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# Landscape character & visual impact assessment

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Lots 563 DP 753135, No 364 Wargin Road,  
Wyalong, NSW

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West West Wyalong Solar Farm

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**Zenith**  
TOWN PLANNING PTY LTD

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0408 258 877 | PO Box 591 Moruya NSW 2537 Australia  
[zenithplan@bigpond.com](mailto:zenithplan@bigpond.com) | [www.zenithplan.com.au](http://www.zenithplan.com.au)


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## Attachment A: Photographs

**Document Control**

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<b>Client</b>	ITP (Development) Pty Ltd
<b>Author</b>	Allen Grimwood, Director Zenith Town Planning Pty Ltd PO Box 591 Moruya NSW 2537 <a href="http://www.zenithplan.com.au">www.zenithplan.com.au</a>
<b>ABN</b> <b>ACN</b>	11 624 467 349 624 467 349
<b>Qualifications</b>	Bachelor of Arts (Honours) UNSW Master of Urban & Regional Planning, USyd  Planning Institute Australia
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## 1. Introduction

The purpose of this report is to assess the landscape character and visual impacts of a proposed solar farm at Wyalong, located in Bland local government area. The facility is to be known as the West West Wyalong Solar Farm due to the requirement to connect to the Essential Energy West Wyalong Substation.

The scope of this report is to evaluate the potential impacts on landscape character and visual amenity. To achieve this end the report addresses:

- the location and physical characteristics of the site on which the works are proposed,
- the character of the surrounding landscape and the visual catchment within which the proposed works may be of significance,
- potential impacts on the landscape, viewpoints and receivers located within the visual catchment, and
- means to avoid or mitigate potential impacts.

A site visit was carried out on 11 November 2020 and a meeting with Bland Shire Council staff was held on the same day.

## 2. Methodology

Impacts on the visual and scenic amenity of the proposed West Wyalong Solar Farm have been assessed by Zenith Town Planning Pty Ltd using the RMS guideline *Environmental Impact Assessment Practice Note– Guideline for Landscape Character and Visual Impact Assessment* (EIA-N04 Version 2.1 released on 14 December 2018). Details of methodology are given below.

A site inspection of the location of the proposed works and the surrounding area has been carried out to identify the visual catchment, the context of the site of the proposed works and observation points. Land uses and characteristics of the environment such as topography, vegetation, architecture of neighbouring buildings and any heritage values of any significant sites in the vicinity of the proposed solar farm were noted and the capacity of the area to absorb physical change is assessed.

Development plans for the solar farm have been reviewed and the likely impacts on landscape character identified. This is determined by the sensitivity of the landscape to physical change and the magnitude, or relative size and scale, of the works.

The visual significance of the site to observation points and receivers within the visual catchment is described in terms of proximity to the site, landscape character, the composition of views and the sensitivity to change that will affect scenic values. The visual impacts that will be experienced by each receiver are identified and evaluated in terms of the sensitivity of each receiver to change and the magnitude of that change in terms of the proposed works. The impacts are calculated and ranked according to negligible, low, moderate or high impact based on the following matrix (Table 1).

**Table 1: Landscape character and visual impact grading matrix. Source: RMS Guideline for Landscape Character and Visual Impact Assessment, 2018**

Landscape character and visual impact grading matrix					
Sensitivity	Magnitude				
		High	Moderate	Low	Negligible
	High	High impact	High-moderate	Moderate	Negligible
	Moderate	High-moderate	Moderate	Moderate-low	Negligible
	Low	Moderate	Moderate-low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

An explanation of the rankings of impacts on landscape character and visual amenity are provided in Table 2, sourced from *Pacific Highway HW10 and Wyong Road MR335 intersection and approaches upgrade Tuggerah* by Peter Andrews & Associates Pty Ltd/Corkery Consulting Pty Ltd, September 2012.

