

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Thursday, 7 December 2023 9:26 PM  
**To:** IPCN Submissions Mailbox  
**Subject:** Glanmire Solar Farm  
**Attachments:** Solar plant location by Town Planner.pdf; David McMahon\_Glanmire\_BSAI\_9652\_071223.pdf; Ephemeral Creek flood map.pdf; IPC Hearing Nov 23.docx; Draft Energy Policy Framework - solar irradiance map.pdf; Extract from Bathurst Regional Rural Strategy.pdf; Submission to Independent Planning Commission on SSD.docx

**Follow Up Flag:** Flag for follow up

**Flag Status:** Flagged

I have attached my submission and associated documents.

I have also attached my Speaker notes from the Public Meeting held on 30 November 2023

Thanks

Sally Newton-Chandler

## **Glanmire Solar SSD21208499**

### **Objection**

As a directly affected neighbour of this proposal I appreciated the opportunity to present at the Public Meeting on 30 November 2023 and the Commissioners follow up visit to our property on 1 December 2023. Our property adjoins the site on our eastern boundary for 1200 metres. We strongly object to this proposal. This is not an academic exercise for us, or an ideologically driven approach against a remote development. As the project is currently proposed it will destroy our ability to continue our farming operation. We look forward to finally having our objections heard so that we can continue to effectively run our business and resume the quiet enjoyment of our property.

### **Insurance**

To date, neither the proponent or the Department have understood or addressed our issues relating to Public Liability Insurance.

Introducing an industrial plant with an infrastructure investment quoted at \$152 million next door to businesses with maximum Public Liability insurance coverage of \$20 to \$30 million necessarily requires the neighbouring businesses and their associated contractors and subcontractors to increase their insurance coverage to cover the increased potential maximum liability. If a catastrophic event were to occur the Solar plant operators would seek damages for loss of profit on top of their infrastructure investment. In that case we would require insurance cover well in excess of \$200 million.

We have sought to increase the cover on our current policy to no avail. Our broker sought cover overseas as well as in Australia. No additional coverage is available. They also advise that if coverage had been available, it would be prohibitively expensive.

Should the proposal be approved, it should only be on the basis that the proponent sources, and pays for a suitable Public Liability Policy, for the life of the project. This policy must have an appropriate limit, not less than \$200 million indexed by the CPI or such greater amount that would cover a catastrophic loss of the project including loss of profits, with an insurer and terms approved by us which would cover our property and business, any future property owner, contractor, sub-contractor, tenant or visitor to our property without restriction. This same condition should be applied to all neighbours whether direct or indirect.

### **Hydrology and Riparian zones**

The proponent proposes one riparian zone on an ephemeral watercourse that runs across the site into our property but not the other. During rain events, the reality is that the second ephemeral watercourse carries more water across the land than the one recognised as a riparian zone by the proponent. The watercourse mentioned is shown in pink on the attachment "Ephemeral Watercourse Flood Map" (map prepared by NGH showing additional flooding after site is developed). It is clear from the map that this is indeed a significant water flow, and that flooding would occur here in high level rain events. Without the existing dams slowing the water across the land there is potential for significant erosion and increased water flows on our land as well as the site. In order to maintain the Status Quo on our property it is essential that these dams are not infilled, and the watercourse is treated as a riparian zone in the same way as the other two watercourses on the site. Additionally, there are 2 further dams on the site that are also proposed to be infilled, both of these dams are shown to cause flooding in the proponent's flood mapping. All dams should be maintained for flood mitigation, stock watering and firefighting purposes.

The proponents flood mapping (attached) does show additional flooding (in Grey) on our property both from this watercourse and the watercourse subject to the riparian zone. It is, therefore, disingenuous to suggest that the panels do not create a change in the hydrology

of the site. If there was no change, there would not be additional flooding where the riparian zone ends and water enters our property.



Photos show ephemeral watercourse, proposed to be built over, during rain, August 2022

In the proponent's Mitigation measures - A4 "During operation, mounted solar panels will change orientation during the day, with any rainfall runoff being distributed in the area around each panel, and not drained permanently to a single point on the ground."

It is disingenuous to suggest that rainfall will be distributed across the area around the panels when the panels are programmed to "stow" in a vertical position when storms are predicted to minimize panel damage. This means panel runoff from significant events will always fall in the same place causing potential erosion issues.

## **Bushfire Hazard**

DPE Consent condition C27 requires a Fire Safety study to be prepared prior to **commissioning** the BESS. The site is surrounded by grasslands that would be classified as Bushfire Prone Land except that Bathurst Regional Council has not updated their zonings. A Fire Safety Study should be required on the entire site as well as the BESS and the study should be completed in advance of the project being considered for approval. To leave the study until after construction and then only require the study to be performed on part of the site is unreasonable as the result of the study may make the entire project untenable and unsuitable for approval. The attending fire service to the site is the local RFS (site is located on the boundary of the Glanmire and Raglan RFS areas) The Bushfire consultant advises that RFS members are prohibited from approaching closer than 8 metres to a solar panel. The proposed 10 metre Asset Protection Zone becomes a farce when a fire tanker is more than 2 metres wide. Firefighters would necessarily be closer than 8 metres to panels, even travelling through the APZ in a vehicle! The nearest HAZMAT fire resource is on the western side of Bathurst, 16km (25 minutes according to Google Maps) from the site.

I would suggest CFA guidelines are adopted as no other specific guidelines are available. ACT has adopted CFA guidelines for this reason.

**I suggest a Pre-Approval Bushfire Risk Assessment and plan is crucial to assessing the approvability of the project.**

## **Noise Hazard**

An Acoustic Report should be undertaken for the BESS. None has been undertaken or required despite proximity to houses, the proponent makes general statements about there being no noise issues, despite noise mitigation generally being required for BESS in areas

where there are residential receivers even more remote than on this site. The primary noise sources that arise from a BESS are from Inverters, Primary transformers, LV to MV transformers, The cooling system for the battery container/cubs.

