

MAJORS CREEK 1A

5MW SOLAR FARM + BESS

DEVELOPMENT APPLICATION

SITE ADDRESS:

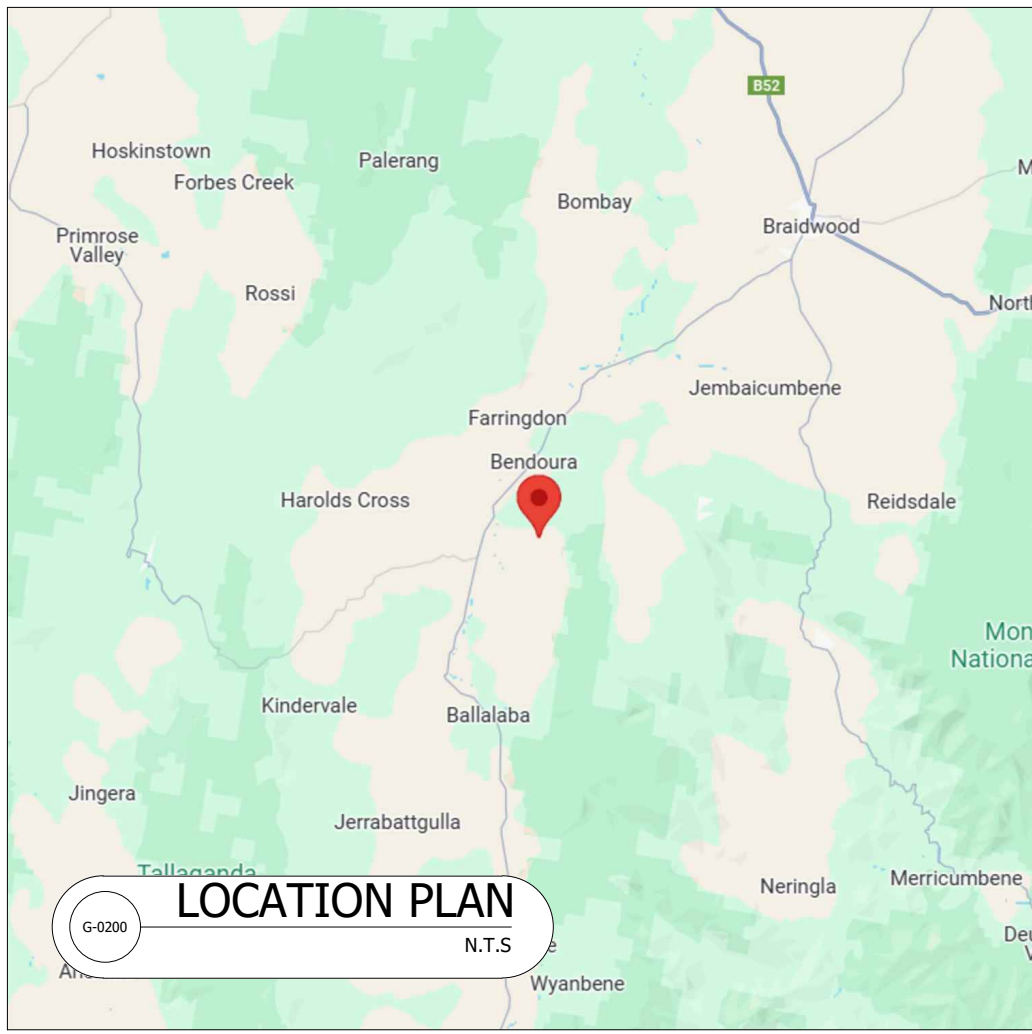
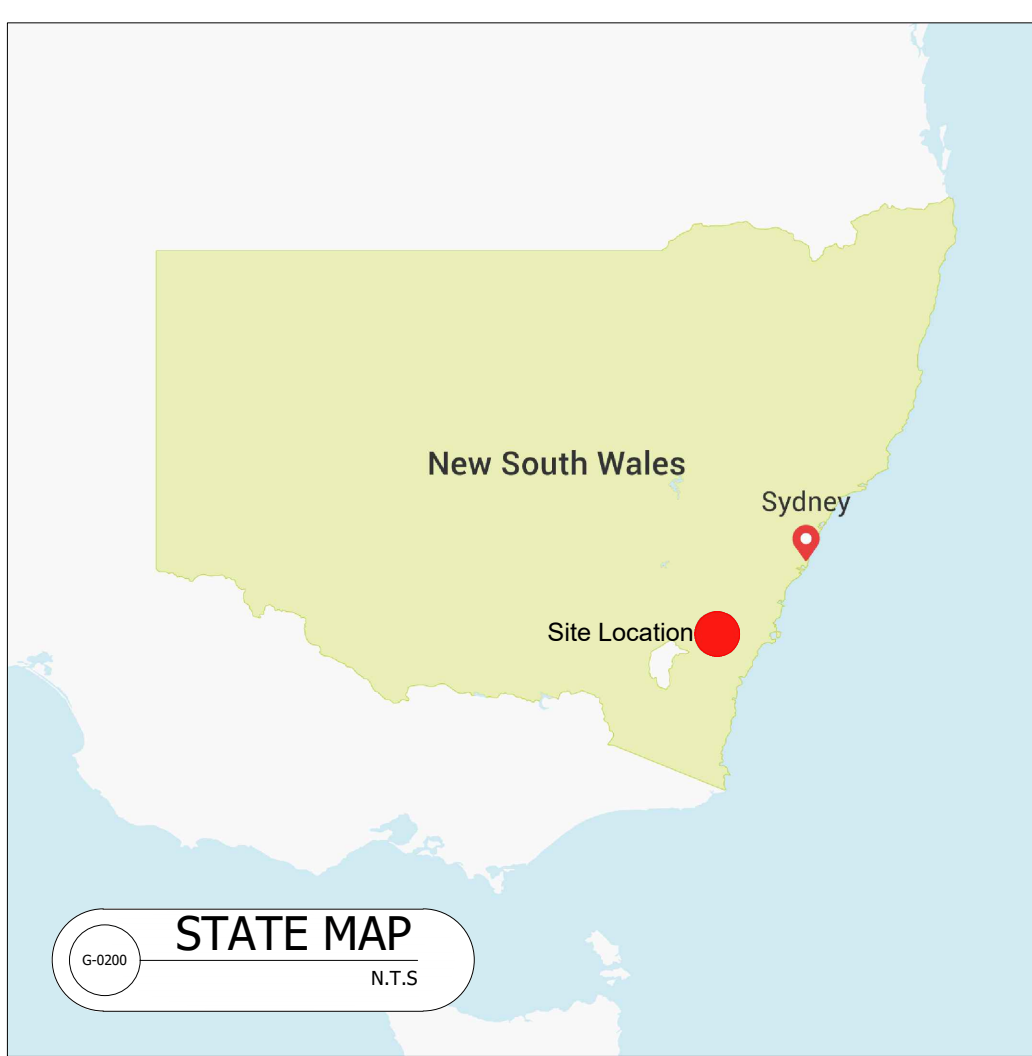
873 WALLACES GAP ROAD,
BALLALABA NSW 2622

SHEET LIST TABLE	
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G-0100	COVER PAGE
G-0200	LOCATION / SITE PLAN
G-0300	GENERAL ARRANGEMENT (GA)
G-2200	SITE ELEVATION
G-4300	INVERTER FOOTING STATION
C-4310	BESS FOOTING STATION
C-5300	FENCING DETAILS
C-5301	GATE DETAILS
C-6300	ACCESS PATH DETAILS
C-6301	LANDSCAPE DETAILS
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E-4300	INVERTER STATION DETAILS
E-5300	BESS STATION DETAILS
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DEVELOPED BY:



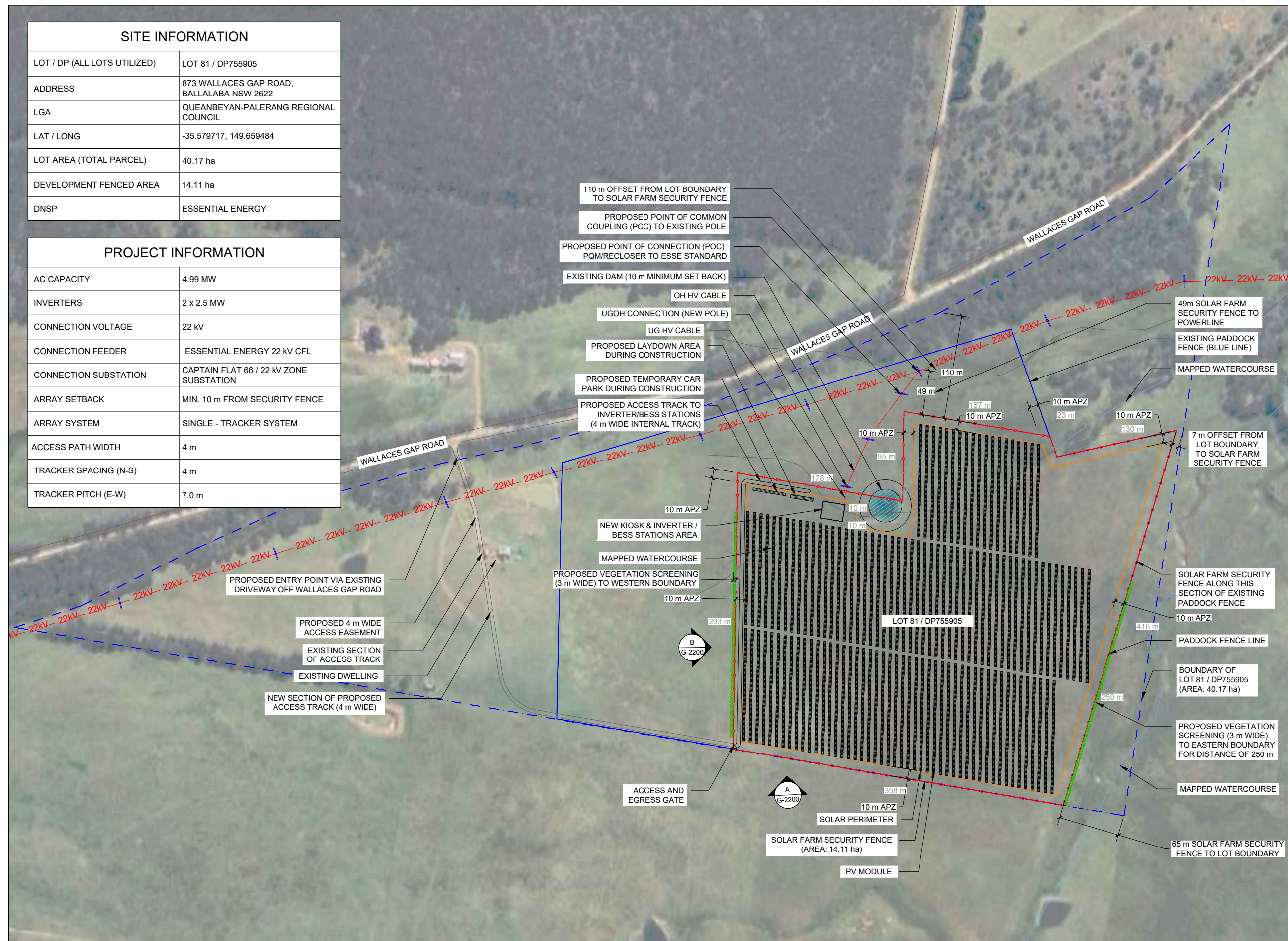
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ABN: 38 633 420 309 | Part of the EDP Group