**Table 2: Explanation of rankings based on sensitivity and magnitude.**

Rank	Landscape character	Visual amenity
High	The development would be the dominant feature in the landscape and would significantly affect and alter character	There is a substantial change to visual amenity or a total loss of view towards key features caused by the introduction of new elements that contrast with existing landscape character
Moderate	The development introduces a new element to the landscape and would form a significant and recognisable part of the landscape that alters character	There is partial loss or change of visual amenity towards key features caused by the introduction of new elements that may be prominent but not substantially in contrast with existing landscape character.
Low	The development constitutes a minor element of the wider view that merges with other land uses	There is a minor loss or change of visual amenity towards key features caused by the introduction of new elements that are consistent with existing landscape character

Negligible	The development is either not visible or only a small part is visible that due to distance separation does not alter character	There is very minor loss or change to visual amenity towards key features caused by the introduction of new elements that are consistent with existing landscape character approximating no change
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Where magnitude and sensitivity impacts differ, the ranking would be a hybrid of the two impacts, e.g. moderate-high. Such a ranking would combine elements of both the explanation of a moderate rank and that of a high rank.

The RMS methodology has been validated by the Land and Environment Court for uses other than roads and bridges. For example, in the case of *Houghton V Shoalhaven City Council* [2016] NSWLEC 1195 the commissioner upheld an appeal by the applicant and agreed with the findings of the visual assessment that was prepared using this methodology to consider the impact of tourist development.

The methodology of the guidelines addresses impacts in both qualitative and quantitative terms. The qualitative assessment involves the use of descriptive and conceptual data such as descriptions of landscape characteristics and the setting of the development or viewpoint. The quantitative assessment uses numbers and values such as the distance of a viewpoint from the development and the direction of the view towards the development. The purpose of the assessment is to identify impacts and to determine whether these impacts are acceptable given the benefits of the development to the community and economy.

Although the proposed development is not classified as a state significant project reference has been made to the Large-Scale Solar Energy Guideline during the preparation of plans, drawings and reports. The document provides the following guidance for assessing visual impacts:

*The impacts on landscape character and values and the visual amenity of landholders and communities.*

Using the RMS methodology, which is based on the magnitude (size and scale) of the development and the sensitivity of the landscape and visual receivers to change, ensures that an objective judgement of impacts is made by the assessor. The methodology prevents the assessor from making subjective judgements. Sensitivity is a measure of how sensitive the character of the setting is to the proposed change and its capacity to absorb the change. Magnitude refers to the scale, form and character of a development proposal.

Planning principles established by the NSW Land and Environment Court were also considered as a check on the findings of the landscape character and visual assessment. These principles are derived from the case *Tenacity Consulting v Warringah* [2004] NSWLEC 140 when considering the acceptability of the impact of a proposed development on views enjoyed from private property in the vicinity of that development, and from *Rose Bay Marina Pty Ltd V Woollahra Municipal Council and Anor* [2013] NSWLEC 1046 when assessing the impact of a development on the public domain.

THE RMS methodology has been compared with that required by government guidelines that apply in other states, i.e. South Australia, Victoria and Queensland. South Australia's guideline is silent on the issue of visual assessment and the Queensland guideline suggests that visual amenity and proximity to sensitive receptors should be investigated when assessing the feasibility and impacts of a project. The Victorian guideline includes advice on minimising impacts on landscape values and on providing screening to reduce visual impacts. It also recommends that design includes visual simulations (photomontages) to illustrate the development in the context of the surrounding area and key viewpoints, and that an assessment of the impacts have regard to the scale of the project, the sensitivity of the landscape to change, visibility to private property and public places, the locations and distances from which a facility may be seen, the significance of the landscape and landscape/environmental values. This assessment applies a methodology that would comply with the Victorian guidelines.

The findings of the landscape character and visual impact assessments are summarised in the conclusion. Recommendations as to refinements of the development plans to avoid or mitigate significant landscape and visual impacts are made if necessary.

### **3. Proposed works**

ITP (Development) Pty Ltd proposes to develop a solar farm and ancillary facilities with an AC output of 5.0MW at Wargin Road, Wyalong, NSW. The site is located approximately 2.8 kilometres south of Wyalong town centre and about 2.9 kilometres from the centre of West Wyalong. It is an irregular shape with a total area of 34.9 hectares. The proposed development would occupy 16.2 hectares of the total site. The land is generally flat with a slight fall to the south and is sown with crops.

