

Agricultural Impacts of Proposed Glanmire Solar Farm

Draft Agricultural Consulting Report to:

Glanmire Action Group

Prepared for: Jo Petch and Peter Hennessy on behalf of Glanmire Action Group

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1 Executive Summary

1.1 Introduction

This report presents an investigation of the agricultural and economic impacts of the proposed solar farm on land at 4823 Great Western Highway, Glanmire, NSW 2795 ("the Property"). Proponents of the project are Elgin Energy. The report was written under instructions from Jo Petch and Peter Hennessy, acting on behalf of the Glanmire Action Group.

This report details the outputs of an investigation of the agricultural productivity of the proposed site of the solar project.

1.2 Agricultural Capacity of Solar Project area

Elgin Energy (2020) advises that:

- the Property that comprises the Solar Project has a total area of **186 ha**; and
- the development footprint for the Solar Project is **140 ha**.

Further, Elgin Energy (2020) advise that the aim is to return the development footprint area to grazing with sheep once the Solar Project is operational.

TIA analysis using GIS mapping shows:

- The area available for agricultural production on the Property is approximately **185 ha** (the 'Productive Area').
- The arable area is approximately **179.5 ha**. This is the area able to support cultivation to establish crops and pastures.

1.3 Assessed Agricultural Production Potential

TIA agree with the assessment of agricultural potential of the Solar Project area provided in a report prepared by Mr David Harbison and dated 16 November 2020. The Solar Project area is capable of supporting an intensive mixed crop and livestock farming system. Such a farming system is typical of that utilised by farm businesses on the lands of similar agricultural potential surrounding the Solar Project area and generally in the Bathurst region.

1.4 Agricultural Financial Returns

The financial returns from agricultural production on the Solar Project area is based on a mixed crop and livestock farming system and the assessed agricultural potential provided by Mr Harbison. The key assumptions within the analysis are designed to provide financial returns indicative of an average year with respect to climate and market conditions.

An overview of the key results from the budget is shown over.

Overview - Whole Farm Budget - Average Year

Budget Overview	
Income	\$228,714
Operating Expenses	126,664
Operating Return	102,050
Non Operating Costs	12,750
Total Cash Outgo	126,664
Net Cash Surplus/Deficit	\$102,050

1.5 Alternative Sites

The report presents financial returns from alternative sites, in areas with lower agricultural production potential.

Comparable financial returns have been prepared for the NSW Far West based on the median stocking rate calculated from ABARES (2021) data.

The TIA analysis has included allowance for general expenses that are directly linked to the operation of 186 ha in the Far-West area of NSW.

An overview of the key results from the budget is shown below.

Overview - Whole Farm Budget – NSW Far West

Budget Overview	
Income	\$4,512
Operating Expenses	1,868
Operating Return	2,644
Non Operating Costs	250
Total Cash Outgo	1,868
Net Cash Surplus/Deficit	\$2,644

1.6 Comparison of Financial Returns

Comparing the results of the analyses, the annual gross income for Solar Project area is \$228,714 compared to \$4,512 for NSW Far West.

The gross income for 186 ha in NSW Far West is less than 2.0% of the Solar Project area.