

SUMMARY OF SUBMISSIONS

PA22/1085 - Thomas Road, Oakford 1674 (L200) 319700 / Peverett Lane, Oakford 25 (L9001) 401093 / Abernethy Road, Oakford (L210) 320005 - Proposed Extension to Byford Solar Farm - PA22/1085

Submitter	No	Submitter Comments	Applicant Response	Officer Comment
Main Roads		<p>Please be advised that Main Roads has reviewed the request for the time extension and have no objection to the proposal for an additional two (2) years.</p> <p>Please note that all conditions as recommended Notice of Determination JDAP96 are to remain unchanged</p> <p>If you have any queries do not hesitate to contact, quoting our reference number provided.</p>	<p>Noted.</p> <p>No conditions have been proposed to be changed.</p>	<p>Noted</p>
Water Corporation		<p>Thank you for your letter dated 19 December 2022.</p> <p>The subject land contains the Water Corporation's rural drain as show on the attached plan. We request that any works that will be in close proximity be discussed with us directly to ensure no adverse impact to the drain and its function.</p>	<p>Noted.</p> <p>All work within proximity to the Rural Drain will be discussed directly with the Water Corporation.</p>	<p>Noted</p>
DPLH – Westport		<p>Thank you for providing Westport with the opportunity to comment on the extension of the timeframe for substantial commencement of the proposed Byford Solar Farm.</p> <p>Jason Carr, who works on the Westport Project, but is embedded within DPLH has sent the referral on to us.</p> <p>Westport is the State Government's long-term program to investigate, plan and build a future port in Kwinana with integrated road and rail transport networks. The Westport project will improve the overall efficiency of trade for import and export industries as well as resulting in transformational changes to the Perth and Peel Region. It is the largest port and supply chain project in Australia and is likely unprecedented for the State Government in terms of the overall scale, complexity and importance for the State's future economic growth.</p>	<p>Land on the southern side of Thomas Road has been reserved to be ceded to Main Roads for the future Anketell-Thomas freight corridor. The resulting new road boundary, 20m land offset and additional 12m solar farm offset are depicted on the updated Development Plans submitted to the Shire as part of conditions clearance 28/09/2022.</p>	<p>Noted</p>


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		<p>The Anketell-Thomas Road Freight Corridor (ATRFC) is a key component of the Westport project, and has been designed to provide for the uninterrupted flow of freight vehicles from the future container terminal in Cockburn Sound to the Tonkin Highway.</p> <p>Land for the ATRFC will be required on the southern side of Thomas Road. The Westport project team has previously provided information to the applicant regarding these requirements and it is the Westport Office's expectation that these requirements will be appropriately accommodated in the implementation of the development approval, should the request to extend the timeframe for substantial commencement be supported.</p> <p>In addition, the access regime in this area is planned to be modified when this section of Thomas Road is upgraded. No direct access to and from Thomas Road will be permitted, Rice Road will be closed and Peverett Lane will be converted to left in/left out only (as outlined in the extract below). These requirements have previously been communicated to the applicant by the Westport project team. It is the Westport Office's expectation that the implementation of the approval, should the substantial commencement timeframe be extended, will occur in a manner that suitably allows for these changes to the access regime to occur in the future in a non-disruptive manner. Access to and from the consolidated development site is ultimately intended to occur via Peverett Lane.</p>	<p>Additionally, the staging of the proposed development will allow the changes to access as outlined by the Westport team to occur in a non-disruptive manner. The applicants are fully aware that the proposed Rice Road access is to be a temporary arrangement, with Peverett Lane intended to provide all future access including for maintenance once the Thomas Road upgrades have commenced.</p> <p>This could be included on the approval as an 'Advice Note'.</p>	

