STATEMENT OF ENVIRONMENTAL EFFECTS

Majors Creek 1A Solar Farm + Battery Energy Storage System

Chris Grose/Beyond Zero Emissions

for EDPR Australia Pty Ltd

12 March 2026

Zenith TOWN PLANNING

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Project details

Project number	**0524**
Project title	Majors Creek 1A Solar Farm + BESS
Document title	Statement of Environmental Effects
Property	Lot 81 DP 755905, 873 Wallaces Gap Road, Ballalaba NSW
Client	EDPR Australia Pty Ltd
Company	Zenith Town Planning Pty Ltd PO Box 591 Moruya NSW 2537
ABN	11 624 467 349
Qualifications	Bachelor of Arts (Honours), UNSW Master of Urban & Regional Planning, USyd
Version	Draft: 11 March 2026
	Final: 12 March 2026

Report title: This report should be cited as *Majors Creek 1A Solar Farm + BESS Statement of Environmental Effects,* prepared by Zenith Town Planning Pty Ltd.

Acknowledgements: This report has been prepared by Zenith Town Planning Pty Ltd using information supplied by EDPR Australia Pty Ltd and sourced from local, NSW and Australian government agencies. Sources of information and data are acknowledged throughout this report.

Authorship: The author of this report is a director of Zenith Town Planning Pty Ltd. The business has been practicing in the field of urban and regional planning since 1994 and specialises in the objective assessment of regional scale development proposals for renewable energy, waste management and extractive industry projects. See www.zenithplan.com.au for further details of experience and capacities. This report has been prepared in full by the author without the assistance of Ai.

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EXECUTIVE SUMMARY

This Statement of Environmental Effects supports an application to Queanbeyan-Palerang Regional Council to develop a 4.99 MWAC Tracker System solar farm and battery energy storage system (BESS). The property is described as Lot 81 DP 755905 No. 873 Wallaces Gap Road, Ballalaba, NSW. The size of the lot is 40.17 hectares and the facility is to occupy 14.11 hectares. The land has been utilised for livestock grazing.

The proponent is EDPR Australia Pty Ltd. The application is for regionally significant development that needs consent and is to be determined by a regional planning panel. The application is not integrated development as no other approvals are required to be issued under section 4.46 of the *Environmental Planning and Assessment Act 1979*.

There are to be approximately 10,800 solar modules per site supported by ancillary infrastructure enclosed within a security fence and partially within landscape screening. Access is to be via an existing driveway off Wallaces Gap Road into the project site.

During the 3 month construction phase, there is expected to be approximately 50 personnel working on-site, with around 30 personnel present on-site at any one time. The typical working hours will be from 7.00am to 4.00pm, Monday through Friday. The construction phase for both sites is expected to take approximately 3 months in total. Once operational the site will be unmanned and maintenance would to be carried out quarterly, or as required, by a crew of 2 to 3 people.

The operational life of the solar farms is anticipated to be approximately 35 years, depending on various factors. The solar panels and related infrastructure will be decommissioned and removed upon cessation of operations. This is likely to occur within two years of the end of the project. The site can then be returned to the pre-development land use or as agreed upon.

The site selection process has involved identification of environmental and topographical constraints; existence of necessary infrastructure including accessways, power lines and sub-stations; proximity to the settlement of Majors Creek to enable supply of power direct to the township; sufficient cleared land area; willingness of the land owner to develop the property and enter lease arrangements to facilitate the solar farm; and the availability of solar resources.

The land is zoned RU1 Primary Production under *Queanbeyan-Palerang Regional LEP 2022*. The development is defined as *electricity generating works* which means a building or place used for the purpose of making or generating electricity - a use prohibited in zone RU1 under provisions of *Queanbeyan-Palerang Regional LEP 2022* but permitted with consent by *SEPP (Transport and Infrastructure) 2021.*

Neither the township of Majors Creek nor nearby Braidwood is mapped as a 'regional city' in *SEPP (Transport and Infrastructure) 2021*. However, impacts on scenic quality and landscape character have been assessed and will be mitigated or minimized by vegetation screening of the solar array. The project site is not identified as an urban release area for the expansion of either Majors Creek or Braidwood townships. The proposed development will not interfere with or prevent the planned growth of existing urban settlements.

The proposal is not inconsistent with the planning priorities, goals and actions of the *South East and Tablelands Regional Plan 2036, draft South East and Tablelands Regional Plan 2041,* and the *Queanbeyan-Palerang Local Strategic Planning Statement*.

Key issues are potential impacts on biodiversity, management of water issues, access to the site and traffic impacts, the effects of noise emissions, impacts on agricultural uses, and impacts on landscape and scenic amenity. The likely impacts of development have been considered and measures recommended to avoid, minimise or mitigate these impacts.

The use is suited to a rural location due to the need for a large land area and the ability to connect to the local electrical transmission network. The addition of a solar farm to the rural area of Majors Creek would not detract unreasonably from local amenity or the natural environment.

Electricity generated by the system will be directed to the settlement of Majors Creek via existing electrical infrastructure to contribute to the supply of electricity for use by households and businesses. The solar farm will generate community economic benefits through local employment opportunities during the planning and construction phases as well as maintenance and inspection jobs once operational. The land may continue to be used for agriculture and returned to its current condition once the facility is decommissioned. The cumulative impacts of the proposed development are minor as the proposal is a small town-scale facility. Other solar farms have been developed in neighbouring areas but there have been no other solar farm proposals in the vicinity of the project site. There is sufficient capacity in the electricity grid system to accommodate the development as evidenced by contractual arrangements made by EDPR Australia with Essential Energy to connect to infrastructure.

1. INTRODUCTION

1.1 Overview

The purpose of this Statement of Environmental Effects is to support an application to Queanbeyan-Palerang Regional Council to develop a solar farm and battery energy storage system (BESS) at Lot 81 DP 755905 No. 873 Wallaces Gap Road, Ballalaba, referred to as the Majors Creek 1A Solar Farm + BESS. The application is for regionally significant development that needs consent and is to be determined by the Southern Regional Planning Panel.

The purpose of this report is to assist Council's assessment of the proposal against the matters for consideration listed in section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The application is not integrated development as no other approvals are required to be issued under section 4.46 of the *Environmental Planning and Assessment Act 1979*. Table 1 below is a checklist of this application against relevant sections of legislation that may generate the need for a separate approval.

Table 1: Integrated development checklist

Act	Provision	Approval	The proposal	Integrated (Y/N)
Coal Mine Subsidence Compensation Act 2017	s 22	approval to alter or erect improvements, or to subdivide land, within a mine subsidence district	The land is not designated a mine subsidence district	No
Fisheries Management Act 1994	s 144	aquaculture permit	It is not proposed to carry out aquaculture	No
	s 201	permit to carry out dredging or reclamation work	It is not proposed to carry out dredging or reclamation work	No
	s 205	permit to cut, remove, damage or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of any such land or lease	It is not proposed to remove, damage or destroy marine vegetation	No
	s 219	permit to— (a) set a net, netting or other material, or	It is not proposed to carry out any works across or within a bay, inlet,	No

Act	Provision	Approval	The proposal	Integrated (Y/N)
		(b) construct or alter a dam, floodgate, causeway or weir, or (c) otherwise create an obstruction, across or within a bay, inlet, river or creek, or across or around a flat	river or creek, or across or around a flat	
Heritage Act 1977	s 58	approval in respect of the doing or carrying out of an act, matter or thing referred to in s 57(1)	The application does not relate to an interim heritage order or an item listed on the State Heritage Register	No
Mining Act 1992	ss 63, 64	grant of mining lease	The development does not involve an application for a mining lease	No
National Parks and Wildlife Act 1974	s 90	grant of Aboriginal heritage impact permit	Due diligence indicates that there is no item or place of Indigenous significance and an application is not being made for a permit	No
Petroleum (Onshore) Act 1991	s 16	grant of production lease	The development does not involve an application for a petroleum production lease	No
Protection of the Environment Operations Act 1997	ss 43(a), 47 and 55	Environment protection licence to authorise carrying out of scheduled development work at any premises.	The application does not involve scheduled development	No
	ss 43(b), 48 and 55	Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a "waste activity" but including any activity described as a "waste facility").	The application does not involve scheduled activities	No
	ss 43(d), 55 and 122	Environmental protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity.	The application does not involve non-scheduled activities that would generate water pollution	No
Roads Act 1993	s 138	consent to— (a) erect a structure or carry out a work in, on or over a public road, or	There are no works proposed or required to be	No

Act	Provision	Approval	The proposal	Integrated (Y/N)
		(b) dig up or disturb the surface of a public road, or (c) remove or interfere with a structure, work or tree on a public road, or (d) pump water into a public road from any land adjoining the road, or (e) connect a road (whether public or private) to a classified road	undertaken on a classified road	
Rural Fires Act 1997	s 100B	Authorisation under section 100B in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes	The application does not involve subdivision for a residential use or a special fire protection purpose	No
Water Management Act 2000	ss 89, 90, 91	water use approval, water management work approval or activity approval under Part 3 of Chapter 3	The project site contains two 1st order streams that connect to form a 2nd order stream. However, these watercourses do not exhibit the features of a watercourse and are not termed 'waterfront land'. The application does not involve a water use approval or water management work approval	No

1.2 Scope of the report

This Statement has been prepared having regard to information that has been sourced from the Council's website, the NSW legislation website, NSW Explorer, the website of the Department of Planning, Housing & Infrastructure, the Planning Portal Spatial Viewer and SEED (Sharing and Enabling Environmental Data). All information referenced in this Statement has been sourced from publicly available documents or websites and from expert reports produced to support the application that are listed in Table 2. A Property Report sourced from the Planning Portal is appended as Attachment A.

This statement is accompanied by the documents listed in Table 2 which support the development application and have been submitted under separate cover.

Note that the findings and recommendations of expert reports that accompany the application are summarised in this Statement. Further information about these matters should be sought from the original documents.

Table 2: Development application documents

Plan/Doc No.	Plan/Doc Title	Prepared by	Issue	Date
-	Majors Creek 1A 5MW Solar Farm + BESS Drawing Pack & FAQs	EDPR Australia Pty Ltd	various	various
MAC180781-28RP1V1	Noise Assessment	Muller Acoustic Consulting Pty Ltd	-	05/03/2026
250560.01FB	Traffic and Parking Impact Statement	McLaren Traffic Engineering	-	06/03/2026
-	Water Assessment	EDPR Australia Pty Ltd	2	06/03/2026
25065	Glare and Glint Study Assessment Report & ForgeSolar Glare Analysis	ITP Renewables	2	06/03/2026
-	Waste and Decommissioning Assessment	EDPR Australia Pty Ltd	2	02/035/2026
-	Fire and Hazard Assessment	EDPR Australia Pty Ltd	3	02/037/2026
25NAR11374	Flora and Fauna Assessment	EcoLogical Australia Pty Ltd	2	12/03/2026
1122	Visual Impact Assessment	Zenith Town Planning Pty Ltd	Final	03/03/2026

1.3 The proponent

The proponent of the project is EDPR Australia Pty Ltd, formerly ITP Development Pty Ltd. Based in Canberra with an office in Sydney, EDPR Australia Pty Ltd 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.

EDPR Australia Pty Ltd is part of EDP Renewables APAC group, which is headquartered in Singapore and has a pan-regional presence with approximately 1.3 GWp of committed solar capacity. EDP Renewables APAC is part of EDP Renewables (Euronext: EDPR), a global leader in the renewable energy sector with more than 15 GW installed capacity in 29 markets across Europe, North America, South America and Asia Pacific. EDP group is recognised as the world's most sustainable energy utility company with an ambition to be Net-Zero by 2040, under the new Science Based Targets initiative (SBTi) Net-Zero Standard.

1.4 Justification

Solar energy is energy created by the heat and light of the sun. Solar power is produced when this energy is converted into electricity or used to heat air, water, or other substances. Australia has the highest average solar radiation per square metre of any continent in the world. The Commonwealth and NSW Governments have recognized the need to supplement energy derived from fossil fuels with energy generated from renewable sources. Alternative energy supply may be sourced from solar photovoltaic, geo-thermal, solar thermal, wave and tidal action, and wind.

The development of solar photovoltaic power is well underway in NSW and across Australia. This growth in the local solar PV sector continues to provide a significant boost for Australia's regional economy with renewable infrastructure development estimated to create upwards of 2,300 direct jobs plus indirect employment.

According to the Australian Renewable Energy Agency (ARENA), the deployment of household solar PV that generates about 5 kW is expected to continue and at the same time an increase in rooftop solar PV installations on commercial premises generating around (10-100 kW) is expected.

Large scale solar PV is also rapidly expanding in Australia with several solar farms being constructed that will have the capacity to generate over 50MW. The proposed solar farm aims to fill the gap in the mid-sized plants. It will generate 4.99MW of AC power and contribute to renewable energy supply to supplement electricity generation from coal, oil and gas.

The proposed development is in accordance with relevant objects of the *Environmental Planning and Assessment Act 1979* in that it will assist to generate power to be distributed to residents of NSW thereby promoting the social and economic welfare of the community in a manner that manages and conserves natural resources. The proposed solar farm will further the goals of sustainability, and the orderly and economic use of land.

2. SITE DESCRIPTION AND CONTEXT

2.1 Description

The site of the proposed Majors Creek Solar Farm + BESS is described as Lot 81 DP 755905 No. 873 Wallaces Gap Road, Ballalaba, NSW. The property has an area of 40.17 hectares. and is shown shaded yellow in the aerial image below.

Figure 1: Aerial image. Source: NSW Explorer

The site was being used for sheep grazing at the time of inspection in July 2024. A small dam is located near the centre of the site. The terrain is gently sloping to the north-east. The site has been cleared of native vegetation.

Current access to the site is by way of an existing driveway off Wallaces Gap Road that runs parallel to the northern boundary of the site. Wallaces Gap Road is unsealed and is a local road managed by Queanbeyan-Palerang Regional Council.

A 22kV power line runs parallel to Wallaces Gap Road which feeds into the Essential Energy Captains Flat 66/22kV zone sub-station.

Plate 1: The rural landscape of Ballalaba

2.2 Context

Queanbeyan-Palerang Regional local government area is located in the south-east and tablelands region of NSW. Its traditional custodians are the Ngambri people. Braidwood is located approximately 74 kilometres east of Queanbeyan and the Indigenous people of that area are the Yuin nation. The project site is located approximately 19.8 kilometres south-west of the township of Braidwood and 7.3 kilometres west of Majors Creek.

Surrounding land uses comprise agriculture and rural living. A local heritage item I6 Nithsdale homestead, barn, outbuildings and garden is located approximately 2 kilometres to the west. A western section of Deua National Park is located to the south-east of the project site and a large area of forested private land is located to the north.

The Shoalhaven River runs in an easterly direction and is located just over 2 kilometres west of the project site. Flat areas are cleared of native vegetation and occupied by farms. Thick forest comprising native vegetation remains along watercourses, on hill sides and steeper lands.

Figure 2 is a locality map which indicates the distance of the project site from the settlements of Majors Creek and Braidwood.

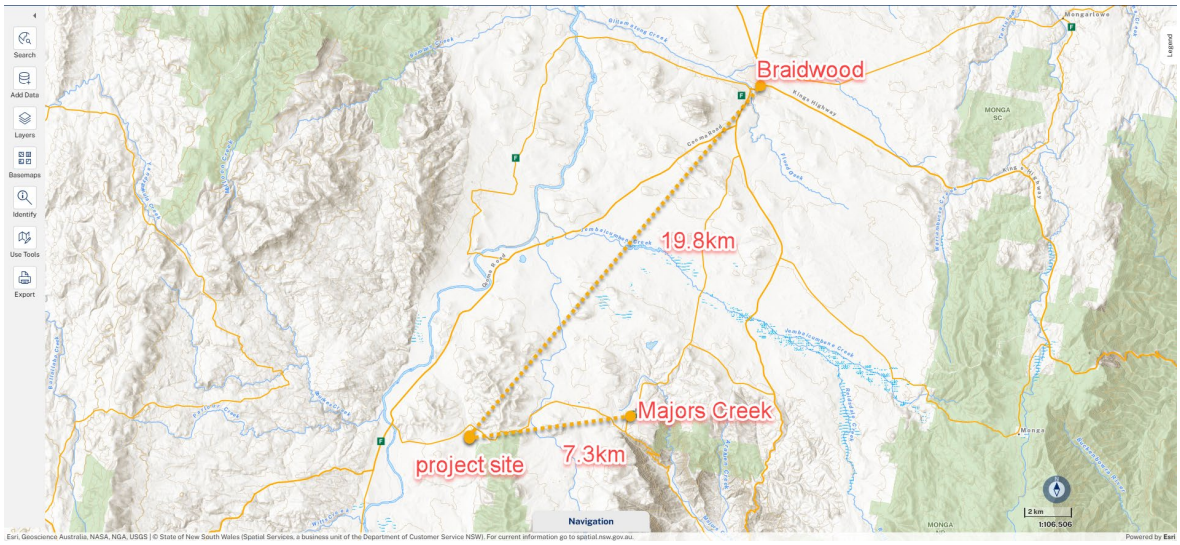


Figure 2: Locality map. Source: SIX Maps

2.3 Climate

Global solar exposure is described by the Australian Bureau of Meteorology as being the total amount of solar energy falling on a horizontal surface. The daily global solar exposure is the total solar energy for a day. Typical values for daily global solar exposure range from 1 to 35 MJ/m^2 (megajoules per square metre). The values are usually highest in clear sun conditions during the summer, and lowest during winter or very cloudy days.

Global solar exposure coincides with seasons – the longer the daylight hours the greater the solar radiation due to the tilt of the earth during summer months. Solar exposure estimates are important for a wide range of applications, including for agriculture, power generation and solar heating system design and use. This climatic information sourced from the Australian Bureau of Meteorology indicates that the global solar exposure, or solar radiation, is sufficient to support power generation in the proposed location which benefits from the presence of electricity power lines in the vicinity of the project site.

The mean monthly global solar exposure measured at Braidwood Monkittee Street (station number 69010), the closest measuring station to the project site, is given in Table 3 below. The annual mean daily global exposure for 2024 was 16.0MJ/m^2. This data demonstrates that Majors Creek receives adequate solar energy to harness and convert to clean electricity and the area is suitable for solar electricity generation.

Table 3: Mean monthly global solar exposure at Braidwood, 2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly mean	19.8	18.3	16.9	12.4	9.2	8.5	9.9	12.9	16.9	20.0	20.7	27.0

The map below (Figure 3) indicates that Queanbeyan-Palerang Regional LGA receives an average daily solar exposure of 15 to 18 MJ/m^2 based on readings taken over the 30-year period from 1990 to 2019. This map has been sourced from the Australian Bureau of Meteorology. It confirms that the solar exposure received at Majors Creek is sufficient to generate electrical energy at a commercial scale using photovoltaic panels.

