

Appendix J Visual assessment

APPENDIX J.1



08 May 2022

Duncan Upton BJCE Australia
Suite 3, Level 21, 1 York Street, Sydney NSW 2000

Dear Duncan

Proposed Modification for the approved Wollar Solar Farm – Visual Impact Analysis

Further to our discussion it is my understanding that a modification to the approved Wollar Solar Farm is to be submitted to the NSW DPE for approval.

The modification consists of the following changes to the approved solar farm design;

1. Increase of maximum height of panels from 4m above ground to 5m above ground.
2. Height of lowest point of solar array above ground to be reduced from 1.5 metres to 0.5 metres
3. Solar panel dimensions to change from (approximately) 2m x 1m to, (approximately) 2.4m x 1.2m

It is understood that the number of panels proposed will reduce and that the footprint of the solar array on site will not change from the approved design.

It is my understanding that BJCE Australia request that I undertake a review of the Wollar Solar Farm Environmental Impact Statement (EIS) 2019 prepared by NGH, in particular section 8.2 Visual Amenity & Landscape Character, and provide an opinion of the likelihood of any change to the level of impact as a result of the proposed modifications.

As the project was approved on the outcomes of the assessment undertaken by NGH in section 8.2 of the EIS, it is assumed that the extent of visual impact resulting from the approved proposal is acceptable and therefore is an appropriate baseline for the assessment of the modification.

On review of section 8.2 of the Wollar Solar Farm EIS it is my opinion that the following key findings of the assessment are relevant to the review of the proposed modification.

1. *“The proposal site is accessed via Maree Road off Barigan Road. Barigan Road provides access to one other road, Tichular Road. These three roads only lead to properties. The traffic is expected to be light and would be limited to local residences, deliveries and workers. The closest major transport corridor is Wollar Road, 7km north of the proposal site.”*

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2. *“One residence is located within the proposal site, this is owned by the current landowner is located on the subject land. No other residences are within 2km of the proposal site. The closest receiver is 2.8km from the site and is not involved with the proposal.”*
3. *“Considering the local community, all residents with the potential to be impacted were supportive of the proposal, with no significant objections or concerns. No respondents raised any concerns with relation to visual or noise impacts, effects on natural areas, effects on land use or land values, effects on recreational opportunities.”*

NGH undertook a total of seven viewpoint assessments from locations surrounding the site where the site was determined to be theoretically visible through the process of modelling and the preparation of a zone of visual influence (ZVI) map.

Of the seven viewpoint assessed it was determined, through ground truthing, that the proposed development would not be visible from five of the seven viewpoints due to distance and intervening existing vegetation.

Of the remaining two viewpoints, one viewpoint (Viewpoint 1) was determined to present a low impact due to distance and intervening vegetation. The remaining viewpoint (Viewpoint 6) was determined to present a moderate impact as, although located 1.4km from the proposed development, the view was not constrained by intervening vegetation or topography.

It is clear from the assessment that views to the proposal are quite contained through the undulating topography of the surrounding landscape and the extent of established existing vegetation.

In my experience it is highly unlikely that an increase in height of the solar panels of 1m would be easily discernible over a distance of 1.4km and subsequently it is my opinion that the level of visual impact would remain moderate from Viewpoint 6.

Due to the lack of concern by the community surrounding the potential for visual impact of the approved proposal and the outcomes of the assessment by NGH it is my opinion that, in visual terms, any impacts associated with the proposed modification are acceptable and do not differ significantly from the approved proposal.

Kind regards



David Moir RLA AILA
Director
Moir Landscape Architecture Pty Ltd

APPENDIX J.2

Viewpoint IDs and the representative receivers that they represented (and impact ratings), as presented in the Wollar EIS, NGH 2019, V2.1 March 2019. Receivers are mapped below.

Extracts:

Table 8-4 Representative viewpoints and assessed proximity, scenic quality and sensitivity

ID	LCU	View location	Representative receivers	Proximity	Scenic quality	Sensitivity
1	Agriculture	Public Road	Local traffic along Wollar Road.	Middle Ground	Moderate	Low
2	Village	Recreational /residential	Residents of Wollar (Receiver 5) and users of the Memorial Park.	Middle Ground	Moderate	Moderate
3	Agriculture	Public Road	Local traffic along Wollar Road and residents of Araluen Road (Receiver 4).	Middle Ground	Moderate	Low
4	Agriculture	Public Road	Traffic along Barigan Road and Receiver 6.	Middle Ground	Moderate	Low
5	Industrial	Public Road	Local traffic along Barigan Road.	Foreground	Low	Low
6	Agriculture	Public Road	Local traffic along Barigan Road and Tichular (Receivers 10, 11 and 12).	Foreground	Moderate	Moderate
7	Agriculture	Public Road	Local traffic along Tichular Road and Receiver 11.	Middle Ground	Moderate	Low

