Premise

EPURON PROJECTS PTY LTD

Scoping Report

RICHMOND VALLEY SOLAR FARM

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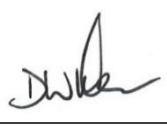
Hugh Shackcloth-Bertinetti		Mark Raikhman		David Walker	

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1. INTRODUCTION

1.1 Overview

Premise Australia has been engaged by Epuron Projects Pty. Ltd (Epuron, 'The Applicant') to prepare this Scoping Report to support a State Significant Development (SSD) application for electricity generating works (solar farm, battery energy storage system and associated works) across multiple lots detailed in **Table 1**. Together, these lots form 255 and 420 Avenue Road, Myrtle Creek (hereafter referred to as 'the site'). The estimated output of the solar farm is approximately 500-megawatts (MW_{AC}), equivalent to the electricity required to power approximately 100,000 homes, with an approximately 500MW BESS.

The intent of the Scoping Report is to seek the Secretary's Environmental Assessment Requirements (SEARs) from the Department of Planning and Environment (DPE) which will inform the preparation of an EIS in support of a SSD application submitted under Part 4 of the EP&A Act. The project is SSD under the *State Environmental Planning Policy (Planning Systems) 2021* (Systems SEPP) and the applicable consent authority for the proposal is the NSW Minister for Planning or the Minister's delegate. A Scoping Report Summary Table is provided at **Appendix A**.

The site is located in the Richmond Valley Council (RVC) Local Government Area (LGA), approximately seven kilometres east of the town of Rappville (refer to **Figure 1**). With an area of approximately 1,132 hectares, it is accessible from and bisected by Avenue Road. The site is currently predominantly used for primary production following previous use as a plantation forest. A single dwelling house is located in Lot 29 DP755607 (hereafter referred to as 'the associated dwelling').

The project is to be known as the Richmond Valley Solar Farm (RVSF). The RVSF includes the following within a development footprint of approximately 955 hectares, to be leased from the landowner:

- Installation of photovoltaic solar panel modules, using either Crystaline silicone or thin film technology, mounted on an east-west tracking system with a total capacity of 500 MW_{AC}.
- Installation of containerised lithium-ion batteries with a capacity of up to 500 MW_{AC} and 500 MW hours.
- Installation of an enclosed site substation within the north-western corner of Lot 29 DP755607 including a transformer to increase voltage to 132kv or 330kV and a connection to existing TransGrid power lines to the north-west.
- An array of inverters and transformers together with an AC collection system consisting of underground 22kV or 33 kV sub-transmission lines to connect the Solar Farm and BESS to the site substation;
- Cabling and collector units, site office, storage area, internal access tracks, on-site parking, security fencing, lighting and temporary construction laydown area; and
- Utilisation of existing site access via Avenue Road

A transmission line would be required to facilitate connection of the substation to TransGrid powerlines to the north-west. The expected connection route extends through a partially cleared corridor along northern boundary of Lot 32 DP755607 and Lot 34 DP755607, which is impacted by a Private Native Forestry Plan (PNP-06868; refer to **Appendix B**).

Whether connections would be managed as an ancillary component of the project and addressed in the Environmental Impact Statement (EIS) or managed by Epuron via Part 5 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) is to be confirmed as the project progresses.

Figure 1 – Regional Context

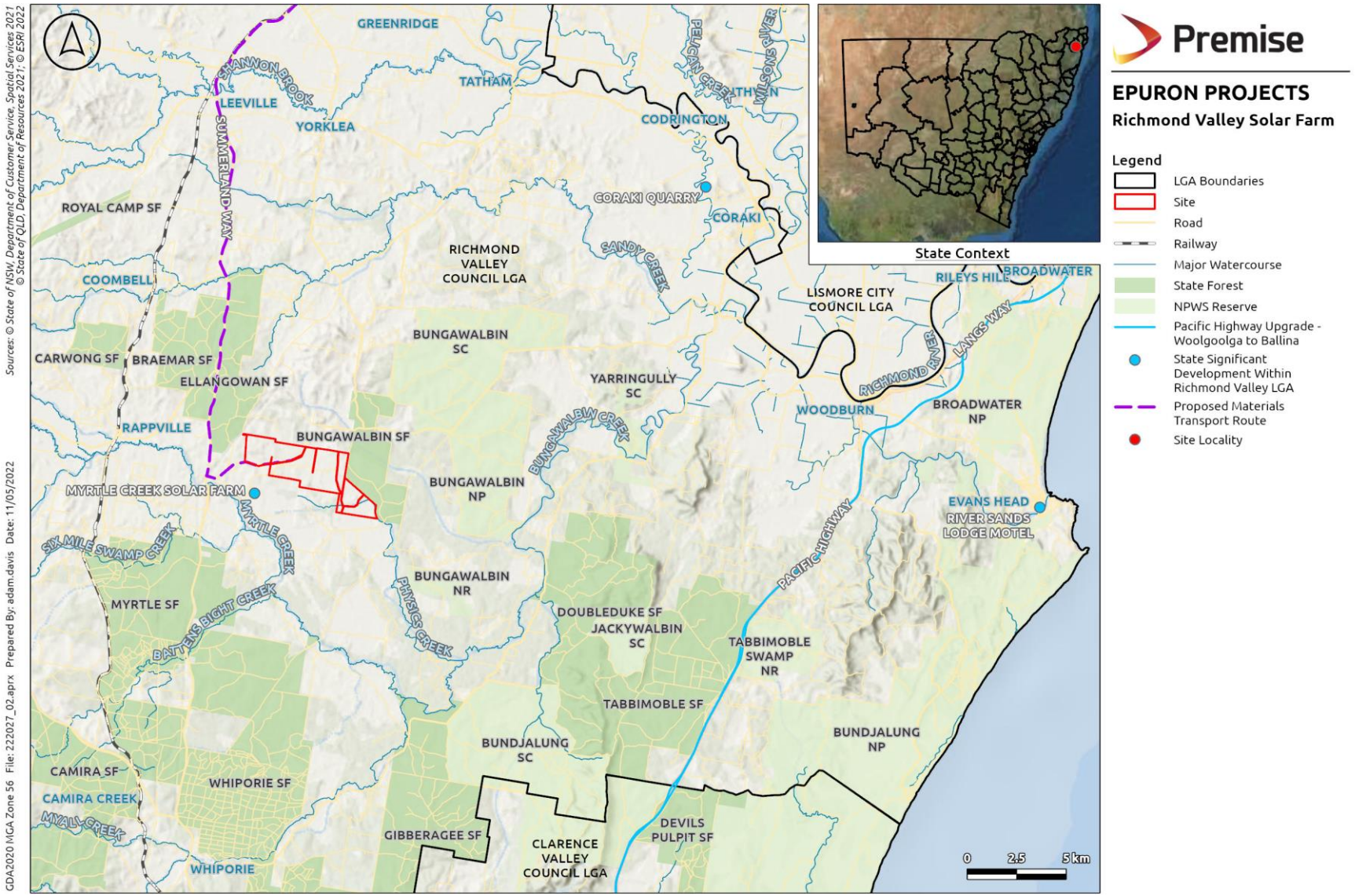


Table 1 – The site

Lot	DP	Size (hectares)
32	755607	124.2
1	540060	60.81
2	540060	56.19
36	755607	58.12
29	755607	264.3
30	755607	205.9
62	755607	202.3
57	755607	237.9
TOTAL		1209.72

1.2 Applicant

Epuron Projects Pty Ltd is an Australian owned company that specialises in the design and planning of utility scale wind and solar energy facilities. Epuron have been developing solar and wind energy projects throughout Australia since 2003, managing projects from site identification through all phases of development to construction and operation.

As expert project developers, Epuron aim to work closely with local communities and key stakeholders to provide broad social and environmental benefits. With a diverse range of experience and successful delivery of renewable energy projects in NSW, Queensland, Northern Territory, Western Australia and Tasmania, Epuron are well placed to continue their success in solar and wind energy projects across the country.

Epuron's address is Level 11, 75 Miller Street, North Sydney, NSW, 2060 and ABN is 84 150 163 143

1.3 Planning Framework

The proposed solar farm and BESS is defined as *electricity generating works* under the *Richmond Valley Local Environmental Plan* (RVLEP) 2012, being;

> *a building or place used for the purpose of—*
>
> *(a) making or generating electricity, or*
>
> *(b) electricity storage*

The proposed development is SSD on the following basis:

1. Section 4.36(2) of the *Environmental Planning and Assessment Act 1979* (the Act) provides that a State Environmental Planning Policy may declare any development, or any class or description of development, to be SSD.
2. Clause 2.6(1) of the Systems SEPP provides that development is declared to be SSD for the purposes of the Act if:

(a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and

(b) the development is specified in Schedule 1 or 2.

The proposed development satisfies clause 2.6(1)(a) of the Systems SEPP as electricity generating works are permitted with consent within prescribed rural zones under clause 2.36(1)(b) of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the Infrastructure SEPP). Under clause 2.35 of the Infrastructure SEPP, prescribed rural zones include the RU1 Primary Production zone which applies to the site under the *Richmond Valley Local Environmental Plan 2012* (RVLEP). A proposed power line connection to the grid is permissible as an ancillary component of an electricity generating works.

The proposed development satisfies clause 2.6(1)(b) of the Systems SEPP on the grounds that it is for the purposes of electricity generating works which have a capital investment value (CIV) of more than $30 million in accordance with clause 20, Schedule 1 of the Systems SEPP.

1.4 Report Structure

In accordance with the State Significant Development Guidelines – Preparing a Scoping Report (DPIE 2021), the report is structured as follows:

- **Section 1** provides an introduction to the site, its location, the proposed development and the planning framework.
- **Section 2** details the development's strategic and local context and provides an analysis of the site.
- **Section 3** provides a description of the proposed development and alternative options considered.
- **Section 4** provides an assessment of the proposed development against the planning framework.
- **Section 5** provides details of completed and proposed engagement.
- **Section 6** provides a summary of the assessment of project impacts.

2. STRATEGIC CONTEXT

2.1 Policy

2.1.1 NSW ELECTRICITY INFRASTRUCTURE ROADMAP (DPIE 2020)

DPIE released the NSW Electricity Infrastructure Roadmap in November 2020. Key actions from the Roadmap include:

- Renewable Energy Zones (REZs);
- Transmissions development scheme;
- Electricity Infrastructure Investment Safeguard;
- Pumped Hydro Recoverable Grants Program; and
- Internationally competitive NSW industries.

Five REZs are at various stages of development including in the Central West-Orana, New England, South-West, Hunter-Central Coast and Illawarra, selected based on the availability of resources and existing connecting infrastructure. Whilst the site is not located within any of the current REZs:

- The site is mapped under the Renewable Energy Map of New South Wales (NSW Government 2018) as receiving the same or higher level of average daily solar exposure (megajoules per square metre) as parts of the New England REZ and parts of the Hunter-Central Coast REZ; and
- There is a high density of existing and planned wind and solar energy projects in the vicinity of the site.

2.1.2 NORTH COAST REGIONAL PLAN 2036 (DPE 2016)

The *North Coast Regional Plan 2036* (the Plan) is the NSW Government's strategy for guiding land use planning decisions for the North Coast Region for the next 20 years. The plan has set the following core vision for the region as, *The best region in Australia to live, work and play thanks to its spectacular environment and vibrant communities,* supported by four regionally focussed goals and associated directions. The following directions are relevant to the proposed development:

- *Goal 1 – The most stunning environment in NSW*
  - *Direction 1 – Deliver environmentally sustainable growth*
  - *Direction 3 – Manage natural hazards and climate change*
  - *Direction 4 – Promote renewable energy opportunities*
- *Goal 2 – A thriving, interconnected economy*
  - *Direction 11 – Protect and enhance productive agricultural lands*
  - *Direction 13 – Sustainably manage natural resources*
- *Goal 3 – Vibrant and engaged communities*
  - *Direction 15 – Develop healthy, safe, socially engaged and well-connected communities*
  - *Direction 16 – Collaborate and partner with Aboriginal communities*
  - *Direction 18 – Respect and protect the North Coast's Aboriginal heritage*
  - *Direction 21 – Coordinate local infrastructure delivery*

The project supports renewable energy generation in the region and is considered to be generally consistent with Goal 1, and particularly Direction 1, 3 and 4 of the Regional Plan.

2.1.3 RICHMOND VALLEY LOCAL STRATEGIC PLANNING STATEMENT

In accordance with Section 3.9 of the Act, Richmond Valley Council adopted the *Richmond Valley Local Strategic Planning Statement* (LSPS) in May 2020. The LSPS sets the following vision for Richmond Valley to 2040:

> *A collaborative community working together to advance a resilient and robust economy which reflects a strong sense of community, successful businesses and a healthy environment.*

The vision is supported by the following themes:

- *Our Community*
- *Our Environment*
- *Our Economy.*

The LSPS sets 8 planning priorities for the LGA, being:

1. *Plan for the delivery of infrastructure to support growth*
2. *Align development, growth and infrastructure*
3. *Improve the delivery of planning services*

4. *Look after our environment.*
5. *Create resilient communities*
6. *Celebrate our heritage*
7. *Protect productive agriculture land & significant resources*
8. *Diversify the range of services and employment options.*

The project is consistent with and supports planning priorities 1, 2, 4 and 8 through the provision of a renewable form of electrical production that diversifies employment options and improves the sustainability, resilience and reliability of the energy network.

2.1.4 RICHMOND VALLEY COMMUNITY STRATEGIC PLAN

The *Richmond Valley Community Strategic Plan* (CSP) identifies the community's main priorities and aspirations for the future. It contains the vision for the Richmond Valley region being:

A great community with a relaxed lifestyle, beautiful environment and vibrant economy

The CSP identifies the following themes:

- *Leadership*
- *Accessibility*
- *Transparency*
- *Good services*
- *Sustainability*
- *Innovation*

The vision is supported by a range of community priorities being:

1. *Connecting people and places*
2. *Growing our economy*
3. *Looking after our environment*
4. *Making Council Great*

The CSP community objectives are:

- *Fresh & Vibrant Community*
- *Getting Around*
- *Working Together*
- *Driving Economic Growth*
- *Building on our Strengths*
- *Managing our Waste and Water*
- *Promoting the Protection of the Environment*
- *Leading and Advocating for our Community*
- *Great Support*

The project delivers a form of sustainable and renewable energy generation, which reduces reliance on traditional forms of energy protection, such as the burning of fossil fuels. This provides for diversity in the region and supports the local community. On balance, the project is not inconsistent with the vision and objectives of the CSP.

2.2 Local Context

As shown in **Figure 2**, the site is situated approximately 7 kilometres to the west of the town of Rappville, 25 kilometres south of Casino and 26 kilometres to the west of Woodburn. Rappville accommodates a small residential population with commensurate facilities including commercial services, a train station, Post office, a public school, and recreational amenities. The North Coast Railway, connecting Maitland to the south and Brisbane to the north runs through Rappville in a north to south alignment.

The site is within a predominantly rural area, bordered by Bungawalbin State Forest in the east, surrounding primary production land and the proposed Myrtle Creek solar farm to the south-west. The surrounding locality is characterised by predominantly rural land uses with land in the immediate vicinity occupied by scattered rural residential dwellings and used for forestry and plantation purposes.

The site is located on Avenue Road which links with Summerland Way to the west via Main Camp Road and with Myall Creek Road to the east. Summerland Way runs from Grafton (approximately 65 kilometres to the south of the site) to the Mount Lindesay Highway in southern Queensland (approximately 89 kilometres to the north-west) via Casino (approximately 25 kilometres to the north) and Kyogle (approximately 51 kilometres to the north). National Parks within proximity include the Bungawalbin National Park (approximately four kilometres to the east), Bungawalbin State Conservation Area (approximately 3.5 kilometres to the north-east) and Bungawalbin Nature Reserve (approximately three kilometres to the south-east).

The locality is predominantly used for rural uses including grazing native vegetation, plantation forests and production native forestry. The Bungawalbin State Forest is located to the east and Myrtle Creek solar farm to the south-west. Other State forests in the vicinity of the site include Ellangowan State Forest (approximately one kilometre to the north-west) and Myrtle State Forest (approximately eight kilometre to the south-west.

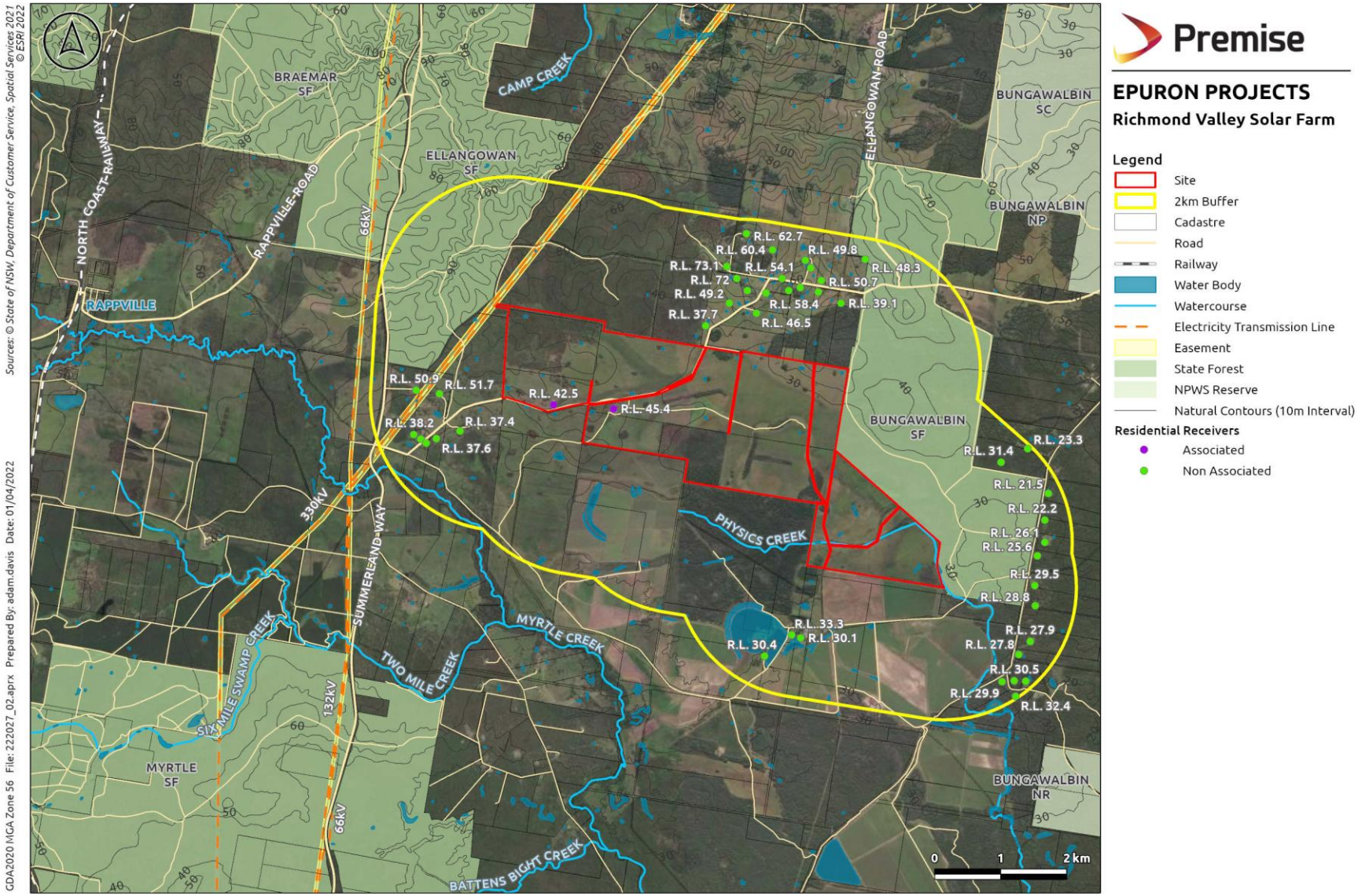
While the locality is predominantly rural, there are forty-two (42) rural residential dwellings located within a two kilometre radius of the site, including:

- The associated landowner C3-4 situated within Lot 29 DP 755607;
- 16 receivers located approximately one kilometre to the north;
- Seven receivers located approximately one kilometre to the west;
- Eight receivers located approximately 1.6 kilometre to the south-east, on the opposite side of the Bungawalbin State Forest;
- Four receivers located approximately 3.5 kilometre to the south;
- Three receivers located approximately 3.4 kilometre to the north-east;
- Two receivers located approximately 3.9 kilometre to the east; and
- One isolated receiver located approximately 1.1 kilometre to the south of the proposed development.

The closest non-associated landowner to the project, C3-5, is located approximately 270 metres to the north.

High voltage transmission lines (330kv and 132kv), running in a north-east to south-west alignment, are located approximately one kilometre to the north-west of the site. These transmission lines form part of the TransGrid transmission and distribution network.

Figure 2 – Local Context



2.3 Site Description

2.3.1 OVERVIEW

As shown in **Figure 3**, the subject site has an irregular shape with an area of 1132 hectares. Existing access to the site from Avenue Road is via driveways at the boundaries of Lot 29 DP755607 and Lot 1 DP540060.

The eastern portion of the site is generally flat, rising towards the Bungawalbin State Forest to the east via a high-point of RL 51 metres in the north-eastern corner of the site and the Ellangowan State Forest to the west via a high-point of RL 65 metres in the western portion of the site. Mapped watercourses extend through re-entrants eastward across the site before draining south.

The site is predominantly cleared of vegetation, featuring several isolated patches together with larger connected strands towards the east and south. It is predominantly used for primary production purposes and features a number of single storey dwellings together with several farm dams and sheds.

A Private Native Forestry Plan-(06868) applies to Lot 32 DP755607 and Lot 34 DP755607 in the north-western portion of the site (refer **Appendix B**). TransGrid-owned high voltage transmission lines (330kv and 132kv) run in a north-east to south-west alignment, approximately one kilometre to the north-west of the site.

An Aboriginal site of heritage significance is located approximately 350m to the south of the site.

2.3.2 ACCESS

As shown in **Figure 3**, vehicular access to the site is provided via Avenue Road which bisects the north-western portion of the site. Avenue Road is a local road with a single lane in each direction with a posted speed limit of 100 km/hr. It links with Summerland Way (designated state road) via Main Camp Road to the west and with Woodburn Coraki Road (designated regional road) via Myall Creek Road to the east. Existing access to the site from Avenue Road is available from driveways at the boundaries of Lot 29 DP755607 and Lot 1 DP540060. Upgrades to vehicular access to enable the proposed development are to be determined in a Traffic Impact Assessment to be provided as part of the EIS.

2.3.3 EXISTING IMPORVEMENTS

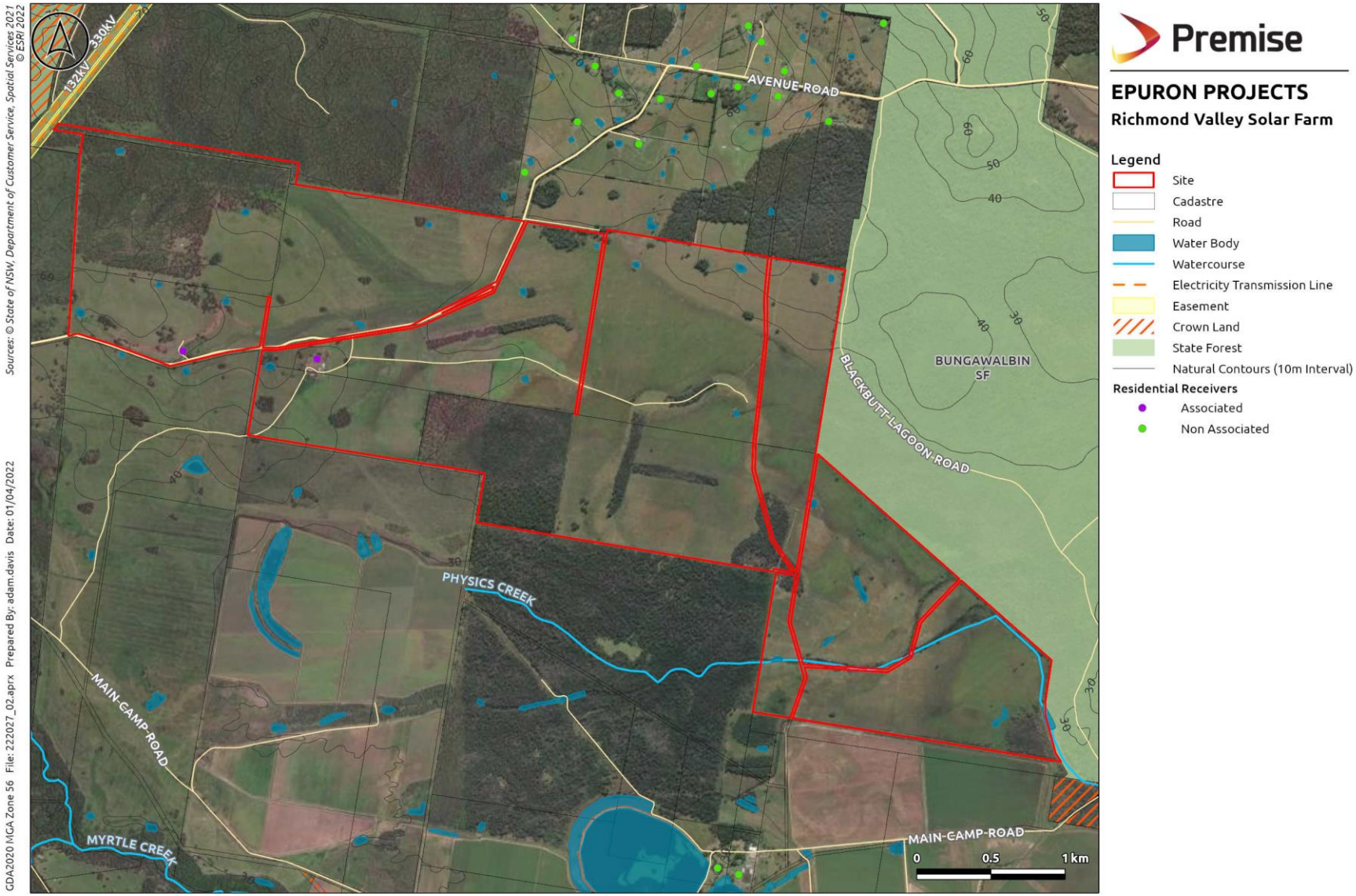
As shown in **Figure 3**, the site is predominantly vacant, with the exception of fences throughout and farm structures including single storey dwellings, including farm dams and sheds, within Lot 29, 32 and 39 DP755607 and Lot 1 DP540060. A Private Native Forestry Plan (PNP-06868) applies to the site (refer to **Appendix B**) and is located on Lot 32 DP755607 and Lot 34 DP755607.

2.3.4 MINING

The site is not located on land the subject of any current exploration or mining title claims or applications. Historic titles applying to the site include:

- EL4430, held by BHP Minerals Pty Ltd between 1992 and 1994;
- EL7146, held by gradient Energy Limited between 2008 and 2011;
- PEL13, held by Metgasco Ltd between 1995 and 2015;
- PEL66 held by Clarence River Basin Oil Exploration Co. NL (n.d);
- PEL207, held by Magnum Exploration N. L. (n.d); and
- PEL258, held by Endeavour Resources Ltd, Clarence Petroleum NL, Target Exploration Pty Ltd, Charterhall Oil Australian Pty Ltd, Oil Compa, (n.d).

Figure 3 – Site analysis



2.3.5 HERITAGE

Whilst the site is not identified as being or adjoining an item of Aboriginal or European heritage significance or within a heritage conservation area under the RVLEP, AHIMS Basic Search on 18 August 2021 (**Appendix C**) identified an Aboriginal site approximately 350 metres from the southern boundary at Lot 16 in DP 755607 (refer to **Figure 4**). An AHIMS Extensive Search on 18 August 2021 identified that this site is recorded as a Modified Tree (Carved or Scarred).

A review of Native Title Vision mapping from the National Native Title Tribunal, identifies that the eastern boundary of the site borders a Native Title Determination Area (Bandjalang People #2, Tribunal No: NCD2013/002), associated with Bungawalbin State Forest, Conservation Area and National Park (refer to **Appendix D**).

A review of the RVLEP 2012, State Heritage Register and Department of the Environment Australian Heritage Database identified the following items of heritage significance proximate to the site:

- Locally heritage listed I143 "Main Camp Homestead and Surrounds" is located at 840 Main Camp Road, approximately 800 metres to the south of the site; and
- Locally heritage listed I120 "'Hindmarsh' Grave" is located at Ellangowan Myrtle Creek Road, approximately 3.65 kilometres to the north of the site.

2.3.6 HYDROGEOLOGY

2.3.6.1 Geology

As shown in **Figure 5**, the site is located within Grafton formation and undifferentiated alluvial plain. The latter is characterised by Sandstone and shale: thinnly to thickly bedded sandstone (volcanilithic to quartz-volcanilithic arenite and wacke), clayey siltstone and claystone, minor coal and carbonate concretions, rare tuff. The former is characterised by Sand, silt, clay and gravel of alluvial deposits; includes beach, levee and backswamp deposits, point bars, overbank and some residual and colluvial deposits.

The site is not within proximity to any mapped naturally occurring asbestos.

The site is not mapped as Landslide Risk under the RVLEP 2012.

2.3.6.2 Soil Landscape

As shown in **Figure 6**, three mapped soil landscapes occur within the site, including:

- The Ellangowan soil landscape in the north-western, north-eastern, and south-western portions of the site;
- The Physics Lagoon soil landscape in the central, southern and south-eastern portions of the site; and
- Physics Lagoon variant plb) soil landscape, in an isolated patch within the central eastern portion of the site.

The site is not mapped as containing Acid Sulfate Soils under the RVLEP 2012.

2.3.6.1 Groundwater

A search of the Australian Groundwater Explorer has indicated that there are no bores located within the development site. As shown in **Figure 7**, 17 registered bores are located within three kilometres of the site. Two (2) bores were identified as functioning while the status of 14 bores is unknown. One bore, GW306605.1.1, was previously used for Water Supply but is now listed as abandoned. The details of

surrounding groundwater bores are summarised in **Table 2**. The average drill depth of the identified bores is 32.5 metres.

Figure 4 – Heritage

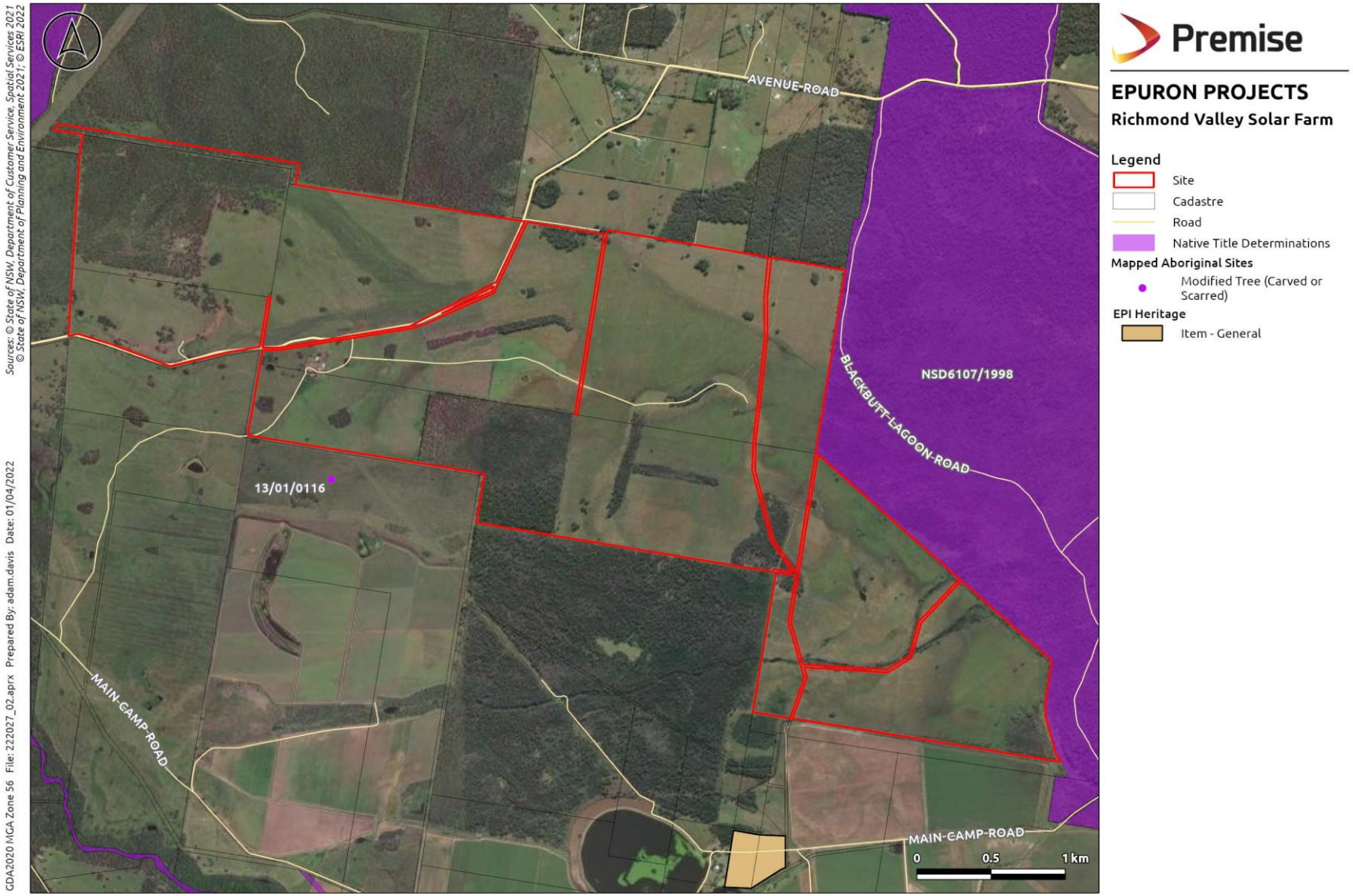


Figure 5 – Geology

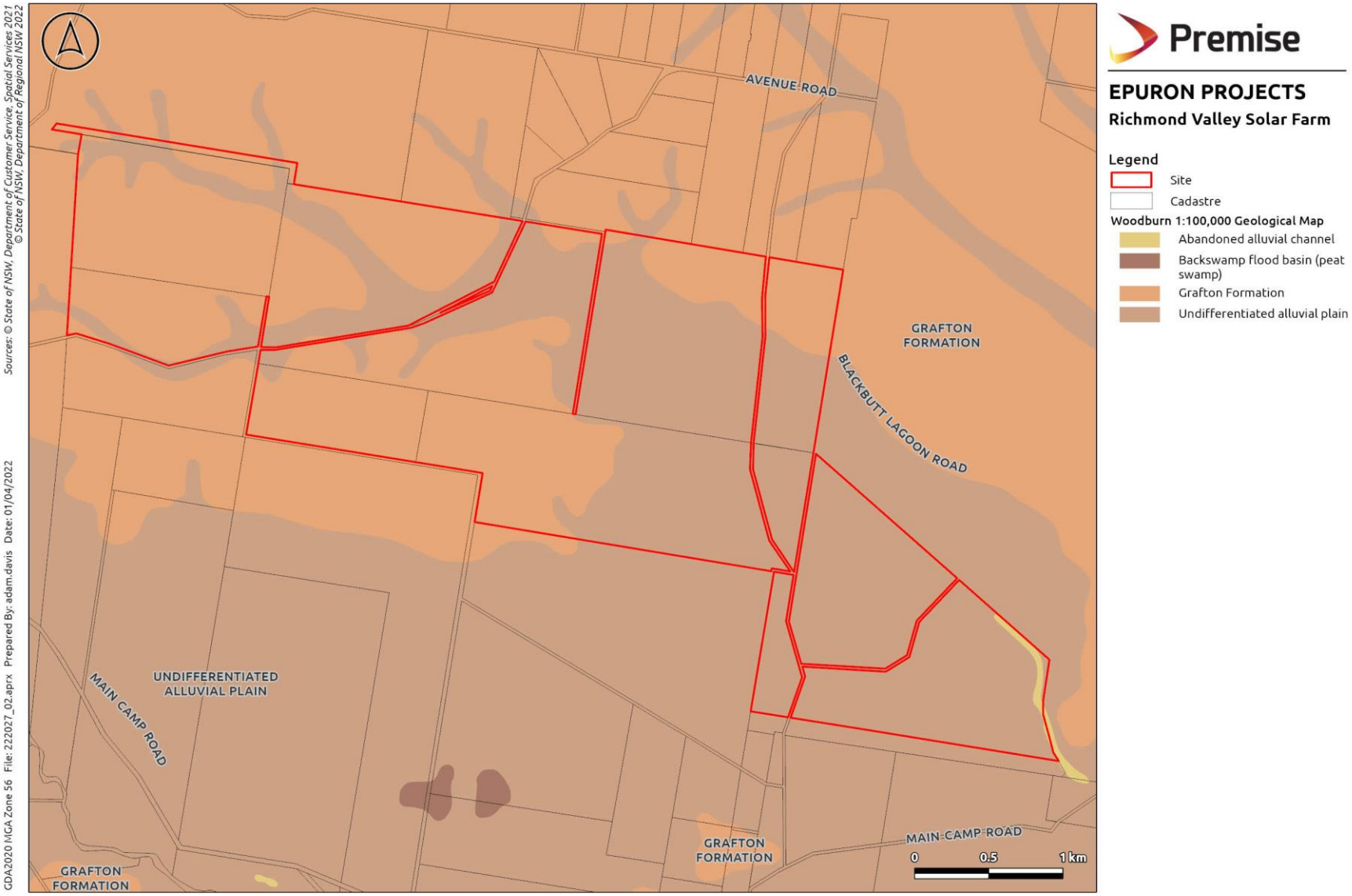


Figure 6 – Soil landscapes

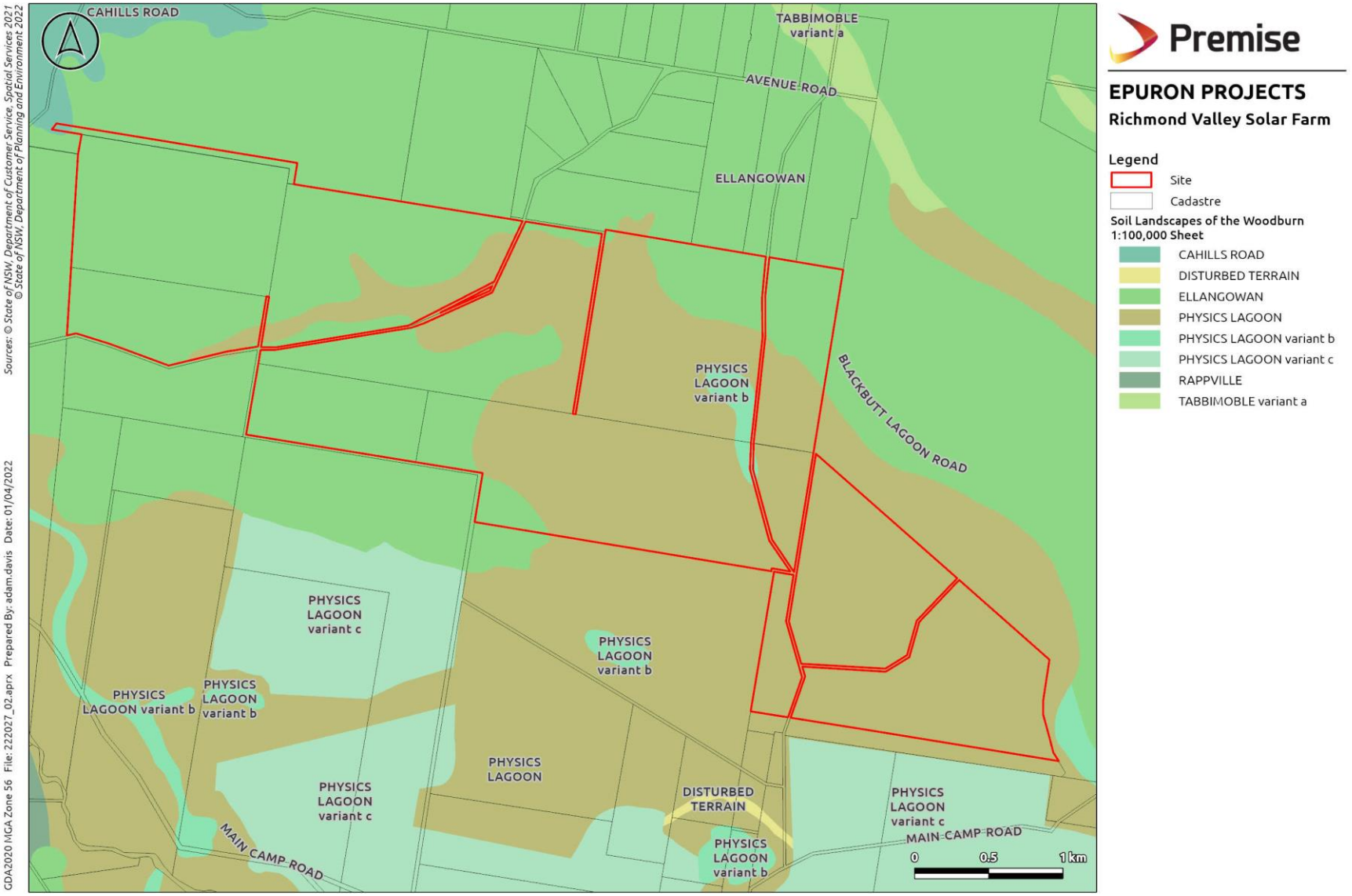


Figure 7 – Hydrology

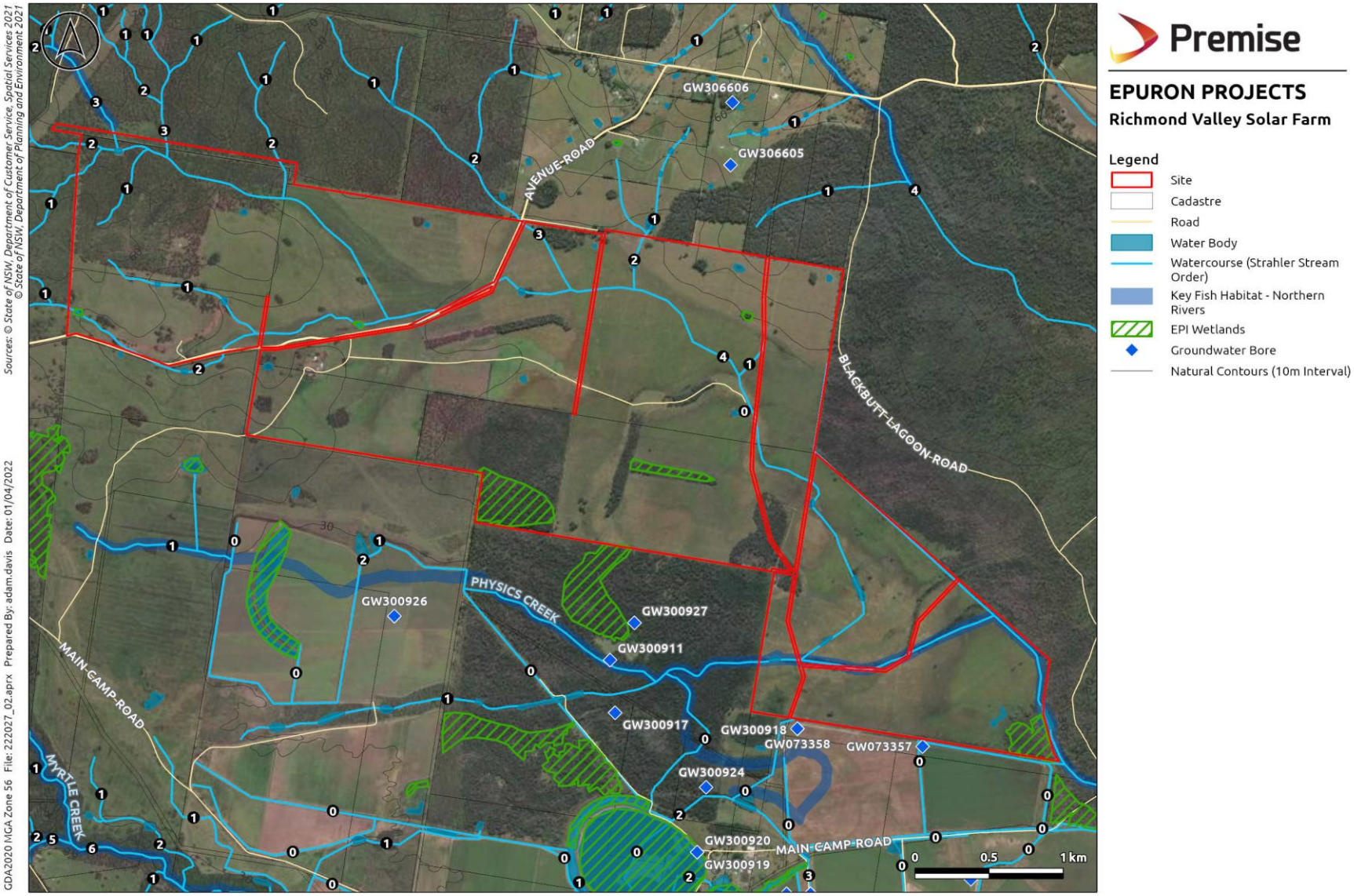


Table 2 – Groundwater bore data

Site ID	Bore Depth (m)	Drilled Depth (m)	Drilled Date	Elevation (m AHD)	Purpose
GW039169.1.1	15	18.3	01/05/1997	36.2	Monitoring
GW059097.1.1	N/A	45	01/07/1981	26.6	Irrigation
GW059098.1.1	N/A	47	01/07/1981	26.6	Irrigation
GW073356.1.1	29	30	02/02/1994	25.4	Water Supply
GW073357.1.1	18	18	25/01/1994	26.5	Water Supply
GW073358.1.1	21	21	01/02/1994	26.9	Water Supply
GW300911.1.1	10.5	10.5	25/09/1995	30.9	Monitoring
GW300917.1.1	27	27	23/09/1995	29.7	Monitoring
GW300918.1.1	6	6	23/09/1995	26.9	Monitoring
GW300919.1.1	6	6	02/09/1995	30.9	Monitoring
GW300920.1.1	19.8	19.8	22/09/1995	30.9	Monitoring
GW300924.1.1	18.3	18.3	12/08/1995	28.5	Irrigation
GW300925.1.1	25	25	18/08/1995	24.2	Irrigation
GW300926.1.1	29	29	18/09/1995	30.7	Irrigation
GW300927.1.1	27.5	27.5	30/09/1995	30.6	Irrigation
GW306605.1.1	102	102	20/02/2010	52.8	Water Supply
GW306606.1.1	102	102	22/02/2010	59.5	Water Supply

2.3.6.2 Contamination

A search of the NSW EPA Contaminated Land Record was undertaken for contaminated sites within the Richmond Valley Council LGA on 19/11/2021. Two notices relating to one site were identified but none of these are within the suburb of Myrtle Creek or relate to the subject site. A search of the NSW EPA NSW contaminated sites notified to the EPA on 19/11/2021 did not identify any sites proximate to the site .

