

DA17/2026 · REGIONAL PLANNING PANEL BRIEFING

Cudgel Solar Farm & Battery Storage

5.83 MW Solar · 11 MW Battery Energy Storage

Lot 4 DP 855942, Mackellar Road, Cudgel NSW

Applicant: Green Gold Energy Pty Ltd

Prepared by Arup · August 2026



Project overview

5.83 MW

solar generation

11 MW

battery storage (4-module)

9,558

panels · single-axis tracking

~18%

of the 60.58 ha holding used

\$7.25M

capital investment

- The facility connects to the existing Essential Energy 33 kV line at the site boundary, avoiding any new transmission corridor or grid augmentation.
- The battery provides dispatchable firming capacity, supporting the NSW transition to net zero and regional energy security.
- Solar energy systems are permissible with consent on this land under SEPP (Transport & Infrastructure) 2021, cl 2.36. The SEPP overrides the Local Environment Plan, and as such the development is permissible with consent on the subject site.



Project overview





Strategic and locational context

COUNCIL'S OBSERVATION

The assessment notes the site is not within a NSW Renewable Energy Zone (REZ), and considers this relevant to the strategic context for solar development.

APPLICANT'S RESPONSE

- SEPP (T&I) 2021 permits solar on any land in a prescribed non-residential zone; REZ location is not a prerequisite for consent.
- REZs are established to coordinate large-scale generation and shared transmission. This 5.83 MW facility connects to existing local infrastructure.
- REZ location is a strategic consideration rather than a statutory requirement for a project of this scale.
- The facility's role is localised grid firming, which is well suited to a smaller site outside an REZ.

Agricultural Impact Assessment & Land Use Conflict Risk Assessment (Attexo, 2026)

Requested by Council & DPHI



Agricultural land considerations

Low-capability soil, a draft mapping layer, and a reversible footprint - supported by the AIA (Attexo, July 2026).

Class 6 - Low Capability

The AIA confirms the site is mapped as LSC Class 6 (Low Capability) - low agricultural capability compared with higher-value land elsewhere in the region.

Draft SSAL mapping

The AIA finds the draft SSAL mapping rests on desktop land-use data that doesn't reflect on-ground use; the site would not qualify as SSAL on the model inputs and available soil parameters.

No commercial agriculture

The site is not currently used for commercial agriculture and there is no landholder intention to irrigate or commence such activities - it is unirrigated and used for grazing and landscape-supply.

Cumulatively insignificant

The AIA assesses the loss of ~11 ha as cumulatively insignificant to the Murrumbidgee Irrigation Area and finds no impact on local supply chains (e.g. JBS meatworks). Agrisolar (sheep grazing) offers potential benefit.

Manageable and reversible

Impacts from soil disturbance, erosion and biosecurity are manageable via mitigation; LSC status and capability are expected to be maintained or reinstated post-operation. The footprint is reversible (pile-driven mounts, minimal excavation).

Addresses Council resolution

The AIA is a merit-based assessment addressing Council OCM 26/337 resolution (no statutory weight) and concludes the Project does not conflict with it - the site is not irrigable, lacks high capability, and is not SSAL-qualifying.

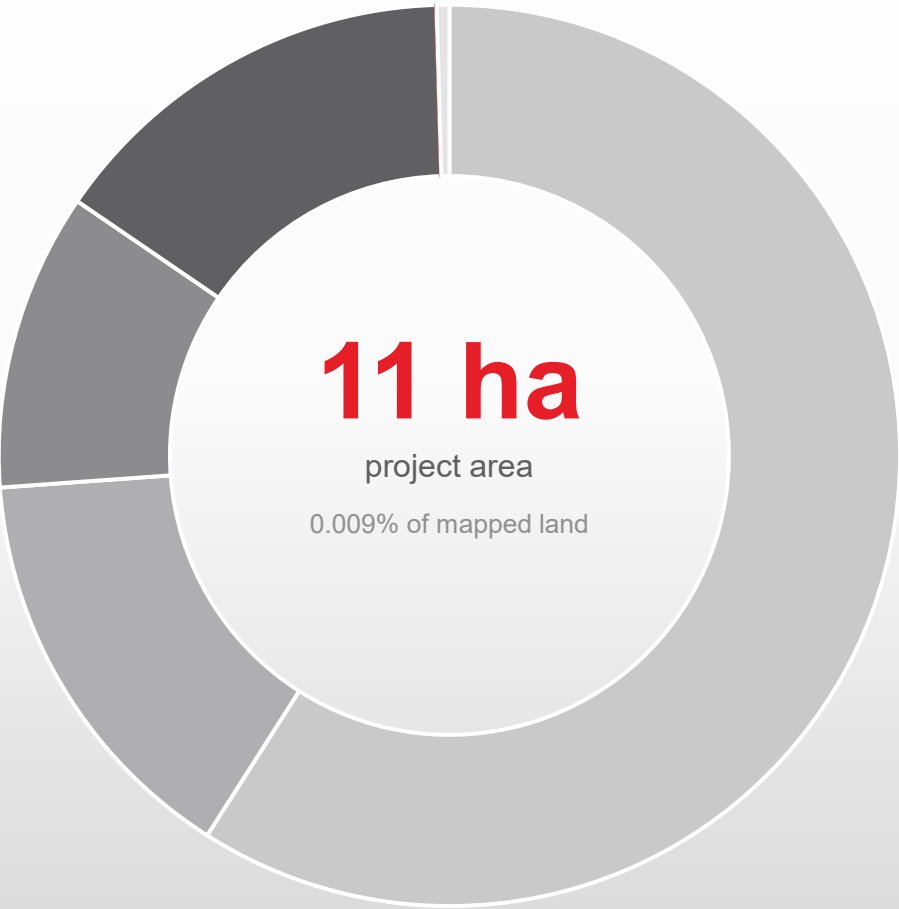
Decommissioning and rehabilitation

A Decommissioning & Rehabilitation Management Plan will be implemented before construction, and the project owner is bound by lease to maintain and make good the land on decommissioning or termination of the lease.



Leeton Shire LGA land classes

The 11 ha project area against the Shire’s mapped land capability classes.



●	Class 3	68,637.5 ha	59.0%
●	Class 4	17,244.2 ha	14.8%
●	Class 5	12,414.5 ha	10.7%
●	Class 6 – remaining	17,435.5 ha	15.0%
●	Class 6 – project area	11.0 ha	0.009%
●	Class 7	530.2 ha	0.5%

The project area is 0.06% of the Shire’s Class 6 land - the least capable class - and 0.009% of all mapped land. Source (Attexo AIA, 2026)



Site suitability



Infrastructure & servicing

The assessment confirms the site is well suited in terms of infrastructure and servicing.



Biodiversity

No native vegetation, not on the Biodiversity Values Map, and no threatened-species habitat (Habitat Innovation, Dec 2025), no BDAR required.



Access & traffic

The Arup Traffic Impact Assessment finds access acceptable subject to conditions, consistent with Council's engineering advice.



Groundwater

Operation is passive, with negligible contamination risk managed through the CEMP and conditions.



Topography & visual

Addressed through landscaping, possible setbacks and a Landscape Management Plan.



Questions / Discussion