Components of the facility which would impact on the landscape and visual amenity are:

- 12,000 solar modules ranging in height from 1.5 metres to 2.75 metres installed in rows running north to south with approximately 6.25 metres centre to centre spacing between each row,



- Two 3.4MW inverter stations that are 3 metres high mounted on a 12.2 metre long skid,
- A battery storage system that is 12.2 metres long, 2.4 metres wide and 2.9 metres high,
- A temporary car parking and materials laydown area,
- A 2.5 metre high kiosk is to be located at the south-eastern corner of the array,
- A 1.8 metre high security fence topped with three rows of barbed wire to give a total height of 2.3 metres, and
- Perimeter landscaping on the inner side of the security fence on the western and southern sides of the array with shrubs that will grow to a height of 3 metres.

The layout of the solar farm is shown on General Arrangement Plan (Drawing No WWL1C-G-2100) prepared by ITP Renewables.

#### 4. Description of the landscape

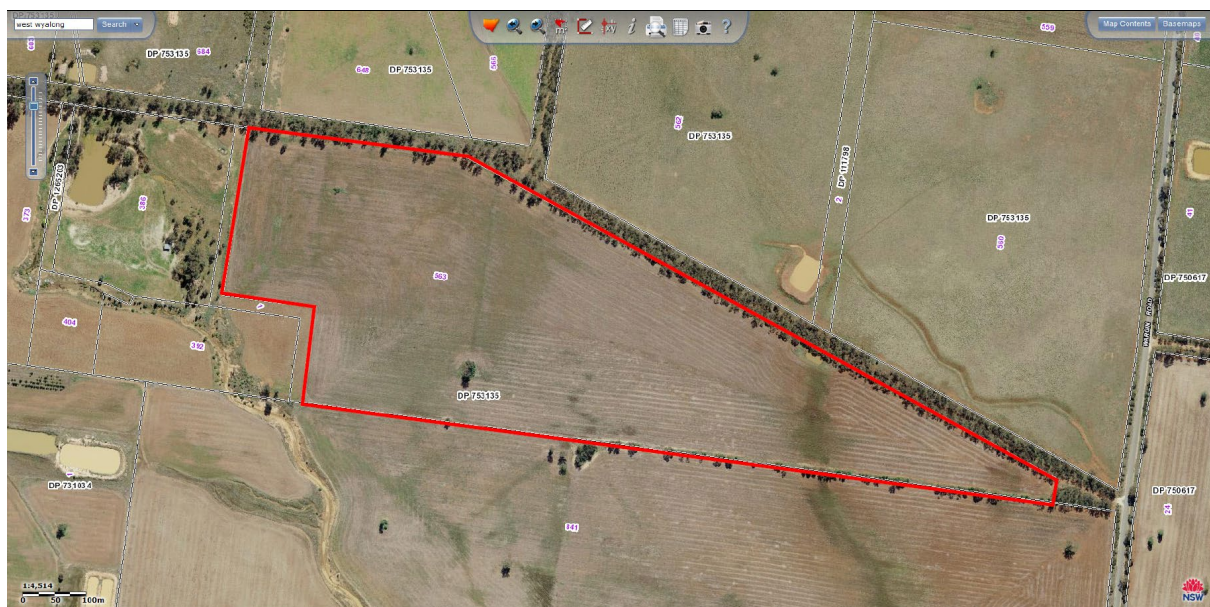
The character of the landscape near the development site of the West Wyalong Solar Farm is summarized in Table 3 below.