edp Renewables EDPR Australia Pty Ltd GPO Box 1429, Canberra ACT 2601 www.edp.com ABN: 38 633 420 309			
DRG TITLE			
SITE PLAN			
STATUS			
DEVELOPMENT APPLICATION			
REVISION REGISTER			
NO.	DATE	DESCRIPTION	BY
01	15/05/2025	FINALIZE GA PLAN	LC
02	21/05/2025	UPDATE GA PLAN	LC
03	04/06/2025	UPDATE GA PLAN	LC
04	07/08/2025	UPDATE GA PLAN	LC
05	08/08/2025	DA DRAWING PACK	LC
06	24/10/2025	DA DRAWING PACK	LC
07	03/02/2026	DA DRAWING PACK	LC
08	12/02/2026	DA DRAWING PACK	LC
09	17/02/2026	DA DRAWING PACK	LC
PROJECT			
MAJORS CREEK 1A			
SITE ADDRESS			
873 WALLACES GAP ROAD, BALLALABA NSW 2622			
NOTES			
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DSN:	LC	DWN:	LC
CHKD:	JJ/AN	APPR:	JJ
ORIG DATE:	15/05/2025	SCALE NTS	
REV DATE:	17/02/2026		
SHEET SIZE A3		PAGE NO. 2 OF 14	
DRG NO. G-0200		REV NO. 09	

SITE INFORMATION	
LOT / DP (ALL LOTS UTILIZED)	LOT 81 / DP755905
ADDRESS	873 WALLACES GAP ROAD, BALLALABA NSW 2622
LGA	QUEANBEYAN-PALERANG REGIONAL COUNCIL
LAT / LONG	-35.579717, 149.659484
LOT AREA (TOTAL PARCEL)	40.17 ha
DEVELOPMENT FENCED AREA	14.11 ha
DNSP	ESSENTIAL ENERGY

PROJECT INFORMATION	
AC CAPACITY	4.99 MW
INVERTERS	2 x 2.5 MW
CONNECTION VOLTAGE	22 kV
CONNECTION FEEDER	ESSENTIAL ENERGY 22 kV CFL
CONNECTION SUBSTATION	CAPTAIN FLAT 66 / 22 kV ZONE SUBSTATION
ARRAY SETBACK	MIN. 10 m FROM SECURITY FENCE
ARRAY SYSTEM	SINGLE - TRACKER SYSTEM
ACCESS PATH WIDTH	4 m
TRACKER SPACING (N-S)	4 m
TRACKER PITCH (E-W)	7.0 m



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DRG TITLE

GENERAL
ARRANGEMENT PLAN

STATUS

DEVELOPMENT
APPLICATION

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873 WALLACES GAP
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NSW 2622

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ORIG DATE:	15/05/2025	SCALE	1:4000
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DRG TITLE

SITE ELEVATION

STATUS

DEVELOPMENT
APPLICATION

REVISION REGISTER

NO.	DATE	DESCRIPTION	BY
01	08/08/2025	DA DRAWING PACK	LC

PROJECT

MAJORS CREEK 1A

SITE ADDRESS

873 WALLACES GAP
ROAD, BALLALABA
NSW 2622

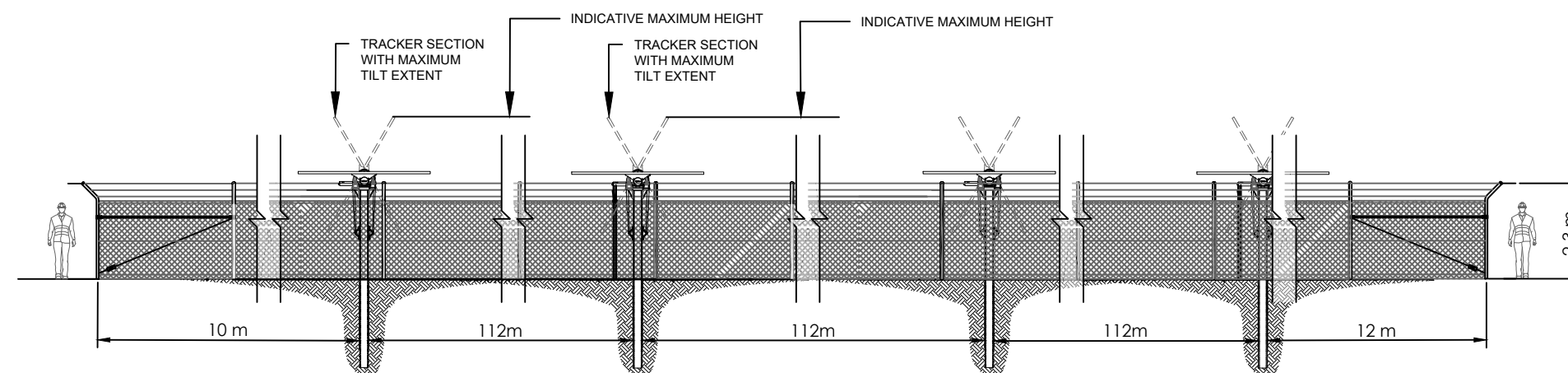
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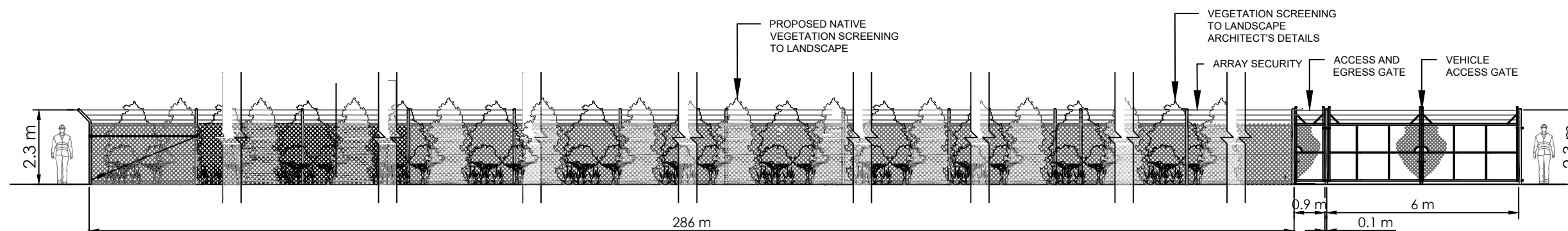
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C-2200		01	



A
G-2200
ELEVATION A
SCALE: NTS



B
G-2200
ELEVATION B
SCALE: NTS



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DRG TITLE
**INVERTER FOOTING
DETAILS**

STATUS
**DEVELOPMENT
APPLICATION**

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NO.	DATE	DESCRIPTION	BY
01	08/08/2025	DA DRAWING PACK	LC

PROJECT
MAJORS CREEK 1A

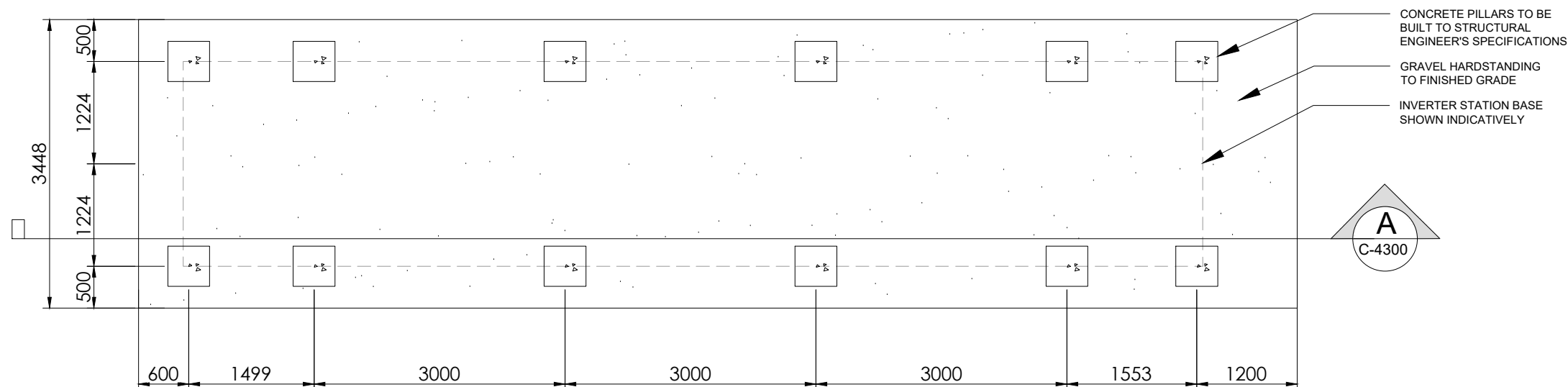
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**873 WALLACES GAP
ROAD, BALLALABA
NSW 2622**

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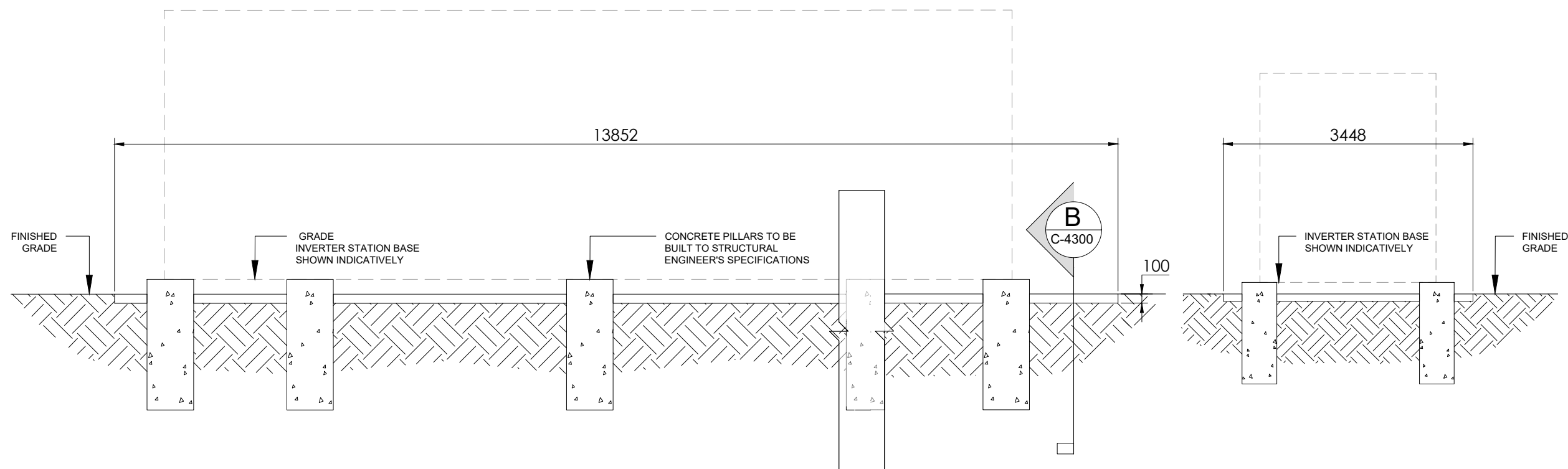
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1 INVERTER FOOTING PLAN
C-4300 SCALE: 1:65



