

From: Jesse Dick
To: Phoebe Jarvis; Oliver Cope
Cc: dboyce; Sam Drake; Annabelle Walsh
Subject: Oxley Solar Farm - Armidale Regional Council Email to Independent Planning Commission IPC r.e. matters raised at meeting held on Friday 6th October
Date: Wednesday, 11 October 2023 3:36:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Dear Phoebe & Oliver.

Please find this email as a follow up to Armidale Regional Council's meeting with the IPC panel members regarding the Oxley Solar Farm project.

As discussed at the meeting held on Friday 6th October Council provides the following comments on the specific matters that were requested to be followed up by the IPC members.

General matters:

- Confirmation on what plans and associated reports are being stamped/approved as part of the development.
- Numerous specific recommendations from the supporting documents and reports do not translate directly into the draft conditions. Many of the conditions are very high level and broadly worded as such specific actions and requirements from each supporting document/report have not carried through to the consent conditions. For example vegetation screening between the National Park and the development is integral to the ongoing operation of the development however it is not mentioned in the consent conditions thus compliance and enforcement may become difficult. Any specific recommendation from the supporting documents/reports should be clearly stated in the consent conditions to ensure these actions are implemented at the appropriate time and are followed up throughout the life of the development.
- Gara Homestead (identified as GH1 in the Historic Heritage Report) has been identified as potentially having heritage significance. However no further assessment was carried out as the author was not able to photograph or enter the curtilage of the house. This appears to be somewhat of an inferior assessment of the potential heritage significance of the homestead and the impact that the solar farm may have on this asset. Furthermore the report states that the nearest construction related activities would be either 110m or 60m away from the homestead depending on which section of the report is read. This needs clarification.
- Council holds concern that the application has not adequately addressed waste as part of the decommissioning phases of the development. The application confirms that the battery storage component will require replacement within 15 years and the solar panels will have a lifespan of approximately 30 years. Council does not wish to see any material be landfilled where it could otherwise be recycled or re-used.
- Upon review of the Addendum to the Landscape and Visual Impact Assessment Report (Moir Landscape Architecture Sept 2023) it appears that the assessment has taken into consideration the technical guidelines as issued by DPE.

Road Access:

- It is Council's understanding that primary road access will be via the Waterfall Way where minimal upgrades to the intersection between the existing Council landfill access road and the Waterfall Way will be required.
- It is intended that a section of public road will be created between the existing Waterfall Way road reserve and the Council landfill property boundary and access rights through Council's property to the Solar Farm site to be negotiated with a right of carriageway and associated s88b instrument. Please see below indicative sketch plan showing this arrangement spatially. Council is currently working with the applicant to find a resolution to this matter with terms of the easement costs and the like yet to be determined.
- In terms of the road upgrades on Gara Road a search of Council's records indicates that the roadworks will occur through sections of privately owned land. Whilst Council currently maintains the existing Gara Road formation (i.e. the physical road) it is our understanding that any road upgrade works would generally trigger the creation of a formal road reserve to reflect any new road alignment and associated roadworks. According to the proponents documentation the affected landowners are associated with the project hence it is our understanding that the process to realign road boundaries and dedicate new sections of Road reserve to Council would be undertaken by the proponent. Further information is available here on land ownership https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef_SSD-10346%2120221130T054441_863%20GMT

Accommodation:

- Council holds concerns that the workforce demands of this project and other projects will far exceed Armidale and Guyra's capacity to adequately cater for the accommodation demands placed on it by the large scale projects approved within the LGA.
- The cumulative impacts of the approved developments that may potentially commence construction at similar times needs further consideration. At this time the following projects all have the potential to commence within the LGA Rangoon and Doughboy Wind Farms Stringybark and Olive Grove Solar farms Tilbuster Solar Farm Kempsey Road Upgrade. Eathorpe and Armidale Battery Energy Storage Facilities are also proposed and are at study phase.
- Acknowledge that the department and EnergyCo need to lead this aspect rather than each applicant having the onus placed on them to address the accommodation issue.