## Visual Impacts

The proponent has continued to provide inaccurate mapping relating to the site, omitting our licenced bore, the accurate location of an ephemeral watercourse and a future homesite. They dismiss the projects affect on the visual amenity of this homesite by saying “This future house site has expansive views south and away from the project, which indicated that any view towards the site was most likely to be a secondary view” The house site has almost 360-degree views and the view over the proposed solar site is uninterrupted and unable to be mitigated through plantings due to the height of the dwelling site over the proposed solar site, it is most certainly not a secondary view, the expansive views in all directions from this house site were a significant factor in why we purchased the property.

The proponent has not considered the view from Mt Panorama/Wahluu, a site that is world famous and a crucial element of Bathurst’s tourism now and into the future. The Mt Panorama sign is clearly visible from a large proportion of the site so it seems reasonable that the site would be clearly visible from the Mountain and a proper Visual Assessment required.

A visual assessment is yet to be done on the upgraded powerlines. The height of the power poles is proposed to be increased by 6 metres and cabling would be much heavier when upgraded. **The visual assessment should be undertaken before considering any approval.** We would be able to see them very clearly from our house as they run along the road at the front. New powerlines would be much more visually intrusive as they are more substantial to allow for increased height and heavier duty lines. There are a number of residences which would potentially be adversely affected by the new powerlines who have not been identified or advised of the proposed upgrade.

The Bathurst Regional Rural Strategy - Section 5.5.2 Strategic Objectives is to “Protect Bathurst Airport and Surrounds from incompatible development. Figure 5b Obstacle Limitation Surface indicates that the site is located within airspace restricted land. Before any approval is considered a detailed study of the airport’s current and likely future requirements, over the life of the project, including consultation with current users who include the Flying School and Gliding Club who regularly use the airport for their activities.

## Misrepresentations and Obfuscations

The consultation, or rather lack thereof with directly affected neighbours during the entire planning process has been extremely frustrating as a directly affected party. Matters of concern have been brushed away as irrelevant or minor.

Statements have been made on a number of occasions that are simply false – just a few of many examples include:

- Continuing to insist that the site is 7km from Raglan when it is 4.1km.
- Insisting that the site has great solar irradiance when it has comparatively poor solar irradiance.
- The Social Impact Assessment was not sent to all directly affected neighbours despite being readily available for anyone, anywhere, to complete on the internet. When questioned why those directly affected were not surveyed Lisa Hamilton of NGH stated “the SIA involves targeted social research, so we try to reach out to a **sample of directly impacted** residents

to get a sense of people's responses to the project" the responses of random members of the public anonymously answering the survey questions on the internet were given the same weighting as a **sample of directly affected** neighbours.

The Social Impact Assessment summarises 15 impacts of which 10 are considered to be negative impacts. 2 of the positive assessments relate generically to renewables rather than specifically to this project and the remaining 3 relate to stimulating the Bathurst economy which is already a fast-growing economy with a critical shortage of tradespeople and an extreme shortage of rental accommodation. In summary, the **Social Impact Report shows an almost wholly negative impact.**

- Stating we were contacted to attend a meeting regarding visuals and the powerlines in October 2022 when we were not.

- Promising the consultant would meet with neighbours about the results of the Visual Assessment to discuss the results and appropriate mitigation but never arranging the meeting despite numerous requests from neighbours.

- Stating that as adjoining neighbours we only graze the paddocks when a crop is growing in them this season and has been in past years. Photos below show adjoining paddocks cropped in 2020. Crop is sown annually when seasonal conditions permit.



- Proposing mitigation on our property rather than their own. The proposal to include our stock laneway as part of their buffer zone is ludicrous. **All mitigation must be made on the proponent's site.**

There has been little consultation with direct neighbours and any that has taken place has been ignored. It has been a totally unacceptable process which should have been rejected at the scoping report stage. when it was obvious to the Department that the Scoping Report was grossly inadequate and local objections were at a level, we were advised by the DPE were "never before seen for this type of project and normally only seen for a controversial mine" .

## **DPE Assessment Summary**

The DPE have accepted submissions by the proponent as correct without proper investigation or analysis.

The Department and Elgin have not updated the inaccurate mapping of the site. The current maps omit our proposed house site, our registered bore and contain inaccurate mapping of the stream Elgin are planning to build over. The Department has made their recommendations based on flawed information. These issues were raised on several occasions to no avail.

The Executive Summary of the DPE Assessment report states *“Overall, the Department considers the site to be appropriate for the project as it has good solar resources, available capacity on the existing electricity network and is consistent with the Department’s revised Large-Scale Solar Energy Guideline.”*

The solar irradiance levels for the site are not site specific but merely adopted from a NASA Australia wide high-level general categorisation. In reality, the site has poor levels of solar irradiance to most other areas of NSW and certainly low levels compared to the REZ. The Department’s own Draft Energy Policy Framework page 9 (attached) shows the site in the grey shaded area to the east of Bathurst as not suitable for solar due to low Solar Irradiance, even surrounding areas are in the green “less suitable” zones. **The conclusion to be drawn is that the site has poor solar irradiance and should not be put forward for approval.**

The Assessment report also claims that *“Consistent with the Department’s revised Large-Scale Solar Energy Guideline, the development footprint has been designed to avoid site constraints such as items of heritage value, watercourses, native vegetation, and Biophysical Strategic Agricultural Land (BSAL).”*

A number of site constraints have been ignored in the development footprint, including a watercourse which is proposed to be built over, 10 mature trees are to be removed and 39.5 HA of Class 3 land built over which the Large Scale Solar Guidelines indicate should be avoided. Agronomist David McMahon has reviewed the site for BSAL land and has concluded that **the entire site can be classified as BSAL**. A copy of his report is attached. These constraints are easily avoided and should not be included in any approval being considered.

