

APPENDIX C CONSULTATION

C.1 AGENCY CONSULTATION

C.1.1 Correspondence with Bogan Shire Council

PRELIMINARY MEETING WITH BOGAN SHIRE - MINUTES



Date: 2 December 2019

Time: 12 pm

Location: Bogan Shire Council, 81 Cobar Street, Nyngan, NSW 2825

In attendance

Bogan Shire Council:

- Tony Payne, Director Development and Environmental Services:
Tony.Payne@bogan.nsw.gov.au, Tel: (02) 6835 9000, Mobile: 0437 445 496
- Jackson Williams-Hedge, Graduate Health & Building Surveyor:
admin@boga.nsw.gov.au, Tel: (02) 6835 9000, Mobile: 0428 239 490

BayWa r.e.:

- Kevin Heydt
- Thomas Parel

Key points discussed

- Sub-division: for another (non-solar) project where sub-division was required below the minimum lot size, the proponent had to provide justifications for sub-division to the council. The council granted approval (under Set 1 objections) with a condition that the sub-divided lots cannot be used for constructing dwellings. The council did not raise any concerns regarding the need for sub-division of the lot.
- For a State Significant Development (SSD) project the council is not sure if the sub-division has to be approved by DPIE or if council approved sub-division is adequate. They recommended talking to Tim Collins in the DPIE branch in Dubbo (rather than talking to DPIE in Sydney). His supervisor is Wayne (surname unknown).
- Haulage route: Bogan Shire Council had no specific concerns about the haulage route but recommended talking to the Warren Council General Manager. Nevertire Solar Farm is located in this council and is also located along the same highway (i.e. Mitchell Highway) so if there are any issues, Warren Council will be able to advise.
- Council rates for the solar farm: we were advised to send an email to Tony Payne. He will contact the Finance Department who will advise applicable council rates for the project. He mentioned that there might be a standard methodology for calculation of rates for solar farms.
- The council is encouraging the use of local labour as much as possible for this project. A local mine has announced that they may lay off workers in 2020 due to water shortages so the council is concerned about loss of jobs in the area.
- Council had no concerns about the project at this stage but will review the project as it progresses through the development consent process.]

2 April 2020

The General Manager
Bogan Shire Council
P.O. Box 221
NYNGAN NSW 2825



Email: admin@bogan.nsw.gov.au

Cc: Thomas.Parel@baywa-re.com

Tony.Payne@bogan.nsw.gov.au

Attention: Mr Tony Payne - Director Development and Environmental Services

Dear Sir,

**RE: PROPOSED SUBDIVISION OF LAND FOR A STATE SIGNIFICANT SOLAR FARM DEVELOPMENT
AT NYNGAN (YARREN HUT SOLAR FARM)**

We refer to previous consultation with Bogan Shire Council regarding the subdivision of land required to facilitate the operation of the proposed Yarren Hut Solar Farm. The development proposal is declared a State Significant Development (SSD) and the Secretary's Environmental Assessment Requirements (SEARs) of the Department of Planning and Environment (DPE) were issued under SSD 10415, dated 6 February 2020.

NGH act on behalf of the proponent, BayWa r.e. Projects Australia Pty Ltd (BayWa r.e.), and are presently preparing an Environmental Impact Statement (EIS) in accordance with the SEARs.

The proposed development would involve the subdivision of Lot 21 DP 704061 as follows:

- Proposed Lot A would be larger than the prescribed minimum lot size of 600 ha (approximately 1113 ha), would contain an occupied dwelling and be retained by the landholder for agricultural purposes.
- Proposed Lot B is less than the prescribed minimum lot size (approximately 92 ha) and would be dedicated to the proposed solar farm.
- Proposed Lot C would be a small lot of 0.4 ha. This lot would contain the substation for the proposed solar farm and would be owned outright by Essential Energy.

Previously when dealing with solar farm developments the Department of Planning, Infrastructure and Environment (DPIE), has directed applications for associated land subdivision to the local authority for determination. However, these applications have been problematic given the absence of provisions within local planning instruments to enable the creation of allotments under the minimum lot size in relation to the subject land.

This is the situation with the proposal given the requirement for land subdivision would result in two lots less than the prescribed minimum lot size on the Bogan Shire Council's Lot Size Map in relation to that land. However, importantly, the proposed lot containing the dwelling remains to exceed the minimum lot size in area.

In consultation with DPIE it was advised that approval for land subdivision could be included in the overall assessment of the SSD proposal. However, to ensure the approval path is seamless, DPIE requests formal correspondence be provided by Council advising no objection is likely to be raised to the proposed subdivision during the notification period.



WAGGA WAGGA

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ABN 31 124 444 622 ACN 124 444 622

SUBJECT LAND AND LOCATION

Yarren Hut Solar Farm would occupy approximately 92 hectares of land of Lot 21 DP 704061 as indicated in the Figure 1 below.



Figure 1 Subject land (Source: NGH)

Nyngan is the closest town to the proposal, located approximately 17 km southeast of the subject land. Mitchell Highway is located directly northeast of the subject land. The proposed onsite substation would connect to existing Essential Energy transmission lines located directly along the eastern boundary of the proposal.

The subject land is currently dedicated to agricultural activities and comprises one large paddock, which is flat and low lying, mostly cleared of native vegetation. The land has been historically cultivated for cropping and grazing. No watercourses are associated with the proposal area and the development site lies outside the 1 in 100 year flood level (1% AEP).

OVERVIEW OF THE PROPOSAL

The proposed Yarren Hut Solar Farm would occupy approximately 92 hectares of land.