2.3.6.3 Surface Water

As shown in **Figure 7**, the site contains several small waterbodies along with a number of 1st and 2nd order Strahler streams. A 3rd order Strahler stream transects the northern portion of the site, extending eastwards before draining south-east towards Physics Creek. A 4th order Strahler stream (Physics Creek), mapped as a sensitive watercourse, bisects the south-eastern corner of the site, draining towards the north-east before transitioning to drain south towards Myrtle Creek.

Four wetlands are located within the site. Two additional wetlands are within vicinity to the site, with one bordering the southern boundary of the site (in adjacent Lot 3 DP755607) and another situated within proximity to the south-eastern corner (in adjacent Lot 7300 DP113819).

The RVLEP 2012 does not include flood prone land mapping. Flood maps prepared as part of the Richmond River Flood Warning and Evacuation Management Review (BMT WBM 2010) do not extend to the site.

2.3.7 LAND RESOURCES

As shown in **Figure 8**:

- The Ellangowan soil landscape is categorised as Class 4 (Moderate to severe limitations).
- The Physics Lagoon Landscape is categorised as Class 6 (Very severe limitations).
- The Physics Lagoon variant plb landscape is categorised as Class 5 (Severe limitations).

2.3.8 LAND USE

As shown in **Figure 9**, the site is predominantly used for primary production purposes including native forestry production and plantation forests. A breakdown of land uses within two kilometres of the site is provided in **Table 3.**

Table 3 – Land use summary within 2 km of the site

Land Use	Area (ha)	%
Other minimal use	1182.560	19.33
Grazing native vegetation	857.519	14.02
Production native forestry	1331.575	21.77
Plantation forests	1416.742	23.16
Grazing modified pastures	381.817	6.24
Cropping	17.670	0.29
Perennial horticulture	2.196	0.04
Irrigated plantation Forests	526.726	8.61
Irrigated perennial horticulture	4.011	0.07
Intensive animal production	1.798	0.03
Residential and Farm Infrastructure	154.726	2.53
Utilities	52.479	0.86
Transport and communication	61.484	1.01
Reservoir/dam	68.998	1.13
Channel/aqueduct	18.568	0.3
Marsh/wetland	37.870	0.6
TOTAL	**6116.739 hectares**	**100%**

2.3.9 VEGETATION AND BIODIVERSITY

As shown in **Figure 10**:

- Approximately 210.38 hectares of the site is mapped as Terrestrial Biodiversity under the RVLEP 2012, concentrated in the north-western and south-eastern corners of the site and centrally along its, southern boundary;

- Approximately 6.82 hectares of land mapped under the Biodiversity Value Map (given effect under Section 7.1(1)(b) of the *Biodiversity Conservation Regulation 2017* (the BC Regulation) via Section 7.4(1) of the *Biodiversity Conservation Act 2016* (the BC Act)) transects the south-eastern portion of the site along Physics Creek; and
- A search of the NSW BioNet Atlas returned a total of 65 threatened species sighted within a 10km buffer of the site. A PMST search returned a further 38 Commonwealth-protected threatened species which are known or have the potential to occur within a 10km radius of the site. From the list, 98 species are listed under the BC Act, 52 are listed under the EPBC Act and of this 48 are protected under both state and federal legislation. 12 ecological communities and 2 endangered populations are known to occur in the RVC LGA.

  From these lists, some notable species include the Koala, Regent Honeyeater and the Endangered Emu Population, for which there are many local records.

In addition to threatened species, Broad-scale mapping (DPIE 2012) identified the following vegetation as occurring within the site:

- Dry Sclerophyll Forests (Shrub/grass sub-formation), Clarence Dry Sclerophyll Forests in the north-west of the site.
- Grassy Woodlands, Coastal Valley Grassy Woodlands in the south-western portion of the site.
- Forested Wetlands, Coastal Floodplain Forests in the southern and south-eastern portions of the site.

A review of the Bureau of Meteorology (BOM) National Atlas of Groundwater Dependent Ecosystems (GDE) identified the following Terrestrial GDEs (surface or subsurface dependent) occur within or in proximity to the site:

- Lowlands Spotted Gum-Box
- Clarence Lowlands Spotted Gum
- Dry Healthy Blackbutt
- Inland Melaleuca
- Lowland Grey Box

In addition, mapped subterranean GDEs occur on site, mapped for unnamed creek and remnant woodland areas in northwest and southeast on site.

An additional summary of biodiversity characteristics is discussed in **Section 6.6**.

2.3.10 BUSHFIRE

As shown in **Figure 11**, the majority of the site is mapped as Vegetation Category 1 bushfire prone land. A minor, western portion of the site is not mapped as bushfire prone land. The transition area between the mapped Vegetation Category 1 and unaffected land is mapped as Vegetation Buffer.

Figure 8 – Land and soil capability

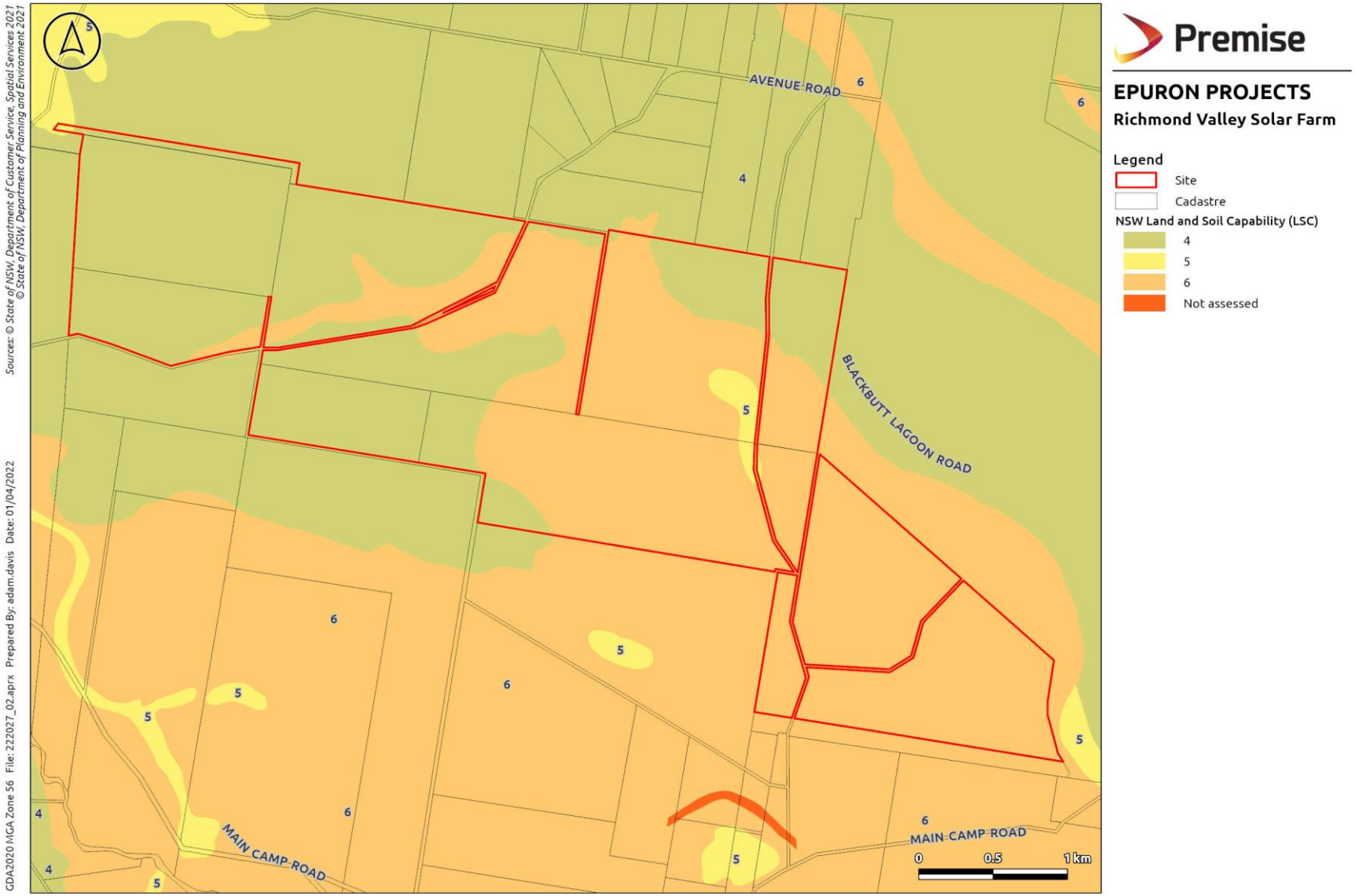


Figure 9 – Land use

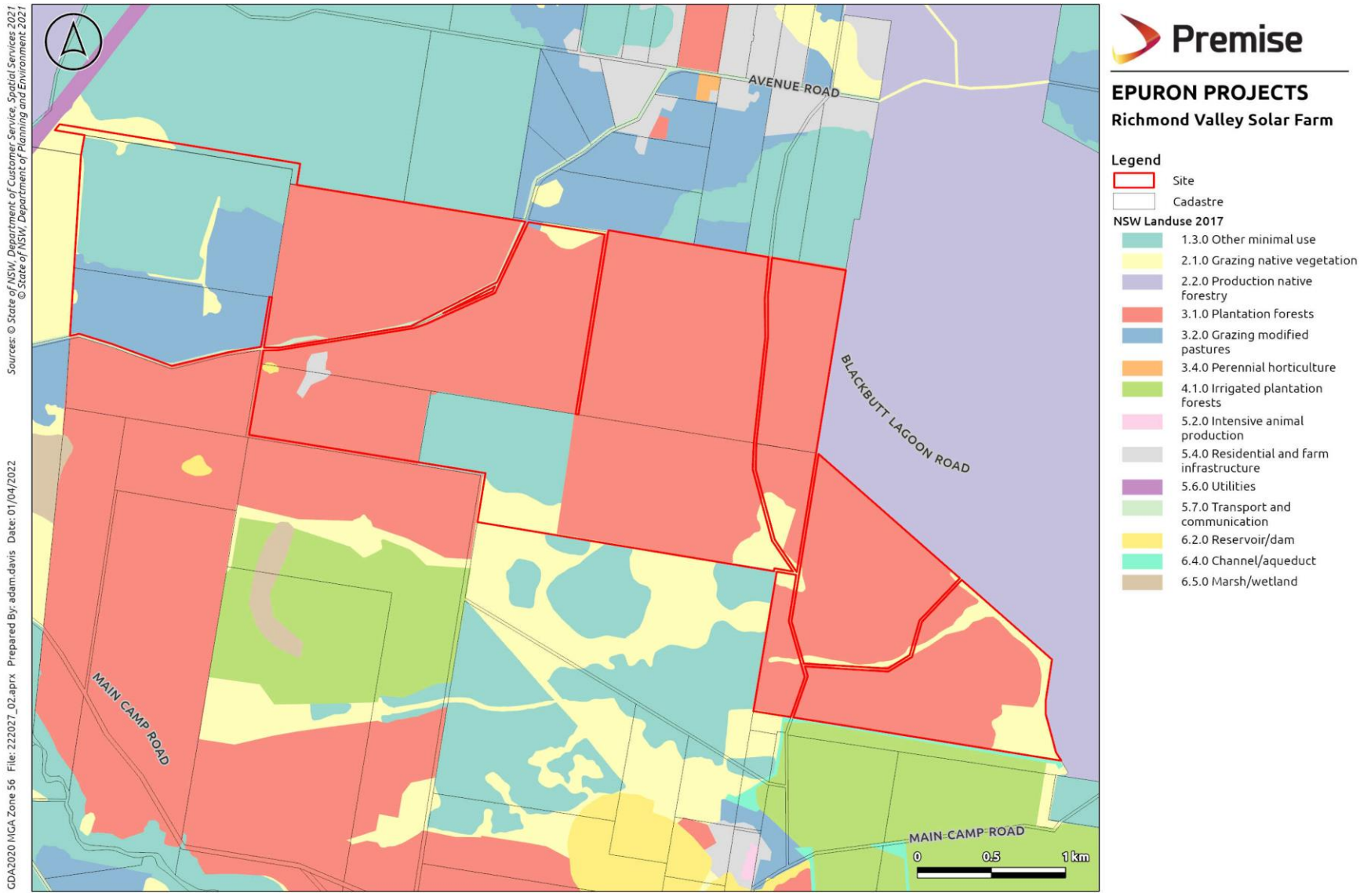


Figure 10 – Vegetation

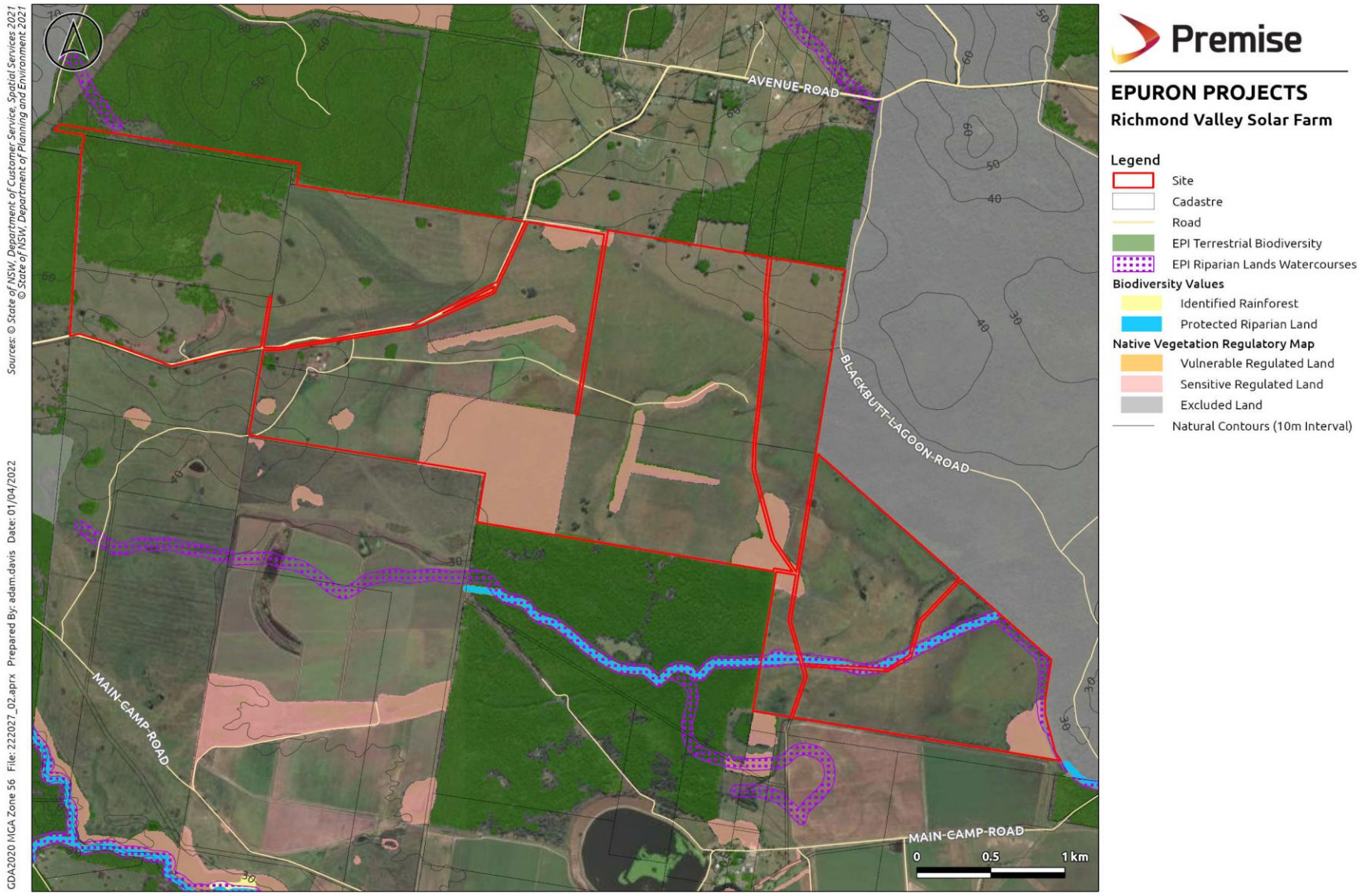
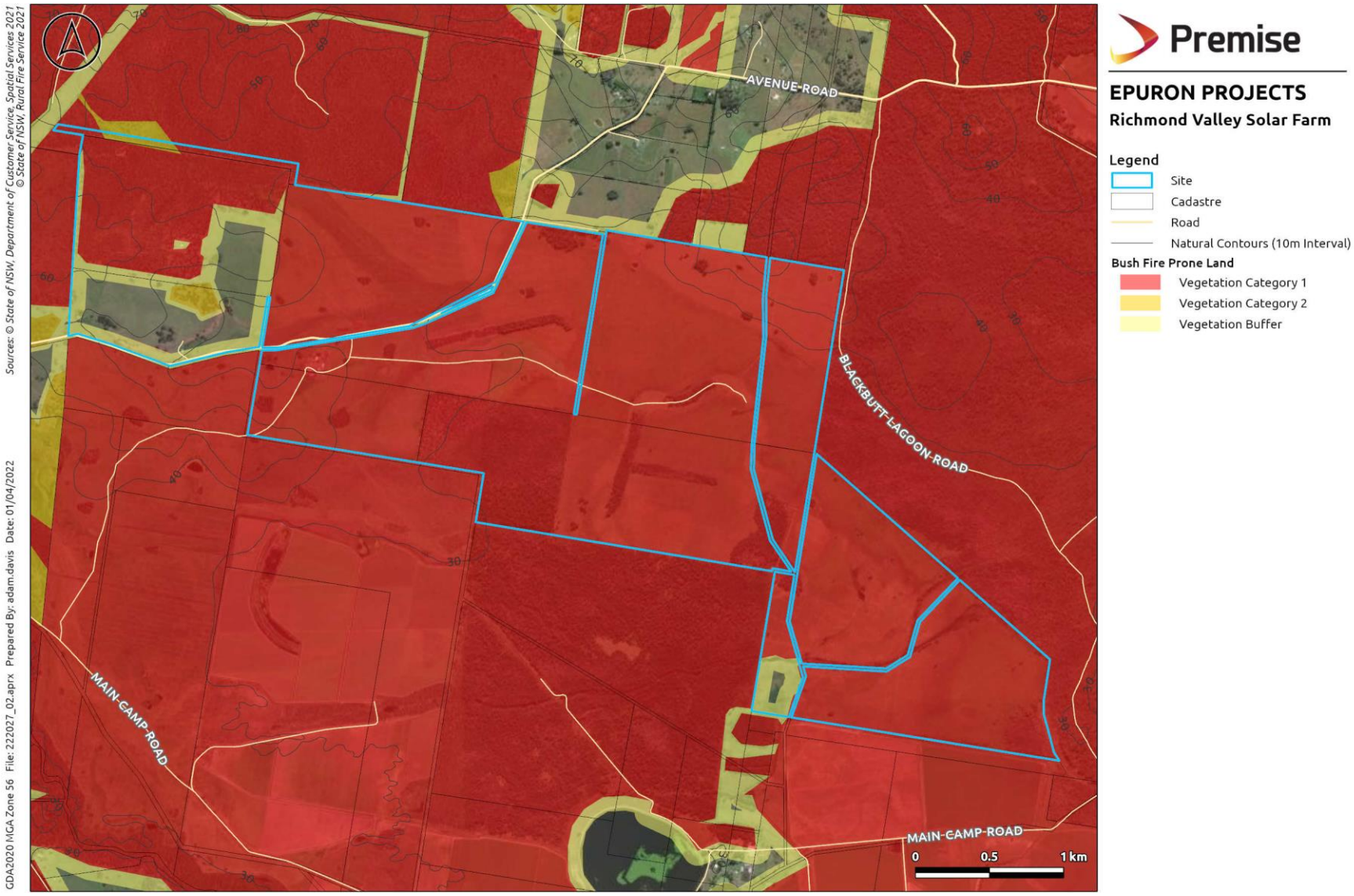


Figure 11 – Bushfire prone land



3. PROJECT DESCRIPTION

3.1 Project Objectives

The Richmond Valley Solar Farm and BESS will be designed to provide electrical generation and grid flexibility services. It will support transitions towards renewable energy, the availability of electricity and the efficiency of the existing electrical network, increasing and regulating the total supply of energy. The incorporation of a BESS will improve the efficiency of electrical usage, benefiting consumers with a more consistent and reliable energy supply by ensuring that electricity produced can stored during low demand and supplied during high demand. Electricity generated by the Solar farm will be delivered to the nearby aboveground TransGrid 132 kV Koolkhan to Lismore powerline and soled into the National Electricity Market (NEM), with Large Generation Certificates (LGC's) sold to liable entities under the *Renewable Energy Act 2000*.

A plan showing the indicative solar array is to be provided as part of the EIS. The following sub-sections outline the proposed features of the Solar Farm, BESS and grid connection.

3.1.1 SOLAR FARM

The RVSF is designed to generate electricity and will support the efficiency of the existing electrical network. The Solar farm will use solar Photovoltaic (PV) panels to convert sunlight into electrical current, with grid compliant energy delivered to the nearby aboveground TransGrid 132 kV Koolkhan to Lismore powerline. Electricity will be sold into the National Electricity Market (NEM) and Large Generation Certificates (LGC's) will be sold to liable entities under the *Renewable Energy Act 2000*.

The proposed output capacity of the proposed solar farm is approximately 500 MW_{AC}, noting that this is a function of optimisation of the amount of energy that can be generated within the site and subject to capacity constraints of the local electrical grid. The final capacity and footprint of the solar farm infrastructure will be refined through consideration of findings as a result of further site investigations and identification of constraints and opportunities mapped through the environmental impact assessment process. The intent, however, is to maximise the built footprint over the development site which, at this stage, includes an area of approximately 955 hectares (ha).

Solar PV technology will be either crystalline silicone or thin film. The solar PV modules will be connected together via a direct current (DC) collection system consisting of cables mounted on the module support structure. The support structure will be east-west tracking. A tracking system tracks the daily movement of the sun and a motorised system rotates the panels constantly towards the sun to maximise energy output performance.

Inverters and transformers will be located in an array within the footprint to convert the DC current to alternating current (AC). Inverter and transformer assemblies will be mounted on a steel platform or slab at ground level and generally covered. The AC collection system will consist of underground cabling at 22 kV or 33 kV to connect to each inverter assembly and deliver the electricity to the site substation. The site substation will consist of a transformer to increase voltage to 132 kV or 330 kV. The site sub-station will be enclosed securely and would be located on Lot 28 DP755607.

A sub-station would be developed within the north-western corner of Lot 29 DP755607. The site substation will be enclosed securely and will consist of a transformer to increase voltage to 132 kV or 330 kV. A connection from the site substation to the nearby TransGrid Powerlines will be made via overhead or underground high voltage cables. The route of this overhead power line is currently under investigation – refer **Section 3.1.3**.

A control room with associated parking area will be located on the site. This will be a relatively small structure which will provide amenities for a limited number of site staff as well as facilities to enable monitoring of the performance of the solar farm and communications connections to the electricity market operator. Once operational the solar farm will require minimal site-based maintenance. It will be monitored remotely and only attended to rectify faults and for occasional scheduled maintenance.

A security fence will be installed on the site boundary and construction tracks will be laid down. Construction will require the use of bull dozers, water trucks, graders, flatbed trucks, skid steers, front end loaders, roller compactors, trenchers, backhoes, gravel trucks, water tankers, cranes, and aerial lifts. Deliveries of modules and other equipment will be made via flatbed trucks on the approved route and site entrance.

Solar modules are to have an indicative maximum height of five metres. A plan showing typical solar modules and the indicative solar array is to be provided as part of the EIS.

3.1.2 BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY

Battery storage providing a capacity of up to 500 MW hours would form part of the application but a decision on the capacity and whether it would be installed would be made closer to the point of construction and commissioning, given the uncertainty around the cost of battery delivery. Storage would provide the capacity to deliver electricity to the transmission network on demand and more closely follow demand fluctuations. This will ensure the electricity is most valuable to the market and is expected to improve the efficiency of electrical usage, benefiting consumers with a more consistent and reliable energy supply.

If battery storage is included at the development, site battery banks will be housed in containers or a shed. The structures will provide shelter and security and will incorporate services to control temperature etc. Concrete footings are likely to be laid to support the structures. The storage facility would be located to the near the site substation and will be connected via underground or overhead cables.

3.1.3 GRID CONNECTION

The transmission line that will connect RVSF to the nearby TransGrid transmission line would be owned by the operator of the RVSF.

The ISEPP makes development for the purpose of an electricity transmission or distribution network permissible without consent when carried out by or on behalf of an electricity supply authority or a public authority. Such development may be assessed under Part 5 of the EP&A Act. Alternatively, transmission or distribution infrastructure may be considered a component of the project and assessed as a permitted activity via the Part 4 SSD process as a legitimately ancillary component of the permissible solar farm development.

The power line connection route extends north from the proposed substation for approximately 80 metres before travelling 1.7 km to the east, connecting with existing TransGrid Transmission lines – refer **Figure 3**.

The power line connection will be subject to detailed assessment and land holder negotiation.

The expected power line connection route along a pre-existing partially cleared corridor along the northern boundary of Lot 32 DP755607 is zoned RU1 – Primary Production.

The proposed power line connection is permissible as an ancillary component of an electricity generating works, which is permitted with consent on the RU1 zoned land. Land towards the north-west of the development is covered by the Private Native Forestry Plan-06868. Consultation with Local Land Services (LLS) will occur and the development will comply with relevant requirements set out in this plan- refer **Appendix B**.

The environmental impacts of transmission or distribution lines required for RVSF (a solar SSD project) will be considered in the assessment of the application for the development.

Consistent with DPIE's *Large Scale Solar Energy Guideline* (December 2018), Epuron Projects Pty Ltd will provide information in the Environmental Impact Statement about the necessary transmission line, including the proposed location, timing of decision-making, interaction with the timelines of the solar energy project and relevant stakeholders, to assist in the consideration of all aspects of the project.

3.2 Proposed Development Overview

The project comprises a SF, potential BESS (subject to final project design) and associated infrastructure that will occupy an area of approximately 955 ha. The SF will have a capacity of 500-megawatts (MW_{AC}) and the proposed BESS is expected to have a capacity of up to 500 MW. Ancillary powerlines will connect the development via a site substation to existing TransGrid owned high voltage transmission lines, located approximately 1km to the north-west.

The proposed SF and BESS, associated infrastructure and development footprint will align with, and be contained within, the development area shown in **Figure 3**. The layout of the SF, BESS and associated infrastructure will be detailed in the Environmental Impact Statement (EIS) for the project.

The project would utilise existing access from Avenue Road and surrounding driveways within Lot 29 DP 755607 and Lot 1 DP540060.

The construction period is estimated to between 12-18 months. Photovoltaic Solar Panels and Batteries required for the development, would be manufactured offsite and delivered for installation following completion of site preparation. The site is expected to require minimal preparation in advance of installing the PV panel system and potential BESS, as it is generally flat with only minor undulations and largely devoid of vegetation. It is anticipated that construction materials would be delivered to the site via the Port of Brisbane, with vehicles accessing the site via the routes shown in **Figure 12**.

It is anticipated that the SF and BESS would be operational for a period of approximately 20 years after which time the existing SF and BESS would be removed and the site would be decommissioned, including the removal of all above ground infrastructure and the remediation of the site. It is conceivable that the infrastructure may be upgraded rather than decommissioned and the lifespan extended. The SF and BESS would operate 24 hours a day, seven days a week.

The project is expected to generate up to 200 Full time Equivalent (FTE) jobs during construction, up to 4 FTE jobs during operation and around another 50 casual staff associated with maintenance, vegetation management and equipment inspection.

The area of the SF and BESS would be leased for the duration of the development from the associated landowner.

3.3 Proposed Development Details

The primary components associated with the installation of the SF and BESS are as follows:

- Off-site manufacture of the SF and BESS equipment;
- Vegetation clearing to provide a developable site;
- Levelling the development site and installation of supports for solar panel tracking System.
- If required, installation of temporary site access arrangements.
- Construction of a benches on which to install the BESS and Site Substation unit;

- Installation of solar panels, site substation and the BESS;
- Connection of the SF and BESS to the site substation via 33 kV or 132 kV circuits/sub-transmission line;
- Constructing an earthing system for the SF and BESS within the subject property;
- Ancillary high voltage equipment, such as circuit breakers, switching equipment, filters, transformers and other electrical protection equipment;
- Auxiliary power, protection, indication and control systems;
- Fencing and gates as required to provide security around the BESS facility;
- Outdoor sensor lighting to provide illumination, when needed, at night;
- Storage enclosures for storing equipment;
- Communication room for housing communication equipment;
- HVAC equipment for providing cooling and ventilation; and
- Commissioning.

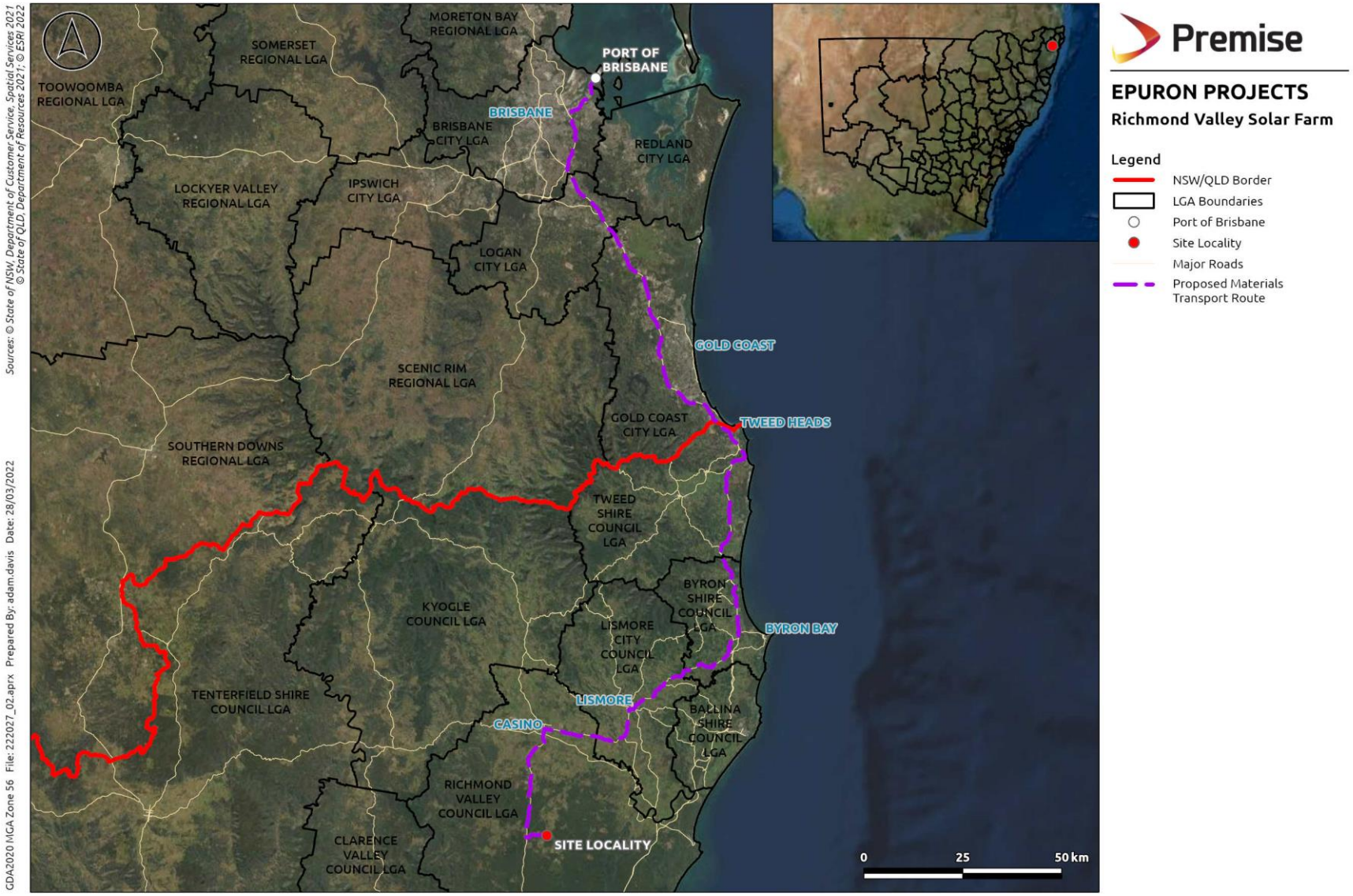
Upon decommissioning of the SF and BESS, the following indicative steps would occur:

- The above ground equipment including solar panels, tracking system and foundational pillars would be removed. BESS and site substation infrastructure would be unbolted from concrete slabs and removed by crane onto transporters. All site infrastructure would be taken away from site to an appropriate recycling or waste facility;
- Underground services would be cut back to below ground level and capped; and
- The site would then be landscaped to a safe, clean and stable state.

The project is expected to remain operational for approximately thirty years. Although the project will be monitored and controlled remotely during operation, some routine maintenance will be periodically performed on-site. On-site maintenance activities will only require limited personnel. Ongoing site maintenance will generally involve:

- Monitoring, testing and maintenance of onsite equipment
- Receipt of goods,
- Removal of waste and;
- Other general site maintenance (e.g., care of groundcover).

Figure 12 – Proposed materials transport route



3.4 Justification for the Preferred Option

Development options considered as part of this Scoping Report and to be considered in greater detail in the EIS are described in **Table 4** below.

Table 4 – Development options

Alternatives:		Description:
Option 1	Base Case, 'Do Nothing'	Option 1 would involve not installing and operating a SF and BESS at the site or elsewhere.
Option 2	Alternative Site	Option 2 involve installing and operating the SF and BESS at an alternative site.
Option 3	SF and BESS Technology and Provider Alternatives	Option 3 would involve using alternative technology at the site.
Option 4	SF and BESS at 420 Avenue Road, Myrtle Creek, 'Preferred Option' (**Figure 4**)	Option 4 would involve the installation and operation of a SF and BESS at the site.

Of the above, Option 4 is the preferred option, and this is discussed in further detail in the following sections.

3.4.1 OPTION 1

Option 4 is preferred over Option 1 on the grounds that the latter:

- Is inconsistent with the strategic context set by State and local policy, including:
  - Direction 4 of the North Coast Regional Plan 2036 (DPE 2016) which seeks to "Promote renewable energy opportunities"; and
  - Planning Priorities 1, 2, 4 and 8 of the Richmond Valley LSPS which seek to "Plan for the delivery of infrastructure to support growth", "Align development, growth and infrastructure", "Look after our environment" and "Diversify the range of services and employment options".
- Fails to provide increased supply (provided by the solar farm component of the proposed development) and regulation (enabled by the BESS component of the proposed development) of electricity as it becomes increasingly variable due to the transition from traditional to more sustainable, renewable sources in the region.

3.4.2 OPTION 2

Option 4 is the preferred over Option 2 as the latter would result in increased costs and environmental impacts associated with acquisition of a suitable property (Epuron has entered into an agreement to lease the site of the proposed development from an associated landowner) and construction of increased lengths of connecting infrastructure (likely to include earthworks and vegetation removal). In comparison, the length of the connecting infrastructure for Option 4 is expected to be minimal due to the proximity of the development to existing TransGrid transmission lines.

The proposed site represents an optimal balance of competing demands including proximity to the New England REZ, separation from existing dwellings and avoidance of environmental constraints including heritage, hydrogeology, vegetation and bushfire.

An alternative site outside of the proposed location may be further from the Renewable Energy Zone, closer to (and therefore result in greater impacts to) existing dwelling houses, result in fragmentation of existing agricultural operations or result in greater environmental impacts.

3.4.3 OPTION 3

Option 4 is preferred over Option 3 as:

- The former provides the most reliable way, using current photovoltaic and battery storage technology, to produce, store and regulate electrical supply in a network, which is expected to prove crucial for overcoming the increased variability brought with transitions from traditional to more sustainable, renewable energy sources; and
- The latter may not be suitable to the site due to its limited area or other reasons, requiring the seeking out and acquisition of an alternative site and construction of connecting infrastructure.

4. STATUTORY CONTEXT

The key statutory requirements for the project are set out in Table 2.