Further the report states *“The Department considers the project would not result in any significant impacts on the local community or the environment.”*

The Department completely ignored the overwhelmingly negative Social Impact Report and has **failed to consider the Social, Financial and Business impacts on the local community** which are significant. The lack of access to appropriate levels of Public Liability Insurance means the surrounding farms would be unable to operate. Hardly insignificant.

The DPE Assessment Report 2.2 Other Energy Projects (page 5) discusses the 5 Renewable Energy Projects within 50km of the site. The smallest of which is the 325mw pumped hydro project just 15km from the site. At a maximum output of 60mw the Glanmire Solar project is dwarfed by that project at around 18% of the size of that one project. Suggesting the Glanmire site is needed to power 23000 homes, all of Bathurst, is inconsequential given the amount of capacity already proposed. The total of the 5 sites quoted by the department is 2175mw, the Glanmire site at a maximum of 60mw is a mere 2.8% of the capacity within 50km. Is destroying livelihoods and communities worth this, in the scheme of things, minor project?

As a justification for the project the Department’s submission to the Public Meeting stated that the project will add diversification to the income streams of the community during times of drought and flood. This statement is false. The only beneficiary of an income stream from the property is an absentee landlord in Sydney. No additional money would flow to the community itself once commissioned. Any additional employment on site would be more than offset by the loss of employment from the current enterprise.

Our experience has been that the Department worked closely with the proponent, giving extensive advice and assistance. The proponent was allowed two extensions of time, to obtain further expert reports and to change the application after submissions for objectors had closed. Objectors had to meet arbitrary deadlines and were refused extensions of time and were never given the opportunity to rebut claims made by the proponent after the EIS public exhibition deadline. The consultation process, which was overseen by the Department, was conducted by the proponent, was unfair and failed to provide objectors with a fair opportunity to argue their views.

Due to the limited time we have had to prepare our submission, I request we are able to add additional, relevant material to our submission as it comes to hand.

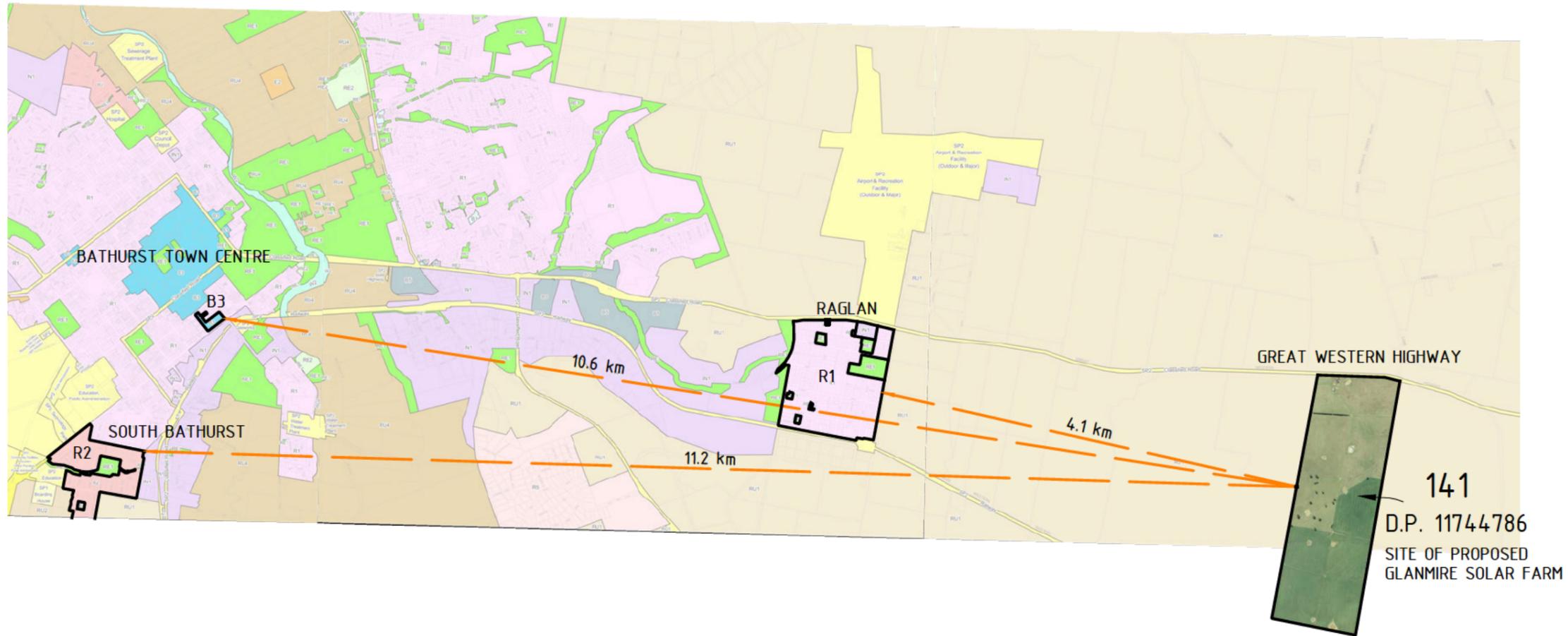
We welcome any additional questions the panel may have and invite you to revisit our property before making your determination should you feel it would help in your decision.

