

Wallaroo Solar Farm

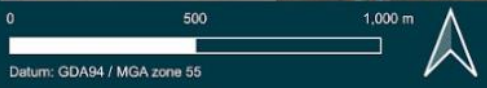
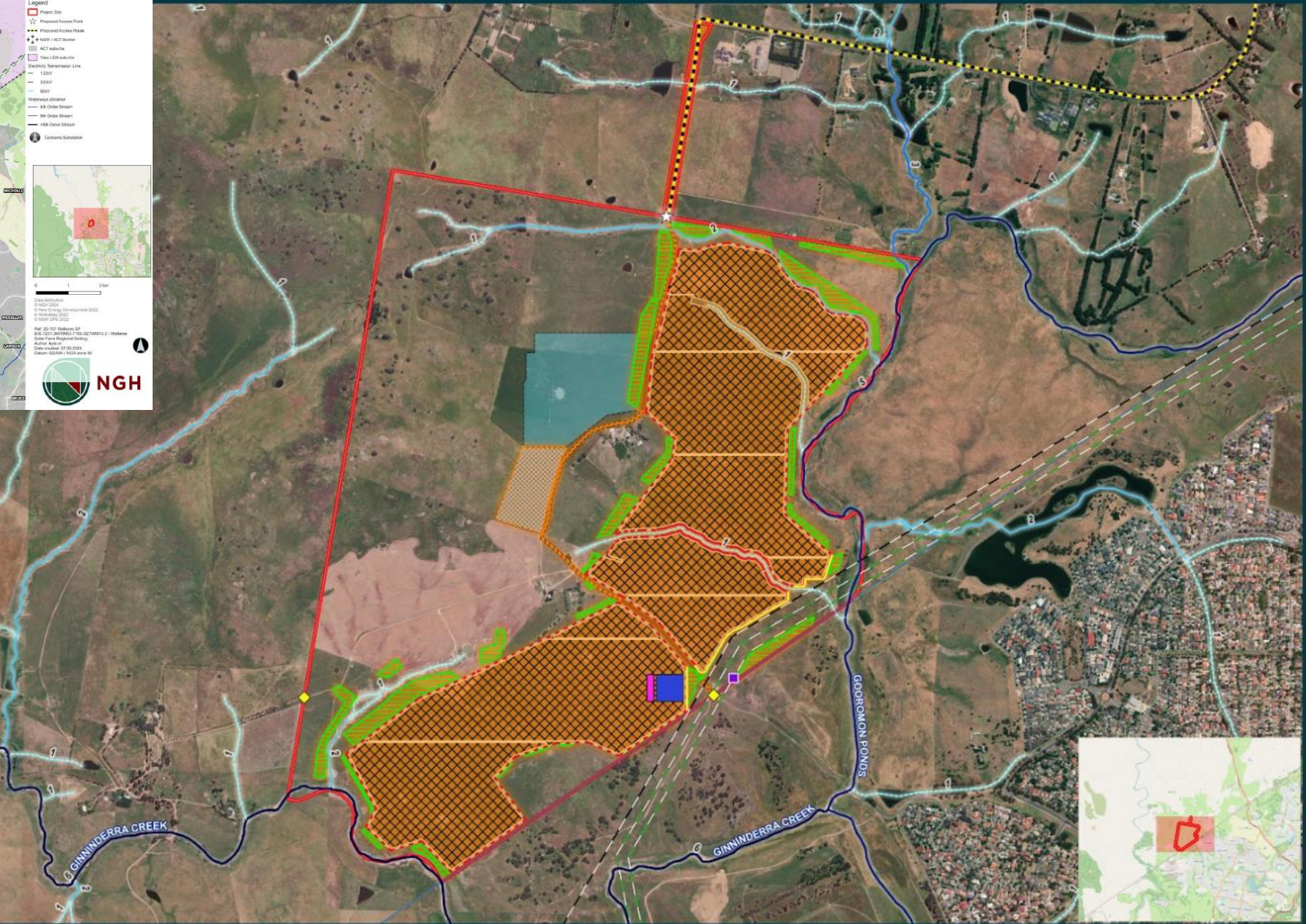
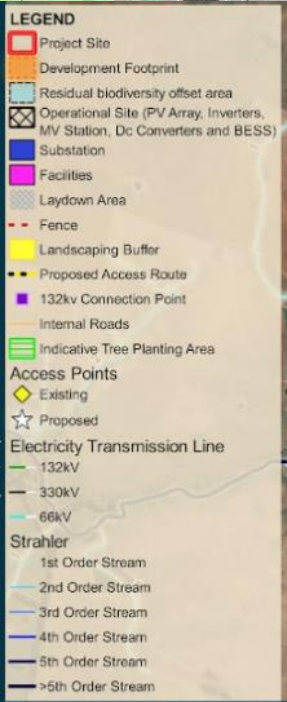
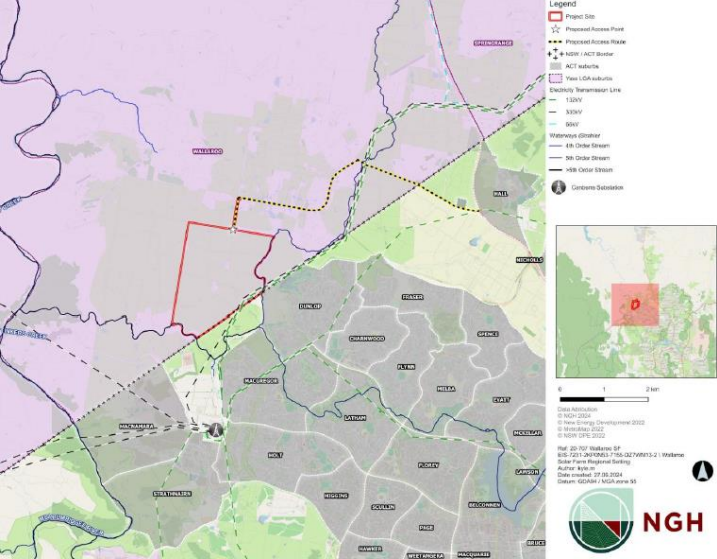
Independent Planning Commission Briefing

