

Public Submissions	ITP Response
Visual Assessment	<p>ITP appreciates that the appearance of the security fencing around the proposed development may not be visually appealing. However, it is a safety requirement under Australian Standards for high voltage electricity generators.</p> <p>To soften the visibility of the security fence, the project proposes to plant vegetation screening buffers that will grow to a maximum height of between 2.5 and 3 metres with various plants in the mix to form a planting style.</p> <p>The planting mix will be selected based on endemic species and size at maturity to ensure that each plant meets horizontally to provide adequate screening. Native species will be selected that do not require frequent water once established and mature.</p> <p>These planting mixes will be planted within the 3-metre screening buffers located along the proposed development's northern and southern boundaries.</p> <p>Seedlings or young plants will be used as they have a higher survival rate; it is difficult for mature plants to gain traction and survive, particularly in dry climatic conditions.</p> <p>It is proposed that the planting will be carried out whilst construction takes place to enable the use of the hired portable tank or cart that will provide water supply to the site. Construction will take approximately three months, so regular watering during that period will ensure the plants' successful establishment.</p> <p>Plantings will be maintained and watered by the maintenance crew regularly, i.e., every two to three months. Dead or removed vegetation will be replaced with plants of the same species and maturity.</p> <p>Despite the above, larger plants may be appropriate along the southern boundary as overshadowing of the panels is not likely to occur.</p>
Location	<p>Some submissions expressed views that solar developments should be located in more remote areas.</p> <p>When selecting sites, we consider a variety of factors, including proximity to good quality network infrastructure, Council and State zoning restrictions, topography, and vegetation. Road access and availability of labour are also important considerations.</p>

	<p>The site has been selected for the proposed solar farm for its suitability to minimise visual impact to all existing immediate residents. It also advisable to always locate the solar farm at a certain distance from any roads (in this instance, Moroneys Lane) to potential RMS requirements for a safe turning distance of vehicles during the construction period.</p>
Decrease in Property and Land Values	<p>Some submissions expressed concerns that the development would negatively impact property values.</p> <p>There is no evidence that solar developments negatively impact property values. A 2001 Senate inquiry into the Social and Economic Impacts of Rural Wind Farms concluded that "The value of properties that are hosts to wind turbines should increase provided of course that the rights to rentals for the turbines are transferable with the sale of the property".</p> <p>The NSW Office of Environment and Heritage (OEH) commissioned Urbis Pty Ltd to investigate the potential impact of wind farm developments on NSW property prices. The report indicates "that the literature review of Australian and international studies on the impact of wind farms on property values revealed that the majority of published reports conclude that there is no impact or a limited definable impact of wind farms on property values".</p> <p>Studies of solar farms are limited; however, it could be argued that wind farms have a more significant impact on the local population from noise and visual aspect perspective compared to solar farms.</p>
Glare	<p>Solar photovoltaic (PV) panels are constructed of dark, light-absorbing material and are covered with anti-reflective coating. The panels are designed to limit reflection and absorb around 98% of the light received to maximise efficiency. The glare generated from solar panels is significantly lower than many other surfaces, including water.</p> <p>The Glint and Glare Assessment identified 18 residential observation points as potential receptors of the site, including ten different road routes within a 2km radius from the centre of the PV array.</p> <p>The radius of 2km was considered appropriate based on it being highly unlikely for glint and glare to impacts receptors at greater distances. The heights of the observation points were assumed to be 1.5m for a motorist and 1.65m for a standing person.</p>

	<p>The Glare Gauge analysis results at each of the observation points are summarised in Table 3 of the Assessment, which concluded that none of the residences or road users is expected to experience any glare from the solar farm. Many residences will also not have a direct view of the solar farm due to visual obstructions from trees and other structures.</p>
Decommissioning	<p>Some submissions raised concerns that the project would not be decommissioned at the end of its lifespan.</p> <p>ITP is responsible for undertaking any decommissioning requirements at the end of the project life. This is mandated by the following:</p> <ul style="list-style-type: none"> <li>• The lease agreement with the landholder which includes obligations to remove all equipment and remediate the site to the same condition and repair as it was prior to the construction of the project. This includes removing permanent foundations and all above-ground structures;</li> <li>• Conditions of Development Approval which govern the project prior, during and after construction. In our experience, it is common for these conditions to include an obligation to remediate the site to Council's satisfaction; and</li> <li>• Terms of the generation licence granted from Essential Energy NSW which must be granted prior to any operations. Under the terms of this agreement, generators such as ITP must comply with disconnection and decommissioning provisions under the National Electricity Rules</li> </ul>