Table 5 – Statutory requirements for a project

Matter:	Guidance:	Comment:
Power to grant consent	Identify the legal pathway under which consent is to be sought, why the pathway applies, and who the consent authority is likely to be.	Section 4.5 of the EP&A Act provides that the consent authority is the Independent Planning Commission (if the development is of a kind for which the Commission is declared the consent authority by an environmental planning instrument) or the Minister (if the development is not of that kind). Section 4.36(2) of the EP&A Act provides that a State Environmental Planning Policy may declare any development, or any class or description of development, to be State significant development. clause 2.6(1) of the Systems SEPP provides that development is declared to be State significant for the purposes of the EP&A Act if: • the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the EP&A Act; and • The development is specified in Schedule 1 or 2 of the SEPP. The consent authority for the proposed development is likely to be the Minister: • On the grounds that the proposed development satisfies:

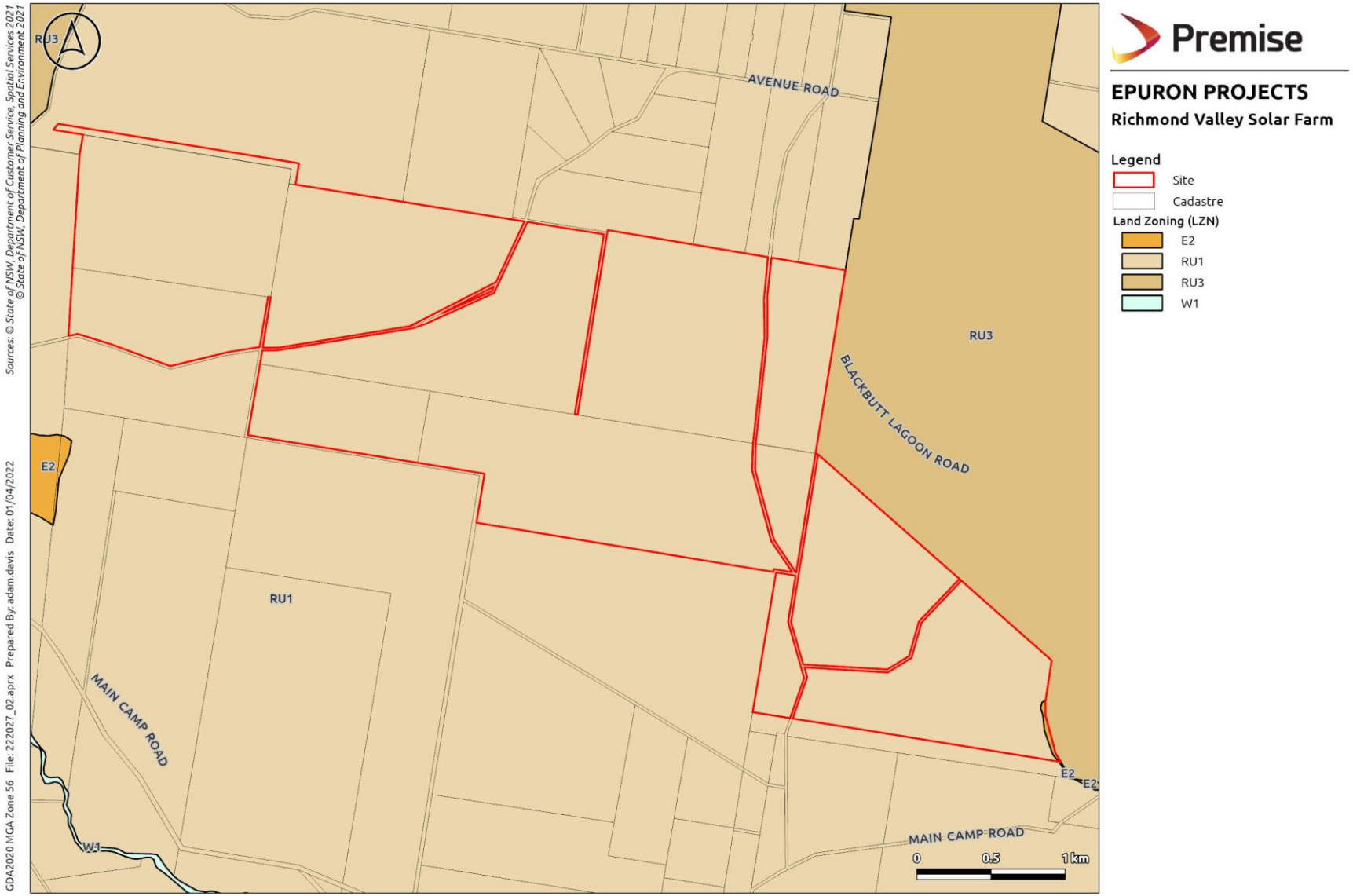
		– Section 2.6(1)(a) of the Systems SEPP on the grounds that it is permitted with consent under Section 2.361)(b) of the Infrastructure SEPP; and – Section 2.6(1)(b) of the Systems SEPP on the grounds that it is for the purposes of electricity generating works that has a capital investment value of more than $30 million in accordance with Section 20 of Schedule 1 of the SEPP. • Unless it is the Independent Planning Commission if, in accordance with clause 2.7(1) of the Systems SEPP: – The council of the area in which the development is to be carried out (RVC) has duly made a submission by way of objection under the mandatory requirements for community participation in Schedule 1 of the EP&A Act; – At least 50 unique submissions (other than from a council) have duly been made by way of objection under the mandatory requirements for community participation in Schedule 1 to the Act; and – The development application is made by a person who has disclosed a reportable political donation under section 10.4 to the Act in connection with the development application.
Permissibility	Identify the relevant provisions affecting the permissibility of the project, including any land use zones. If there are inconsistencies in these provisions, identify the inconsistencies and explain which provisions prevail to the extent of any inconsistency. If the project is partly or wholly prohibited, identify any provisions or actions being taken that would allow the project to be considered on its merits (e.g. making a concurrent amendment to the relevant)17.	Electricity generating works are prohibited in the RU1 Primary Production and E2 Environmental Conservation zones applying to the site under the relevant local environmental plan, the RVLEP 2012 (refer to **Figure 13**). Notwithstanding the above, the development is permitted with consent on the following grounds: • The proposed development satisfies clause 2.6(1)(a) of the Systems SEPP as electricity generating works are permitted with consent within prescribed rural zones under clause 2.36(1)(b) of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the Infrastructure SEPP). Under clause 2.35 of the Infrastructure SEPP, prescribed rural zones

		include the RU1 Primary Production zone which applies to the site under the *Richmond Valley Local Environmental Plan 2012* (RVLEP). A proposed power line connection to the grid is permissible as an ancillary component of an electricity generating works. • The proposed development satisfies clause 2.6(1)(b) of the Systems SEPP on the grounds that it is for the purposes of electricity generating works which have a capital investment value (CIV) of more than $30 million in accordance with clause 20, Schedule 1 of the Systems SEPP.
Other approvals	Identify any other approvals that are required to carry out the project and why they are required. These approvals should be grouped into the following categories: • Consistent approvals: approvals that cannot be refused if the project is approved and must be substantially consistent with the approval • EPBC Act approval, and whether a bilateral agreement applies • Other approvals: approvals that are not expressly integrated into the SSD assessment under the EP&A Act (e.g. water access licenses under the Water Management Act 2000, leases under the National Parks and Wildlife Act 1974). Also identify the approvals that would have been required if the project was not an SSD project.	The following consistent approvals are required: • A licence under Section 48 of the *Protection of the Environment Operations Act* 1997 (the POEO Act) to perform an activity listed under Schedule 1 of the POEO Act, including the general electricity works with capacity to generate more than 30 megawatts of electrical power as specified in Section 17, Schedule 1 of the POEO Act. Commonwealth approvals are not required for the following reasons: • A search for potential matters of national environmental significance (MNES) that may trigger the need for referral to the Australian Department of Agriculture, Water and the Environment (DAWE) via the online Protected Matters Search Tool (PMST), conducted with a 10 kilometre buffer of the site on 30/06/2022 (refer **Appendix E):** – Did not identify any World Heritage Properties National Heritage Places or Wetlands protected by the Commonwealth *Environment Protection and Biodiversity Conservation Act* 1999 (EPBC Act); and – Identified three listed threatened ecological communities, 51 listed threatened species and 17 migratory species with the potential to occur in proximity to the site but are unlikely to occur due to the substantially altered landscape. • As noted, the site was historically the
Pre-conditions to exercising the power to grant consent	Identify pre-conditions to exercising the power to grant consent for the project that may be relevant to setting the SEARs. These will include mandatory conditions that must be satisfied before the consent authority may grant consent (e.g. under the Sydney Drinking Water SEPP, a consent authority must be satisfied before granting consent that the carrying out of the proposed	

	development would have a neutral or beneficial effect on water quality).	location of a plantation farming operation that impacted a significant portion of the site. On this basis, the likelihood of the project site accommodating sensitive species or habitats which would be impacted, and which would result in Serious and Irreversible Impacts (SAIIs), is considered low. • A review of National Native Title Tribunal's Native Title Register did not identify any Native Title claims or applications, or Indigenous Land Use Agreements applying to the site under the Commonwealth *Native Title Act 1993* (the Native Title Act).
Mandatory matters for consideration	Identify matters that the consent authority is required to consider in deciding whether to grant consent to any development application for the project that may be relevant to setting the SEARs.	Pursuant to Section 4.15 of the EP&A Act, the following mandatory matters for consideration apply: • Relevant environmental planning instruments, including: – *State Environmental Planning Policy (Resilience and Hazards) 2021* (the Hazards SEPP): • Chapter 3 Hazardous and offensive development; and • Chapter 4 Remediation of land. – *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the Infrastructure SEPP): • Chapter 2 Infrastructure. – *State Environmental Planning Policy (Planning Systems) 2021* (the Systems SEPP): • Chapter 2 State and regional development. – *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (the Biodiversity SEPP): • Chapter 3 Koala habitat protection 2020 – *Richmond Valley Local Environmental Plan 2012* (RVLEP). • The relevant development control plan, being the *Richmond Valley Development Control Plan 2021* (noting that the application of development control plans is excluded from SSD under clause 2.10 of the

		Systems SEPP); • The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality; • The suitability of the site for the development; and • The public interest.

Figure 13 – Land use zoning



5. ENGAGEMENT

5.1 Scoping Stage Consultation

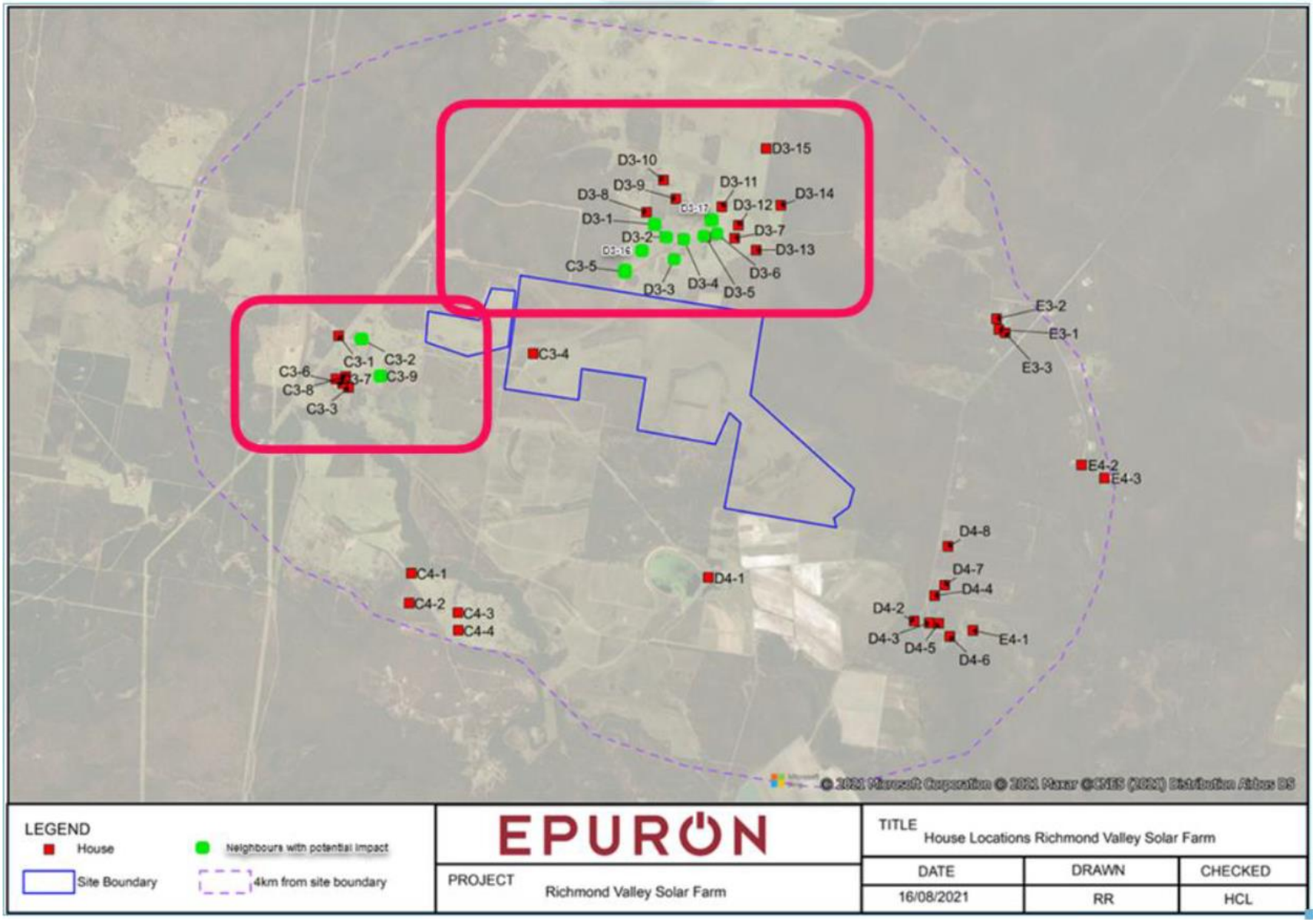
As detailed in the Preliminary Engagement Report (Epuron 2022) attached in **Appendix F**, Epuron carried out preliminary engagement with surrounding landowners, community groups and regulatory bodies to inform preparation of the Scoping Report. Preliminary engagement strategies have aimed to:

- Inform key stakeholders and the local community of the details of the project;
- Establish easily accessible channels for questions and feedback; and
- Engage directly with key stakeholders in particular:
  - Nearby residents;
  - Traditional Owner and Custodians;
  - Interested members of the local community;
  - Richmond Valley Council; and
  - Network service provider, Transgrid.

Epuron has implemented the following forms of engagement:

- Introductory letters to 41 residents property owners within four kilometres of the site on 20 August 2021 (as depicted in , including residents and properties along Summerland Way, Avenue Road, Elliots Road, Ermelo Road, Ellangown Road, Main Camp Road, Myall Creek Road, Duchess Close, Connell Street and Duke Road;
- Follow up letters to five residents and property owners within one kilometre of the site on 19 October 2021, including residents and properties along Avenue Road and Ermelo Road;
- Follow up letters on 8 February 2022 to 11 residents and property owners considered to as likely to be impacted due to proximity or location, including residents and properties along Avenue Road and Ermelo Road;
- Project website and feedback form at www.richmondvalleysolar.com.au;
- Newsletter distributed in the first week of December 2021 via an unaddressed mailout through Australia Post to 1083 residents and a direct mainlining list of 43 recipients and email contact;
- Project update in the first week of February 2022 to 43 mail recipients including 11 residents identified to have potential impacts, as well as 30 recipients via email;
- Community information sessions via Zoom at 10am and 6pm on 3 March 2022;
- Interview of the Epuron project manager on 88.9 FM Richmond Valley Radio on 17 December 2021 and 28 January 2022 and ABC North Coast on 10 February 2022;
- Inclusion of project details and first community information sessions in Council's "Valley Views" community newsletter, distributed on 14 February 2022;
- Promoting details of the solar farm and first community information via a Facebook post on the Ellangowan Community Hall and 88.9 FM Facebook pages;
- Discussions with and regular updates of the Bogal Local Aboriginal Land Council (BLALC) and Bandjalang Corporation;
- Discussions with and regulates updates of the elected and executive members of the RVC; and
- Discussions with Transgrid.

Figure 14 – Non associated residential receivers



To date Epuron has received a number of phone/email enquiries and five feedback form submissions from community members. Concerns raised and responded to have included:

- Concept powerline route
- Soil contamination
- Road access
- Dust caused by construction
- Disposal of solar panels.

The online community information sessions were very productive. Attendees were interested in:

- Biodiversity impacts
- Flooding
- Road access to the local community
- Community benefit sharing scheme

In response, Epuron has provided preliminary data and explained that many of these issues will be further explored in the course of assessment studies.

Following initial submission of the scoping report to DPE, further targeted engagement has been completed by Premise to ensure that non associated residential receivers located proximal to the subject site understand the project and how to engage with the project team. This engagement involved a Premise representative visiting all properties to the north and south-west of the subject site to discuss the project with residents and provide project information.

Project visits occurred between the 15-17 June. Properties visited are those listed noted in the red squares identified on **Figure 14**.

A tabular summary of the outcome of this engagement is provided at **Table 6**.

Table 6 – June non associated receiver engagement

Mapped entity as per Figure 14	Type	Date visited	Date revisited	Address	Comments raised	Response to comment
C3-1	Resident	15/06/2022	16/06/2022	7460 Summerland Way	Owner Not Home/Locked Gate/Guard Dog	
C3-2	Resident	15/06/2022	16/06/2022	125 Avenue Road	Visual, Traffic (road maintenance/dust), Community Engagement, Flooding, Water Management, Benefits to Community.	To be considered via project specific LVIA, TIA, hydraulic analysis, SIA and ongoing direct and targeted engagement throughout the EIS process
C3.3	Resident	15/06/2022	16/06/2022	100 Avenue Road	Owner Not Home/Locked Gate/Guard Dog	
C3-6	Resident	15/06/2022	16/06/2022	32 Avenue Road	Owner Not Home/Locked Gate/Guard Dog	

Mapped entity as per Figure 14	Type	Date visited	Date revisited	Address	Comments raised	Response to comment
C3-7	Resident	15/06/2022	-	95 Avenue Road	Traffic (road maintenance/dust), Flooding, Benefits to Community.	To be considered via project specific TIA, hydraulic analysis and SIA.
C3-8	Resident	15/06/2022	-	75 Avenue Road	Traffic (road maintenance/dust)	To be considered via project specific TIA
C3-9	Paddock with Shipping container	15/06/2022	16/06/2022	No street number, land is occupied by shipping container and abandoned machinery.	Owner Not Home/Locked Gate/Guard Dog	
C3-5	Resident	15/06/2022	-	605 Avenue Road	Visual, Land Value, Traffic (road conditions/dust)	To be considered via project specific LVIA and TIA

Mapped entity as per Figure 14	Type	Date visited	Date revisited	Address	Comments raised	Response to comment
D3-1	Resident	15/06/2022	16/06/2022	695 Avenue Road	Owner Not Home/Locked Gate/Guard Dog	
D3-2	Resident	15/06/2022		690 Avenue Road	Visual, Traffic (road maintenance/dust), Community Engagement, Flooding, Benefits to Community, Prior Clearing, Biodiversity, Koala Habitat, Indigenous Community.	To be considered via project specific LVIA, TIA, hydraulic analysis, SIA, BDAR, ACHA and ongoing direct and targeted engagement throughout the EIS process
D3-3	Resident	15/06/2022		660 Avenue Road	Visual, Health Risks (EMF)	To be considered via project specific LVIA and EMF assessment within the project EIS
D3-4	Resident	15/06/2022	16/06/2022	760 Avenue Road	Visual, Traffic (road maintenance/dust), Land Value,	To be considered via project specific LVIA, TIA, BDAR, SIA, PHA and hydraulic assessment

Mapped entity as per Figure 14	Type	Date visited	Date revisited	Address	Comments raised	Response to comment
					Biodiversity, Political Pressure, Community Involvement and Power, Safety, Flooding.	
D3-5	Resident	15/06/2022	16/06/2022	770 Avenue Road	Visual, Traffic (road maintenance/dust), Land Value	To be considered via project specific LVIA and TIA.
D3-6	Resident	15/06/2022	16/06/2022	820 Avenue Road	Owner Not Home/Locked Gate/Guard Dog	
D3-7	Shed	15/06/2022	16/06/2022	820 Avenue Road (same property as D3-6 occupied by a shed, no residential use)	Owner Not Home/Locked Gate/Guard Dog	
D3-8	Resident	15/06/2022		55 Ermelo Road	Visual, Land Value, Prior Clearing, Biodiversity,	To be considered via project specific LVIA, BDAR, TIA, SIA and through ongoing engagement throughout the EIS preparation.

Mapped entity as per Figure 14	Type	Date visited	Date revisited	Address	Comments raised	Response to comment
					Additional Clearing, Traffic (road maintenance/dust), Benefits to Community, Community Engagement, Community Involvement and Power, Political Pressure.	
D3-9	Resident	16/06/2022		14 Ermelo Road (includes 30 Ermelo Road which is under same ownership).	Owner Not Home/Locked Gate/Guard Dog	
D3-10	Resident	16/06/2022		60 Ermelo Road	Owner Not Home/Locked Gate/Guard Dog	
D3-11	Resident	16/06/2022		777 Avenue Road	Owner Not Home/Locked Gate/Guard Dog	

Mapped entity as per Figure 14	Type	Date visited	Date revisited	Address	Comments raised	Response to comment
D3-12	Resident	16/06/2022		795 Avenue Road	Owner Not Home/Locked Gate/Guard Dog	
D3-13	Resident	16/06/2022		832 Avenue Road	Traffic (road maintenance/dust), Boundary with project, Additional Clearing, Battery Location and Safety, Bushfire Risks	To be considered via project specific TIA, LUCRA, BDAR, PHA and bushfire assessment.
D3-14	Resident	16/06/2022		865 Ellangowan Road	Owner Not Home/Locked Gate/Guard Dog	
D3-15	Resident	16/06/2022		2170 Ellangowan Road	Traffic (road maintenance/dust), Transportation route and access, Benefits to Community (wifi and electricity networks).	To be considered via a project specific TIA and SIA

Mapped entity as per Figure 14	Type	Date visited	Date revisited	Address	Comments raised	Response to comment
D3-16	Resident	15/06/2022		635 Avenue Road	Visual (minimal), Traffic (road maintenance/dust), Flooding	To be considered via project specific LVIA, TIA and hydraulic report.
D3-17	Resident	16/06/2022		775 Avenue Road	Owner Not Home/Locked Gate/Guard Dog	
D3-18	Resident	15/06/2022	16/06/2022	70 Ermelo Road	Visual, Community Involvement and Power, Community Engagement, Benefits to Community, Traffic (road maintenance/dust), Land value, Political Pressure	To be considered via project specific LVIA, SIA and TIA. Additional engagement throughout the EIS process.

5.2 EIS Consultation

Consultation to inform the EIS preparation will be undertaken in accordance with the following guidelines:

- *Large-Scale Solar Energy Guideline for State Significant Development* (DPE 2018).
- *Community and Stakeholder Engagement Draft Environmental Impact Assessment Guidance Series* (DP&E, 2017)
- *Community Consultative Committee Guidelines State Significant Projects* (DPE 2019) if a Community Consultative Committee is required.

Richmond Valley Shire Council

Richmond Valley Shire Council will continue to be informed of the proposal and further face to face meetings will be scheduled with the planning officers and elected officials. Initial discussions have not identified any objections to the project – refer **Appendix G.**

Neighbours

Neighbours will continue to be consulted through information posted directly and face to face meetings as requested to inform them of project details and progress and to obtain their input. This will continue through the development approval process and construction.

Community

The community will be informed of the project through notices in the local newspaper and through Richmond Valley Shire Council. Consultation will be considered depending on the amount of local interest for an information day. Contact numbers and an email address will be provided for people who wish for more details.

Special Interest Groups

Special interest groups will be informed of the project to the extent they are affected by the project. The process of identifying affected groups has not commenced. As the development progresses and the construction schedule becomes clearer, local businesses will be advised via notices and media and will be invited to provide proposals for construction equipment, goods and services.

State and Federal Government

State and Federal government authorities will be informed of the project to the extent they are affected. The NSW Department of Industry and Regional Development Australia will be advised to ensure any opportunities to coordinate with the proposed infrastructure developments in relation to the RVSF are captured. Elected representatives, State and federal elected members and the relevant ministers for Energy, Environment and Regional Development will be advised of the project as it progresses to ensure it is recognised for its contribution to state and federal clean energy development targets.

Local Land Services NSW will be informed of the project in accordance with the requirements set out in Private Native Forestry Plan 06868 -refer **Appendix B.**

TransGrid

TransGrid will continue to be informed of the proposal and meetings will be scheduled with relevant representatives. Initial discussions have not identified any objections to the project – refer **Appendix H.**

Other

Consultation will also be undertaken with the following stakeholders:

- Members of the local Aboriginal community;
- Organisations representing local, regional, State, national and international interests regarding business, community, indigenous and environmental issues; and
- Affected utility providers.

6. PROPOSED ASSESSMENT OF IMPACTS

6.1 Introduction

An initial review of information has been completed to provide a summary of matters requiring assessment at EIS preparation stage and the level of assessment required for each issue. By reference to the DPIE Scoping Report Guidelines (DPIE 2021), a number of factors have been considered through this process, including:

- the scale and nature of the likely impact of the project and the sensitivity of the receiving environment;
- whether the project is likely to generate cumulative impacts with other relevant future projects in the area; and
- the ability to avoid, minimise and/or offset the impacts of the project, to the extent known at the scoping phase.

The following sections provide details on specific assessment areas. A summary table is provided at **Appendix A** categorising these areas as per the Scoping Report Guidelines. The level of assessment identified for each impact is summarised as follows:

- Detailed:
  - Social impacts
- Standard:
  - Land Use
  - Heritage
  - Hydrogeology
  - Biodiversity
  - Bushfire
  - Access and traffic
  - Visual impacts
  - Noise and Vibration
  - Air quality
  - Waste
  - Hazard

6.2 Social Impact

The site is located within the RVC LGA which has a population of 22,807 as at 2016. The LGA has an unemployment rate of 7.7%, marginally greater than the 2016 NSW average of 6.3%. The largest employer is the meat processing industry which supports 585 jobs followed by Aged Car Residential Services 326 jobs

and Hospitals, 246 jobs. Major Occupations within the area included labourers (20.2%), technicians and trade works (13.2%), community and personal service works (12.1%) and professionals (12%).

The Myrtle Creek statistical area has a population of 86 people While the availability of statistical information for Myrtle Creek is restricted due to its current population, the suburb of Rappville has a population of 169 people and an unemployment rate of 19.5%. The majority of residents in Rappville are employed in industries of Beef Cattle Farming, Log Sawmilling, Supermarket and Grocery Stores, Primary Education and Social Assistance Services.

A Social Impact Assessment will be provided as part of the EIS in accordance with the *Social Impact Assessment Guidelines for State Significant Precincts 2021* (DPIE 2021). The Social Impact Assessment will be proportionate with the scale, complexity and likely impacts and benefits of the project. A Social Impact Assessment Scoping Worksheet has been prepared in accordance with the Guideline and is provided in **Appendix I**.

6.2.1 GENERAL APPROACH

The general approach used for the research and preparation to inform the SIA is listed below.

6.2.1.1 Project setting and context

The project context sets out the preliminary information available about the project to determine the potential impacts. The approach included a review of available information, understanding the area of influence, potential impacts on stakeholders and local and state policies that may influence the project or should otherwise be taken into consideration.

6.2.1.2 Consultation

The consultation has been undertaken by the proponent and will continue through the development of the SIA. The approach will be designed to meet the requirements of the SEARs. Community and stakeholder feedback to date is summarised in Section 5.

6.2.1.3 Social baseline development

The social baseline sets the current environment of the community within the social locality prior to the project being introduced. It uses publicly available data to create a community profile for which the impact identification and assessment can be completed.

The preliminary social baseline study was prepared using:

- existing demographic, health, housing, and socio-economic data from the ABS, government agencies, and local government
- published literature and social research
- government policies and plans
- documents relating to similar projects.

The preliminary social baseline will be refined during the development of the SIA to provide the benchmark against which potential social impacts have been identified and assessed and informs subsequent stages.

6.2.2 SOCIAL BASELINE

A social baseline study is a requirement of the New South Wales (NSW) Department of Planning, Industry, and Environment's (DPIE 2021) Social Impact Assessment Guideline, 2021. The baseline study describes the

existing population and social conditions of potentially affected communities within the social impact assessment (SIA) area of social influence which form the benchmark against which the social impacts are assessed.

The Guideline states that a social baseline is crucial to understand the relevant pre-existing social pressures (DPIE 2020). A social baseline analysis provides a background into the existing environment, associated cultural and social values of the study area and Richmond Valley LGA. It also provides a benchmark against which direct, indirect, and cumulative impacts can be analysed and change can be measured.

6.2.2.1 Social locality (Study area)

The area of social influence of the project is limited to the communities of Myrtle Creek, Ellangowan and West Bungawalbin in the Richmond Valley LGA. This area of social influence was based on an assessment of the communities likely to be impacted by the proposal and of the geographic proximity of residents to the project site.

The project is located within the suburb of Myrtle Creek and may directly impact landowners, residents, and businesses within the vicinity of the project site. Even though the project is contained within a defined area, impacts (direct and indirect) may be farther reaching. The preliminary review considers two scales of study areas: a local study area and a regional study area.

The local study area is defined as the area covered by the ABS state suburb (SSC) of Myrtle Creek. This is the area most likely face impacts to local social infrastructure and services, local workforce, local business, local housing and accommodation, and community health and wellbeing.

Broader impacts due to use of infrastructure, supply chains, haulage routes, transportation of materials and equipment and workforce may affect a larger regional area. The regional study area is thus extended to include the Richmond Valley (LGA). These areas will be mapped to the Australian Bureau of Statistics (ABS) categories used for data collection.

Table 7 – Study area

Study Area	Geographic Area	ABS data category	Referred to as:
Local study area	Myrtle Creek (ABS Code SSC12879) (ABS 2016)	SSC	Local area
Regional study area	Richmond Valley (LGA) (ABS Code 16610) (ABS 2016)	LGA	Regional area
State of New South Wales	NSW state	NSW STE	NSW

6.2.3 IMPACT IDENTIFICATION

The impact identification will be informed by the review of technical studies, feedback provided during the consultation process and from the social baseline. This includes but not limited to:

- environmental constraints – review of specialist studies and similar projects in the area to identify potential impacts
- existing social environment – demographic and social analysis from the baseline study
- data analysis and consultation findings –to identify potential impacts and benefits

- local plans and policies –to understand local priorities and values.

During the completion of the social impact assessment worksheet, a number of issues and opportunities were identified by the project team. The preliminary impacts and opportunities include:

- Construction activities will produce noise that disrupts nearby residents.
- Potential for increased noise at nearby houses during operation of the BESS
- Changes to the locality, landscape and visual amenity resulting from the project
- Dust and emissions from construction activity will negatively impact surrounding residents.
- Increased traffic during construction causing short-term disruptions to residents and commuters
- Improved grid access for renewable energy options through improved grid management
- Construction will provide direct jobs during the construction phase (approximately 200 FTE), indirect jobs and benefit to a range of individuals and businesses
- The ongoing operation and maintenance of the facility will increase opportunities for employment (approximately 4 FTE jobs) for local electricians and other suppliers, together with another approximately 50 jobs associated with vegetation management, maintenance and equipment inspections.

Once the assessment is complete, mitigation and enhancement measures will be developed to manage the impacts associated with the project. These are intended to reduce the negative impacts and enhance the positive ones. Management measures should include pre-construction, construction, operational and decommissioning phases of the project.

6.3 Land Use

6.3.1 MINING

There are no existing exploration or mining titles or applications applying to the site. Details and implications of any work conducted as part of the historic titles applying to the site are to be considered as part of the EIS.

6.3.2 OTHER USES

The compatibility of the proposed project with the surrounding land uses, including consideration of the surrounding land uses zones and existing uses would be completed, including a Land Use Conflict Risk Assessment in accordance with the Department of Industry's *Land Use Conflict Risk Assessment Guide*.

6.4 Heritage

The site is not identified as containing any items of Aboriginal or European heritage significance and is not located within a heritage conservation area under the RVLEP. However, an AHIMS Basic on 18 August 2021 (**Appendix C**), identified a single Aboriginal site at 840 Main Camp Road, Myrtle Creek (Lot 16 in DP 755607), approximately 350 metres from the southern boundary (refer to **Figure 4**). AHIMS Extensive search on 18 August 2021, records this site as a Modified Tree (Carved or Scarred).

The site eastern boundary of the site additionally borders a Native Title Determination Area (Bandjalang People #2, Tribunal No: NCD2013/002), associated with Bungawalbin State Forest, Conservation Area and National Park – refer **Figure 4** and **Appendix D.**

Accordingly, an Aboriginal Cultural Heritage Assessment is expected to be needed to support the EIS, identifying potential impacts and necessary management and mitigation measures.

Consideration of the potential for impacts to historic heritage would be incorporated within the body of the EIS.

6.5 Hydrogeology

The proposed development is unlikely to impact groundwater due to not requiring extraction of groundwater, the recorded depth to groundwater at the nearest groundwater boreholes (3.9 -7.55 metre standing water level at the nearest groundwater boreholes, GW073357 and GW300918, within 50 metres of the sites south- eastern boundary) and the minimal anticipated depth of construction. Methods by which stormwater would be managed would be outlined as part of the EIS.

The suitability of the ground conditions for the proposed development and any potential for contamination associated are to be addressed in a Geotechnical Report and Preliminary (Site) Contamination Investigation to be provided as part of the EIS. Management of soil and water impacts during construction would be addressed in a Construction Management Plan.

Although the proposed development is not situated on land identified as flood prone, the site contains several small waterbodies together with a number of 1st and 2nd Strahler order streams which congregate within the into a 3rd Strahler order stream that extends south-west to connect with Physics creek. Physics Creek transects the south-eastern portion of the site and is mapped as containing biodiversity value.

A hydraulic analysis would be completed to ensure that impacts to exiting watercourses are manageable and to confirm any potential for flood inundation over the land.

Where works are proposed in or near waterfront land, either impacts would be avoided through providing adequate buffers, or works would be designed and constructed to ensure compliance with relevant Natural Resource Access Regulator guidelines for works within or near waterfront land. If required, a riparian management plan would be prepared.

6.6 Vegetation and Biodiversity

Biodiversity values associated with the site have been determined through analysis of a range of desktop database searches, including the following:

- Threatened species listings under the EPBC and BC Acts
- Records of threatened species via a search of the NSW Bionet database
- A search of the PMST
- Groundwater Dependent Ecosystems Atlas
- Areas of outstanding biodiversity value declared under the BC Act

From a review of the above sources, the following threatened species are identified as occurring or likely to occur within 10 km of the subject site (the locality).

Table 8 – Threatened species with potential to be present on site

Type	Scientific name	Common name	NSW BioNet	PMST	NSW Status	Commonwealth Status
Bird	*Botaurus poiciloptilus*	Australasian Bittern	Recorded	Known	E	E
Bird	*Rostratula australis*	Australian Painted Snipe		Likely	E	E
Bird	*Ninox connivens*	Barking Owl	Recorded		V	-
Bird	*Ixobrychus flavicollis*	Black Bittern	Recorded		V	-
Bird	*Turnix melanogaster*	Black-breasted Button-quail		May	CE	V
Bird	*Melithreptus gularis gularis*	Black-chinned Honeyeater (eastern subspecies)	Recorded		V	-
Bird	*Ephippiorhynchus asiaticus*	Black-necked Stork	Recorded		E	-
Bird	*Climacteris picumnus victoriae*	Brown Treecreeper (eastern subspecies)	Recorded		V	-
Bird	*Burhinus grallarius*	Bush Stone-curlew	Recorded		E	-
Bird	*Irediparra gallinacea*	Comb-crested Jacana	Recorded		V	-
Bird	*Cyclopsitta diophthalma coxeni*	Coxen's Fig-Parrot		May	CE	E
Bird	*Calidris ferruginea*	Curlew Sandpiper		May	E	CE
Bird	*Stagonopleura guttata*	Diamond Firetail	Recorded		V	
Bird	*Artamus cyanopterus cyanopterus*	Dusky Woodswallow	Recorded		V	-
Bird	*Numenius madagascariensis*	Eastern Curlew		May	-	CE
Bird	*Pandion cristatus*	Eastern Osprey	Recorded		V	-
Bird	*Dromaius novaehollandiae*	Emu population in the New South Wales North Coast Bioregion and Port Stephens local government area	Recorded		Endangered Population	-
Bird	*Petroica phoenicea*	Flame Robin	Recorded		V	-
Bird	*Calyptorhynchus lathami*	Glossy Black-Cockatoo	Recorded		V	-
Bird	*Charadrius leschenaultii*	Greater Sand Plover, Large Sand Plover		May	V	V
Bird	*Falco hypoleucos*	Grey Falcon		Likely	E	V

Type	Scientific name	Common name	NSW BioNet	PMST	NSW Status	Commonwealth Status
Bird	*Pomatostomus temporalis temporalis*	Grey-crowned Babbler (eastern subspecies)	Recorded		V	-
Bird	*Melanodryas cucullata cucullata*	Hooded Robin (south-eastern form)	Recorded		V	-
Bird	*Hieraaetus morphnoides*	Little Eagle	Recorded		V	-
Bird	*Glossopsitta pusilla*	Little Lorikeet	Recorded		V	-
Bird	*Tyto novaehollandiae*	Masked Owl	Recorded		V	-
Bird	*Grantiella picta*	Painted Honeyeater		May	V	V
Bird	*Ninox strenua*	Powerful Owl	Recorded		V	-
Bird	*Erythrotriorchis radiatus*	Red Goshawk	Recorded	Known	CE	V
Bird	*Calyptorhynchus banksii banksii*	Red-tailed Black-Cockatoo (coastal subspecies)	Recorded		CE	-
Bird	*Anthochaera phrygia*	Regent Honeyeater	Recorded	Known	CE	CE
Bird	*Petroica boodang*	Scarlet Robin	Recorded		V	-
Bird	*Tyto tenebricosa*	Sooty Owl	Recorded		V	-
Bird	*Chthonicola sagittata*	Speckled Warbler	Recorded		V	-
Bird	*Circus assimilis*	Spotted Harrier	Recorded		V	-
Bird	*Lophoictinia isura*	Square-tailed Kite	Recorded		V	-
Bird	*Lathamus discolor*	Swift Parrot	Recorded	Likely	E	CE
Bird	*Daphoenositta chrysoptera*	Varied Sittella	Recorded		V	-
Bird	*Haliaeetus leucogaster*	White-bellied Sea-Eagle	Recorded		V	-
Bird	*Hirundapus caudacutus*	White-throated Needletail	Recorded	Known	-	V
Bird	*Ptilinopus magnificus*	Wompoo Fruit-Dove	Recorded		V	-
Frog	*Mixophyes iteratus*	Giant Barred Frog	Recorded	Known	E	E
Frog	*Litoria brevipalmata*	Green-thighed Frog	Recorded		V	-
Frog	*Mixophyes balbus*	Stuttering Frog		May	E	V

Type	Scientific name	Common name	NSW BioNet	PMST	NSW Status	Commonwealth Status
Frog	*Crinia tinnula*	Wallum Froglet	Recorded		V	-
Insect	*Argynnis hyperbius inconstans*	Australian Fritillary		May	E	CE
Insect	*Phyllodes imperialis smithersi*	Pink Underwing Moth		May	E	E
Mammal	*Macropus dorsalis*	Black-striped Wallaby	Recorded		E	-
Mammal	*Phascogale tapoatafa*	Brush-tailed Phascogale	Recorded		V	-
Mammal	*Petrogale penicillata*	Brush-tailed Rock-wallaby		Likely	E	V
Mammal	*Planigale maculata*	Common Planigale	Recorded		V	-
Mammal	*Falsistrellus tasmaniensis*	Eastern False Pipistrelle	Recorded		V	-
Mammal	*Nyctophilus bifax*	Eastern Long-eared Bat	Recorded		V	-
Mammal	*Petauroides volans*	Greater Glider	Recorded	Known	V	E
Mammal	*Pteropus poliocephalus*	Grey-headed Flying-fox	Recorded	Known	V	V
Mammal	*Chalinolobus nigrogriseus*	Hoary Wattled Bat	Recorded		V	-
Mammal	*Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)*	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)	Recorded	Known	E	E
Mammal	*Miniopterus orianae oceanensis*	Large Bent-winged Bat	Recorded		V	-
Mammal	*Chalinolobus dwyeri*	Large-eared Pied Bat, Large Pied Bat		Likely	V	V
Mammal	*Miniopterus australis*	Little Bent-winged Bat	Recorded		V	-
Mammal	*Potorous tridactylus tridactylus*	Long-nosed Potoroo (northern)		May	V	V
Mammal	*Pseudomys novaehollandiae*	New Holland Mouse, Pookila	Recorded	Known	P	V
Mammal	*Aepyprymnus rufescens*	Rufous Bettong	Recorded		CE	-
Mammal	*Myotis macropus*	Southern Myotis	Recorded		V	-
Mammal	*Dasyurus maculatus maculatus (SE mainland population)*	Spotted-tail Quoll (southeastern mainland population)	Recorded	Known	V	E
Mammal	*Petaurus norfolcensis*	Squirrel Glider	Recorded		V	-

Type	Scientific name	Common name	NSW BioNet	PMST	NSW Status	Commonwealth Status
Mammal	*Petaurus australis*	Yellow-bellied Glider (south-eastern)	Recorded	Known	V	V
Mammal	*Saccolaimus flaviventris*	Yellow-bellied Sheathtail-bat	Recorded		V	-
Plant	*Paspalidium grandispiculatum*	a grass		Known	V	V
Plant	*Thesium australe*	Austral Toadflax, Toadflax		Likely	V	V
Plant	*Indigofera baileyi*	Bailey's Indigo	Recorded		E	
Plant	*Dichanthium setosum*	bluegrass		Likely	V	V
Plant	*Phyllanthus microcladus*	Brush Sauropus	Recorded		E	-
Plant	*Leichhardtia longiloba*	Clear Milkvine		Likely	E	V
Plant	*Arthraxon hispidus*	Hairy-joint Grass		Likely	V	V
Plant	*Persicaria elatior*	Knotweed		Likely	V	V
Plant	*Cryptostylis hunteriana*	Leafless Tongue-orchid		May	V	V
Plant	*Phaius australis*	Lesser Swamp-orchid		May	E	E
Plant	*Macadamia integrifolia*	Macadamia Nut		May	-	V
Plant	*Olax angulata*	Minnie Waters Olax		May	V	V
Plant	*Rhodomyrtus psidioides*	Native Guava	Recorded	Known	CE	CE
Plant	*Polygala linariifolia*	Native Milkwort	Recorded		E	-
Plant	*Grevillea masonii*	null		Likely	E	E
Plant	*Hibbertia marginata*	null		Likely	V	V
Plant	*Tylophora woollsii*	null		May	E	E
Plant	*Owenia cepiodora*	Onion Cedar	Recorded		V	V
Plant	*Myrsine richmondensis*	Purple-leaf Muttonwood		May	E	E
Plant	*Macadamia tetraphylla*	Rough-shelled Macadamia		Likely	V	V
Plant	*Acacia ruppii*	Rupp's Wattle		May	E	E
Plant	*Angophora robur*	Sandstone Rough-barked Apple		May	V	V

Type	Scientific name	Common name	NSW BioNet	PMST	NSW Status	Commonwealth Status
Plant	*Rhodamnia rubescens*	Scrub Turpentine		Known	CE	CE
Plant	*Eucalyptus glaucina*	Slaty Red Gum	Recorded	Known	V	V
Plant	*Eucalyptus tetrapleura*	Square-fruited Ironbark		Known	V	V
Plant	*Cryptocarya foetida*	Stinking Cryptocarya		Likely	V	V
Plant	*Gossia fragrantissima*	Sweet Myrtle		May	E	E
Plant	*Cyperus aquatilis*	Water Nutgrass	Recorded		E	-
Plant	*Melaleuca irbyana*	Weeping Paperbark	Recorded		E	-
Plant	*Cynanchum elegans*	White-flowered Wax Plant		May	E	E
Plant	*Oldenlandia galioides*		Recorded		E	-
Plant	*Rotala tripartita*		Recorded		E	-
Reptile	*Hoplocephalus bitorquatus*	Pale-headed Snake	Recorded		V	-
Reptile	*Coeranoscincus reticulatus*	Three-toed Snake-tooth Skink		Likely	V	V

In 2020, the Wildlife and Threatened Species Bushfire Recovery Expert Panel identified 810 priority species and ecological communities which require urgent management intervention after the 2019-20 bushfires. These are species or communities which were affected through loss of habitat, food sources or direct impact on populations. The list includes the following species which are predicted to occur on or near the site:

- Regent Honeyeater
- Glossy Black-Cockatoo
- Koala
- Yellow-bellied Glider
- Greater Glider
- Brush-tailed Rock-wallaby
- Long-nosed Potoroo
- Spotted-tail Quoll
- New Holland Mouse
- Grey-headed Flying-fox
- Three-toed Snake-tooth Skink
- Stuttering Frog
- Giant Barred Frog
- Rupp's Wattle
- *Rhodamnia rubescens*
- *Tylophora woollsii*

Other relevant biodiversity characteristics are discussed in **Table 9**.