**Table 3: Landscape character in the vicinity of the development site**

Item	Description
Land use	The development site is zoned RU1 Primary Production. The closest part of the urban area of Wyalong is approximately 2.3 kilometres from the site to the north. Intervening land has been partially developed as large lot residential. Land to the east, south and west of the site is used for agricultural purposes. A quarry and ancillary processing facilities exist on land south-east of the development site and on the eastern side of Wargin Road approximately 1.4 kilometres from the development footprint.
Structures	The parcel is currently vacant. Structures within the vicinity of the site comprise scattered farm houses and sheds on neighbouring agricultural land and the ancillary facilities for the quarry. Agricultural industrial buildings are located north-west of the site on Compton Road.
Topography	The topography of the site is flat with a gentle fall to the south-west towards Yiddah Creek. This watercourse runs north-west to south-east across adjoining land to the

Item	Description
	west The broader landscape is similar with gentle hills to the east and south-west of the development site.
Vegetation	Most of the rural landscape has been cleared in the past for agricultural use other than scattered native trees and shrubs along roadsides and boundaries and riparian vegetation along Yiddah Creek. There are a few scattered paddock trees, including a cluster of trees located to the south-east of the development area and another at the northern extent of the array. Minimal vegetation remains on the low hills surrounding the area.
Infrastructure	The Newell Highway, a classified road, runs through the centre of Wyalong and is 2.8 kilometres from the site. Wargin Road, Cartwrights Lane and other local roads provide access to neighbouring agricultural properties near the site. A 22kV power line runs north-south within the reserve of Wargin Road which connects to the Essential Energy West Wyalong Zone Substation. The Cootamundra-Lake Cargelligo rail line runs east-west between the site and Wyalong.

Below is an aerial image of the development site. Photographs of the landscape and surrounding development are appended as Attachment A. All photographs were taken by Zenith Town Planning Pty Ltd at the time of the site inspection.



**Figure 1: Aerial image of the development site. Source: SIX Maps, 25 April 2011**

## **5. Assessment of impacts on landscape character**

The character of the landscape near the site of the West Wyalong Solar Farm has been significantly modified since European settlement for the purposes of agriculture. Very little native vegetation remains with patches on the low hills near the town and along creek lines and boundaries. There are limited views across farmland and towards low hills in the distance from the southern side of the township on approach to the development site.

The landscape in the immediate vicinity of the development site is generally flat and cleared of vegetation although some remnant/regrowth vegetation exists along Yiddah Creek to the west of the site. Structures within the vicinity of the site comprise rural farm buildings, large lot residential development to the north and the processing facilities associated with the quarry located to the south-east of the site.

The size and scale, or magnitude, of the project and impact on landscape character is considered to be low given the presence of the quarry and ancillary facilities, the rail line to the north and the buildings associated with agricultural industries. The solar farm will not have a major impact on the rural landscape south of Wyalong which is defined by the presence of infrastructure and rural industry.

The sensitivity of private property in the vicinity of the site to landscape change is also considered low given the existing open modified agricultural landscape. The flat topography and remnant vegetation reduces visibility of the facility from rural residential dwellings to the north and south. The sensitivity of Wargin Road and other public roads to landscape change would be low due to the flat topography, remnant vegetation and rural industrial development that exists in the vicinity of the site.

The overall impact on landscape character is assessed to be low. It is intended to carry out landscape planting on the southern and western sides of the solar array. Along with the existing remnant vegetation in road reserves and along Yiddah Creek, the facility will be effectively screened to all adjoining and adjacent properties.