A SIDE SECTION
C-4300 SCALE: 1:65

B END SECTION
C-4300 SCALE: 1:65



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DRG TITLE
BESS FOOTING DETAILS

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PROJECT
MAJORS CREEK 1A

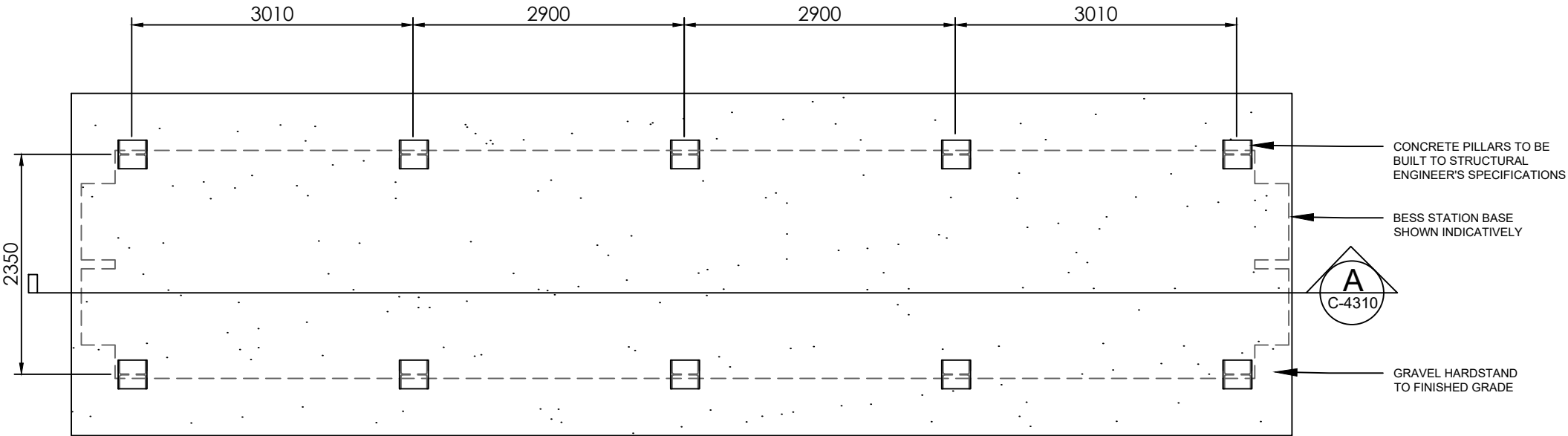
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873 WALLACES GAP ROAD, BALLALABA NSW 2622

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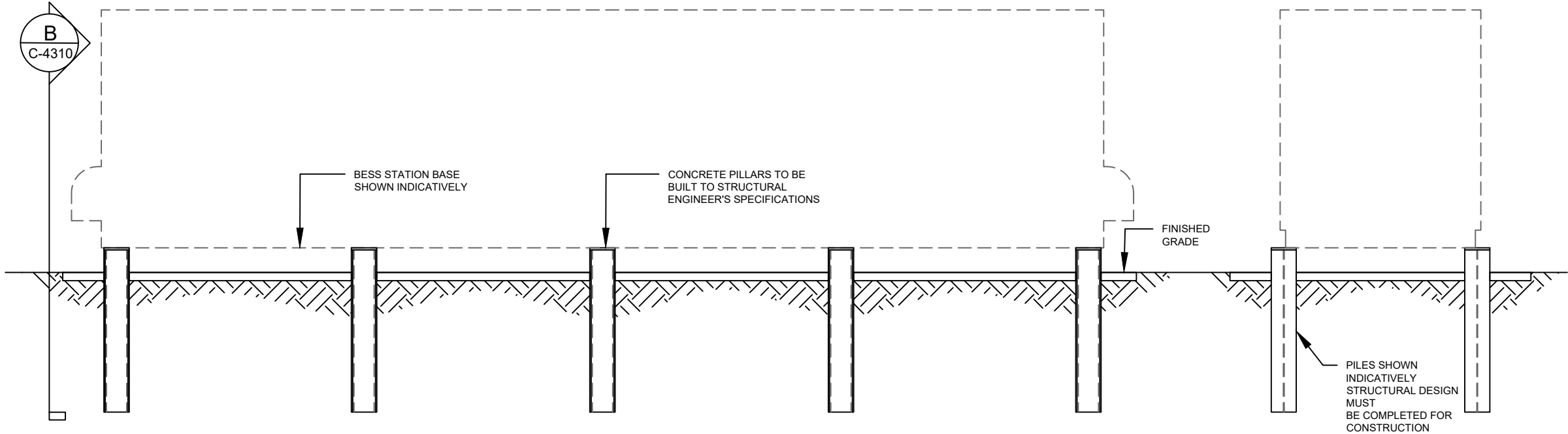
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ORIG DATE: 08/08/2025		SCALE 1:60	
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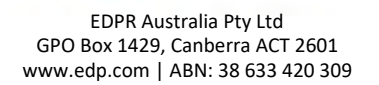


1 BESS FOOTING PLAN
SCALE: 1:50



A SIDE SECTION
SCALE: 1:60

B END SECTION
SCALE: 1:60



FENCING DETAILS

DEVELOPMENT APPLICATION

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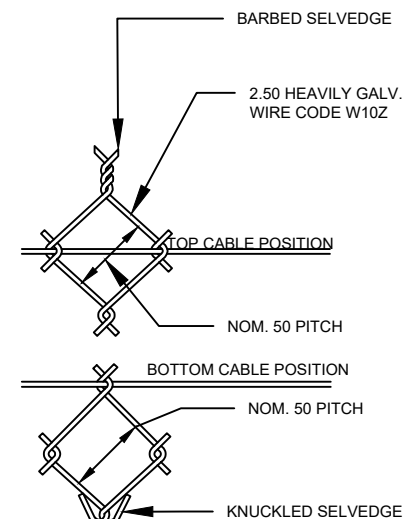
873 WALLACES GAP
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NSW 2622

- FENCE AND GATES TO BE DESIGNED AND CONSTRUCTED TO AS 1725 PART 1

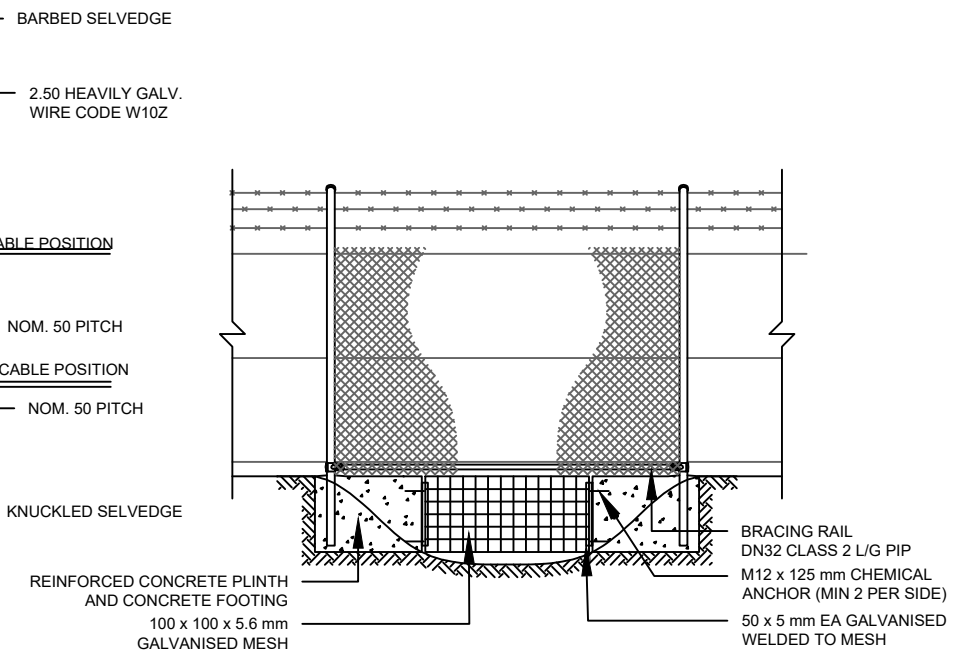
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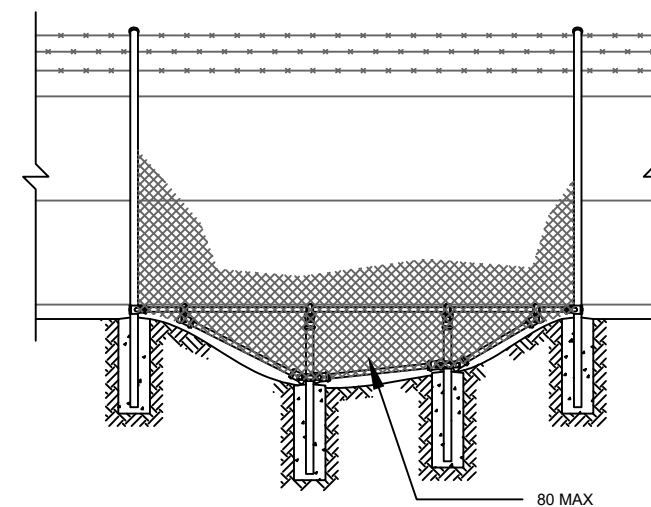
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SCALE: 1:60