Table 9 – Biodiversity characteristics

Category	Type/comment	Status	Presence likelihood
Key fish habitat	Northern Rivers dataset	*Fisheries Management Act 1994*	Physics Creek (on site) is mapped as Key fish habitat
Threatened Freshwater Fish	Southern Purple Spotted Gudgeon	Endangered	Mapped as occurring in an unnamed stream on the site
Groundwater dependent ecosystems	Northern Rivers dataset	High ecological value (EPBC Act, BC Act, Fisheries Management Act, Water Management Act 2000)	Occurs on site, mapped for unnamed creek and remnant woodland areas in northwest and southeast on site.
Vegetation mapping and threatened ecological communities	PCT 101 - Lowland Rainforest of Subtropical Australia	Critically endangered	Community likely to occur within the area
	PCT 142 – Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community	Endangered	Community likely to occur within the area
	PCT 171 - Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland	Endangered	Community known to occur within the area

While a site survey is necessary to quantify the extent of native vegetation occurring on site to be impacted by the development, it should be noted that:

- The site is predominantly cleared and disturbed for agricultural purposes, providing ample area for the installation of solar farm infrastructure without harming extant native vegetation;
- Areas of contiguous extant native vegetation (predominantly along the site edges) and mapped Biodiversity Values (along Physics Creek) are likely to be avoided;
- A Protected Matters search for potential MNES that may trigger the need for referral to the Australian Department of Agriculture, Water and Environment, conducted with a 10 kilometre buffer of the site on 30/06/2022 (refer **Appendix E):**
  - Did not identify any World Heritage Properties National Heritage Places or Wetlands protected by the Commonwealth EPBC Act; and
  - Identified three listed threatened ecological communities, 51 listed threatened species and 17 migratory species with the potential to occur in proximity to the site but are unlikely to occur due to the substantially altered landscape.
- As noted, the site was historically the location of a plantation farming operation that impacted a significant portion of the site. On this basis, the likelihood of the project site accommodating sensitive species or habitats which would be impacted, and which would result in Serious and Irreversible Impacts (SAIIs), is considered low.

The project will require a Biodiversity Development Assessment Report (BDAR) to assess impacts to biodiversity in accordance with the BAM and requirements of the NSW *Biodiversity Conservation Act 2016* .

6.7 Bushfire

The majority of the site is mapped as Category 1 bushfire prone land. A portion of the site in Lot 1 DP 540060 is not mapped as bushfire prone land. The remainder of the site is mapped as Vegetation Buffer, including along Physics Creek and within the corners of Lot 1 DP540060, Lot 32 DP755607 and Lot 57 DP755607.

It is noted that current mapping does not appear to represent the current state of vegetation on-site and previous vegetation clearing.

The proposed SF and BESS has the potential to generate radiant heat and may have the potential to result in impacts to bushfire threat levels. An assessment of impacts would be addressed within the body of the EIS and would ensure that project parameters and the requirements of RFS and F&RNSW are clearly understood, and that appropriate mitigation measures are put in place.

A bushfire assessment would be incorporated into the EIS.

6.8 Access and Traffic

Anticipated vehicular movements generated during the installation phase and subsequent operation phase of the proposed BESS and the capacity of the surrounding road network to accommodate those movements are to be addressed in the Traffic Impact Assessment to be provided as part of the EIS. Should upgrades to the existing road network and access arrangements be required, these are to be detailed in the Traffic Impact Assessment.

Materials are anticipated to be transported to the site from Port of Brisbane via the routes shown in **Figure 12**. The construction vehicle haulage route would be considered further in the Traffic Impact Assessment to be provided as part of the EIS.

6.9 Visual Impact

An initial review of the potential for visual impacts has been prepared by Iris Visual and Planning (2022) and is provided at **Appendix J**. Solar modules are to have an indicative maximum height of five metres. A plan showing typical solar modules and the indicative solar array is to be provided as part of the EIS.

The development is situated in a generally visually protected location, with views obscured by surrounding vegetation and topography. The Bungawalbin State Forest provides a buffer to the east of the development while sporadic patches of vegetation obscure views from residential receivers to the north and west.

Visual impacts associated with the removal of vegetation are considered to be negligible as the majority of the site is already cleared.

Minor potential impacts to surrounding sensitive receptors may include changes to existing views. An assessment of visual impacts would form part of the EIS identifying potential impacts along with necessary management and mitigation measures, and consideration of potential cumulative impacts with the Beresfield substation.

Iris note:

> *The potential visibility of the project (refer to **Figure C:** Potential Visual Catchment) has been identified through an analysis based on a digital surface model (includes terrain, built form and vegetation) derived from LiDAR point cloud data. This analysis shows the pattern of potential visibility and is a basis for fieldwork verification. This analysis considers views to the infrastructure within the proposed development footprint (panel arrays and inverters).*
>
> *Based on this analysis, the site is expected to have a very small visual catchment, with the site being largely enclosed by landform and vegetation to the west, north west, northeast, east and south.*
>
> *This analysis shows views being contained to areas near to the site, including:*
>
> - *Avenue Road, as it passes through the site*
> - *north facing slopes to the south of Avenue Road extending about 250 to 500 metres, and*
> - *south facing slopes to the north of the site, extending about 1.2 kilometres.*
>
> *Not all areas of the project development footprint would be seen from any area within this visual catchment. Figure D (refer to **Figure D:** Pattern of potential visibility) shows the visual catchment of smaller areas of the site, from west to east. This analysis generally shows that the westernmost and easternmost areas of the solar farm development investigation area would have limited visual catchments, and that the central areas of the project are more likely to seen from areas to the north of the site. The western and central areas would be seen from Avenue Road.*
>
> *Not all areas within the potential visual catchment would have a similar view to the proposal. Further analysis has been undertaken to examine the proportion of the development footprint that would be seen from the areas within the visual catchment (refer to **Figure E:** Potential Extent of Visibility).*
>
> ***Views from private residential dwellings***

While there are existing residential dwellings in small clusters and scattered across the surrounding rural landscape, the visual catchment does not extend to include many private residential dwellings. In particular, the group of residential dwellings to the southwest of the site are not expected to have views of the project. The heritage property, Main Camp Homestead, to the south of the project, is also not be expected to have views to the project.

There would, however, be the potential for views to the development footprint from the residential dwellings on rural properties on the elevated land to the north of the site, near the junction of Avenue and Ermela roads. Of this group of 17 dwellings, the closest six to seven dwellings within about 1.2 kilometres of the site have the potential for a view to the project (refer to ***Figure C:*** *Potential Visual Catchment). The analysis contained in* ***Figure E*** *shows that the visual catchment to the north of the site having the potential for a view to either 1-10% or 11-20% of the proposed development footprint. Therefore, from these private residential dwellings, there is the potential for a small proportion of the overall proposal to be seen (refer to Figure E: Potential Extent of Visibility) due to landform and intervening vegetation.*

Views from Avenue Road

Avenue Road is a local road extending east between Main Camp Road in the southwest and Myall Creek Road in the northeast. Avenue Road passes through the north western part of the site for about three kilometres. There would be close range views to the project from this section of the road (refer to ***Figure F:*** *Visual catchment of Avenue Road). In these views, the development footprint (solar panel arrays) would be seen, with a backdrop of vegetation formed by the surrounding forested areas on elevated land.*

Views from the Main Camp heritage property

The visual catchment (refer to ***Figure E:*** *Potential Extent of Visibility) does not extend to the south towards the Main Camp heritage property. This is due to localised screening vegetation within the project site.*

Views of the potential Substation and BESS site

The proposed substation and BESS site has been proposed for the north western corner of the site. While on a slightly elevated location, the vegetation to the north and west of the site would restrict the potential visual catchment of the site. This vegetation together with the landform would contain views to the BESS and substation to areas within the site. Furthermore, the location of these elements at the point within the site that is nearest to the location of the 330kV powerline easement, west of the site, would limit the need for additional transmission line infrastructure within the site infrastructure across the landscape.

It is proposed that the transmission line will extend west from the substation and BESS site, through an area of existing bushland. While this will require the removal of vegetation, this route would have limited visibility from surrounding areas due to the surrounding vegetation.

6.10 Noise and Vibration

Potential Noise and vibration impacts are anticipated to be limited by the developments distance to residential receivers, surrounding vegetation and topography.

Although noise and vibration impacts are expected to occur during both construction and operation of the project, they are expected to be primarily limited to the construction stage. In relation to construction activities impacts would include preparatory earthworks, delivery, and assembly of the SF and BESS infrastructure. Impacts during operation would include the operation of the BESS and noise from associated vehicles.

The potential noise and vibration impact of the construction and operation BESS on nearby sensitive receivers would be considered in a Noise and Vibration Impact Assessment to be provided as part of the EIS. The Noise and Vibration Impact Assessment will be prepared in accordance with the:

- NSW Interim Construction Noise Guideline (DECC 2009);
- NSW Noise Policy for Industry (EPA 2017);
- NSW Road Noise Policy (DECCW 2011); and
- Assessing Vibration: A Technical Guideline (DECC 2006).

6.11 Air Quality

Air quality impacts arising from dust generation and vehicle emissions during construction are to be assessed as part of the Air Quality Impact Assessment to be provided as part of the EIS and managed in accordance with a Construction Management Plan.

6.12 Waste

The likely waste generation associated with the proposed SF and BESS, would mainly occur during the construction stage and may include green waste from cleared vegetation, construction materials, general waste from site personnel and spoil. Waste generated during the operation of the proposed SF and BESS is expected to be minimal.

Most solar and battery components are expected to be readily recyclable at end of life

Waste Generation would be assessed as part of a Waste Management Plan and managed in accordance with a Construction Management Plan to be provided as part of the EIS.

6.13 Hazard

Impacts from an electromagnetic field (EMF) may be generated by transmission lines and underground cables. EMF risks are expected to be below the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines (adopted by the Australian Radiation Protection and Nuclear Safety Agency, ARPANSA).

Lithium batteries are identified as Class 9 under the *Australian Dangerous Goods Code* (National Transport Commission 2020). Under the *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* (Department of Planning 2011) given effect under Clause 4.14 of *State Environmental Planning Policy (Resilience and Hazards) 2021*, Class 9 goods do not exceed the screening thresholds as they "pose little threat to people or property" (Department of Planning 2011, p. 33).

Nevertheless, there is a perception that components of the proposed development, primarily the inclusion of a switching station and BESS, may significantly alter the EMF within a locality and thereby cause harm to residents and the environment.

Accordingly, a Preliminary Hazard Analysis (PHA) is to be provided as part of the EIS and will assess EMF levels associated with the proposed infrastructure.

6.14 Cumulative Impact

A review of public record information for large scale projects with the potential to generate cumulative impacts within 10 kilometres of the site identifies:

- A 100-megawatt SF development, including a 100-megawatt hour BESS, in adjacent land to the south west of the site (Lot 2 of DP540060 and Lots 26, 27 and 28 of DP755607).
- No other large-scale projects within a 10-kilometre radius of the site. The next closest large-scale projects, consist of The Pacific Highway- Devils Pulpit (Determination stage) approximately 20.8 km south-east and Croaki Quarry Mod 2 (Determination stage) approximately 22.8 km north east.

Although the proposed development is situated within close proximity to another Solar Farm Development it is sufficiently separated from other surrounding developments such that the generation of significant cumulative impacts is expected to be limited. There is the potential for cumulative visual and noise impacts of the project and the Beresfield substation.

Further analysis of the potential for cumulative impacts would be addressed in detail in the EIS in accordance with *Guidelines for State Significant Projects* (DPIE 2021), including the potential for cumulative impacts associated with the adjacent substation.

7. REFERENCES

Table 10 – References

References
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Richmond Valley Council *et al.* (2017). *Richmond Valley Made 2030 Community Strategic Plan*. Retrieved from: https://richmondvalley.nsw.gov.au/wp-content/uploads/2018/09/Richmond-Valley-Made-2030-Community-Strategic-Plan-Adopted-by-Council-on-27-June-2017.3.pdf

APPENDIX A

SCOPING REPORT SUMMARY TABLE

Level of Assessment	Matter	CIA	Engagement	Relevant Government Plans, Policies and Guidelines	Scoping Report Reference
Detailed	Social Impact	Y	Specific	Social Impact Assessment Guidelines for State Significant Projects (Department of Planning Industry and Environment, 2021) Environmental Planning and Impact Assessment Practice Note: Socio-economic Assessment (Roads and Maritime Services, 2013).	6.2
Standard	Land Use	N	Specific	Surface Development Guideline 5 – Active Mining Areas – Moderate Predicted Subsidence Impact (Subsidence Advisory NSW, 2018) Development Application – Merit Assessment Policy (Subsidence Advisory NSW, 2018) Department of Industry's *Land Use Conflict Risk Assessment Guide*	6.3
Standard	Heritage	N	Specific	NSW Skeletal Remains: Guidelines for Management of Human Remains (Heritage Office, 1998) Criteria for the Assessment of Excavation Directors (NSW Heritage Council, 2011).	6.4
Standard	Hydrogeology	Y	Specific	Acid Sulphate Soils Assessment Guidelines (Department of Planning, 2008) Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (Department of Urban Affairs and Planning and Environment Protection Authority, 1998) Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom, 2004) Managing Urban Stormwater: Soils and Construction Volume 2 (Department of Environment and Climate Change, 2008) Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (Department of Environment and Climate Change, 2008) Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC / ARMCANZ, 2000) Using the ANZECC Guidelines and Water Quality Objectives in NSW	6.5

				(Department of Environment and Conservation, 2006) Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom 2004) and Volume 2 (A. Installation of Services; B. Waste Landfills; C. Unsealed Roads; D. Main Roads; E. Mines and Quarries) (DECC 2008) NSW Government's Floodplain Development Manual (2005)	
Standard	Biodiversity	Y	Specific	Refer to **Section 6.6** of the Scoping Report.	6.6
Standard	Bushfire	N	Specific	Planning for Bushfire Protection 2019	6.7
Standard	Access and Traffic	Y	Specific	Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2013) Guide to Traffic Generating Developments Version 2.2 (RTA, 2002)	6.8
Standard	Visual Impact	Y	General	Refer to **Section 6.9** of the Scoping Report.	6.9
Standard	Noise and Vibration	Y	General	Construction Noise Strategy (Transport for NSW, 2012) Interim Construction Noise Guideline (Department of Environment, Climate Change and Water, 2009) NSW Industrial Noise Policy (Environment Protection Authority, 2000) NSW Road Noise Policy (Environment Protection Authority, 2011) Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) German Standard DIN 4150-3: Structural Vibration – Effects of Vibration on Structures Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) Technical Basis for Guidelines to Minimise Annoyance due to Blasting Overpressure and Ground Vibration (Australian and New Zealand Environment Council, 1990).	6.10
Standard	Air Quality	Y	General	The Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA 2016) NSW's Sustainable Design Guidelines (Version 3.0) (Transport for NSW,	6.11

				2013) Greenhouse Gas Inventory Guide for Construction Projects (Transport for NSW, 2012).	
Standard	Waste	N	General	Waste Classification Guidelines (DECCW, 2009)	6.12
Standard	Hazard	N	General	Hazardous and Offensive Development Application Guidelines: Applying SEPP 33 (DoP 2011) International Standard (ISO / IEC 31010) Risk Management – Risk Assessment Technique Australian Code for the Transport of Dangerous Goods by Road and Rail (7th edition) (National Transport Commission, 2007) Storage and Handling of Dangerous Goods Code of Practice (WorkCover, 2005).	6.13

APPENDIX B

LOCAL LAND SERVICES PNP-PLAN-06868

NSW GOVERNMENT | Local Land Services

Part 5B *Local Land Services Act 2013*

PRIVATE NATIVE FORESTRY PLAN

PNF-Plan-06868

255 Avenue Road , MYRTLE CREEK

a) This Private Native Forestry Plan (PNF Plan) applies to the land identified as "PNF area" as shown on the map described in Schedule One of this plan, within the land parcels described as (Lot/Section/Deposited Plan) 34//755607, 32//755607, ("the land).

b) All forestry operations must be carried out in accordance with Private Native Forestry Code of Practice for Northern NSW (***Northern NSW PNF code of practice***), as current from time to time.

c) This PNF Plan will commence from the date on which it is approved by the Local Land Services, under Part 5B of the *Local Land Services Act 2013*.

d) This PNF Plan will have effect for fifteen years from the date on which it was approved by Local Land Services.

e) This PNF Plan is subject to the conditions in Schedule Two.

Note:

Any person who carries out forestry operations under this PNF Plan must comply with the requirements of the applicable private native forestry code of practice (PNF Code). This applies to both landholders and any other persons who carry out forestry operations. As at the date of approval of this PNF Plan, the applicable PNF Code is the *Private Native Forestry Code of Practice for* Northern NSW (***Northern NSW PNF code of practice)***, published in the Gazette on 16-Aug-2013. However, the applicable PNF Code may change over time. Prior to carrying out forestry operations under this PNF Plan, advice should be sought from Local Land Services to identify the applicable PNF Code.

SCHEDULE ONE - MAP

The attached map forms part of this PNF Plan. The land subject to this PNF Plan is indicated on the attached map as "PNF area". The map includes those landscape features and drainage features for which digital information is held by Local Land Services at the time of this Plan being made.

SCHEDULE TWO - STANDARD CONDITIONS

Words and phrases used

1. In this Schedule:

   "forestry operations" to which this PNF Plan applies are as set out in clause 2 of this Schedule.

   "Land" means the Lot(s)/Section(s)/Deposited Plan(s) on which the PNF area to which the PNF Plan applies is located.

   "Landholder" means a person/s who is a party to this PNF Plan.

   "PNF area" means the land to which this PNF Plan applies as set out in Schedule

Forestry operations

2. This PNF Plan authorises the following forestry operations (as defined in the *Local Land Services Act 2013*) to be carried out in a sustainable manner on the PNF area;
   a. logging operations—namely the cutting and removal of timber from land for the purpose of timber production, or
   b. the harvesting of forest products—namely the harvesting of the products of trees and other vegetation (other than timber) that are of economic value, or
   c. ongoing forest management operations—namely activities relating to the management of land for timber production such as thinning, burning and other silvicultural activities, or
   d. ancillary activities to enable or assist in the above operations such as the provision of roads, snig tracks, waterway crossings and temporary timber storage facilities.
3. For the avoidance of doubt, this PNF Plan does not authorise any other forestry operations to be carried out.

Sale of the Land

4. The Landholder agrees to notify Local Land Services of the sale of all or any part of the Land.

Subdivision and Boundary adjustment

5. The Landholder agrees to notify Local Land Services of any proposal to subdivide or adjust the boundary of the Land.

6. The Landholder agrees to submit to Local Land Services separate draft PNF Plans relating to the Land as subdivided, in the same or similar terms to this PNF Plan, if so requested by the regulatory authority.

Notification of commencement and completion of forestry operations

7. The Landholder must notify Local Land Services upon or immediately prior to the commencement of forestry operations and at the completion of the forestry operations under this PNF plan.

Notes

1. Forestry operations authorised by this PNF Plan do not require any further approval under the *Biodiversity Conservation Act 2016* or the *Local Land Services Act 2013*.
2. However, in order to carry out the activities authorised by this PNF Plan, the Landholder may be required to obtain other approvals from other government agencies.
3. Personal information contained in this PNF plan will be treated in accordance with the *Privacy and Personal Information Protection Act 1998*, under which you have rights of access and correction.
4. Certain information contained in this PNF plan:
   (a) will be included on the register of PNF plans, which will be publicly available on the Internet.
   (b) may be used for compliance and statistical purposes.
   (c) may be disclosed in circumstances where disclosure is otherwise required or authorised by law, including the *Government Information (Public Access) Act 2009*.
5. Authorised officers of the Environment Protection Authority may monitor compliance with this Plan. All activities authorised by this Plan must be carried out in accordance with this Plan and in accordance with the relevant private native forestry code of practice.
6. If a dispute arises between Local Land Services and the Landholder in respect of the activities authorised by this Plan, Local Land Services will, if practical, attempt to settle that dispute by negotiation in the first instance, prior to taking any steps to terminate the Plan. This Note does not apply to any potential contravention of this Plan or the applicable Code of Practice and does not affect any legal powers of Local Land Services.

CONNOLLY CONSTRUCTION COMPANY PTY LTD
Name of Landholder (Company)

001 623 650
Australian Company Number

Alma Irene Connolly
Name of Company Director

Signature

16.8.2020
Date

Paul Francis Connolly
Name of Company Director

Signature

16.8.2020.
Date

Hugh Cherry
Name of the delegate of Local Land Services under Part 5B of the ~~Local Land Services Act 2013~~

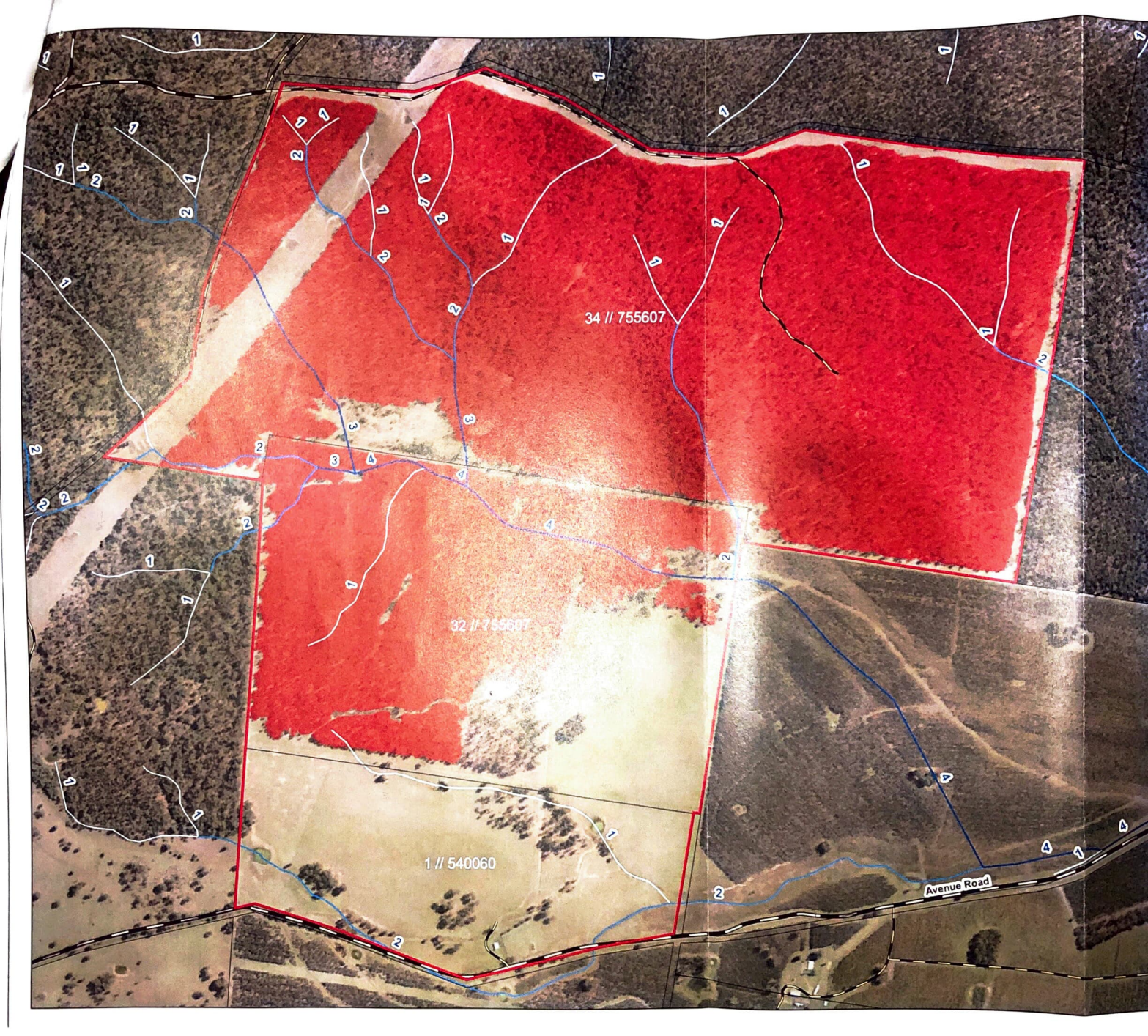
Signature

19/8/2020
Date Approved

~~Greg Connolly~~
~~Land Manager~~

~~14.8.2020~~ HC 19/8/2020

Case number: 27092


34 // 755607
32 // 755607
1 // 540060
Avenue Road

COPY

DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT (DPIE)

BIONET ATLAS DATA TERMS AND CONDITIONS OF USE

1. DEFINITION OF TERMS:

1.1 "Licensor" shall mean the Secretary of the NSW Department of Planning, Industry and Environment.

1.2 "Licensee" shall mean Paul, Alma and Greg Connolly of 255 Avenue Rd Myrtle Creek 2469

1.3 "Data" shall mean relevant records from DPIE's BioNet Atlas on, or within 500 metres of, the area for which the Licensee is preparing a Forest Operation Plan. For the purposes of this Agreement, relevant records are records which occur within the 20 years previous to the date of record extraction, with a geographic accuracy of 100m or better, for threatened species listed with ecological prescriptions under the Private Native Forestry Code of Practice, and which do not occur on State Forests or National Parks Estate.

1.4 "Licence" shall mean the right to use the Data, for and limited to the purposes specified below, granted by the Licensor to the Licensee under the conditions of this Agreement.

2. LICENCE

2.1 The Licensor hereby grants the Licensee a non-exclusive and non-transferable Licence to use the Data, subject always to the conditions in this Agreement.

2.2 The Data and copyright and other intellectual property rights in the Data are and shall remain the property of the copyright holder.

3. CONDITIONS OF USE

3.1 The Data will only be used pursuant to the Private Native Forestry Code of Practice for the production of a Forest Operation Plan (FOP) for the Licensee's property, and for carrying out activities in accordance with the FOP.

3.2 Contractors and consultants to the Licensee engaged for the purposes described in 3.1 may access the Data provided they agree in writing to the following clause:

"Data from Department of Planning, Industry and Environment's BioNet Atlas are to be used exclusively for the completion of this contract in accordance with the Private Native Forestry Code of Practice, and any copies of the Data held by the contractor are to be destroyed at the completion of the contract. The contractor must safeguard the Data from unauthorised access while they are in their possession. The Data are not to be provided to any third party".

3.3 Third parties who have not agreed in writing to the clause specified in 3.2, may view the location **but not the identity** of any individual BioNet Atlas flora or fauna record supplied under this licence.

3.4 Otherwise the Data must not be copied or distributed to any third parties, in whole or in part, or used for any other purpose, without the express written permission of the NSW DPIE.

3.5 Adequate security measures must be enforced to safeguard the Data from unauthorized access or use by third parties.

4. LIABILITY

4.1 The Licensee acknowledges the Data may contain errors or omissions.

4.2 No representations are made by the Licensor as to the accuracy of Data provided.

COPY

4.3 The Licensee hereby releases and indemnifies, and will keep indemnified, the Licensor from and against all liability whatsoever in respect of the Data or otherwise whether for breach of this Agreement, negligence, injury, death, economic loss, loss of reputation or damages incidental or consequential to the provisions of this Agreement.

5. DURATION

5.1 The Licensor reserves the right to terminate this licence at any time by notification to the Licensee in writing. Upon such notification, all copies of the Data held (including derived data) must be destroyed. At the termination of this licence a new agreement may be negotiated at the discretion of the Licensor.

6. LAW OF AGREEMENT

6.1 This Agreement will be governed by and construed in accordance with the law for the time being in force in the State of New South Wales.

SIGNED by _____ Dated 16.8.2020.

In the presence of Kylie Connolly.

SIGNED by the authorized delegate of the Secretary of the NSW Department of Planning, Industry and Environment

Senior Team Leader, BioNet Dated 20/8/2020

In the presence of Ian Geers

Note: This license applies to an enquiry regarding private native forestry under the Part 5B *Local Land Services Act 2013* .

Landholder: CONNOLLY CONSTRUCTION COMPANY PTY LTD
ACN: 001 623 650

Case Number: 27092

Property: 255 Avenue Road , MYRTLE CREEK

PLEASE POST THE SIGNED LICENSE AGREEMENT TO:

JORDAN GIBSON
Land Services Officer
LOCAL LAND SERVICES
Postal Address: 24-26 Mulgi Drive Grafton NSW 2640

APPENDIX C

AHIMS SEARCH RESULTS

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : 222027_Rapville

Client Service ID : 614939

Premise Australia Pty Ltd

154 Peisley Street
Orange New South Wales 2800

Attention: Latisha Ryall

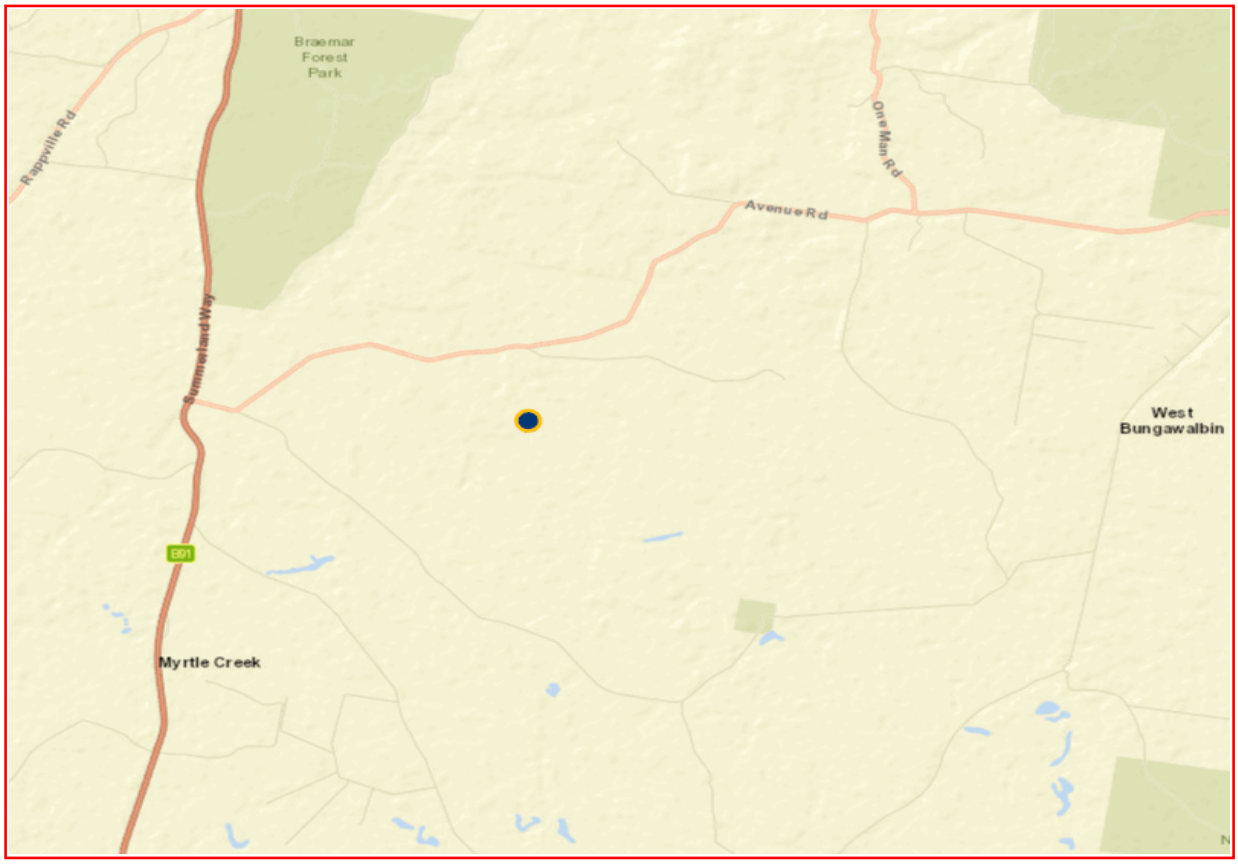
Email: latisha.ryall@premise.com.au

Date: 18 August 2021

Dear Sir or Madam:

AHIMS Web Service search for the following area at Datum :GDA, Zone : 56, Eastings : 499639.0 - 509639.0, Northings : 6774882.0 - 6784882.0 with a Buffer of 0 meters, conducted by Latisha Ryall on 18 August 2021.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

1	**Aboriginal sites are recorded in or near the above location.**
0	**Aboriginal places have been declared in or near the above location. ***

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au

AHIMS Web Services (AWS)

Extensive search - Site list report

Your Ref/PO Number : 222027_Rapville

Client Service ID : 614939

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
13-1-0116	Culgoa St38	AGD	56	503538	6779833	Open site	Valid	Modified Tree (Carved or Scarred) : 1		

Contact Gerry Saals

Recorders Craig Wall

Permits

**** Site Status**

Valid - The site has been recorded and accepted onto the system as valid

Destroyed - The site has been completely impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There is nothing left of the site on the ground but proponents should proceed with caution.

Partially Destroyed - The site has been only partially impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There might be parts or sections of the original site still present on the ground

Not a site - The site has been originally entered and accepted onto AHIMS as a valid site but after further investigations it was decided it is NOT an aboriginal site. Impact of this type of site does not require permit but Heritage NSW should be notified

Report generated by AHIMS Web Service on 18/08/2021 for Latisha Ryall for the following area at Datum :GDA, Zone : 56, Eastings : 499639.0 - 509639.0, Northings : 6774882.0 - 6784882.0 with a Buffer of 0 meters.. Number of Aboriginal sites and Aboriginal objects found is 1

APPENDIX D

NATIVE TITLE INFORMATION

NATIVE TITLE DETERMINATION

NSD6107/98 Bandjalang People 2 (NC1998/019) - Area 27

NSD6107/98 (NC1998/019) Bandjalang People 2

Determination Area

NOTE: To determine areas subject to claim within the external boundary, reference to the application description is necessary.

Application boundary data compiled by the NNTT from data sourced from DOL (NSW).
Cadastral data sourced from Public Sector Mapping Agency (June 2012).