Sally Newton-Chandler

[REDACTED]

Glanmire NSW 2795

[REDACTED]



**SURVEY INFORMATION**

THE SURVEY IS ON GRID MAP GRID OF AUSTRALIA (MGA).  
 STRAIGHT LINE DISTANCES HAVE BEEN DERIVED FROM THE SIX MAPS IMAGERY DISTANCE TOOL

**NOTES**

R1 DENOTES BATHURST REGIONAL LEP 2014 R1 GENERAL RESIDENTIAL ZONE  
 R2 DENOTES BATHURST REGIONAL LEP 2014 R2 LOW DENSITY RESIDENTIAL ZONE  
 B3 DENOTES BATHURST REGIONAL LEP 2014 B3 COMMERCIAL CORE ZONE

NO	REVISION	DATE
1	ISSUED TO CLIENT	30/6/22

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PREPARED BY:

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Original Size A3	Job Ref: 22162	Surveyed -	Drafted RVG 30/6/22	Checked AB 30/6/22
Scale: 1:50000 @ A3				

Client <b>NEWTON RURAL PTY LTD</b>	Sheet No. <b>1/1</b>
Title DISTANCES TO CERTAIN NEAREST PLANNING LAND USE ZONES FROM LOT 141 IN DP11744786 4823 GREAT WESTERN HIGHWAY, GLANMIRE	Revision <b>1</b>
CAD File: 22162A.dwg	MAG File: -

7 December 2023

**Attention:** Ewan Chandler  
Newton Rural Trust

[REDACTED]  
Glanmire NSW 2795

**BY EMAIL**

Dear Ewan

**Re: Biophysical Strategic Agricultural Land (BSAL) assessment of the proposed Glanmire Solar Energy Project**

1. I refer to the verbal instructions from yourself to undertake a BSAL assessment of the proposed Glanmire Solar Energy Project area based on the findings of the Independent Review of the Soil, Land and Agricultural Impact Assessment conducted by Minesoils Pty Ltd (Report Ref: MS-103, August 2023).

The objective of this assessment is to assess the BSAL of the landform and soil conditions as the initial BSAL determination (as mapped) does not match the known and indicative conditions of the locale.

2. I am suitably competent to undertake this assessment being a Certified Environmental Practitioner with expertise in soils and geomorphological assessment with over 25 years' experience. I am well qualified, holding an undergraduate degree in Applied Science (Agriculture) specialising in soils and land management, a graduate diploma (Water Management) specialising in geomorphology and hydrology, and a master's degree (Environmental Management) specialising in hydrogeology. I am an active member of the Environmental Institute of Australia and New Zealand, the Australasian Land and Groundwater Association, and Soil Science Australia.

### 3. Background

The independent review of the Minesoils Soil, Land and Agricultural Impact Assessment found that the proposed Glanmire Solar Energy Project area is located at 4823 Great Western Highway Glanmire NSW with a real property address of Lot 141 DP 1144786. The project area is around 186ha in area with an elevation range of around 760 to 800 mAHD, with a general south west aspect. The landscape is gently undulating rises with slope gradients generally < 10%. Soils are mapped as deep Brown Soils and Red and Yellow Earths (Chromosols) and deep Solodic Soils (Sodosols) overlying granite parent material (Kovac et al 2010). From a

review of the available historical aerial photography and satellite imagery (1954-2022) and discussions with yourself the project area has been rotationally farmed since at least the 1950s with a mix of pasture, fodder, and grain crops.

Although reliable data is limited in the Minesoils Soil, Land and Agricultural Impact Assessment the findings of the Independent Review found the project area has a land and soil capability of Class 3 or better.

5. Regarding BSAL by following Sections 5 and 6 of NSW OEH (2013) Interim Protocol for Site Verification and Mapping of Biophysical Strategic Agricultural Land the following applies to the project site:

<b>Hazard</b>	<b>BSAL</b>
Reliable water supply	Yes (reliable rainfall $\geq$ 350mm per annum)
Contiguous area of $\geq$ 20ha	Yes (contiguous area of $\geq$ 20ha)
Slope ( $\leq$ 10%)	Yes (maximum slope is 7.1%)
Rock outcrop ( $<$ 30%)	Yes (rock outcrop $<$ 30%)
Surface rock fragments ( $\leq$ 20%)	Yes (no surface rock fragments)
Gilgai ( $\leq$ 50%)	Yes (no gilgais)
Soil fertility (soil type)	Yes (moderate - Soils usually require fertilisers and/or have some physical restrictions for arable use)
Effective rooting depth to a physical barrier ( $\geq$ 750mm)	Yes (no physical barriers or hard pans noted)
Soil drainage (better than poor)	Yes
Soil pH (4.5-8.1 in $\text{CaCl}_2$ in the top 600mm of the profile)	Yes (average 6.4 ( $\text{H}_2\text{O}$ ) from 55 samples – allow one pH unit adjustment for $\text{CaCl}_2$ – 5.4)
Salinity ( $\text{ECe} \leq$ 4dS/m and chloride $<$ 800 mg/kg in the top 600mm of the profile)	Yes (highest EC was 2.7dS/m. Chloride not tested but improbable to be above 800 mg/kg based on the EC)
Effective rooting depth to a chemical barrier ( $\geq$ 750mm)	Yes (roots found at $\geq$ 750mm 16 of the 22 sampling locations)

6. In summary based on the available data it is assessed that the Glanmire Solar Energy Project area is highly likely to be BSAL but further investigation is required to confirm this.

If you have any queries about the contents of this independent review, please contact the undersigned.



**David McMahon** CEnvP SC

BAppSc SA

GradDip WRM

MEnvMgmt

MALGA MEIANZ MSSA

### **References**

Kovac M, Murphy BW, and Lawrie JA (2010), Soil Landscapes of the Bathurst 1:250,000 Sheet.

Minesoils Pty Ltd (2023), Soil, Land and Agricultural Impact Assessment (Report Ref: MS-103, August 2023) for the proposed Glanmire Solar Energy Project.

NSW Office of Environment and Heritage (2013), Interim protocol for site verification and mapping of biophysical strategic agricultural land.