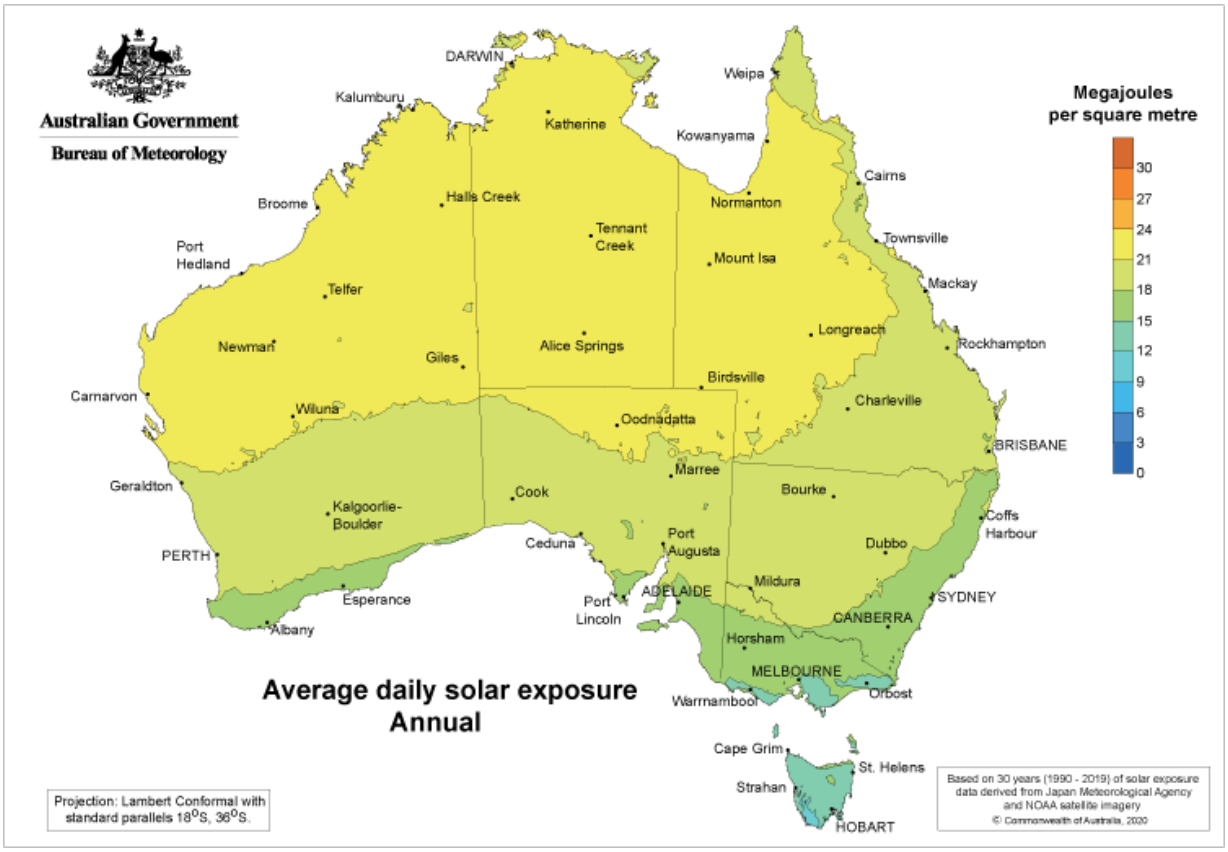


Figure 3: Average daily solar exposure. Source: Australian Bureau of Meteorology

3. DETAILS OF THE PROPOSED DEVELOPMENT

3.1 Overview

EDPR Australia is proposing to develop a 4.99 MW AC Tracker System solar farm at Lot 81 DP 755905, 873 Wallaces Gap Road, Ballalaba, NSW. The project will occupy 14.11 hectares of the 40.2 hectare site. The estimated development cost of the proposal is $8.7 million ($9.57 million including GST).

Components of the facility are:

- Approximately 10,800 solar panels installed in rows that are around 120 metres long running east to west. The height of each module is approximately 2.0 metres to 2.75 metres and the mounting system is constructed on piles that are driven into the ground, typically within the depths of 1.5 metres to 3.0 metres. Each row of solar photovoltaic (PV) modules will rotate to track the sun across the sky from east to west each day,
- Ancillary infrastructure includes an inverter station, which incorporates high/medium voltage switchgear and transformers. The inverter station is ground mounted and incorporated on a 12.19 metre skid. Allowance is made for a 2.9 metre-high battery energy storage system (BESS) on a 12.1 metre skid alongside the inverter station,
- Use of the existing entry driveway off Wallaces Gap Road and a 4 metre wide access road to temporary car parking and materials laydown areas at the north-western corner of the array,
- An additional power pole at the north-western corner of the array and lines to connect to existing power lines, and
- A 1.8 metre high security fence with three rows of barbed wire to give a total height of 2.3 metres on the outer side of a 10 metre wide asset protection zone.

The facility is expected to operate for approximately 35 years. At the end of that time, solar panels and related infrastructure will be decommissioned and removed upon. The project site can then be returned to the pre-development land use.

3.2 Construction and maintenance

During construction, there is expected to be up to 50 personnel with only approximately 30 on site at any one time working from 7.00am to 4.00 pm Monday to Friday. The construction stage is expected to take approximately 3 months.

Once operational the site will be unmanned. Maintenance is expected to be carried out quarterly, or as required, by a crew of 2 or 3 people. Maintenance workers would not be required to remain on site. Cleaning of the PV panels would be carried out on an annual basis to maximise the performance of the system. This is done using water brought into the site and a sponge mop.

Construction may be limited to the off-peak tourist season if necessary. It is important to ensure that the timing of construction of the solar farm does not coincide with the period of construction of other infrastructure or local events that attract visitors to avoid additional pressure on visitor accommodation.

3.3 Access and car parking

It is proposed to use the existing driveway off Wallaces Gap Road to gain access to the development area. It will be necessary to construct a new 4 metre wide internal access track within the project site. The internal track heads east to the location of the inverter station and BESS at the north-western corner of the array.

It is expected that a gravel all-weather road would suffice given that limited vehicles will access the site during and after the construction period. Temporary materials laydown and car parking areas are to be located adjacent the inverter stations and BESS. It is expected that temporary car parking for up to 24 small vehicles would be needed to cater for the 30 construction workers at the rate of 0.8 spaces per worker.

Car parking spaces will be temporary and not require bitumen sealing. Permanent parking spaces for the maintenance crew are not required as maintenance activities would be carried out by way of a utility vehicle carrying a water cube and mowing/slashing equipment. The crew will be mobile and moving around and between rows of panels to clean panels and maintain grasses.

3.4 Services

Reticulated water and sewer services are not required to be provided to the solar farm as there are no permanent offices or amenities proposed on site. Portaloos for wastewater disposal (see https://www.kennards.com.au/site-equipment/showers-toilets.html) and water supply by way of a portable tank or cart (https://www.kennards.com.au/site-equipment/water-tank.html) are proposed to be installed during the construction phase.

Plate 2: The project associated dwelling centre left

3.5 Landscaping

In line with the recommendations of the *Visual Impact Assessment*, it is proposed to screen the facility along the eastern side of the array as a minimum measure. Screening is to consist of a 3 metre wide vegetation strip planted on the outer side of a security fence using a variety of shrubs endemic to the locality that grow to a maximum height of 3 metres. It is the responsibility of the developer of the facility to install and maintain landscaping.

No trees are to be removed during construction or for operation of the solar farm. Land that is disturbed during construction of the solar farm and not to be used for access or other maintenance purposes will be sown with grasses following completion of construction to minimise site disturbance and reduce the likelihood of airborne dust.

Regular inspections of the site will be carried out to ensure that grassland is managed to reduce the risk of bushfire to surrounding land and to control weeds. Mowing or slashing between rows of panels and in the area immediately surrounding the arrays would be carried out as required.

Livestock grazing may continue to be carried out around and beneath panels and will benefit from condensation of moisture on the panels that will assist the growth of pasture grasses.

3.6 Security and setbacks

The array is to be enclosed within a chain mesh fence that extends from ground level to a height of 1.8 metres. The fence would be topped with three rows of barbed wire giving a total height of 2.3 metres. The fence is to be set on the southern boundary and with setbacks of a minimum 110 metres to the northern boundary with Wallaces Gap Road, 7 metres at the closest point of the eastern end and 65 metres at the southern extent of the eastern, and approximately 215 metres east of the project-associated dwelling. The fence is setback a minimum of 49 metres from the 22kV power line that runs east-west near the northern boundary. Regular inspections of the fence and any necessary repairs would be carried out by the maintenance crew during their visits every two to three months.

An asset protection zone of 10 metres width to provide access for fire-fighting vehicles is to be provided between the security fence and the array.

Electronic surveillance equipment would be installed to enable continual monitoring of the facility. Any faults or intrusion by trespassers or feral animals would be identified and addressed in real time. Security lighting is not proposed to be installed.

4. PLANNING FRAMEWORK

4.1 Legislation

Table 4: Applicable provisions of relevant legislation

Instrument	Relevant provisions	The proposed development
Environmental Planning and Assessment Act 1979	The objects of the EPA Act are intended to guide land planning and management. Section 4.15 of the Act lists matters for consideration by the consent authority when assessing and determining an application for development. Section 4.46 lists the provisions of related legislation under which a separate approval is required and the development is integrated	The proposal is not integrated development as no separate approvals are required
Biodiversity Conservation Act 2016	This Act introduced the *Biodiversity Offsets Scheme* which is used to determine whether the *Biodiversity Assessment Method* is necessary to assess the impacts of a development proposal on threatened species, endangered ecological communities and habitats and subsequently whether the *Biodiversity Offsets Scheme* would apply. This is subject to mapping of the site on the *Biodiversity Values Map* and the extent of native vegetation to be cleared relative to the clearing threshold for the minimum lot size. A test of significance is required if the BOS does not apply	These matters are addressed in the Flora and Fauna Assessment prepared by EcoLogical Australia and summarized in section *5.1 Biodiversity* of this Statement.
Water Management Act 2000	The *Water Management Act 2000* includes provisions to control or permit works near a watercourse or stream. Works within specified distances of the top of the bank of a watercourse may necessitate issue of a *controlled activity approval* by the Natural Resources Assessment Regulator	Impacts on surface and groundwaters are addressed in the Water Assessment prepared by EDPR Australia and summarized in section *5.3 Water resources* of this Statement
Local Land Services Act 2013	The *Local Land Services Act 2013* regulates the clearing of native vegetation on rural land. Clearing may be authorised on Category 1 (Exempt) Land but only where the activity is permitted without consent and when no other permit is required under other legislation. If located on Category 2 (Regulated, Sensitive or Vulnerable)	The LLS Act does not apply to the proposed solar farm as development consent is required to be obtained to enable the works to proceed

Instrument	Relevant provisions	The proposed development
	Land, the clearing may be authorised as an Allowable Activity or under the Land Management (native vegetation) Code within the *LLS Act*. If the clearing on Category 2 Land is not an Allowable Activity or is not authorised under the Land Management (native vegetation) Code, a Biodiversity Development Assessment Report is required and the clearing may need to be offset under the Biodiversity Offset Scheme	
National Parks and Wildlife Act 1994	The objectives of the *National Parks and Wildlife Act 1974* are to conserve and protect habitat, ecosystems, biodiversity, landforms, landscapes and objects, places or features of cultural value in NSW. Under the NPW Act, it is an offence to knowingly harm or desecrate an Aboriginal object. Harm includes destroy, deface or damage an Aboriginal object or Aboriginal Place, and in relation to an object, move the object from the land on which it has been situated	The *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* provides a process whereby reasonable determination can be made as to whether or not Aboriginal objects will be harmed by an activity, whether further investigation is warranted and whether the activity requires an application for an Aboriginal Heritage Impact Permit. The findings of due diligence are provided in section 5.8.1 of this Statement
Heritage Act 1977	The aims of the *Heritage Act 1977* are to identify, protect and conserve items of State heritage significance. Provisions of the Heritage Act facilitate the establishment of a State Heritage Register for the listing of items of State significance and the preparation of conservation management plans for these items. The Heritage Act also sets out the procedures for the approval of works relating to items listed on the State Heritage Register	Impacts on any listed heritage items that are located in the vicinity of the project site are addressed in section *5.9 Heritage* of this Statement
Noxious Weeds Act 1993	The aims of the *Noxious Weeds Act 1993* are to prevent the establishment, reduce the risk of spread and minimise the extent of noxious weeds within NSW	The extent of noxious weeds and procedures to eradicate weed infestation from the project site are addressed in the Flora and Fauna Assessment prepared by EcoLogical Australia
Roads Act 1993	Under section 138 of the Roads Act 1993, consent is required to carry out works in, on or over a public road, remove or interfere with a structure, work or tree on a public road or connect a road to a classified road. The consent of Transport	Traffic impacts are addressed in the Traffic and Parking Impact Statement prepared by McLaren Traffic Engineering and summarised in section *5.6 Traffic* of this Statement

Instrument	Relevant provisions	The proposed development
	for NSW is required in the case of works relating to a classified road	
Commonwealth Environment Protection and Biodiversity Conservation Act 1999	The *Environment Protection and Biodiversity Conservation Act 1999* aims to protect nationally and internationally important flora, fauna, ecological communities and heritage places. The approval of the Commonwealth Minister for the Environment is required for actions that may have a significant impact on matters of national environmental significance. The *EPBC Act* also requires Commonwealth approval for certain actions on Commonwealth land	An assessment of the potential impact of the proposed works on any matters of national environmental significance and the need for referral to the Commonwealth is provided in the Flora and Fauna Assessment prepared by EcoLogical Australia and summarized in section *5.1 Biodiversity* of this Statement

4.2 State Environmental Planning Policies

Table 5: Applicable provisions of State Environmental Planning Policies

SEPP	Relevant provisions	The proposed development
Transport and Infrastructure 2021	Part 2.3 Division 4 of the policy relates to electricity generating works and solar energy systems. Section 2.36(9) enables the development of a solar energy system with consent by any person on any land. Part 3 Division 4 of the policy relates to electricity generating works and solar energy systems	The proposed development is permitted with consent under this policy which prevails over Queanbeyan-Palerang Regional LEP 2022
	Section 2.42 applies to the development of a solar energy system that is state or regionally significant in a mapped regional city. Under this section the consent authority must be satisfied that the development is located to avoid significant conflict with existing or approved residential or commercial uses of land surrounding the development. The consent authority must also be satisfied that the development is unlikely to have a significant adverse impact on the regional city's capacity for growth, or scenic quality and landscape character	Neither Braidwood nor Majors Creek are mapped as regional cities, however, impacts on scenic quality and landscape character have been assessed. Impacts will be mitigated or minimized by the proposed vegetation screening of the solar array
	Part 2.3 Division 5 of the policy relates to energy transmission or distribution. Section 2.48 requires the consent	Council is to consult with Essential Energy regarding impacts of proximity to electrical infrastructure

SEPP	Relevant provisions	The proposed development
	authority to consult with the electricity supply authority where development occurs near electricity infrastructure. If an electricity line runs within an easement on or near the project site, or the development is adjacent a substation, the consent authority is to consult the energy authority prior to determination of the application.	
	Part 2.3 Division 17 relates to roads and traffic. Section 2.118 requires that a consent authority must not grant consent to development with a frontage to a classified road where there is an alternative access, where the safety, efficiency and ongoing operation of the classified road is expected to be adversely affected and where the development is sensitive to use of the classified road. Section 2.122 triggers a referral to Transport for NSW where electricity generating works are expected to generate 200 or more vehicles per hour with access to a road, or 50 or more vehicles per hour where access is to a classified road or a road that connects to a classified road.	Traffic management and access arrangements are addressed in the Traffic and Parking Impact Statement prepared by McLaren Traffic Engineering and summarised in section *5.6 Traffic* of this Statement
Primary Production 2021	The policy applies to *State significant agricultural land,* farm dams and other artificial waterbodies, livestock industries and aquaculture. Its aims are to facilitate orderly and economic development, reduce land use conflict, identify State significant agricultural land, simplify the regulatory process and encourage sustainable agriculture and aquaculture	The Department of Primary Industries (Agriculture) has released draft mapping of *State Significant Agricultural Land* in NSW to assist decision-making regarding development on rural land. This matter is addressed in section *5.7 The community and economy* of this Statement
Planning Systems 2021	Identifies state and regionally significant development and the determining authority. Private infrastructure, including electricity generating stations, that have an estimated development cost of over $5 million are declared regionally significant and are to be determined by a regional planning panel	The proposed development has an estimated development cost of more than $5 million and the determining authority will be a Regional Planning Panel
Biodiversity and Conservation 2021	*Chapter 3 Koala habitat protection 2020* and *Chapter 4 Koala habitat protection 2021* aim to encourage the conservation and management of areas of natural	Koala habitat protection is addressed in section 5.1 Biodiversity of this Statement

SEPP	Relevant provisions	The proposed development
	vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.	
	Chapter *6 Water catchments* applies controls within regulated catchments to ensure that water quality is maintained, to prevent adverse impacts on aquatic ecology, to manage the impact of flooding on wetlands and riverine systems and to assure public access and recreational opportunities are maintained	Protection of drinking water is addressed in the *Water Assessment* and summarized in section *5.3 Water resources* of this Statement
Resilience and Hazards 2021	*Chapter 4 Hazardous and offensive development* and the *Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis* require that a preliminary hazard assessment (PHA) be prepared for potentially hazardous or offensive development	EDPR Australia Pty Ltd has carried out a hazard analysis and risk screening, submitted separately and entitled *Fire and Hazard Assessment*. The findings of this report are summarised in section *5.2.2 Fire* of this Statement
	Chapter 4 Remediation of land of *SEPP (Resilience and Hazards) 2021* requires the consent authority to consider whether land is contaminated and to determine whether the proposed use is suitable with or without contamination. Council can require an applicant for development to conduct a preliminary investigation and a subsequent more detailed investigation if warranted. Where contamination exists and remediation is necessary, Council must be satisfied that the remediation will take place before the land is used for the proposed purpose. It is noted that should the preliminary investigation identify contamination on the site then the NSW *Contaminated Land Planning Guidelines* apply to subsequent investigations	Land contamination is addressed in section 5.2.3 of this Statement
Draft Climate Change and Natural Hazards SEPP	This draft EPI is on exhibition during February and March 2026. It is intended that it will replace the *Resilience and Hazards SEPP* and is based on draft climate change scenario guidelines and a draft urban heat policy statement. Provisions relating to hazardous and offensive development and land contamination will be transferred to the	Relevant sections of this Statement are section 5.2 Hazards and section 5.3 Water resources

SEPP	Relevant provisions	The proposed development
	draft SEPP. The draft SEPP also contains provisions relating to climate change, urban heat, coastal management, bushfire management, flooding and rebuilding after natural hazards.	

4.3 Local Environmental Plans

The property is zoned RU1 Primary Production under *Queanbeyan-Palerang Regional LEP 2022* as shown in Figure 4.

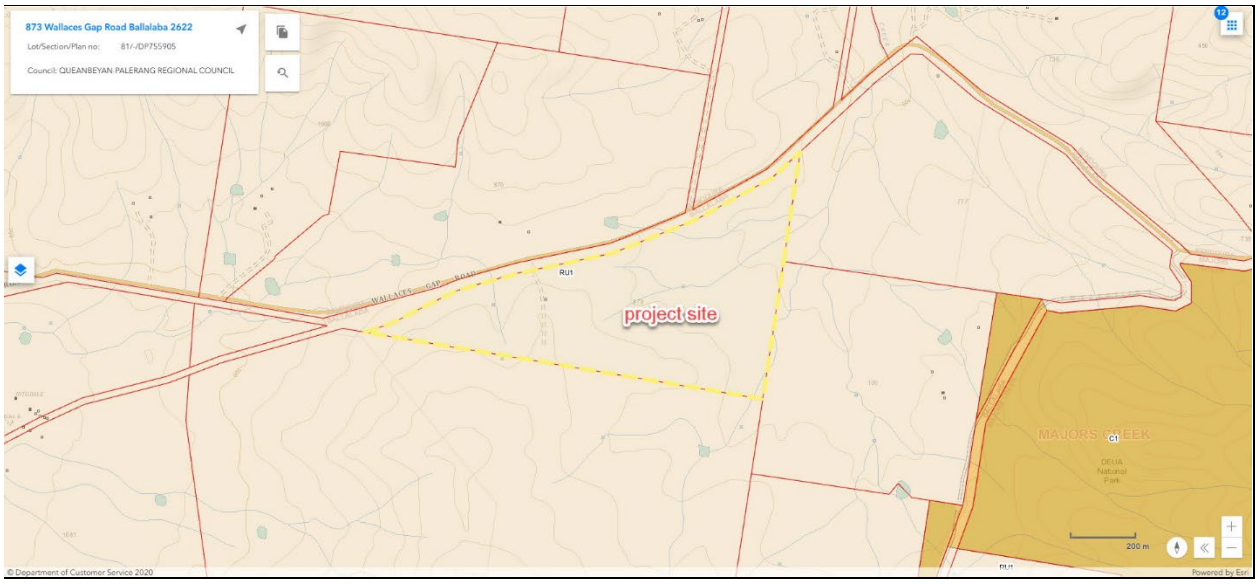


Figure 4: Land zoning. Source: NSW Spatial Viewer

The objectives of zone RU1 are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To minimise the impact of development on the natural environment.*
- *To ensure development does not unreasonably increase the demand for public services or public facilities.*

The development is defined as ***electricity generating works*** which means a building or place used for the purpose of making or generating electricity. This use is prohibited in zone RU1.