Location Diagram

National Native Title Tribunal

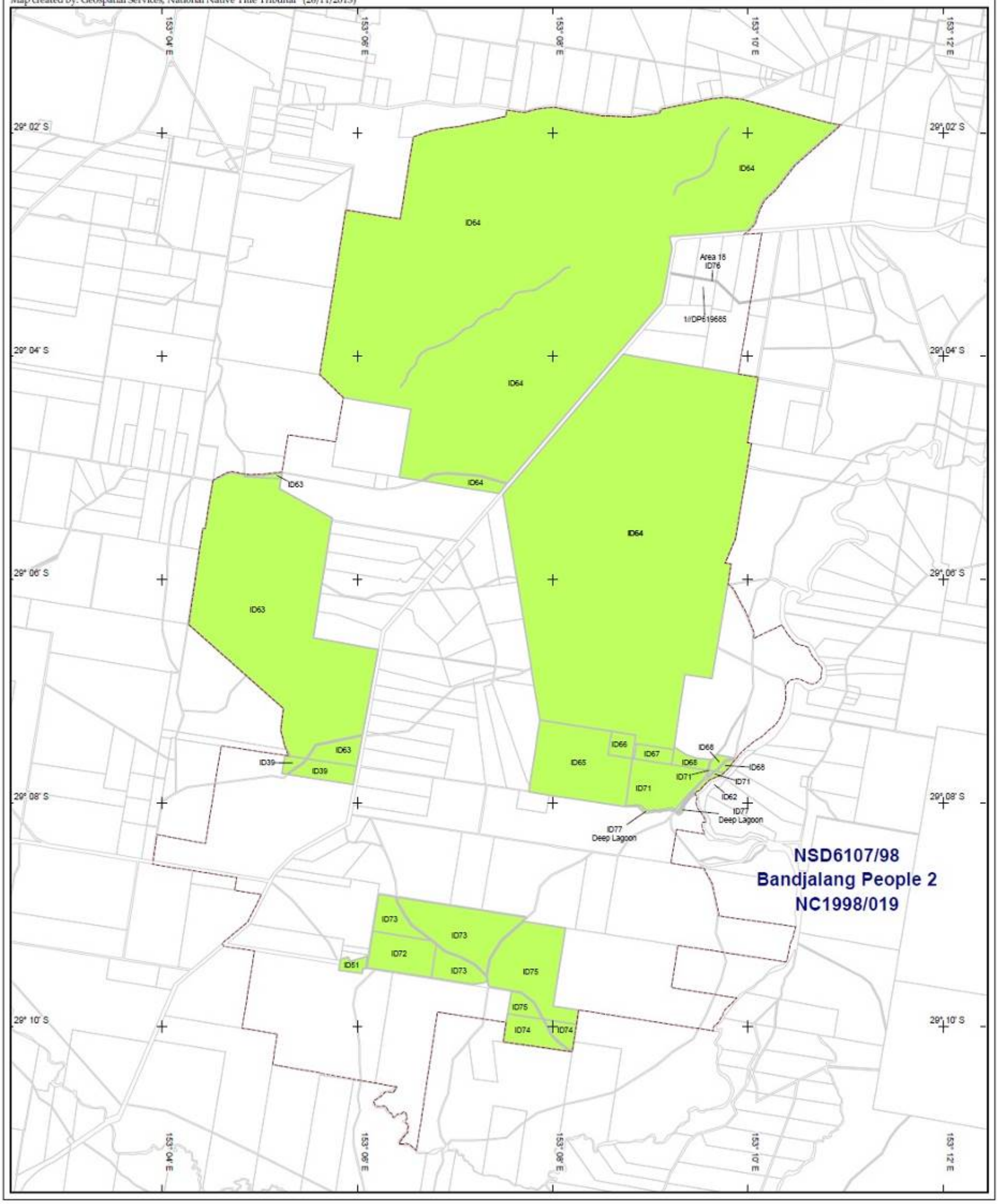
NORTH

0 2

KILOMETRES

Latitude and Longitude based on Geocentric Datum of Australia 1994
Non Projection

Map created by: Geospatial Services, National Native Title Tribunal (26/11/2013)



APPENDIX E

PROTECTED MATTERS SEARCH TOOL (PMST) RESULTS

Australian Government
Department of Agriculture, Water and the Environment

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 30-Jun-2022

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	51
Listed Migratory Species:	17

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at http://www.environment.gov.au/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	22
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	7
Regional Forest Agreements:	1
Nationally Important Wetlands:	1
EPBC Act Referrals:	2
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	1
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.
Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community	Endangered	Community likely to occur within area	In feature area
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland	Endangered	Community known to occur within area	In feature area
Lowland Rainforest of Subtropical Australia	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Cyclopsitta diophthalma coxeni Coxen's Fig-Parrot [59714]	Endangered	Species or species habitat may occur within area	In feature area
Erythrotriorchis radiatus Red Goshawk [942]	Vulnerable	Species or species habitat known to occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area	In feature area
Turnix melanogaster Black-breasted Button-quail [923]	Vulnerable	Species or species habitat may occur within area	In feature area
FROG			
Mixophyes balbus Stuttering Frog, Southern Barred Frog (in Victoria) [1942]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Mixophyes iteratus Giant Barred Frog, Southern Barred Frog [1944]	Vulnerable	Species or species habitat known to occur within area	In feature area
INSECT			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Argynnis hyperbius inconstans Australian Fritillary [88056]	Critically Endangered	Species or species habitat may occur within area	In feature area
Phyllodes imperialis smithersi Pink Underwing Moth [86084]	Endangered	Species or species habitat may occur within area	In buffer area only
MAMMAL			
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat known to occur within area	In feature area
Petauroides volans Greater Glider [254]	Vulnerable	Species or species habitat known to occur within area	In feature area
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat known to occur within area	In feature area
Petrogale penicillata Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat known to occur within area	In feature area
Potorous tridactylus tridactylus Long-nosed Potoroo (northern) [66645]	Vulnerable	Species or species habitat may occur within area	In feature area
Pseudomys novaehollandiae New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
PLANT			
Acacia ruppii Rupp's Wattle [7559]	Endangered	Species or species habitat may occur within area	In buffer area only
Angophora robur Sandstone Rough-barked Apple [56088]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Arthraxon hispidus Hairy-joint Grass [9338]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Cryptocarya foetida Stinking Cryptocarya, Stinking Laurel [11976]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Cryptostylis hunteriana Leafless Tongue-orchid [19533]	Vulnerable	Species or species habitat may occur within area	In feature area
Cynanchum elegans White-flowered Wax Plant [12533]	Endangered	Species or species habitat may occur within area	In buffer area only
Dichanthium setosum bluegrass [14159]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Eucalyptus glaucina Slaty Red Gum [5670]	Vulnerable	Species or species habitat known to occur within area	In feature area
Eucalyptus tetrapleura Square-fruited Ironbark [7490]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Gossia fragrantissima Sweet Myrtle, Small-leaved Myrtle [78867]	Endangered	Species or species habitat may occur within area	In buffer area only
Grevillea masonii [64523]	Endangered	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hibbertia marginata [21970]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Leichhardtia longiloba listed as Marsdenia longiloba Clear Milkvine [91911]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Macadamia integrifolia Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak [7326]	Vulnerable	Species or species habitat may occur within area	In feature area
Macadamia tetraphylla Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Myrsine richmondensis Purple-leaf Muttonwood, Lismore Muttonwood [83888]	Endangered	Species or species habitat may occur within area	In buffer area only
Olax angulata Minnie Waters Olax [10666]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Paspalidium grandispiculatum a grass [10838]	Vulnerable	Species or species habitat known to occur within area	In feature area
Persicaria elatior Knotweed, Tall Knotweed [5831]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Phaius australis Lesser Swamp-orchid [5872]	Endangered	Species or species habitat may occur within area	In buffer area only
Rhodamnia rubescens Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Rhodomyrtus psidioides Native Guava [19162]	Critically Endangered	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Vincetoxicum woollsii listed as Tylophora woollsii [40080]	Endangered	Species or species habitat may occur within area	In buffer area only
REPTILE			
Coeranoscincus reticulatus Three-toed Snake-tooth Skink [59628]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Listed Migratory Species		[Resource Information]	
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Symposiachrus trivirgatus as Monarcha trivirgatus			
Spectacled Monarch [83946]		Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Calidris acuminata			
Sharp-tailed Sandpiper [874]		Species or species habitat known to occur within area	In feature area
Calidris ferruginea			
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos			
Pectoral Sandpiper [858]		Species or species habitat known to occur within area	In feature area
Charadrius leschenaultii			
Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Gallinago hardwickii			
Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis			
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pandion haliaetus			
Osprey [952]		Species or species habitat likely to occur within area	In feature area
Tringa nebularia			
Common Greenshank, Greenshank [832]		Species or species habitat may occur within area	In feature area

Other Matters Protected by the EPBC Act

Listed Marine Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Anseranas semipalmata Magpie Goose [978]		Species or species habitat may occur within area overfly marine area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area overfly marine area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Rostratula australis as Rostratula benghalensis (sensu lato)			
Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Symposiachrus trivirgatus as Monarcha trivirgatus			
Spectacled Monarch [83946]		Species or species habitat known to occur within area overfly marine area	In feature area
Tringa nebularia			
Common Greenshank, Greenshank [832]		Species or species habitat may occur within area overfly marine area	In feature area

Extra Information

State and Territory Reserves [Resource Information]

Protected Area Name	Reserve Type	State	Buffer Status
Bundjalung	State Conservation Area	NSW	In buffer area only
Bungawalbin	Nature Reserve	NSW	In buffer area only
Bungawalbin	State Conservation Area	NSW	In buffer area only
Bungawalbin	National Park	NSW	In buffer area only
Kewilpa	Private Nature Reserve	NSW	In buffer area only
Myrtle Creek	Private Nature Reserve	NSW	In buffer area only
Selection Flat	Flora Reserve	NSW	In buffer area only

Regional Forest Agreements [Resource Information]

Note that all areas with completed RFAs have been included.

RFA Name	State	Buffer Status
North East NSW RFA	New South Wales	In feature area

Nationally Important Wetlands [Resource Information]

Wetland Name	State	Buffer Status
Lower Bungawalbin Catchment Wetland Complex	NSW	In buffer area only

EPBC Act Referrals [Resource Information]

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
330 kV Transmission Line, 205km in Length	2010/5326	Controlled Action	Completed	In feature area
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area

Bioregional Assessments

SubRegion	BioRegion	Website	Buffer Status
Clarence-Moreton	Clarence-Moreton	BA website	In feature area

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact Us page.

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APPENDIX F

EPURON ENGAGEMENT SUMMARY

Richmond Valley Solar Farm

Preliminary Engagement Report

Prepared by Epuron, March 2022

Level 11, 75 Miller St
North Sydney
NSW 2060 AUSTRALIA
epuron.com.au

EPURON

Contents

1 Introduction

Epuron is seeking approval for construction of a utility-scale solar energy facility at 420 Avenue Road, Myrtle Creek in Northern New South Wales.

The proposed Richmond Valley Solar Farm would involve one landowner and a site area of up 1,000 hectares. Once operational the solar farm would generate an output of approximately 500 megawatts (MW), equivalent to the electricity needs of 100,000 homes.

Epuron is a signatory to the Clean Energy Council's Best Practice Charter for Renewable Energy Projects and understands the importance and benefits to all parties of effective and comprehensive stakeholder and community engagement.

The company follows the IAP2 consultation framework and considers an inclusive, collaborative, responsive and transparent approach to engagement is a fundamental aspect of any project.

Epuron carried out preliminary stakeholder and community engagement activities for the project ahead of lodging a Scoping Report. The purpose of this activity was to:

- Inform key stakeholders and the local community of the details of the project.
- Establish easily accessible channels for questions and feedback.
- Engage directly with key stakeholders in particular:
    - Nearby residents
    - Traditional Owner and Custodians
    - Interested members of the local community
    - Richmond Valley Council
    - Network service provider, Transgrid

This report outlines preliminary stakeholder and community engagement activities for the project from initial engagement with landowners and agencies, to the initial public announcement of the project in 2021 through to lodgement of this Scoping Report. It includes feedback received to date and next steps in the engagement process.

2 Consultation Approach

2.1 IAP2 Framework

Epuron's approach to consultation is informed by the International Association for Public Participation's (IAP2) Core Values and Public Participation Spectrum. This is widely accepted as the benchmark for good community consultation and provides a framework for considering the appropriate style of engagement and associated activities to implement at each stage.

The IAP2 Core Values for Public Participation define the expectations and aspirations of the public participation process. It states that public participation:

1. Is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.
2. Includes the promise that the public's contribution will influence the decision.
3. Promotes sustainable decisions by recognising and communicating the needs and interests of all participants, including decision-makers.
4. Seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
5. Seeks input from participants in designing how they participate.
6. Provides participants with the information they need to participate in a meaningful way.
7. Public participation communicates to participants how their input impacted or changed the decision.

The approach centres on achieving good community-based outcomes and can be described as genuine, timely, relevant, transparent and inclusive.

INCREASING IMPACT ON THE DECISION

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

IAP2 Core Values and Public Participation Spectrum

2.2 BEST PRACTICE CHARTER AND SOCIAL LICENSE

Epuron is a founding signatory to the Clean Energy Council's (CEC) *Best Practice Charter for Renewable Energy Projects*, a voluntary commitment to engage respectfully with communities, be sensitive to environmental and cultural values, and make a positive contribution to the regions in which we operate. Charter commitments for the planning and assessment phase (updated August 2021) are:

1. We will engage respectfully with the local community, including Traditional Owners of the land, to seek their views and input before submitting a development application and finalising the design of the project.
2. We will provide timely information and be accessible and responsive in addressing the local community's feedback and concerns throughout the lifetime of the project.
3. We will be sensitive to areas of high biodiversity, cultural and landscape value in the design and operation of projects.
4. We will minimise the impacts on highly productive agricultural land and explore opportunities to integrate agricultural production.
5. We will consult the community on the potential visual, noise, traffic and other impacts of the project, and on the mitigation options.

Epuron also has a representative in the CEC's Community Engagement and Social License Working Group, and advocates a social license to operate (SLO) based on the accepted industry definition:

"A level of acceptance or approval continually granted to an organisation's operations or project by the local community." – From Boutilier, R. G., and Thomson, I. (2011) paper - Modelling and Measuring the SLO.pdf (socialicense.com)

2.3 INDUSTRY GUIDELINES

In undertaking consultation for the project Epuron has taken guidance from:

- NSW Government's Undertaking Engagement Guidelines for State Significant Projects (November 2021)
- Clean Energy Council's Community Engagement Guidelines for the Australian Wind Industry (2018)
- Australian Energy Infrastructure Commissioner's Observations and Recommendations for Community Engagement (updated 2020)

2.4 PRINCIPLES

In undertaking consultation for the project Epuron has observed the four key principles identified in the CEC's Guidelines:

Openness

This means sharing relevant information about decisions and activities in a way that is:

- Clear, so any person can understand it.
- Accurate, so it is consistent and complete.
- Timely, so it is available when requested and can be used to make decisions.
- Honest, so information is available to avoid misleading assumptions.

An open approach enables the community to have a better understanding of the project and reduces uncertainty and enables Epuron to build greater rapport and trust within the community. (Note, this does not affect Epuron's right to maintain confidential and private information that might otherwise negatively impact its interests.)

Inclusiveness

This involves identifying and interacting with all stakeholders to ensure their perspectives are understood and taken into consideration. This means that all relevant groups who are potentially affected by the project, not only the most visible ones or those who engage, have the opportunity to communicate their opinions, expectations, needs and concerns.

Inclusiveness also means providing the appropriate channels and opportunities to participate in activities related to the project and the decision-making processes, as relevant to each phase of the wind farm lifecycle. An inclusive approach enables Epuron to:

- Gain a better understanding of community sentiment about a project, thereby facilitating better informed decisions.
- Review performance for continuous improvement.
- Reduce the risk of conflict, between Epuron and communities, and within communities.
- Produce mutually beneficial partnerships.
- Increase the legitimacy and acceptability of decisions through community involvement.

Responsiveness

This involves listening and responding to community concerns and needs, respecting that every individual has the right to ask reasonable questions about the project and expect a response.

The concept of responsiveness is particularly relevant to complaints management. It involves providing mechanisms to collect questions and provide answers in an open and timely manner, informing individuals about the status of their queries, for example by either one-on-one interactions or public meetings. Responses are factual, reflect independent information and involve third parties where relevant. Where Epuron does not have the answer, it will provide an explanation to that effect and make an effort to obtain the relevant information. A responsiveness approach helps to:

- Better understand communities.
- Identify elements of the project that might need more proactive explanations.

- Recognise and respond to opportunities for communities (e.g. sponsorship of local events, partnerships with local businesses, etc).
- Address risk issues early or in advance.

Accountability

This involves the ongoing process of monitoring, evaluating and disclosing information about activities, and the positive and negative impacts.

Accountability means establishing systems to track and communicate decisions, policies, activities and performance over time in a balanced, comparable, reliable, accurate and clear manner, and being proactive to prevent possible risks and mitigate potential negative impacts as consequences of decisions made and activities implemented. This approach enables Epuron to continually analyse and improve its engagement performance, create a better understanding and reduce uncertainty of the project within the community. Managing uncertainty is a key element for risk and reputation management.

2.5 PRIORITIES

During each stage Epuron focuses its consultation on the priorities listed below, as identified in the CEC Guidelines. These priorities form the basis of the project's stakeholder and community consultation plan:

Site selection

Priorities: Understand the social context around the site, map and profile key stakeholders and community concerns. This involved:

- Initial engagement with key stakeholders including landowners (for wind turbines and other infrastructure) and neighbours, Traditional Owners, local council(s), and planning authorities.
- Introduce the project to key stakeholders, explaining it is at an early stage and of opportunities for input and the potential benefits.
- Provide key stakeholders with clear and timely information on the status of the project and consult them on issues that might be of interest or relevant to them.

Feasibility

Priorities: Prepare a detailed community and stakeholder engagement plan, introduce the project to the broader local community and establish two-way communication channels, document interactions, and where practicable factor community input into the decision-making process. This involved:

- Setting up a dedicated project information website and contact details.
- Providing ongoing and multiple channels for feedback.
- Developing a deeper understanding of the expectations and concerns in the community.
- Continuing to provide clear and timely information on the status of the project to all stakeholders, and consulting and reporting on issues of interest.

Planning and approval

Priorities: Creating opportunities for input by maintaining and expanding communication channels, establishing mechanisms to gather and respond to feedback, and keeping stakeholders and communities up to date with project planning and submission. This involves:

- Creating more opportunities for interactions and feedback.
- Continuing to provide clear and timely information to all stakeholders, and consulting and reporting on issues of interest.
- Establishing open and proactive dialogue to address any questions via various methods and tools.

2.6 EPURON GOALS AND COMMITMENTS

Epuron Goals and Commitments

Epuron's goals for stakeholder and community engagement are to:

- **Ensure all stakeholders and the community are well informed and kept up to date on project status and developments.**
- **Obtain feedback and provide ample opportunities for all stakeholders and the community to communicate their views, concerns and aspirations for the project.**
- **Address any stakeholder or community issues or concerns promptly.**
- **Work to minimise the impacts and maximise the benefits of the project for the local community.**
- **Wherever possible utilise stakeholder and community input to optimise the design of the project.**

In implementing stakeholder and community engagement Epuron commits to:

- **Be proactive – connect with stakeholders and communities early in the process and regularly share information so they know what is happening and how they can interact with Epuron and provide feedback on the project.**
- **Be transparent – be honest and ethical in our dealings with all.**
- **Seek solutions – engage to understand and explore ways to minimise impacts and maximise the benefits of the project.**
- **Be flexible and inclusive – ensure that our engagement provides opportunities for all stakeholders and community members to have access to information and project personnel.**
- **Continually improve – evaluate the effectiveness of engagement and iteratively adapt the approach and activities as required.**

3 Stakeholders

To date Epuron has consulted with the following stakeholders

- Nearby landowners and residents
    - Residents and property owners within 4 km of the project area
    - Residents in the wider community

- Traditional Owners and Custodians
    - Bogal Local Aboriginal Land Council
    - Bandjalang Corporation

- Government authorities and agencies
    - Richmond Valley Council
    - NSW Rural Fire Service
    - Fire and Rescue New South Wales

- Other organisations and stakeholders
    - Transgrid

4 Community Consultation Methods

Epuron utilises a variety of channels, methods and techniques for its stakeholder and community consultation.

4.1 DIRECT CORRESPONDENCE

4.1.1 Introductory letter – Neighbours within 4 km

Epuron first commenced correspondence with nearby landowners through letters in August 2021. An introductory letter was mailed to 42 residents and owners of properties located within 4km from the site boundary on 20 August 2021. This included residents and properties along:

- Summerland Way
- Avenue Road
- Elliots Road
- Ermelo Road
- Ellangowan Road
- Main Camp Road

- Myall Creek Road
- Duchess Close
- Connell Street
- Duke Road

The letter was signed by the project manager and provided an overview of the project, information about Epuron, the planning process, opportunities for community involvement, the project manager's direct contact details, an invitation to contact and register for updates, the website address and a QR code to access the website and a map clearly showing the project location and site boundary.

See Attachment A.

4.1.2 Follow-up letter – Neighbours within 1 km – October 2021

A follow up letter was sent to five residents and owners of properties located within 1 km of the site boundary on 19 October 2021. This included residents and properties along:

- Avenue Road
- Ermelo Road

The letter was signed by the project manager and provided a further invitation to discuss the project and source feedback. One further resident was also contacted via telephone.

See Attachment B.

4.1.3 Follow-up letter – Neighbours identified with potential impact – February 2022

Epuron followed up with a third letter mailed to 11 residents and owners of properties considered as likely to be impacted due to proximity or location. This was mailed on 8 February 2022 with a copy of a project update newsletter to residents and properties along:

- Avenue Road
- Ermelo Road

See Attachment C.

Enquiries and feedback

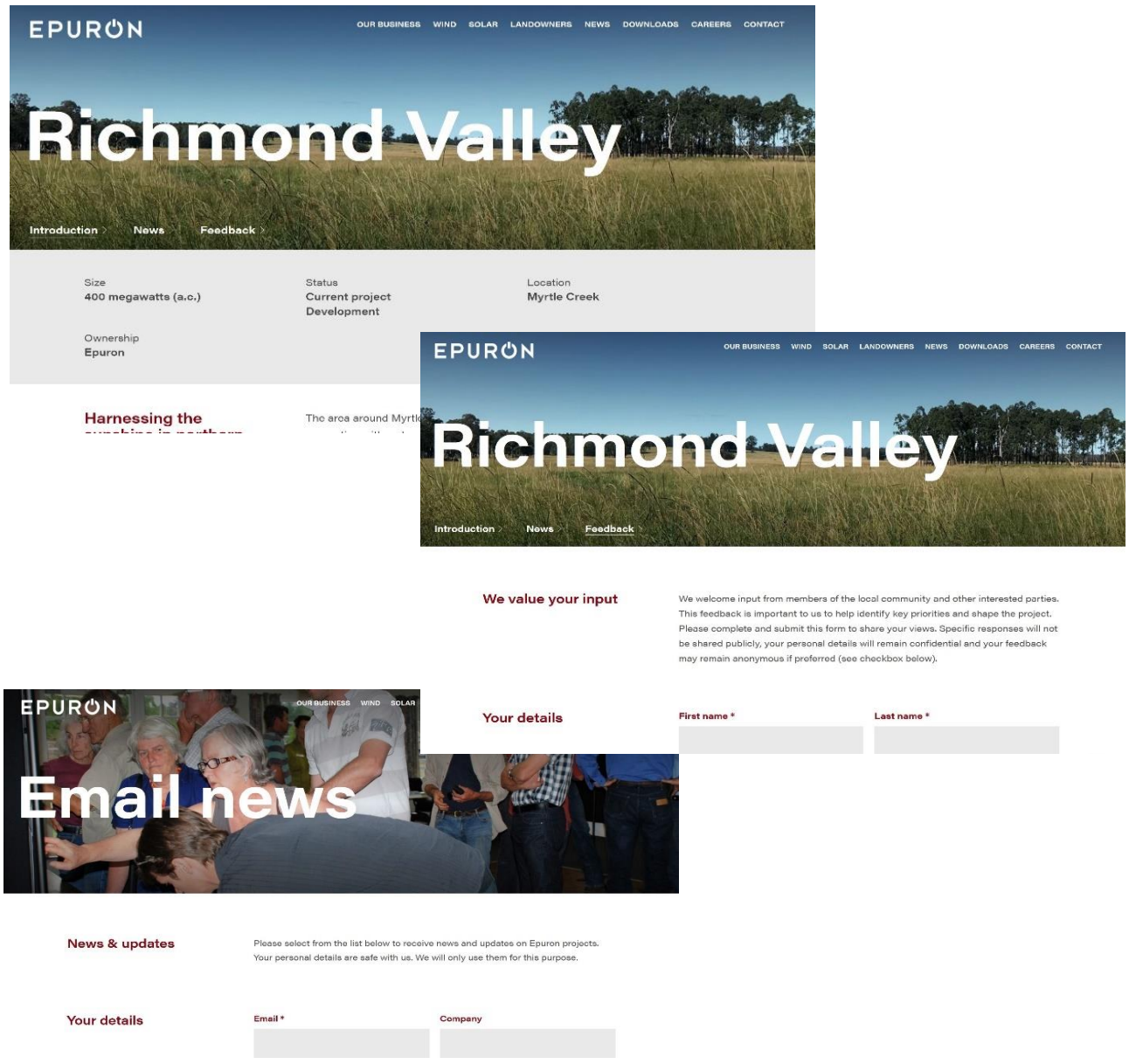
To date Epuron has received a few phone/email enquiries and five feedback form submissions from community members. Overall the feedback has been positive. Concerns raised and responded to have included:

- Concept powerline route
- Soil contamination
- Road access
- Dust caused by construction
- Disposal of solar panels.

4.2 PROJECT WEBSITE AND FEEDBACK FORM – RICHMONDVALLEYSOLAR.COM.AU

Epuron added the project to its website and set up dedicated web pages under the domain name **richmondvalleysolar.com.au**. The website address and a dedicated email address (info@richomndvalleysolar.com.au) are promoted through all communications.

The website provides a project overview, prompts to register for updates, an interactive Google map showing the site location, project news feed and a feedback form.



Project website landing page, feedback form and e-news registration page

4.3 NEWSLETTERS

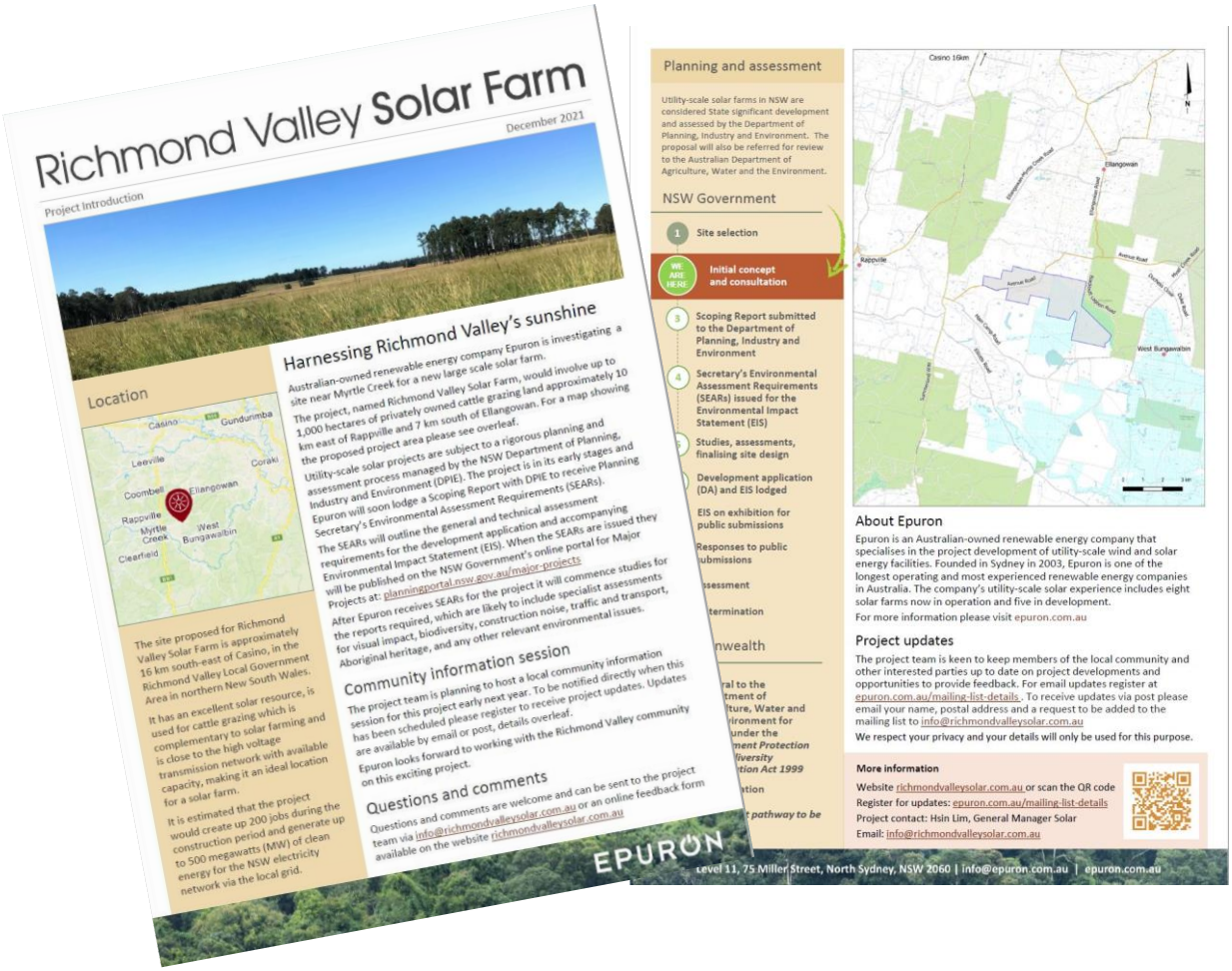
4.3.1 Project Introduction – December 2021

Epuron issued a project introduction newsletter to the wider community in the first week of December 2021. This was distributed via an unaddressed mailout through Australia Post to 1083 residents, a direct mailing list of 43 recipients and email contacts. It included:

- Map to show location and project area
- Outline of the planning and assessment process
- Opportunities for community members and interested parties to provide input
- Project website address and contact details

It is available on the website:

[Richmond Valley Solar Farm Project Introduction – December 2021]



See Attachment D.

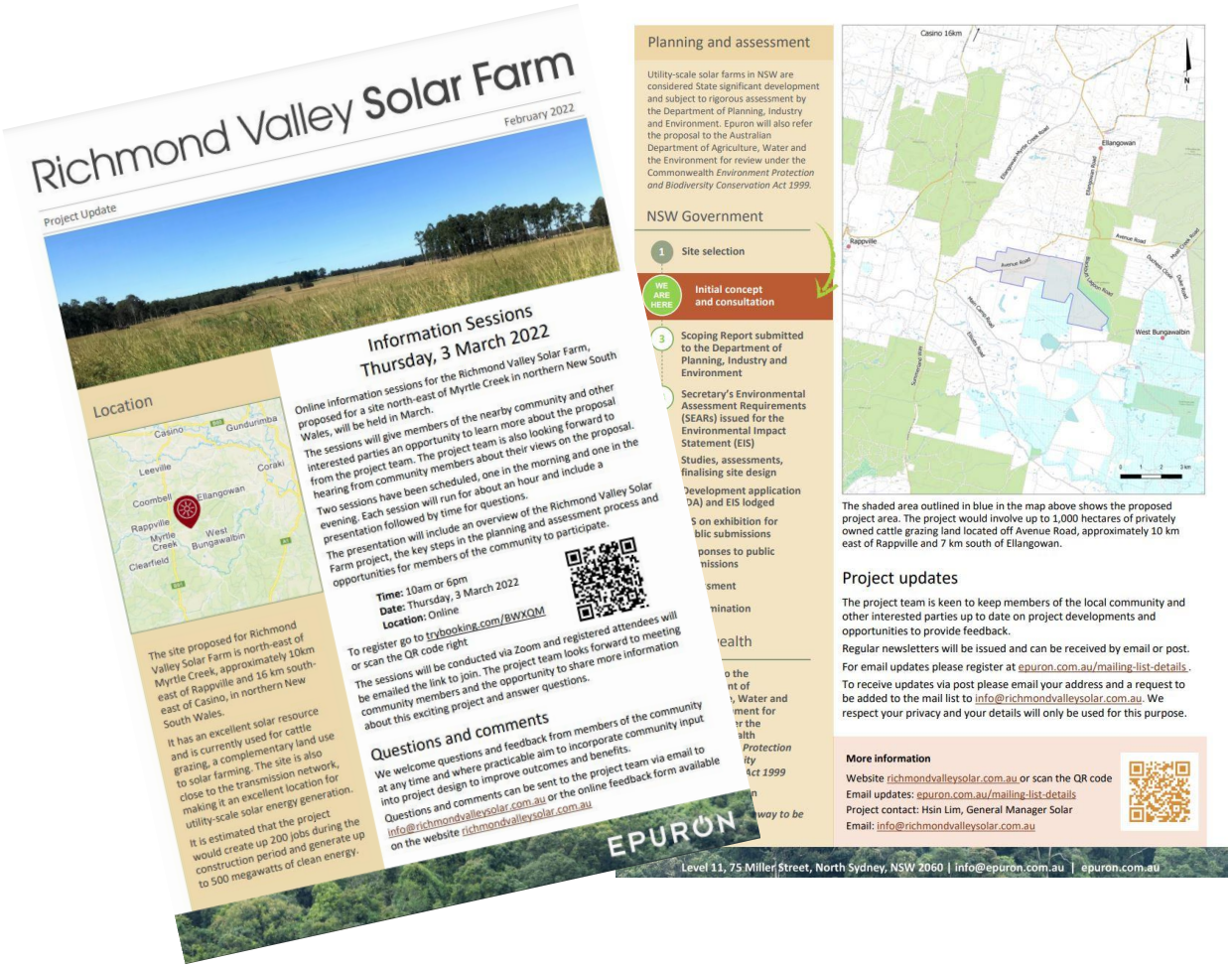
4.3.2 Project Update – February 2022

A project update was issued in the first week of February 2022. This was distributed to 43 mail recipients including 11 residents identified to have potential impact, and 30 recipients via email. It included:

- Map to show location and project area
- Outline of the planning and assessment process
- Opportunities for community members and interested parties to provide input
- Details for upcoming information sessions
- Project website address and contact details

It is available on the website:

[Richmond Valley Solar Farm Update – February 2022]



See Attachment E.

4.4 COMMUNITY INFORMATION SESSIONS

Two information sessions were held on Thursday, 3 March 2022. Sessions were held at 10 am and 6 pm to enable attendees to select a convenient time.

Due to COVID restrictions the sessions were held online via Zoom. The sessions were well attended, especially given that the time also coincided with severe flooding in the area which preoccupied most residents. Some logins involved multiple neighbours. Epuron estimates a total of 18 community members participated in the sessions.

Each session involved a presentation given by the Richmond Valley Solar Farm project manager and Epuron's General Manager of Development for NSW, and time for questions and discussion. The presentation included an overview of the Richmond Valley Solar Farm project, the key steps in the planning and assessment process and opportunities for members of the community to participate.

The online community information sessions were very productive. Attendees were interested in:

- Biodiversity impacts
- Flooding
- Road access to the local community
- Community benefit sharing scheme

In response Epuron has provided preliminary data and explained that many of these issues will be further explored in the course of assessment studies.

The presentation is available on the website:

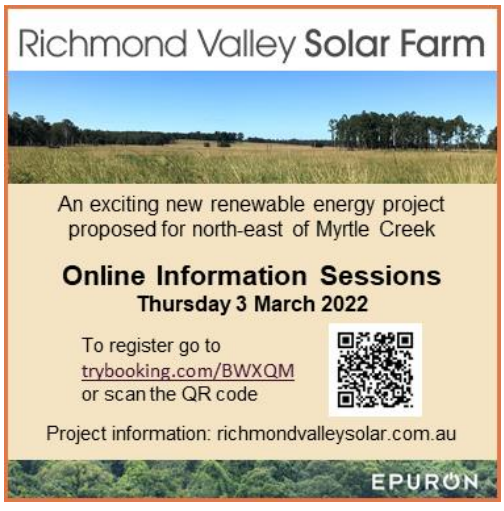
Richmond Valley Solar Farm Community Information Session Presentation, March 2022

See Attachment F.

4.5 LOCAL MEDIA

Epuron has also utilised local media to inform the community about the project and promote ways to find out more information, contact the project team and provide feedback. This has included:

- Radio interviews with the project manager on 88.9 FM Richmond Valley Radio on 17 December 2021 and 28 January 2022, and ABC North Coast on 10 February 2022.
- Inclusion of details of the project and the first community information session on the Council's 'Valley Views' community newsletter, distributed on the 14 February 2022
- Promoting details for the solar farm and the first community information session via a Facebook post on the Facebook pages for Ellangowan Community Hall and 88.9 FM. (See right)



5 Traditional Owners

5.1 Bogal Local Aboriginal Land Council

Epuron has been engaging with Bogal Local Aboriginal Land Council (Bogal LALC) since the beginning of the development and they receive newsletter updates.

5.2 Bandjalang Corportation

Epuron received a letter from NTS Corp, on behalf of Bandjalang Aboriginal Corporation, prescribed Body Corporate RNTBC, in December 2021. Epuron is engaging with NTS Corp and Bandjalang Aboriginal Corporation and they receive newsletter updates.

6 Richmond Valley Council

Epuron has commenced engagement with elected and executive members of Richmond Valley Council and the Northern Rivers Joint Organisation of Councils via phone and email.

Both organisations have offered to disseminate information about the project via their newsletters and other communication channels. Epuron will take advantage of these opportunities to enable wider consultation.

Richmond Valley Council's General Manager has also provided a letter of support.

See Attachment G.

A briefing for the mayor and councillorsl was also scheduled then postponed due to the flooding incident in the Northern Rivers. It is due to be rescheduled as soon as practicable.

7 Transgrid

Epuron has engaged Transgrid via phone and email, and formally requested a high level assessment of the project for Preliminary Technical Advice.

Transgrid has provided Preliminary Technical Advice.

See Attachment H.

8 Next steps

Epuron will develop a comprehensive stakeholder and community engagement plan and register for the project and the project team will consult extensively based on that plan and the IAP2 framework.

Epuron will continue to utilise a variety of channels, methods and techniques for its stakeholder and community engagement, in particular direct correspondence, meetings, project website updates, regular newsletters, information materials, local community information sessions and feedback mechanisms.

Key engagement activities for the stakeholders named in this report will include the following.

8.1 COMMUNITY

- Home visits and one-on-one meetings as required.
- Regular newsletters issued via mail and email.
- Local information sessions.
- Participation in community and community group meetings if requested.
- Maintenance of an up to date project information website with feedback form.
- Prompt response to concerns and enquiries

8.2 TRADITIONAL OWNERS

Epuron will continue to engage with Bogal LALC, NTS Corp and Bandjalung Aboriginal Corporation as important stakeholders for the project.

8.3 RICHMOND VALLEY COUNCIL

Working proactively with Richmond Valley Council and the Northern Rivers Joint Organisation of Councils including:

- Attending meetings and providing briefings as required.
- Provision of regular updates.
- Invitation to community information sessions.
- Prompt response to concerns and enquiries.

8.4 TRANSGRID

Engaging with Transgrid via the formal connection enquiry process. Grid connection is a critical requirement to ensure success of the project.

9 Attachments

9.1 ATTACHMENT A: INTRODUCTORY LETTER AND MAP TO NEIGHBOURS WITHIN 4 KM

Epuron Australia Pty Ltd
Level 11, 75 Miller Street
North Sydney NSW 2060

August 2021

New solar farm proposal for Myrtle Creek, Richmond Valley LGA

Dear Resident,

I am writing to introduce Epuron and a potential new solar farm project in your local area.

Richmond Valley Solar Farm

The proposed project, named Richmond Valley Solar Farm, is located at 420 Avenue Road. It would involve up to 1,000 hectares of privately owned cattle grazing land on either side of Avenue Road, between Main Camp and Blackbutt Lagoon Roads. The site is approximately 10km east of Rappville and 7km south of Ellangowan. Please see overleaf for a map showing the location and boundary of the proposed project area.

The site has an excellent solar resource and is close to the high voltage transmission network, which has available capacity. It is estimated that the project would create up 200 jobs during the peak of construction and generate up to 500 megawatts (MW) of clean energy for the NSW electricity network via the local grid.

About Epuron

Epuron is an Australian-owned renewable energy company based in Sydney, NSW. We specialise in project development of utility-scale wind and solar energy facilities. Founded in 2003, Epuron is one of the longest operating and most experienced renewable energy companies in Australia. The company's solar farm experience extends to 13 projects, eight that are now in operation and five that are in development.

For more information about Epuron and our projects please visit **epuron.com.au**

The Planning Process

Utility-scale solar projects in New South Wales are State significant development and subject to a rigorous planning and assessment process overseen by the Department of Planning, Industry and Environment (DPIE).

Richmond Valley Solar Farm is in the initial concept phase and Epuron will soon lodge a Scoping Report with the Department to receive Planning Secretary's Environmental Assessment Requirements (SEARs). The

SEARs will outline the general and technical assessment requirements for the development application and accompanying Environmental Impact Statement (EIS).

After the SEARs have been issued the Department will publish them online and Epuron will commence studies for the reports required, which are likely to include specialist assessments for visual impact, biodiversity, construction noise, traffic and transport, Aboriginal heritage, and any other relevant environmental issues.

Epuron will also refer the proposal to the Federal Department of Agriculture, Water and the Environment for review under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Community Involvement

Epuron is a signatory to the Clean Energy Council's Best Practice Charter and considers that community participation is important for the success of any new infrastructure project. We take an inclusive, collaborative, responsive and transparent approach to community engagement and will work to maximise the benefits of this project for the local community.

After the SEARs have been issued and when possible, given the circumstances around COVID-19, a local community information session will be hosted to provide an opportunity for interested community members to discuss the proposal with the project team, ask questions and provide feedback.

As the project progresses through the planning process Epuron will also issue regular newsletters via mail and email. If you would like to receive project updates via mail please send us your postal address. If you would prefer to receive project updates via email please register your details online at **epuron.com.au/mailing-list-details** and select 'NSW Solar' in your project preferences.

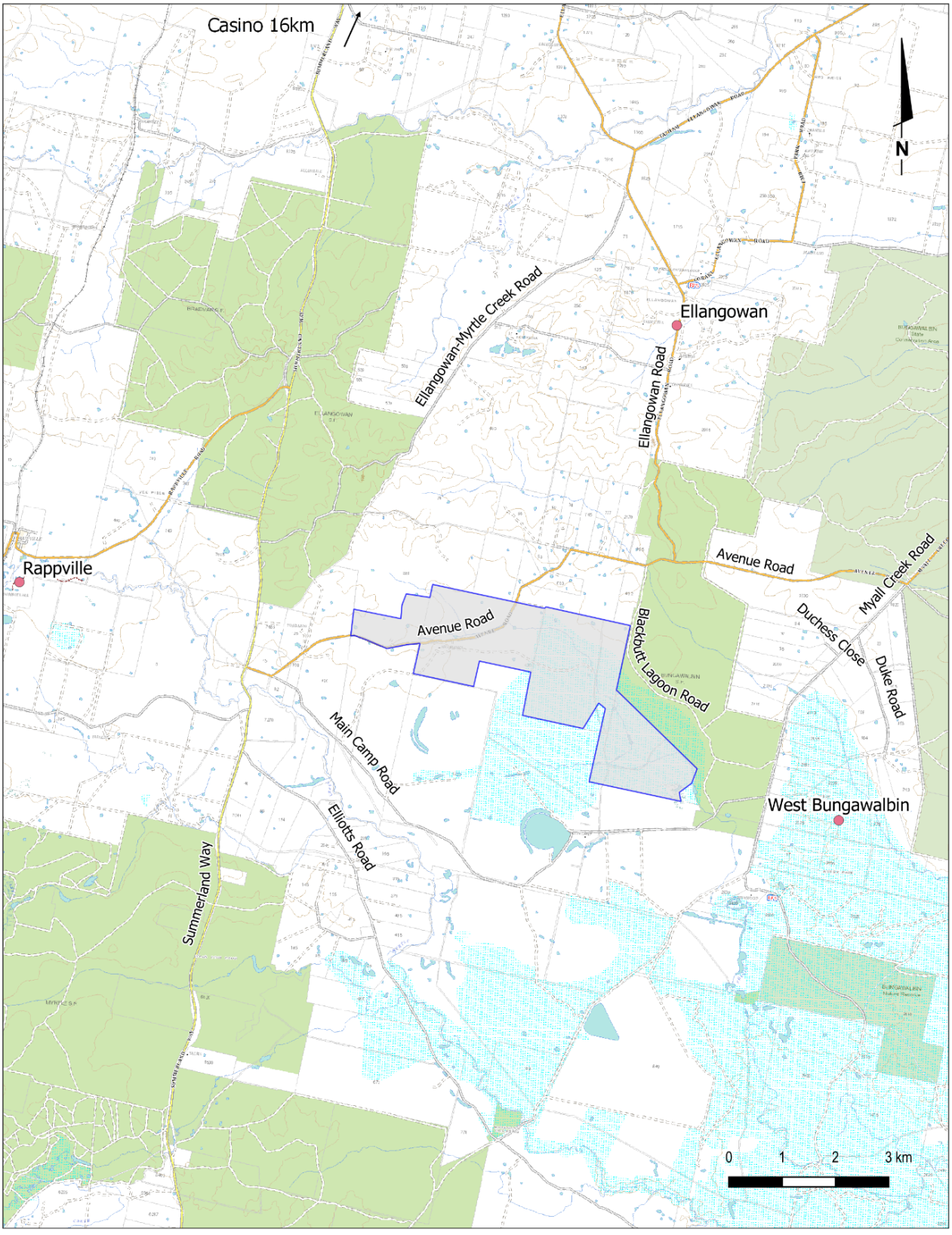
In the meantime, if you have any comments or questions, please do not hesitate to contact me on **02 8456 7419** or by email to **info@richmondvalleysolar.com.au**. If you prefer you can also submit your comments via the feedback form on the project website **richmondvalleysolar.com.au**

We look forward to working with the Richmond Valley community on this exciting project.