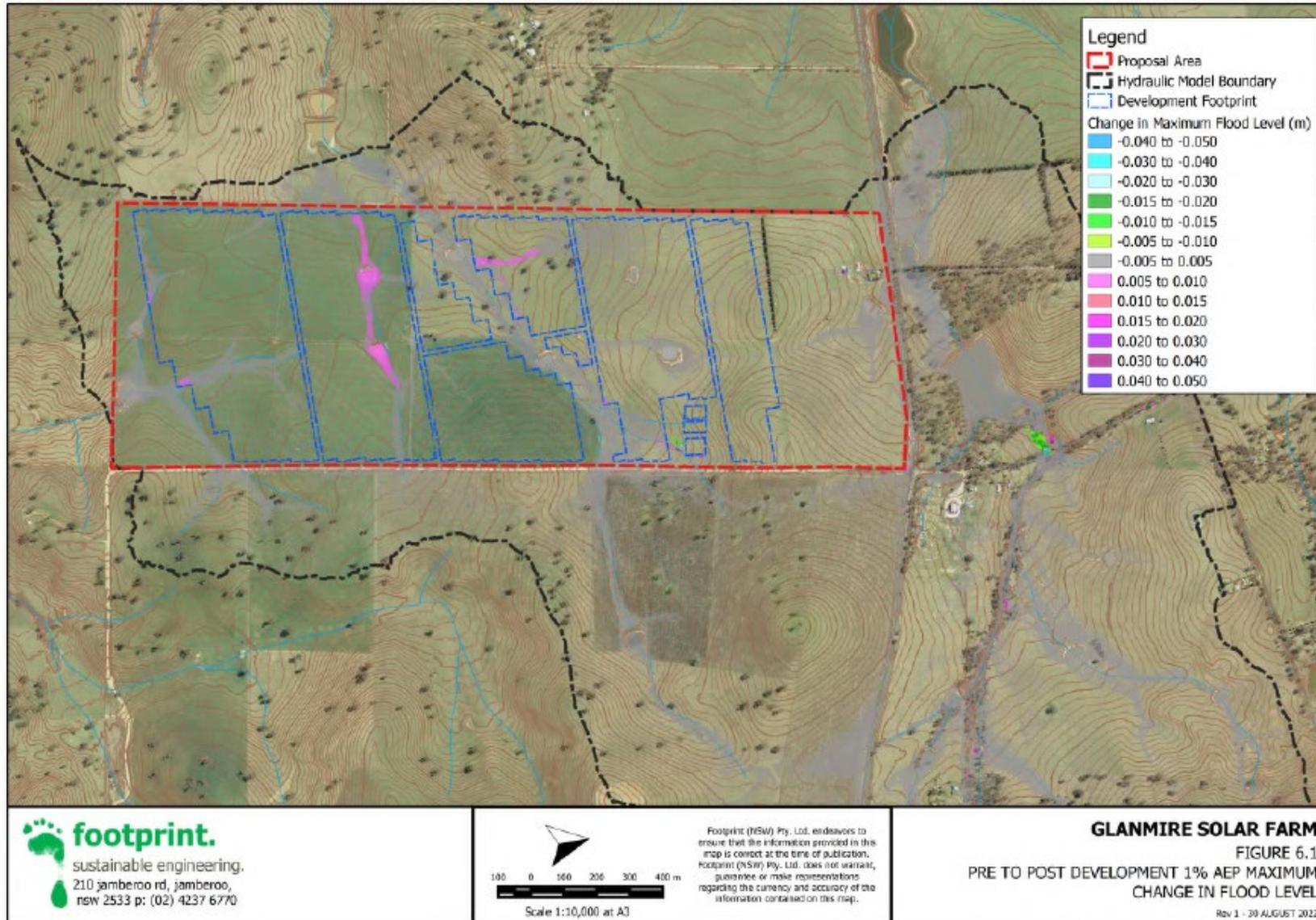


Figure 4-19 Change in flood level anticipated as a consequence of the Project

## **IPC Glanmire hearing 30 November 2013.**

**Sally Newton-Chandler**

We are directly affected neighbours of this proposal. Our property adjoins the site along its eastern boundary for 1.2 km. No significant setbacks are proposed, we only get a setback of 10m whilst Elgin provides a self-agreed setback of 300m from the Great Western Highway to 'protect' road users.

This is not an academic exercise for us, or an ideologically driven approach for or against a remote development.

We have owned our property at [REDACTED] 'Glanmire', since 2018. We purchased it because it was in the midst of productive rural land, but also close to regional Bathurst. The property is our family's home, our business and financial support and our children's future.

When we purchased our land, it was in the certain knowledge that the planning rules, whilst not guaranteed in perpetuity, would ensure the continued residential rural lifestyle which characterises the area, and not permit intensive, intrusive, offensive or industrial development and use.

We expected that we could rely upon State and local government planning instruments and policies, except for changes for the growth and prosperity of the regional city, after adequate and legitimate consultation and notice of any significant change. We also expected that government would always act reasonably, impartially, with compelling justification, and that local residents would be treated fairly, provided with accurate and complete information, and be genuinely consulted.

Regrettably, our experience in this process has been nothing like that.

Notwithstanding that the zoning is RU1 Primary Production, with the object to maintain the rural and scenic character of the land and reduce conflict between land use, we are lumbered with a proposal for an industrial facility to produce power.

The Guidelines which were in place when this process commenced, and which the Secretary's Requirements referenced, included requirements for the consent authority to take into account views, loss of rural production, soil, fire and other risks and to ensure appropriate mitigation, such as buffer zones, where there are adverse impacts.

We believe all costs and risks associated with the project should be mitigated within the site, ensuring costs are born by the party getting the benefit. As the

project stands, the site owner and proponent are receiving the benefit while the neighbours bear the costs of being unable to obtain adequate Public Liability insurance cover to protect us if a hazard escapes our property into an industrial site worth many times our maximum \$30 million cover available. We have sought additional cover, our broker going overseas to obtain it, but have been refused. \$30 million is the maximum cover we can get, a far cry from the \$200 million we need. Without an appropriate level of cover we will be forced to shut down our business.

