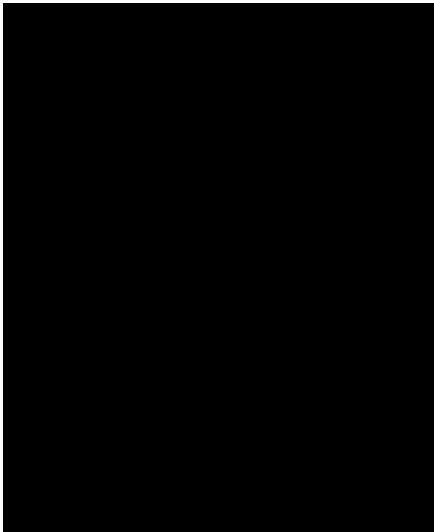
- I disagree with the data from the water assessment in relation to 100-year ARI flooding. During previous major flooding, the Warrah Creek water backs up to the boundary of the proposed site. Debris and water has blocked the road near the proposed entrance on at least three occasions 1971, 2000 and 2022.

Lack of long-term stability

- No clear bank guaranteed plan to ensure full rehabilitation for the site at the completion of the project.

I declare I have made no reportable political donations to council in the last 2 years.

I urge the Liverpool Plains Council and Northern Regional Planning Panel to protect prime agricultural land and reject this proposal.



Nathan Bartlett

From: [REDACTED]
Sent: Wednesday, 13 May 2026 5:00 PM
To: Liverpool Plains Shire Council
Subject: OBJECTION to DA 10.2026.13. 1 – Pine Ridge 1A Solar Farm

To The General Manager,

I am writing to formally object to the proposal of Project 1224 Pine Ridge 1A Solar Farm + BESS (1415 and 1553 Bundella Road). As a member of the local community, I do not believe this project should go ahead because of the impact in the following areas:

Agricultural value - The Liverpool Plains is the Nations “Food Bowl”. The site consists of high-quality cropping land. The conversion of high value cropping land to an industrial power site is in objection to RU1 primary production zoning and Liverpool Plains LEP 2011 which seek to protect agricultural land maintaining the agricultural resource base. Thus, threatening local agricultural land and local economies.

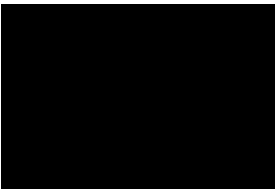
Fire Safety Risks - The Battery Energy Storage System (BESS) creates significant fire hazard to the area. The buffer is insignificant due to the risk of chemical fires and the dry matter on surrounding agricultural land.

Road Safety - Bundella Road is a critical route for agricultural equipment and heavy machinery as well as general motorists. Construction and glare from this project create unnecessary risk for road users, particularly truck drivers during harvest times. In addition there is a risk from the panel glare to agricultural planes taking off and landing at the airport, and military planes utilising the airport.

Lack of long-term stability – There is no clear bank guaranteed plan to ensure full rehabilitation for the site at the completion of the project.

I declare I have made no reportable political donations to council in the last 2 years.

I urge the Liverpool Plains Council and Northern Regional Planning Panel to protect prime agricultural land and reject this proposal.



Nathan Bartlett

From: [REDACTED]
Sent: Wednesday, 13 May 2026 4:47 PM
To: Liverpool Plains Shire Council
Subject: Rejection of proposed Pine Ridge Solar Farm and Battery Energy storage centre

To whom it may concern,

I am formally objecting to the proposed Pine Ridge Solar Farm and Battery Energy storage centre. The grounds of rejection are as follows:

Environmental deprivation and degradation.

- The installation of solar panels and battery storage centres significantly negatively impact the local environment, causing irreparable damage.
- The short life span of the panels raises questions surrounding the disposal.

Destruction of Rural Zone 1 farming area.

- The Liverpool Plains has long held the label of the “Nations Food Bowl” and the proposed energy cite will limit farming country and destroy agricultural land.

Proximity to road and rural airport.