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July 2024

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EIS Public Exhibition:

- 24th May – 20th June 2023
- 88 Objections
- 4 Comments
- 5 Supports

Other Engagement:

- The Department engaged with 12 Government Agencies throughout the assessment process
- The Department engaged with Yass Valley Council throughout the assessment process
- The Department inspected the site in February 2024 and met with nearby landowners

Key Issues

- Energy transition
- Land use compatibility
 - Yass Valley Settlement Strategy 2036
 - Loss of agricultural land
 - Concurrent grazing
- Visual impacts

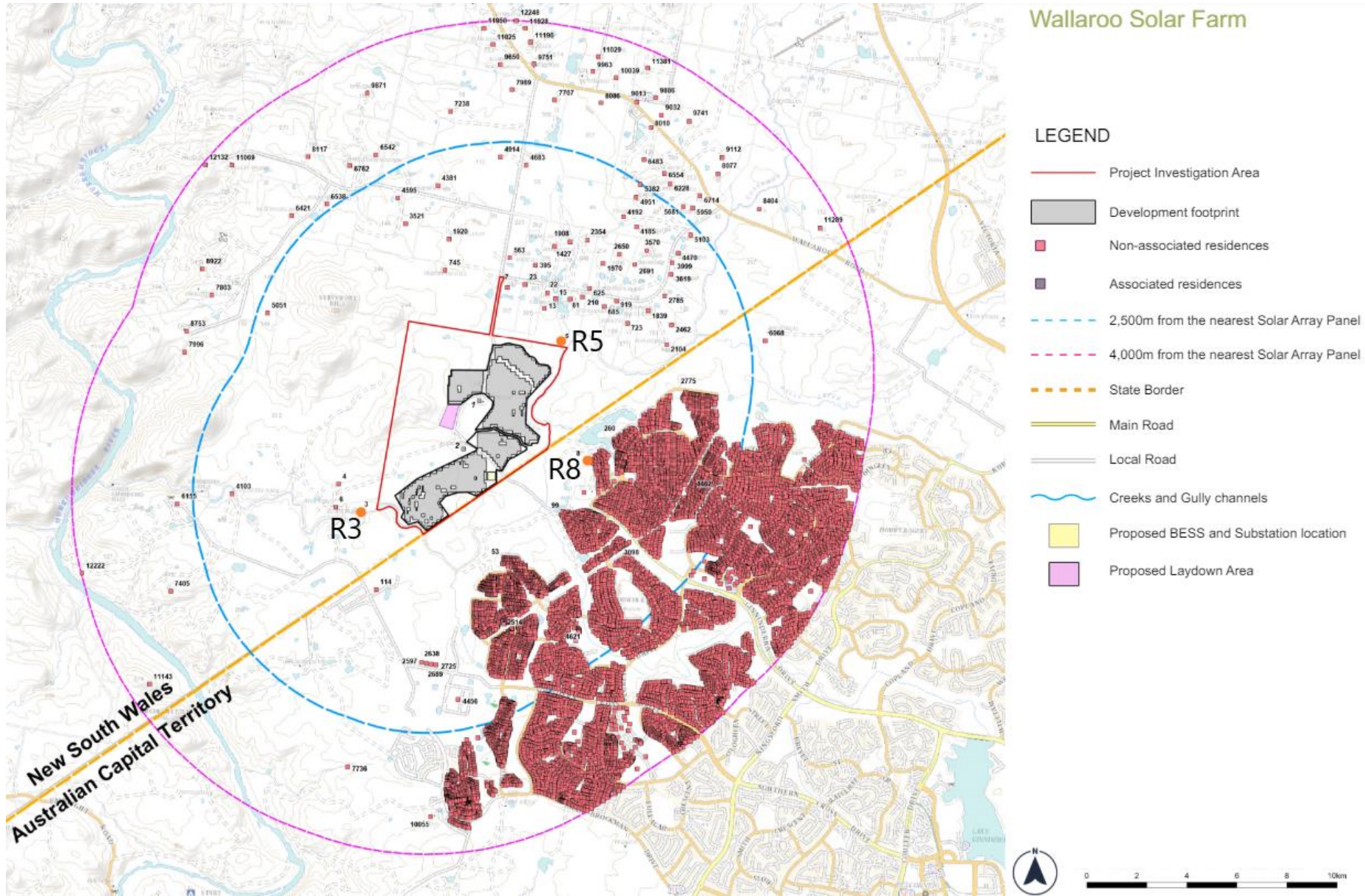
Energy Transition

- 100 MW generating capacity that would power about 40,000 homes.
- Consistent with the NSW Climate Change Policy Framework of net zero emissions by 2050.
- Project would play an important role in:
 - Increasing renewable energy generation and capacity;
 - firming the grid by including 45 MW / 90 MWh of energy storage; and
 - Contributing to the transition to a cleaner energy system as coal fired generators retire.

Land Use Compatibility

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- The proposed development is located on land within the RU1 Primary Production zone under the Yass Valley LEP, which is a prescribed non-residential zones for which electricity-generating development is permissible via the Transport and Infrastructure SEPP.
 - Consistent with the Yass Valley LEP and the *South East and Tablelands Regional Plan 2036*, which includes a direction to position the region as a hub of renewable energy excellence.