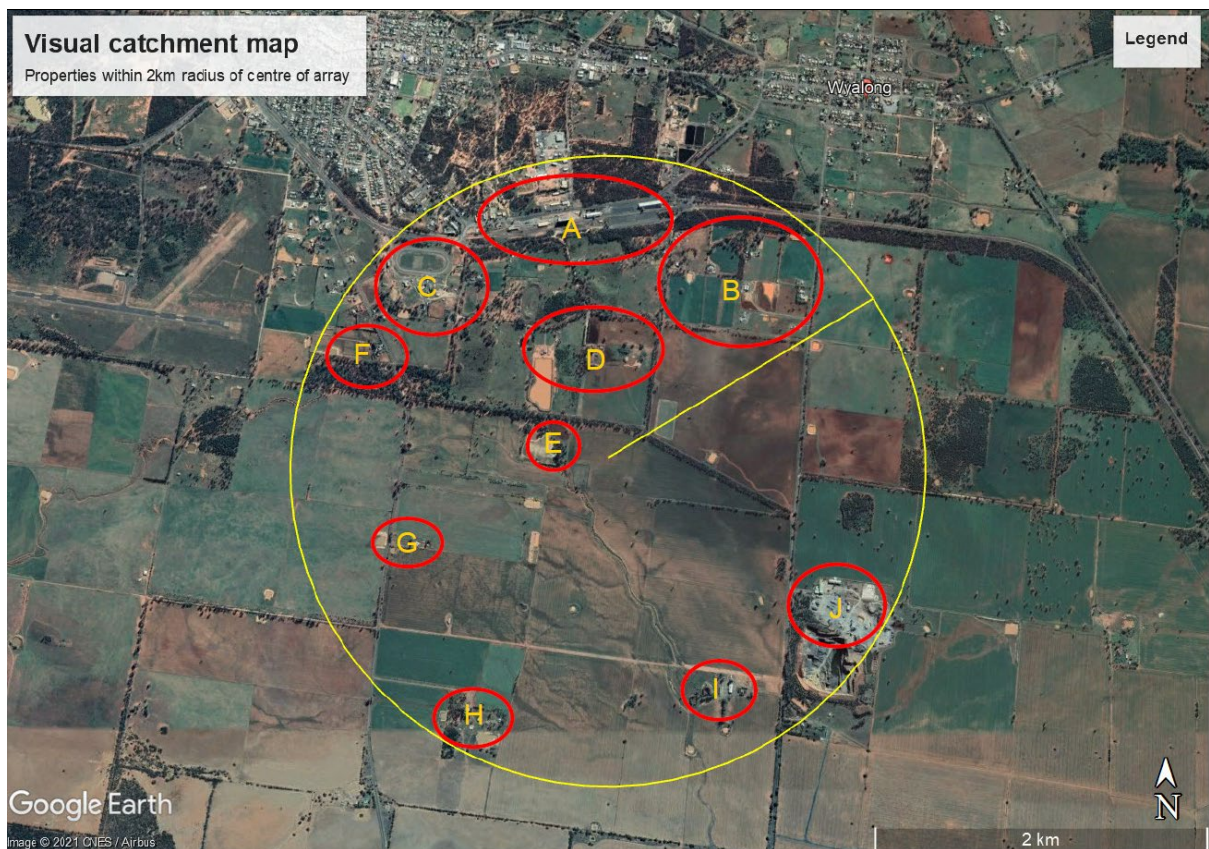
## **6. The visual catchment**

The visual impact of solar farms depends on the scale and type of infrastructure, the prominence and topography of the site relative to the surrounding environment; vegetation; and any proposed screening measures to reduce visibility of the site. Some potential observation points may not have a clear line of



sight towards the solar farm because of significant existing features such as built structures and vegetation. The greater the distance from the development site the less clear is the view of the solar farm. The ability to distinguish the type of land use and the actual composition of materials diminishes with distance.

For the purposes of this analysis the visual catchment of the site of the proposed development is defined by an area within 2 kilometres of the centre of the development footprint as shown on the visual catchment map below (Figure 3). The visibility of the site from properties located beyond 2 kilometres would be negligible. Observation sectors are also shown in Figure 3. These are directional viewpoints that contain one or more observation points. There are 10 sectors and 13 road routes within the visual catchment. The sectors are taken to be representative of all observation points within each sector. Impacts on observation points beyond the 2 kilometre radius are considered negligible. Commercial or industrial properties are not considered sensitive receivers in terms of visual impact and consequently an impact rating is not assigned to these properties.



**Figure 3: Map showing potential visual receivers within the visual catchment. Source: Google Earth**

## 7. Assessment of visual impacts

The magnitude of the proposed solar farm in terms of the quantum of change to views and proximity to each observation sector, and the degree of sensitivity based on the quality of the view, is assessed in Table 4 below. The assessment takes into account whether the site is clearly visible or obscured by landform or vegetation, and the direction and composition of the view. An impact rating is then given based on magnitude and sensitivity using the landscape character and visual impact grading matrix provided in section 2 *Methodology*.