The development would involve the construction of a ground-mounted photovoltaic (PV) solar array generating around 28 megawatts (MW) of renewable energy. The electricity generated would be exported to the national electricity grid. Key development and infrastructure components would include:

- Approximately 87,000 PV solar arrays mounted on single axis tracking systems.
- Electrical cables and conduits.
- Inverter/transformer units.
- On site substation containing transformers, associated switchgear and control and protection equipment.
- Site office, compound, parking, access tracks and perimeter fencing.
- Operations building with associated car parking.
- Access points via Mitchell Highway
- Internal access tracks.
- Minimal lighting, CCTV system, security fencing.

- An overhead powerline connecting to the existing Essential Energy transmission line to the northeast of the site.
- Vegetative screening.

The proposed infrastructure map (Figure 2) below illustrates the indicative layout. Detailed design would allow for avoidance of sensitive features on the site. A native vegetation buffer would be established post-construction to minimise visual impacts in specific locations.



Figure 2 Indicative infrastructure layout

OVERVIEW OF SUBDIVISION COMPONENT

As indicated previously, the proposed solar farm development includes the subdivision of land to satisfy leasing requirements legislated under the *Conveyancing Act 1919*. The proposed subdivision would facilitate the proposed solar farm and allow agricultural activities to continue on land in conjunction with the existing dwelling.

The following is proposed:

- Subdivision of Lot 21 DP 704061

Lot 21 DP 704061 is 1205 ha, which exceeds the 600 ha prescribed minimum lot size under the Bogan Local Environmental Plan 2011 (Bogan LEP).

As indicated previously, it is proposed to subdivide the subject land into three allotments (Figure 3).

The proposed arrangement would result in:

- Proposed Lot A, to be retained by the landholder for agricultural purposes in conjunction with the existing dwelling. Proposed Lot A would comprise an area of land that would exceed 600 ha, being the minimum lot size indicated on the Minimum Lot Size map, for the subject land.
- Proposed Lot B would be dedicated to the operation of the proposed solar farm, and

- Proposed Lot C, which would be acquired, as a freehold lot, by Essential Energy for operation of the onsite substation.

Lots B and C would be under the prescribed minimum lot size as a result of the proposed subdivision, however, would not contain a dwelling.



Figure 3 Proposed lot configuration

PLANNING FRAMEWORK

Conveyancing Act 1919

The purpose of the *Conveyancing Act 1919* is to amend and consolidate the law of property and to simplify and improve the practice of conveyancing; and for such purposes to amend certain Acts relating thereto.

Subdivision is required to separate the land use of the solar farm (of which the land would be under leasehold) from agricultural activities. When land is leased from a landowner and the lease affects part of a lot, a subdivision under s.7A of the *Conveyancing Act 1919* (formerly s.327AA *Local Government Act 1919* now repealed) must occur if the total of the original term of the lease, together with any option of renewal, is more than five years.

As indicated above, the proposed solar farm development includes the subdivision of Lot 21 DP 704061, where a lease of part of this lot is required. The proposed subdivision would satisfy leasing requirements, facilitate the proposed solar farm and allow agricultural activities to continue on a portion of the land.

State Environmental Planning Policy (State and Regional Development) 2011

Despite the provisions of the Bogan LEP, the provisions of the *Environmental Planning and Assessment Act 1979* provide that the subdivision may be approved by the consent authority, given that the subdivision forms part of a State Significant Development (SSD).

According to clause 8(2) of the State Environmental Planning Policy (State and Regional Development) 2011, where a development application comprises development that is only partly SSD, the remainder of the development is also declared to be SSD.

Consultation with DPIE confirms that the proposed subdivision is declared State Significant, given the proposed solar farm has been confirmed as SSD.

Furthermore, clause 4.38(3) of the *Environmental Planning and Assessment Act 1979* states “development consent may be granted despite the development being partly prohibited by an environmental planning instrument.” Consultation with DPIE confirms that this allows the consent authority to approve aspects of an SSD that are prohibited under an environmental planning instrument. DPIE advises that consent may be granted to a proposed subdivision, as part of SSD, despite prohibitive provisions in an applicable LEP.

Bogan Local Environmental Plan 2011

General aims

Under section 2 the aims of the Bogan LEP are:

- (a) to protect, enhance and conserve agricultural land through the proper management, development, and conservation of natural and man-made resources,*
- (b) to encourage a range of development, including housing, employment, recreation, and community facilities, to meet the needs of existing and future residents of Bogan,*
- (c) to promote the efficient and equitable provision of public services, infrastructure, and amenities.*

It is considered that the proposed development is not inconsistent with the aims of the Bogan LEP. The proposed subdivision will facilitate an SSD that would encourage economic growth and provide a range of opportunities. The development proposal would optimise the management and use of solar resources, promote development consistent with the principles of ecologically sustainable development and management of climate change, promote sustainability of natural attributes and co-ordinate development with the provision of public infrastructure and services.

Objectives of the RU1 Primary Production zone

The subject land is zoned RU1 Primary Production under the provisions of the Bogan LEP, as indicated in the figure below.



Figure 4 Land zoning with the subject land outlined in red (Source: Bogan LEP Maps)

The objectives of the RU1 Primary Production zone are as follows:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

The proposed subdivision is not inconsistent with the objectives of the RU1 zone. The solar farm meets the objective of the zone to encourage diversity in primary industry enterprises and systems appropriate for the area. From a town planning perspective solar farms are compatible with agricultural land use given the only practical location that large-scale solar farms can be located is within a non-urban area.

Solar farms are not susceptible to adverse amenity impacts that are problematic and constrain agricultural uses (like dwellings), as they do not result in the generation of new dwellings or lead to the fragmentation of land. Other matters concerning amenity and off-site impacts can be adequately managed by the implementation of appropriate environmental mitigation measures.