 - The Department notes that Council has objected to the project on the basis of consistency with the Yass Settlement Strategy 2036. The project would maintain agricultural use of the land through ongoing grazing of the site, while limiting the potential for residential development or other conflicting land uses to occur, in keeping with the Settlement Strategy.
 - Development footprint comprises of 165.45 ha of Class 4 and 5 agricultural land, which has limited agricultural capabilities.
 - Land subject to development would be capable of returning to usable agricultural land following decommissioning.
 - The cumulative impacts which the development footprint would have on regional productivity would be negligible.

Visual Impacts



Other Issues

- Traffic – separate approval pathways for road and intersection upgrades
- Glint and Glare
- Contamination Risks
- Subdivision below the minimum lot size

- The Department has assessed the application, documents, submissions and advice, as per the requirements of the EP&A Act.
- The Department acknowledges that some members of the community remain strongly opposed to the project, and that the project would result in residual environmental and amenity impacts.
- Changes made to the project through the assessment process have significantly reduced the residual impacts of the project.
- With the implementation of the recommended conditions, the Department considers that the environmental and amenity impacts of the project can be managed to achieve acceptable outcomes.
- The project would:
 - provide significant economic and social benefits to the region
 - contribute to the transition of the NSW economy away from a reliance on fossil fuels
 - maximise the efficiency of the solar resource while minimising the potential impacts on surrounding land uses, local residents, and the environment.