The direction indicates the location of each sector in relation to the development footprint. In the case of rural properties and whilst it is acknowledged that the array may be visible from unoccupied parts of a property, it is considered that the view from a dwelling is more critical than from yards and paddocks.

**Table 4: Visual impacts on observation points**

Observation sector	Land use	Direction	Magnitude	Sensitivity	Impact rating
A	Industrial	North	n/a	n/a	n/a
B	Rural residential	North-east	Moderate	Moderate	Moderate
C	Recreational	North-west	Negligible	Negligible	Negligible
D	Rural	North	Moderate	Moderate	Moderate
E	Rural	West	High	High	High
F	Rural residential	North-west	Negligible	Negligible	Negligible
G	Rural	South-west	Moderate	Moderate	Moderate
H	Rural	South-west	Negligible	Negligible	Negligible
I	Rural	South-east	Negligible	Negligible	Negligible
J	Industrial	South-east	n/a	n/a	n/a

Observation sector	Land use	Direction	Magnitude	Sensitivity	Impact rating
Bellawri Road		West	Negligible	Negligible	Negligible
Richards Lane		South	Negligible	Negligible	Negligible
Wargin Road		East, adjacent	Moderate	Low	Low-moderate
Lone Pine Road		North	Negligible	Negligible	Negligible
Duffs Road		North-west	Negligible	Negligible	Negligible
Showground Road		North-west	Negligible	Negligible	Negligible
Echo Lane		North	Negligible	Negligible	Negligible
Compton Road		North	Negligible	Negligible	Negligible
Fred Calms Road		North	Negligible	Negligible	Negligible
Yiddah Drive		North	Negligible	Negligible	Negligible
Mugga Road		North	Negligible	Negligible	Negligible
Cartwrights Lane		East	Negligible	Negligible	Negligible
Unnamed road		North and north-east	Moderate	High	Moderate-high

The impact on dwellings located in sectors B and D which is the peri-urban area south of Wyalong is assessed to be moderate. The existing remnant vegetation along the unnamed road reserve to the north and north-east of the development area will provide adequate screening of the array to properties in these sectors.

The impact on sector E which is the property adjoining the development site to the west is assessed to be high. A structure on this property is approximately 100 metres from the boundary of the development site. Although trees are present within that separation it is proposed to provide landscaping for a depth of 3 metres along the western boundary of the array to ensure that visual impacts to that property are

mitigated. Similarly, sector G which comprises a single farm house and outbuildings will be effectively screened by riparian vegetation along Yiddah Creek and landscaping to a depth of 3 metres along the southern edge of the array. The visual impact on all other sectors is assessed to be negligible due to vegetation, topography and structures on intervening land that will effectively screen the solar farm.

Impacts on public roads are assessed to be negligible other than for Wargin Road and the unnamed road reserve that runs along the northern boundary of the development site. The solar farm may be visible from Wargin Road south of the site and the impact is assessed to be low-moderate for that road route. This is due to the existing visual impact of the quarrying operations on motorists using Wargin Road and existing vegetation. Landscaping along the southern boundary of the array will provide additional screening once mature.

The impact is assessed to be moderate-high for motorists using the unnamed road along the northern boundary, however, usage of that unsealed road route would be very low and remnant vegetation along each side of the track would provide substantial screening of the array.

There would be no direct line of sight to the development from other roads due to trees and structures on intervening land and topography. The development would not be visible from any other public place.

## **8. Assessment against planning principles**

The Land and Environment Court consistently applies a set of planning principles derived from the case *Tenacity Consulting v Warringah* [2004] NSWLEC 140 when considering the acceptability of the impact of a proposed development on views enjoyed from private property in the vicinity of that development. These planning principles are addressed below in relation to the proposed solar farm.

The planning principles are not predicated on a position that a landowner or occupant has a proprietary right to retain all or part of the views enjoyed from their land. The Court has acknowledged that even entire view loss is reasonable in certain circumstances (Lindsay Taylor Lawyers, November 2015).

