

30 June 2026

Western Regional Planning Panel

DA2025/0061 - Electricity Generating Facility Solar Farm (two 4.99MW solar farm and battery storage energy system (BESS) & minor Boundary Adjustment

I refer to the abovementioned development application which is to be considered by the Western Regional Planning Panel on 9 July 2026. Council held an Extraordinary Meeting on 30 June 2026, having had the opportunity to consider the Planning Assessment report and receive representations from community members.

Council resolved to not support the proposed development and request that the Panel **refuse** the development application for the following reasons:

- i. That the development application avoids the State Significant Development approval pathway scrutiny by project splitting and should be considered under these rules, considering its size,
- ii. Not providing costing details of the project to avoid the State Significant Development approval pathway,
- iii. Insufficient information in the application about the batteries, size and ongoing risk,
- iv. The unacceptable visual impact on the Blayney township and surrounds,
- v. The unacceptable impact on the neighbouring residents,
- vi. The development is inconsistent with the RU2 Rural Landscape Zone objectives,
- vii. The development is against the community interest when considering potential future expansion of the Blayney Township and/or potential further deposits of valuable natural resource deposits.
- viii. There will be likely a battery modification application at a later date for more batteries, expanding the project further and bypassing the State Significant Development approval pathway.

Council also authorised me to present Blayney Shire Council's position to the Western Regional Planning Panel public determination meeting where I can elaborate further on the Council's concerns. I can also outline concerns around what appears to be an attempt by the developer to circumvent the National Electricity Rules (NER) anti-avoidance provisions and bypass the State Significant Development pathway.

Finally, in the event that the panel does proceed to approve the application, Council has requested that modified conditions of consent are incorporated to any development consent. These conditions are outlined as follows:

- Upgrade the unnamed road so a B-double and quarry truck can pass safely, particularly around the crest to the west of Marshalls Lane.
- Upgrade the intersection between Marshalls Lane and the unnamed road to allow easy passage of B-double trucks across the intersection.
- Ensure the gate(s) and entrance is wide enough and far enough back from the unnamed road to allow B-double trucks to turn into the solar facility. This is to be done with a specialist engineer who can determine width and depth required for such vehicles.
- A two-metre-high security fence be placed at least three metres inside the agricultural fence on all four sides of the proposed development.
- The agricultural fence be upgraded, at the proponent's expense to a standard which will keep livestock on the private landholder's side of the fence and be maintained by the proponent for the duration of the project.
- That the tree area between the boundary fence be monitored to ensure native wildlife are not trapped between the farm fence and the security fence.
- A release plan be developed if any marsupials are entrapped inside the security fence.
- The security fence has enough width in the netting to allow lizard and snakes to transverse between the two fences, the solar facility and the farmland.
- That noise limiting material be placed around the BESS and inverters to reduce the noise from these facilities on surrounding residents.
- That the developer has the option of photinia robusta or other similar species as an alternative to endemic species for the hedge.
- That a hedge be planted on the western side of the development to mitigate the impact on the development on the western landholder, given the extremely close proximity to their farm.
- That the hedge trees be planted as soon as development consent is given to provide screening some screening from the start of construction and during early operations. The plantings are to be watered and livestock kept out to enable quick establishment.
- The proponent be permitted to hedge their screening above 3 metres.
- That a drainage plan be developed to accommodate increased runoff during storm events and water channelled into the two drainage lines located within the solar facility.
- That the proponent submits a Priority Weeds management plan with the correct Act of Parliament, being the NSW Biosecurity Act of 2015 and not the Noxious Weeds Act of 1993.
- That the proponent acknowledges the operations of two gravel quarries in close proximity to the solar facility and note the potential for future expansion of such

facilities toward the solar facility boundary. The proponent also notes that current and future quarry operations will have a dust impact on the solar facility which the proponents of the solar facility will need to manage.

- Low noise pile driving equipment be used to implant to solar stand poles to reduce noise impact on neighbours and the Blayney township during construction.
- That the proponent be encouraged to graze the land underneath the panels rather than mowing it to maintain some level of agricultural production from the site.
- Decommissioning of the site is done within one year of closure of the facility
- Tripling of the proposed onsite water storages to allow for firefight of battery and inverter fires and for grass fires.

Thank you for the opportunity to provide this submission and I look forward to speaking at the determination meeting.

Yours faithfully

A handwritten signature in cursive script that reads "Bruce Reynolds".

Clr Bruce Reynolds
Mayor