The proposal would occupy approximately 92 ha and the landowners would continue agricultural practices on surrounding land. It is considered that the loss of 92 ha represents a very small fraction of the agricultural output of the region and would result in a negligible reduction in its overall productivity. It is also considered that the proposal would not significantly impact the agricultural operations of neighbouring landholders given the relatively low impacts associated with the proposed solar farm project site as well as distance to neighbours. The inherent capability of the land would not be affected.

The introduction of solar energy would contribute to a more diverse local industry, thereby supporting the local economy and community. The construction phase would support direct and indirect jobs, which would create further economic stimulus in the local region. Once constructed the solar farm would employ full time staff during operation. Other economic benefits will accrue to the local economy.

We respectfully request that Council consider their position and provide a formal response at its earliest convenience. Should you have any questions please do not hesitate to contact me on (02) 6923 1508 or alternatively email me at lizzie.oj@nghenvironmental.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Lizzie Olesen-Jensen'.

Lizzie Olesen-Jensen
Principle Town Planner
(02) 6923 1508
NGH

*"Comfortable Country Living"*

Ms Lizzie Olesen-Jensen
NGH
PO Box 5464
Wagga Wagga NSW 2650

24 July 2020
SSD-10415

Dear Madam,

RE: Proposed Subdivision – Lot 21 DP704061 Mitchell Highway (Yarren Hut Solar Farm)

Thank you for your letter dated 2 April 2020 in which you request a statement from Council advising that no objection is likely to be raised to the proposed subdivision during the notification period.

Council understands that the proposed subdivision consists of the following:

- Proposed Lot A would be larger than the prescribed minimum lot size of 600 ha (approximately 1113 ha), would contain an occupied dwelling and be retained by the landholder for agricultural purposes.
- Proposed Lot B is less than the prescribed minimum lot size (approximately 92 ha) and would be dedicated to the proposed solar farm.
- Proposed Lot C would be a small lot of 0.4 ha. This lot would contain the substation for the proposed solar farm and would be owned outright by Essential Energy.

Council agrees that if the subdivision component of the proposed State Significant Development (SSD) Solar farm was to be separated and referred to Council for determination it may present issues associated with the development standards in Clause 4.1 of the Bogan LEP and minimum lot sizes. We therefore support the proposed determination methodology to include the subdivision as part of the broader SSD proposal.

Council staff has had the opportunity to assess the contents of your correspondence dated 2 April 2020 (NGH letter) and are generally supportive of the planning arguments articulated therein as they relate to the suggested subdivision approval pathway.

Council therefore wishes to advise that it is unlikely that an objection will be made to the proposed subdivision based on the evidence provided in the NGH letter.

This letter is not to be construed as providing unconditional support for the overall SSD and Council reserves the right to provide comment and feedback at the appropriate time.

Should you wish to discuss this matter further please contact me by return email or on 68359000.


Yours faithfully





Jackson Williams-Hedges
Health and Building Surveyor


RE: Yarren Hut Solar Farm - Consultation with Council






Tony Payne <tony.payne@bogan.nsw.gov.au>

To:  Bridgette Poulton

Cc:  Admin;  Lizzie Olesen-Jensen;  Thomas Parel

 You replied to this message on 13/07/2020 11:06 AM.

 Reply  Reply All  Forward ...

Mon 6/07/2020 9:42 AM

Hi Bridgette,

Hope you had a nice weekend.

Quick update, Engineering has cleared the access from the highway. Just waiting on consultant planning advice now then I'll put it all on letterhead for you.

Regards,

Tony Payne

Director Development and Environmental Services

Bogan Shire Council | PO Box 221 | 81 Cobar Street Nyngan, NSW, 2825

P: (02) 6835 9013 | F: (02) 68359011 | E: tony.payne@bogan.nsw.gov.au

W: www.bogan.nsw.gov.au |



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C.1.2 Preliminary discussions regarding VPA

(CONFIDENTIAL)

C.1.3 Email from Geographical Survey of NSW



Bridgette Poulton
Environmental Consultant
PO Box 5464
Wagga Wagga NSW 2650

Our ref: DOC19/1035487

Emailed: bridgette.p@nghconsulting.com.au

27 November 2019

Dear Ms Poulton

Subject: Yarren Hut Solar Farm – Preliminary land use compatibility test

Thank you for your email of 22 November 2019. This is a response from the NSW Department of Planning, Industry & Environment – Division of Resources & Geoscience.

The Division has identified the following current mineral, coal or petroleum titles over the site that require consultation:

EL8631:

Ochre Resources Pty Limited
GPO Box 2815
West Perth 6001 WA

EL8730:

Australian Consolidated Gold Holdings Pty Ltd
PO Box 334
Bermagui NSW 2546

The area is prospective for nickel-cobalt, and copper-gold deposits.

The Division does not identify any operating mines or extractive industry for consideration.

Queries regarding the above information, and future requests for advice in relation to this matter, should be directed to the Division of Resources & Geoscience - Land Use team at landuse.minerals@geoscience.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'A. Helman'.

Andrew Helman
Senior Geoscientist – Land Use Assessment
Geological Survey of NSW, Division of Resources & Geoscience

In fulfilling these requirements, a search of current mineral, coal and petroleum titles must be undertaken through the Division's MinView application, with the results shown on a map, in drafting of the EIS. Additionally, the EIS must identify whether there are adjacent mines or quarries for land use compatibility considerations.

According to current departmental databases, the Division has identified that there are no current mineral, coal or petroleum titles over the site or adjacent lands.

The Division has identified that the 'Hurricane Hill' hard rock quarry operated by Boral Resources Pty Ltd is located approximately <1.5km to the southeast of the project site (refer to Figure 1). Consideration should be given to the impacts the projects may have on the quarry's operations under cl13 of the Mining SEPP. The Division recommends consultation with Boral during the preparation of the EIS.

