

DETAILS OF SITE INSPECTION

DATE	Tuesday, 14 July 2026, - 12:15 pm – 1:30 pm
LOCATION	10846 Princes Highway COBARGO 2550

SUBJECT MATTER(S)

PPSSTH-574 - BEGA VALLEY - DA2026.20 - 10846 Princes Highway COBARGO 2550 - Electricity generating facility (Solar Farm & BESS) - Development of a 5MW solar farm and battery energy storage system (BESS).

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Grant Christmas, Natasha Harras, Cr Helen O'Neil, Cr Mitchell Nadin
APOLOGIES	None
DECLARATIONS OF INTEREST	Juliet Grant

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Mark Adams, Mark Fowler, Cecily Hancock
OTHER	Nil

The Panel walked the site and visited several viewpoints around it, including St Mary's Church in Cobargo.

KEY ISSUES DISCUSSED

- Noting the height and sloping nature of the site, the positioning of the arrays, and the high number of receptors surrounding the proposed solar farm, the Panel must have certainty regarding the likely visual impacts of the solar farm at key receptors and, further, the ability to mitigate these impacts. The Panels' view is that the VIA submitted with the DA is overly reliant on observation points, TfNSW Guidelines (primarily designed for roads) and the principles associated with Tenacity (related to view loss rather than visual impacts). The Panel noted that the best framework for assessing visual impacts for solar farms is set out in the Large-Scale Solar Energy Guidelines.
- Findings of the glare impact assessment.
- Classification of rural land.
- Aboriginal cultural heritage and the need for an ACHAR
- The amount of cut and fill across the site and potential impacts on waterways noting the sloping nature of the site

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- TfNSW position on highway access and the preparation of a CTMP
- Load rating for the entrance bridge and the need to address engineering concerns pre determination.
- Ability of proposal to act as an 'intermittent microgrid' during a wider grid outage.
- Nature of submissions

Planning Panels Team

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