### Impact on private property

#### **Step 1: The views to be affected**

The solar farm would be not be directly visible to any dwellings although glimpses through remnant vegetation along the road reserve immediately to the north of the development site and to the farm

dwelling located south-west of the site may be possible. The view enjoyed from close properties on flat land is one of adjoining cultivated rural land. Elsewhere vegetation, topography and distance would obstruct direct visibility of the array. Views from other observation sectors will remain unaffected.

### **Step 2: From what part of the property the views are obtained**

Obstructed views are available from dwellings and yards/paddocks.

### **Step 3: The extent of the impact**

The array will occupy 16 hectares of the 35 hectare property, i.e. covering just over half of the property. Topography comprises gently sloping land with low close hills to the east and south. The extent of the impact for dwellings in close proximity is not significant as existing vegetation and landscape screening will mitigate impacts to these properties.

### **Step 4: The reasonableness of the proposal that is causing the impact**

The proposed solar farm is a project that is suited to a rural location. The property is currently a working farm. The production of solar energy is an activity that is mandated by *SEPP (Infrastructure)* as permissible in a rural zone and the land owner has a reasonable expectation to develop a use that is permissible subject to the implementation of safeguards to prevent or mitigate adverse impacts on the environment and amenity.

#### *Impact on the public domain*

The case *Rose Bay Marina Pty Ltd V Woollahra Municipal Council and Anor* [2013] NSWLEC 1046 established planning principles to be considered when assessing the impact of a development on the public domain. The process must account for reasonable development expectations as well as the enjoyment of members of the public of outlooks from public places.

### **Step 1: The nature and scope of existing views**

Views from the public domain towards the development site are from Wargin Road and the unnamed road along the northern boundary of the site. The site is visible from these roads but is obscured by existing roadside and boundary vegetation. The site is not visible to any open space area or other public lands.



**Step 2: The locations from which the potentially interrupted view is enjoyed**

The development footprint would be partially visible from Wargin Road to the south of the development site to motorists and cyclists travelling north towards Wyalong. It will be visible through trees and shrubs to users of the unnamed unsealed track along the northern boundary.

**Step 3: The extent of the obstruction at each relevant location**

The extent of obstruction of views from Wargin Road is considered minimal given the vegetation that is present along the southern boundary of the site. The extent of interference with views to users of the unnamed road would also be low as there would be very low usage of that road and the need to concentrate to avoid trees and shrubs would require the maximum attention of motorists and cyclists.

**Step 4: The intensity of public use of those locations where that enjoyment will be obscured**

Neither Wargin Road nor the unnamed road are classified roads. There may be a relatively high traffic count along Wargin Road as it services the quarry and farms. It is believed that there would be very low volumes of usage of the unnamed track.

**Step 5: Whether or not there is any document that identifies the importance of the view**

There is no strategic plan of Bland Shire Council or the NSW Government that identifies the importance of any views in the vicinity of Wyalong. It is not mapped as a scenic landscape or as visually sensitive land in *Bland LEP 2011*.

In summary, assessment against the planning principles established by the NSW Land and Environment Court finds that the potential impacts of the proposed solar farm on views from both private property and the public domain are acceptable. It is important to note that all development has a visual impact, irrespective of the size or scale of that development.

## **9. Conclusion and recommendations**

The character of the landscape near the site of the West Wyalong Solar Farm has been significantly modified since European settlement and used mainly for agriculture and other primary industry. Very little native vegetation remains other than along creek lines and boundaries. There are limited views

across farmland and towards low hills in the distance most the southern side of the township on approach to the development site.

The landscape in the immediate vicinity of the development site is generally flat and cleared of vegetation although some remnant/regrowth vegetation exists along Yiddah Creek line to the west of the site. Structures within the vicinity of the site comprise rural farm buildings, large lot residential development to the north and the processing facilities associated with the quarry located to the south-east of the site.