The proposed development is satisfactory to the objectives of zone RU1 in that renewable energy through the harnessing of sunlight is a form of primary industry. The development will thereby maintain the rural function and primary production values of the land. The development will not cause fragmentation or alienation of resource land as livestock grazing may continue beneath and around the solar array when the facility is constructed and operating.

The solar farm will diversify rural activities and provide an alternative means of income thereby supporting other on-farm activities. It will not lead to land use conflict with other land uses or any special values as it is a benign development during the operational phase that will not produce noise, odour, dust or other emissions that would impact on the amenity of surrounding land.

Employment opportunities will be created for the local community both during construction and operation. There are no statutory intentions to expand the urban settlements of Braidwood or Majors Creek towards the project site and the solar farm will not obstruct any unplanned growth of these townships.

The solar farm would not adversely affect valuable environmental assets and would not have a significant impact on biodiversity or the ecological integrity of water resources, native vegetation or habitat linkages between patches of native vegetation.

It is considered that the proposed development is not inconsistent with the aims of *Queanbeyan-Palerang Regional LEP 2022* or the objectives of zone RU1 Primary Production.

The following sections of *Queanbeyan-Palerang Regional LEP 2022* apply to the proposed development.

Table 6: Relevant sections of Queanbeyan-Palerang Regional LEP 2022

Section of Queanbeyan-Palerang Regional LEP 2012	Intent	The proposed development
5.10 Heritage conservation	This clause requires a consent authority to consider the effect of the proposed development on the heritage significance of an item located in the vicinity of the project site. The consent authority may require a heritage management document	The project site is located approximately 1.8kms east of local heritage item I6 Nithsdale homestead, barn, outbuildings and garden. There is nil visual connection between the development area and the heritage item and the proposed development

Section of Queanbeyan-Palerang Regional LEP 2012	Intent	The proposed development
	to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item .	would not impact on the setting of the heritage item. It is considered that a heritage management document is not required.
7.2 Terrestrial biodiversity	This clause requires a consent authority to consider whether the proposed development is likely to have: *(i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and* *(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and* *(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and* *(iv) any adverse impact on the habitat elements providing connectivity on the land*, and Appropriate measures proposed to avoid, minimise or mitigate the impacts of the development are also to be considered.	These matters are addressed in section *5.1 Biodiversity* of this Statement.
7.3 Drinking water catchments	The objective of this clause is to protect drinking water catchments by minimising the adverse impacts of development on the quality and quantity of water entering drinking water storages and to maintain water quality and the natural environment in the Sydney, Googong and Captains Flat drinking water catchments. The consent authority must consider: *(a) the distance between the development and any waterway that feeds into the drinking water storage, and* *(b) the on-site use, storage and disposal of any chemicals on the land, and* *(c) the treatment, storage and disposal of waste water and solid waste generated or used by the development.*	Impacts on water quality are considered in the *Fire and Hazard Assessment* and the *Water Assessment* prepared by EDPR Australia and summarised in sections 4.2.1 and 5.3 respectively

Section of Queanbeyan-Palerang Regional LEP 2012	Intent	The proposed development
	Appropriate measures proposed to avoid, minimise or mitigate the impacts of the development are also to be considered	
7.12 Essential services	This clause requires a consent authority to be satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required: *(a) the supply of water,* *(b) the supply of electricity,* *(c) the disposal and management of sewage,* *(d) stormwater drainage or on-site conservation,* *(e) suitable vehicular access*	The supply of reticulated water and sewerage services is not required for the proposed development. However, portaloos for wastewater disposal (see https://www.kennards.com.au/site-equipment/showers-toilets.html) and water supply by way of a portable tank or cart (see https://www.kennards.com.au/site-equipment/water-tank.html) are proposed to be installed during the construction phase. Electrical services are available to the site. Stormwater management is proposed to be addressed by controls recommended in this Statement with full details to be provided with the application for a construction certificate. Direct access is proposed off an existing driveway to Wallaces Gap Road that achieves safe intersection sight distances.

There are no draft environmental planning instruments that are on exhibition or have been exhibited but not yet published that apply to the site, or that relate to the proposed development of electricity generating works.

4.4 Development Control Plans

Palerang Development Control Plan 2015 applies to land located in the former Palerang LGA. The DCP does not contain any provisions relating specifically to renewable energy developments. Relevant provisions are given in Table 7 below with reference to the relevant section of this Statement.

Table 7: Relevant provisions of Palerang DCP 2015

DCP section	Objectives	SEE section
B1 Site anaylsis	To ensure that site attributes and constraints are carefully considered in the site planning and assessment process	Majors Creek 1A 5MW Solar Farm + BESS Drawing Pack

B3 Flora, fauna, soil and watercourses	Terrestrial biodiversity: a) To maintain and enhance the Queanbeyan-Palerang Regional local government area's biodiversity b) To encourage the recovery of threatened species and endangered ecological communities c) To ensure that a report contains sufficient information to enable Council to determine the impact of the development proposal on biodiversity	Section 5.1 Biodiversity
	Soils and steep slopes To ensure that a report contains sufficient information to enable Council to determine the impact of the development proposal on the land	Section 2.1 Description
	Watercourses To ensure that a report contains sufficient information to enable Council to determine the impact of the development proposal on the land.	Section 5.3 Water resources
	Habitat corridors To maintain or enhance habitat corridors	Section 5.1 Biodiversity
B4 Bushfire prone land	a) To minimise risk to life, property and the environment from bush fire. b) To ensure compliance with the statutory obligations for development in bush fire prone areas. c) To ensure bush fire risk is managed in connection with the preservation of the ecological values of the site and adjoining lands.	Section 5.2 Hazards
B7.7 Stormwater and water sensitive urban design	a) To minimise the potential impacts of development and other associated activities on the aesthetic, recreational and ecological values of receiving waters b) To ensure stormwater is controlled in a way that minimises nuisance to neighbouring properties c) To set minimum standards for the collection and management of stormwater on development sites. d) To preserve natural drainage systems, where practicable, and to provide for the repair and enhancement of environmentally significant or degraded land e) To ensure appropriate easements are provided over existing drainage systems on private property	Section 5.3 Water resources
B8 Erosion and sediment control	a) To minimise the erosion and sedimentation arising from land use and development b) To intercept and contain eroded material from building and development sites within the boundaries of the site	Section 5.3 Water resources

	c) To minimise the potential for sediment and silt laden waters coming off the site or contributing to water courses d) To minimise soil loss from development through effective site management practices that reduce windblown soil loss e) To ensure prompt and effective stabilisation of disturbed lands by appropriate revegetation strategies	
B10 Heritage	Aboriginal heritage a) To identify Aboriginal heritage at the earliest possible stage in the development process	Section 5.9 Heritage
	Natural heritage To protect items with natural heritage values	Section 5.1 Biodiversity and 5.11 Landscape character and visual amenity
B11 Social and economic impact assessment	a) To ensure that a report contains sufficient information to enable Council to determine the impact of the development proposal on the social or economic environment b) To ensure that the social or economic impact of a proposal is considered at the development assessment stage c) To consider the need for services and infrastructure to assist in addressing the social and economic impacts of a development proposal	Section 5.9 The community and economy
B14 Potentially contaminated land	a) To ensure that changes of land use will not increase the risk to health or the environment from previous land use b) To provide information to support decision making	Section 5.3 Hazards
B15 Waste management	a) To avoid the generation of waste through design, material selection and building practices b) To encourage waste minimisation, including source separation, reuse and recycling c) To ensure efficient storage and collection of waste and quality design of facilities	5.12 Waste management

4.5 Land use strategies

The *South East and Tablelands Regional Plan 2036, the draft South East and Tablelands Regional Plan 2041*, *Queanbeyan-Palerang Local Strategic Planning Statement*, and *Palerang Rural Lands Strategy 2016-2036* are of relevance to the land and/or this application.

Table 8: Land use strategies applying to Queanbeyan-Palerang

Strategy	Intent	The proposed development
South East and Tablelands Regional Plan 2036	The *South East and Tablelands Regional Plan 2036* applies to Queanbeyan-Palerang Regional local government area. Relevant goals and actions relate to a connected and prosperous economy. The proposed development will implement the following direction of the *South East and Tablelands Regional Plan 2036*: *Direction 6: Position the region as a hub of renewable energy excellence* The region is positioned to take advantage of the established network of high voltage transmission lines that traverse the region and significant research and innovation on renewable energy from the ANU. An action of this direction is to promote appropriate smaller-scale solar energy projects.	The proposed development will implement the following direction of the *South East and Tablelands Regional Plan 2036*: *Direction 6: Position the region as a hub of renewable energy excellence* The region is positioned to take advantage of the established network of high voltage transmission lines that traverse the region and significant research and innovation on renewable energy from the ANU. An action of this direction is to promote appropriate smaller-scale solar energy projects.
Draft South East and Tablelands Regional Plan 2041	The *Draft South East and Tablelands Regional Plan 2041* is a review of the current regional plan and was exhibited during August – September 2022 and again during December 2022 and January 2023.	Theme 2 of the draft plan is *Enhancing sustainable and resilient environments*. Objective 8 of the draft regional plan is *Plan for a net zero region by 2050*. Strategy 8.1 of this objective includes to promote opportunities for clean energy generation in the region including solar. The proposed development implements this strategy.
Queanbeyan-Palerang Regional Council Local Strategic Planning Statement	*Queanbeyan-Palerang Regional Council Local Strategic Planning Statement – Towards 2040* provides the framework for Queanbeyan-Palerang's land-use needs over the next 20 years and sets a land use planning vision. The vision for rural areas includes the statement: *In 2040, the rural areas of QPRC will predominantly maintain their existing* uses and character. Livestock grazing will remain a key land use, however other activities, such as extractive industries and renewable energy production will also continue to be important contributors to the rural economy.	Goal 1 of the LSPS is *a connected and prosperous economy*. Direction 6 of this goal is to *position the region as a hub of renewable energy excellence*. Renewable energy is termed an 'emerging regional driver' in the context of regional economic development. Renewable energy technologies are encouraged where these do not unreasonably impact on neighbouring land uses.

Strategy	Intent	The proposed development
Palerang Rural Lands Strategy 2016-2036	The Rural Lands Strategy built upon the Rural Lands Study and Discussion Paper. It provides a strategic direction for rural, rural residential and environmental land in the former Palerang LGA from 2016 to 2036. The Strategy seeks to find a balance between the competing pressures from a diverse range of land uses and to protect the agricultural, environmental, and landscape values of the former Palerang non-urban lands. The trend towards more and a wider range of on-farm businesses with minimal agricultural connection is acknowledged in the strategy but is seen as an economic development issue. Rural scenic landscapes comprising native vegetation, biodiversity, diversity of topographic relief and broadscale and extensive grazing activities are noted. Threats to these landscapes can arise from more intensive land use, more industrialised agriculture and from the extensive clearing of remnant native vegetation.	Renewable energy developments are not mentioned in the strategy although a principle of the strategy is to support multiple non-agricultural complementary land uses in rural areas. Impacts on agricultural land are discussed in section 5.8 of this Statement. Impacts on landscape character and visual amenity are discussed in section 5.11.

4.6 Guidelines

4.6.1 Large Scale Solar Energy Guideline

The *Large-Scale Solar Energy Guideline* applies to state significant developments. Although the guidelines do not legally apply to the proposed development, the NSW Government encourages applicants, councils and planning panels to consider the objectives and principles when preparing, assessing and determining applications for regionally significant development.

The objectives, principles and assessment issues outlined in the guideline have been considered during preparation of this *Statement of Environmental Effects* and are referenced in the matters assessed in chapter *5. Environmental Effects* and chapter *6. Conclusion*.

4.6.2 Planning for Bushfire Protection 2019

The *Planning for Bushfire Protection 2019* guideline applies to land that is mapped as bushfire prone and is used to determine the extent of asset protection zones, access arrangements, water supplies and other matters that affect the ability to protect life and property in the event of a bushfire. Section *8.3.5 Wind and solar farms* of the guideline sets out the requirements for the development of renewable energy facilities. This matter is addressed in section *5.2.2 Fire* of this Statement.

4.6.3 Climate Change Action Plan

Two documents comprise Council's Climate Change Action Plans:

- QPRC Council Operations Climate Change Action Plan
- QPRC Community Climate Change Action Plan

Queanbeyan-Palerang Regional Council and the community have roles to play in ensuring the Queanbeyan-Palerang region contributes to efforts to mitigate climate change through action to reduce our greenhouse gas emissions. The Action Plans cover the period from 2020 to 2030 and set out the potential for abatement in Council operations and in the community, as well as actions that Council can undertake to implement the plans.

5. ENVIRONMENTAL EFFECTS

5.1 Biodiversity

5.1.1 Assessment of impacts

Biodiversity (Large Scale Solar Energy Guideline – for consideration only)
Where the proposed site contains native vegetation, habitat of threatened species or ecological communities, and requires clearing, an assessment must be undertaken in accordance with the *Biodiversity Conservation Act 2016,* the Biodiversity Assessment Method and documented in a biodiversity development assessment report (BDAR).
The Planning Secretary has the power to waive the requirement for a BDAR if an applicant can demonstrate that the proposed development is not likely to have a significant impact on biodiversity values.
Applicants are expected to demonstrate that they have applied principles of avoidance, minimisation and mitigation of impacts in project design.

A biodiversity assessment has been carried out by EcoLogical Australia Pty Ltd to determine the potential impact on any threatened species and endangered ecological communities that are present on the project site and in the vicinity of the site. The findings of the assessment are summarized below.

Methodology for the biodiversity assessment involved Database and literature review, flora and fauna field surveys, and botanical surveys. The assessment covered details of recorded sightings of threatened species including koalas and identification of vegetation communities in the vicinity of the project site. The *Flora and Fauna Assessment* provides a *test of significance* and *likelihood of occurrence* in accordance with requirements of the *Biodiversity Conservation Act 2016,* an assessment of potential koala habitat as required by *SEPP (Biodiversity and Conservation) 2021* and also satisfies requirements of the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

5.1.2 Findings

Direct impacts on flora and fauna arising from the proposal will be minimal given the already heavily modified nature of the footprint of the proposed development, which has a long history or agriculture, including ongoing sheep grazing. The subject site has also been sprayed with herbicide twice over the last year and recently burnt as part of a pasture improvement program, with direct sowing of pasture grasses planned for March 2026 vegetation. For the purposes of this assessment, the pasture improvement activities that have been undertaken, and are planned, were not considered to comprise part of the solar farm proposal. As such, the proposal is not considered to trigger the NSW BOS. The SVTM mapping predicts that prior to recent pasture improvement activities, parts of the study area supported PCT 3413 Monaro Kangaroo Grass Woodland-Grassland Complex. It is not possible to confirm

this given the condition of the subject site, however the less disturbed parts of the subject land and immediately adjacent properties did support some of the characteristic species of PCT 3413. It is possible, although not certain, that the subject land would have supported NTG prior to European settlement, given the geology and landscape position. However, historic aerial photographs identify that pasture improvement activities have been occurring on the subject land for many decades, and as such, if NTG was present within the subject land prior to recent activities, its conservation significance is likely to have been relatively low.

No threatened flora species were recorded within the study area during the survey period despite targeted surveys in potentially suitable habitats, and none are considered likely to occur there. Approximately 20 individuals of the threatened tree, *Eucalyptus aggregata* (Black Gum), which is listed as vulnerable under both the BC Act and EPBC Act were detected in the far eastern parts of the subject land in the fenced off riparian area of Brick Kiln Creek. None of the Black Gum individuals within the subject land will be adversely affected by the proposed development.

The fauna habitats within the study area are depauperate given the long history of disturbance and absence of native vegetation, rock habitats or woody debris. The proposal will not affect any potentially important habitats for threatened fauna species, such as important nesting, breeding or roosting habitats and it will not sever any linkages between habitats or otherwise permanently restrict fauna movements.

An assessment of the effects of the proposal on threatened species, populations and ecological communities which may be directly or indirectly affected by the proposal was undertaken by applying the five factors from Section 7.3 of the *Biodiversity Conservation Act 2016*. This assessment concluded that the proposal is unlikely to have a significant effect on threatened species, populations or ecological communities or their habitats.

Following consideration of the administrative guidelines for determining significance under the Commonwealth *Environment Protection & Biodiversity Conservation Act 1999*, it is concluded that the proposal is unlikely to have a significant impact on matters of National Environmental Significance or Commonwealth land, and a referral to the Commonwealth Environment Minister is not necessary.

5.1.3 Mitigation measures

It is recommended that:

Vegetation and habitat management

1. All disturbance should be kept to the minimum required to achieve the proposal.

2. Appropriate safeguards should be in place during the proposed works to limit the potential for invasive plants or pathogens, chemicals or any other pollutants to enter the environment in association with the proposed development.
3. The proposed screening plantings should comprise native species that are endemic to the Ballalaba area.

Sediment control

4. Appropriate sediment control measures should be implemented prior to any work for the proposal and retained in place until exposed areas of soil or vegetation are stabilised and/or revegetated.
5. Drainage management and sediment control measures are to have particular regard to the prevention of any sedimentation of watercourses.

5.2 Hazards

Hazards (Large Scale Solar Energy Guideline – for consideration only)

The location of solar energy infrastructure should avoid any land subject to identified natural hazards (such bushfires, flooding or land instability) and should not contribute to an increase in risk of a natural hazard.

Any natural hazards or risks associated with the construction, operation and decommissioning of the solar energy project must be assessed. These include those associated with hazardous materials (for instance, from PV panels and battery storage), and the threat of fire spreading to a solar development or being caused by associated infrastructure such as cables, panels or transmission lines.

If the project is located in a bushfire prone area, applicants must prepare a strategic bushfire study in accordance with the NSW Rural Fire Service's Planning for Bush Fire Protection.

5.2.1 Flooding

There are no Flood Planning Maps in *Queanbeyan-Palerang Regional LEP 2022* so the project site is not mapped as being within a flood planning area. The project site does contain a number of drainage lines, however, there are none mapped on the Riparian Lands and Waterways Map (Sheet WCL_005). The project site is mapped as being within a drinking water catchment on the Drinking Water Catchment Map (Sheet DWC_005). Contours of the site are shown in Figure 5 below.