SCALE: 1:60



SCALE: 1:60

SCALE: 1:60





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DRG TITLE
GATE DETAILS

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PROJECT
MAJORS CREEK 1A

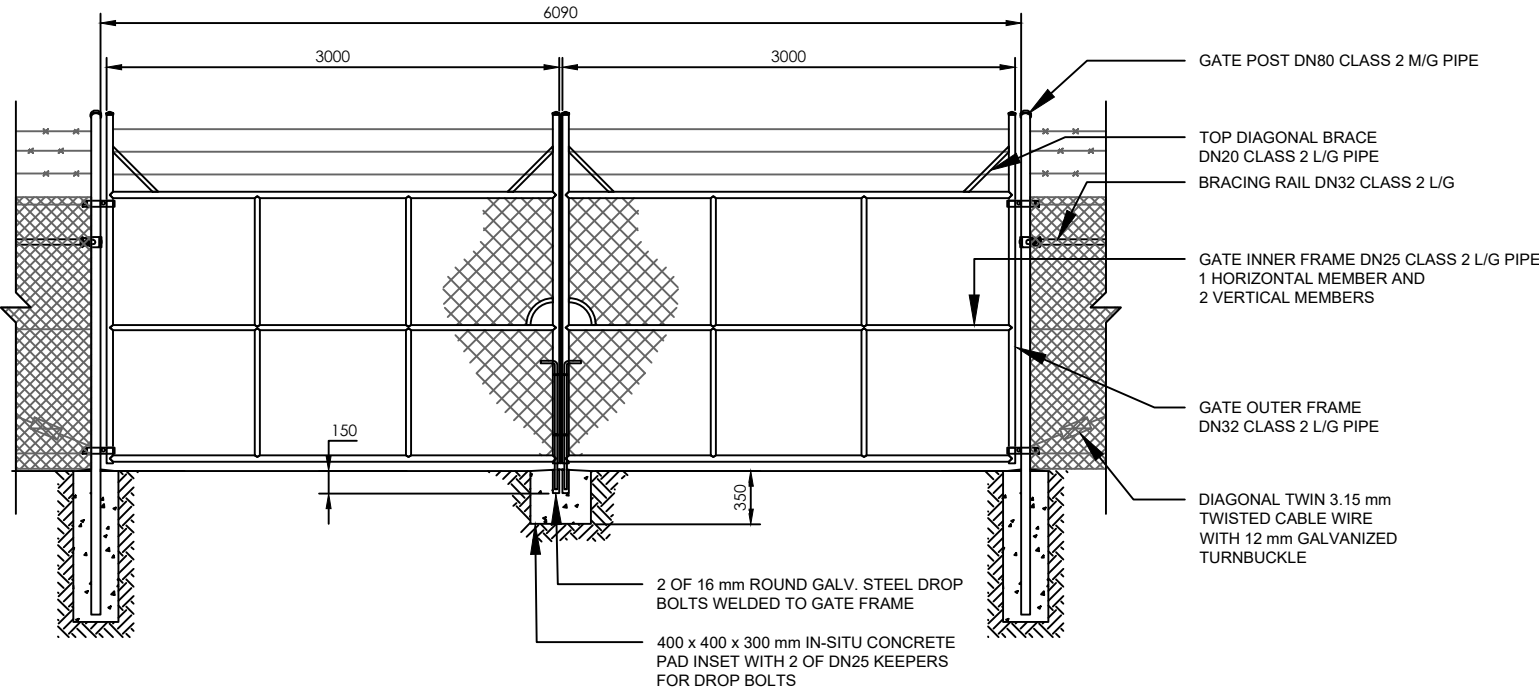
SITE ADDRESS
873 WALLACES GAP ROAD, BALLALABA NSW 2622

- NOTES
- FENCE AND GATES TO BE DESIGNED AND CONSTRUCTED TO AS 1725 PART 1

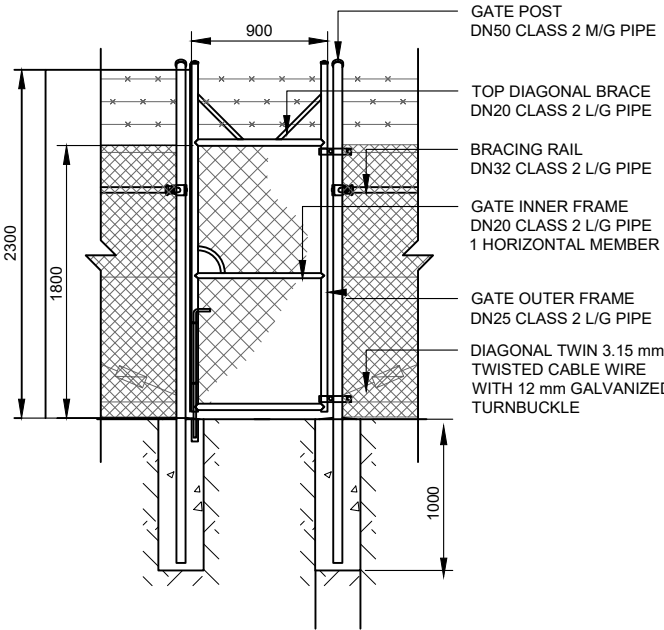
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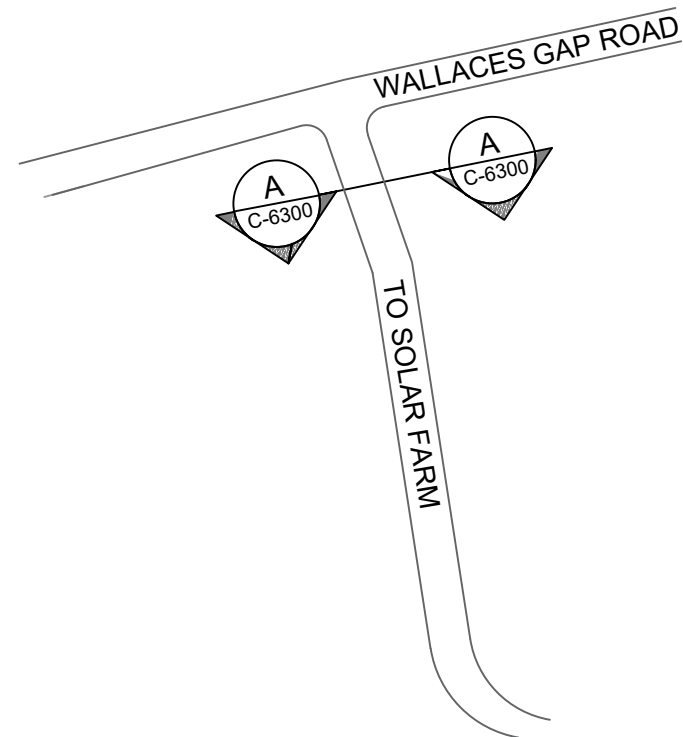
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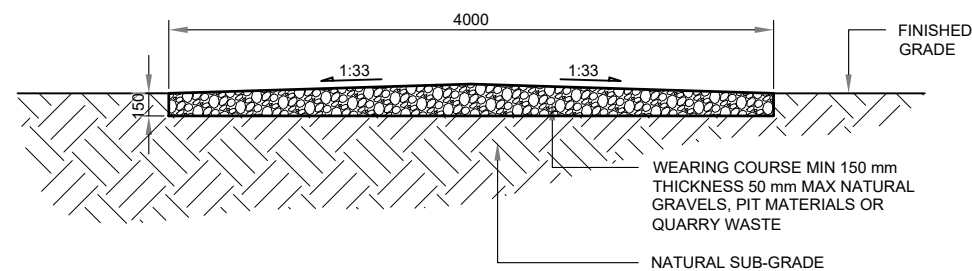
1 DOUBLE LEAF 6 METRE GATE SECTION
SCALE: 1:50



2 SINGLE LEAF GATE SECTION
SCALE: 1:50



1 INDICATIVE TURNING DETAIL PLAN
C-6300 SCALE: NTS



A CROSS SECTION - ACCESS PATH
C-6300 SCALE: 1:50



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DRG TITLE
ACCESS PATH DETAILS

STATUS
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MAJORS CREEK 1A

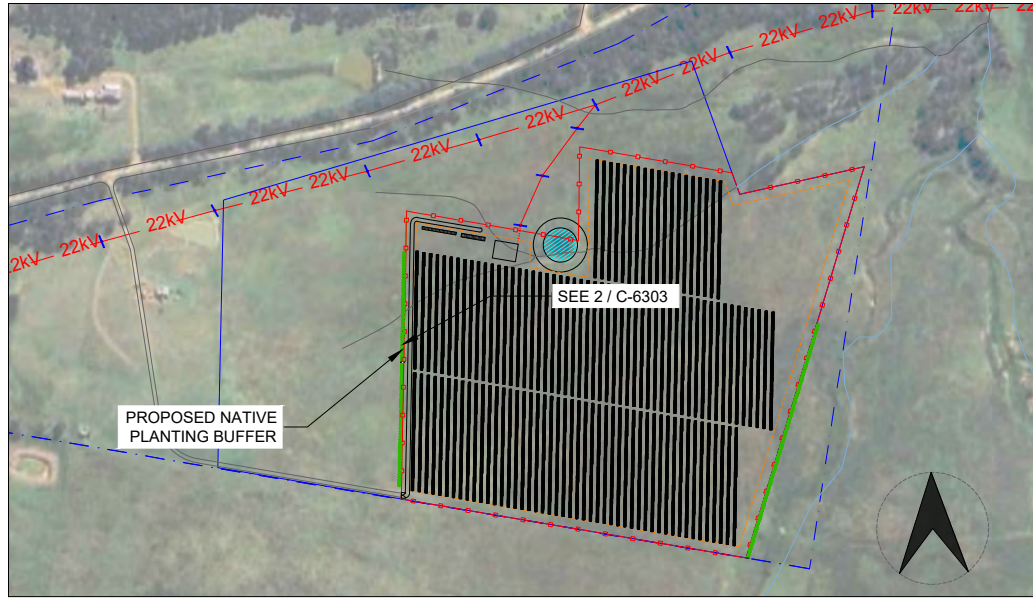
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873 WALLACES GAP ROAD, BALLALABA NSW 2622