- Reflection can impact drivers’ and pilots’ vision.

Regards,

[REDACTED]

Concerned and disappointed local citizen.

Sent from my iPhone

Nathan Bartlett

From: [REDACTED]
Sent: Wednesday, 13 May 2026 4:17 PM
To: Liverpool Plains Shire Council
Subject: Objection to DA 10.2026.13.1 - [REDACTED] - Pine Ridge 1A Solar Farm

To Whom this May Concern,

I am writing to formally reject the proposal for the BESS and 1224 Pine Ridge 1A Solar Farm (1415 and 1553 Bundella Road). As a life long member of the Liverpool plains community I make objections for this proposal on the following grounds and call for community engagement to understand this project.

Agricultural degradation is a huge negative impact for a farming community. Transforming prime agricultural land to an industrialised estate is strongly against RU1 Primary Production zoning and Liverpool Plains LEP 2011 which calls to protect agricultural land protecting and maintaining the agricultural resource base.

Being a resident that lives within close proximity of the proposed project the fire risk is too large for the proposed 10m boundary. The project is proposed to go on a location that is surrounded by prime farming country that is either in fallow with dry matter on the top soil or under crop generally cereal crops with high flammable risks particularly during and after harvest. The outbreak of a fire caused by BESS on the project will run ramped across the plains surrounding.

A proposed project like this can benefit and cause destruction in a community. I am wondering what positive projections will come out of this project. Will landowners be reimbursed for decrease in land value? Will ther be bank backed guarantees for full rehabilitation of the land once the project has ended, in the instance the company goes bankrupt? Will the community be given reduction in energy prices by using the solar power? Are there any economical benefits to the community?

I declare I have not made political donations of any kind in the past 2 years.

I would appreciate that the Liverpool Plains council and the Northern Regional Planning Panel read and acknowledge objections to this proposal and make time to be in contact with the community so the community can understand this project and express concerns.

Regards,

[REDACTED]

Email: council@liverpoolplains.nsw.gov.au

To: Liverpool Plains Council

Subject: OBJECTION to DA 10.2026.13. 1 – **(Name or property name)** Pine Ridge 1A Solar Farm

To The General Manager,

I am writing to formally reject the proposal of Project 1224 Pine Ridge 1A Solar Farm + BESS (1415 and 1553 Bundella Road). As a member of the local community, I refuse this project based on the following:

Agriculture value

- The Liverpool Plains is the Nations "Food Bowl". The site consists of high-quality cropping land. The conversion of high value cropping land to an industrial power site is in objection to RU1 primary production zoning and Liverpool Plains LEP 2011 which seek to protect agricultural land maintaining the agricultural resource base. Thus, threatening local agricultural land and local economies.

Fire Safety Risks

- The Battery Energy Storage System (BESS) creates significant fire hazard to the area. The buffer is insignificant due to the risk of chemical fires and the dry matter on surrounding agricultural land.

Road Safety

- Bundella Road is a critical route for agricultural equipment and heavy machinery as well as general motorists. Construction and glare from this project create unnecessary risk for road users.

Lack of long-term stability

- No clear bank guaranteed plan to ensure full rehabilitation for the site at the completion of the project.

I declare I have made no reportable political donations to council in the last 2 years.

I urge the Liverpool Plains Council and Northern Regional Planning Panel to protect prime agricultural land and reject this proposal.

Name

Address (must be full address)

Nathan Bartlett

From: [REDACTED]
Sent: Wednesday, 13 May 2026 2:59 PM
To: Liverpool Plains Shire Council
Subject: Solar Farm Rejection
Attachments: Solar Farm 001.tif

Firmly oppose the idea

--

Kind Regards,

[REDACTED]

[REDACTED]



Email: council@liverpoolplains.nsw.gov.au

To: Liverpool Plains Council
Subject: OBJECTION to DA 10.2026.13. 1
Pine Ridge 1A Solar Factory

Dear General Manager,

Re: DA 10.2026.13.1

It is with regret that I write to Council regarding yet another threat to the Liverpool Plains and those that reside in the immediate vicinity. Being a resident of this region for the last twenty-five or more years, it is a great shame that agricultural production and the welfare of all living creatures is once again facing adversity.