Queries regarding the above information, and future requests for advice in relation to this matter, should be directed to the Division of Resources and Geoscience.
Yours sincerely

Andrew Helman
A/Manager - Land Use



for Paul Dale
Director – Land Use & Titles Advice

NSW Department of Planning and Environment
DIVISION of RESOURCES & GEOSCIENCE
PO Box 344 Hunter Region Mail Centre NSW 2310
E: landuse.minerals@geoscience.nsw.gov.au
Tel: 02 4063 6500
ABN 38 755 709 681

RE: Tenement Lease Holders - Proposed Yarren Hut Solar Farm



Andrew Helman <andrew.helman@planning.nsw.gov.au>
To: Bridgette Poulton

You forwarded this message on 29/06/2020 1:57 PM.

Reply Reply All Forward ...
Mon 29/06/2020 1:49 PM

Hi Bridgette,

I'm looking into your request for advice regarding the proposed Yarren Hut Solar Farm and consultation with exploration license titleholders.

I'll see if I can source some direct contacts to pass on, and try I'll contact them myself. There is a significant nickel-cobalt prospect under assessment within EL8631.

In the meantime are you able to provide us with the letters and the record they were sent? We would consider that towards having completed consultation.

Happy to discuss on my mobile number.

Regards
Andrew

Andrew Helman
Senior Geoscientist, Land Use – Geological Survey of NSW

Mining, Exploration & Geoscience | Department of Regional NSW
T 02 4063 6066 | M 0413 281 040 | E andrew.helman@planning.nsw.gov.au
516 High Street, Maitland NSW 2320 | PO Box 344 Hunter Region Mail Centre NSW 2310
nsw.gov.au/regionalnsw



**Regional
NSW**

The Department of Regional New South Wales acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for Elders past, present and emerging. We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work.

C.1.4 Email from NSW Crown Lands



kathryn.george@crowland.nsw.gov.au on behalf of CL Reserves <cl.reserves@crowland.nsw.gov.au>
To: Bridgette Poulton

Follow up. Start by Thursday, 7 May 2020. Due by Thursday, 7 May 2020.
If there are problems with how this message is displayed, click here to view it in a web browser.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi Bridgette,

Thanks for speaking with me today.

As mentioned, there is no adjoining Crown Reserves to the mentioned lot, however there is one in close proximity (Lot 7001 DP 1020840) that starts about 250m from the northern boundary.

I have forwarded your fire trail question through the Wagga Wagga office on your behalf, a staff member will be in contact with you in the next 48hrs. Your reference for this is: REQ/OTH/2020/126 in case further follow up is needed.

Kind regards,

Reserves | Dubbo Business Centre

Crown Lands | Department of Planning, Industry and Environment
T 1300 886 235 (Option 5, Option 1) | E reserves@crowland.nsw.gov.au
PO Box 2185 Dangar NSW 2309
www.dple.nsw.gov.au

C.2 COMMUNITY CONSULTATION

C.2.1 Community Information Flyer



BayWa r.e. Projects Australia Pty Ltd | Level 2, 79-81 Coppin St, Richmond, Victoria 3121

15 November 2019

Dear Resident,

Proposed Yarren Hut Solar Farm

We write to inform you of our proposal to develop a solar farm approximately 17 km north west of Nyngan, New South Wales. This letter will introduce you to our proposal and inform you about an upcoming community consultation event and the planning process.

About BayWa r.e.

BayWa r.e. began operations in Australia in 2017 through the acquisition of Future Energy Pty Ltd and its pipeline of wind farm projects. Future Energy was established in 2004 to develop, construct, own and operate renewable energy projects throughout Australia. BayWa r.e. has various projects under operation in Australia which include 2 wind and 3 solar projects with capacities ranging from 7.2 MW to 100 MW.

About the Solar Farm

The location of the proposed Yarren Hut Solar Farm is approximately 17 km north-west of Nyngan, NSW along the Mitchell highway. A map of the site is shown below:

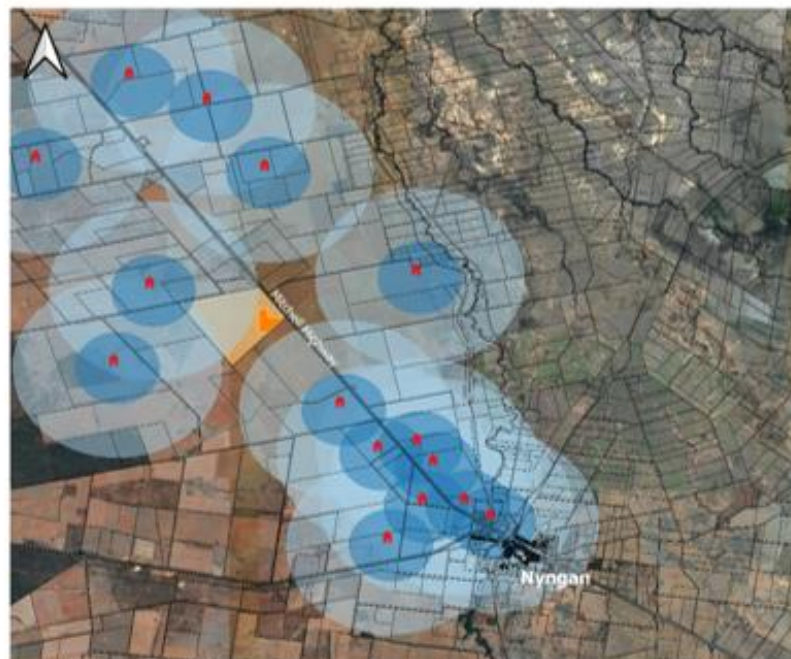
Yarren Hut Solar Farm

-  Development footprint
-  Lot 21 DP 704061
-  Dwellings / buildings
-  2 km buffer
-  5 km buffer