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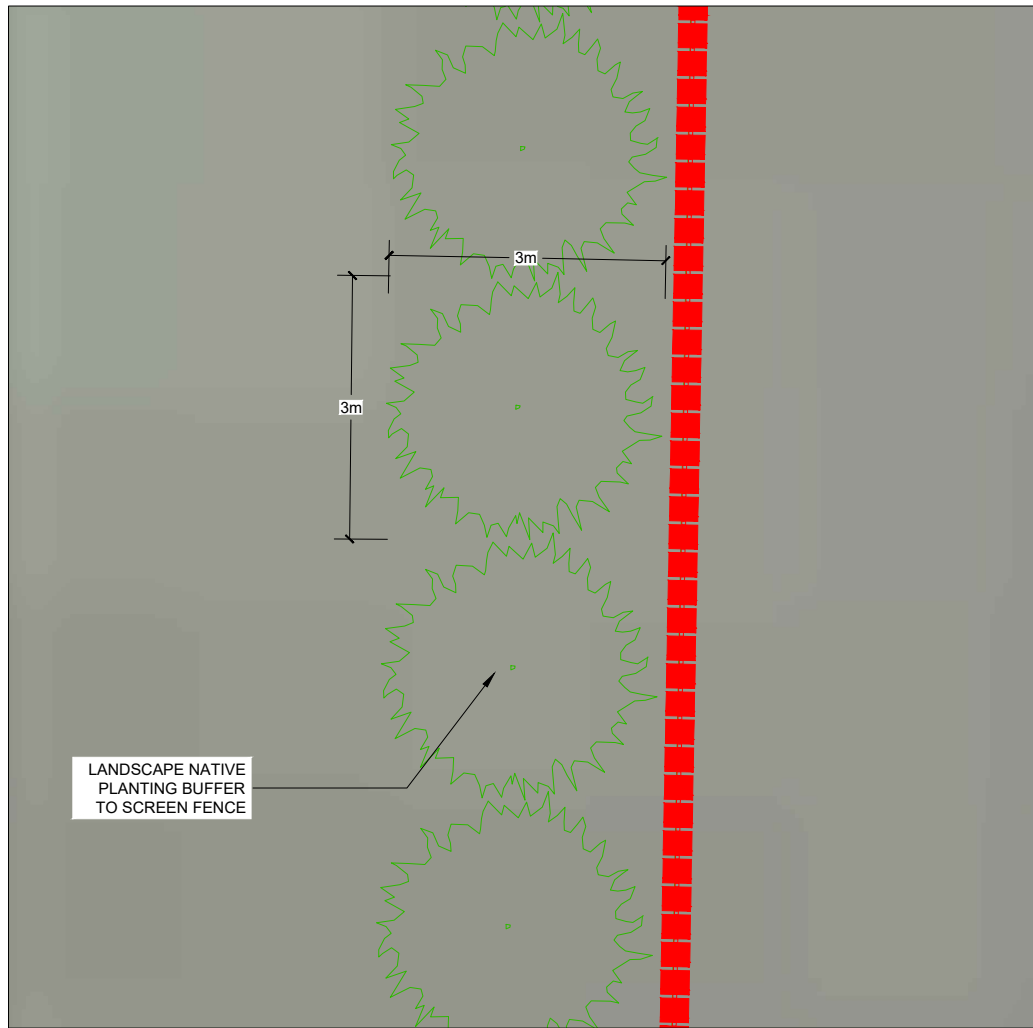
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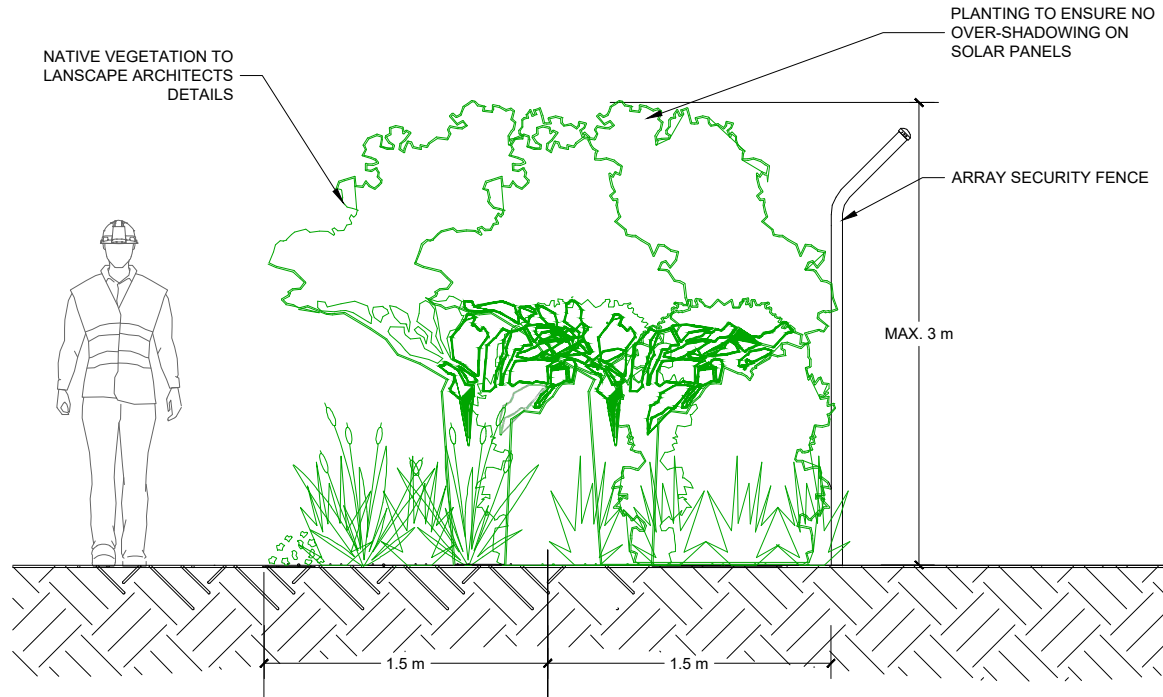
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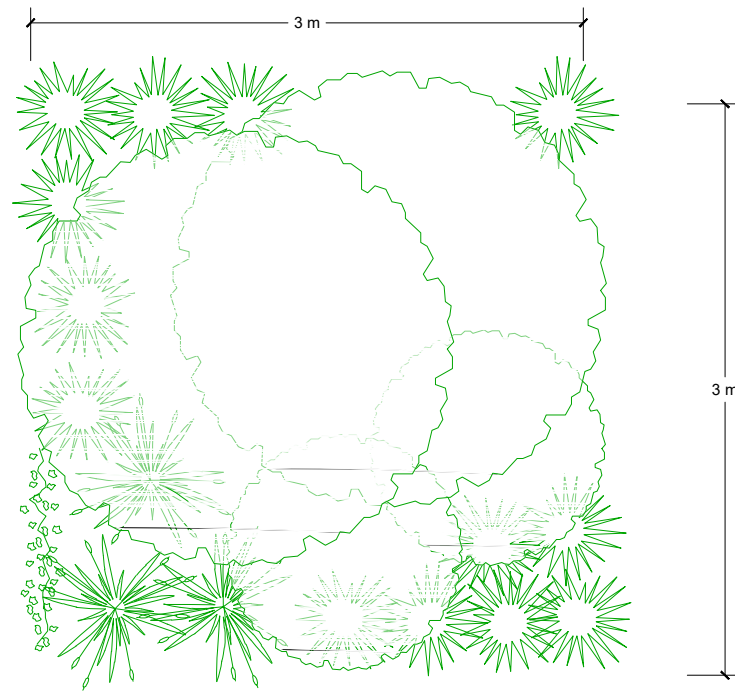
1 KEY PLAN
E-6301 SCALE: 1:NTS



2 LANDSCAPE DETAIL
E-6301 SCALE: 1:NTS



A SECTION A
E-6301 SCALE: NTS



3 INDICATIVE PLANTING STYLE
E-6301 SCALE: NTS

PLANTING SCHEDULE

KEY SYMBOL:	
VEGETATION TYPE:	NATIVE VEGETATION TO LANDSCAPE ARCHITECTURAL DETAILS
SPACING:	3.0 m
MAX. HEIGHT:	3.0 m



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DRG TITLE
LANDSCAPE DETAILS

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03	03/02/2026	DA DRAWING PACK	LC
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DRG TITLE
NEXTRACKER ARRAY
DETAILS

STATUS
DEVELOPMENT
APPLICATION

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PROJECT
MAJORS CREEK 1A

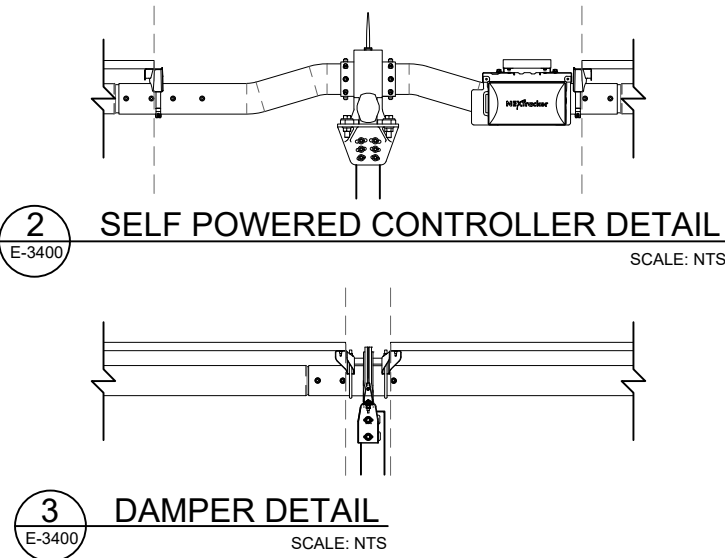
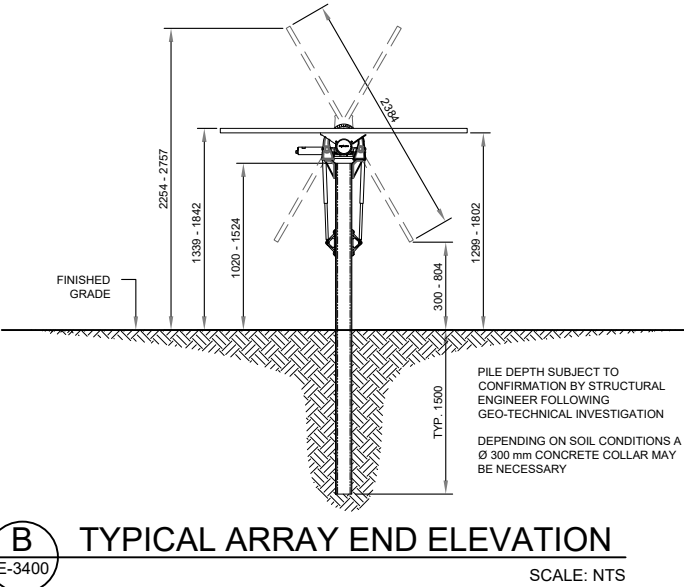
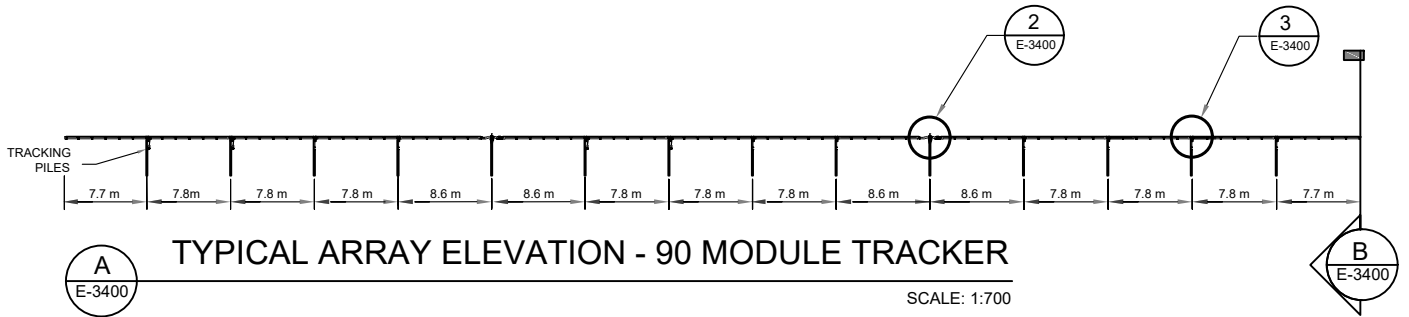
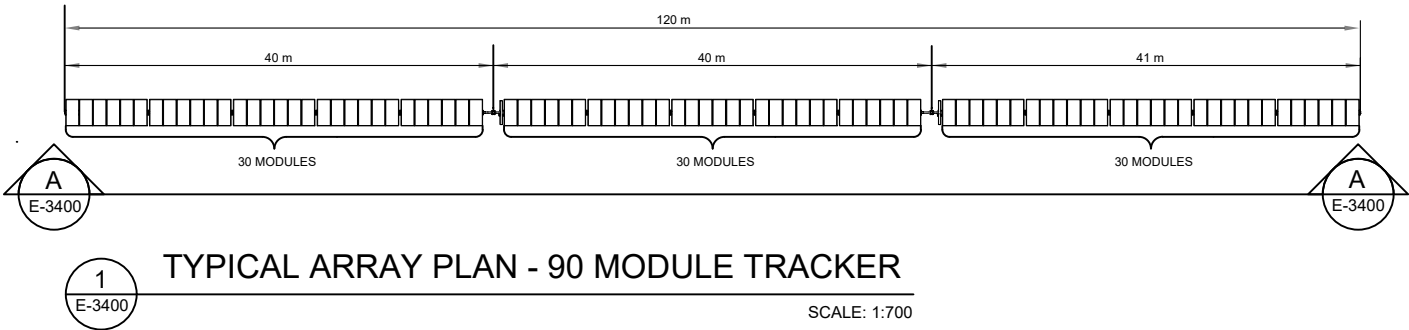
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DRG TITLE
**INVERTER STATION
DETAILS**