My objection is to the proposal of project 1224 Pine ridge 1A Solar Farm + BESS.

The rejection of the proposal is based on the following grounds:

Incompatible with RU1 primary production objectives

- RU1 primary production objectives protect sustainable agriculture, protect the resource base and importantly prevent the fragmentation of farming land. Liverpool Plains LEP 2011 seeks to protect productive farming land. Converting 11.63ha of active cropping country including producing productive cotton crops to industrial use causes a significant loss of agricultural resources. These projects do not align with long term food and financial security for the region.

The Liverpool Plains is a unique area, being the most valued agricultural region in Australia. Producing a summer and winter crop, rare in Australia. There is no reason for a solar farm to be in such an agriculturally unique area with deep mulching soils. These soils have the capability to absorb and transfer pollutants a great distance.

Insufficient fire safety and APZ

- The proposed 10m asset protection zone is inadequate for the battery energy storage system (BESS). A chemical fire within the BESS would create unmanageable risk for surrounding agricultural land. This risk would exceed capabilities of regional fire services risking primary production assets.

Any toxic material seepage of the heavy metals such as lead and cadmium pose a real threat to the viability of the water system and the soils.

Visual Amenities



- The proposed Lots for the project are adjacent with Bundella Road this causes risk to motorist and agricultural machinery operators. The proposed screening is insignificant to mitigate industrialization for this rural landscape.

Resident landholders in close proximity to the proposed factory stand to experience long term challenges – land devaluation, possible threats to the purity of their water supply and so on.

Native animals may get disorientated by the glare from this project.

Decommission of the project

Once this has reached its end-of-life who is responsible for the site? There is a great deal of scepticism given instances where project proponents cease operation/liquidate/bankrupt. They invariably vanish without any accountability.

- Community will bear full responsibility for the environmental long term risk?? These proponents can come into a region develop “environmental projects” and move on without any hesitation. The duty of care is most concerning.

This proposed project is not suitable for this region.

I declare I have made no reportable political donations to council in the last 2 years.

I urge the Liverpool Plains Council and Northern Regional Planning Panel to protect prime agricultural land and reject this proposal.

Yours sincerely,

Department of Planning, Housing and Infrastructure

CM10 Ref:DOC260925836

General Manager
Liverpool Plains Shire Council
PO Box 152
Quirindi NSW 2343

Email: council@liverpoolplainsnsw.gov.au

Dear Sir/Madam

Proposed Development: 10.2026131

Applicant: EDPP Australia Pty Ltd
Location: 1415 and 1533 Bundella Road, Quirindi

I refer to Council letter dated 29 April 2026 requesting comments for the above development proposal.

The Department of Planning, Housing & Infrastructure – Crown Lands (the department), as adjoining landowner has reviewed the development application in accordance with the principles for Crown land management (s.1.4 *Crown Land Management Act 2016*) and offers no objections to the proposed development as impacts to Crown land have been identified.

Crown Lands assesses the Development Application DA 10.2026131 has identified the following matters that require Liverpool Plains Shire Council attention/consultation to address for completion and approval of the Development Applications process.

1. Liverpool Plains Shire Council must refer the Development Application to the Local Land Services for comment as an adjacent landowner of adjoining Bundella Road – refer to number 1 in annex A. The Authority does not oppose the project due to the travelling stock reserve which is to be secured for the Local Land Services.
2. Crown Lands interprets that the development will impact the Crown Road to the east of Lot 169 in DP 57510 (refer to number 2 in Annex A – attached). Please note that no impact to development upon a Crown Road can occur without express prior written authorisation from Crown Lands.
3. Crown Lands requires Liverpool Plains Shire Council to request a road transfer of the Crown Road portion of the shire Council/Crown Road named Bundella Road that is adjacent to and provides access for the Development site to Council's responsibility (refer to number 3 in Annex A (Attached)).

