



23 October 2023

Mr Bruce Howard  
General Manager  
Oxley Solar Development Pty Ltd

via email: [REDACTED]

Dear Bruce,

### **Oxley Solar Farm (SSD 13046) - Request for Information**

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.

#### Visual and Landscaping

1. Please provide a more detailed landscaping plan showing the proposed mitigation plantings referenced on page 20 of your Response to the Commission's Question on Notice, received 16 October 2023. The landscaping plan must illustrate:
  - the proposed solar array and ancillary infrastructure relative to sensitive receivers
  - vegetation proposed to be retained and removed
  - proposed vegetation screenings for visual impact mitigation
  - species to be planted (locally indigenous)
  - timing of planting and time to maturity for those plantings
2. Please provide additional visual impact assessments and photomontages showing views of the proposed development from the dwellings at receivers R3 and R201 including the following:
  - Prior to project commencement (i.e., existing baseline condition), clearly identifying the existing vegetation proposed to be retained/removed as part of the proposed development as per item 1
  - At 1 year after project commencement
  - At end of year 5
  - Every subsequent 5 years until such time as all plantings have reached maturity

Photomontages must be prepared consistent with the requirements of the Land and Environment Court's adopted policy for [photomontages](#). Photomontages must also be presented in A3 (full page).

3. The yearly quantity of water required over the life of the project for maintenance of the proposed vegetation screenings, particularly during drought conditions, noting the need for fast growing, drought resistant plantings that are endemic to the area.

#### Contamination

4. The Commission heard from speakers at the public meeting who stated that solar panels, when damaged or degraded, have the potential to leach heavy metals and contaminate agricultural land, water sources and aquatic habitat. The Commission notes the study you have cited on page 69 of the submissions report and the amended PHA dated September 2022. Can you provide further information on any contamination risks from damaged or degraded solar panels including what measures are proposed to monitor and manage any identified risks?
5. Noting the concerns raised in the public meeting regarding damage to the solar arrays after a storm or hail event, what protocols would be in place to monitor the condition of the solar panels and, if needed, replace damaged panels, including the timing? In addition, how would you manage the disposal of any damaged solar panels?

#### Traffic & transport

6. Please confirm that the Gara Road upgrades and Gara River causeway would be completed prior to the commencement of array and battery installation. Please also identify on plan the indicative areas of land likely to be dedicated to Council.

#### Bushfire

7. Noting the potential for grass fires in the area, what measures would be in place to manage this risk?

#### Development footprint changes

8. Figure 3-1 of the Amendment Report (dated November 2022) shows the comparison of changes made between the EIS's infrastructure layout and the refined Development footprint of the current application. The Commission notes that this figure has been cited by yourselves and the Department in relation to the project achieving a 70% reduction in development footprint size (from 895 to 268ha) from the EIS to the current application. The Commission notes that this quantum appears to be based on the "broad development footprint" or "worst case impact assessment" presented in the EIS Report (refer page 10 of Response to Submissions Report, dated October 2022). Regarding this, the Commission notes that the BDAR (dated February 2021) submitted with the EIS assessed the project's impacts based on a development footprint of "approximately 287.2 ha" (page 1). By comparison, the revised BDAR (dated October 2022) submitted with the Amendment Report assessed the project's impacts based on a development footprint of "approximately 268 ha" (page 2).

Noting the above, please quantify the reduction in the development footprint between the EIS and current application via both updated plans and a definitive table setting out maximum development footprint areas. The Commission is particularly interested

in the quantum of change between the indicative infrastructure layout presented in Appendix B (Proposal Plans) of the EIS and the current application.

Erosion and sediment control (esp. with relation to Gara River)

9. What measures are proposed to ensure that the health and water quality of the Gara River, Commissioners Waters, and riparian zones in general are not adversely affected by either the construction or operational periods of the development? Please make specific reference to any additional measures such as water quality monitoring aimed at maintaining the health of platypus habitat, particularly in the Gara River and Commissioners Waters.

The Commission requests that Oxley Solar Development Pty Ltd provide a response by **5pm** on **Thursday, 2 November 2023**.

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]

Yours sincerely,

[REDACTED]  
**Stephen Barry**  
**Planning Director**