STATUS
**DEVELOPMENT
APPLICATION**

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PROJECT
MAJORS CREEK 1A

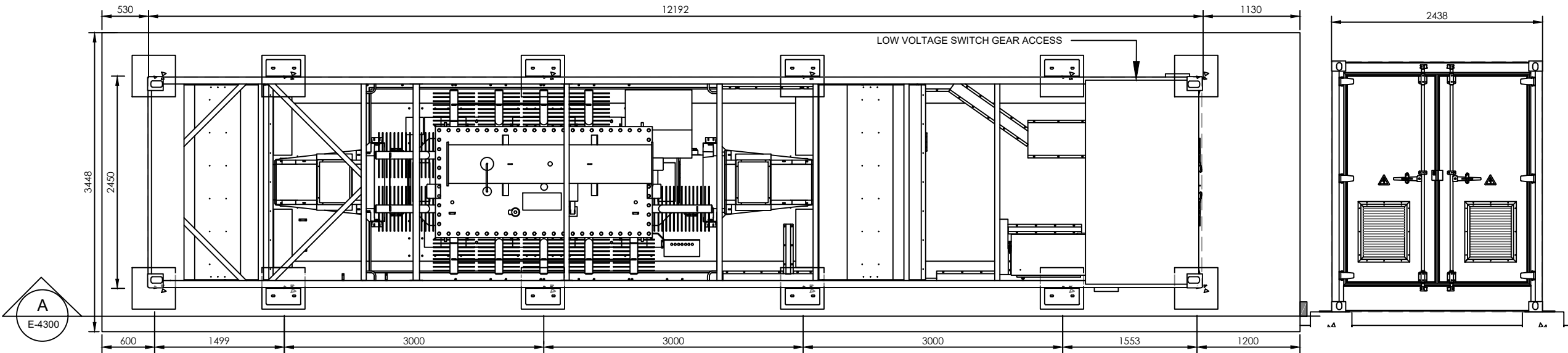
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NSW 2622**

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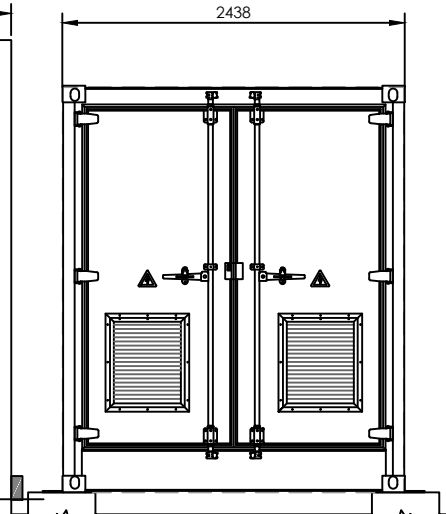
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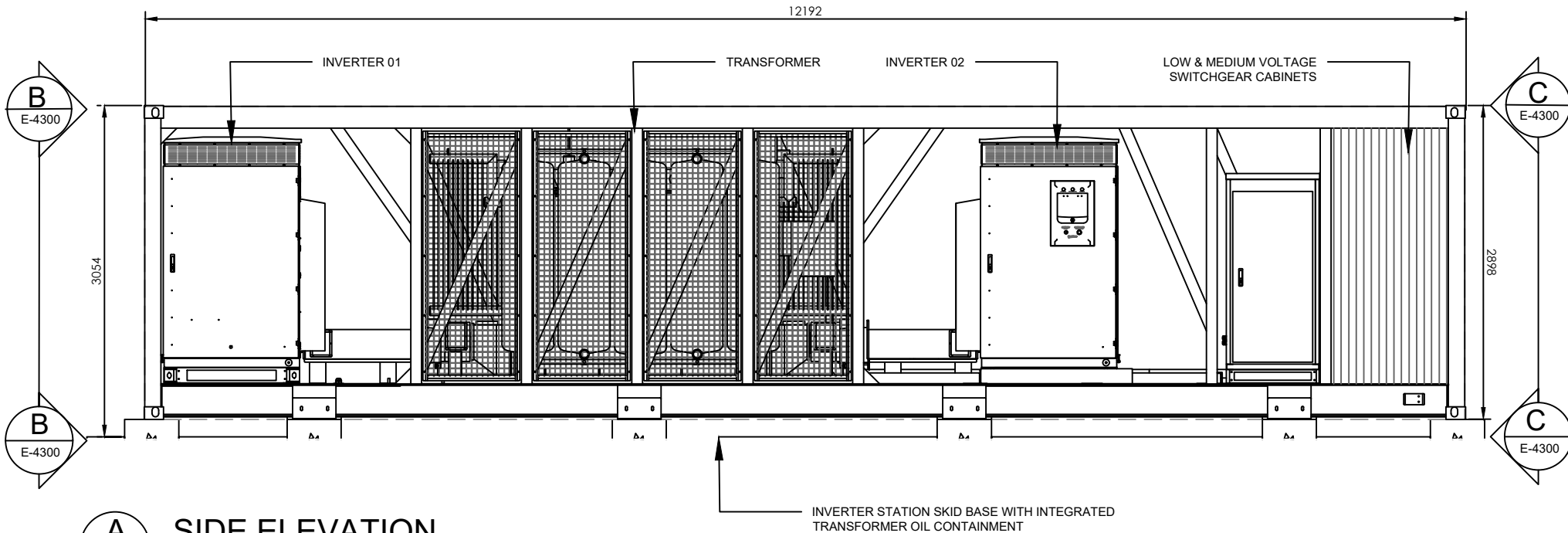
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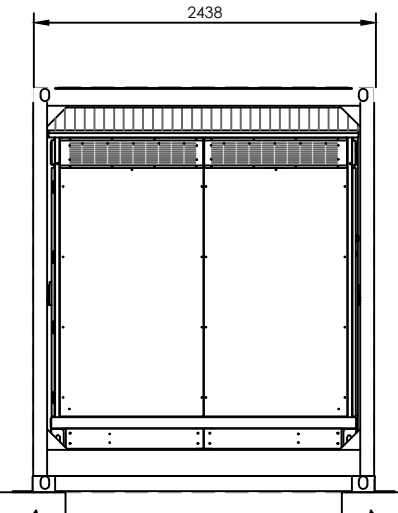
1 PLAN VIEW
E-4300 SCALE: 1:52



C END ELEVATION
E-4300 SCALE: 1:52



A SIDE ELEVATION
E-4300 SCALE: 1:52



B END ELEVATION
E-4300 SCALE: 1:52



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BESS STATION DETAILS

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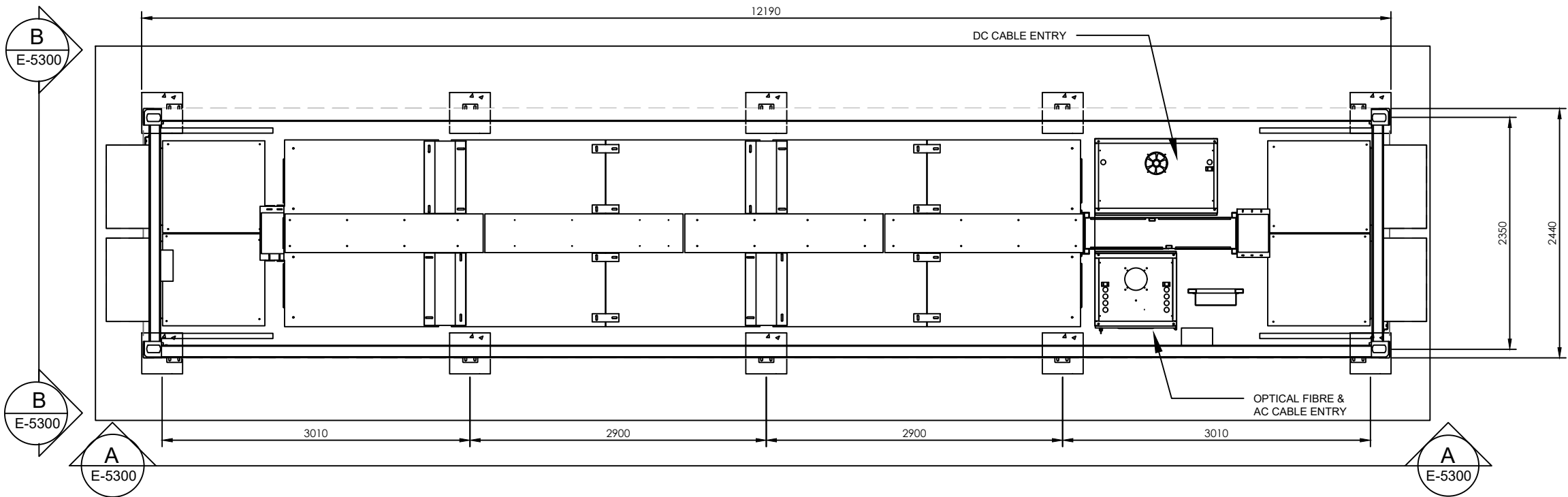
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873 WALLACES GAP ROAD, BALLALABA NSW 2622

NOTES

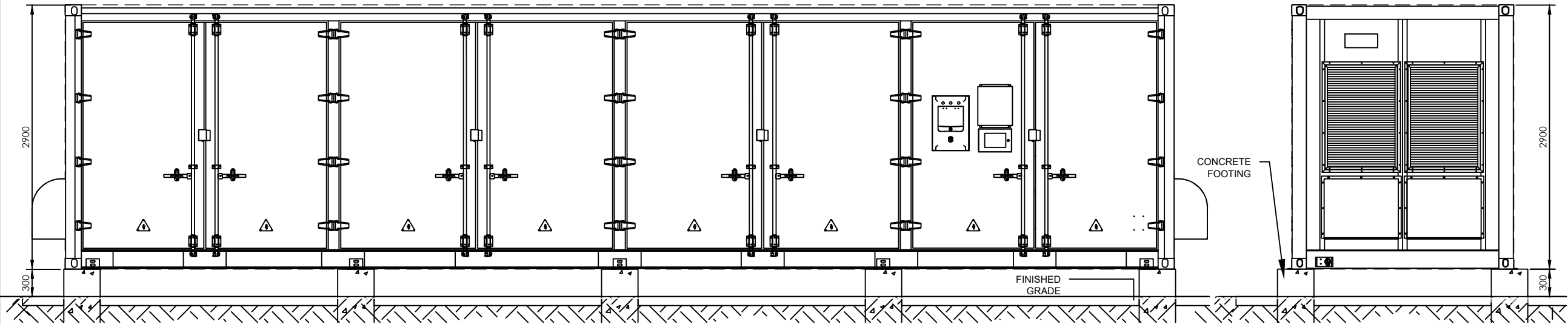
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DSN:	LC	DWN:	LC
CHKD:	JJ/AN	APPR:	JJ
ORIG DATE:	08/08/2025	SCALE	1:50
REV DATE:	08/08/2025		
SHEET SIZE	A3	PAGE NO.	13 OF 14
DRG NO.	E-5300	REV NO.	01