The size and scale, or magnitude, of the project and impact on landscape character is considered to be low given the presence of the quarry and ancillary facilities, the rail line to the north and the buildings associated with agricultural industries. The solar farm will not have a major impact on the rural landscape south of Wyalong which is defined by the presence of infrastructure and rural industry. The sensitivity of private property in the vicinity of the site to landscape change is also considered low given the existing modified agricultural landscape. The sensitivity of Wargin Road and other public roads to landscape change would be low due to the flat topography, remnant vegetation and rural industrial development that exists in the vicinity of the site.

The overall impact on landscape character is assessed to be low. Planting on the southern and western sides of the solar array along with the existing remnant vegetation in road reserves and along Yiddah Creek to the north, east and south, the facility will be effectively screened to all adjoining and adjacent properties.

The impact on dwellings located in sectors B and D which is the peri-urban area south of Wyalong is assessed to be moderate. The existing remnant vegetation along the unnamed road reserve to the north and north-east of the development area will provide adequate screening of the array to properties in these sectors. The impact on sector E which is the property adjoining the development site to the west is assessed to be high. A structure on this property is approximately 100 metres from the boundary of the development site. Although trees are present within that separation it is proposed to provide landscaping for a depth of 3 metres along the western boundary of the array which to ensure that visual impacts to that property are mitigated. Similarly, sector G which comprises a single farm house and outbuildings will be effectively screened by riparian vegetation along Yiddah Creek and landscaping to a depth of 3 metres along the southern edge of the array.

The visual impact on all other sectors is assessed to be negligible due to vegetation, topography and structures on intervening land that will effectively screen the solar farm.

Impacts on public roads are assessed to be negligible other than for Wargin Road and the unnamed road reserve that runs along the northern boundary of the development site. The solar farm may be visible from Wargin Road south of the site and the impact is assessed to be low-moderate for that road route. This is due to the existing impact of the quarrying operations on motorists using Wargin Road and existing vegetation along the southern boundary of the development site. Landscaping along the southern boundary of the array will provide additional screening once mature.

The impact is assessed to be moderate-high for motorists using the unnamed road along the northern boundary, however, usage of that unsealed road route would be very low and remnant vegetation along each side of the track would provide substantial screening of the array.

There would be no direct line of sight to the development from other roads due to trees and structures on intervening land and topography. The development would not be visible from any other public place.

The findings of the assessment acknowledge that there will be impacts on the landscape and visual amenity as there are with any type of development. However, there is no view loss; the impact is a change to the view – a new element within the landscape. Impacts are greatest in close proximity to the solar farm as the further the distance a viewpoint is from the site the less the overall visual impact as the development occupies a lesser proportion of the total view.

As it is intended to carry out landscape planting on the southern and western sides of the array with plants that grow to a maximum height of 3 metres, the impact on the landscape will gradually soften as vegetation matures and provides an effective screen. It is recommended that Bland Shire Council be consulted to determine appropriate plant species. This landscaping will shield visibility not just to the array but will also screen ancillary items including the inverters, the BESS and the kiosk which are all beneath 3 metres in height.

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

- the solar farm 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 also generate employment opportunities during the construction phase and once operational will provide employment for maintenance crews,

- The placement of the array within the property has been chosen to maximise distance separation from dwellings and public roads,
  - Existing vegetation along road reserves, creeks and property boundaries is to be maintained,
  - Along with existing vegetation along roadsides and in riparian zones, the proposed landscaping will grow to a height that will effectively screen the facility from observation points including public roads.
-

## **Attachment A**

Site photographs



**Plate 1: Looking west from Wargin Road towards the development site**



**Plate 2: Looking north-west along the unformed road adjoining the northern boundary**





**Plate 3: Looking north across the adjoining property from the near the farm entry gate off Wargin Road**



**Plate 4: Looking south across adjoining land from the near the farm entry gate off Wargin Road**



**Plate 5: The quarry and ancillary buildings to the south-east of the development site**



**Plate 6: Grain silos in Wyalong**





**Plate 7: Looking south-west across the development site**



**Plate 8: Adjoining property No 156 Wargin Road**