

The Plains Solar Farm

EIS

Waste Management – require a waste management agreement with Council

Page 28 – inconsistent value with proposed VPA – should reference actual signed Lol.

Page 45 – External Infrastructure – no detail on how the waste, wastewater, etc are going to be managed

Page 54 – any road upgrades require approval of HSC and TfNSW

Page 57 – is there any proposed bond to cover decommissioning costs if this occurs – as the document states the applicant will fund the decommissioning – how is this ensured?

Page 58 – Environmental Management Systems – talks about EMS however no detail....

Page 62 – states no ground water licence require – however earlier in the document mentions bores for temporary water supply?

Page 63 – Fisheries permit – states not required – however earlier talks about creek crossings – these typically require a Fisheries Permit.

Page 123 – the large scale development referred have not been constructed nor approved. Would seem an irrelevant comment

Page 130 – any glare impact on approach aircraft to Hay Airport?

Page 140 – biosecurity mitigation measures need more detail – wash down where and how?

Page 141 – SA20 – 300mm decommissioning depth would appear to be insufficient. Suggest should be 1000mm.

Page 153 – another impact is to fish habitat

Page 168 – mitigation measure TT2 – Council will require PSG to be used as part of West Burraboggie Road widening

Page 200 – Hay Shire Council ask for required of approval to have a Waste Management Agreement with the developer and we can work together in waste management and recycling

Page 200 – WM4 refers to Tamworth Regional Council

Flood Assessment

Page 32- concern around towers being constructed in-bank of Curtains Creek. Further information and detail is required. Fisheries Permit will be required. Similarly for temporary access routes and permanent access.

Traffic Impact Assessment

Page 4- s138 Approval required from Council which will include TMP review

Page 28 – the design of intersection of Cobb Highway & West Burraboggie Road will need to be approved by both TfNSW and Council.

Page 34 - Council will require PSG to be used as part of West Burraboggie Road widening

Appendix A – has an actual assessment been undertaken to get the OSOM vehicle for the BESS through Hay township i.e. Hay Bridge is only rated for B-Doubles (not High Mass) – will need TfNSW approval?

Solar and BESS Noise Impact Assessment

Conditions regarding the proposed environmental management measures needs to be included in any approvals:

- Revised noise modelling following the finalisation of selected equipment.
- Implementation of an operational noise management plan, inclusive of post construction testing at sensitive land uses, or at a representative location, to confirm the noise levels achieve the requirements.
- Establishment of a complaints management system for site operations.

The complaints management system needs to be include the Council and the EPA/

ACHAR

Page 105 – 106 - The recommendations to be included in any conditions of approval

Landscape and Visual Impact Assessment

Page 60- The “glint and glare key principles” should somehow be incorporated into any conditions of approval.

Preliminary Hazard Analysis

Page 21– The recommendations should be incorporated into the conditions of approval

An Emergency Management and Operations Plan needs to be completed before construction commences, that would incorporate the findings and recommendations of the Preliminary Hazard Analysis.

Bushfire Risk Assessment

Page 24 – The APZ is supported, and the specific recommendations for it (as below) should be incorporated in any conditions:

- All APZ are to be managed as an inner protection zone (IPA) for the life of the development as outlined within Appendix 4 of PBP 2019, and NSW RFS ‘Standards for Asset Protection Zones’;
- APZ will not extend beyond the property boundary or rely on actions being undertaken by adjacent landowners; and
- no trees and shrubs are to be planted within the APZ.

Pages 24 & 25 – The solar farm construction recommended measures should be partially in place before a CC is issued (in the form of a Emergency Management and Operations Plan), and partially in place before construction commences.

It would be recommended that an Emergency Management and Operations Plan be completed before construction commences, in conjunction with the local RFS brigades. In addition to the content specified on p26, it should include the distances and response times of local RFS brigades and potential water sources.

What will the firefighting capabilities of the operator be?

Economic Assessment

Page 24 - “ Early provision of additional accommodation options can reduce housing price impacts.” – How will this be achieved?



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