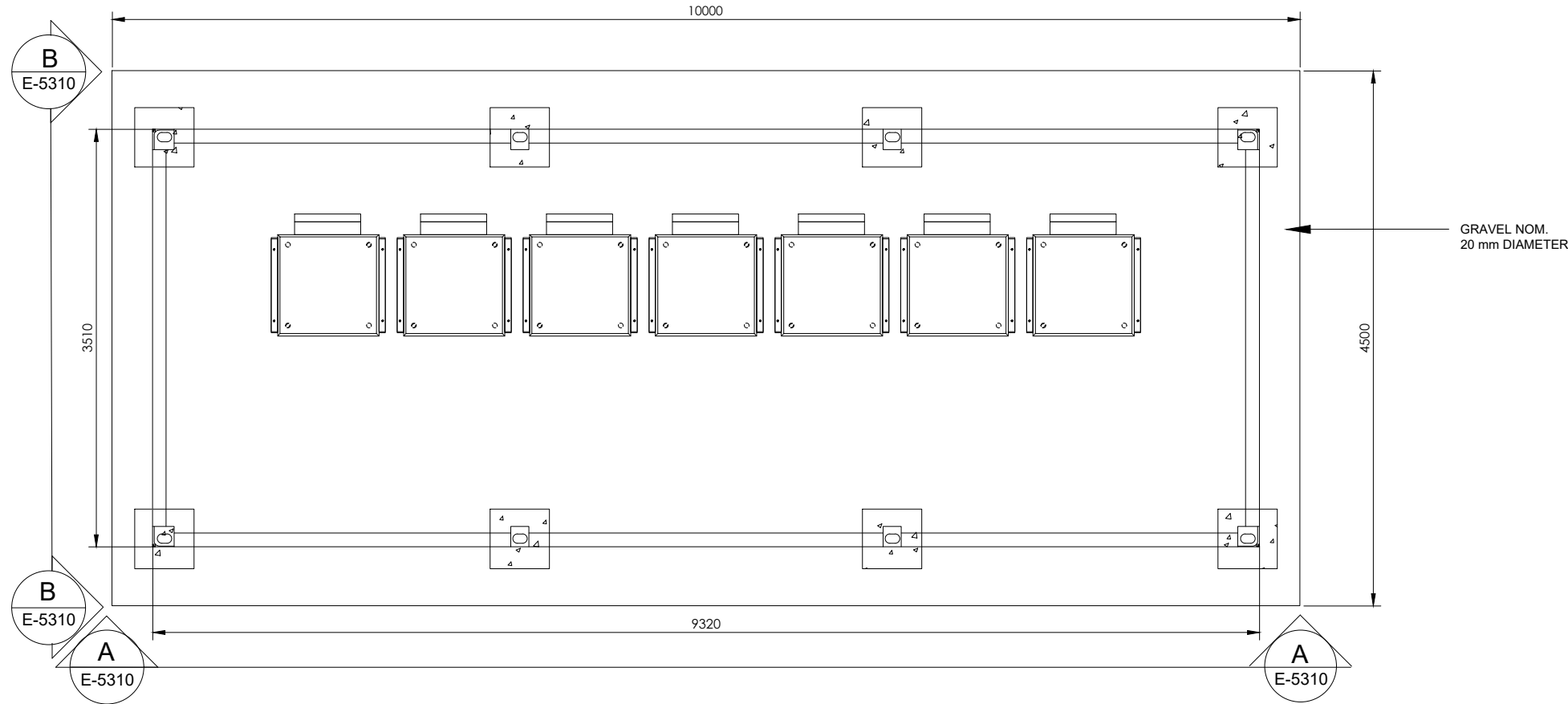


1 BESS PLAN
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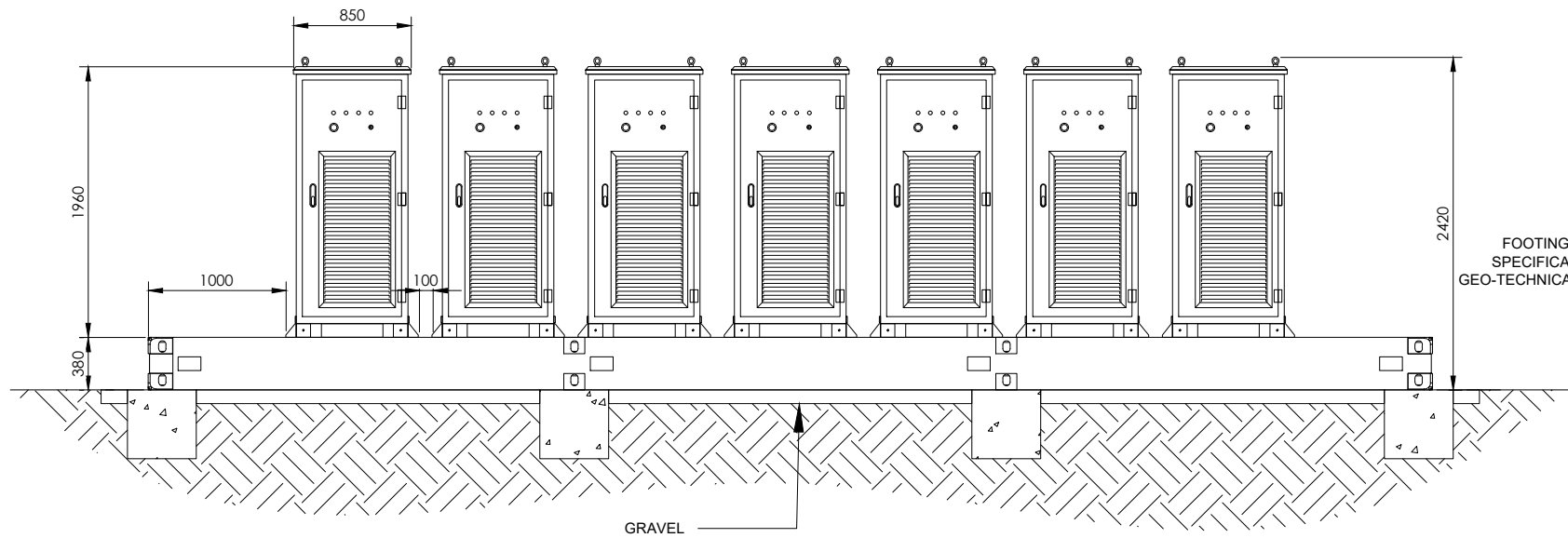


A SIDE ELEVATION
SCALE: 1:50

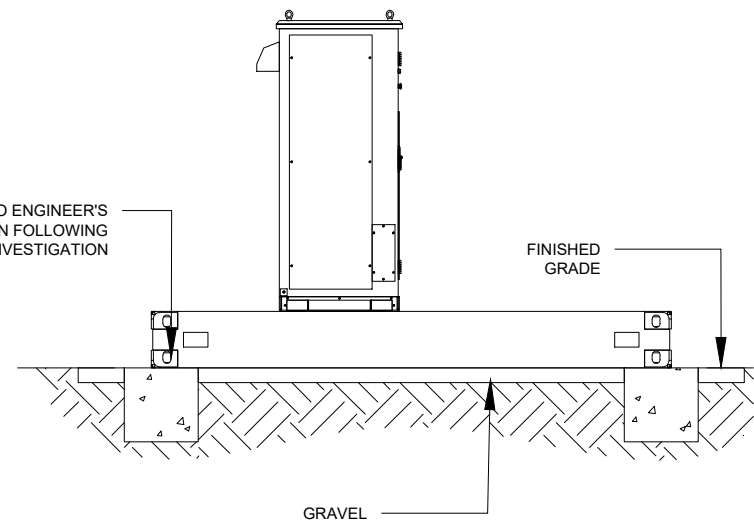
B END ELEVATION
SCALE: 1:50



1 DC-DC CONVERTER SKID PLAN
SCALE: 1:50



A FRONT ELEVATION
SCALE: 1:50



B SIDE ELEVATION
SCALE: 1:50



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DRG TITLE
DC-DC SKID DETAILS

STATUS
DEVELOPMENT APPLICATION

REVISION REGISTER

NO.	DATE	DESCRIPTION	BY
01	08/08/2025	DA DRAWING PACK	LC

PROJECT
MAJORS CREEK 1A

SITE ADDRESS
873 WALLACES GAP ROAD, BALLALABA NSW 2622

NOTES

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SHEET SIZE	A3	PAGE NO.	14 OF 14
DRG NO.	E-5310	REV NO.	01

1. Who is EDPR Australia?

EDPR Australia (EDPR) is a renewables developer focused on delivering clean energy to the Australian market. Based in Canberra with a regional office in Sydney, EDPR Australia has a growing portfolio of renewable developments across regional Australia, specialising in both large and town-scale solar farms and BESS projects designed to match current and future electricity demand.

2. How are sites chosen? Why are you developing here?

Numerous factors are considered when determining the suitability of a site for a solar farm including, but not limited to, the quality of solar resources available (e.g., irradiance), topography, environmental impact considerations and peripheral location to towns with an existing electricity distribution network infrastructure, suitable voltage and capacity for connection of power lines/poles. As part of EDPR's site selection and planning due diligence processes, we conduct a range of investigations and specialist assessments (such as biodiversity, visual, noise and traffic impact studies, and others) to ensure that the relevant considerations and planning requirements are addressed.

3. Why solar and what benefits do solar farms provide?

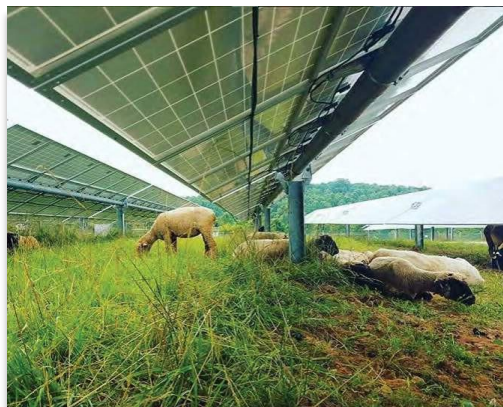
Fossil fuels such as oil, natural gas and coal are examples of non-renewable energy resources that take billions of years to form naturally and cannot be replaced as quickly as they are being used. To address growing concerns around non-renewable energy, and the greenhouse gas emissions caused by them, Australia has committed to achieve net zero emissions by 2050. Investing more into wind, solar and hydro-electric power solutions can help to achieve these decarbonisation objectives and minimise our environmental footprint to benefit future generations. Renewable energy plants such as solar farms can also over time offer lower-priced generation into the market than non-renewable energy sources.

Private and community-based solar projects continue to gain momentum, allowing individuals and groups to benefit from the opportunities afforded by solar. The Orange Community Renewable Energy Park is one such community-based project EDPR is proud to be involved in. The OCREP is the largest crowd-funded PV & batteries project offering the local community investment and renewable benefits. Learn more at: <https://energydemocracy.net>.