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		 <p data-bbox="521 815 1496 885">Please do not hesitate to contact me if you have any queries regarding this correspondence.</p>		
DPLH		<p data-bbox="521 917 940 949">Thank you for your email below.</p> <p data-bbox="521 965 1496 1029">The Department of Planning, Lands and Heritage raises no objection to the proposed extension of time request and provides the following comment.</p> <p data-bbox="521 1045 1496 1189">It is noted that a portion of Lot 200 (No. 1674) Thomas Road, Oakford impacts the Thomas Road, Primary Regional Road reservation and the Anketell-Thomas Road Freight Corridor. As such, it is recommended that Main Roads WA and Westport are consulted.</p>	<p data-bbox="1520 917 1601 949">Noted.</p> <p data-bbox="1520 965 1859 1069">Main Roads and Westport have both provided comments.</p>	<p data-bbox="1877 917 1960 949">Noted</p>
Submitter 1		<p data-bbox="521 1220 1467 1252">Please find attached my objection to the proposed solar farm in Oakford.</p> <ol data-bbox="521 1268 1496 1388" style="list-style-type: none"> <li data-bbox="521 1268 1496 1332">1. The visual impact at seeing a paddock full of glass when exiting Spears Drive onto Thomas Road. <li data-bbox="521 1348 940 1388">2. Decrease in property values. 	<p data-bbox="1520 1220 1859 1420">Visual impact has been addressed as part of the JDAP process to ensure that nearby residents will not have their views adversely impacted. A</p>	<p data-bbox="1877 1220 2172 1388">Noted. It is considered that the visual impact of the panels can be mitigated through landscaping.</p>

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		3. Toxic chemicals used in manufacturing of panels and batteries.	comprehensive landscape plan has been prepared with the primary objective of screening the facility. The vegetation screen will be 4m wide around the boundary of the facility and located between the existing boundary fence and an additional 2m high deer fence. The Rice Road and Thomas Road boundaries will have a 0.5m bund (fill to lift ground level) to raise the profile and provide important height to the visual screen. The buildings within the switch yard will be to a maximum height of 5.8m, with the vegetation along Thomas Rd requiring additional height to screen these buildings. Agonis flexuosa is native to southwest of WA and will be used in combination with Grevillea olivacea in	No panels are proposed to be manufactured on site.

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			<p>30cm pots. Due to the level of visual screening achieved through the proposed combination of mature vegetation screening, boundary fence, 2m deer fence and the additional distance achieved via the 4m clearance area and 4m fire access track (see landscape plan excerpt below) it is considered that there will be zero/minimal visual impact to any surrounding residences.</p> <p>Property values are not a valid planning consideration.</p> <p>A Health, Safety & Environmental Quality (HSEQ) Management Plan detailing the safety, management and auditory measures proposed for the development has been submitted to the Shire as part of condition</p>	

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			<p>clearance 20/09/2022. The plan ensures that any pollution/chemicals will be suitably managed and that there will be no impact on the surrounding environment or residents.</p>	
Submitter 2		<p>Solar farms are an ecological disaster and an eyesore.</p> <p>All plant and animal life is replaced by acres of solar panels which have proven to be disastrous in other countries. The huge one in California for example which resembles a graveyard of broken glass and failed to produce substantial electricity.</p> <p>The solar panels increase ground temperature by attracting solar activity and their presence means the area is devoid of any vegetation including shade. Calling these solar farms "farms" is an oxymoron as they are not farms and are not green.</p> <p>Those can best be described as a futuristic horror story which can only be equalled by the other environmental monster the wind farms.</p> <p>Time we woke up to the reality of so called green energy.</p> <p>I don't have words to express my feelings of disgust towards these environmental blights. To allow this to go ahead will prove a disaster. They certainly shouldn't be anywhere near where people live as no one wants to see these in real life.</p>	<p>Extensive due diligence has been conducted over several years by the applicants as well as numerous other stakeholders to ensure that the project will be viable, provide much needed supply to the state's network, and not adversely impact the local environment and amenity of the area.</p> <p>Cannot comment on the solar farm in California, however, the west Australian planning framework is designed to prevent poor planning outcomes which is reflected in the project's long history of</p>	<p>The visual impact of the proposal has been assessed within the report and it is considered that whilst the panels would not enhance the rural character of the area, the existing and proposed vegetation would ensure that they would not adversely impact on the character or visual amenity. Furthermore, the planting of screening vegetation on the perimeter would contribute towards replacing lost vegetation and</p>