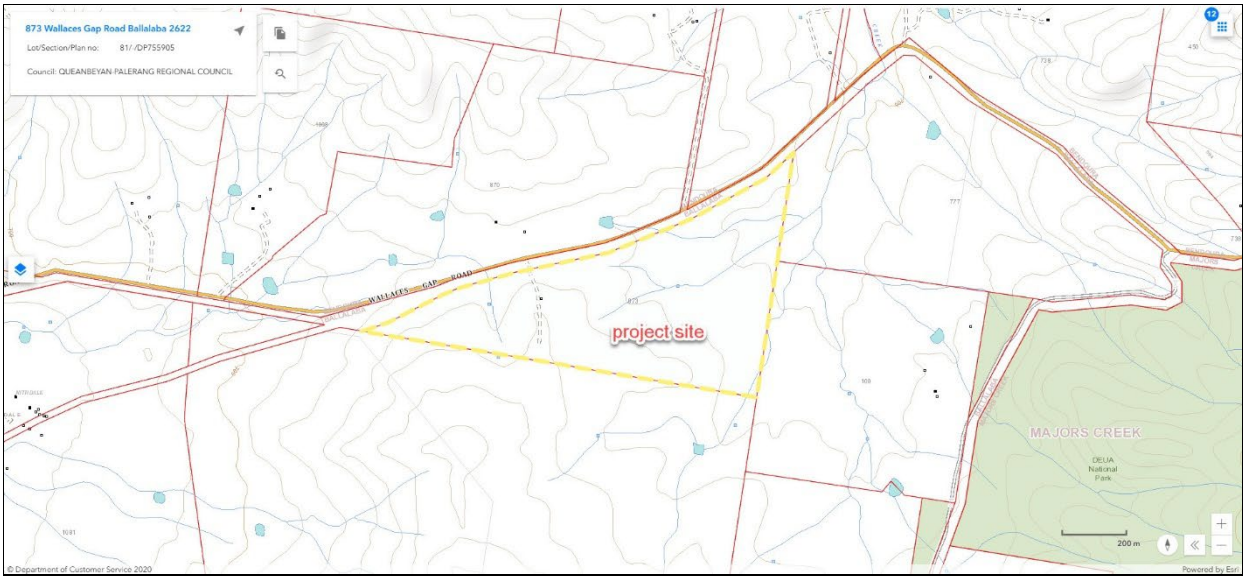


Figure 5: Contour map. Source: SIX Maps

Refer to section *5.3 Water resources* and the *Water Assessment* prepared by EDPR Australia Pty Ltd for details of surface and groundwater impacts and recommended management measures.

5.2.2 Fire

The site is mapped as being affected by bushfire on the bushfire prone land map that is available on the NSW Spatial Viewer.

Section *8.3.5 Wind and solar farms* of *Planning for Bushfire Protection 2019* has been considered. Infrastructure comprising electricity generating works is not a habitable building and is not listed as a *special fire protection purpose* under section 100B of the *Rural Fires Act 1997*.

Defendable space is available within a setback between the array and the security fence that is 10 metres in width which is to be managed as an inner protection zone for the operating life of the solar farm.

In terms of fire safety including the threat of bushfire, the report recommends that the facility with battery storage can be made safer through the integration of safety in design principles from bushfire standards including APZ clearances, internal protection areas, comprehensive system fault monitoring, automated fire detection and suppression systems and safety procedures built into WHS policies and procedures to ensure these farm assets and the surrounding area are protected from the risk of fire.

The layout of the solar array is proposed to include an Asset Protection Zone (APZ) surrounding the entire site with a 10 metre wide setback from a non-combustible chain-link fence. The APZ will not be located on land exceeding a slope of 18 degrees. This APZ is also intended to act as a defendable space and a buffer against radiant heat effects for emergency services. An APZ shall also be established around the battery stations (which includes the cubicles, switching station and associated structures of the BESS) and other infrastructure such as the inverter stations and DC-DC converters located at the northern edge of each array. A 20,000 litre static water supply tank fitted with a 65mm Storz fitting will be located adjoining the internal property access road within the APZ.

Road access to the site and fencing are excluded from the APZ. Internal access roads are to have a minimum carriageway width of 5.5 metres between obstructions such as fencing, bollards and trees, and vertical clearances of 4 metres. Internal curves of the APZ and inner protection area (IPA) are designed with minimum 6 metre radius turning circles to assist in vehicle access. The APZ around the array provides access for fire-fighting vehicles. Fire-fighting vehicles are able to traverse and manoeuvre through the grasslands with open vision and adequate ability to pass each other.

Figure 6: Bushfire prone land. Source: NSW Spatial Viewer

Batteries (Large Scale Solar Energy Guideline – for consideration only)

If the project includes battery energy storage that has a capacity of more than 30 MW, the applicant must undertake a preliminary hazard analysis in accordance with Hazardous Industry Planning Advisory Paper No 4 – Risk Criteria for Land Use Safety Planning (PDF 367 KB), Hazardous Industry Planning Advisory Paper No 6 – Hazard Analysis (PDF 525 KB) and Multi-level Risk Assessment (PDF 624 KB).

EDPR Australia Pty Ltd has carried out a hazard analysis and risk screening, submitted separately and entitled *Fire and Hazard Assessment*.

The results of risk screening are that a PHA is not required for dangerous goods to be stored on the site. However, the following management measures have been recommended to be implemented:

- Installing reliable, automated monitoring and control systems, with an alarm and shutdown response capability,
- Taking reasonable and safe measures to prevent the risks of external heat effects in the event of a bushfire,
- Designing appropriate separation and isolation between battery cubicles, and between the BESS and other infrastructure, in accordance with the manufacturer's recommendations, and including gravel set-off areas around the facility,
- Compliance with all applicable Australian codes and standards,
- Preparation of a BESS-specific fire response plan, in conjunction with the NSW Rural Fire Service,
- Installing an adequate automatic fire suppression system integrated into the detection and control system,
- Disposal (and where possible, recycling) of any potentially hazardous material in accordance with the best international practices available at that time, and
- Fuels and pesticides/herbicides in use at the site will be stored at the laydown area in appropriately bunded areas designed in accordance with AS1940-2004.

The solar farm includes an early warning system of issues such as earth faults and automatically initiates safety systems to prevent uncontrolled outbreaks of hazards such as electricity disturbances on the grid or localised issues such as fire.

5.2.3 Contamination

A search of the Environment Protection Authority's *List of Notified Contamination Sites* and *Protection of the Environment Operations Act Public Register* has been undertaken which revealed that there are no contaminated sites listed in or around the project site, or within the settlements of Majors Creek and Braidwood.

There are no known prior land-uses on the project site that are likely to have resulted in contamination of the land. A preliminary assessment is not considered necessary in this instance.

5.2.4 Mitigation measures

There are no mitigation measures recommended in relation to flooding, bushfire hazard or land contamination.

5.3 Water resources

Water management (Large Scale Solar Energy Guideline – for consideration only)
Surface water-related impacts, such as flooding, discharge/run-off and erosion, must be assessed. Appropriate mitigation measures, such as sediment controls, must be proposed where warranted.
Applicants should consult with landholders regarding potential surface-water related impacts of the project on neighbouring properties and any mitigation measures.
Any assessment of surface water-related impacts must be informed by a soil survey that considers the potential for erosion.
If there is any water take associated with the project, the applicant should identify the source of water (both potable and non-potable) and may need to acquire water access licences if the project is approved.

5.3.1 Assessment of impacts

A *Water Assessment* of potential impacts on groundwater and surface water flows and flooding has been carried out by EDPR Australia Pty Ltd. The assessment is based on a desktop review of local hydrology and catchment and water quality data; surface and groundwater quality data; and flood risk potential against the planning instruments, NSW policies and referenced industry standards for solar arrays. Mitigation measures are recommended for construction, operation and demolition phases of the project.

Majors Creek in NSW has an elevation of 685m AHD and is located within the upper catchment of the Shoalhaven River. The catchment of the river is approximately 7,300 km^2, making it the sixth largest coastal catchment in NSW. The upper part of the catchment is characterised by rugged terrain south of Braidwood. The river flows for 300 kilometres through farmland and national park areas before forming an estuary east of Nowra where it enters the Pacific Ocean. Approximately half of the catchment has had minimal disturbance to its native vegetation and about 35% of the catchment is used for agriculture, The central part of the upper catchment has fragmented riparian vegetation where grazing is the predominant land use.

The project site is on a gently sloping hillside with a northerly aspect and a height of approximately 708 metres (AHD). The site is surrounded by hills to the north and east reaching elevations of between 770-780 metres. The centre of the site has an elevation of 708.7 metres (AHD), with the nearest part of Brick

Kiln Creek to the northeast having an elevation of 696.1 metres (AHD). The land is mostly cleared of native vegetation and is currently used for farming.

The site falls within the Lachlan Fold Belt Greater Metropolitan Groundwater Source. The water sharing plan recognises the effect of climatic variability on the availability of water through having provisions within the limits of water availability for domestic and stock use on a long-term average annual basis. Cenozoic sediments within this groundwater source directly overlay rocks of Carboniferous age or older. Alluvial deposits occur along the valleys, creeks and floodplains of the Shoalhaven River. These deposits are generally shallow, forming unconfined aquifers that are responsive to rainfall and streamflow, with groundwater recharge primarily coming from rainfall. The land salinity hazard for the broader area is low to moderate, however, the project site does not fall within an area of groundwater vulnerability.

The project site contains one mapped watercourse located along the northern section of the site. According to the Water Management (General) Regulation Hydro Line spatial data, this watercourse consists of two first order streams – as classified by the Strahler System ordering method – which merge to form a second order stream. Based on the spatial data, the watercourse path runs generally in a south-west to north-east direction, connecting to Brick Kiln Creek, located more than 100 metres beyond the eastern boundary of the property.

Under the *Water Management Act 2000*, a mapped watercourse is taken to constitute waterfront land. As such, works within a prescribed riparian corridor are classified as controlled activities and may require Controlled Activity Approval (CCA) from the regulator. However, the *Waterfront Land Guidelines* provide that "where a watercourse does not exhibit the features of a defined channel with bed and banks, the department may determine that the watercourse is not waterfront land for the purposes of the WM Act". Desktop assessments, supported by on-site investigations, confirmed that the mapped feature does not exhibit the physical characteristics typically associated with a defined watercourse, therefore, a controlled activity approval is not required.

In addition, the solar farm layout and infrastructure have been intentionally designed to optimise efficient land use while minimising disturbance to soils, drainage patterns and natural landform. The design of the facility will mean that the existing natural terrain can be largely retained, surface water flow paths are not obstructed, soil disturbance is localised and limited to pile footprints, and the ground surface beneath and between panels remains permeable and vegetated.

The site is not at risk of major flooding. Modelling of the potential maximum inundation for a 100-year ARI event using 2 metres DEM data shows that flooding would be contained within the immediate area of

the Shoalhaven River. There is potential for some localised (minor) inundation from minor drainage lines running through the site, with flow direction mostly towards the northeast.

5.3.2 Findings

In terms of impacts on water quality and the potential for erosion, the project has the potential to alter existing water quality conditions within the site. The impervious area of solar facilities is typically only marginally increased owing to associated hardstand and building areas. However, the panels may impact the nature of vegetation/grass coverage on the site, which has the potential to increase surface runoff and peak discharge.

Increased flow concentration off the panels also has the potential to erode soil at the base of solar panels. As the site has been historically used for farming there is very little natural ground cover vegetation, there is the potential that stormwater runoff will contain sediments and increase turbidity or other water quality parameters in downstream water ways.

The proposed development is located within a designated drinking water catchment and, as such, must adhere to Water NSW requirements to protect water quality in accordance with catchment protection provisions. Specifically, all developments within these catchments are required to demonstrate a neutral or beneficial effect (NorBE) on water quality, ensuring that the project does not increase pollution levels. The proposed development has been designed to incorporate a range of mitigation measure, which collectively address potential risks to water quality. These measures include erosion and sediment control, stormwater management, and the maintenance of vegetated buffer zones, all intended to prevent sediment and pollutants from entering local waterways during both construction and operational phases. Through the implementation of these measures, the project is expected to comply with the NorBE requirement and maintain the integrity of the catchment.

5.3.3 Mitigation measures

The potential for site accessibility and the potential for inundation issues during flood events should be reviewed and procedure developed to halt construction during heavy rainfall to reduce potential impacts to the development and to increases in downstream sedimentation. The following mitigation measures given in Table 9 are recommended to manage downstream sedimentation.

Table 9: Proposed mitigation measures to manage downstream sedimentation

Stage	Measure	Activities/approach
Design	Site drainage and water quality controls	Design Basis • Undertake hydrological assessment of the site's catchment in accordance with relevant methods outlined in Australian Rainfall and Runoff • Determine sediment management targets and drainage control standards in accordance with Managing Urban Stormwater: Soils and Construction Vol 1 (Blue Book) (DECC, 2008). • Develop a site erosion and sediment control plan in accordance with the Blue Book. • Develop site drainage design incorporating detention basins and sedimentation management structures where relevant. • Permanent site drainage should coincide with temporary arrangements where possible
Construction and/or demolition	Site drainage and water quality controls	General site works: • Catch drains to be located downslope of any proposed road works. • Install location appropriate sediment fences or other applicable control measures depending on whether the feature is upstream or downstream of a disturbed part of the site or will need to be trafficable. • All stormwater collection points need to have appropriate sedimentation and erosion controls. • Undertake ongoing inspections of stormwater facilities and water control measures to assess their effectiveness. • Vibration grids or wash bays at all construction exits. • Level spreaders at locations where concentrated flow is discharged offsite to ensure sheet flow like conditions are maintained. • Flat land erosion control options include erosion control blankets, gravelling, mulching, soil binder, turfing and revegetation
Construction and/or Demolition	Stormwater point source control	In the event of concrete works: • Do not undertake works if chance of heavy rain. • Store rinsate water, if applicable, separately to other water on site and dispose of offsite as appropriate. • Block on site drains in the area of the works and remove any contaminated runoff. In the event that dewatering practices are required: • Elevate pump hose intakes for withdrawing water from excavations to minimise sediment pumping and direct hose to a containment area for settling prior to discharge of water. • Limit direct discharge off site (consistent with the design requirements for sediment pond discharge). • Stormwater collected on site should be reused where possible. Controls should be inspected and maintained on a regular basis. All water released from sediment basins should be clear or disposed of off site by vehicle. • Material and waste storage areas should be designed and operated to minimise interaction with surface waters. • Vehicle washdown areas should be located away from water courses

5.4 Air quality

5.4.1 Assessment of impacts

Air quality (Large Scale Solar Energy Guideline – for consideration only)
Dust suppression measures that will be used during construction and operation, such as water carts during land preparation, temporary wind fences and re-vegetation of disturbed areas, should be considered.

The Department of Planning, Housing and Infrastructure maintains air quality monitoring stations across rural NSW. The instruments used at most rural network sites are indicative particulate monitors that respond to all aerosols including smoke and fog.

Total suspended particles are solid particles and liquid droplets 100 micrometres or less in diameter. They come from natural and human-made sources, such as pollen, bushfires and motor vehicle emissions. Dust emissions are also a source of air pollution and can cause poor air quality. The pollutants measured by the Department are nitrogen dioxide, sulphur dioxide and ammonia.

Particles are also measured as PM_{10} and $PM_{2.5}$. PM_{10} are particles less than 10 micrometres in diameter. Sources include crushing or grinding operations and dust stirred up by vehicles on roads. $PM_{2.5}$ are fine particles less than 2.5 micrometres in diameter. Sources include all types of combustion, including motor vehicles, power plants, residential wood burning, forest fires, agricultural burning, and some industrial processes.

Table 10 gives hourly average readings of PM_{10} particles, $PM_{2.5}$ particles and the rating for the nearest monitoring station to the project site which is located at Goulburn.

Table 10: Average hourly air quality readings

Monitoring station	**Goulburn**	
Period	2pm to 3pm, 3 August 2025	
Particles	Reading	Rating
PM_{10}	0.0 ug/m^3	Good
$PM_{2.5}$	0.0 ug/m^3	Good

Activities that disturb the earth's surface and that are carried out with the use of machinery have the potential to generate dust emissions. This may be exacerbated by wind exposure to an exposed ground surface. The current use of the land for farming involves regular tilling, sowing and harvesting of fodder grasses that may create dust and impact on air quality. Similarly, grazing would generate dust as animals

trample the ground surface. The land has been modified for agriculture with the consequent loss of native vegetation leading to exposed soil surfaces.

The construction of the solar farm will not involve extensive earthworks. Pile driving for footings for the array framework and excavation for roads and ancillary structures will be carried out. Along with the delivery of materials using heavy vehicles, these construction works may generate dust, however, once operational the change of use of the land from agricultural to solar photovoltaic electricity generation is expected to reduce particulate emissions and lead to an improvement in local air quality. Vehicle movements would be restricted to internal access roads and the majority of the site would be revegetated with native or pasture grasses.

The presence of agricultural activities and extractive industries in the vicinity of the site may cause dust to settle on the panels. However, the proposed regular maintenance regime of cleaning panels every two to three months would ensure that the array operates at maximum efficiency.

5.4.2 Mitigation measures

To minimize dust generation during the construction and operational phases the following mitigation measures are proposed:

During construction:

- Limit vehicle movements to areas necessary to deliver panels, ancillary structures and equipment,
- Suppress dust emissions using watering and cease works during dry and windy conditions,
- Ensure ground disturbance is limited to areas necessary to place footings or to be used for access,
- Ensure minimal handling of excavated materials, and
- Ensure stockpiles of excavated material is bunded and protected from wind and vehicle movements.

During operation:

- Grade and add road base to internal accessways,
- Revegetate the site with suitable groundcover immediately after construction works are completed, and
- Ensure all plant and equipment is maintained in a clean condition and operates in accordance with specifications.

5.5 Noise

5.5.1 Assessment of impacts

Noise and vibration (Large Scale Solar Energy Guideline – for consideration only)
Construction noise impacts should be assessed in accordance with the Interim Construction Noise Guideline and operational noise impacts in accordance with the NSW Noise Policy for Industry.

A *Noise Assessment* of the impacts of noise emissions has been carried out by Muller Acoustic Consulting. The purpose of the *Noise Assessment* is to quantify potential environmental noise emissions associated with the construction and operation of the project. Where impacts are identified, recommendations are made to mitigate and manage noise.

5.5.2 Findings

The results of the *Noise Assessment* demonstrate that noise levels are expected to comply with noise management levels at all identified receivers during standard construction hours. Similarly, operational noise management levels are satisfied at all receiver locations. Road noise emissions associated with the project are anticipated to satisfy the relevant *Road Noise Policy* criteria at all receivers along the proposed transportation route.

Sleep disturbance is not anticipated as there are no operational noise sources that generate significant maximum noise events and noise emissions from the project are predicted to satisfy the EPA maximum noise level criteria. A qualitative assessment of potential vibration impacts has been completed. Due to the nature of the works proposed and distances to potential vibration sensitive receivers, vibration impacts from the project would be negligible.

Based on these results, the project satisfies the relevant requirements of the *Interim Construction Noise Guideline, Noise Policy for Industry* and the *Road Noise Policy*. Approval of the project is supported subject to the implementation of recommended mitigation measures.

5.5.3 Mitigation measures

There are no measures recommended to mitigate the impact of noise emissions.