4. How do solar farms benefit the local community?

The benefits for farmers and local farming communities hosting the solar farm include a diversified, substantial and reliable income during the lifetime of the development. These funds can serve to protect farming families from loss of income during times of poor harvest or drought. Moreover, solar farms are increasingly providing outstanding opportunities for agricultural activities (such as grazing and cropping) to co-exist with energy production resulting in more effective use of land - a concept known as "agrivoltaics". Such projects allow sheep to continue to graze under and around the panels, providing valuable shelter for livestock during hot weather and shading for suitable vegetation. Additionally, this dual use of land can result in improved conditions, as the solar panels provide shade and condensation adds moisture to the ground beneath the panels.



EDPR is also committed to supporting local communities through our projects by using local services and engaging in local consultants and contractors as much as possible. This may include using local surveyors, electricians, plumbers, landscapers, cleaners, earthmoving and waste contractors and other available labour hire. This generates employment opportunities and supports the development of local expertise and skills. The local economy would also benefit from non-local employees who would live, eat and spend locally. Research by the *Clean Energy Council* suggests that for every direct construction and maintenance job created, two additional indirect jobs are created.

5. How much power does a 5MW solar farm produce? Will there be unstable power on cloudy or wet days?

A solar farm of this size has the capacity to supply 13,300MWh of electricity per year into the local network, enough to power about 2,150 homes. Electricity from the solar farm enters the distribution network, which is connected to the national grid and will be used to meet demand by electricity consumers in the national electricity market.

While solar panels generate electricity best when the sky is clear, they still do so even on cloudy or rainy days, just to a lesser extent. As a backup measure, our solar farms are equipped with Battery Energy Storage Systems (BESS), which allow the clean energy to be stored until times it's most needed and provides stability to the grid when required.

6. Will the development consume local resources?

The developer/owner pays for all associated costs for connection to the grid, including any upgrades and ongoing maintenance of the local infrastructure to connect the development to the electricity network, which the local community can benefit from. The local community will not be out of pocket. The solar farm is not expected to consume water nor affect the water table in the ground.

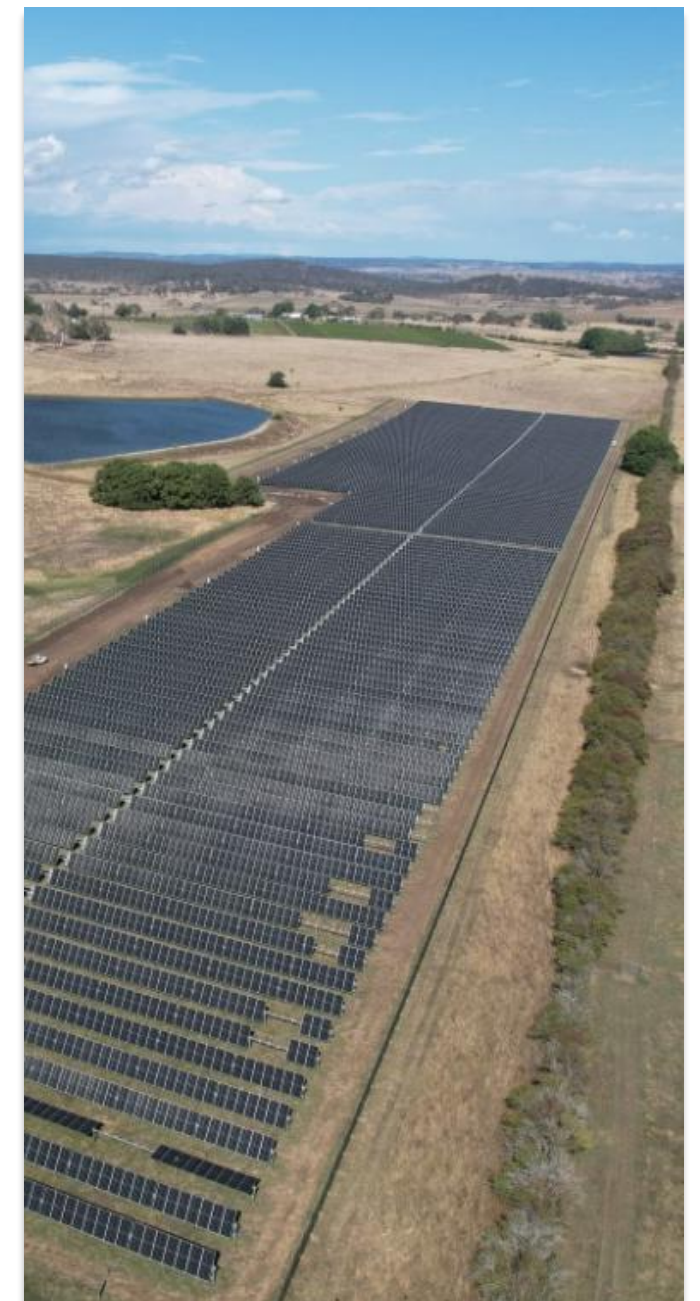
7. How will construction affect the local community?

The construction of a typical 5MW solar farm takes approximately 3 to 4 months, involving approximately up to 50 personnel in the project with the site typically operating from 7am to 4pm, Monday to Friday. It is estimated that approximately 45 heavy trucks will access the site throughout the whole construction phase to deliver materials and equipment. A traffic management plan, developed in consultation with the Council, will ensure traffic impacts from the solar farm are minimised to the local community.

Noise assessments are conducted to quantify potential noise emissions associated with the construction and operation of the project. These studies provide ways to mitigate and manage noise levels where impacts are identified. Mitigation measures may include the management of working hours, the use of noise barriers, diligent operation of equipment, to name a few. There is the potential for air quality to be temporarily impacted by construction activities, such as through the generation of dust (from minor earthworks, construction vehicles driving on unsealed access roads) and wind blowing over stockpiles and exposed surfaces. Standard construction management practices include mitigation measures to suppress dust for each phase of development to minimise any impacts.

8. What is the profile of the solar farms and the arrays?

Our 5MW (tracker system) solar farms typically require 12-15 ha of land and have a relatively low profile along the landscape. Tracker system panels are installed to a height of about 1.6 to 3 metres with a maximum height of 2.5 to 4.2 metres when fully tilted. Tracker systems allow solar panels to rotate and follow the sun's path across the sky to maximise solar absorption and power production. The mounting systems are constructed on piles following the existing natural terrain (similar to fencing/light posts) that are driven into the ground to depths of approximately 1.5 to 3.0 metres, eliminating or reducing the need for



earthworks, footings, or extensive use of concreting. Some of our solar farm developments use PEG systems, which are ground-mounted systems that are more compact in design, providing higher land-use efficiency. PEG system utilises high-density, lightweight panels installed at heights of around 1.2 metres in fixed, alternating-tilt positions, and oriented east-west to maximise daily energy production. For safety purposes, the solar farms are surrounded by a chain-link security fence.

9. How much noise or glare do solar farms produce during operation?

Solar farms are near silent during operation. The tracking solar PV rows move at an unobtrusive and slow rate, producing minimal noise. The most noticeable noise emitted from an operational solar farm typically come from the substation and inverters that generate a low hum, which are generally inaudible beyond the solar farm boundaries and more so when appropriate buffer distances are in place. The solar farm produces even less noise at night.

In terms of glint or glare, the solar photovoltaic panels are specifically designed to absorb as much sunlight as possible (to convert it into electricity) rather than reflect it. The panels use anti-reflective coating and materials to allow the transmission of light through the glass and 'roughened' glass surfaces. In a solar array, the rows of panels are aligned on a north/south axis and track the sun's path across the sky from east to west to optimize sunlight absorption. This design feature also ensures that when the sun is low in the sky any reflections are directed upwards and not towards the horizon, which minimises reflection impacts.

10. What about impact on views, wildlife and vegetation in surrounding land?

The visual impact of solar PV farms varies with each project depending on the size, location, and the surrounding landscape. A specialist visual impact assessment is conducted at each site to gain an understanding of the considerations and, where applicable, mitigation measures that can be taken to reduce visual impacts. Visual impact can be mitigated through effective site selection, layout design (e.g., suitable setback distances from property boundaries), and vegetation screening with appropriate trees/shrubs around the development boundary. While there are no standard setback distances for solar farms in Australia, suitable distances are typically determined by local planning requirements and established through the development application process.

In terms of the protection of valuable wildlife and vegetation, EDPR carries out biodiversity assessments at each site, which provide an understanding of the ecology within and around the project area and potential impacts of the development on flora and fauna. This helps to guide the design of our developments ensuring impacts, especially on threatened species, are minimised or avoided.

11. What about the impact on property values?

There is no clear evidence that solar developments negatively impact property values. There are some studies that suggest that the presence of utility-scale solar farms in the area had neither a negative nor positive effect on property values. Some studies even found that there was either a neutral impact or, ironically, a positive impact. While the following article references studies undertaken in regions of the USA, it provides a relatively recent glimpse of real-world experiences of the impacts of nearby solar facilities on local property values:

Property Values and Utility-Scale Solar Facilities – Clean Power, 2022

https://cleanpower.org/wp-content/uploads/2021/08/Solar-and-Property-Values-Fact-Sheet_2.2.22.pdf

Additionally, state planning policies and regulations provide guidelines that encompass community interests to ensure such considerations are accounted for during the DA assessment process of proposed developments.

12. Are solar farms safe? What happens in an emergency such as a fire?

The solar farms integrate multiple design principles and lines of defence to mitigate the potential risks and hazards from fire. While no system can be completely foolproof, the solar farms are equipped with comprehensive 24x7 remote monitoring and control/trip capabilities from the solar farm owner and Essential Energy control rooms. The solar farms have their own board fault detection and alarms that can trigger automated fail-safes immediately upon a fault being detected and notification to relevant parties.

13. Do solar farms emit radiation or create air/water pollution? Can they leach toxins into the ground?

Electricity from solar panels and transmission to the power grid emits extremely low-level, weak electromagnetic fields (EMF). Exposure to low-level electromagnetic fields has been studied extensively, and there is no evidence that it is harmful to human health, according to the World Health Organization (WHO). Furthermore, the solar panels used are comparable to those found in residential rooftop solar panels across Australia. The panels are made almost entirely with abundant, earth-friendly materials like glass, aluminium, copper, and silicon. Our solar farms do not produce air or water pollution or greenhouse gases in operation.

14. How will the solar farm be accessed and maintained?

Once operational, the site will be unmanned. Routine maintenance is typically scheduled quarterly and carried out by a crew of 2-3 people. The owner of the solar farm will be responsible for maintaining the site, managing weed control and keep pastures at manageable levels. This could involve sheep grazing as a control measure.

15. What happens at the end of the life of the project? Who is responsible for site remediation?

The operational life of the solar farm is expected to be approximately 35 years. The developer/owner is responsible for undertaking the decommissioning at the end of the project life. A substantial portion of the solar farm materials is made of recyclable materials and specialised industries currently exist to undertake this work. It is expected these industries will expand in the future and processes streamlined as more solar farms are decommissioned. Rehabilitation of the land will be to pre-construction condition or as agreed, following dismantling of the solar farm.