Yours sincerely,

Hsin Chern Lim
General Manager, Solar and Energy Storage

Scan the above QR code on your mobile device to visit the project website.



Richmond Valley Solar Farm Project Area

9.2 ATTACHMENT B: FOLLOW UP LETTER TO NEIGHBOURS WITHIN 1 KM

Epuron Australia Pty Ltd
Level 11, 75 Miller Street
North Sydney NSW 2060

xxx
xxx Avenue Road
Ellangowan NSW 2470

October 2021

Proposal for Richmond Valley Solar Farm
420 Avenue Road, Myrtle Creek

Dear Mr and Mrs xxx,

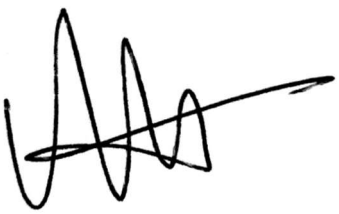
I am writing to follow up on an introductory letter sent to your address in August regarding a new solar farm project proposed for a site near your property. Please see following the original correspondence.

In consideration of your property's proximity to this site, I would be grateful for the opportunity to hear your views on this proposal and answer any questions you may have.

Please contact me directly via email on h.lim@epuron.com.au or phone on 0414 635 790 at any time, to discuss or to advise of a convenient time when I can provide you with more information on the project.

I look forward to hearing from you.

Yours sincerely



Hsin Chern Lim
General Manager, Solar and Energy Storage

9.3 ATTACHMENT C: FOLLOW UP LETTER TO NEIGHBOURS WITH POTENTIAL IMPACT

EPURON

Epuron Australia Pty Ltd
Level 11, 75 Miller Street
North Sydney NSW 2060

xxx
xxx Avenue Road
Ellangowan
NSW 2470

February 2022

Proposal for Richmond Valley Solar Farm
420 Avenue Road, Myrtle Creek

Mr xxx,

I am writing to seek an opportunity to discuss with you a new utility-scale solar farm being proposed for a site near your property.

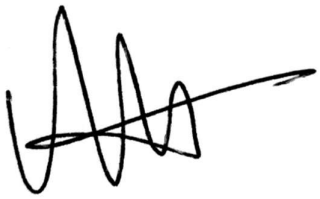
The proposed project, Richmond Valley Solar Farm, would involve up to 1,000 hectares of cattle grazing land on either side of 420 Avenue Road, between Main Camp and Blackbutt Lagoon Roads. The site is north-east of Myrtle Creek and approximately 10 km east of Rappville and 7 km south-east of Ellangowan.

The project is in the early stages and as there may be a potential impact given your property's location in relation to the site, we consider you an important community stakeholder. I would be grateful for the opportunity to hear your views on the proposal and discuss any concerns you may have.

Please contact me directly at any time via email on h.lim@epuron.com.au or my mobile 0414 635 790, to advise of a convenient time to discuss. Please also find enclosed a map of the project area and a newsletter including details of online community information sessions scheduled for Thursday, 3 March 2022.

I hope to hear from you soon.

Yours sincerely



Hsin Chern Lim
General Manager, Solar and Energy Storage

For more information about the project please visit the website at **richmondvalleysolar.com.au** or by scanning the above QR code on your mobile device.

9.4 ATTACHMENT D: PROJECT INTRODUCTION – DECEMBER 2021

Richmond Valley Solar Farm

Project Introduction

December 2021

Location

The site proposed for Richmond Valley Solar Farm is approximately 16 km south-east of Casino, in the Richmond Valley Local Government Area in northern New South Wales.

It has an excellent solar resource, is used for cattle grazing which is complementary to solar farming and is close to the high voltage transmission network with available capacity, making it an ideal location for a solar farm.

It is estimated that the project would create up 200 jobs during the construction period and generate up to 500 megawatts (MW) of clean energy for the NSW electricity network via the local grid.

Harnessing Richmond Valley's sunshine

Australian-owned renewable energy company Epuron is investigating a site near Myrtle Creek for a new large scale solar farm.

The project, named Richmond Valley Solar Farm, would involve up to 1,000 hectares of privately owned cattle grazing land approximately 10 km east of Rappville and 7 km south of Ellangowan. For a map showing the proposed project area please see overleaf.

Utility-scale solar projects are subject to a rigorous planning and assessment process managed by the NSW Department of Planning, Industry and Environment (DPIE). The project is in its early stages and Epuron will soon lodge a Scoping Report with DPIE to receive Planning Secretary's Environmental Assessment Requirements (SEARs).

The SEARs will outline the general and technical assessment requirements for the development application and accompanying Environmental Impact Statement (EIS). When the SEARs are issued they will be published on the NSW Government's online portal for Major Projects at: planningportal.nsw.gov.au/major-projects

After Epuron receives SEARs for the project it will commence studies for the reports required, which are likely to include specialist assessments for visual impact, biodiversity, construction noise, traffic and transport, Aboriginal heritage, and any other relevant environmental issues.

Community information session

The project team is planning to host a local community information session for this project early next year. To be notified directly when this has been scheduled please register to receive project updates. Updates are available by email or post, details overleaf.

Epuron looks forward to working with the Richmond Valley community on this exciting project.

Questions and comments

Questions and comments are welcome and can be sent to the project team via info@richmondvalleysolar.com.au or an online feedback form available on the website richmondvalleysolar.com.au

EPURON

Planning and assessment

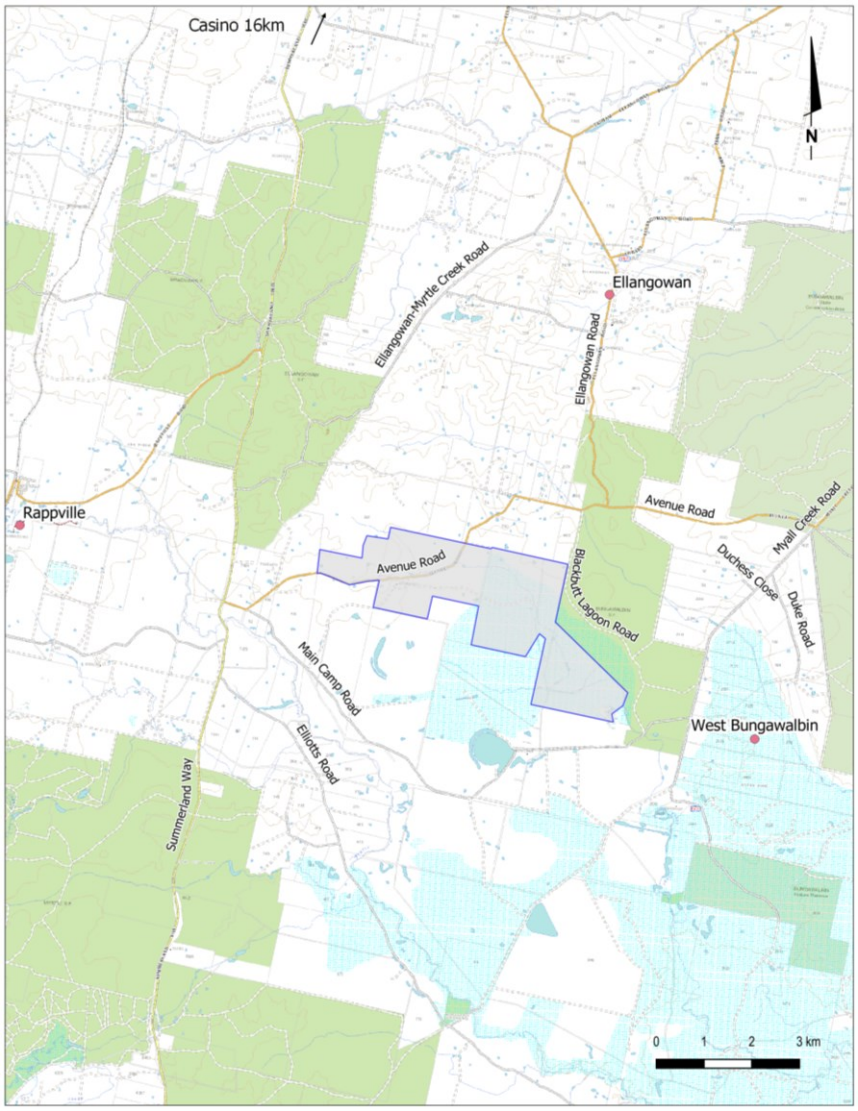
Utility-scale solar farms in NSW are considered State significant development and assessed by the Department of Planning, Industry and Environment. The proposal will also be referred for review to the Australian Department of Agriculture, Water and the Environment.

NSW Government

1. **Site selection**
2. **WE ARE HERE — Initial concept and consultation**
3. **Scoping Report submitted to the Department of Planning, Industry and Environment**
4. **Secretary's Environmental Assessment Requirements (SEARs) issued for the Environmental Impact Statement (EIS)**
5. **Studies, assessments, finalising site design**
6. **Development application (DA) and EIS lodged**
7. **EIS on exhibition for public submissions**
8. **Responses to public submissions**
9. **Assessment**
10. **Determination**

Commonwealth

1. **Referral to the Department of Agriculture, Water and the Environment for review under the *Environment Protection and Biodiversity Conservation Act 1999***
2. **Determination**
3+. ***Assessment pathway to be advised...***



About Epuron

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For more information please visit epuron.com.au

Project updates

The project team is keen to keep members of the local community and other interested parties up to date on project developments and opportunities to provide feedback. For email updates register at epuron.com.au/mailing-list-details . To receive updates via post please email your name, postal address and a request to be added to the mailing list to info@richmondvalleysolar.com.au

We respect your privacy and your details will only be used for this purpose.

More information

Website richmondvalleysolar.com.au or scan the QR code

Register for updates: epuron.com.au/mailing-list-details

Project contact: Hsin Lim, General Manager Solar

Email: info@richmondvalleysolar.com.au

9.5 ATTACHMENT E: PROJECT UPDATE - FEBRUARY 2022

Richmond Valley Solar Farm

Project Update February 2022

Location

The site proposed for Richmond Valley Solar Farm is north-east of Myrtle Creek, approximately 10km east of Rappville and 16 km south-east of Casino, in northern New South Wales.

It has an excellent solar resource and is currently used for cattle grazing, a complementary land use to solar farming. The site is also close to the transmission network, making it an excellent location for utility-scale solar energy generation.

It is estimated that the project would create up 200 jobs during the construction period and generate up to 500 megawatts of clean energy.

Information Sessions Thursday, 3 March 2022

Online information sessions for the Richmond Valley Solar Farm, proposed for a site north-east of Myrtle Creek in northern New South Wales, will be held in March.

The sessions will give members of the nearby community and other interested parties an opportunity to learn more about the proposal from the project team. The project team is also looking forward to hearing from community members about their views on the proposal.

Two sessions have been scheduled, one in the morning and one in the evening. Each session will run for about an hour and include a presentation followed by time for questions.

The presentation will include an overview of the Richmond Valley Solar Farm project, the key steps in the planning and assessment process and opportunities for members of the community to participate.

Time: 10am or 6pm
Date: Thursday, 3 March 2022
Location: Online

To register go to trybooking.com/BWXQM or scan the QR code right

The sessions will be conducted via Zoom and registered attendees will be emailed the link to join. The project team looks forward to meeting community members and the opportunity to share more information about this exciting project and answer questions.

Questions and comments

We welcome questions and feedback from members of the community at any time and where practicable aim to incorporate community input into project design to improve outcomes and benefits.

Questions and comments can be sent to the project team via email to info@richmondvalleysolar.com.au or the online feedback form available on the website richmondvalleysolar.com.au

EPURON

Planning and assessment

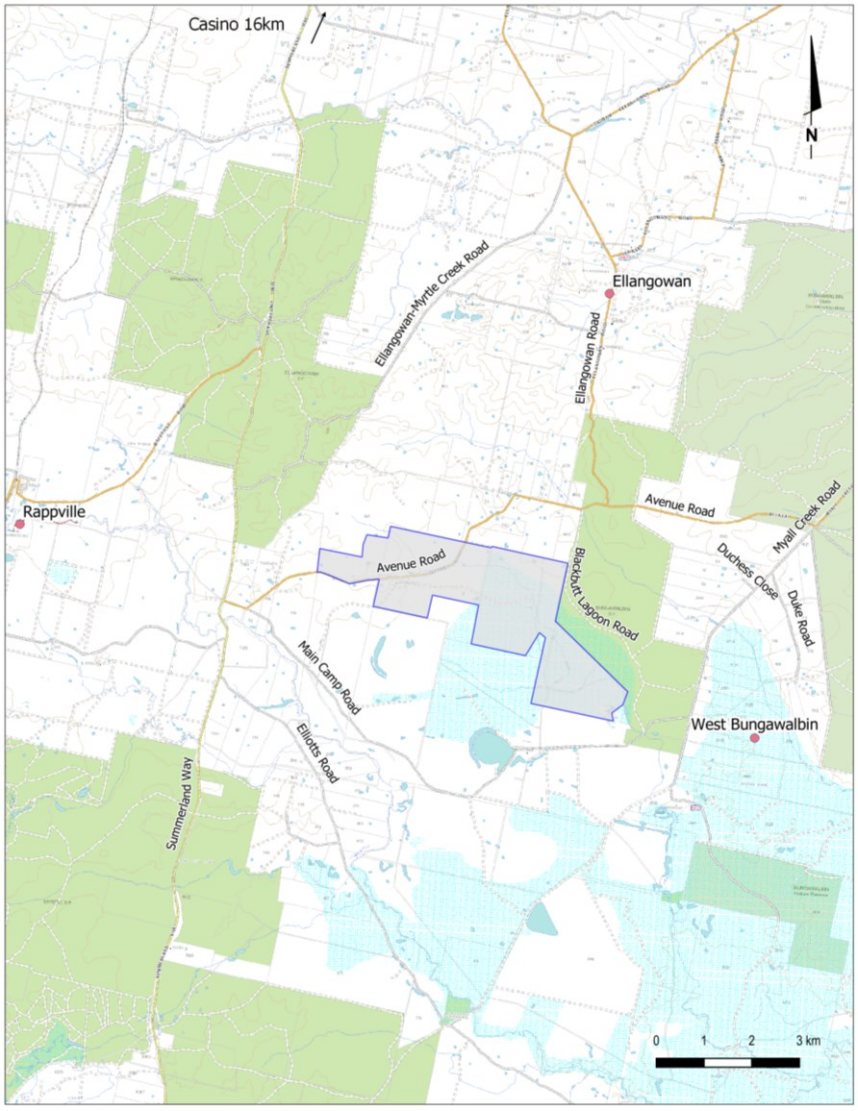
Utility-scale solar farms in NSW are considered State significant development and subject to rigorous assessment by the Department of Planning, Industry and Environment. Epuron will also refer the proposal to the Australian Department of Agriculture, Water and the Environment for review under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999.*

NSW Government

1. **Site selection**
2. **WE ARE HERE — Initial concept and consultation**
3. **Scoping Report submitted to the Department of Planning, Industry and Environment**
4. **Secretary's Environmental Assessment Requirements (SEARs) issued for the Environmental Impact Statement (EIS)**
5. **Studies, assessments, finalising site design**
6. **Development application (DA) and EIS lodged**
7. **EIS on exhibition for public submissions**
8. **Responses to public submissions**
9. **Assessment**
10. **Determination**

Commonwealth

1. **Referral to the Department of Agriculture, Water and the Environment for review under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999***
2. **Referral decision**
3+. ***Assessment pathway to be advised...***



The shaded area outlined in blue in the map above shows the proposed project area. The project would involve up to 1,000 hectares of privately owned cattle grazing land located off Avenue Road, approximately 10 km east of Rappville and 7 km south of Ellangowan.

Project updates

The project team is keen to keep members of the local community and other interested parties up to date on project developments and opportunities to provide feedback.

Regular newsletters will be issued and can be received by email or post.

For email updates please register at epuron.com.au/mailing-list-details .

To receive updates via post please email your address and a request to be added to the mail list to info@richmondvalleysolar.com.au. We respect your privacy and your details will only be used for this purpose.

More information

Website richmondvalleysolar.com.au or scan the QR code

Email updates: epuron.com.au/mailing-list-details

Project contact: Hsin Lim, General Manager Solar

Email: info@richmondvalleysolar.com.au

9.6 ATTACHMENT F: COMMUNITY INFORMATION SESSION PRESENTATION

Richmond Valley Solar Farm

Community Information Session

Via video, Thursday, 3 March 2022

Andrew Wilson, General Manager Development - NSW
Hsin Chern Lim, General Manager - Solar

EPURON

Acknowledgement of Country

We acknowledge the Bandjalung Peoples as the Traditional Custodians of the land upon which we meet and their continuing connection to lands, waters and communities.

We pay our respects to Elders past, present and emerging.

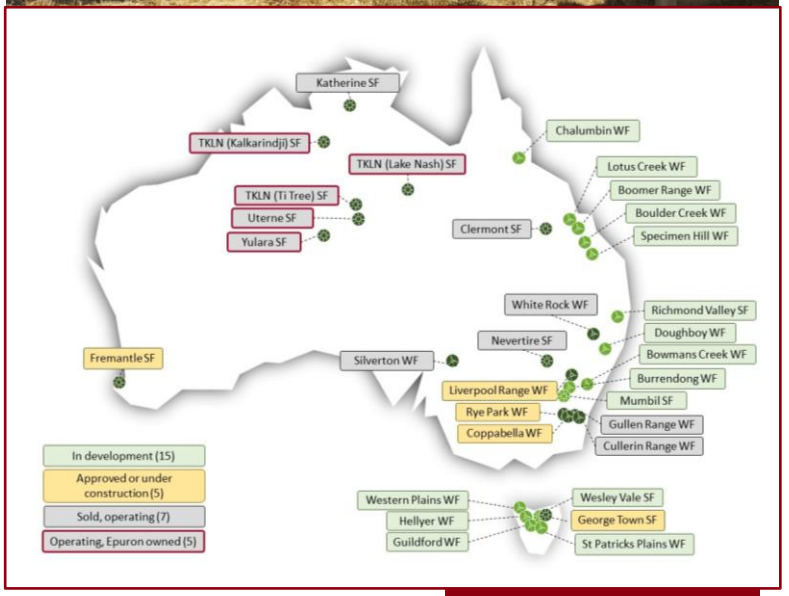
EPURON

Introductions

- Andrew Wilson, General Manager Development – NSW
- Hsin Chern Lim, General Manager - Solar

Epuron

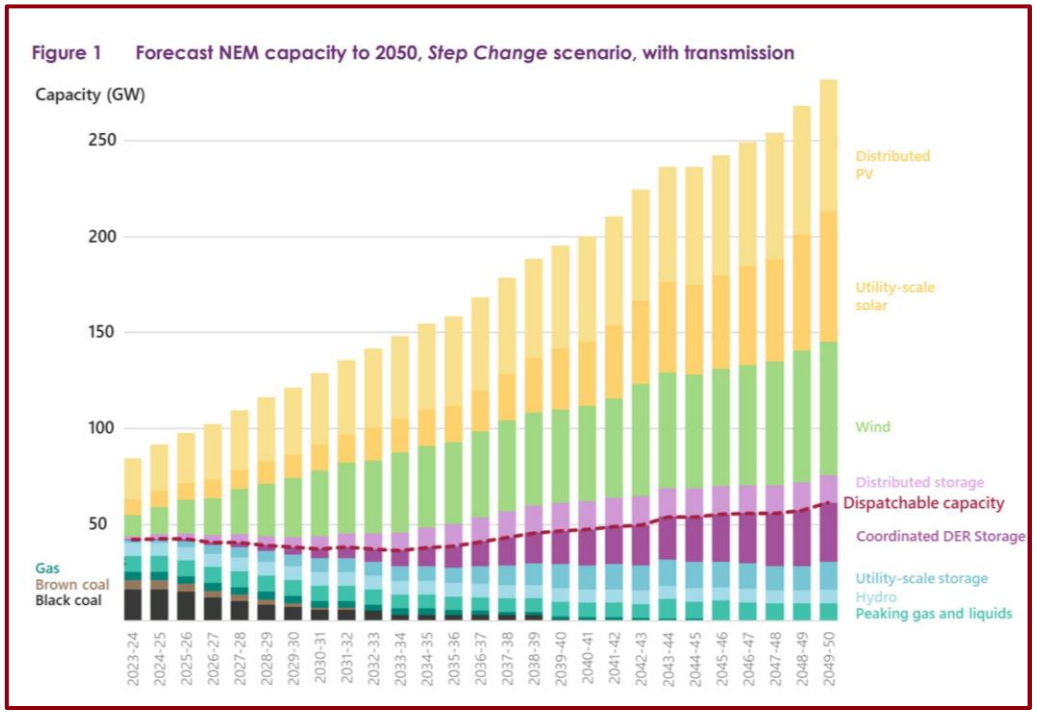
- Developing renewables since 2003; experienced, long-standing.
- **400+** MW of utility-scale solar energy development, including **5** operating solar farms and **6** solar farm projects in development (WA, NSW, Tas. And NT).
- **4000+** MW of utility-scale wind energy development experience including **8** approved wind farms and **12** wind farm projects in development (NSW, Qld. and Tas.)
- Signatory to Clean Energy Council's Best Practice Charter for Renewable Energy Projects.
- Expert team, collaborative and consultative approach.



EPURON

Big picture

- Australia's energy market is in transition.
- Coal retiring 2-3 times faster than expected; in NSW all coal power stations due to retire by 2043 = 7-8000 MW.
- NSW a net importer of electricity.
- Draft 2022 ISP = NEM needs 135GW solar, 70GW wind, 45GW storage by 2050 - triple the previous forecasted need and nine-times the variable RE we have now.



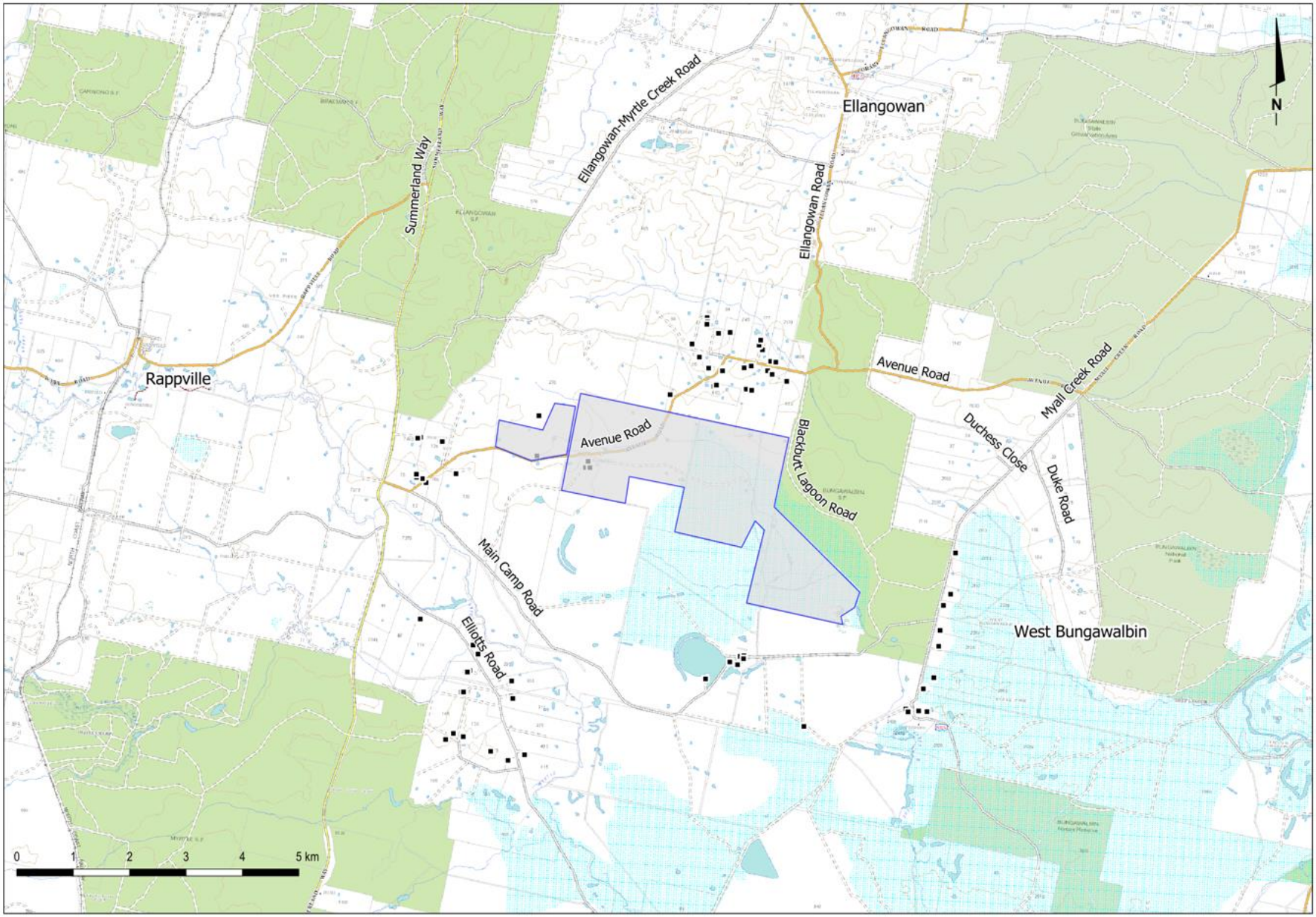
EPURON

Richmond Valley Solar Farm

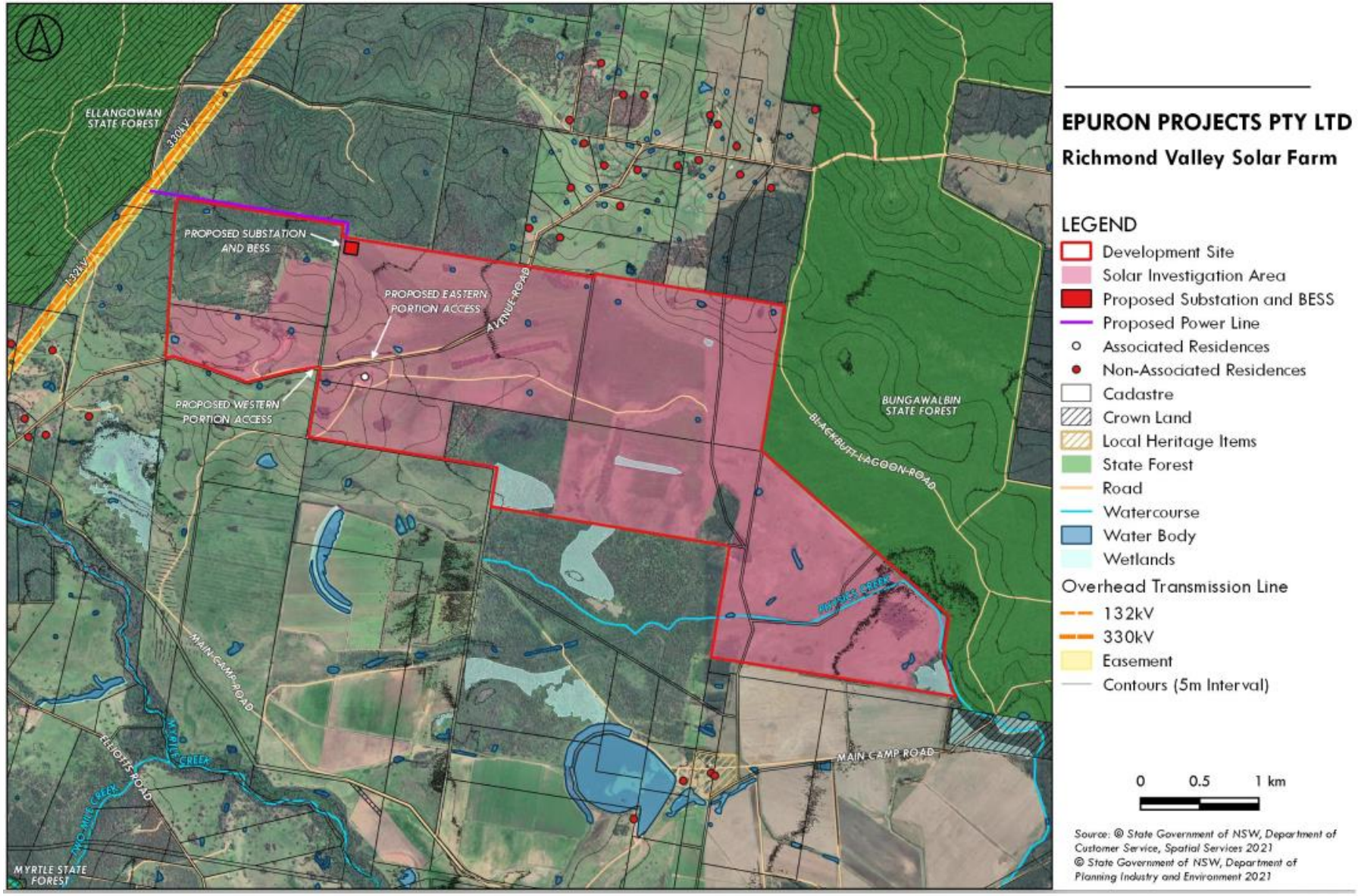
- Located on freehold land currently used for cattle-grazing, accessed from Avenue Road east of Summerland Way.
- Near Myrtle Creek, approx. 10km east of Rappville, 7km south of Ellangowan.
- Proposed 500 MW of solar, with 500 MWh of energy storage.

EPURON

Richmond Valley Solar Farm – Proposed Location



Richmond Valley Solar Farm – Preliminary Design



Example - Nevertire Solar Farm

Example – Solar Panels

Example - Energy Storage

Assessment process - State

- Managed by NSW Department of Planning and Environment (DPIE). Rigorous and comprehensive.
- Scoping Report and request for SEARs.
- SEARS issued by DPIE.
- Preparation of EIS by proponent - includes assessments and plans ie for landscape and visual, ecology, cultural heritage, construction, traffic and transport, bushfire management.
- EIS reviewed by DPIE.
- EIS on exhibition and public submissions accepted.
- Responses to public submissions provided by proponent.
- Regulatory assessment and determination (DPIE and IPC).

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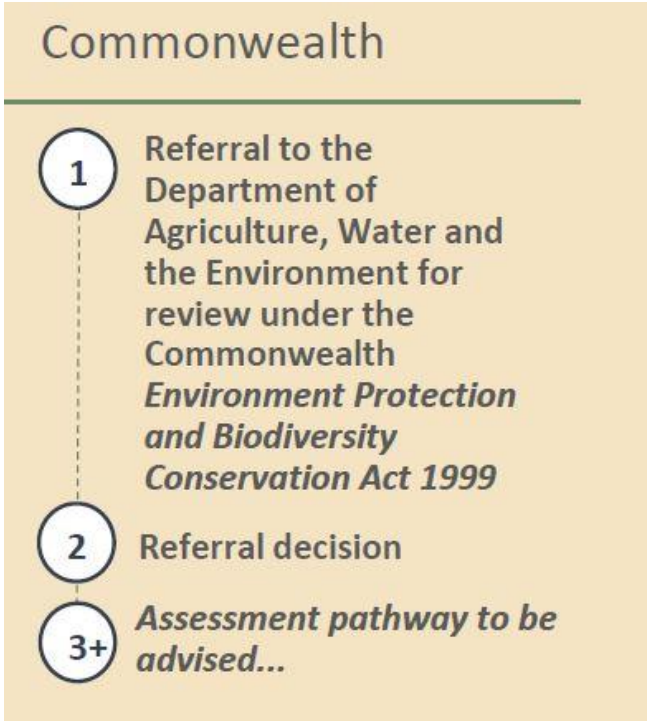
Assessment process - Commonwealth

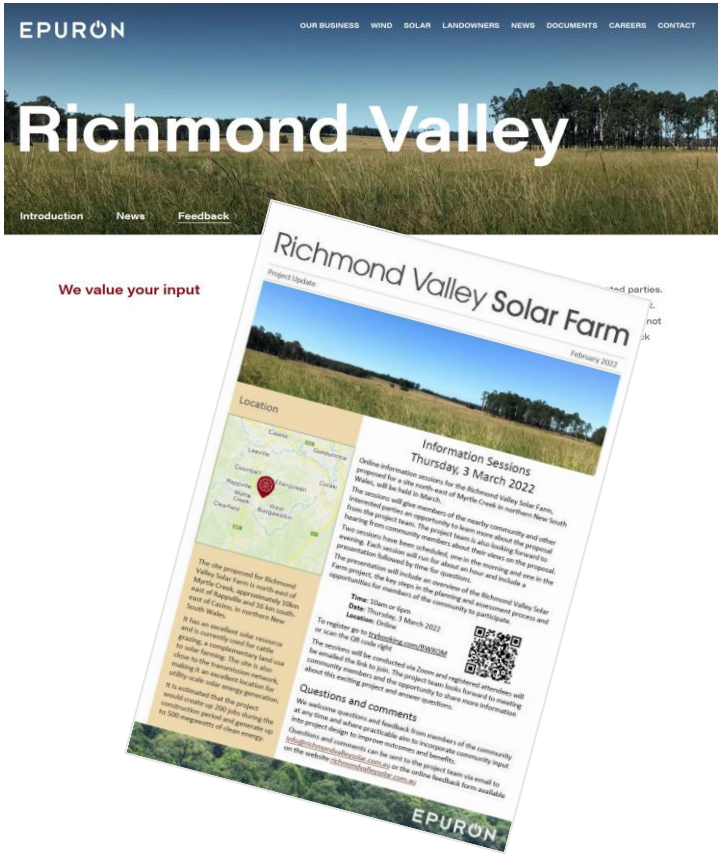
- Referral to the Federal Department of Agriculture, Water and the Environment (DAWE) for review under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

- Assessment pathway to be determined.



Engagement and consultation – feasibility and assessment phase.

- Newsletters via mail and email.
- Project website with feedback form: richmondvalleysolar.com.au
- Targeted engagement with nearby residents ~4 km.
- Initial engagements started with the Bandjalang Aboriginal Corporation and the Bogal Local Aboriginal Land Council
- Discussions with Richmond Valley Council.
- Consultation with NSW government departments and agencies.
- Initial community information sessions in March 2022 - first of many.



Community benefits

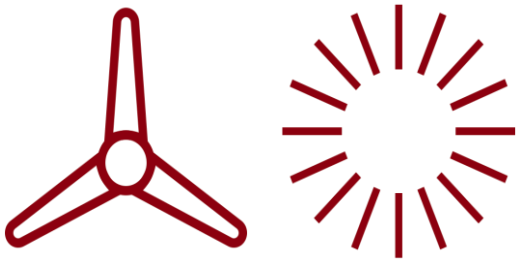
- Up to 200 jobs and economic boost for local trades and businesses during construction.
- Approx. 4 ongoing permanent jobs for operations and maintenance and <50 contract roles for various works such as vegetation management and equipment inspection.
- New renewable energy developments typically involve a community benefit scheme to share benefits with the wider community. This will be developed in due course and Epuron is open to ideas for this from community members. Suggestions are welcome.

EPURON

Timeline

- Scoping Report submission – target March 2022
- SEARs – Q2 2022
- EPBC referral – Q2 2022
- EIS lodged & public exhibition – Q3 2022
- Project approvals – Q1 2023
- Construction commencement – 2023

Questions



Thank you

richmondvalleysolar.com.au

info@richmondvalleysolar.com.au

9.7 ATTACHMENT G: LETTER OF SUPPORT, RICHMOND VALLEY COUNCIL

Richmond Valley Council

10 Graham Place Casino NSW 2470
Postal: Locked Bag 10 Casino NSW 2470

t: 02 6660 0300 **f:** 02 6660 1300

council@richmondvalley.nsw.gov.au
www.richmondvalley.nsw.gov.au

ABN 54 145 907 009

6 September 2021

General Manager - Solar
Epuron Projects Pty Limited
Level 11, 75 Miller Street
North Sydney NSW 2060
Attn: Hsin Chern Lim

Dear Hsin

Proposed Richmond Valley Solar Farm, Myrtle Creek

I am writing on behalf of Richmond Valley Council to express support for Epuron's proposed Richmond Valley Solar Farm project.

We understand the suitability of the site selected for solar energy generation and that Epuron anticipates the project would generate 200 jobs during the construction phase and when completed produce 500 megawatts (MW) of clean renewable electricity, equivalent to the electricity required to power approximately 100,000 homes.

The project aligns well with Council's Richmond Valley Made 2030 Community Strategic Plan (adopted June 2017). Council's Vision and Values as set out in this plan include Community Values of Sustainability; Community Priorities of Growing our Economy and Looking after our Environment; and Community Objectives of Driving Economic Growth.

We understand the meaningful contribution a utility-scale solar farm of this size will make to local employment opportunities and the area's economic development, as well as New South Wales' and Australia's clean energy transition.

Richmond Valley Council also appreciates that Epuron has a long-term track record and a depth of experience in the successful planning and development of utility-scale renewable projects, with projects amounting to over four gigawatts of generation capacity developed by the company over the past 18 years.

We look forward to working with Epuron on this project for the benefit of communities in the Richmond Valley Local Government Area and our natural environment.

If you have any queries in relation to this letter, please contact Mike Perkins, Manager Economic Development on email mike.perkins@richmondvalley.nsw.gov.au or to discuss further by telephone 0417 218 521.

Yours sincerely

Vaughan Macdonald
General Manager

9.8 ATTACHMENT H: PRELIMINARY TECHNICAL ADVICE, TRANSGRID

Preliminary Technical Advice

Epuron - Richmond Valley Solar Farm (500 MW)

PTA Reference Number - 113			Date
Author	Shane Slattery	Senior Network Planning Engineer	20 August 2021

1. Purpose and Scope

The purpose of this brief is to respond to a pre-feasibility enquiry for a proposed 500 MW solar farm connection to the following locations:

A. Coffs Harbour – Lismore 330 kV (Line 89)

It should be noted that the scope of this brief is limited to a desktop assessment only, no modelling or network studies have been conducted. Customer Planning, in their best endeavours, provide this Preliminary Technical Advice based on network knowledge and anticipated developments in the area which the network connection is requested.

As there are many variables which affect the viability of connections, final determination cannot be arrived at until detailed network connection studies are completed.

TransGrid is not obliged under the current version (v 169) of the National Electricity Rules to provide Preliminary Technical Advice to Connection Applicants and Customer Planning offers this assessment to aid Customer Relations in the early stages of engagement with potential customers.

2. Desktop Assessment

2.1 Determination

A desktop assessment of the proposed generator connection was completed to assess the power transfer capability at the proposed connection point. The scope included the identification of potential network capacity limitations.

A. Coffs Harbour – Lismore 330 kV (Line 89)

- Connection to this location may not require augmentation to the shared network. During unfavourable network conditions, generation at this location may be subject to output limitation. There may also be system strength concerns during weak network conditions.

3. Conclusions

Given the assumptions above:

- The intention to pursue a connection to the network locations identified should be confirmed with TransGrid's Customer Team.
- Detailed network studies will be required to determine the connection conditions.
- There are other interests and developments in the area, which, if they proceed to become committed network developments may invalidate the findings of this report and/or exacerbate the potential for network congestion.

4. Disclaimer

This brief is provided in good faith but strictly on a no-reliance and no liability basis. It does not create any binding obligation on TransGrid. You must form your own views about the content of the brief and TransGrid recommends you seek your own independent advice.

In particular, the information in this brief is subject to multiple variable factors which are subject to change. This includes (but is not limited to) possible new connections which may or may not be committed before any connection offer is made in respect of your project. Any connection offer will be subject to the connection application process in the National Electricity Rules.

The provision of this information does not in any way confer any priority to the Customer over any other existing or potential connection applicants.

5. Additional Resources

Future plans for the network are noted in TransGrid's Transmission Annual Planning Report, available here.

A system strength heat map is accessible via TransGrid's interactive TAPR portal, available here.

APPENDIX G

REGULATORY AUTHORITY AND COMMUNITY CONSULTATION

Epuron Australia Pty Ltd
Level 11, 75 Miller Street
North Sydney NSW 2060

August 2021

New solar farm proposal for Myrtle Creek, Richmond Valley LGA

Dear Resident,

I am writing to introduce Epuron and a potential new solar farm project in your local area.

Richmond Valley Solar Farm

The proposed project, named Richmond Valley Solar Farm, is located at 420 Avenue Road. It would involve up to 1,000 hectares of privately owned cattle grazing land on either side of Avenue Road, between Main Camp and Blackbutt Lagoon Roads. The site is approximately 10km east of Rappville and 7km south of Ellangowan. Please see overleaf for a map showing the location and boundary of the proposed project area.

The site has an excellent solar resource and is close to the high voltage transmission network, which has available capacity. It is estimated that the project would create up 200 jobs during the peak of construction and generate up to 500 megawatts (MW) of clean energy for the NSW electricity network via the local grid.

About Epuron

Epuron is an Australian-owned renewable energy company based in Sydney, NSW. We specialise in project development of utility-scale wind and solar energy facilities. Founded in 2003, Epuron is one of the longest operating and most experienced renewable energy companies in Australia. The company's solar farm experience extends to 13 projects, eight that are now in operation and five that are in development.