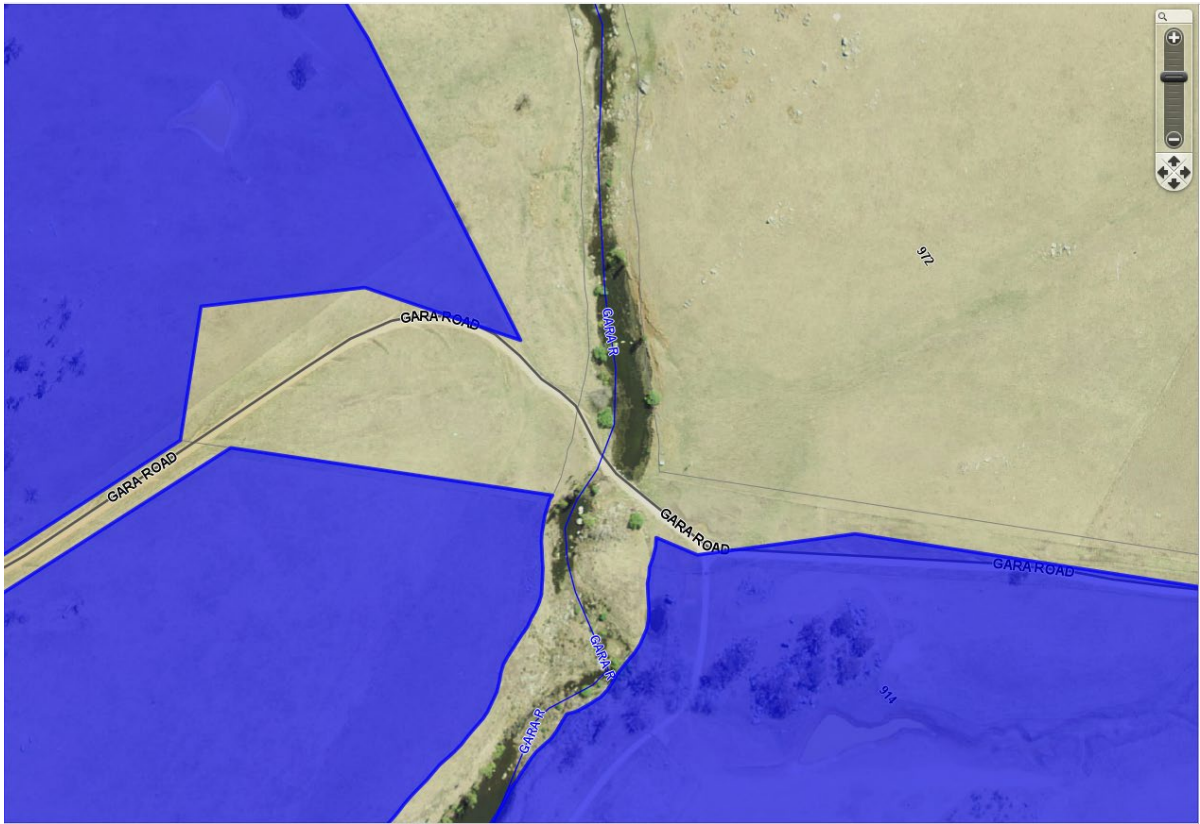
Indicative Waterfall Way access arrangements



972 Gara Road Cadastral Boundaries (Shown Blue)



914 Gara Road Cadastral Boundaries (Shown Blue)



Regards

Jesse Dick

Senior Strategic Planner

P [REDACTED] F [REDACTED]
E [REDACTED] W armidaleregional.nsw.gov.au
135 Rusden Street | PO Box 75A Armidale NSW 2350

ARMIDALE
Regional Council

INVESTARMIDALE.COM.AU

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.