Department of Planning, Housing and Infrastructure

Transfer of the Crown Land to Councils for management purposes is an appropriate management of the public land in the interests of landowners/occupiers, local communities, and the public.

Should the development be defined in any manner that is in part on the adjoining Crown land, e.g. by an easement to the development proposal or other conditions of consent, the department requests an opportunity for further review of the application to determine.

Should you require any further information, please do not hesitate to contact Geoff Phillips at the Tamworth Crown Lands Office by email tamworth.crownlands@nsw.gov.au

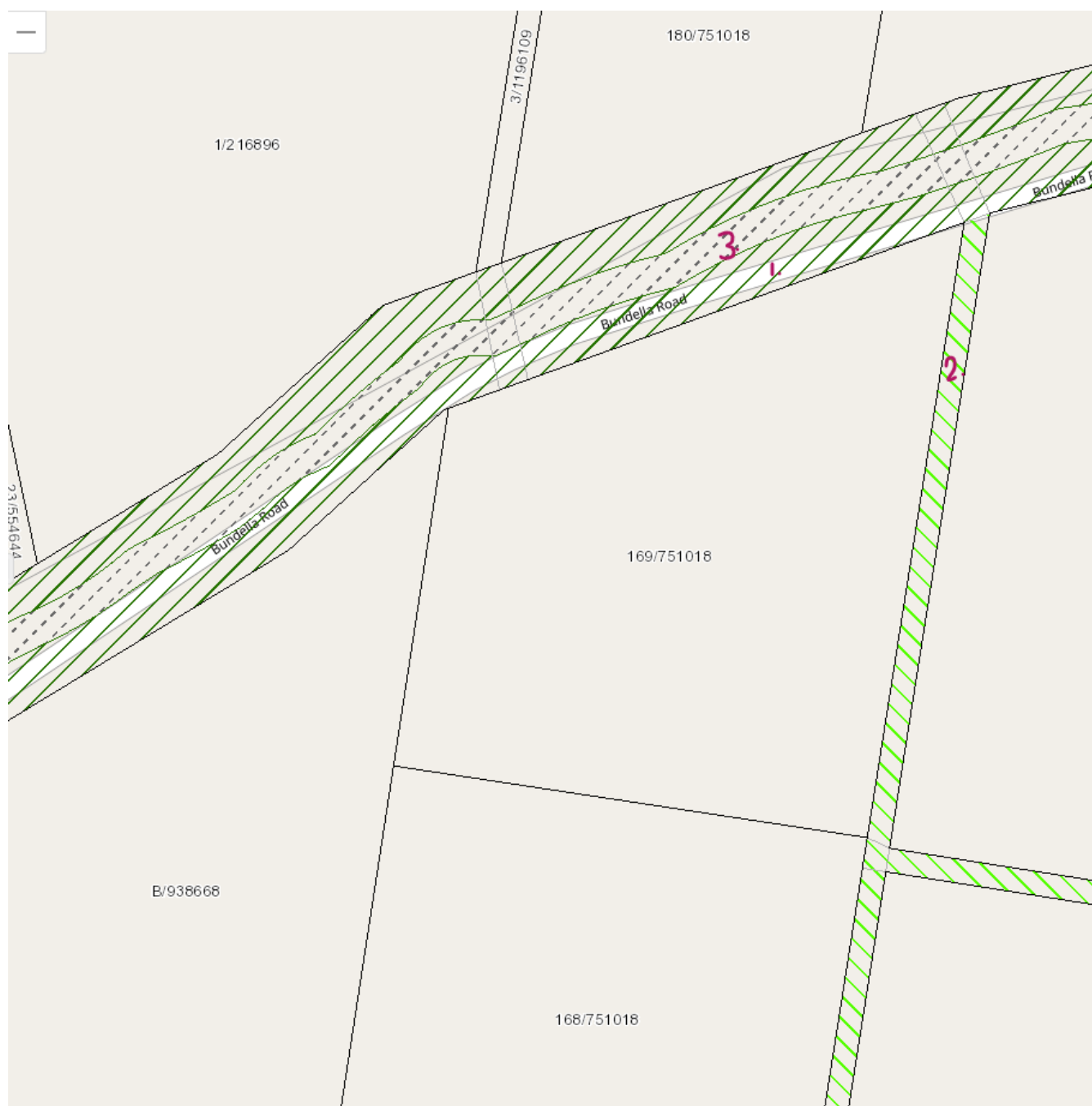
Yours sincerely



Geoff Phillips
Natural Resource Management Project Officer, Tamworth
Department of Planning, Housing and Infrastructure – Crown Lands

Date: 12 May 2026

Department of Planning, Housing and Infrastructure



Annexure A - impacted Crown Estate

Re: Development Proposal – 4.99W Solar Farm

Development Application 10.2026.13.1 (PAN-626641)

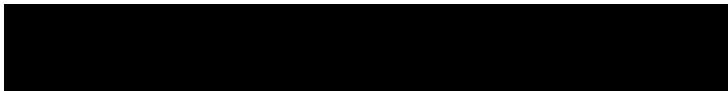
I wish to advise my objection to this proposal for several reasons.

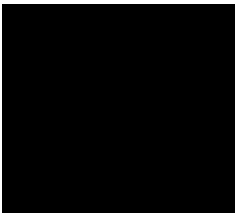
1. To my knowledge there has not been enough advertisements of this application as I only read about it on Facebook yesterday, and have not seen it in any local media at any time.
2. Friends of ours who are in the immediate vicinity knew nothing about it either until they received a letter 2 weeks ago, not giving them enough time to properly study the proposal and reply to same.
3. The Liverpool Plains is renowned for being some of the most fertile soil in Australia, if not the world, and I feel that it is certainly NOT the place for developments like this, which may degrade the use and value of this area.
4. Is there any guarantee that after the period of use, which they say is twenty years, will the site be returned to its former productive area
5. Surely there are other places that this project could be developed, away from public roads and nearby residents. The sun shines for the same amount of time each day in other areas to produce the electricity that they claim this project will produce.