0 2.5 5 km

Date: 14 November 2019



BayWa r.e. Projects Australia Pty Ltd | Level 2, 79-81 Coppin St, Richmond | Victoria 3121 | Australia | Tel: +61 3 9429 5629
www.baywa-re.com | ACN 606 343 757 | ABN 51 606 343 757



BayWa r.e. Projects Australia Pty Ltd | Level 2, 79-81 Coppin St, Richmond, Victoria 3121

The solar farm will consist of a solar tracking system with a total capacity of approximately thirty-five megawatts (35 MW), and it will connect into the local 66 kV electrical network. The facility will produce enough power for about 9,000 homes, making their greenhouse benefit equivalent to planting approximately 530,000 trees. The estimated energy and greenhouse benefits of the Yarren Hut Solar Farm are shown in the table below.

Energy output per year	76,000 MWh
Greenhouse gas abatement per year	53,000 Tons of CO ₂
Equivalent number of households supplied	~9,000
Equivalent number of cars taken off the road	~11,000
Equivalent number of trees planted	~530,000

This site was chosen for the following reasons:

- It receives a large amount of sunshine.
- There are large setbacks to nearby dwellings.
- There will be minimal impacts to flora and fauna.
- It is near the electrical grid.
- It offers easy access.

Connection to the Electricity Grid

The solar farm will not require any new power lines. Instead it will connect into the existing local electrical network. The solar farm cannot be any larger as the local electrical network has limited capacity.

Development Consent Process

Our Preliminary Environmental Assessment and Environmental Impact Statement for the Yarren Hut Solar Farm will be lodged with the Department of Planning, Industry and Environment (DPIE) in the coming months. The application will be assessed against the *Secretary's Environmental Assessment Requirements* and will cover the impact of the project on the following aspects:

- Flora and fauna.
- Cultural heritage.
- Visual impact.
- Stormwater and flood.
- Traffic.
- Dust and noise.

After submissions to the DPIE, these planning documents relating to the solar farm will be made available on the DPIE website as well as on our project website (www.yarrenhutsolarfarm.com.au).



BayWa r.e. Projects Australia Pty Ltd | Level 2, 79-81 Coppin St, Richmond, Victoria 3121

Construction Process

Once a permit has been issued and financing completed, construction of the solar farm can begin and will take around six months. The construction process starts with construction of the access tracks and construction pads. This is followed by installation of the tracking system structure, solar panels, underground cabling and grid connection infrastructure (sub-station and switching station). The final stage is the commissioning of the solar farm and connection into the local electricity grid so that the export of energy can begin.

Community Consultation

On Monday, 2 December 2019 at 3 pm – 6 pm, BayWa r.e. staff will be holding an information session about this proposed solar farm at the Nyngan Bowling Club. We would like to invite you to this event. BBQ and soft drinks will be provided. We are also contactable by email, phone and post. Our contact details are at the bottom of this letter.

For more information about BayWa r.e. and specific projects please visit our website at www.baywa-re.com.au or call us on +61 3 9429 5629, or email us at info@baywa-re.com.au.

Yours faithfully,

Kevin Heydt

General Manager - NSW

C.2.2 Resident mailout register

No.	Lot/DP	Address	Notes
R11	3/1161284	Neiley Mitchell Highway, GIRILAMBONE 2831	Letter sent on 15/11/19. Delivery failed. Trevor Donnelly has informed us that this dwelling is currently unoccupied.
R2b	30/751320	Grahweed Mitchell Highway, NYNGAN 2825	Letter sent on 15/11/19. Delivery failed but letter below (No.4) was delivered to this landowner.
R3	29/705251	Woodlands, 486 Days Road, NYNGAN 2825	Letter sent on 15/11/19. Delivery failed. Trevor Donnelly has informed us that this dwelling is currently unoccupied.
R2a	1/751324	Old Kidgery, Old Kidgery RD, NYNGAN 2825	Letter sent on 15/11/19. Delivered on 25/11/19.

No.	Lot/DP	Address	Notes
R1a	2/751317	Caro Mitchell Highway, NYNGAN 2825	Landowner. This dwelling is unoccupied.
R4	3/751307	Bonna, Old Kidgery Road, NYNGAN 2825	Letter sent on 15/11/19. Delivery failed.
R6	22/751310	Munda Westlyn Road, NYNGAN 2825	Letter sent on 15/11/19. Delivered on 28/11/19.
R5	24/704062		Landowner's daughter
R1b	26/751328	PT Wilgaree Mitchell Highway, NYNGAN 2825	Landowner's brother
R10	23/751328	Mitchell Highway, NYNGAN 2825 36 Cobar St Nyngan NSW 2825	Letter sent on 15/11/19. Delivered on 5/12/19.
R7	15/751328	Noonameena, West Bogan Road, NYNGAN 2825	Letter sent on 15/11/19. Awaiting collection at Nyngan PO since 25/11/19.
R1c	44/728721	Lynch, Mitchell Highway, NYNGAN 2825	Landowner
R8	17/751328	17 Mitchell Highway, NYNGAN 2825	Letter sent on 15/11/19. Delivered on 29/11/19.
R9	4/758803	Title not found	
R1d	1/875384	Lynch, Barrier Highway, NYNGAN 2825	Landowner

