



5 December 2023

Tim Averill
Managing Director – Australia
Elgin Energy

via email: [REDACTED]

Dear Tim,

Glanmire Solar Farm – Request for Information

I refer to the State significant development application for the Glanmire Solar Farm (SSD 21208499) (**Application**), currently before the Independent Planning Commission (**Commission**) for determination.

The Commission is seeking information from Elgin Energy (**Applicant**) on the following matters:

Heights

1. Please confirm the precise height of the proposed solar arrays (at both highest tilt on axis and when horizontal), substation, battery and security fencing.

Setbacks & buffers

2. Please confirm the precise extent of the proposed setbacks on the eastern and western boundaries of the development site, including the extent within these setbacks that is proposed for vegetation screenings, asset protection zones, maintenance tracks, and existing roads.
3. Please confirm whether the western setback relies on adjoining land to provide an appropriate buffer.
4. Please confirm the rationale for the proposed exclusion zone at the northern end of the site (south of the 300m setback to Great Western Highway).
5. Please confirm the dimensions of the proposed southern setback.

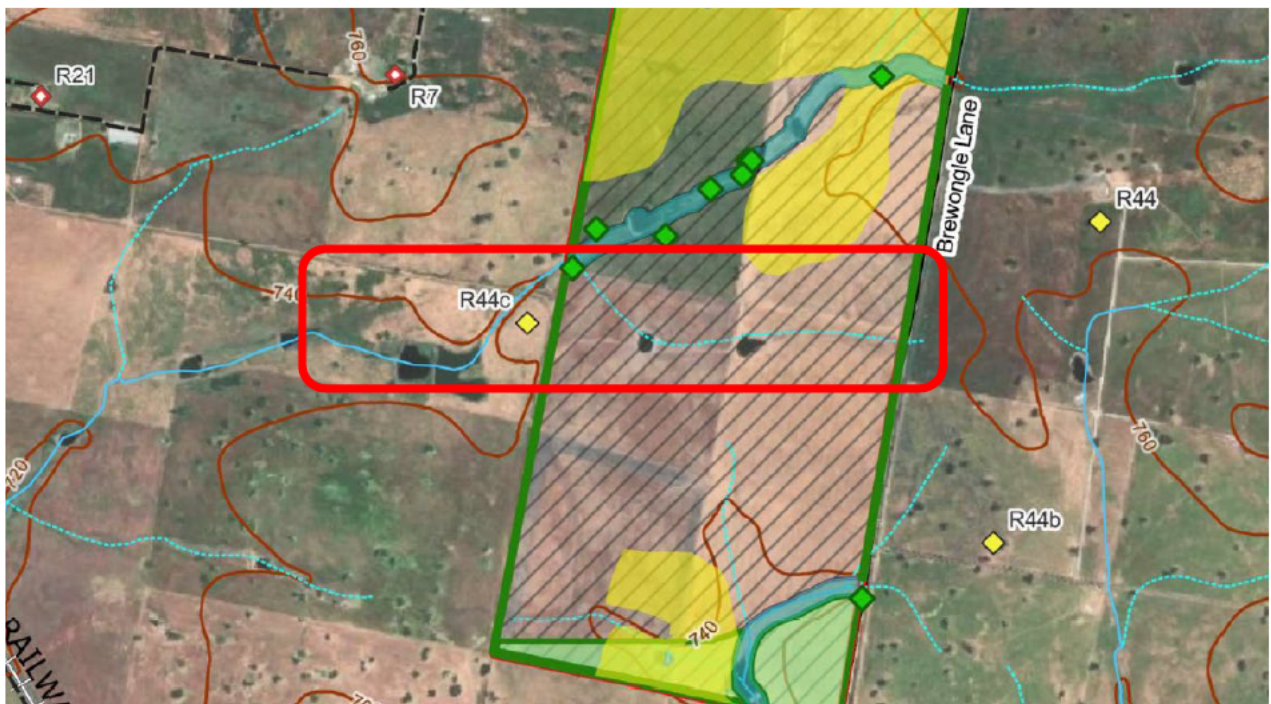
Note all setbacks should be calculated within the development site and not encroach on or make use of neighbouring properties.

Insurance

6. Please advise whether any consideration has been given to public liability insurance requirements for adjacent properties and whether any solutions are proposed to address any increased costs for those landholders.

Water storage & flooding

7. Please confirm the water budget required for all uses, including:
 - ongoing agricultural operations,
 - cleaning of solar panels,
 - vegetation establishment and watering,
 - dust suppression,
 - bushfire management, and
 - all other needs for the Application.
8. Please advise what water storage volumes are proposed to be held on-site and whether additional water sources such as dams are required.
9. The Commission heard concerns at the Site Inspection, Locality Tour and Public Meeting regarding water storage, flow changes and potential flooding impacts, both on site and to neighbouring properties. Noting this, please advise how the first order stream flowing into R21 and shown in the 'General layout showing Development footprint and constraints' plan (Appendix A.1 of the Amendment Report – see marked up screenshot below) was considered during the Application's design and the final proposed solar PV array layout.



Glint & glare

10. Please confirm whether and to what extent engagement was undertaken with the landholders of R7 in relation to impacts of glint and glare and subsequent mitigation (i.e. screening plantings and limiting the resting angle of all solar panels during backtracking to a minimum of 4 degrees).

Agricultural land

11. The Commission notes that statements were made at the Public Meeting that only 6% of the Bathurst Local Government Area (LGA) comprises cropping land and that the development site is part of that resource. Noting this, please clarify how the Application has been designed to reduce impacts Land and Soil Capability Class 3 land on the site consistent with the Department of Planning and Environment's revised *2022 Large Scale Solar Energy Guideline*?

Fencing

12. Please provide detail of the type, height and location of the security fencing proposed for the site.

Landscaping

13. Has the Applicant considered and provided for sufficient water to facilitate vegetation establishment and ongoing maintenance?

The Commission requests that the Applicant provide a response by **5pm on Tuesday 12 December 2023**.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Oliver Cope at [REDACTED] or [REDACTED].

Yours sincerely,

[REDACTED]

Stephen Barry
Planning Director