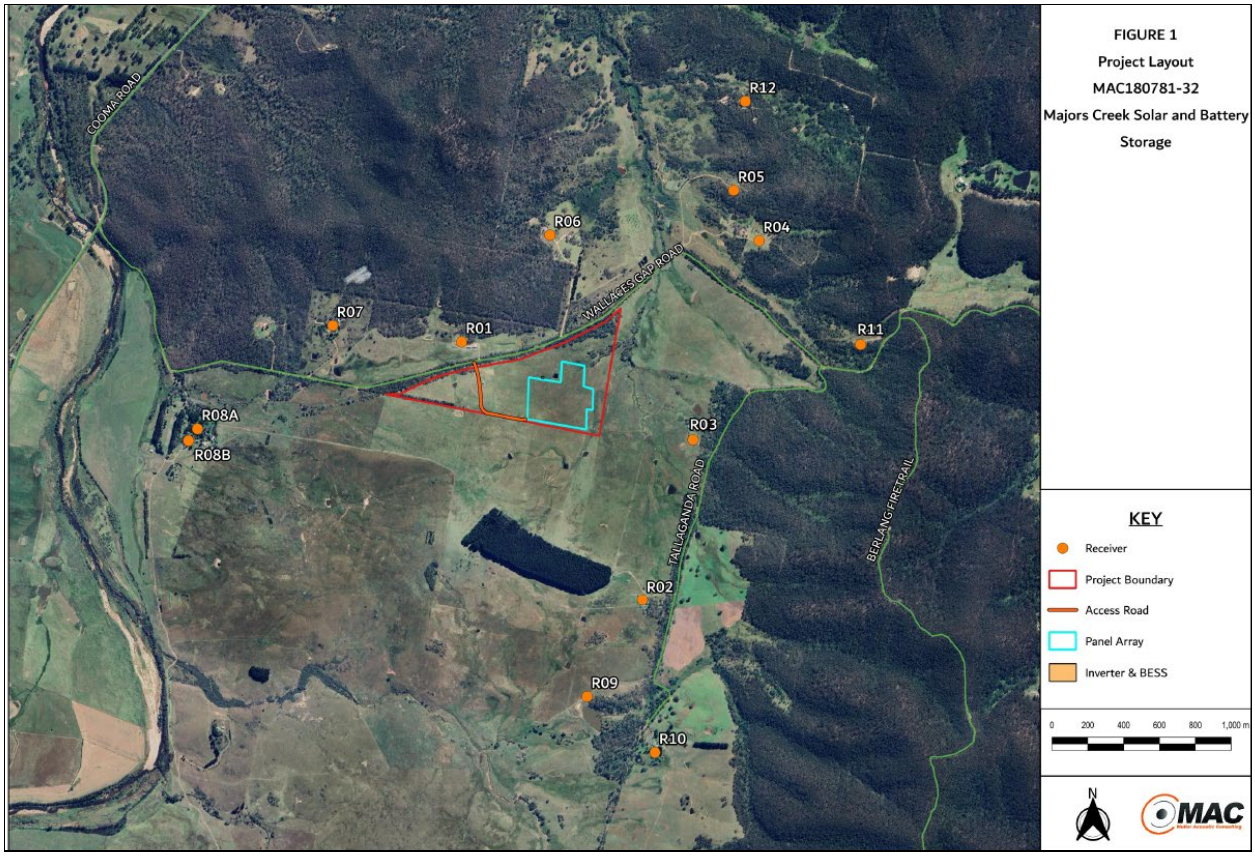


Figure 7: Location of noise sensitive receivers. Source: Muller Acoustic Consulting

5.6 Traffic and access

5.6.1 Assessment of impacts

Traffic and transport (Large Scale Solar Energy Guideline – for consideration only)

Applicants should consider whether the local and classified road network can accommodate the traffic generated by the construction of the solar energy project, having regard to any advice from relevant road authorities.

Applicants should provide a clear list of road upgrades required and an assessment of the relevant impacts of these upgrades, having regard to advice from relevant road authorities. Applicants must identify whether the road upgrades require landowner's consent.

A *Traffic and Parking Impact Assessment* has been prepared by McLaren Traffic Engineering. The traffic assessment includes a description of the existing road network and considers expected traffic generation during site construction and operation. Site access arrangements and intersection capacity are also considered.

It is noted in the traffic assessment that vehicular access is proposed by providing a two-way driveway from Wallaces Gap Road which provides access to the western boundary of the subject site. Wallaces Gap Road is a collector road, is not a classified road and the development application is not required to be referred to Transport for NSW.

All construction vehicles required to access the site will utilise the existing road network. The largest construction vehicle required to access the site is a 26 metre B-Double and is to access the site via a left turn from Cooma Road onto Wallaces Gap Road before entering the site in a forward direction.

Vehicle egress will occur in a forward direction with B-Doubles performing a left turn onto Wallaces Gap Road before proceeding to turn right onto Cooma Road. Swept path tests show that B-double access via the existing driveway is successful, subject to minor widening of the driveway to accommodate swept path requirements. Any such widening works can be undertaken with a temporary treatment commensurate with the construction-phase duration of use. Alternatively, utilisation of standard semi-trailers would reduce the need for driveway widening works.

Construction and operation of the solar farm does not require the use of over-size and over-mass (OSOM) vehicles. The project site is neither of sufficient size or capacity or has a frontage to and access via a classified road. Referral to Transport for NSW as part of the development application process is not required.

The site is not located in close proximity to any public transport facilities.

5.6.2 Findings

Parking

A maximum of 30 construction workers on site at any one day are likely to generate movements in the order of 24 vehicles entering and exiting the site. This is based on the number of vehicles being 80% of the workforce.

The provision of one parking space per employee is considered appropriate, therefore, 24 spaces are to be provided during construction and three during the operational phase. On site parking should be in an informal/temporary arrangement for the type of development proposed. A shuttle bus service may also be implemented to transport construction workers to and from a location in Majors Creek or Braidwood.

Traffic impacts

During the construction period an estimated 45 trucks (including up to 26 metre B-Doubles) will access the site and are expected to generate up to eight truck movements per day (4 inbound and 4 outbound). The trucks will access the site throughout the day generally between 10.00am and 2.00pm and would not contribute to morning or afternoon peak hour traffic.

At peak construction periods there would be up to 30 staff on-site at any one time and it has been assumed all staff arrive in the morning and depart in the afternoon. Assuming that all staff arrive over a 2-hour period and every staff member drives to the site as a worst-case scenario, it would be expected to generate 15 inbound vehicle trips in the morning and 15 outbound vehicle trips in the morning and afternoon peak hour periods. This level of traffic is minor and temporary in nature and will not have an adverse impact on any of the surrounding intersections.

A maximum of three staff will be present at the solar farm, once per quarter, or as required for maintenance operations. This at most relates to a traffic generation of 24 (12 in, 12 out) vehicle trips per year which is extremely minor and will have no adverse impact to the surrounding road network.

Traffic generation is given in Table 11 below. The proposed development is classified as low impact with reference to the *Austroads Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments.*

Table 11: Expected traffic generation

Phase	Description of vehicles	Expected vehicle trips
Establishment	10-15 trucks and trailers to deliver gravel with 4 to 5 workers with 2 persons per vehicle	10 vehicle trips per day for 2 to 3 days
	Light vehicles	4 to 6 vehicle trips per day
Construction	45 B-double articulated trucks of 26m length to deliver equipment	8 vehicle trips per day
	40 light vehicle trips for 40 construction workers (worst case with no shuttle bus operation)	80 vehicle trips per day
Commissioning	Light & heavy rigid vehicles for 10 workers with 2 persons per vehicle	10 vehicle trips per day
Operational	1 light vehicle for maintenance contractor	2 vehicle trips every 2 to 3 months

Sight distances

A sight distance of 222 metres either side of the site entry on Wallaces Gap Road is adopted in the assessment though the sight stopping distance for a 100 km/hr road is 160 metres.. The minimum sight distance is achieved on approach to the site entry from both the east and the west, resulting in compliance with AS2890.1:2004 and AS2890.2:2018.

5.6.3 Mitigation measures

Minor widening of the driveway to accommodate the swept path of 26 metre B-doubles is recommended. Widening works can be undertaken with a temporary treatment commensurate with the construction-phase duration of use. Alternatively, utilisation of standard semi-trailers would reduce the need for driveway widening works.

5.7 The community and economy

Social and economic impacts (Large Scale Solar Energy Guideline – for consideration only)
A social impact assessment is required for all state significant projects and must be undertaken in accordance with the department's Social Impact Assessment Guideline for State Significant Projects (PDF 2,181 KB). The assessment will include both positive and negative impacts of the proposed development on potentially affected people and groups, including how the impacts are distributed. This includes workforce accommodation, job creation opportunities and flow-on economic impacts to local communities.

5.7.1 Population and employment

The population of the locality of Ballalaba as defined by the Australian Bureau of Statistics and recorded in the 2021 Census of Population and Housing was 29 persons. The population of Majors Creek was 290 and the total population of Queanbeyan-Palerang Regional local government area in 2021 was 63,304 persons. Ballalaba locality represents 0.05% of the LGA population. The median age of people in the locality of Ballalaba in 2021 was 52 years compared to 47 in Majors Creek and 38 for the LGA.

Unemployment in Ballalaba at the time of the 2021 Census of Population and Housing was 10.0% of the labour force comprising persons aged 15 years and over. Unemployment in Majors Creek was 4.2% and 3.1% in the LGA. The labour force participation rate in Ballalaba in 2021 was 47.6%. Queanbeyan-Palerang Regional LGA had a very high participation rate at 70.4% compared to NSW at 58.7%.

Table 12: Key demographic characteristics. Source: 2021 Census of Population and Housing, ABS

Sector	Characteristic	Ballalaba	Majors Creek	Queanbeyan-Palerang Regional LGA	NSW
Population	Total persons	29	290	63,304	8,072,163
	Median age	52	47	38	39
Employment	Labour force participation rate	47.6%	52.4%	70.4%	58.7%
	Unemployment rate	10%	4.2%	3.1%	4.9%
Housing	Occupied private dwellings	n/a	105	23,100	90.6%
	Unoccupied private dwellings	n/a	32	2,191	9.4%
	Total private dwellings	n/a	137	25,291	3,199,992
	Average occupancy rate	2.3	2.4	2.6	2.6
	Median monthly mortgage repayments	$2,500	$1,430	$2,167	$2,167
	Median weekly rent	$255	$390	$355	$420
	Proportion separate houses	100%	100%	73.9%	65.6%

5.7.2 Accommodation

The numbers of private dwellings in Ballalaba was not recorded in the 2021 Census. However, there were a total of 137 private dwellings in Majors Creek and 25,291 in Queanbeyan-Palerang Regional LGA. 32 of the dwellings in Majors Creek and 2,191 of those in the LGA were unoccupied. The majority of dwellings in the LGA (73.9%) were separate houses and the remainder were medium density dwellings comprising semi-detached, row or terrace houses, townhouses, flats and apartments.

There are 17 establishments offering accommodation for visitors to Braidwood and the surrounding district listed on the NSW Government's VisitNSW website https://www.visitnsw.com/destinations/country-nsw/queanbeyan-area/braidwood/accommodation. These include holiday parks, motor inns, bed and breakfasts and hotels. In addition to these establishments there are the unoccupied private dwellings some of which may be available as short term rentals, and unregulated accommodation places such as AirBnB and Stayz.

5.7.3 Health

Health (Large Scale Solar Energy Guideline – for consideration only)
Applicants should consider the power frequency and electric and magnetic field exposure guidelines referenced by the Australian Radiation Protection and Nuclear Safety Agency.

The information presented in this section has been sourced from the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). It includes a description of the type of electromagnetic radiation that may be produced by the generation and distribution of electricity.

The generation, distribution and use of electricity can produce extremely low frequency (ELF) electromagnetic fields (EMF) from electrically charged particles. The electric field is produced by the voltage whereas the magnetic field is produced by the current. The strength of the electric field is measured in units of volts per metre whilst the strength of the magnetic field is expressed in units of tesla (T), microtesla (μT), gauss (G) or milligauss (mG).

ELF EMF is produced by both natural and artificial sources. Naturally occurring ELF EMF is associated with atmospheric processes such as ionospheric currents, thunderstorms and lightning. Artificial sources are the dominant sources of ELF EMF and are usually associated with the generation, distribution and use of electricity at the frequency of 50 or 60 Hz. The widespread use of electricity means that people are exposed to ELF electric and magnetic fields in the home, in the environment and in the workplace.

5.7.4 Potential social and economic impacts

Employment

It is anticipated that there will be 50 personnel directly involved in construction with a maximum of 30 workers on site at any one time. Construction is expected to take approximately three months. Varying levels of expertise will be required ranging from labourers to qualified electricians and project managers. In addition, personnel would be involved in transport and delivery of materials to the site. Some of this employment may be able to be sourced locally. The construction period and availability of workers is subject to the availability of skilled and unskilled labour which is currently in short supply in regional areas due to high levels of development including infrastructure renewal that is happening across NSW.

Expenditure

This initial expenditure generates flow on effects throughout the local economy through income and employment. EDPR Australia Pty Ltd will commission local professionals to carry out the land survey of the project site. If necessary, sites officers employed by Batemans Bay Local Aboriginal Land Council will be engaged to carry out a cultural survey prior to commencement of works to identify any Indigenous items or places present on the project site.

The facility will bring direct economic benefits to the local economy through wages and salaries and indirect benefits through the need for accommodation and sustenance in the area for non-local

employees. Restaurants, cafes, bakeries, supermarkets, pubs, newsagents would all benefit from the additional business this will bring.

Accommodation

It is considered that there is adequate accommodation available to cater to the 50 construction workers given the number of visitor accommodation establishments in the area. In addition, there are 2,191 unoccupied private dwellings in Queanbeyan-Palerang Regional LGA some of which may be available for short-term rentals and as unregulated visitor accommodation.

There are likely to be negligible effects on the availability of affordable rental over the short construction period as it is not expected that landlords would evict long-term tenants in preference of short-term workers. Workers coming to the area would be likely to take up tourist accommodation similar to mine workers across country NSW, however, construction may be limited to the off-peak tourist season if necessary.

Health

According to the Australian Radiation Protection and Nuclear Safety Agency, which maintains continual oversight of emerging research into the potential health effects of EMF exposure, there is no established evidence of health effects from exposure to electric and magnetic fields from powerlines, substations, transformers or other electrical sources, regardless of proximity.

Summary

- The solar farm will generate community economic benefits through local direct and indirect employment opportunities during the planning and construction phases as well as limited maintenance and inspection jobs once operational,
- Indirect economic benefits are through the flow-on expenditures to linked industries,
- The development of a solar farm will create a new market for local contractors and expand diversity of income for the landowners,
- The additional lease income received by the land owners may be put to improvements elsewhere on the property,
- Community benefits of the solar farm will be through an understanding of sustainable development and by gaining commitment to greater reliance on renewable energy,
- Community engagement will be carried out by Council in accordance with consultation policy. This will provide community members an opportunity to make a submission regarding perceived social and economic impacts, and

- The power generated by the solar farm would be directed to the settlement of Majors Creek for consumption by local households and businesses.

5.7.3 Mitigation measures

It is recommended that labour to construct the solar farm and for ongoing maintenance be sourced from within Queanbeyan-Palerang Regional LGA wherever possible. Where labour needs to be brought into the area, it is considered that there would be sufficient accommodation options for employees in the LGA for the estimated maximum of 50 workers engaged during the construction phase. It is also recommended that advertising be placed in local media and to approach local businesses to determine whether there is the capacity and expertise available in Majors Creek, Braidwood and surrounding districts to participate in the construction and ongoing maintenance activities.

5.8 Agricultural land

5.8.1 Agricultural production

Agricultural land use principles (Large Scale Solar Energy Guideline – for consideration only)

1. Applicants should consider the agricultural capability of the land during the site selection process.
2. Applicants should avoid siting solar energy projects on important agricultural land as far as possible.
3. Agricultural assessment should be proportionate to the quality of the land and the likely impacts of a project.
4. Mitigation strategies should be adopted to ensure that any significant impacts on agricultural land are minimised.

Data regarding agricultural production in Queanbeyan-Palerang Regional LGA has been sourced from *AgTrack – Agricultural and Land Use Dashboard* that is maintained by the Department of Primary Industries and Regional Development. The most recent data is for the 2020/2021 financial year.

Table 13: Agricultural data for Queanbeyan-Palerang Regional LGA 2020/2021

Land area	5,319 square kilometres
Area used for agricultural production	3,276 square kilometres
Proportion of total land area used for agriculture	62%
Total gross value of agricultural commodities	$43.06 million
Total employment directly related to agriculture	481 fte
Agricultural commodities produced	25
Total agricultural businesses	225
Agricultural commodities diversity	36% of 69 commodities produced in NSW

Queanbeyan-Palerang Regional LGA is located within the South East and Tablelands planning region as defined by the NSW Government. The total gross value of agricultural commodities produced in the region 2020/2021 was $43.06 billion. Of this, livestock slaughtered meat accounted for 73% of this produce, followed by the livestock products sector which accounted for 10.9% of the gross value of commodities.

Agricultural activities occupy 62% of the total land area of Queanbeyan-Palerang Regional LGA with livestock production covering 326,200 hectares of land area. Of livestock grazing, about two-thirds is carried out on native vegetation and the remainder feeding on modified pastures.

The agricultural sector employed 356 people in 2020/21 and a further 9 jobs were in related industries within the agriculture, forestry and fishing sector.