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			<p>collaboration with local and state government departments to ensure that all relevant considerations are suitably addressed.</p> <p>Significant vegetation is proposed around the boundary of the development as visual screening, providing shade and improving the level of vegetation currently present on the site, which is mostly degraded as a result of past use.</p>	<p>enhancing visual amenity.</p>
Submitter 3		<p>My property is opposite the proposed Solar Farm.</p> <p>Not only do I think it is an inappropriate place for a solar farm being so close to the city and residential homes. I have watched several documentaries on solar farms put in inappropriate locations and the problems they cause the people who live locally.</p> <p>One issue which would cause a lot of serious problems, is the glare the panels would put off to drivers travelling west on Thomas Road. Even more so once the new bridge is constructed at the corner of Thomas and Kargotich Roads.</p>	<p>Significant screening of the site by the proposed vegetation along the boundary will prevent glare from the solar panels from impacting traffic, as depicted in the Landscaping Plan provided to the Shire as part of conditions clearance 20/09/2022.</p>	<p>Due to the siting and orientation and of the panels it is considered that they would not adversely impact on traffic travelling on the highway by way of glare. The application was referred to MRWA who also did not raise concerns in this regard.</p>

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			<p>The proposed buildings located adjacent to Thomas Road, combined with the additional elevation resulting from the proposed bund, 4m clearance area and 4m firebreak (excerpt below) will further reduce any potential of glare from the solar panels from impacting on traffic along Thomas road.</p>	
Submitter 4		<p>I am an Oakford resident. I don't understand why the solar farm continues to get extensions of time. They have had many, many years and the project has not progressed. I implore you to look clearly at the timelines and to look clearly at these conditions and ask have they had long enough surely the answer is yes they have. They lodged this application on five December only amount of days before the commencement date was meant to have occurred. Surely that rings major alarm bells. Please consider the local residents and do not extend it further.</p>	<p>As the proposed project is a significant infrastructure project for the state that is crucially required to consider the potential impacts to local residents, the environment, bushfire, water bodies and wetlands etc., it is therefore understandable that that it has taken several years to get this project substantially commenced. While the past extensions have resulted from a variety of</p>	<p>Noted – The application details include a table showing the progress made in relation to each submission. Whilst time has passed since the initial approval, the applicant has actively progressed the proposal since this time.</p>

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			<p>pressures including from the global pandemic and resulting impact to the financial viability of development during the period, it should be noted that this extension was required as a result of a breakdown in land transfer agreements between two external parties in relation to the ceding of a road reserve required by Main Roads. Additionally, the same external parties also delayed the lodgement of the extension by withholding landowner signatures in response to the road ceding issue.</p>	
Submitter 5		<p>We live in and love Oakford.</p> <p>We are strongly opposed to the extension of time.</p> <p>It just seems the solar farm has been given one opportunity after another and they still haven't delivered anything.</p> <p>I don't know how many extensions of time they have given but it is many.</p> <p>Surely by law you need to take into account that they have had many extensions and that nothing has really been progressed.</p>	<p>As the proposed project is a significant infrastructure project for the state that is crucially required to consider the potential impacts to local residents, the environment, bushfire, water bodies and</p>	<p>Noted – the application details include a table showing the progress made in relation to each submission. Whilst time has passed since the initial approval, the applicant</p>

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		<p>I don't want a solar farm in my lovely little rural community. Please don't continue to allow them to play the system.</p>	<p>wetlands etc., it is therefore understandable that it has taken several years to get this project substantially commenced. While the past extensions have resulted from a variety of pressures including from the global pandemic and resulting impact to the financial viability of development during the period, it should be noted that the current extension resulted from a breakdown in land transfer agreements between two external parties in relation to the ceding of a road reserve required by Main Roads. Additionally, the same external parties also delayed the lodgement of the extension by withholding landowner signatures in response to the road ceding issue.</p>	<p>has actively progressed the proposal since this time.</p>

