



10 October 2023

Mr Bruce Howard  
General Manager  
Oxley Solar Development Pty Ltd

via email: [REDACTED]

Dear Bruce,

### **Oxley Solar Farm Questions on Notice and Request for Clarification**

I refer to the State significant development application for the Oxley Solar Farm (SSD-10346) (**Application**), currently before the Independent Planning Commission (**Commission**) for determination.

The Commission is seeking information from Oxley Solar Development Pty Ltd on the following matters.

#### 1. Decommissioning and rehabilitation

- Noting the commitment to remove underground infrastructure to 500mm below ground level as part of the rehabilitation of the site, please clarify the type and nature of the infrastructure that will remain beyond the 500mm mark including:
  - What is the nature and quantity of the infrastructure that will remain in the ground post rehabilitation?
  - What is the justification for leaving this infrastructure in the ground and why can't it be removed?

#### 2. Accommodation and workforce

- Recommended condition B37 requires the Applicant to prepare an Accommodation and Employment Strategy for the development in consultation with Council prior to commencing construction. Can you provide further information regarding how your employees would be accommodated during the construction period, particularly given the low housing vacancy rates in Armidale and the surrounding region?

#### 3. Bushfire

Please provide further details regarding the ability to establish the Project's asset protection zone (APZ) within the development footprint taking into consideration the need for defensible space and the need to establish vegetation screening along boundaries?

#### 4. Traffic and transport (road upgrades)

- Please confirm whether:
  - the BDAR has considered all vegetation removal within the full dimensions required to deliver the proposed road upgrades (including potential edge effects); and
  - all relevant road upgrades will be undertaken within existing road reserves.

#### 5. Visual impacts (glint and glare)

- Noting that the final design of the solar panels is yet to be confirmed (i.e. fixed, tracked, or a combination of both), please confirm whether the Landscape and Visual Impact Assessment has considered the 'worst case' impact scenario for each possible design outcome (i.e. panels at max height, tilt etc). Please clarify whether the conclusions of the LVIA would change based on the final design of the solar panels?

#### 6. Visual, landscaping and screening

- Please provide further information regarding:
  - the location of the proposed screening, including clarification as to whether the landscaping proposed is wholly within the Project site – and if any is proposed off-site;
  - details of the landscape screening including depth of plantings, species, length of time to grow, strategies and actions in the event of failure, maintenance requirements, how much water is required, strategies and actions in the event of drought; and
  - the interaction between the landscape screening and the APZ as noted in 3 above.

#### 7. BESS

- Please confirm the colour of the BESS structure, and if darker and/or more suitable colours for a rural landscape are possible. Is landscape treatment proposed to minimise any visual impacts associated within the BESS?

#### 8. Wildlife corridors

- Please provide further information regarding your commitment to establish a wildlife corridor through the project site, in particular how and where this might be established, maintained, and enhanced over the life of the project.

The Commission requests that Oxley Solar Development Pty Ltd provide a response by **Tuesday 17<sup>th</sup> October**, as part of your presentation to the Commission at the Public Meeting for the Project.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Bradley James, Principal Case Manager, [REDACTED] or [REDACTED]  
[REDACTED]

Yours sincerely,

[REDACTED]

**Stephen Barry**  
**Planning Director**