C.2.3 Community meeting sign-in sheet



Yarren Hut Solar Farm, 2 December 2019 information session – attendance list

Name	Address of property near development	Postal address	Phone number and email address	Would you like updates on the project?
Emily Stanton	46 Barrier Hwy Nyngan 2825	PO Box 18 Nyngan 2825	0400387225 emilystanton@outlook	yes
Trevor Donnelly	Goree, Old Kidger Wilga Bone Mitchell Hwy	PO Box 172 Nyngan 2825	0428331063 t+donnelly@bigpond.com	yes

C.2.4 Letters to mining exploration licence holders



BayWa r.e. Projects Australia Pty Ltd | Level 2, 79-81 Coppin St, Richmond, Victoria 3121

Australian Consolidated Gold Holdings Pty Ltd
PO Box 334
Bermagui
NSW 2546

11 December 2019

Proposed Yarren Hut Solar Farm

We write to inform you of our proposal to develop a solar farm approximately 17 km north west of Nyngan, New South Wales on land for which your company has a mining exploration license (EL8730). This letter will introduce you to our proposal.

About BayWa r.e.

BayWa r.e. began operations in Australia in 2017 through the acquisition of Future Energy Pty Ltd and its pipeline of wind farm projects. Future Energy was established in 2004 to develop, construct, own and operate renewable energy projects throughout Australia. BayWa r.e. has various projects under operation in Australia which include 2 wind and 3 solar projects with capacities ranging from 7.2 MW to 100 MW.

About the Solar Farm

The location of the proposed Yarren Hut Solar Farm is approximately 17 km north-west of Nyngan, NSW along the Mitchell highway on ~92 ha of Lot 21 DP 704061. A map of the site is shown below:



BayWa r.e. Projects Australia Pty Ltd | Level 2, 79-81 Coppin St, Richmond, Victoria 3121

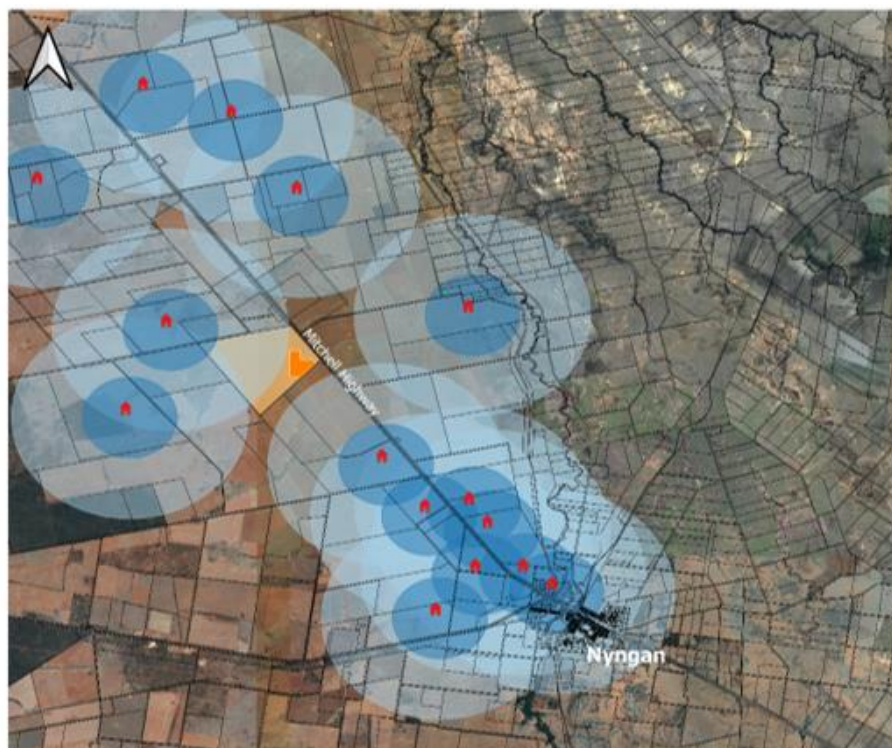
Yarren Hut Solar Farm

- Development footprint
- Lot 21 DP 704061
- Dwellings / buildings
- 2 km buffer
- 5 km buffer



0 2.5 5 km

Date: 14 November 2019



The solar farm will consist of a solar tracking system and have a total capacity of approximately twenty-eight megawatts (28 MW AC), and it will connect into the local 66 kV electrical network. The facility will produce enough power for about 9,000 homes, making their greenhouse benefit equivalent to planting approximately 530,000 trees. The estimated energy and greenhouse benefits of the Yarren Hut Solar Farm are shown in the table below.

Energy output per year	76,000 MWh
Greenhouse gas abatement per year	53,000 Tons of CO ₂
Equivalent number of households supplied	~9,000
Equivalent number of cars taken off the road	~11,000
Equivalent number of trees planted	~530,000

This site was chosen for the following reasons:

- It receives a large amount of sunshine.
- There are large setbacks to nearby dwellings.
- There will be minimal impacts to flora and fauna.
- It is near the electrical grid.
- It offers easy access.

Connection to the Electricity Grid

BayWa r.e. Projects Australia Pty Ltd | Level 2, 79-81 Coppin St, Richmond | Victoria 3121 | Australia | Tel: +61 3 9429 5629
www.baywa-re.com | ACN 608 343 757 | ABN 51 608 343 757



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The solar farm will not require any new power lines. Instead it will connect into the existing local electrical network. The solar farm cannot be any larger as the local electrical network has limited capacity.

Development Consent Process

Our Preliminary Environmental Assessment and Environmental Impact Statement for the Yarren Hut Solar Farm will be lodged with the Department of Planning, Industry and Environment (DPIE) in the coming months. The application will be assessed against the *Secretary's Environmental Assessment Requirements* and will cover the impact of the project on the following aspects:

- Flora and fauna.
- Cultural heritage.
- Visual impact.
- Stormwater and flood.
- Traffic.
- Dust and noise.