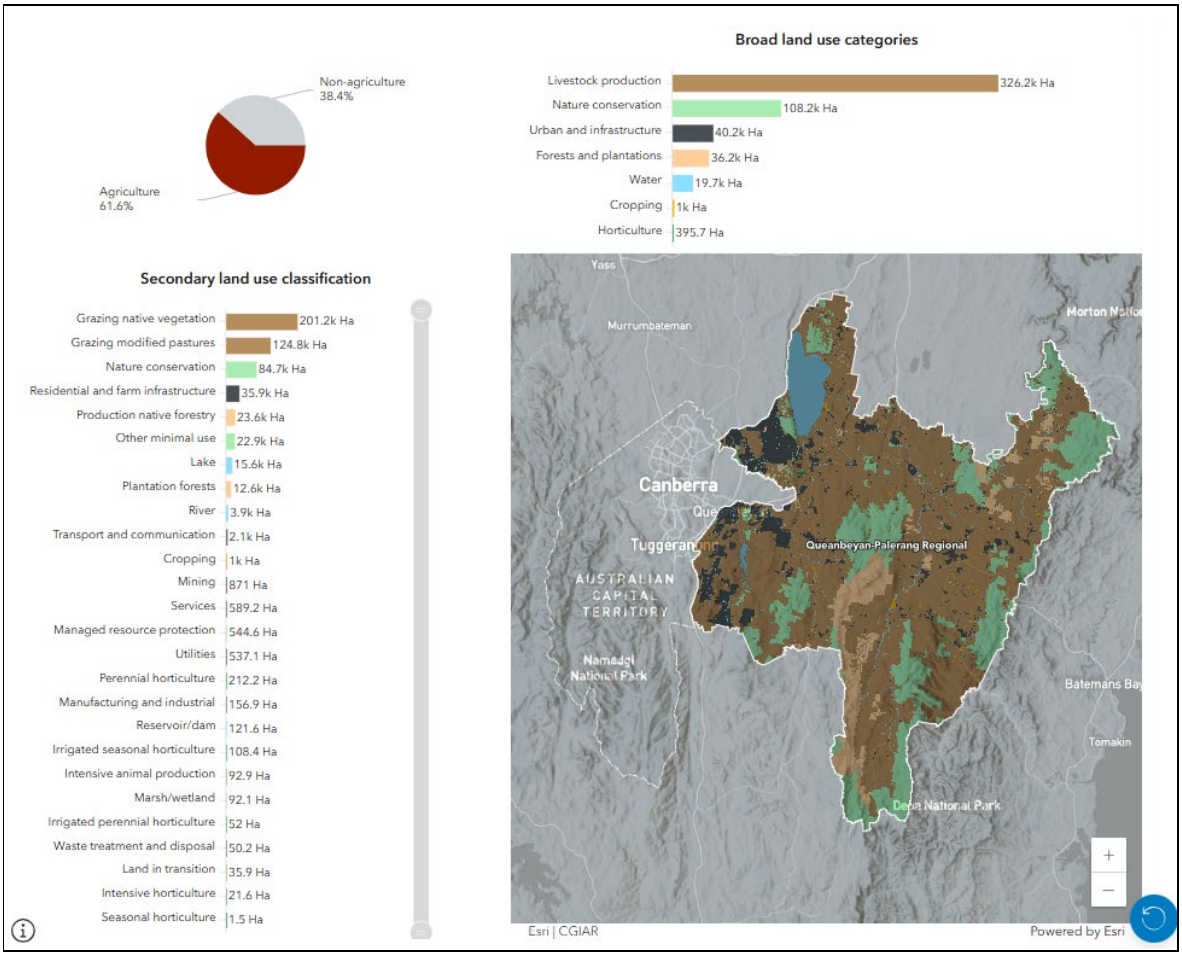


Figure 8: Land uses. Source: AgTrack

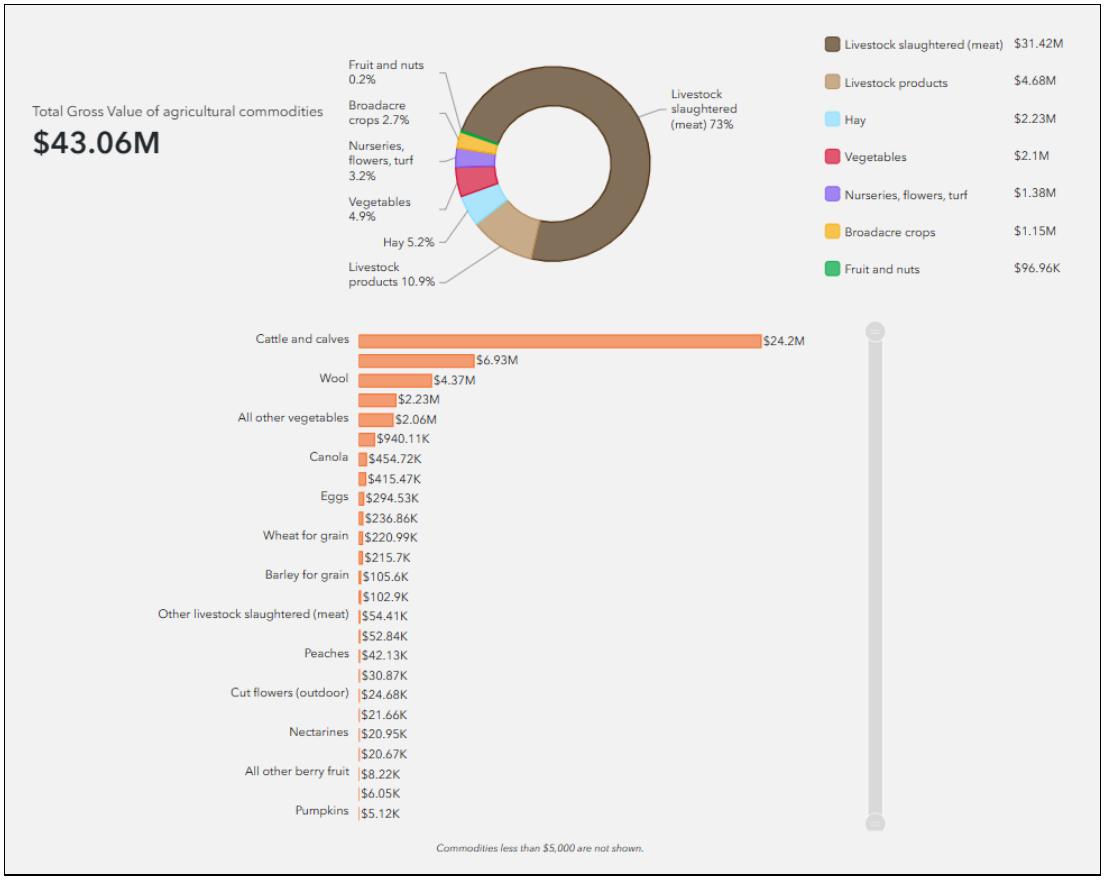


Figure 9: The gross value of agricultural commodities 2020/21. Source: AgTrack

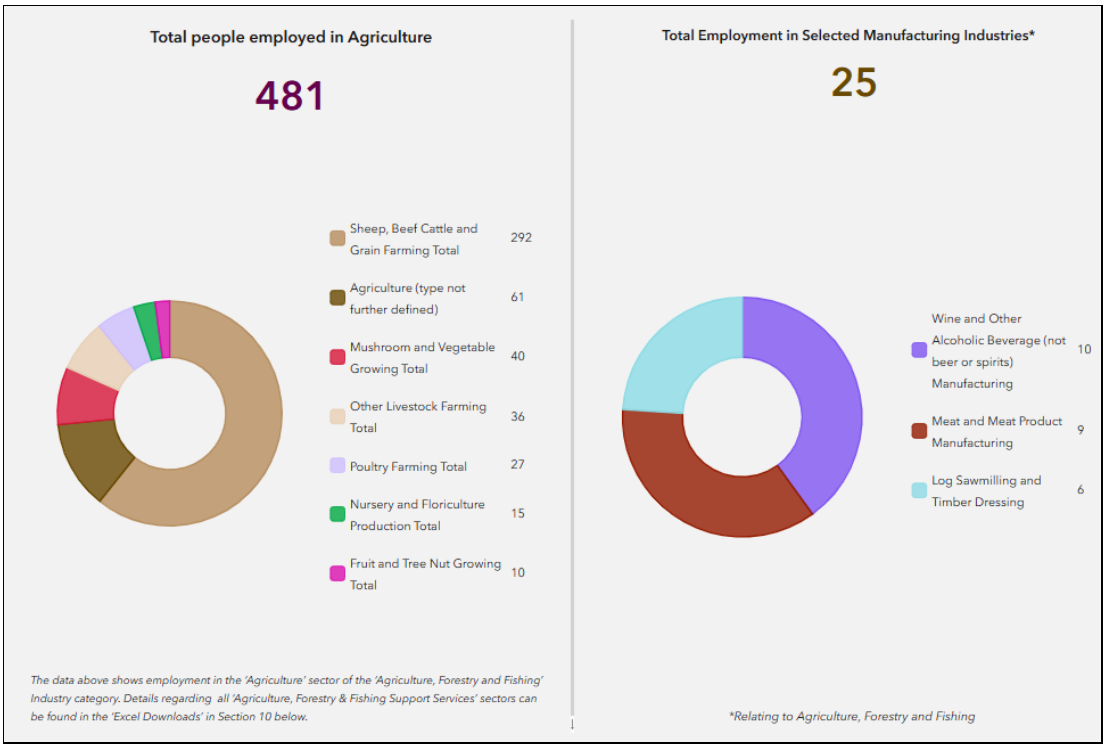


Figure 10: Agricultural employment 2020/21. Source: AgTrack

5.8.2 Land capability

DPIRD Agriculture uses the land and soil capability mapping scheme as the preferred methodology for the classification of agricultural land. Eight classes of rural land are mapped plus flood irrigation, and mining and quarrying land.

Figure 11 below shows land capability mapping for the project site and surrounding land. The project site has a land capability of class 4. This is moderate capability land with moderate to high limitations that restrict land management options for regular high-impact land uses such as cropping, high-intensity grazing and horticulture.

These limitations can only be managed by specialised management practices with a high level of knowledge, expertise, inputs, investment and technology. (*The land and soil capability assessment scheme – A general rural land evaluation scheme for NSW, 2nd Approximation*, OEH).

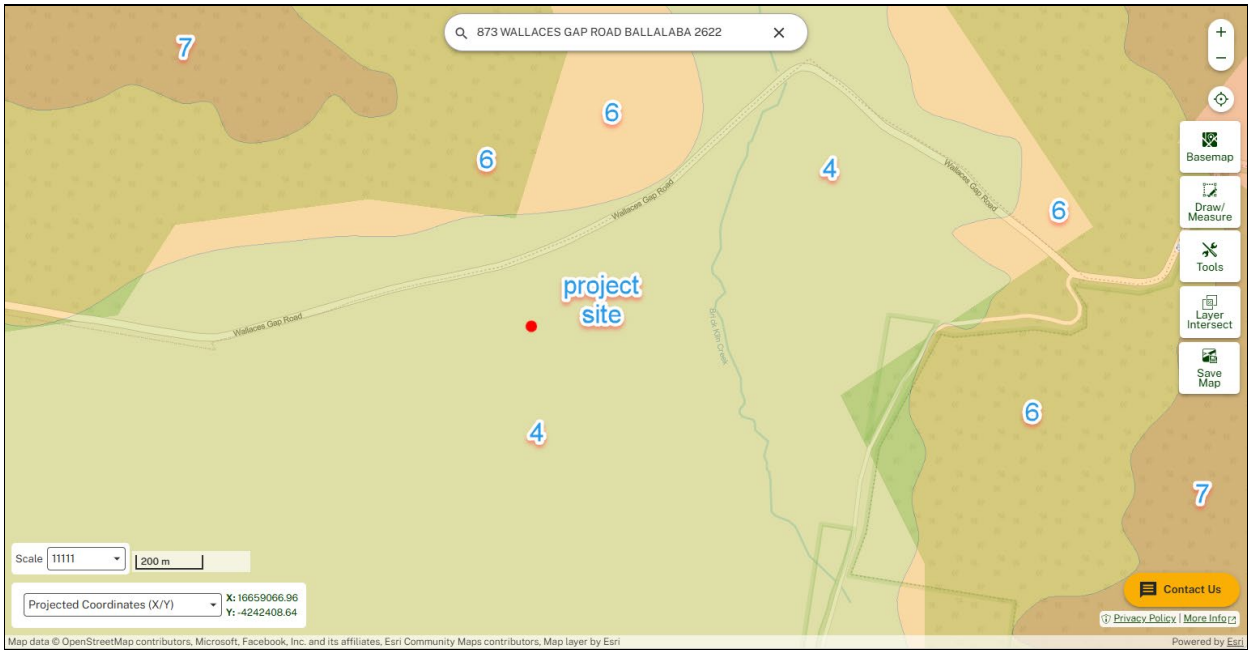


Figure 11: Land capability mapping. Source: SEED

DPIRD Agriculture has recently released draft mapping of *State Significant Agricultural Land* in NSW under *SEPP (Primary Production and Rural Development) 2019*. The project site is not mapped as being *State Significant Agricultural Land* under *State Environmental Planning Policy (Primary Production) 2021* as shown in Figure 12 below.

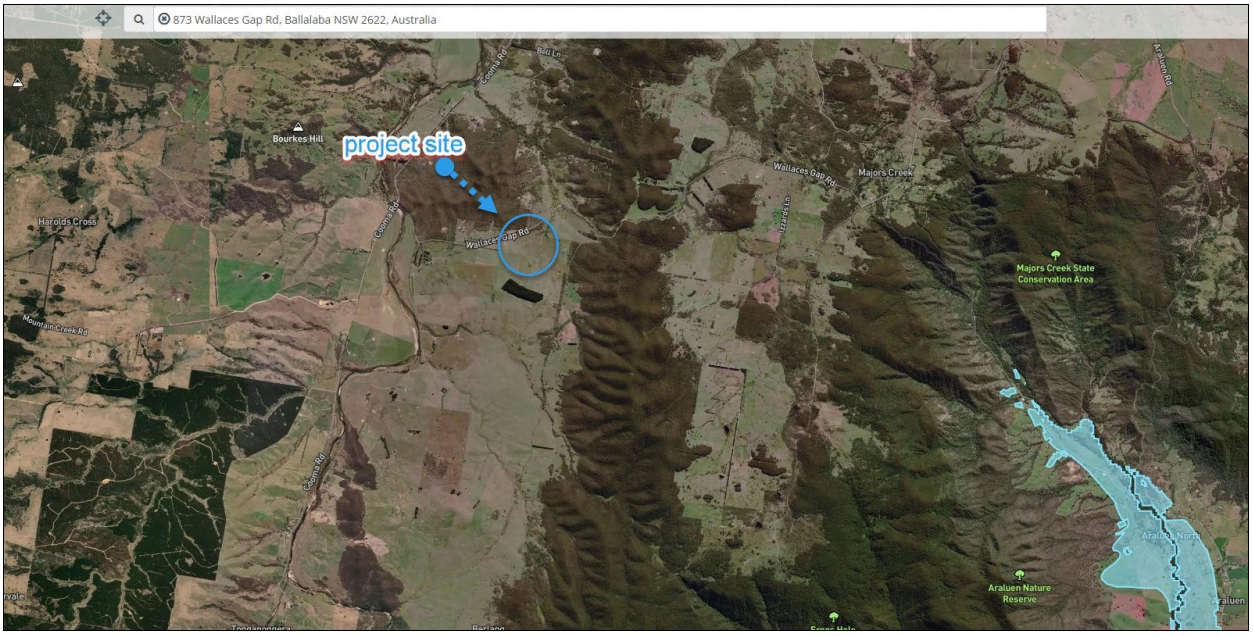


Figure 12: Draft State Significant Agricultural Land Map. Source: DPI 2022

Important Agricultural Lands are currently being mapped across NSW by the Department of Primary Industries. The purpose of this mapping is to identify land which has the inherent capability of being productive with minimal input and to assist in making planning decisions about agricultural land.

5.8.3 Agrivoltaics

Heat island (Large Scale Solar Energy Guideline – for consideration only)
Where a solar energy project is located adjacent to a horticultural or cropping activity, the solar array should be setback from the property boundary by at least 30m to mitigate any heat island effect.

The amount of land proposed to be given over to renewable energy production will be 14.11 hectares which is 0.004% of the total area of land used for agriculture in Queanbeyan-Palerang Regional LGA. There will be a minor temporary loss of agricultural land, however, the landowners may continue to farm the project site, for example, by grazing livestock within and around the array. These activities which are defined as extensive agriculture in *Queanbeyan-Palerang Regional LEP 2022*, do not require development consent in zone RU2 Rural Landscape and may proceed at any time.

EDPR Australia encourages livestock grazing around and within the solar array to continue agricultural production and with the added benefits of reduced land maintenance and fire risk. The solar array will likely improve pasture yields. The panels protect the ground in summer, reducing moisture loss from the soil and even increasing moisture due to condensation on the panels. Experience elsewhere is that the panels also protect lambing ewes from predatory birds and the security fence will help protect the lambs

from foxes. The NSW Farmers *Renewable Energy Landholder Guide* (2000) also notes that '*some producers have found the area* (beneath and around a solar array) *to be an ideal lambing paddock, due to the added shelter and protection provided by chain link perimeter fencing*'. The arrays have been designed so that typically, and allowing for topography, there is ample space between the ground level and the panels for sheep and lambs to graze beneath and between panels. This also has the benefit of keeping the grass low which minimizes the need to slash and reduces fuel for bushfires. Land adjoining the project site is not being used to cultivate crops or for horticulture within 30 metres of the boundary at the present time.

The potential for dual use of rural land, known as agrivoltaics, is gaining media attention as evidenced by an article in the *Sydney Morning Herald* in August 2024. The owner of a property in Glenrowan, Victoria says that *there is no noticeable difference in productivity between the paddocks with solar panels and those without … (the sheep) have shade in summer and shelter from the rain and the grass is greener from the moisture running off the panels*. This practice has been commonplace in Europe and North America for about a decade. Sheep are also protected from predators and are better fed. The chief executive of Farmers for Climate Action is quoted as saying *renewable energy helps make farms more financially secure because it pays the farmer drought-proof income without compromising agricultural productivity* (*Sydney Morning Herald* by Caitlin Fitzsimmons, 18 August 2024).

Plate 3: Sheep grazing beneath solar panels. Source: Chris Grose/Beyond Zero Emissions

5.8.4 Mitigation measures

There are no mitigation measures recommended in relation to agricultural activities.

5.9 Heritage

5.9.1 Indigenous heritage

Aboriginal cultural heritage (Large Scale Solar Energy Guideline – for consideration only)
The loss of Aboriginal cultural heritage should be avoided. If losses cannot be avoided, impacts must be minimised. An assessment of the likely impacts on Aboriginal cultural heritage must be undertaken and should include consultation with the Aboriginal community undertaken in accordance with the Aboriginal cultural heritage consultation requirements for proponents and test excavations, if required.

5.9.1.1 Determining whether to use the generic due diligence process

The property lies within the area managed by Batemans Bay Local Aboriginal Lands Council. To determine whether due diligence should be carried out a number of questions are posed:

1. *Is the activity a Part 3A project declared under s.75B of the EP&A Act?*

The proposed development is of regional scale and is not considered major development, noting that Part 3A of the EP&A Act no longer exists.

2. *Is the activity exempt from NPW Act or NPW Regulation?*

The proposed development is not exempt from NPW Act or NPW Regulation.

3. *Will the activity involve harm that is trivial or negligible?*

The proposed development will not cause harm that is trivial or negligible and involves ground disturbance.

4. *Do either or both of these apply:*
    - *Is the activity in an Aboriginal Place?*
    - *Have previous investigations that meet the requirements of this code identified Aboriginal objects?*

The site of the proposed development is not a declared Aboriginal Place under the NPW Act and there are no known previous investigations into the presence of Aboriginal objects on the site.

5. Is the activity a low impact one for which there is a defence in the NPW Regulation?

The proposed development is not a low impact activity that is listed in the NPW Regulation.

6. Do you want to use an industry specific code of practice, adopted by the NPW Regulation or other due diligence process?

There is no industry code that applies to the development of small-scale solar farms or other form of renewable energy that has been adopted under the NPW Regulation. No other due diligence process has been carried out.

It is therefore necessary to follow the generic due diligence process outlined in the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW.* This code was implemented by the NSW Government in 2010 to ensure that an adequate due diligence process that addresses Aboriginal cultural heritage issues has been carried out. This process follows the steps shown in Figure 13 below.

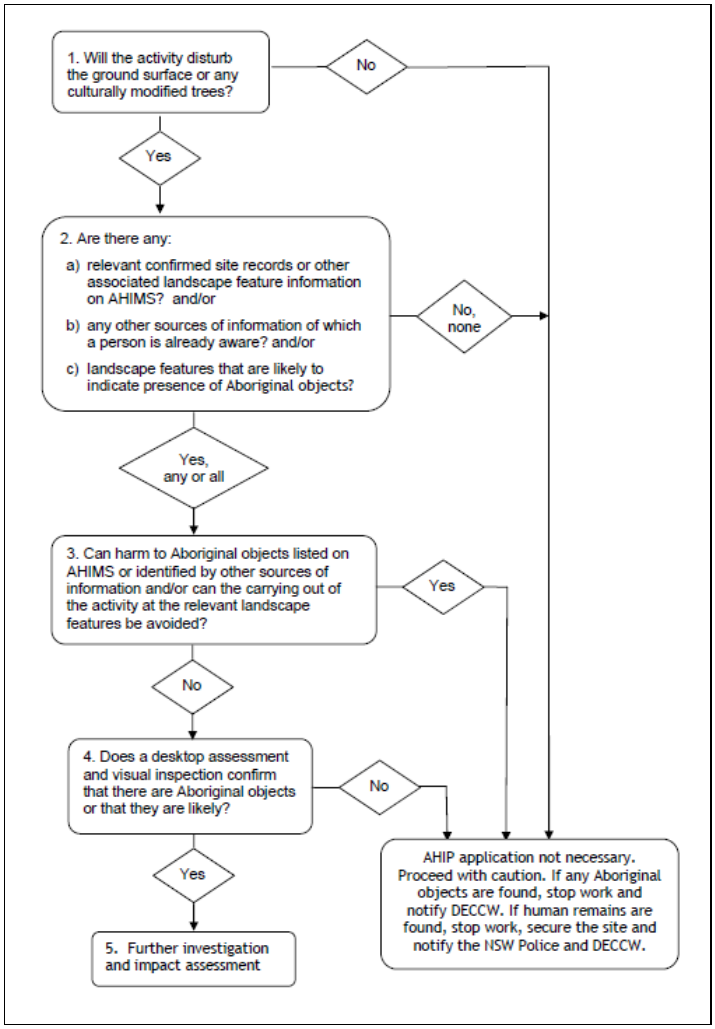


Figure 13: The generic due diligence process.
Source: Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW, 2010

5.9.1.2 Implementing the due diligence process

The generic due diligence process outlined in the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* was implemented to ensure that an adequate due diligence process that addresses Aboriginal cultural heritage issues has been carried out. This process follows the following five steps:

1. Will the activity disturb the ground surface?

Yes. Earthworks will involve trenching which is required for the cabling of each PV array/module to inverters and a substation. Other earthworks would be pile-driving to support module frames, and to enable the placement of concrete slabs and gravel accessways. However, most of the infrastructure would be pre-fabricated off-site, delivered and assembled on-site.

2a. Search the AHIMS database

In accordance with the code, an on-line search was carried out of the *Aboriginal Heritage Information Management Service (AHIMS)* that is maintained by Heritage NSW. The search is part of the due diligence process and remains valid for 12 months.