Whilst we agree with the general community support for strategies to decarbonise, we cannot accept that the policy is intended to permit the intrusion of this type of facility on the doorstep of a rapidly expanding rural regional city or is in accordance with Australian values. The Policy creates renewables zones, in far more appropriate locations. Not all facilities can be built in the zones, but that does not permit them being built just anywhere. Guidelines have been introduced to protect Regional cities including Bathurst from this type of development but have been totally overlooked in the assessment of this proposal.

As a State Significant Development, the proposal has been assessed by the Department. However, there is a significant problem with this as the Department is also charged to deliver the government's policy for energy transition.

This is an irreconcilable conflict of interest, particularly given that the Department also produced the Guidelines and the amended Guidelines which were implemented well into the assessment process.

Our experience has been that the Department worked closely with the proponent, giving extensive advice and assistance. The proponent was allowed two extensions of time, to obtain further expert reports and to change the application after submissions for objectors had closed. Objectors had to meet arbitrary deadlines and were refused extensions of time. The consultation process, which was overseen by the Department, was conducted by the proponent, was unfair and failed to provide objectors with a fair opportunity to argue their views.

For example, the Department and Elgin have not updated the inaccurate mapping of the site. The current maps omit our proposed house site, our registered bore and contain inaccurate mapping of the stream Elgin are planning to build over. The Department has made their recommendations based on flawed information. These issues were raised on several occasions to no avail.

Now the determination has been referred to an Independent Planning Panel. Our observation is that the matter is being progressed with unseemly haste and in a manner which is unfair to us.

Under the legislation the consent authority must give proper consideration to matters raised, to form proper judgements, and make its own determination. We look forward to finally having our objections heard so that we can continue to effectively run our business and resume the quiet enjoyment of our property.

Thank you for your time today.

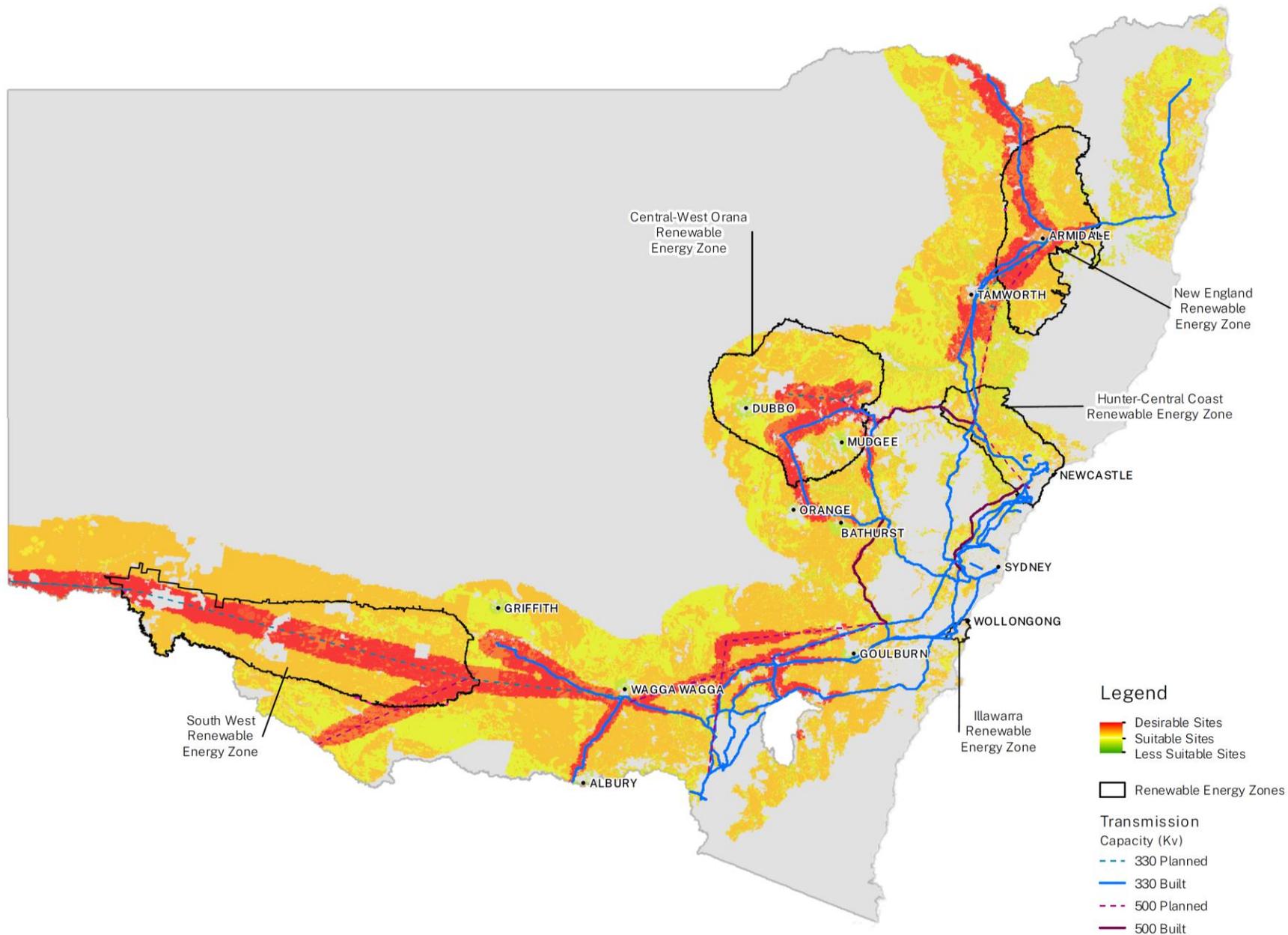


Figure 3. Desirable locations for solar development

Recommended Actions:

a. Do not permit new village or rural lifestyle living subdivision activity that removes or restricts public access to rivers.