After submissions to the DPIE, these planning documents relating to the solar farm will be made available on the DPIE website as well as on our project website (www.yarrenhutsolarfarm.com.au).

Construction Process

Once a permit has been issued and financing completed, construction of the solar farm can begin and will take around six months. The construction process starts with construction of the access tracks and construction pads. This is followed by installation of the tracking system structure, solar panels, underground cabling and grid connection infrastructure (sub-station and switching station). The final stage is the commissioning of the solar farm and connection into the local electricity grid so that the export of energy can begin.

For more information about BayWa r.e. and specific projects please visit our website at www.baywa-re.com.au or call us on +61 3 9429 5629, or email us at info@baywa-re.com.au.

Yours faithfully,

Kevin Heydt

General Manager - NSW

C.2.5 Community advertisement - Nyngan Observer 20 May 2020**BayWa r.e.****Solar Farm Development Progressing**

BayWa r.e. would like to inform the Nyngan Town community that the development of the 28 MW Yarren Hut Solar Farm is progressing. The project is to be located approximately 17km north-west of Nyngan along the Mitchell Highway. The development consent application (i.e. the Environmental Impact Statement) is expected to be submitted shortly. For more information on this project please visit the project website: www.yarrenhutsolarfarm.com.au

C.2.6 Neighbour letter - 5 May 2020



BayWa r.e. Projects Australia Pty Ltd | Level 2, 79-81 Coppin St, Richmond, Victoria 3121

5 May 2020

Dear Resident,

Proposed Yarren Hut Solar Farm

We write to inform you that we will soon be submitting an Environmental Impact Statement (development consent application) for a solar farm approximately 17 km north west of Nyngan, New South Wales. This letter will introduce you to our proposal and the planning process.

About BayWa r.e.

BayWa r.e. began operations in Australia in 2017 through the acquisition of Future Energy Pty Ltd and its pipeline of wind farm projects. Future Energy was established in 2004 to develop, construct, own and operate renewable energy projects throughout Australia. BayWa r.e. has various projects under operation in Australia which include 2 wind and 3 solar projects with capacities ranging from 7.2 MW to 100 MW.

About the Solar Farm

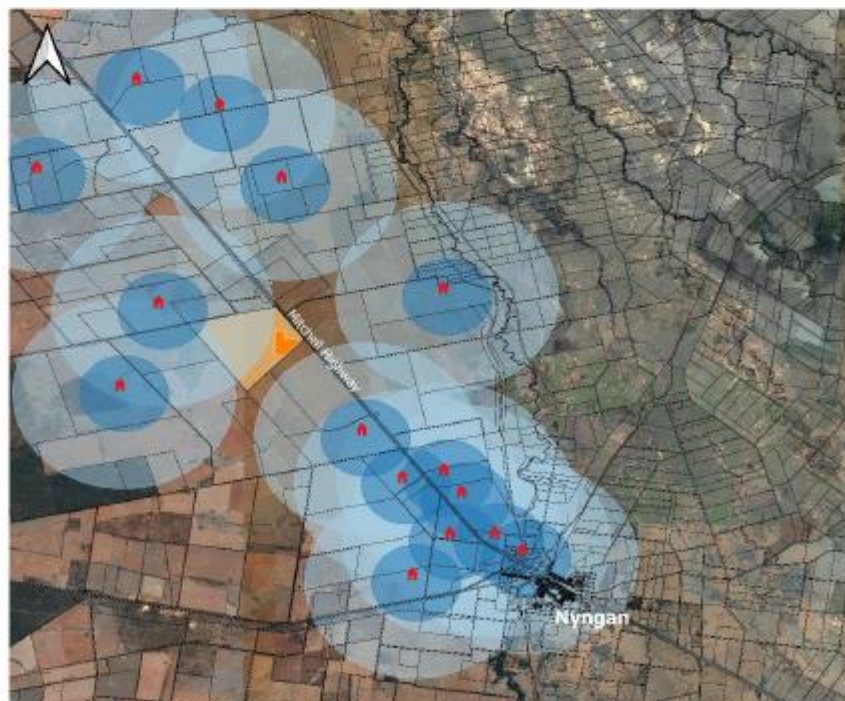
The location of the proposed Yarren Hut Solar Farm is approximately 17 km north-west of Nyngan, NSW along the Mitchell highway. A map of the site is shown below:

Yarren Hut Solar Farm

- Development footprint
- Lot 21 DP 704061
- Dwellings / buildings
- 2 km buffer
- 5 km buffer



0 2.5 5 km
Date: 14 November 2019



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www.baywa-re.com | ACN 606 343 757 | ABN 51 606 343 757



BayWa r.e. Projects Australia Pty Ltd | Level 2, 79-81 Coppin St, Richmond, Victoria 3121

The solar farm will consist of a solar tracking system with a total capacity of approximately thirty-seven megawatts (37 MW), and it will connect into the local 66 kV electrical network exporting up to twenty-eight megawatts (28 MW) of power into the grid. The facility will produce enough power for about 9,000 homes, making their greenhouse benefit equivalent to planting approximately 530,000 trees. The estimated energy and greenhouse benefits of the Yarren Hut Solar Farm are shown in the table below.

Energy output per year	76,000 MWh
Greenhouse gas abatement per year	53,000 Tons of CO ₂
Equivalent number of households supplied	~9,000
Equivalent number of cars taken off the road	~11,000
Equivalent number of trees planted	~530,000

This site was chosen for the following reasons:

- It receives a large amount of sunshine.
- There are large setbacks to nearby dwellings.
- There will be minimal impacts to flora and fauna.
- It is near the electrical grid.
- It offers easy access.