A search of the project site with a buffer of 50 metres to encompass the development footprint and access tracks was performed on 4 August 2025. The search results are:

- There are no Aboriginal sites recorded in or near the selected location, and
- There are no Aboriginal places that have been declared in or near the selected location.

It is noted that surveys for Aboriginal objects have not been carried out in all parts of NSW and Aboriginal objects may exist on a parcel of land even though they have not been recorded in *AHIMS*. Further, not all known Aboriginal sites are registered on the *AHIMS* database and not all sites consist of physical evidence or remains, e.g. dreaming and ceremonial sites.

2b. Activities in areas where landscape features indicate the presence of Aboriginal objects

The development area does not possess landscape features that indicate the presence of Aboriginal objects. The vast majority of the site has been cleared for many years and used to graze livestock. The development area is not located within 200 metres of a waterbody, within a sand dune or on a ridge top, ridgeline or headland, is not located within 200 metres of a cliff face or within 20 metres of a cave, rock shelter or cave mouth. There is a very low probability of Aboriginal objects occurring on the project site.

3. Can you avoid harm to the object or disturbance of the landscape features

This step only applies if the proposed development is on land that is not disturbed land or contains known Aboriginal objects. The development area has been disturbed and farmed, does not possess significant landscape features and no known Aboriginal objects are listed in *AHIMS*.

4. Desktop assessment and visual inspection

This step only applies if the proposed development is on land that is not disturbed land or contains known Aboriginal objects. A site inspection was made on 18 July 2024 and there was no obvious evidence of any artefacts or items of cultural significance on the surface of the land.

5. Further investigations and impact assessment

A basic search of *AHIMS* records has been carried out and the generic due diligence process has been implemented. It is considered that extensive search of *AHIMS* records or further investigations and an *Aboriginal Heritage Impact Permit* are not required as there are no Aboriginal sites or places that have been recorded or observed on the project site and the landscape features of the site do not indicate the presence of any Aboriginal cultural objects.

Batemans Bay LALC has been advised of the plans to develop the solar farm by email. As not all culturally significant items or places are made public and listed on AHIMS, a request was forwarded to the LALC enquiring as to whether the organization has any knowledge of Indigenous items or places of significance on the property and whether a site survey is required to be carried out prior to commencement of works.

A response has not yet been received from Batemans Bay LALC regarding the subject application, however, it is assumed that a site survey should be carried out before any work commences to determine whether an *Aboriginal Cultural Heritage Assessment* is necessary and subsequently whether an *Aboriginal Heritage Impact Permit* is required to be obtained.

5.9.2 Non-indigenous heritage

Non-Aboriginal heritage (Large Scale Solar Energy Guideline – for consideration only) An assessment is required of the likely impacts on archaeological objects and places.

The site of the proposed Majors Creek 1A Solar Farm + BESS is not listed as an item of heritage significance in *Schedule 5 Environmental heritage* of *Queanbeyan-Palerang Regional LEP 2022* and is

not located in a heritage conservation area. Heritage item I6 *Nithsdale homestead, barn, outbuildings and garden* is located approximately 2 kilometres to the west. This is listed as being of local heritage significance. There is nil visual or historical connection between this item and the project site. There are no other heritage items considered to be located in the vicinity of the project site. It is considered that a heritage management document is not required.

5.9.3 Mitigation measures

There are no recommendations in relation to Indigenous or non-Indigenous heritage.

5.10 Glint and glare

5.10.1 Assessment of impacts

Glint and glare principles (Large Scale Solar Energy Guideline – for consideration only)

1. Solar panels should be sited to reduce the likely impacts of glint and glare.
2. Solar panels and other infrastructure should be constructed of materials and/or treated to minimise glint and glare.
3. If a large scale-solar energy development is likely to exceed the relevant criteria for glare and standards for glint, mitigation strategies must be adopted to reduce impacts.

A *Glint and Glare Assessment* has been carried out using the Solar Glare Hazard Analysis Tool by ITP Renewables. The *Glint and Glare Assessment* is based on identifying the potential sensitive receptors in close proximity to the project site having regard to the elevation of the site relative to surrounding land and structures or vegetation that would act as visual barriers. The analysis is desktop and is considered to represent the worst-case scenario as modelling is unable to capture all vegetation and structures that may obstruct glint and glare to a particular receptor. If necessary, where potential glare and glint impacts are assessed mitigation measures are recommended to reduce potential impacts to an acceptable level.

5.10.2 Findings

The results of the analysis indicates that three observation points (one to the west and two east of the project) and two road routes (Wallaces Gap Road and Tallaganda Road) may receive green glare, while one road route may receive yellow glare. Yellow glare has the potential to cause an after-image to observers, while green glare has low potential to cause after-image.

Among all assessed receptors, Wallaces Gap Road may experience the highest glare exposure, with a maximum predicted duration of 11 minutes of yellow glare per day. The section of road subject to potential glare impacts is confined to one discrete section of the road corridor immediately west of the intersection with a private accessway to a dwelling north of the project site. Further, given the limited duration of exposure per day (maximum 11 minutes of yellow glare), the overall risk to road users is expected to be very low.

It is believed that the proposed vegetation around the site, with the addition of vegetation on the eastern and western boundaries will be sufficient to mitigate visual impacts of glare in most cases. Where glare is experienced, the durations are short and low traffic is expected in these areas.

5.10.3 Mitigation measures

There are no recommended mitigation measures in relation to glint and glare.

5.11 Landscape character and visual amenity

5.11.1 Assessment of impacts

Visual amenity principles (Large Scale Solar Energy Guideline – for consideration only)

1. The baseline character of the landscape must be determined through engagement with the community.
2. Applicants must consider landscape character and visual impacts early in the site selection and design process to minimise impacts and conflicts where possible.
3. Solar energy projects should be sited and designed to avoid areas with topographical constraints that would increase the visibility of a development.
4. Where solar energy projects are likely to result in moderate or high visual impacts, mitigation strategies must be adopted to reduce or manage impacts.

Impacts on landscape character and visual amenity of the proposed solar farm have been assessed by Zenith Town Planning Pty Ltd. The methodology included site inspections of the location of the proposed works and the surrounding area in July 2024 to identify potential viewpoints, land uses and characteristics of the surrounding area, and includes an assessment against planning principles for visual impact established by the Land and Environment Court. The assessment estimates the likely impacts on landscape character and observation points within a 2 kilometre radius based on the sensitivity to physical change and the magnitude, or relative size and scale, of the works to apply an impact rating.

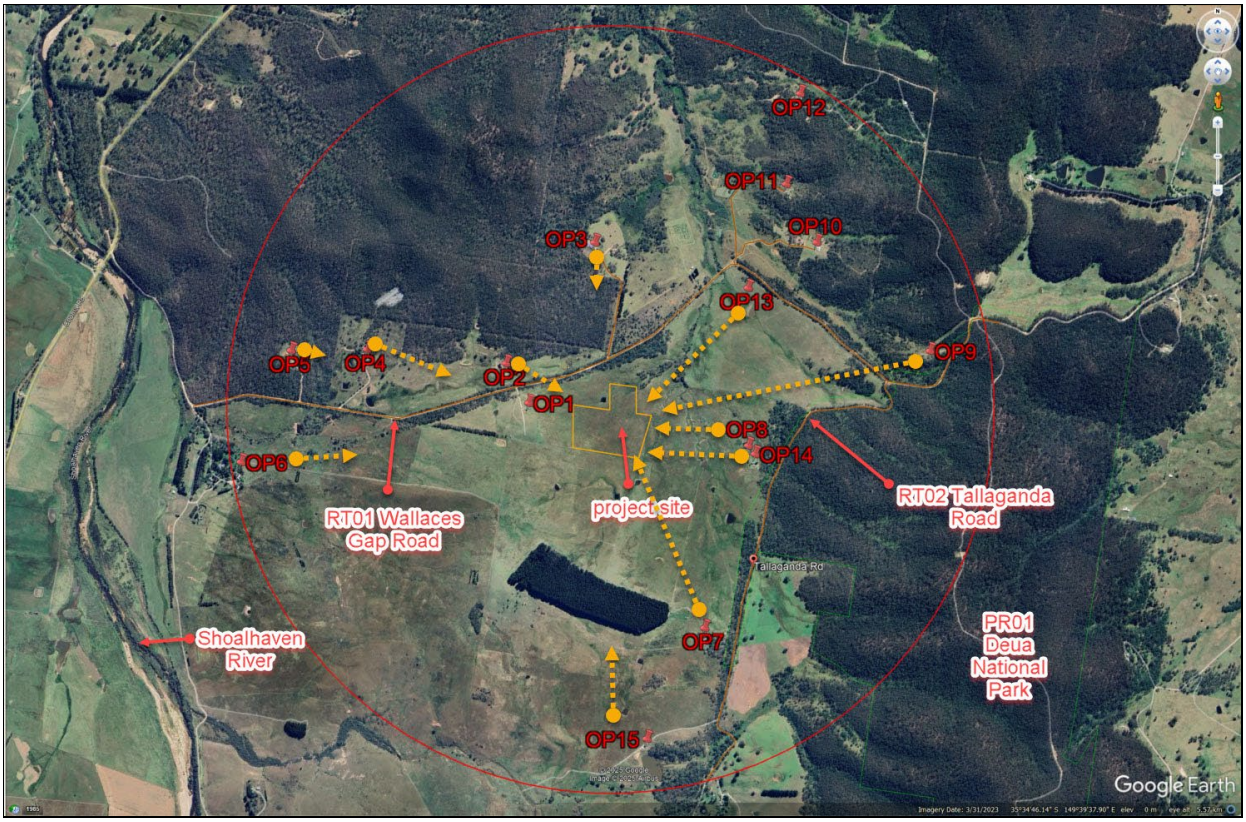


Figure 14: Visual catchment map. Source: ITP Renewables/Google Earth

5.11.2 Findings

The township of Braidwood and the hamlet of Majors Creek are not mapped as 'regional cities' in *SEPP (Transport and Infrastructure) 2021*. However, impacts on scenic quality and landscape character have been assessed in accordance with the state policy.

Landscape character

The character of the landscape in the vicinity of the site of the proposed Majors Creek 1A Solar Farm + BESS can be summarised as modified land used for primary production surrounded by heavily forested bushland on steeper slopes and within nature reserves. The project site is not mapped as a scenic protection area in any environmental planning instruments or council policies. However, the site is considered visually sensitive due to the surrounding undisturbed and protected native bushland.

Surrounding land uses comprise farming, rural living dwellings, national park and bushland. Agricultural land has been substantially altered from its condition prior to European settlement by vegetation

removal, farming practices, the erection of fence lines and excavation for dams. Although sparsely settled, unsealed roads and farm buildings also contribute to character.

Despite not being substantial in size and scale, the facility is expected to alter the character of the cleared farming landscape that is predominantly pastoral with very few structures. The overall impact on landscape character is assessed to be moderate for both private property and the public domain.

Visual Amenity

Two dwellings east of the development area have an impact rating of high due to being in close proximity to the site, at an elevation above the project site and with potential unobstructed views of the array. The proposal will introduce a new element to views from these properties and occupy a significant proportion of their total views when looking west.

Three dwellings have partially obstructed views due to vegetation on intervening land and have an impact rating of moderate. The proposal will occupy a relatively small proportion of the expansive views experienced from these properties. The impact on a dwelling to the south is rated low due to the project site and development area being largely shielded from visibility by undulating topography and slope to the north-east.

Other dwellings have an impact rating of nil or negligible due to screening by topography and vegetation that would wholly obscure visibility of the project site.

The impact on road routes is assessed to be low to moderate for Wallaces Gap Road to the north-west. Dense roadside vegetation screens the development for the majority of Wallaces Gap Road as well as Tallaganda Road. The facility is unlikely to be visible to hikers in Deua National park.

Summary

On balance and having regard to other matters for consideration under section *4.15 Evaluation* of the *Environmental Planning and Assessment Act 1979*, any impacts are considered acceptable given that:

- Visual and scenic amenity impacts can be largely mitigated by vegetation screening along sections of the eastern boundary of the development area on the outer side of the security fence. Screening along the northern, western and southern sides of the array is not warranted as the affected observation points in those directions are not highly impacted by the proposal due to undulating topography and slope of the development area to the north-east. OP1, the nearest observation point to the project site and located to the west, is project-associated,

- Any existing vegetation along road reserves and property boundaries is to be maintained,

- the solar farm and BESS will contribute to renewable energy generation and provide a source of electricity for local domestic and commercial use whilst at the same time assisting to reduce greenhouse gas emissions and our reliance on fossil fuels. It will generate employment opportunities during the construction phase and once operational will provide employment for maintenance crews. These reasons satisfy the planning principle established by the court to consider the reasonableness of the proposal that is causing the impact, and

- the solar farm will demonstrate the commitment of the community of Queanbeyan-Palerang Regional local government area to renewable energy and will assist the NSW Government to meet its mandated emissions reduction target. The development will therefore be in the public interest.

Plate 4: Looking north-east over the project site from the southern boundary

Plate 5: Looking west towards the project-associated dwelling on the project site

5.11.3 Mitigation measures

a. It is recommended that vegetation be planted as a landscape screen along sections of the eastern boundary of the development area as shown in Figure 15 below,

b. Plants should comprise native shrubs or trees that grow to a maximum height of 3 metres to avoid interference with sunlight access to the array, and be planted on the outer side of the security fence to a width of 3 metres and staggered to ensure dense screening, and

c. All plants used in the landscape screen should be endemic to the localities of Braidwood and Majors Creek to ensure that the vegetation contributes to the rural landscape character and enhances local biodiversity values.

Figure 15: Recommended landscape screening

5.12 Waste management

Waste management principles (Large Scale Solar Energy Guideline – for consideration only)

1. Construction waste from large-scale solar energy projects must be minimised and the use of reusable and recyclable materials should be prioritised where possible.
2. Impacts on local waste management facilities must be minimised as far as practicable during construction, operation and decommissioning.
3. Recycling of photovoltaic panels and associated equipment should be prioritised and maximised as far as possible to avoid landfill.

5.12.1 Assessment of impacts

A *Waste and Decommissioning Assessment* of the waste generated during construction and operation of the proposed solar farm has been carried out by EDPR Australia to determine the appropriate means of waste disposal and recycling. The findings of the assessment are summarized below. Reference should be made to the *Waste and Decommissioning Assessment* that is submitted with the development application for further information or clarification of any matter concerning the assessment and recommendations.

The largest amount of waste will be generated during the construction phase and be classified as general solid waste (non-putrescible). Wastes would include wooden pallets, cardboard, plastics, green waste and domestic waste. Construction of a solar farm would not generate any putrescible waste products.

Minimal waste would be generated when the farm is operational other than small amounts of replacement parts and packaging required for maintenance and repair works.

Local waste management facilities and capacities are identified in the assessment. Technology for recycling of PV panels is advancing rapidly worldwide and while recycling options currently exist, they are likely to be more advanced and readily available at the time of decommissioning. Options for recycling of PV panels should be reviewed as the project progresses.

Estimates of waste materials and proposed management arrangements for each phase of the development project are provided in Table 14 below.

Table 14: Estimated waste materials and waste management arrangements

Waste	Source	Estimated quantity (tbc by contractor)	Bin/container	Disposal and management
Commissioning				
Cardboard	• Solar panel cardboard packaging	30m^3	Cardboard only recycling skip bin (3)	Laydown area to set up skip bins for transfer to waste contractor's off-site facilities and/or an alternative public waste management facility
Wooden pallets	• Solar panel shipment • Solar tracker mounting shipment	97 m^3	Landfill skip bin (15)	Transfer to waste contractor's facilities or to an alternative public waste management facility
Plastics	• Plastic pipe offcuts/scrap • Solar panel plastic wrapping • Drums used to temporarily store diesel fuel and water • Electric cable reels	Minimal		Transfer to waste contractor's facilities or to an alternative public waste management facility
Scrap metal	• Electric cable waste	Minimal		Transfer to waste contractor's facilities or engage a scrap metal merchant

Waste	Source	Estimated quantity (tbc by contractor)	Bin/container	Disposal and management
Concrete	· Excess concrete waste from inverter and battery foundations and piling works	Minimal		Specialised concrete recycling for repurposing into recycled products
Chemicals	· Used lubricating oils and filters · Unused or spent chemicals	Minimal	-	Fluids recycled where possible, or transfer to waste contractor's facilities
Operation				
	· Waste as a result of maintenance or replacement of equipment	Minimal	-	Taken offsite to appropriate recycling/disposal
Decommissioning				
PV panels	· Glass for panels · Silicon for wafers · Supporting poles and mounts	10,800 panels (per site), 270 tonnes glass 40 tonnes silicon for wafers	-	Laydown area to set up skip bins for transfer to waste contractor's off-site facilities or to appropriate recycling facility
Scrap metal	· Electrical cable waste	860 tonnes scrap metal	Landfill skip bins	Transfer to waste contractor's facilities
Equipment	· Inverters and batteries	240 m^3	Landfill skip bins	Transfer to waste contractor's facilities
Concrete	· Foundations of the inverter, transformer and battery	19 m^3	Concrete recycling bin	Specialised concrete recycling for repurposing into recycled products
Other	· Fencing and storage containers	40-ft container (2)	-	Removed from site and reused where possible

Waste management should be predicated on the international hierarchy of waste management to avoid/reduce, reuse, recycle, recover, treat and dispose of waste products to avoid or reduce waste

materials where possible, and to re-use, recycle and recover the majority of waste materials generated during each of the construction, operational and decommissioning phases.

5.12.2 Mitigation measures

It is recommended that a waste management plan be developed to provide detailed procedures to manage the waste stream.

The plan should contain:

- Strategies to reduce waste during all project phases,
- Recycling, re-use and recovery strategies and opportunities,
- Classification of all waste streams with a tracking register and details,
- On site recycling management,
- Allocation of responsibilities for recycling, re-use and disposal, and
- Reporting and notification procedures if a waste incident occurs and there is a threat to the environment.

5.13 Decommissioning

Decommissioning and rehabilitation principles (Large Scale Solar Energy Guideline – for consideration only)

1. The land on which a large-scale solar energy project and supporting infrastructure is developed must be returned to pre-existing use if the project is decommissioned.
2. If operations cease, infrastructure (including underground infrastructure) should be removed unless there is significant justification for retaining it.
3. Land must be rehabilitated and restored to pre-existing use, including the pre-existing LSC class, if previously used for agricultural purposes.
4. The owner or operator of a solar energy project should be responsible for decommissioning and rehabilitation, and this should be reflected in an agreement with the host landholder.

5.13.1 Assessment of impacts

The operating life of the Majors Creek 1A Solar Farm + BESS (excluding the construction and decommissioning phases) is expected to be approximately 35 years depending upon market conditions. The proponent is seeking a flexible approach to any limits imposed on the period of operation of the solar

farm that enables the operator to respond to market conditions and any technological changes that occur over the next few decades.

Upon decommissioning all infrastructure, including cabling and panels and mounting frames including footings and inverters would be disassembled and removed from the site. Panels may contain small amounts of silver, tin and lead, much of which are recoverable and also disposed of (if applicable) in a safe manner at decommissioning stage. The panels used are identical to those found in residential rooftop solar panels across Australia. Solar panels are made almost entirely with abundant, earth-friendly materials like glass, aluminium, copper, and silicon. Solar farms do not produce air or water pollution or greenhouse gases during operation.

Decommissioning will involve:

- Notification of stakeholders (e.g. Essential Energy, Council) of proposed de-energisation,
- De-energisation of the solar farm and disconnection of assets,
- Removal of PV modules and associated infrastructure,
- Removal of electrical wiring, and
- Remediation of land.

Relevant equipment will be brought on to the site to facilitate decommissioning, including amenities for site crew for the duration of the works. This equipment may include mobile cranes, excavators, skid steers, loaders, rollers/compactors, pile drivers, telehandlers, skip bins, water carts, temporary shipping containers for storage, site office and site ablution blocks.