**3. Encourage the provision of services within the existing villages that support tourism activities.**

Recommended Actions:

a. Permit, with consent, service stations, coffee shops, general stores and tourist accommodation within the village zone.

**5.5 Bathurst Airport**

Located 7 kilometres east of the City of Bathurst, the Bathurst Airport provides regular passenger transport services to and from Sydney. Regular passenger transport growth has been significant in recent years. Current passenger numbers exceed 21,000 trips per annum (the highest ever) and this number is increasing. Charter services are also available to most NSW regional centres and interstate. The airport is capable of accommodating air traffic common to regional areas. For these reasons the Strategy adopts the following priority.

**Priority: To determine the best way to protect the viability of the Bathurst airport.**

**5.5.1 Key Issues**

The most significant landuse planning issue relating to air transport is to protect Bathurst Airport from incompatible development. Protection should consider the requirements of the Civil Aviation Safety Authority (CASA) including height limitations, noise exposure limitations and the control of certain types of development (specifically, dams, waste disposal and intensive livestock industries). These developments may encourage risk of bird strike.

In this regard the 1987, 1997 and 2005 planning instruments provide specific requirements in relation to height limitations, noise exposure limitations and control of certain types of development within proximity of the Bathurst Airport. These controls relate to the Bathurst Airport Australian Noise Exposure Forecast (ANEF) and the Obstacle Surface Limitation (OLS) (Air Corridor). The ANEF is illustrated in **Figure 5a** and the OLS is illustrated in **Figure 5b**.

Historically, lands adjoining the Bathurst Airport have retained a rural zoning, despite some rural residential landuses at PJ Moodie Drive, Raglan. This zoning provides for the protection of the Bathurst Airport from further incompatible urban developments.

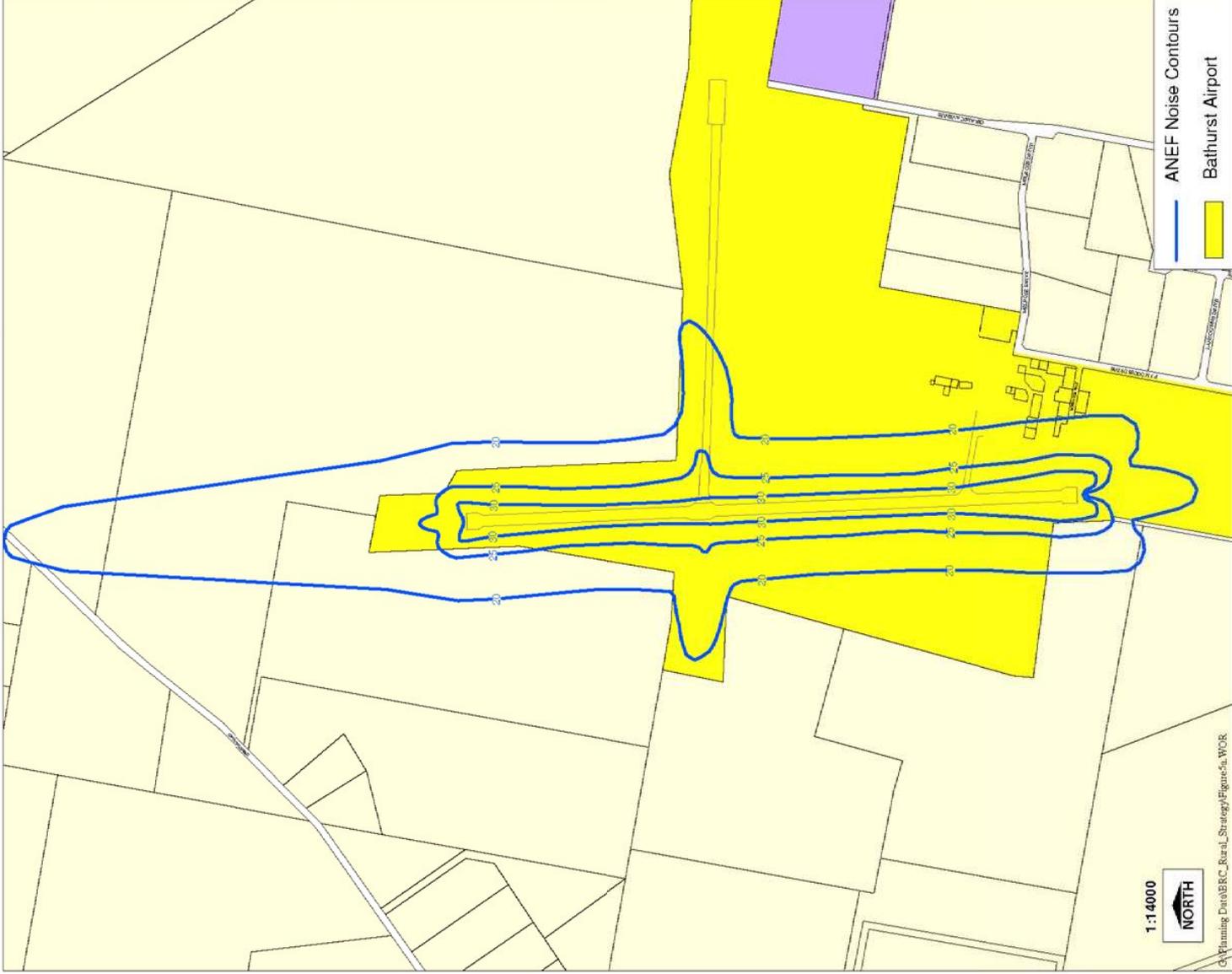
It is recommended that Council avoid further rezonings in proximity to the airport for village or rural lifestyle purposes where such zoning will lead to development that impedes the operations and potential growth of the airport, in particular residential, village or rural residential zonings. The retention of a rural zoning in this precinct provides the most appropriate means of protection of the existing airport operations and opportunities for expansion of operations (if and when required).