6. I would like to see a breakdown of cost to the citizens of Australia for this project and be shown the actual benefits. Eg how many houses this will provide power to and how many hours on average per day sunshine will be required to achieve this.
7. I also have some concerns about flying glass and debris during bad storms and heavy winds that sometimes occur in the area, with it being that close to a road and residences.

I hope that this Development Application is not approved for the sake of the district, especially those living near the site and also the travelling public.

Thank you for your time,





The General Manager

Liverpool Plains Shire Council

Station Street

QUIRINDI 2343

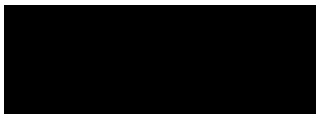
Dear Sir,

I wish to lodge my objection to the development of the Solar farm battery storage project,
Application 10-2026.13.1 Lot 169, 1415 and 1553 Bundella Road, Quirindi.

The land in question is regarded as the best agricultural farmland in Australia and should therefore be protected against this type of development at all costs. The fact that the land is also situated close to the Quirindi Airport and on the flood plains is another reason for concern.

Another concern is the fact that very few people are aware of this development therefore more time should be allowed for people to submit any objections.

Yours sincerely,



13.5.2026

To: Liverpool Plains Council

Subject: OBJECTION to DA 10.2026.13. 1 – [REDACTED] Pine Ridge 1A Solar Farm

To The General Manager,

I am writing to formally reject the proposal of Project 1224 Pine Ridge 1A Solar Farm + BESS (1415 and 1553 Bundella Road). As a member of the local community, I refuse this project based on the following:

Agriculture value

- The Liverpool Plains is the Nations "Food Bowl". The site consists of high-quality cropping land. The conversion of high value cropping land to an industrial power site is in objection to RU1 primary production zoning and Liverpool Plains LEP 2011 which seek to protect agricultural land maintaining the agricultural resource base. Thus, threatening local agricultural land and local economies.