Full details of the process are provided in the *Waste and Decommissioning Assessment* prepared by EDPR Australia. Reference should be made to that report for an explanation of each step in the decommissioning process.

5.13.2 Mitigation measures

There are no mitigation measures in relation to decommissioning.

6. CONCLUSION

6.1 Findings

6.1.1 Suitability of the site

The site selection process has involved identification of environmental and topographical constraints; existence of necessary infrastructure including accessways, power lines and sub-stations; proximity to the settlement of Majors Creek to enable supply of power direct to the township; sufficient cleared land area; willingness of the land owner to develop the property and enter lease arrangements to facilitate the solar farm; and the availability of solar resources.

The site is considered suitable for the proposed development of the Majors Creek 1A Solar Farm + BESS. A connection and capacity are available to the Essential Energy zone substation to transfer power generated by the solar panels to the township and on to the grid.

The development area is relatively free of constraints and is accessible to large delivery vehicles during the construction phase and for utility vehicles for ongoing maintenance.

The rural landscape is a primary production environment and appropriate uses including renewable energy facilities are permissible in the zone. The development is of a type that is suited to a rural location due to the land area required, proximity to an urban centre and access to existing energy infrastructure.

The presence of the solar farm in the landscape can be reversed without permanent impact. The land will return to its current appearance after the solar farm is decommissioned in approximately 35 years' time. The process of decommissioning will see the removal of all panels, supporting frames and ancillary items such as the inverter stations and fencing.

6.1.2 Triple bottom line assessment

Environmental

The likely impacts of the development have been considered in this Statement and supporting documents. Considerations include impacts on biodiversity, natural hazards, visual and scenic amenity, glare and glint, traffic, noise, air quality, water resources, indigenous and non-indigenous heritage, agricultural land and the community and the local economy. Any impacts on these interests have been found to be acceptable and mitigation measures have been recommended where necessary.

There will be minimal dust and noise emissions during construction and no dust or air emissions resulting from the development during the operational phase of the facility. Dust generated by any nearby industries would be managed through regular clearing of solar panels and is not considered a threat to the effective operation of the facility.

Noise impacts once operational have been assessed to be within noise management levels and therefore are not expected to interfere with inhabitants of dwellings near the site.

Two 1st order streams join to form a 2nd order stream within the project site. These have been demonstrated to not be waterfront land. Therefore, a controlled activity approval should not be required to be issued under the *Water Management Act 2000* for works on or over mapped watercourses and the project is not integrated development.

Social

It is considered that the solar farm can co-exist with surrounding urban, rural and industrial activities. It is recommended that the arrays be partially screened using vegetation types that are endemic to the Majors Creek district which will ensure that visual impacts are mitigated as much as possible and scenic amenity is maintained.

An AHIMS search has not identified any items or place of significance to the local Aboriginal community and, other than local heritage item I6 Nithsdale homestead which does not have a visual or historic connection with the site, there are no non-Indigenous heritage items in the vicinity of the project site.

According to the Australian Radiation Protection and Nuclear Safety Agency, which maintains continual oversight of emerging research into the potential health effects of the EMF exposure, there is no established evidence of health effects from exposure to electric and magnetic fields from powerlines, substations, transformers or other electrical sources, regardless of the proximity, causes any health effects. The location of the solar farm and the distance separation between nearby dwellings and the site mean that any potential impacts on health are mitigated.

Economic

The solar farm will generate community economic benefits through local employment opportunities during the planning and construction phases as well as maintenance and inspection jobs once operational. The development of a solar farm will create a new market for local contractors and expand diversity of income for the landowners.

The project site represents 0.004% of agricultural land in Queanbeyan-Palerang Regional LGA. The project site is of moderate land capability with moderate to high limitations that restrict land management options for regular high-impact land uses such as cropping, high-intensity grazing and horticulture. These limitations can only be managed by specialised management practices with a high level of knowledge, expertise, inputs, investment and technology.. The site is not mapped as state significant agricultural land, however, there will be no permanent loss of agricultural land as the array can be removed once the facility is decommissioned. Livestock grazing amongst the array is permitted without consent and the landowner is encouraged to re-commence agricultural use of the land once the facility is operational.

6.1.3 Potential cumulative impacts

Cumulative impacts (Large Scale Solar Energy Guideline – for consideration only)
Any cumulative impacts from other developments (proposed, approved and operative), especially biodiversity, socio-economic and construction traffic, must be assessed in accordance with the department's Cumulative Impact Assessment Guidelines for State Significant Projects (PDF 1,393 KB) (July 2021, or its latest version).

The cumulative impacts of the proposed development are minor. There have been no other renewable energy facilities proposed or approved in Queanbeyan-Palerang Regional LGA as regional scale development or major projects.

The use is suited to a rural location due to the need for a large area of land. The addition of Majors Creek 1A Solar Farm and BESS to the area would not detract unreasonably from local amenity or cause significant impacts on the natural environment.

6.1.4 Consistency with planning framework

Strategic context (Large Scale Solar Energy Guideline – for consideration only)
Applicants should consider whether the project is consistent with local or state planning strategies, and government policies such as climate change and energy policies, including the capability of the project to contribute to energy security and reliability.

The proposed development is consistent with the strategic planning framework that applies to the local government area, the site itself and to the development of electricity generating works. The solar farm is prohibited in zone RU1 Primary Production under provisions of *Queanbeyan-Palerang Regional LEP 2022* but made permissible by *SEPP (Transport and Infrastructure) 2021*.

Regional cities (Large Scale Solar Energy Guideline – for consideration only)
Where an applicant proposes a large-scale solar development within a mapped area in proximity to a regional city, the provisions within the Transport and Infrastructure SEPP should be clearly and comprehensively addressed.
Residential and commercial developments that have been approved (but not yet commenced) should be included when identifying the surrounding urban environment.
The applicant should consult with the relevant council and identify any land identified for future growth in strategic planning documents including local strategic planning statements and housing strategies.

Neither the townships of Majors Creek nor Braidwood are mapped as a 'regional city' in *SEPP (Transport and Infrastructure) 2021*. However, impacts on scenic quality and landscape character have been assessed and can be mitigated by the proposed vegetation screening of the solar arrays. The project site is not nominated for future investigation for urban development or as an urban release area.

The proposal is not inconsistent with the planning priorities, goals and actions of the *South East and Tablelands Regional Plan 2036, draft South East and Tablelands Regional Plan 2041* and the *Queanbeyan-Palerang Local Strategic Planning Statement*.

6.1.5 Contribution to government targets

Public interest (Large Scale Solar Energy Guideline – for consideration only)
Applicants should consider an analysis of the public interest, including the public interest in renewable energy, the objects of the EP&A Act and the principles of ecologically sustainable development.

Electricity generated by the system will be directed to the settlement of Majors Creek via existing electrical infrastructure to contribute to the supply of electricity for use by households and businesses. Any surplus electricity will be stored by the BESS and/or sent to the grid and any deficit will be drawn from the BESS and/or the grid. As well as the potential to utilize local contractors to construct the facility, the township will benefit through the ability to use clean energy that is generated adjacent the settlement.

Currently, Australia's energy grid operates on about 60% coal and 40% renewables. Australia subsidises fossil fuels by $65 billion a year, or 2.5 per cent of GDP. The International Monetary Fund has found that in 2022 Australia granted $9.7 billion in explicit fossil fuel subsidies, such as household electricity bill relief or tax breaks for coal and gas producers. In addition, there was another $55.6 billion in implicit subsidies, with taxpayers footing the bill for premature deaths and poor health caused by air pollution, as well as environmental damage and global warming.

The NSW Government is committed to achieving a 50% emissions reduction by 2030 and net zero emissions by 2050. The Commonwealth Government's target is to reduce emissions in 2030 to 43% below 2005 levels, for 82% of Australia's energy to be generated by renewable technologies in 2030 and net zero in 2050.

The development of the solar farm will assist the transition of our economy from reliance on fossil fuels to renewable sources. It will assist Commonwealth and NSW Governments to achieve targets and objectives relating to emissions to address climate change. Capacity exists to cater for the electricity generated by the proposed solar farm as evidenced by contractual arrangements that are in place with Essential Energy to connect with and contribute to the grid system.

The proposed development satisfies the objects of the *EP&A Act* in that renewable energy will promote the social and economic welfare of the community and a better environment through conservation of fossil fuel resources and use of solar resources to generate energy. The development will facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment and will promote the orderly and economic use and development of land that satisfies the applicable strategic planning framework.

Solar farms are becoming a common component of rural landscapes and are less intrusive than other forms of electricity generation. The urgency with which we need to develop renewable energy production is now accepted by mainstream society. Given the local, regional and national benefits of renewable energy generation and based on implementation of the recommended mitigation measures to avoid, minimize or mitigate impacts to the existing natural and built environment, the development is considered to be in the public interest.

6.2 Summary of mitigation measures

Table 15 provides all mitigation measures that are recommended in the specialist studies. An environmental management plan is to be prepared to cover the construction and operational phases.

Where necessary the table includes a recommendation as to whether the mitigation measure should be included in the environmental management plan.

Table 15: Mitigation measures

Consideration	Mitigation measures	Environmental Management Plan
Biodiversity	**Vegetation and habitat management** 1. All disturbance should be kept to the minimum required to achieve the proposal. 2. Appropriate safeguards should be in place during the proposed works to limit the potential for invasive plants or pathogens, chemicals or any other pollutants to enter the environment in association with the proposed development. 3. The proposed screening plantings should comprise native species that are endemic to the Ballalaba area. **Sediment control** 4. Appropriate sediment control measures should be implemented prior to any work for the proposal and retained in place until exposed areas of soil or vegetation are stabilised and/or revegetated. 5. Drainage management and sediment control measures are to have particular regard to the prevention of any sedimentation of watercourses.	Yes, for both construction and operational phases
Hazards	There are no mitigation measures recommended in relation to flooding, bushfire hazard or land contamination.	n/a
Water resources	Design – site drainage and water quality controls: • Undertake hydrological assessment of the sites catchment in accordance with relevant methods outlined in Australian Rainfall and Runoff. • Determine sediment management targets and drainage control standards in accordance with Managing Urban Stormwater: Soils and Construction Vol 1 (Blue Book) (DECC, 2008). • Develop a site erosion and sediment control plan in accordance with the Blue Book. • Develop site drainage design incorporating detention basins and sedimentation management structures where relevant. • Permanent site drainage should coincide with temporary arrangements where possible	Yes, for construction and operational phases. Include an erosion & sediment control plan or soil and water management plan
	Construction and/or demolition – site drainage and water quality controls: • Catch drains to be located downslope of any proposed road works. • Install location appropriate sediment fences or other applicable control measures depending on whether the feature is upstream or downstream of a disturbed part of the site or will need to be trafficable. • All stormwater collection points need to have appropriate sedimentation and erosion controls.	

Consideration	Mitigation measures	Environmental Management Plan
	• Undertake ongoing inspections of stormwater facilities and water control measures to assess their effectiveness. • Vibration grids or wash bays at all construction exits. • Level spreaders at locations where concentrated flow is discharged offsite to ensure sheet flow like conditions are maintained. • Flat land erosion control options include erosion control blankets, gravelling, mulching, soil binder, turfing and revegetation	
	Construction and/or demolition – stormwater point source control: In the event of concrete works: • Do not undertake works if chance of heavy rain. • Store rinsate5 water, if applicable, separately to other water on site and dispose of offsite as appropriate. • Block on site drains in the area of the works and remove any contaminated runoff. In the event that dewatering practices are required: • Pump hose intakes for withdrawing water from excavations will be elevated to minimise sediment pumping and directed to a containment area for settling prior to discharge. • Limit direct discharge off site (consistent with the design requirements for sediment pond discharge). • Stormwater collected on site should be reused where possible. Controls should be inspected and maintained on a regular basis. All water released from sediment basins should be clear or disposed off site by vehicle. • Material and waste storage areas should be designed and operated to minimise interaction with surface waters. • Vehicle washdown areas should be located away from water courses	
Air quality	During construction: • Limit vehicle movements to areas necessary to deliver panels, ancillary structures and equipment • Suppress dust emissions using watering and cease works during dry and windy conditions • Ensure ground disturbance is limited to areas necessary to place footings or to be used for access • Ensure minimal handling of excavated materials • Ensure stockpiles of excavated material is bunded and protected from wind and vehicle movements During operation: • Grade and add road base to internal accessways • Revegetate the site with suitable groundcover immediately construction works are completed	Yes, for construction and operational phases

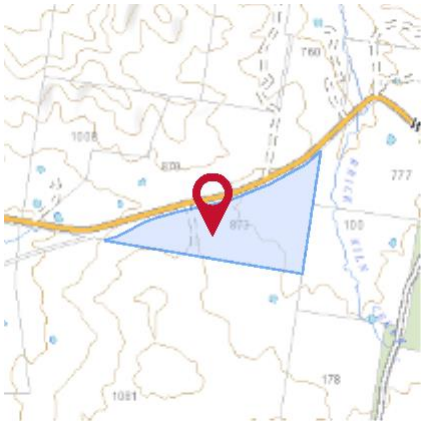
Consideration	Mitigation measures	Environmental Management Plan
	• Ensure all plant and equipment is maintained in a clean condition and operates in accordance with specifications.	
Noise	No mitigation measures are recommended	n/a
Traffic	Minor widening of the driveway to accommodate the swept path of 26 metre B-doubles is recommended. Widening works can be undertaken with a temporary treatment commensurate with the construction-phase duration of use. Alternatively, utilisation of standard semi-trailers would reduce the need for driveway widening works.	Yes, for the construction phase
The community & local economy	• labour to construct and maintain the solar farm be sourced from within the Queanbeyan-Palerang Regional local government area wherever possible • advertising be placed in local media and local businesses contacted to determine whether there is the capacity and expertise available to participate in the construction and ongoing maintenance activities • Ensure that the timing of construction of the solar farm does not coincide with the construction of major infrastructure projects to avoid a shortage of visitor accommodation	n/a
Agricultural production	No mitigation measures are recommended	n/a
Heritage	No mitigation measures are recommended	n/a
Glint and glare	No mitigation measures are recommended	n/a
Visual impacts	a. It is recommended that vegetation be planted as a landscape screen along sections of the eastern boundary of the development area as shown in Figure 7 below, b. Plants should comprise native shrubs or trees that grow to a maximum height of 3 metres to avoid interference with sunlight access to the array, and be planted on the outer side of the security fence to a width of 3 metres and staggered to ensure dense screening, and c. All plants used in the landscape screen should be endemic to the localities of Braidwood and Majors Creek to ensure that the vegetation contributes to the rural landscape character and enhances local biodiversity values.	Yes, for construction phase
Waste management	It is recommended that a waste management plan be developed to provide detailed procedures to manage the waste stream. The plan should contain: • Strategies to reduce waste during all project phases, • Recycling, re-use and recovery strategies and opportunities,	Yes, for construction and operational phases

Consideration	Mitigation measures	Environmental Management Plan
	• Classification of all waste streams with a tracking register and details, • On site recycling management, • Allocation of responsibilities for recycling, re-use and disposal, and • Reporting and notification procedures if a waste incident occurs and there is a threat to the environment.	
Decommissioning	There are no mitigation measures in relation to decommissioning.	n/a

Attachment A – Property Report

Property Report

873 WALLACES GAP ROAD BALLALABA 2622



Property Details

Address:	873 WALLACES GAP ROAD BALLALABA 2622
Lot/Section /Plan No:	81/-/DP755905
Council:	QUEANBEYAN-PALERANG REGIONAL COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Queanbeyan-Palerang Regional Local Environmental Plan 2022 (pub. 7-10-2022)
Land Zoning	RU1 - Primary Production: (pub. 21-4-2023)
Height Of Building	10 m
Floor Space Ratio	NA
Minimum Lot Size	40 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Drinking Water Catchment	Drinking Water Catchment
Local Provisions	Dual Occupancy, 20000 m2
Terrestrial Biodiversity	Biodiversity

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Bushfire Prone Land	Vegetation Category
Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	BATEMANS BAY
Regional Plan Boundary	South East and Tablelands

Attachment B – AHIMS search results

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : 0524

Client Service ID : 1029961

Zenith Town Planning

P O Box 591

Moruya New South Wales 2537

Attention: Allen Grimwood

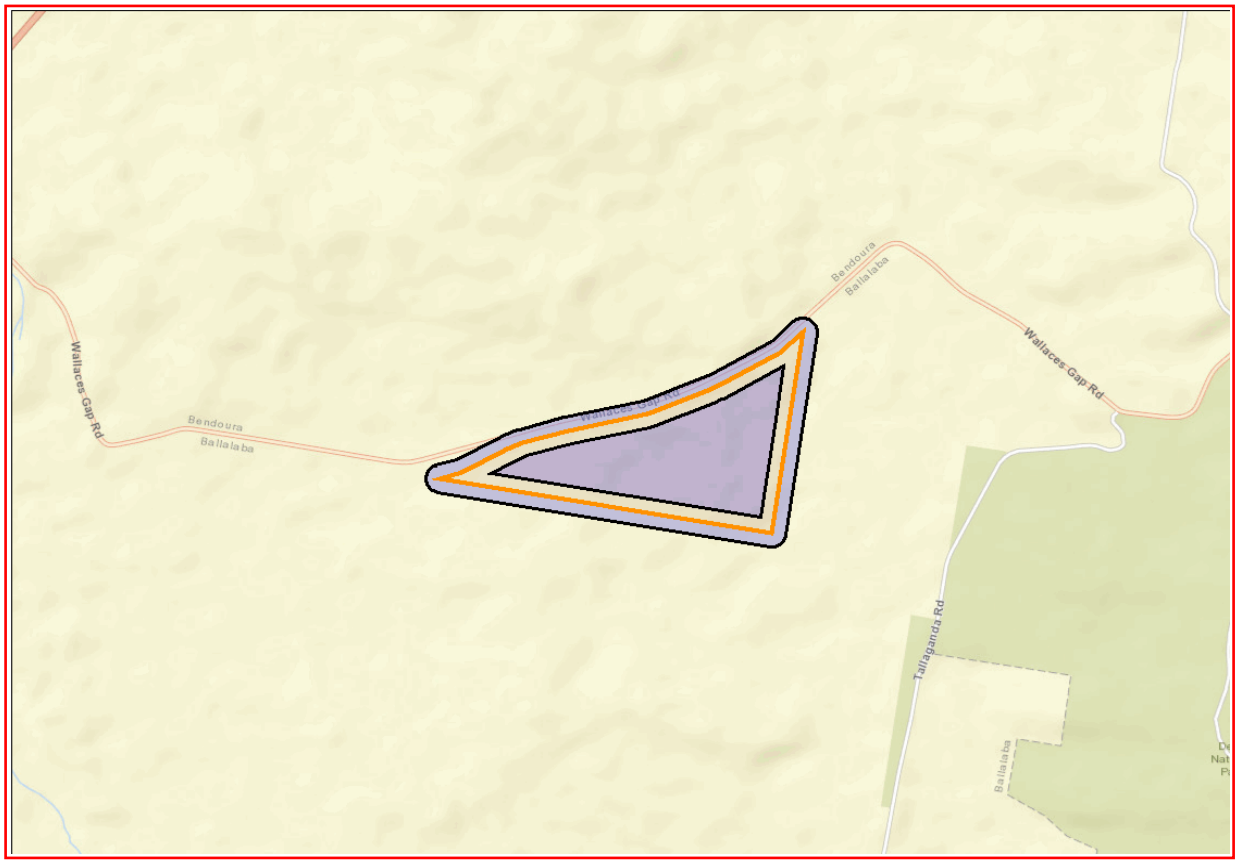
Email: zenithplan@bigpond.com

Date: 04 August 2025

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 81, DP:DP755905, Section : - with a Buffer of 50 meters, conducted by Allen Grimwood on 04 August 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	**Aboriginal sites are recorded in or near the above location.**
0	**Aboriginal places have been declared in or near the above location. ***

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au