### 5.5.2 The Strategic Response

The table below provides a summary of the strategic response recommended to Council for consideration.

<p><b>Priority: To determine the best way to protect the viability of the Bathurst airport.</b></p> <p><u>State Government Response</u></p> <p>Protect the Bathurst airport from urban growth pressures and urban encroachment.</p> <p><u>Community Response</u></p> <p>Nil</p> <p><u>Strategic Objectives:</u></p> <p><b>1. <i>Protect Bathurst Airport and its surrounds from incompatible development.</i></b></p> <p><u>Recommended Actions:</u></p> <ul style="list-style-type: none"><li>a) Plan for the protection of the Bathurst Airport through the retention of a rural zoning of lands adjoining the airport (if and when required).</li><li>b) Continue to impose the existing planning provisions relating to height limitations, noise exposure limitations and control of certain types of development within proximity of the Bathurst Airport.</li><li>c) Do not permit rezonings in proximity to the airport for urban purposes, particular residential, village or rural residential zonings where such a rezoning will lead to development that impedes the operations and potential growth of the airport.</li></ul>
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**Bathurst Region Rural Strategy**  
**Figure:5a**  
**Bathurst Airport - Australian Noise Exposure Forecast**



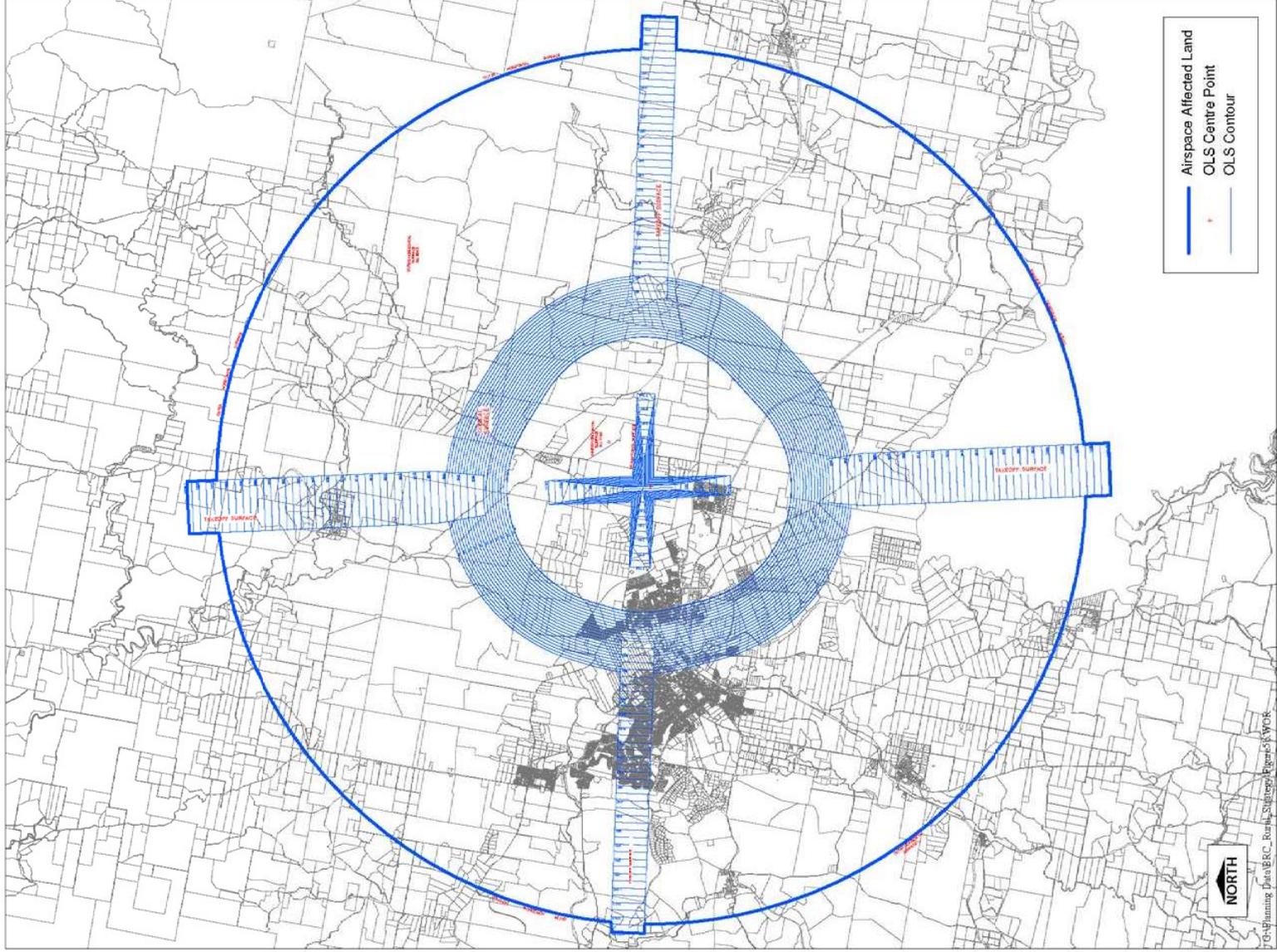
Bathurst Regional Council expressly disclaims all liability for errors or omissions of any kind whatsoever, or any loss, damage or other consequence which may arise from any person relying on information in this Plan.

Note: The colours on this Plan do not indicate landuse zones under the Bathurst Regional (Interim) Local Environment Plan 2005.

“Phase Maps: © Department of Lands 2006”

Date 19/11/2007

**Bathurst Region Rural Strategy**  
**Figure: 5b Obstacle Limitation Surface**



Bathurst Regional Council expressly disclaims all liability for errors or omissions of any kind whatsoever, or any loss, damage or other consequence which may arise from any person relying on information in this Plan.  
Date 24/07/2006  
Department of Lands