Fire Safety Risks

- The Battery Energy Storage System (BESS) creates significant fire hazard to the area. The buffer is insignificant due to the risk of chemical fires and the dry matter on surrounding agricultural land.

Road Safety

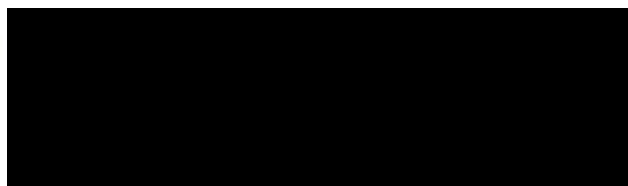
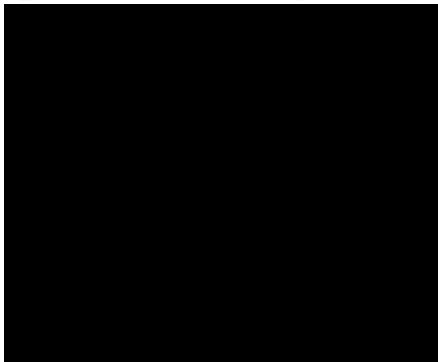
- Bundella Road is a critical route for agricultural equipment and heavy machinery as well as general motorists. Construction and glare from this project create unnecessary risk for road users.

Lack of long-term stability

- No clear bank guaranteed plan to ensure full rehabilitation for the site at the completion of the project.

I declare I have made no reportable political donations to council in the last 2 years.

I urge the Liverpool Plains Council and Northern Regional Planning Panel to protect prime agricultural land and reject this proposal.



Issues Raised by Submissions	Applicant's Response	Council Officer Response
<i>Project Lifespan and Sustainability</i> Concerns were raised regarding the anticipated operational lifespan, long-term viability and overall sustainability of the proposed development, including whether the project represents an appropriate long-term use of the land.	No specific response was provided by the applicant beyond the information contained within the development application and supporting documentation.	Council acknowledges the concerns raised regarding the anticipated lifespan, long-term viability and sustainability of the proposed development. The development application identifies an anticipated operational life of approximately 35 years, with solar panels generally carrying manufacturer warranties of around 25 years. Council has considered the sustainability of the proposal as part of its assessment, including the contribution of the development to renewable energy generation. Subject to compliance with the recommended conditions of consent, Council is satisfied that the proposal represents an appropriate and sustainable use of the site and that these matters do not provide sufficient planning grounds to justify refusal of the development application.
<i>National security and critical infrastructure concerns</i> Concerns were raised regarding the ownership structure of EDPR and its links to overseas investors, including entities associated with foreign governments. The submission expressed concern that foreign ownership of energy infrastructure could have implications for national security, critical infrastructure resilience, and Australia's energy sovereignty. Concerns were also raised regarding the potential for monitoring technologies associated with the project, such as security cameras and communications systems, to be used for surveillance purposes. The submitter considered that foreign ownership of multiple energy assets may provide opportunities for increased strategic influence over Australia's energy network.	No specific response was provided by the applicant beyond the information contained within the development application and supporting documentation.	Council acknowledges the concerns raised regarding foreign ownership, national security and critical infrastructure. Council notes that these matters are primarily regulated under Commonwealth legislation and are not matters that are generally assessed through the development application process under the EP&A Act 1979. The application has been assessed having regard to the relevant matters for consideration under section 4.15 of the EP&A Act 1979, including the environmental, social, economic and land use planning impacts of the proposed development. No objection has been received from any relevant State or Commonwealth authority in relation to these matters. Accordingly, Council is satisfied that the issues raised do not present a planning constraint to the proposed development and do not provide sufficient planning grounds to justify refusal of the development application.