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Submitter 6		<p>Dear Panel</p> <p>I live in the Shire of Serpentine and I don't want the solar project to go ahead. I am just off Thomas Road, not far from the solar farm and it is a lovely country area.</p> <p>I feel that this project has been given ongoing special treatment.</p> <p>Why doesn't someone ask the project why weren't all these approvals and permissions sought or started six years ago when they started the process??</p> <p>It all seems that they have left everything to the last minute and now they are using that as an excuse to get further extensions of time!!!</p> <p>I would like to know and you should ask them what exactly have they done in terms of seeking permissions and getting approvals and satisfying some of the conditions of the DA.</p> <p>I'm sure they could make lots of smoke and mirrors but the short answer is there doesn't appear to be in a lot of real progress and I ask for you to call for what it is times up!!</p> <p>I object to an extension.</p>	<p>Over the course of this project several approvals have been applied for and granted, however, due to the significant and complicated nature of the development, which requires extensive consideration regarding the impacts to surrounding residents, the environment, water bodies, traffic impacts etc. there have been numerous issues/concerns raised that have needed to be resolved to get the project to where it is today, which is very close to commencing construction. In working through these issues, the majority of the conditions imposed on the approval for this development have now been satisfied; this extension is merely due to a complication between external parties which resulted in delays</p>	<p>Noted: The visual impact of the proposal has been assessed within the report and it is considered that whilst the panels would not enhance the rural character of the area, the existing and proposed vegetation would ensure that they would not adversely impact on the character or visual amenity. Furthermore, the planting of screening vegetation on the perimeter would contribute towards replacing lost vegetation and enhancing visual amenity.</p> <p>The application details include a table showing the progress made in relation to each submission.</p> <p>Whilst time has passed since the initial</p>

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			to a land transfer agreement that this project is dependent on.	approval, the applicant has actively progressed the proposal since this time.
Submitter 7		<p>Dear SJ Shire CEO</p> <p>I object to the solar farm getting an extension of time to its commencement date.</p> <p>I would also like to ask why I as a very close neighbouring owner was not advised of this application to change the date?</p> <p>Please advise how many neighbouring properties where contacted?</p> <p>What were the parameters to determine who was advised of this DA?</p> <p>I have lodged submissions previously on the solar farm.</p> <p>Why weren't all people who have previously responded on the solar farm contacted?</p> <p>This solar farm should not be located in this rural area.</p> <p>I do not believe this project should be granted yet another extension of time.</p> <p>I ask the Panel to thoroughly review the reasons outlined by the proponent.</p> <p>As I read their reasons and find it incredulous that they can argue the reasons they have.</p> <p>These processes should have started years ago, and they have done nothing.</p> <p>Please, no more extensions, Please.</p>	<p>Over the course of this project several approvals have been applied for and granted, however, due to the significant and complicated nature of the development, which requires extensive consideration regarding the impacts to surrounding residents, the environment, water bodies, traffic impacts etc. there have been numerous issues/concerns raised that have needed to be resolved to get the project to where it is today, which is very close to commencing construction. In working through these issues, the majority of the conditions imposed on the approval</p>	<p>The application was advertised from 19 December 2022 to 23 January 2023 to surrounding land-owners within a 500m radius in accordance with Local Planning Policy 1.4 – Consultation for Planning Matters and an additional.</p> <p>In terms of rural area, the visual impact of the proposal has been assessed within the report and it is considered that whilst the panels would not enhance the rural character of the area, the existing and proposed vegetation would ensure that they would not adversely</p>

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			for this development have now been satisfied; this extension is merely due to a complication between external parties which impacted the land transfer agreement that the applicant was dependent on.	impact on the character or visual amenity. Furthermore, the planting of screening vegetation on the perimeter would contribute towards replacing lost vegetation and enhancing visual amenity.
Submitter 8		It is my belief that it is too close to the urban area of Byford and is unfair to the residents.	Noted – No Comment	Noted: The development is consistent with the existing and prevailing planning framework.