For more information about Epuron and our projects please visit **epuron.com.au**

The Planning Process

Utility-scale solar projects in New South Wales are State significant development and subject to a rigorous planning and assessment process overseen by the Department of Planning, Industry and Environment (DPIE).

Richmond Valley Solar Farm is in the initial concept phase and Epuron will soon lodge a Scoping Report with the Department to receive Planning Secretary's Environmental Assessment Requirements (SEARs). The

SEARs will outline the general and technical assessment requirements for the development application and accompanying Environmental Impact Statement (EIS).

After the SEARs have been issued the Department will publish them online and Epuron will commence studies for the reports required, which are likely to include specialist assessments for visual impact, biodiversity, construction noise, traffic and transport, Aboriginal heritage, and any other relevant environmental issues.

Epuron will also refer the proposal to the Federal Department of Agriculture, Water and the Environment for review under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Community Involvement

Epuron is a signatory to the Clean Energy Council's Best Practice Charter and considers that community participation is important for the success of any new infrastructure project. We take an inclusive, collaborative, responsive and transparent approach to community engagement and will work to maximise the benefits of this project for the local community.

After the SEARs have been issued and when possible, given the circumstances around COVID-19, a local community information session will be hosted to provide an opportunity for interested community members to discuss the proposal with the project team, ask questions and provide feedback.

As the project progresses through the planning process Epuron will also issue regular newsletters via mail and email. If you would like to receive project updates via mail please send us your postal address. If you would prefer to receive project updates via email please register your details online at **epuron.com.au/mailing-list-details** and select 'NSW Solar' in your project preferences.

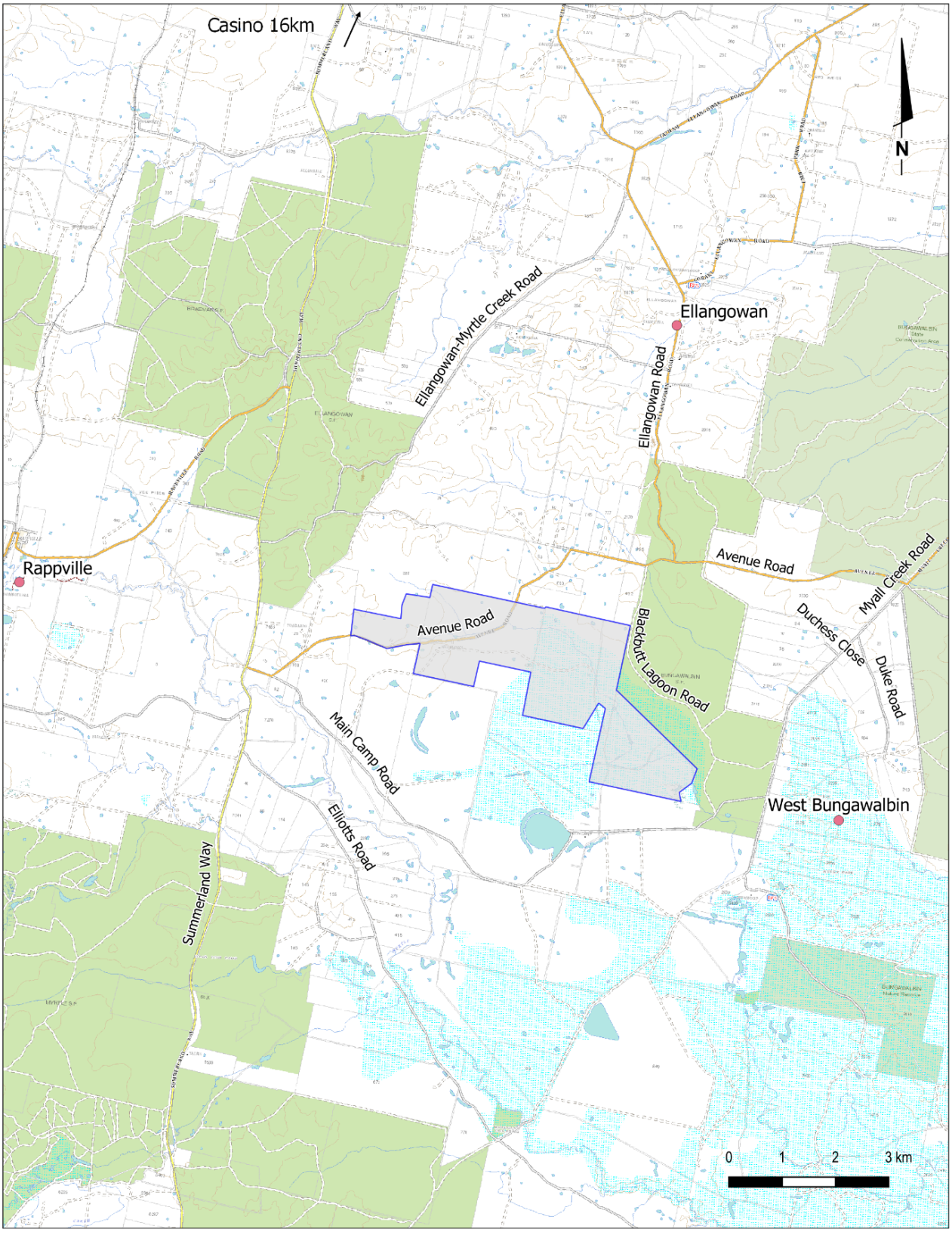
In the meantime, if you have any comments or questions, please do not hesitate to contact me on **02 8456 7419** or by email to **info@richmondvalleysolar.com.au**. If you prefer you can also submit your comments via the feedback form on the project website **richmondvalleysolar.com.au**

We look forward to working with the Richmond Valley community on this exciting project.

Yours sincerely,

Hsin Chern Lim
General Manager, Solar and Energy Storage

Scan the above QR code on your mobile device to visit the project website.



Richmond Valley Solar Farm Project Area

Epuron Australia Pty Ltd
Level 11, 75 Miller Street
North Sydney NSW 2060

xxx
xxx Avenue Road
Ellangowan NSW 2470

October 2021

Proposal for Richmond Valley Solar Farm
420 Avenue Road, Myrtle Creek

Dear Mr and Mrs xxx,

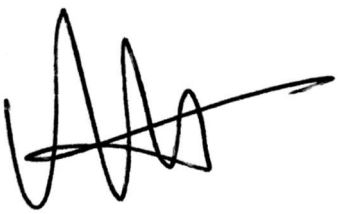
I am writing to follow up on an introductory letter sent to your address in August regarding a new solar farm project proposed for a site near your property. Please see following the original correspondence.

In consideration of your property's proximity to this site, I would be grateful for the opportunity to hear your views on this proposal and answer any questions you may have.

Please contact me directly via email on h.lim@epuron.com.au or phone on 0414 635 790 at any time, to discuss or to advise of a convenient time when I can provide you with more information on the project.

I look forward to hearing from you.

Yours sincerely



Hsin Chern Lim
General Manager, Solar and Energy Storage

EPURON

Epuron Australia Pty Ltd
Level 11, 75 Miller Street
North Sydney NSW 2060

xxx
xxx Avenue Road
Ellangowan
NSW 2470

February 2022

Proposal for Richmond Valley Solar Farm
420 Avenue Road, Myrtle Creek

Mr xxx,

I am writing to seek an opportunity to discuss with you a new utility-scale solar farm being proposed for a site near your property.

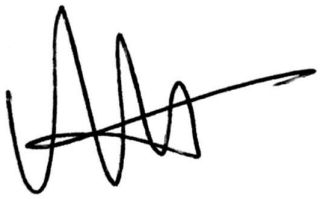
The proposed project, Richmond Valley Solar Farm, would involve up to 1,000 hectares of cattle grazing land on either side of 420 Avenue Road, between Main Camp and Blackbutt Lagoon Roads. The site is north-east of Myrtle Creek and approximately 10 km east of Rappville and 7 km south-east of Ellangowan.

The project is in the early stages and as there may be a potential impact given your property's location in relation to the site, we consider you an important community stakeholder. I would be grateful for the opportunity to hear your views on the proposal and discuss any concerns you may have.

Please contact me directly at any time via email on h.lim@epuron.com.au or my mobile 0414 635 790, to advise of a convenient time to discuss. Please also find enclosed a map of the project area and a newsletter including details of online community information sessions scheduled for Thursday, 3 March 2022.

I hope to hear from you soon.

Yours sincerely



Hsin Chern Lim
General Manager, Solar and Energy Storage

For more information about the project please visit the website at **richmondvalleysolar.com.au** or by scanning the above QR code on your mobile device.

Richmond Valley Solar Farm

Project Introduction

December 2021

Location

The site proposed for Richmond Valley Solar Farm is approximately 16 km south-east of Casino, in the Richmond Valley Local Government Area in northern New South Wales.

It has an excellent solar resource, is used for cattle grazing which is complementary to solar farming and is close to the high voltage transmission network with available capacity, making it an ideal location for a solar farm.

It is estimated that the project would create up 200 jobs during the construction period and generate up to 500 megawatts (MW) of clean energy for the NSW electricity network via the local grid.

Harnessing Richmond Valley's sunshine

Australian-owned renewable energy company Epuron is investigating a site near Myrtle Creek for a new large scale solar farm.

The project, named Richmond Valley Solar Farm, would involve up to 1,000 hectares of privately owned cattle grazing land approximately 10 km east of Rappville and 7 km south of Ellangowan. For a map showing the proposed project area please see overleaf.

Utility-scale solar projects are subject to a rigorous planning and assessment process managed by the NSW Department of Planning, Industry and Environment (DPIE). The project is in its early stages and Epuron will soon lodge a Scoping Report with DPIE to receive Planning Secretary's Environmental Assessment Requirements (SEARs).

The SEARs will outline the general and technical assessment requirements for the development application and accompanying Environmental Impact Statement (EIS). When the SEARs are issued they will be published on the NSW Government's online portal for Major Projects at: planningportal.nsw.gov.au/major-projects

After Epuron receives SEARs for the project it will commence studies for the reports required, which are likely to include specialist assessments for visual impact, biodiversity, construction noise, traffic and transport, Aboriginal heritage, and any other relevant environmental issues.

Community information session

The project team is planning to host a local community information session for this project early next year. To be notified directly when this has been scheduled please register to receive project updates. Updates are available by email or post, details overleaf.

Epuron looks forward to working with the Richmond Valley community on this exciting project.

Questions and comments

Questions and comments are welcome and can be sent to the project team via info@richmondvalleysolar.com.au or an online feedback form available on the website richmondvalleysolar.com.au

EPURON

Planning and assessment

Utility-scale solar farms in NSW are considered State significant development and assessed by the Department of Planning, Industry and Environment. The proposal will also be referred for review to the Australian Department of Agriculture, Water and the Environment.

NSW Government

1. **Site selection**
2. **WE ARE HERE — Initial concept and consultation**
3. **Scoping Report submitted to the Department of Planning, Industry and Environment**
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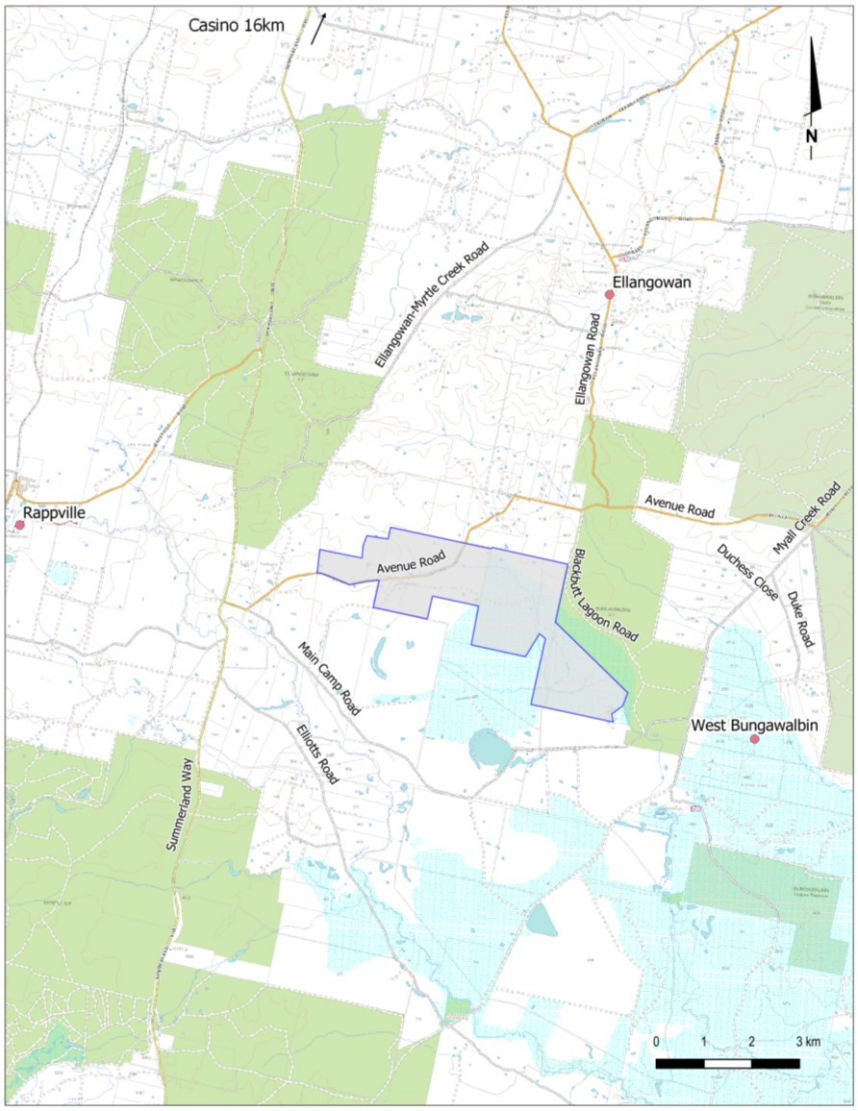

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For more information please visit epuron.com.au

Project updates

The project team is keen to keep members of the local community and other interested parties up to date on project developments and opportunities to provide feedback. For email updates register at epuron.com.au/mailing-list-details . To receive updates via post please email your name, postal address and a request to be added to the mailing list to info@richmondvalleysolar.com.au

We respect your privacy and your details will only be used for this purpose.

More information

Website richmondvalleysolar.com.au or scan the QR code

Register for updates: epuron.com.au/mailing-list-details

Project contact: Hsin Lim, General Manager Solar

Email: info@richmondvalleysolar.com.au

Richmond Valley Solar Farm

Project Update February 2022

Location

The site proposed for Richmond Valley Solar Farm is north-east of Myrtle Creek, approximately 10km east of Rappville and 16 km south-east of Casino, in northern New South Wales.

It has an excellent solar resource and is currently used for cattle grazing, a complementary land use to solar farming. The site is also close to the transmission network, making it an excellent location for utility-scale solar energy generation.

It is estimated that the project would create up 200 jobs during the construction period and generate up to 500 megawatts of clean energy.

Information Sessions Thursday, 3 March 2022

Online information sessions for the Richmond Valley Solar Farm, proposed for a site north-east of Myrtle Creek in northern New South Wales, will be held in March.

The sessions will give members of the nearby community and other interested parties an opportunity to learn more about the proposal from the project team. The project team is also looking forward to hearing from community members about their views on the proposal.

Two sessions have been scheduled, one in the morning and one in the evening. Each session will run for about an hour and include a presentation followed by time for questions.

The presentation will include an overview of the Richmond Valley Solar Farm project, the key steps in the planning and assessment process and opportunities for members of the community to participate.

Time: 10am or 6pm
Date: Thursday, 3 March 2022
Location: Online

To register go to trybooking.com/BWXQM or scan the QR code right

The sessions will be conducted via Zoom and registered attendees will be emailed the link to join. The project team looks forward to meeting community members and the opportunity to share more information about this exciting project and answer questions.

Questions and comments

We welcome questions and feedback from members of the community at any time and where practicable aim to incorporate community input into project design to improve outcomes and benefits.

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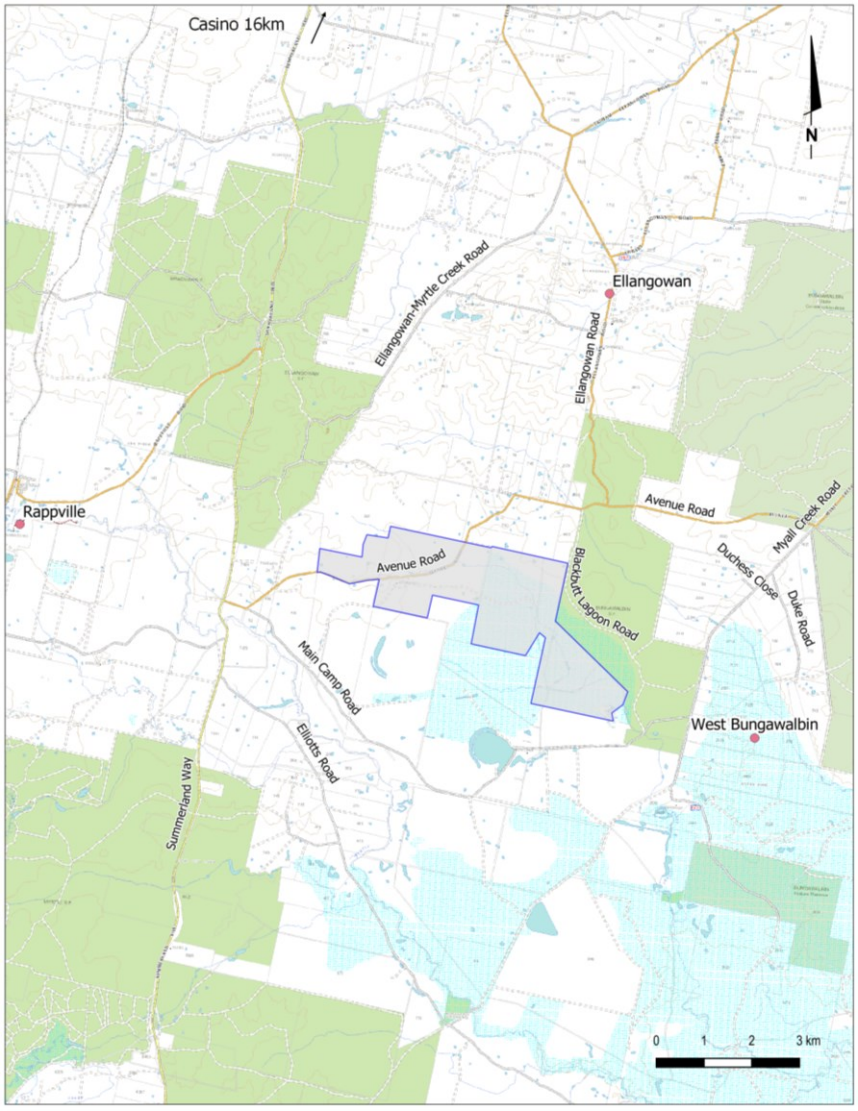

The shaded area outlined in blue in the map above shows the proposed project area. The project would involve up to 1,000 hectares of privately owned cattle grazing land located off Avenue Road, approximately 10 km east of Rappville and 7 km south of Ellangowan.

Project updates

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Website richmondvalleysolar.com.au or scan the QR code

Email updates: epuron.com.au/mailing-list-details

Project contact: Hsin Lim, General Manager Solar

Email: info@richmondvalleysolar.com.au

Richmond Valley Solar Farm

Community Information Session

Via video, Thursday, 3 March 2022

Andrew Wilson, General Manager Development - NSW
Hsin Chern Lim, General Manager - Solar

EPURON

Acknowledgement of Country

We acknowledge the Bandjalung Peoples as the Traditional Custodians of the land upon which we meet and their continuing connection to lands, waters and communities.

We pay our respects to Elders past, present and emerging.

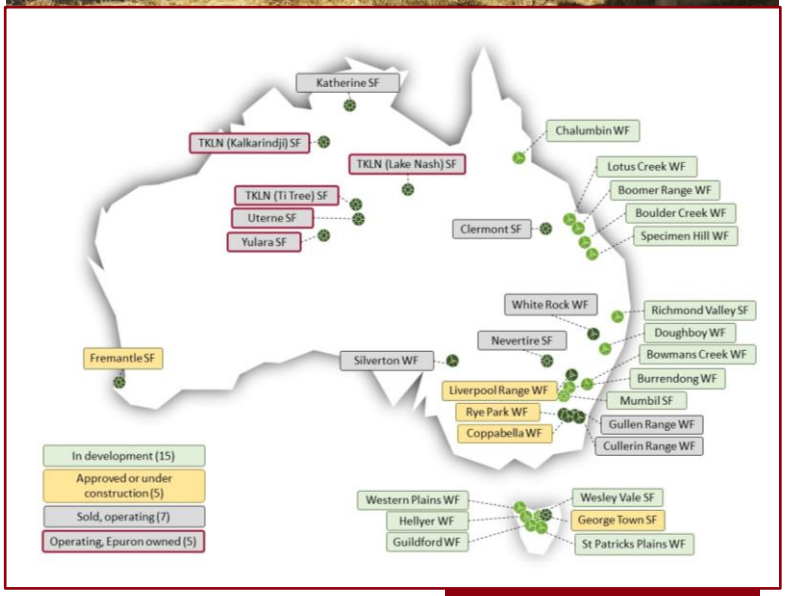
EPURON

Introductions

- Andrew Wilson, General Manager Development – NSW
- Hsin Chern Lim, General Manager - Solar

Epuron

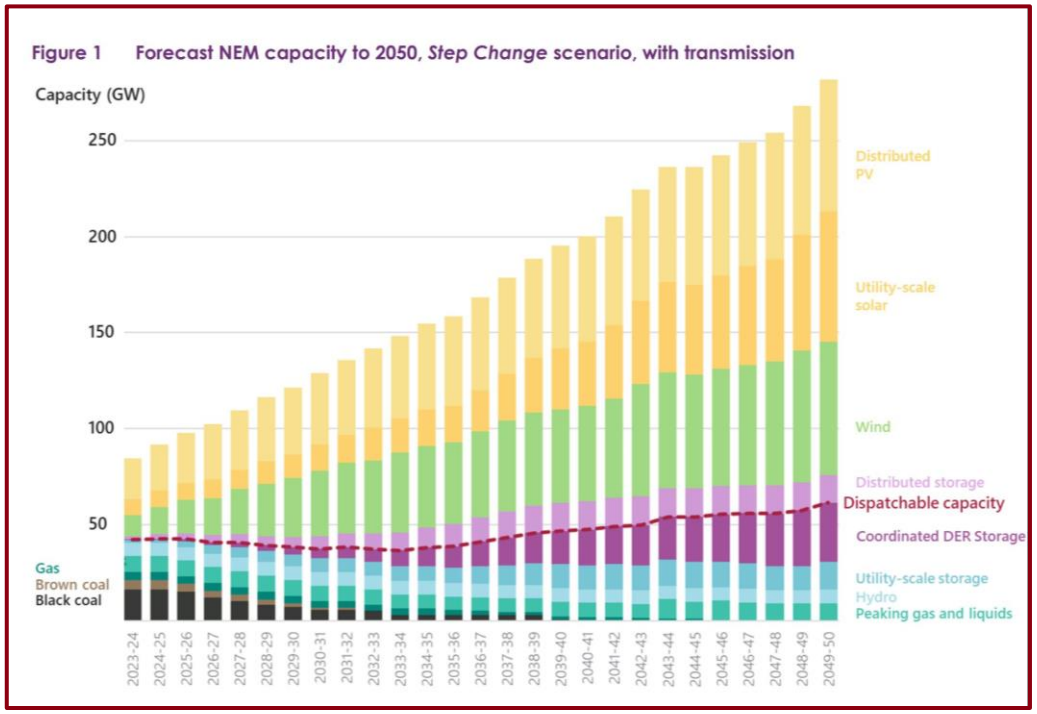
- Developing renewables since 2003; experienced, long-standing.
- **400+** MW of utility-scale solar energy development, including **5** operating solar farms and **6** solar farm projects in development (WA, NSW, Tas. And NT).
- **4000+** MW of utility-scale wind energy development experience including **8** approved wind farms and **12** wind farm projects in development (NSW, Qld. and Tas.)
- Signatory to Clean Energy Council's Best Practice Charter for Renewable Energy Projects.
- Expert team, collaborative and consultative approach.



EPURON

Big picture

- Australia's energy market is in transition.
- Coal retiring 2-3 times faster than expected; in NSW all coal power stations due to retire by 2043 = 7-8000 MW.
- NSW a net importer of electricity.
- Draft 2022 ISP = NEM needs 135GW solar, 70GW wind, 45GW storage by 2050 - triple the previous forecasted need and nine-times the variable RE we have now.



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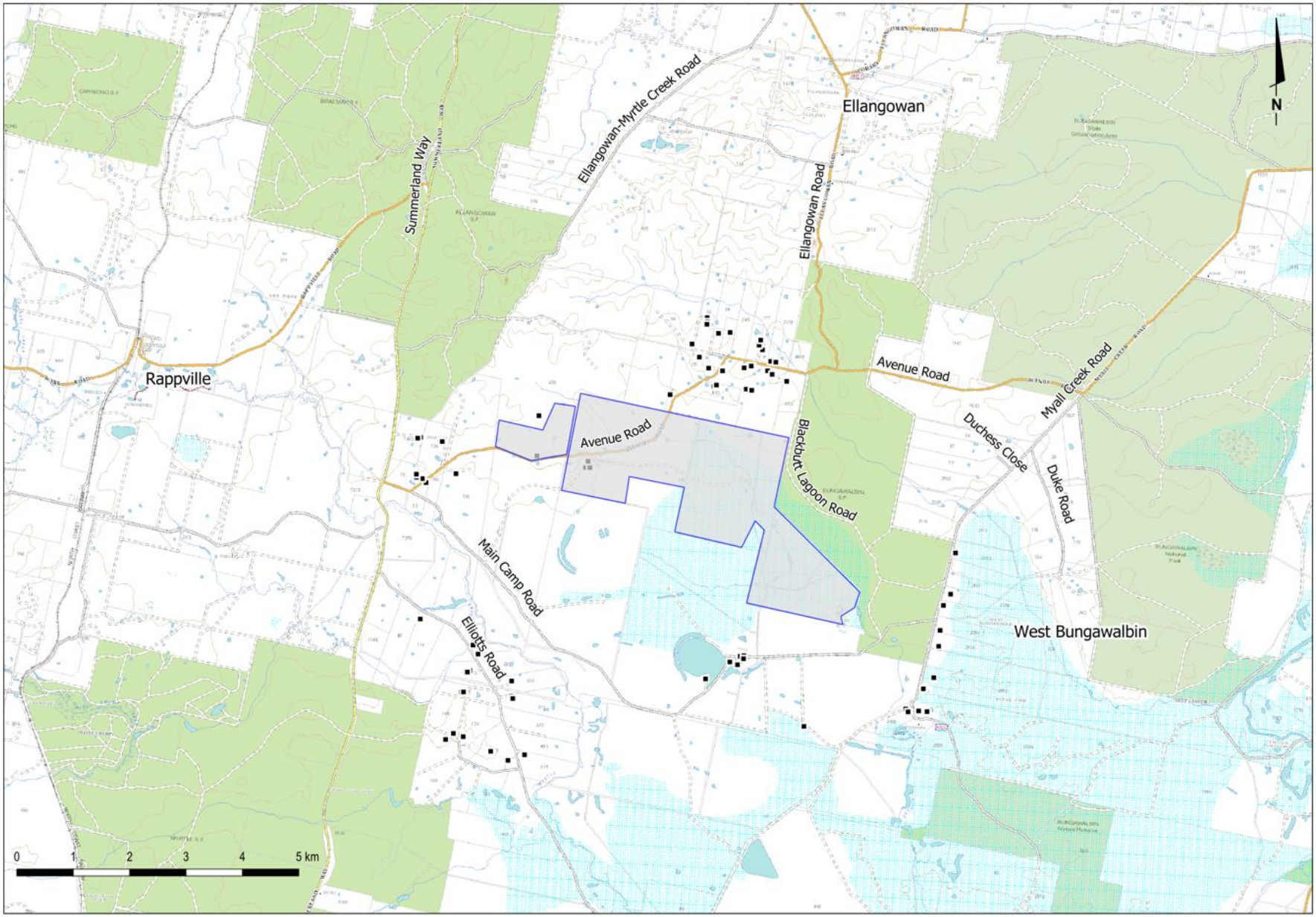
Richmond Valley Solar Farm

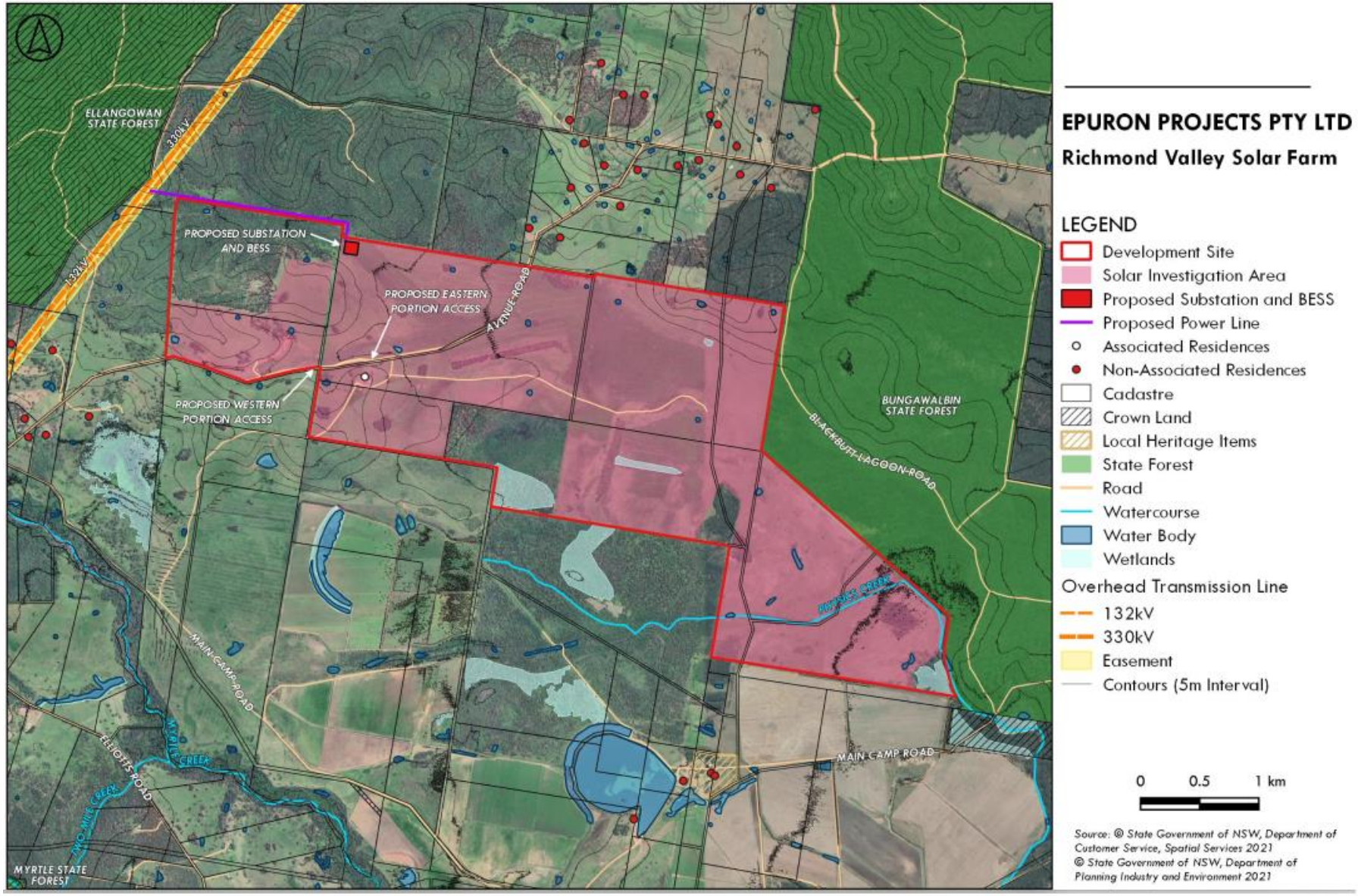
- Located on freehold land currently used for cattle-grazing, accessed from Avenue Road east of Summerland Way.
- Near Myrtle Creek, approx. 10km east of Rappville, 7km south of Ellangowan.
- Proposed 500 MW of solar, with 500 MWh of energy storage.

EPURON

Richmond Valley Solar Farm – Proposed Location



Richmond Valley Solar Farm – Preliminary Design



Example - Nevertire Solar Farm

Example – Solar Panels

Example - Energy Storage

Assessment process - State

- Managed by NSW Department of Planning and Environment (DPIE). Rigorous and comprehensive.
- Scoping Report and request for SEARs.
- SEARS issued by DPIE.
- Preparation of EIS by proponent - includes assessments and plans ie for landscape and visual, ecology, cultural heritage, construction, traffic and transport, bushfire management.
- EIS reviewed by DPIE.
- EIS on exhibition and public submissions accepted.
- Responses to public submissions provided by proponent.
- Regulatory assessment and determination (DPIE and IPC).

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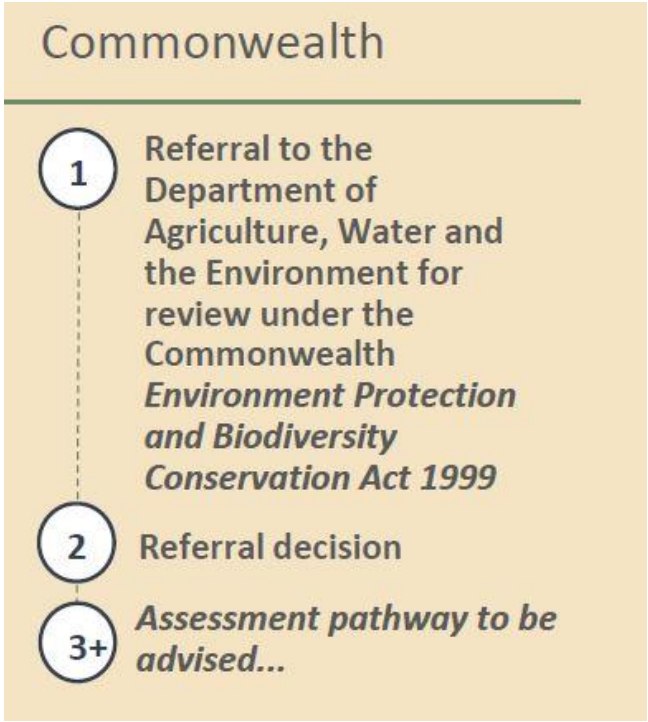
Assessment process - Commonwealth

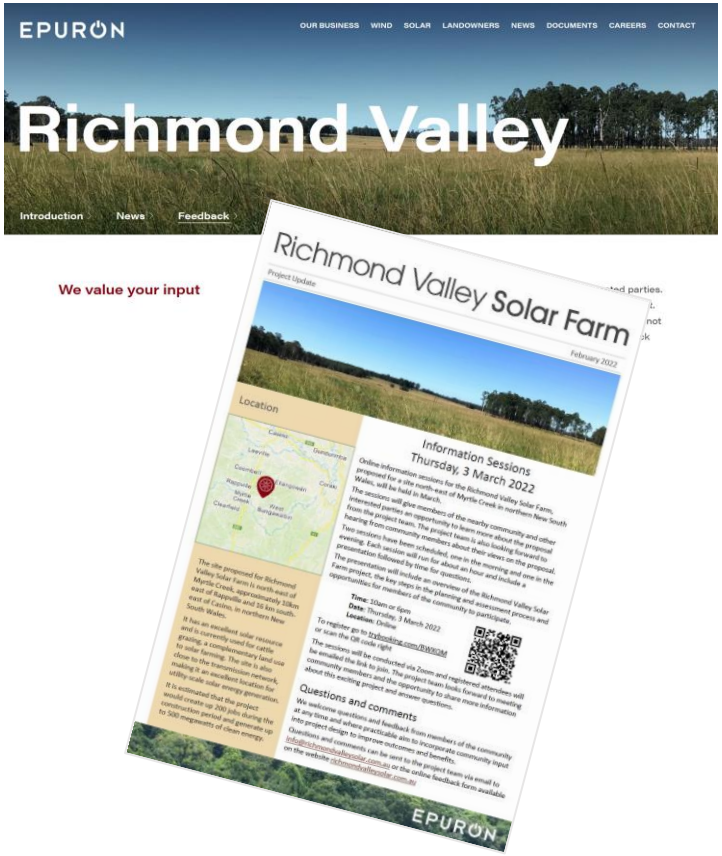
- Referral to the Federal Department of Agriculture, Water and the Environment (DAWE) for review under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

- Assessment pathway to be determined.



Engagement and consultation – feasibility and assessment phase.

- Newsletters via mail and email.
- Project website with feedback form: richmondvalleysolar.com.au
- Targeted engagement with nearby residents ~4 km.
- Initial engagements started with the Bandjalang Aboriginal Corporation and the Bogal Local Aboriginal Land Council
- Discussions with Richmond Valley Council.
- Consultation with NSW government departments and agencies.
- Initial community information sessions in March 2022 - first of many.



Community benefits

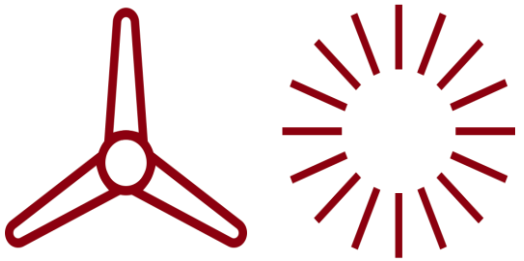
- Up to 200 jobs and economic boost for local trades and businesses during construction.
- Approx. 4 ongoing permanent jobs for operations and maintenance and <50 contract roles for various works such as vegetation management and equipment inspection.
- New renewable energy developments typically involve a community benefit scheme to share benefits with the wider community. This will be developed in due course and Epuron is open to ideas for this from community members. Suggestions are welcome.

EPURON

Timeline

- Scoping Report submission – target March 2022
- SEARs – Q2 2022
- EPBC referral – Q2 2022
- EIS lodged & public exhibition – Q3 2022
- Project approvals – Q1 2023
- Construction commencement – 2023

Questions



Thank you

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info@richmondvalleysolar.com.au

Richmond Valley Council

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t: 02 6660 0300 **f:** 02 6660 1300

council@richmondvalley.nsw.gov.au
www.richmondvalley.nsw.gov.au

ABN 54 145 907 009

6 September 2021

General Manager - Solar
Epuron Projects Pty Limited
Level 11, 75 Miller Street
North Sydney NSW 2060
Attn: Hsin Chern Lim

Dear Hsin

Proposed Richmond Valley Solar Farm, Myrtle Creek

I am writing on behalf of Richmond Valley Council to express support for Epuron's proposed Richmond Valley Solar Farm project.

We understand the suitability of the site selected for solar energy generation and that Epuron anticipates the project would generate 200 jobs during the construction phase and when completed produce 500 megawatts (MW) of clean renewable electricity, equivalent to the electricity required to power approximately 100,000 homes.

The project aligns well with Council's Richmond Valley Made 2030 Community Strategic Plan (adopted June 2017). Council's Vision and Values as set out in this plan include Community Values of Sustainability; Community Priorities of Growing our Economy and Looking after our Environment; and Community Objectives of Driving Economic Growth.

We understand the meaningful contribution a utility-scale solar farm of this size will make to local employment opportunities and the area's economic development, as well as New South Wales' and Australia's clean energy transition.

Richmond Valley Council also appreciates that Epuron has a long-term track record and a depth of experience in the successful planning and development of utility-scale renewable projects, with projects amounting to over four gigawatts of generation capacity developed by the company over the past 18 years.

We look forward to working with Epuron on this project for the benefit of communities in the Richmond Valley Local Government Area and our natural environment.

If you have any queries in relation to this letter, please contact Mike Perkins, Manager Economic Development on email mike.perkins@richmondvalley.nsw.gov.au or to discuss further by telephone 0417 218 521.

Yours sincerely

Vaughan Macdonald
General Manager

APPENDIX H

TRANSGRID CONSULTATION

Preliminary Technical Advice

Epuron - Richmond Valley Solar Farm (500 MW)

PTA Reference Number - 113			Date
Author	Shane Slattery	Senior Network Planning Engineer	20 August 2021

1. Purpose and Scope

The purpose of this brief is to respond to a pre-feasibility enquiry for a proposed 500 MW solar farm connection to the following locations:

A. Coffs Harbour – Lismore 330 kV (Line 89)

It should be noted that the scope of this brief is limited to a desktop assessment only, no modelling or network studies have been conducted. Customer Planning, in their best endeavours, provide this Preliminary Technical Advice based on network knowledge and anticipated developments in the area which the network connection is requested.

As there are many variables which affect the viability of connections, final determination cannot be arrived at until detailed network connection studies are completed.

TransGrid is not obliged under the current version (v 169) of the National Electricity Rules to provide Preliminary Technical Advice to Connection Applicants and Customer Planning offers this assessment to aid Customer Relations in the early stages of engagement with potential customers.

2. Desktop Assessment

2.1 Determination

A desktop assessment of the proposed generator connection was completed to assess the power transfer capability at the proposed connection point. The scope included the identification of potential network capacity limitations.

A. Coffs Harbour – Lismore 330 kV (Line 89)

- Connection to this location may not require augmentation to the shared network. During unfavourable network conditions, generation at this location may be subject to output limitation. There may also be system strength concerns during weak network conditions.

3. Conclusions

Given the assumptions above:

- The intention to pursue a connection to the network locations identified should be confirmed with TransGrid's Customer Team.
- Detailed network studies will be required to determine the connection conditions.
- There are other interests and developments in the area, which, if they proceed to become committed network developments may invalidate the findings of this report and/or exacerbate the potential for network congestion.