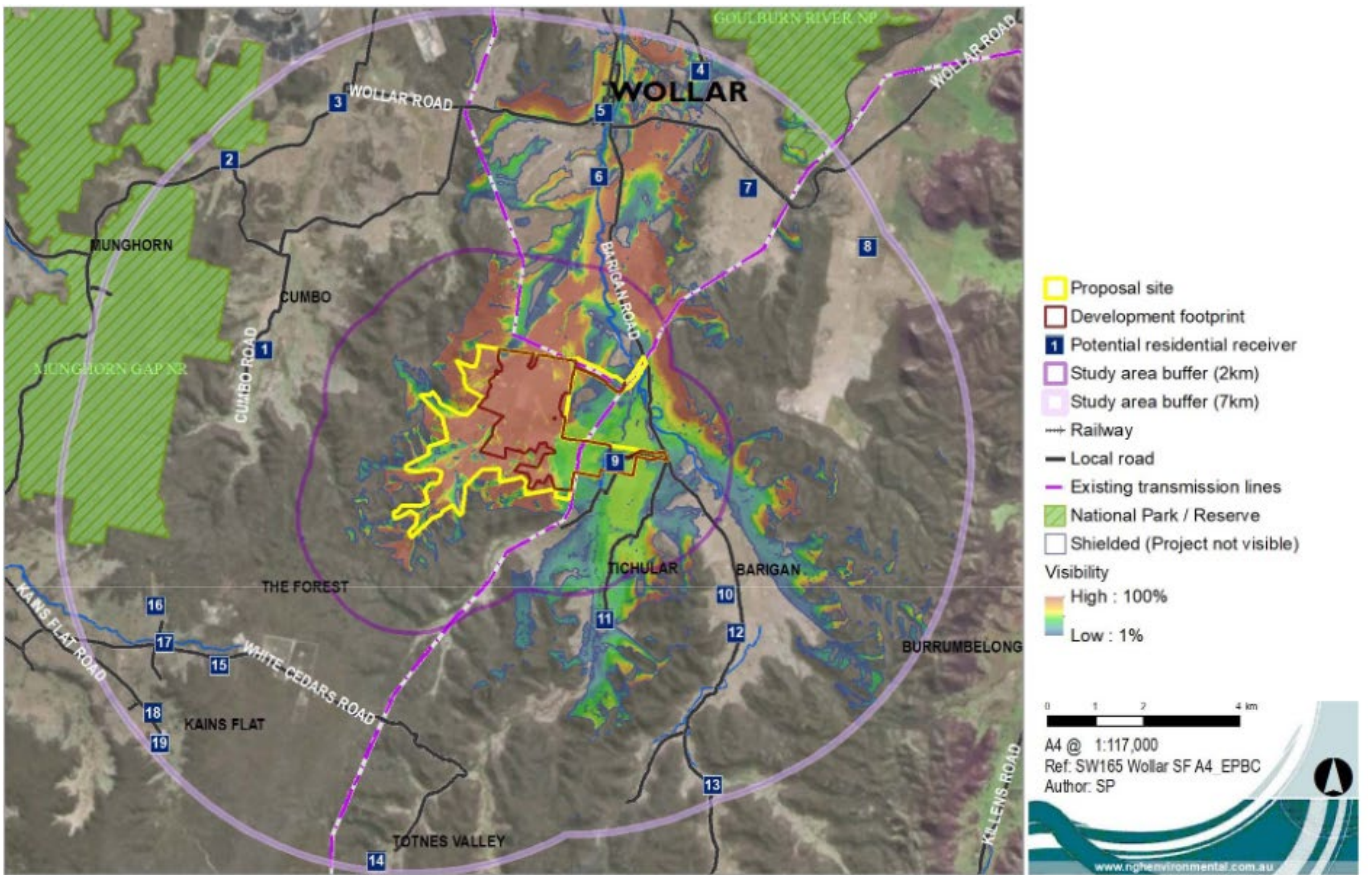


Figure 8-10 ZVI showing existing residential receivers and local roads and the low visibility of the solar farm to these. The exception is a short section of Barigan Road.