



20 January 2025

Carla Evans
Senior Development Manager
OX2, Level 4, 65 Dover Street
Cremorne VIC 3121
via email: [REDACTED]

Dear Carla,

**Muswellbrook Solar Farm SSD 46543209
Questions on Notice**

I refer to the State significant development application for the Muswellbrook Solar Farm (SSD 46543209) (**Application**), currently before the Independent Planning Commission (**Commission**) for determination.

Following the Commission's meeting with the Applicant on Thursday 16 January 2024, the Commission is seeking a response on the following matters:

(a) Visual impact

The Landscape Visual Impact Assessment prepared by EMM (dated 30 May 2023) states that the future Muswellbrook Bypass "*is likely to increase the total visual impact from sites to the east and south of the southern array*". Please provide information on how visual impacts may be increased as a result of the bypass, and what mitigation measures may be required to address any increased visual impacts arising?

(b) Local employment

The Environmental Impact Statement prepared by EMM (dated 7 July 2023) indicates that up to 54% of construction workers will be sourced locally. Please provide further details on how this percentage was calculated or projected, as well as the steps planned to achieve this target.

The Commission previously noted during the meeting that it would seek a response regarding the total number of hollow-bearing trees identified on-site and the number proposed for removal as part of the project. The Commission is satisfied this information has been provided in the Biodiversity Development Assessment Report prepared by EcoLogical Australia (dated 18 July 2023) and no further action is required in relation to this matter.

The Commission requests a response by **5pm Friday 24 January 2025**.

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

[REDACTED]
Stephen Barry
Planning Director