Connection to the Electricity Grid

The solar farm will not require any new power lines. Instead it will connect into the existing local electrical network. The solar farm cannot be any larger as the local electrical network has limited capacity.

Development Consent Process

The *Scoping Report* for the Yarren Hut Solar Farm was lodged with the Department of Planning, Industry and Environment (DPIE) in December 2019. The *Secretary's Environmental Assessment Requirements* was issued in February 2020 for the project and outlines the requirements for the Environmental Impact Statement (EIS). The EIS will cover the impact of the project on the following aspects:

- Flora and fauna
- Cultural heritage
- Visual impact
- Stormwater and flood
- Traffic
- Dust and noise

After submission to DPIE, the EIS will be made available on the DPIE website as well as on our project website (www.yarrenhutsolarfarm.com.au).



BayWa r.e. Projects Australia Pty Ltd | Level 2, 79-81 Coppin St, Richmond, Victoria 3121

Construction Process

Once a permit has been issued and financing completed, construction of the solar farm can begin and will take around six to ten months. The construction process starts with construction of the access tracks and construction pads. This is followed by installation of the tracking system structure, solar panels, underground cabling and grid connection infrastructure (sub-station and switching station). The final stage is the commissioning of the solar farm and connection into the local electricity grid so that the export of energy can begin.

For more information about BayWa r.e. and specific projects please visit our website at www.baywa-re.com.au or call us on +61 3 9429 5629, or email us at info@baywa-re.com.au.



Yours faithfully,





Kevin Heydt

General Manager - NSW

C.2.7 Email correspondence with Essential Energy

RE: Request for advice to develop SEARS - Yarren Hut Solar Farm (Enq-01722)

 Brett Hayward <Brett.Hayward@essentialenergy.com.au>
To:  Thomas Parel;  Network Connections
Cc:  Kevin Heydt;  Pip O'Donnell

 Reply  Reply All  Forward 
Mon 3/02/2020 4:04 PM

 CEOF1070.02.pdf 674 KB  CECM1000.70.pdf 3 MB

Hi Thomas,

I have had a look at the site on google maps.






The works could be assessed using the REF worksheet rather than a REF report, given how disturbed the landscape is. An environmental planning professional should be able to complete the form, which has instructions. CECM1000.70 also provides guidance on how to complete the worksheet.

If impacts were to occur to threatened species (including habitat), which I am not so sure looking at the location, then impacts to those threatened species just needs to be assessed in accordance with section 7.3 of the Biodiversity Conservation Act 2016.

For Aboriginal heritage, the land looks very disturbed. The REF worksheet includes a due diligence assessment, which should guide whether further assessment is required. I would only caution that NGH, on a previous job, marked an area of a potential archaeological deposit too broad complicating the due diligence for the connecting powerline. They may not do this considering the site location.

Regards,
Brett Hayward
Environmental Services Manager
(02) 6589 8020
0409 603 005

RE: Request for advice to develop SEARS - Yarren Hut Solar Farm (Enq-01722)

 Brett Hayward <Brett.Hayward@essentialenergy.com.au>
To:  Thomas Parel;  Network Connections
Cc:  Kevin Heydt;  Pip O'Donnell

 Reply  Reply All  Forward 
Mon 3/02/2020 4:04 PM

 CEOF1070.02.pdf 674 KB  CECM1000.70.pdf 3 MB

From: Thomas Parel <Thomas.Parel@baywa-re.com>

Sent: Friday, 31 January 2020 2:35 PM

To: Network Connections <networkconnections@essentialenergy.com.au>; Brett Hayward <Brett.Hayward@essentialenergy.com.au>

Cc: Kevin Heydt <Kevin.Heydt@baywa-re.com>

Subject: RE: Request for advice to develop SEARS - Yarren Hut Solar Farm (Enq-01722)

Hi Brett and Pip,

Thank you for the call today. Following on from our discussions. I've attached two concept site plans for the Yarren Hut Solar Farm, one showing the solar farm as a whole (20200128 YAR site layout BWre-AU-YAR-001-GAL rev 2 v2) and another showing a close-up of the new Essential Energy assets (20200131 YAR EE assets BWre-AU-YAR-001-GAL-EE rev 1 v2).

I've also attached a KMZ file showing the exact location of the development.

Are you able to point us to or provide us with the specifications for the studies / reports required to be submitted to Essential Energy under Part 5 as part of obtaining development consent for these new assets (i.e. modification of the existing power-line and construction of a new switching station)?

Best regards

Thomas Parel
Project Manager - NSW



BayWa r.e. Projects Australia Pty Ltd
45 Denison street, Bondi Junction, NSW 2022

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Thomas.Parel@baywa-re.com
www.baywa-re.com

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RE: Request for advice to develop SEARS - Yarren Hut Solar Farm (Enq-01722)



Brett Hayward <Brett.Hayward@essentialenergy.com.au>
To: Thomas Parel; Network Connections
Cc: Kevin Heydt; Pip O'Donnell

Reply Reply All Forward ...
Mon 3/02/2020 4:04 PM



From: Thomas Parel
Sent: Thursday, 23 January 2020 3:35 PM
To: Network Connections <networkconnections@essentialenergy.com.au>
Cc: Kevin Heydt <Kevin.Heydt@baywa-re.com>
Subject: RE: Request for advice to develop SEARS - Yarren Hut Solar Farm (Enq-01722)

Hi Pip,

Thank you for the email. Yes, we would like to discuss this with the Environmental Services Manager so as to better understand Essential Energy's preferred approach.

Best regards

Thomas Parel
Project Manager - NSW



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45 Denison street, Bondi Junction, NSW 2022

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www.baywa-re.com

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