4. Disclaimer

This brief is provided in good faith but strictly on a no-reliance and no liability basis. It does not create any binding obligation on TransGrid. You must form your own views about the content of the brief and TransGrid recommends you seek your own independent advice.

In particular, the information in this brief is subject to multiple variable factors which are subject to change. This includes (but is not limited to) possible new connections which may or may not be committed before any connection offer is made in respect of your project. Any connection offer will be subject to the connection application process in the National Electricity Rules.

The provision of this information does not in any way confer any priority to the Customer over any other existing or potential connection applicants.

5. Additional Resources

Future plans for the network are noted in TransGrid's Transmission Annual Planning Report, available here.

A system strength heat map is accessible via TransGrid's interactive TAPR portal, available here.

APPENDIX I

SOCIAL IMPACT SCOPING WORKSHEET

Social Impact Assessment (SIA) Worksheet

Project name: Richmond Valley Solar Farm

Date: Apr-22

CATEGORIES OF SOCIAL IMPACTS	POTENTIAL IMPACTS ON PEOPLE		PREVIOUS INVESTIGATION OF IMPACT		CUMULATIVE IMPACTS		ELEMENTS OF IMPACTS - Based on preliminary investigation					ASSESSMENT LEVEL FOR EACH IMPACT				PROJECT REFINEMENT	MITIGATION / ENHANCEMENT MEASURES
what **social impact categories** could be affected by the project activities	What impacts are likely, and what concerns/aspirations have people expressed about the impact? Summarise how each relevant stakeholder group might experience the impact. NB. Where there are multiple stakeholder groups affected differently by an impact, or more than one impact from the activity, please add an additional row.	Is the impact expected to be **positive or negative**	Has this impact previously been investigated (on this or other projects)?	If "yes - this project," briefly describe the previous investigation. If "yes - other project," identify the other project and investigation	Will this impact combine with others from this project (think about when and where), and/or with impacts from other projects (cumulative)?	If yes, identify which other impacts and/or projects	Will the project activity (without mitigation or enhancement) cause a material social impact in terms of its: You can also consider the various magnitudes of these characteristics					Level of assessment for each social impact	What methods and data sources will be used to investigate this impact?			**Has the project been refined in response to preliminary impact evaluation or stakeholder feedback?**	What **mitigation / enhancement measures** are being considered?
							extent i.e. number of people potentially affected?	**duration** of expected impacts? **(i.e. construction vs operational phase)**	**intensity** of expected impacts i.e. scale or degree of change?	**sensitivity** or **vulnerability** of people potentially affected?	**level of concern/interest** of people potentially affected?		Secondary data	Primary Data - Consultation	Primary Data - Research		
surroundings	Increased noise to receivers during construction	negative	Yes - other project	Polldale Solar Farm Walgett Solar Farm Nevertire Solar Farm	No	Not required	Yes	Yes	Yes	Yes	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research	No	Management through appropriate on site controls during construction
surroundings	Increased noise to receivers during operation	negative	Yes - other project	Polldale Solar Farm Walgett Solar Farm Nevertire Solar Farm	Yes	Proposed Myrtle Creek Solar Farm	Unknown	Unknown	Unknown	Unknown	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research	No	Adopt standard measures (working within standard hours etc). Conduct noise impact assessment and adopt suitable mitigation/management measures.
surroundings	Changes to the landscape and visual amenity	negative	Yes - other project	Polldale Solar Farm Walgett Solar Farm Nevertire Solar Farm	Yes	Proposed Myrtle Creek Solar Farm	No	Yes	Unknown	Unknown	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research	Yes	Visibility of site and context of receiving environment considered in site selection. Visual impacts to be assessed in detail in assessment and the need for, or extent of, visual mitigation measues identified
health and wellbeing	Changes in air quality during construction	negative	Yes - other project	Polldale Solar Farm Walgett Solar Farm Nevertire Solar Farm	No	Not required	Yes	Yes	Yes	Yes	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research	No	To be determined during assessment
access	Increased traffic during construction causing short term disruption	negative	Yes - other project	Polldale Solar Farm Walgett Solar Farm Nevertire Solar Farm	No	Not required	No	No	No	No	Unknown	Minor assessment of the impact	Required	Limited - if required (e.g. local council)	Not required	No	Management through appropriate on site controls during construction
access	Increased traffic during operation causing disruption	negative	Yes - other project	Polldale Solar Farm Walgett Solar Farm Nevertire Solar Farm	No	Not required	No	No	No	No	Unknown	Minor assessment of the impact	Required	Limited - if required (e.g. local council)	Not required	No	Management through appropriate on site controls during construction
health and wellbeing	Changes to landscape and visual amenity	Negative	Yes - other project	Polldale Solar Farm Walgett Solar Farm Nevertire Solar Farm	No	Not required	Yes	Yes	Yes	Yes	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research	No	Project refinement as required to avoid impact where possible
culture	Potential for impacts to unknown items or sites of Aboriginal heritage	negative	Yes - other project	Polldale Solar Farm Walgett Solar Farm Nevertire Solar Farm	No	Not required	Yes	Yes	Yes	Yes	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research	No	Project refinement as required to avoid impact where possible
way of life	Reduction in power prices in the locality	Positive	Yes - other project	Polldale Solar Farm Walgett Solar Farm Nevertire Solar Farm	Yes	Proposed Myrtle Creek Solar Farm	Yes	Yes	Yes	Yes	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research	No	None required
livelihoods	Increased employment opportunities during construction phase	Positive	Yes - other project	Polldale Solar Farm Walgett Solar Farm Nevertire Solar Farm	Yes	Proposed Myrtle Creek Solar Farm	Yes	Yes	Yes	Yes	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research	No	Buy/use local resources where possible
livelihoods	Increased employment opportunities during operational phase	Positive	Yes - other project	Polldale Solar Farm Walgett Solar Farm Nevertire Solar Farm	Yes	Proposed Myrtle Creek Solar Farm	Yes	Yes	Yes	Yes	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research	No	Buy/use local resources where possible
way of life	Concern about introduction of project into locality and nature of changes	negative	Yes - other project	Polldale Solar Farm Walgett Solar Farm Nevertire Solar Farm	Yes	Proposed Myrtle Creek Solar Farm	Yes	Yes	Yes	Yes	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research	No	To be determined during assessment

INSERT NEW ROWS ABOVE THIS ROW

CATEGORIES		MEANING FOR WORKSHEET PURPOSE	FURTHER EXPLANATION AND EXAMPLES
SOCIAL IMPACTS	*way of life*	*how people live, how they get around, how they work, how they play, and how they interact on a daily basis*	*Impacts on people's daily routines caused by construction activities and/or operational arrangements. Impacts on people's commuting/travelling times, their experience of travel, and their ability to move around freely. Impacts on people's experience of privacy, peace, and quiet enjoyment, especially if affected by increased noise. Impacts on people's general experience of life in their community, especially if the project might cause a 'tipping point' of cumulative impacts on their lives, e.g. through property acquisitions, severance of communities, or major disruption during construction.*
	community	*composition, character, cohesion, function, and sense of place*	Composition - impacts on demographic characteristics and community structure. Can be changed by in-migration and out-migration over time, including the presence of newcomers and loss of longer term residents or sections of the community. Also inflow/outflow of temporary residents, e.g. during construction. Character - impacts on a community's shared identity and attributes, and natural and built features that people value. Can be affected by changes to buildings, vegetation, landscapes, land uses/industries, or land ownership and management. Cohesion and function - impacts on social connections, interrelationships, networks and interactions, trust and cooperation, participation in community activities and institutions, and the potential for harmony or conflict. Lack of cohesion can result in social dislocation, alienation, division, dispossession, tensions, impoverishment, and crime. Sense of place - impacts on feelings of belonging in a place, or identity with a place, which may derive from cultural or historical connections.
	access	*how people access and use infrastructure, services and facilities, whether provided by local, state, or federal governments, or by for-profit or not-for-profit organisations or groups*	*Impacts on how people use roads and other access routes; severance, restrictions, and/or improvements in access. Impacts of project (including project-related transport) on pedestrian routes and people's access to schools, medical services, community services, and businesses. Impacts on capacity of services to respond to in-migrating residents.*
	culture	*both Aboriginal and non-Aboriginal culture, including shared beliefs, customs, values, and stories, and connections to country, land, waterways, places, and buildings*	*Impacts on people's values, customs, and beliefs associated with (or embedded in) the site or locality, e.g. as secondary effects of changes to scenic quality, landforms, or water flows. Strengthening of community values and culture through project design elements.* *For Aboriginal cultural heritage, also consider potential for intangible harm through 'cultural or spiritual loss' (i.e., loss or diminution of traditional attachment to the land or connection to country, or loss of rights to gain spiritual sustenance from the land).*
	health and wellbeing	*physical and mental health* [1], especially for those who are highly vulnerable to social exclusion or substantial change, plus wellbeing of individuals and communities	*Health impacts, and well-founded concerns/fears about health impacts, associated with noise, dust, odour, vibration, lighting, and toxic materials. Stress, anxiety, and uncertainty - or hopes - about a proposal, about changes to adjacent uses, and about cumulative change to a neighbourhood. Psychological stress and fears/hopes for the future. Potential impact of the project on social behaviours such as alcohol/drug use, domestic or other violence. Impacts of project elements on ability to sleep, people's general health and wellbeing, and overall community health.*
	surroundings	*access to, and use of, services that ecosystems provide* [2], public safety and security, access to and use of the natural and built environment, and its aesthetic value and amenity[3]	*Impacts on anything provided by the environment and that is useful for people, e.g. food and clean water supply, flood or fire defences. Impacts on safety of pedestrians, children, drivers, and cyclists. Impacts on* levels of crime and violence, perceptions of crime, safety, and security, especially for women. Loss or enhancement of public spaces. Impacts on the perceived quality and uses of a natural or built area. Impacts on the valued features, the soundscape, and aesthetics of a place and how people use or appreciate it.
	livelihoods	*people's capacity to sustain themselves, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits*	*Impacts on people's livelihoods, e.g. from new employment and business opportunities (positive), or from disruption during construction (negative). For Aboriginal people, rights to land and to gain spiritual and cultural sustenance from the land.*
	decision-making systems	*whether people experience procedural fairness; can make informed decisions; have power to influence decisions; and can access complaint, remedy and grievance mechanisms*	*Capacity of affected people to influence project decisions, including elements of project design. Extent to which they can navigate large amounts of technical material and make informed decisions. Effectiveness of engagement mechanisms at enabling all groups (especially vulnerable or marginalised groups) to participate in the assessment process. Levels of trust in the rigour and impartiality of the assessment process. Extent to which people feel empowered to determine their futures, including after a project closes. Opportunities for people to have a say in the project's community investment decisions. Accessibility and effectiveness of complaint and remedy procedures.*

CATEGORIES	EXAMPLES
A social impact may be physically observable or it may manifest as rational or justified fears (of negative impacts in the future) or aspirations (of positive impacts in the future).	**Physically observable impacts** *More paths and cycleways* *Acquisition of residential properties*
	Rational or justified fears *Psychological stress regarding the future personal and community impacts of compulsory property acquisition*
A social impact may be experienced positively by some people, and negatively by others.	**Positive** *Improved livelihoods owing to more work opportunities*
	Negative *Increased prevalence of adverse health conditions*
A social impact may be tangible or intangible.	**Tangible** *Availability of affordable housing*
	Intangible *Community cohesion*
Social impacts may be direct or indirect. They may also combine with other impacts from a single project or be cumulative with impacts from other projects.	**Direct** *Sleep disturbance caused by construction noise*
	Indirect *Strain on family relations and health from sleep disturbance caused by construction noise*
	Combined *Sleep disturbance due to increased noise and restricted access because of significantly reduced street parking caused by a single project*
	Cumulative *Sleep disturbance due to increased noise and restricted access because of significantly reduced street parking from one project. In addition, poor air quality creating health conditions and strained family relations from another project*
A social impact may be best assessed using quantitative methods or qualitative methods.	**Directly quantitative** *Changes in population demographics*
	Partially/indirectly quantitative *Incidence of voluntary work among a community as a proxy indicator of community cohesion*
	Qualitative (measurable through perception surveys or oral story telling, for example) *Cultural values* *Sense of place* *Connection to Country*
A social impact may be experienced differently within a community, by different communities, and at different times/stages of the project.	**Different experiences within a community** *An increase in the value/cost of housing may be positive for homeowners wanting to rent out or sell their properties, but negative for individuals and families wanting to buy or rent.*
	Different experiences for different communities *People living near a project may experience most of the noise and dust impacts, while people in the region's nearest town may benefit from most of the job opportunities.*
	Different experiences over time *People's experiences of impacts during project construction may be quite negative, whereas experiences during operation may be more positive.*

	LEVEL	MEANING FOR WORKSHEET PURPOSE
LEVEL OF ASSESSMENT FOR EACH SOCIAL IMPACT	*Detailed assessment*	The project may result in significant social impacts, including cumulative impacts.
	Standard assessment	The project is unlikely to result in significant social impacts, including cumulative impacts.
	Minor assessment	The project may result in minor social impacts.
	Not relevant	The project will have no social impact, or the social impacts of the project will be so small that they do not warrant consideration.

DIMENSIONS		DETAILS NEEDED TO ENABLE ASSESSMENT
CONSEQUENCE	*extent*	Which location(s) is/are affected? (e.g. near neighbours, local, regional)
	duration	Will the impact be time-limited (e.g. over particular project phases) or permanent?
	severity or scale	What is the likely scale or level of change? (e.g. mild, moderate, severe)
	sensitivity or importance	How sensitive/vulnerable (or how adaptable/resilient) are people to the impact, or (for positive impacts) how important is it to them? This might depend on: the value they attach to the matter; whether it is rare/unique or replaceable; the extent to which it is tied to their identity; and their capacity to cope with or adapt to change.
	level of concern/interest	How concerned/interested are people, according to the findings from research and engagement? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration, and/or severity. Concern itself can lead to negative impacts, while interest can lead to expectations of positive impacts.

APPENDIX J

VISUAL ASSESSMENT MEMO

78 Macgregor Terrace, Bardon 4064
PO Box 189 Red Hill 4059
ABN 72166862157

iris

MEMO

To: David Walker, Premise

From: Suzie Rawlinson, Director

Date: 6th April, 2022

Re: **Richmond Valley Solar Farm Project**
Landscape and visual amenity preliminary advice

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1. Introduction

The Richmond Valley solar farm project is in the North Coast region of NSW and located approximately six kilometres east of Rappville. The Richmond Valley solar farm project site ('the site') is located on Avenue Road and would include a 500MW solar farm with 500MW hour battery, a substation and transmission line connection. At this stage, the project comprises a development footprint investigation area and indicative location for the battery (BESS) and substation, and transmission line connection to the 330kV Transgrid Powerline, west of the site.

This memo contains a preliminary review of the existing landscape and visual conditions of the site, key regional and local planning provisions that identify landscape and visual amenity values of the region, identifies the potential visibility of the site, and the next steps for analysis of this project.

2. Landscape and visual characteristics of the site

The site is located generally between the Ellangowan (in the west) and Bungawalbin State Forests (to the east) (refer to **Figure A**: Site location). The site is located on both sides of Avenue Road, a local road extending east-west between Main Camp Road (near Summerland Way) and Myall Creek Road near Bungawalbin National Park. The site is mostly currently under rural use, consisting of partially cleared farmland used for cattle grazing pasture. The site contains four areas of existing bushland, including a large area in the northwestern corner of the site, near Ellangowan State Forest, a large area to the centrally located along the southern boundary of the site, and two smaller blocks of vegetation to the east of the site. These areas are not within the proposed development footprint, and together with other areas of remnant bushland also the west, north, northeast, and south, separate the site from surrounding rural areas both physically and visually. In addition to this, there are several corridors of vegetation along field boundaries, and within the site which further contain the site in views from the surrounding local area.

The site is located within a valley, contained by ridgelines to the southwest, west, north, and east of the site (refer to **Figure B**: Topography). The landform generally slopes to the southeast towards Physics Creek. While there are some north, east and south facing slopes in the western areas of the site, otherwise the site is low lying and includes several wetlands and drainage lines. The low-lying

areas generally slope to the southeast, to a low point near Homestead Lagoon, southeast of the site. The land use around this part of the site has been cleared for crops, including tea tree plantation.

There is a small cluster of residences located to the southwest of the site, at the intersection of Avenue and Main Camp roads. There is also a group of residences located to the north of the site, in the vicinity of the intersection of Avenue and Ermelo roads. Both groups of residences are location in the RU1 Primary Production zone and are located within two kilometres of the site. There are residential dwellings within bushland areas to the east of the site on Myall Creek Road. Main Camp Homestead and surrounds, a local heritage listed property is located 800 metres to the south of the site, on Main Camp Road.

There are existing transmission lines in the vicinity of the site. This includes a corridor containing 330kV and 66kV transmission lines, which pass through the existing bushland and Ellangowan State Forest, west of the site.

3. Planning considerations

Regional and local

The site is within the North Coast region and guided by the *North Coast Regional Plan 2036* and local planning guidance is provided in the *Richmond Valley Local Strategic Planning Statement* (LSPS) and the Richmond Valley Council's Local Environmental Plan (LEP) and Development Control Plan (DCP).

North Coast Regional Plan 2036

The *North Coast Regional Plan 2036* (the Plan) is the NSW Government's strategy for guiding land use planning decisions for the North Coast Region for the next 20 years. The vision of the Plan is: '*The best region in Australia to live, work and play thanks to its spectacular environment and vibrant communities'*. The supporting goals for the vision include at number 1 to be '*The most stunning environment in NSW*'. These goals are in turn supported by a range of local directions that provide context and detail to the overarching goals. The regional priorities for Richmond Valley relate mainly to supporting the local agricultural sector and associated value-adding industries, and '*support the unique character of local towns and villages*' (page 68).

Richmond Valley Local Strategic Planning Statement: Beyond 20-20 Vision, 2020

The North Coast of NSW is described as one of the State's most desirable places to live and work, extending from the coastline at Evans Head with a rural hinterland along the Richmond River floodplains, and spreading to the south and west to the foothills of the Great Dividing Range, where the Richmond Valley Local Government Area is skirted by the Richmond Ranges.

The Richmond Valley environmental charter supports the '*uptake of new and alternate technology opportunities such as renewable energy options*' where they are shown to be economically viable and '*compatible with this charter'* (p.51). In addition, a key action of Planning Priority 7 is to '*avoid creating land use conflict which could impact upon the future viability of productive rural lands*' (p.65).

Richmond Valley Local Environmental Plan, 2012

The Proposal site is located in the RU1 Primary Production zone, which aims to '*encourage diversity in primary industry enterprises and systems appropriate for the area'* whilst minimising '*conflict between land uses within this zone and land uses within adjoining zones'* (Land Use Table, zone RU1 objectives).

The nearest heritage item to the site, Main Camp Homestead and surrounds at Homestead Lagoon, is located about one kilometre to the south of the Proposal site. An objective of the heritage

conservation clause is to conserve the heritage significance of heritage items including '*settings and views*' (cl.5.10).

The site contains several wetlands, identified in the LEP mapping. An objective of the Wetland clause is to ensure that wetlands are '*preserved and protected from the impacts of development'* (cl.6.10), including existing native flora.

Richmond Valley Development Control Plan 2021

The DCP supports the LEP by outlining requirements for development to meet community expectations and address key environmental planning issues relevant to the LGA.

The site is located in the RU1 Primary Production zone, (Part D. Rural Land Uses). Development within this zone is to be of a scale that is in '*keeping with the character of the locality'*.

The DCP does not specifically identify the requirements for assessing landscape and visual impact, however, Part I-8 of the DCP (Social Impact Assessment) provides guidance and examples where social impact assessment is required. This identifies the need to consider of the impact of a proposal upon '*neighbourhood amenity'* (Part-I 8.3). The landscaping provision recommends planting, including buffer planting, to reduce visual impact. Management of land use conflict issues, including visual amenity, is also listed as a priority (Part I-11).

The provision for shipping containers, which have a similar appearance to battery storage facilities, requires containers to be carefully located to minimise visual impact, and ensure that are not '*visually intrusive when viewed from that public place or from an adjacent property'* (Part I-13.2).

When designing a development for a site, the DCP indicates the need for thorough consideration and response to context and site analysis, to '*improve the quality of development through better planning, design and consideration for the local community and environments'* (Part I-12).

4. Potential visibility of the project

The potential visibility of the project (refer to **Figure C**: Potential Visual Catchment) has been identified through an analysis based on a digital surface model (includes terrain, built form and vegetation) derived from LiDAR point cloud data. This analysis shows the pattern of potential visibility and is a basis for fieldwork verification. This analysis considers views to the infrastructure within the proposed development footprint (panel arrays and inverters).

Based on this analysis, the site is expected to have a very small visual catchment, with the site being largely enclosed by landform and vegetation to the west, north west, northeast, east and south.

This analysis shows views being contained to areas near to the site, including:

- Avenue Road, as it passes through the site
- north facing slopes to the south of Avenue Road extending about 250 to 500 metres, and
- south facing slopes to the north of the site, extending about 1.2 kilometres.

Not all areas of the project development footprint would be seen from any area within this visual catchment. Figure D (refer to **Figure D**: Pattern of potential visibility) shows the visual catchment of smaller areas of the site, from west to east. This analysis generally shows that the westernmost and easternmost areas of the solar farm development investigation area would have limited visual catchments, and that the central areas of the project are more likely to seen from areas to the north of the site. The western and central areas would be seen from Avenue Road.

Not all areas within the potential visual catchment would have a similar view to the proposal. Further analysis has been undertaken to examine the proportion of the development footprint that would be seen from the areas within the visual catchment (refer to Figure E: Potential Extent of Visibility).

Views from private residential dwellings

While there are existing residential dwellings in small clusters and scattered across the surrounding rural landscape, the visual catchment does not extend to include many private residential dwellings. In particular, the group of residential dwellings to the southwest of the site are not expected to have views of the project. The heritage property, Main Camp Homestead, to the south of the project, is also not be expected to have views to the project.

There would, however, be the potential for views to the development footprint from the residential dwellings on rural properties on the elevated land to the north of the site, near the junction of Avenue and Ermela roads. Of this group of 17 dwellings, the closest six to seven dwellings within about 1.2 kilometres of the site have the potential for a view to the project (refer to Figure C: Potential Visual Catchment). The analysis contained in Figure E shows that the visual catchment to the north of the site having the potential for a view to either 1-10% or 11-20% of the proposed development footprint. Therefore, from these private residential dwellings, there is the potential for a small proportion of the overall proposal to be seen (refer to Figure E: Potential Extent of Visibility) due to landform and intervening vegetation.

Views from Avenue Road

Avenue Road is a local road extending east between Main Camp Road in the southwest and Myall Creek Road in the northeast. Avenue Road passes through the north western part of the site for about three kilometres. There would be close range views to the project from this section of the road (refer to Figure F: Visual catchment of Avenue Road). In these views, the development footprint (solar panel arrays) would be seen, with a backdrop of vegetation formed by the surrounding forested areas on elevated land.

Views from the Main Camp heritage property

The visual catchment (refer to Figure E: Potential Extent of Visibility) does not extend to the south towards the Main Camp heritage property. This is due to localised screening vegetation within the project site.

Views of the potential Substation and BESS site

The proposed substation and BESS site has been proposed for the north western corner of the site. While on a slightly elevated location, the vegetation to the north and west of the site would restrict the potential visual catchment of the site. This vegetation together with the landform would contain views to the BESS and substation to areas within the site. Furthermore, the location of these elements at the point within the site that is nearest to the location of the 330kV powerline easement, west of the site, would limit the need for additional transmission line infrastructure within the site infrastructure across the landscape.

It is proposed that the transmission line will extend west from the substation and BESS site, through an area of existing bushland. While this will require the removal of vegetation, this route would have limited visibility from surrounding areas due to the surrounding vegetation.

5. Next steps

During the preparation of an EIS, a detailed visual assessment would be prepared that would further analyse the potential visual impact of the project. This would include field verification of the visibility analysis and an assessment of representative viewpoints of the project. This assessment would identify the potential visual impact from the public domain, including from Avenue Road, and also from private residential dwellings. The assessment of views from private dwellings would focus on the residential dwellings to the north of the site. The potential amenity impacts of glare and reflectivity would also be considered from private residential dwellings and roads in those areas where there is the potential for a view to the project.

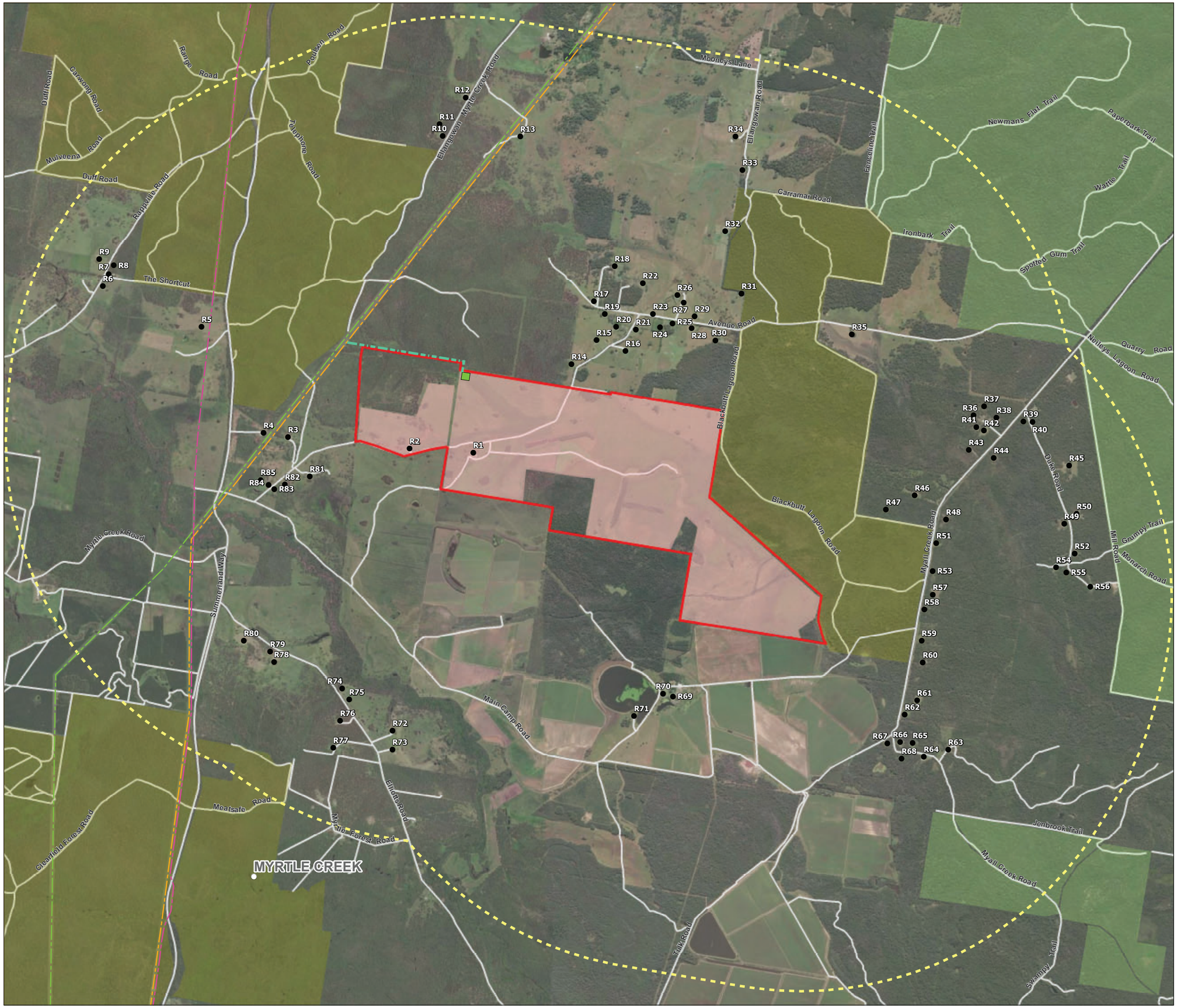
Further analysis of the visibility of the site, and site investigations would be undertaken to refine the development footprint, determine the location of any infrastructure that has a high visibility, and provision of screening vegetation, to respond to the views from residential dwellings with views to the site. A landscape strategy would also be prepared to identify the proposed location of screen planting to mitigate any potential visual impacts of the project.

References

DPIE, 2017, *North Coast Regional Plan 2036*, URL: https://www.planning.nsw.gov.au/Plans-for-your-area/Regional-Plans/North-Coast/North-Coast-Regional-Plan (accessed 10/11/2021).

Richmond Valley Council, 2021, *Richmond Valley Development Control Plan 2021*, URL: https://richmondvalley.nsw.gov.au/building-and-planning-services/strategic-planning/development-control-plan/ (accessed 10/11/2021).

Richmond Valley Council, 2012, *Richmond Valley Local Environmental Plan 2012*, URL: https://legislation.nsw.gov.au/view/whole/html/inforce/current/epi-2012-0098 (accessed 10/11/2021).



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Richmond Valley Solar Farm | Visual impact analysis

Figure A: Site location

- Site boundary
- Solar farm development footprint investigation area
- Proposed powerline
- Proposed substation and BESS site
- 5km distance from the site
- Private dwellings
- NPWS
- State Forest

Existing power lines

- 132kV
- 330kV
- 66kV

SOURCE:
Cadastral Boundary, State forest & National Parks : NSW Department of Finance, Services and Innovation 2021
Imagery: Maxar 2021

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Kilometres

A3 Scale: 1:50,000

File:RichmondValleySolar-Fig2-SiteLocationAerial-211122 Date: 22/11/2021

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Richmond Valley Solar Farm | Visual impact analysis

Figure B: Topography

Site boundary

Solar farm development footprint investigation area

5km distance from the site

Contour (20m)

Contour (5m)

Elevation

High (123m)

Low (5m)

SOURCE:
Cadastral Boundary, State forest & National Parks : NSW Department of Finance, Services and Innovation 2021
Surface analysis: Derived from LiDAR - COALDALE 1m (2016) & 2017) WOODBURN 1m (2010, 2016 & 2017) Digital Elevation Model © Department Finance, Services and Innovation.

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Kilometres

A3 Scale: 1:50,000

File:RichmondValleySolar-Fig3-Topography-211108 Date: 8/11/2021

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GIS & mapping solutions for infrastructure, town planning & environmental management

Richmond Valley Solar Farm | Visual impact analysis

Figure C:
Potential Visual Catchment of the development

Analysis method:

- A digital surface model was created for the study area at 2 metre pixel resolution. The model consists of ground surface terrain and surface features i.e. terrain, trees and buildings across the site and study area. The data has an accuracy of +/-30cm vertical and +/-80cm horizontal, 95% confidence Interval.
- 250 points were modelled across the development area at a height of 5 metres to represent an indicative maximum panel height.
- This map shows the areas where there is a directline of sight between the surface and these these modelled points.

Site boundary

Solar farm development footprint investigation area

Proposed substation and BESS location

Proposed transmission line

Distance from the site

Private dwelling

Modelled point

Visual Catchment (area which would have a direct line of sight to a modelled point)

Existing power lines

132kV

330kV

66kV

SOURCE:
Cadastral Boundary, State forest & National Parks : NSW Department of Finance, Services and Innovation 2021
Imagery: Maxar 2021
Surface analysis: Derived from LiDAR - COALDALE 1m (2016) & 2017) WOODBURN 1m (2010, 2016 & 2017) Digital Elevation Model © Department Finance, Services and Innovation.

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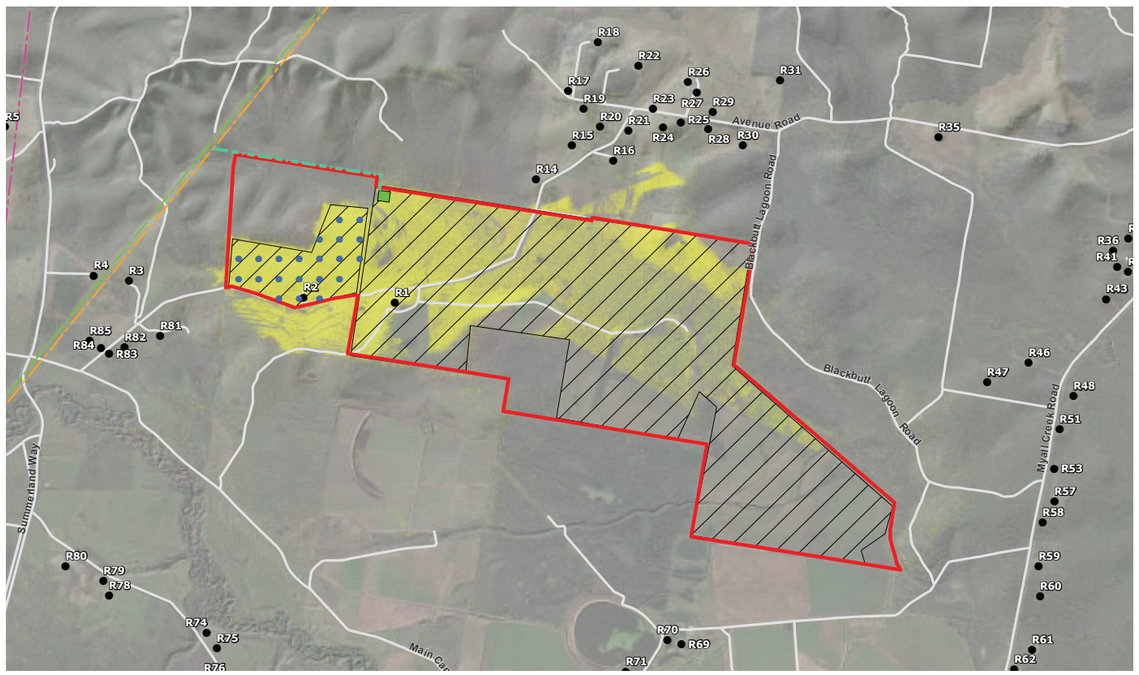
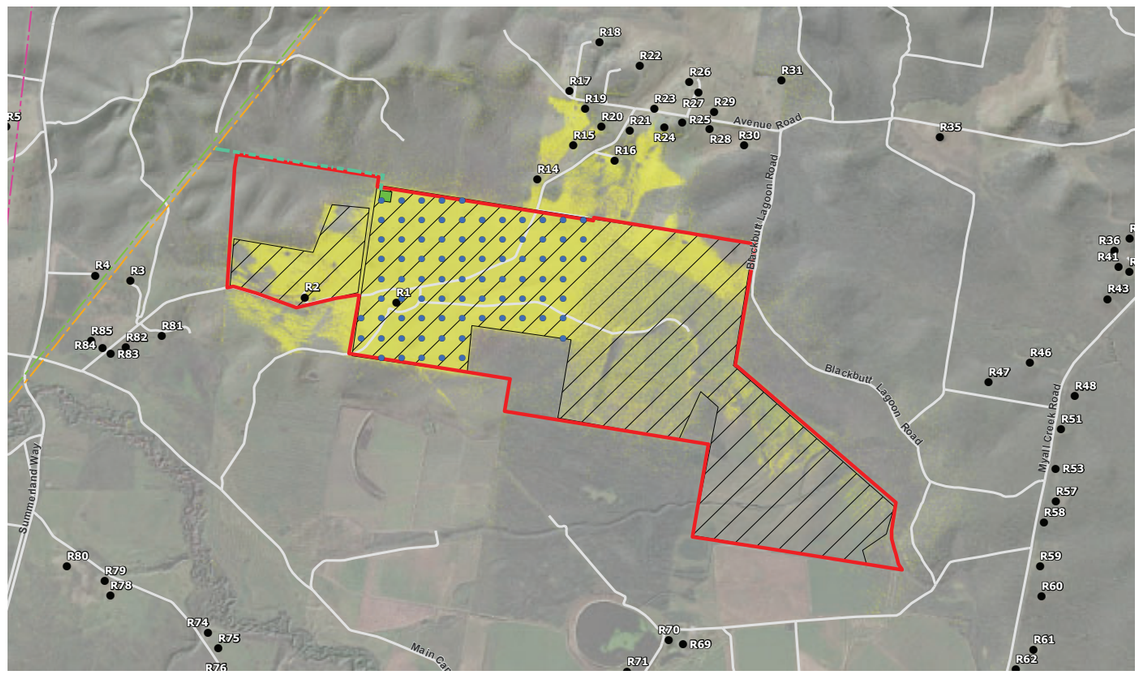
A3 Scale: 1:50,000

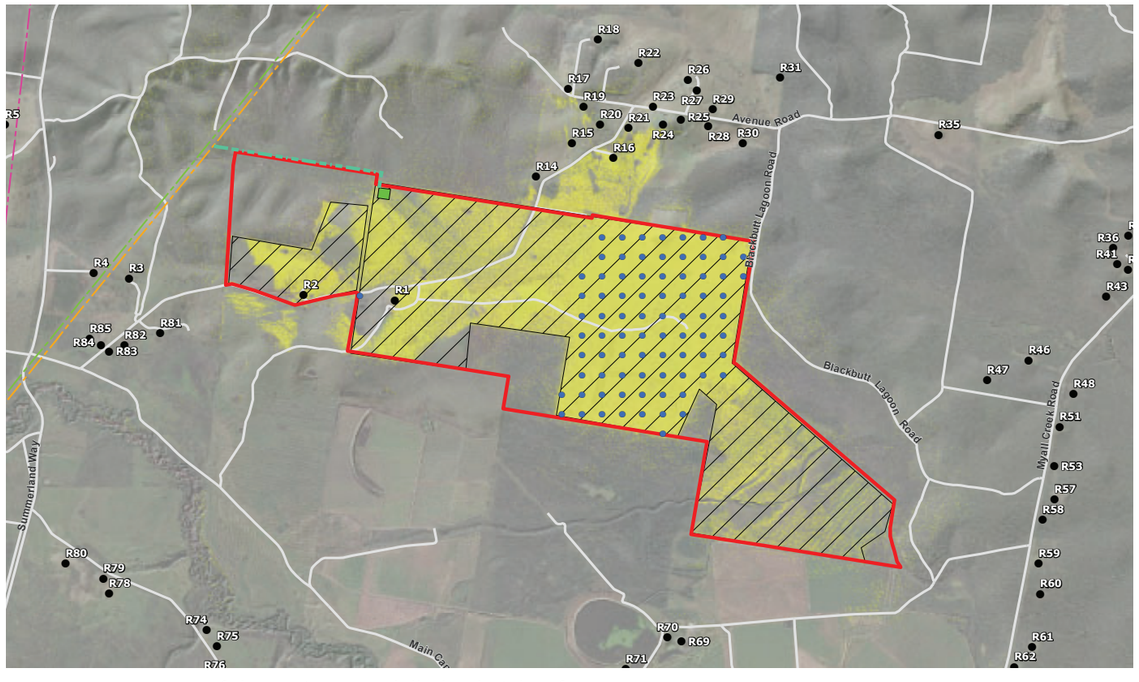
File:RichmondValleySolar-Fig8-VisualCatchment-ALL-211122_B
Date: 22/11/2021



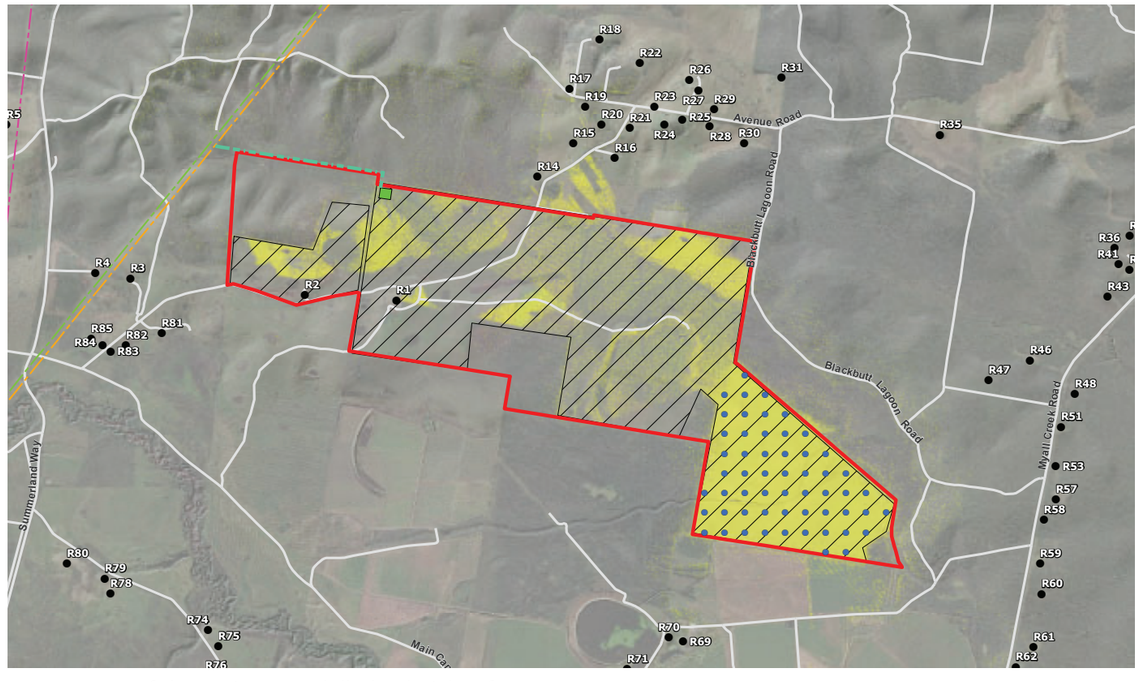
Western area of the project- modelled at height of 5m



Centre western area of the project- modelled at height of 5m



Centre eastern area of the project- modelled at height of 5m



Eastern area of the project- modelled at height of 5m

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Richmond Valley Solar Farm Project | Landscape and visual analysis

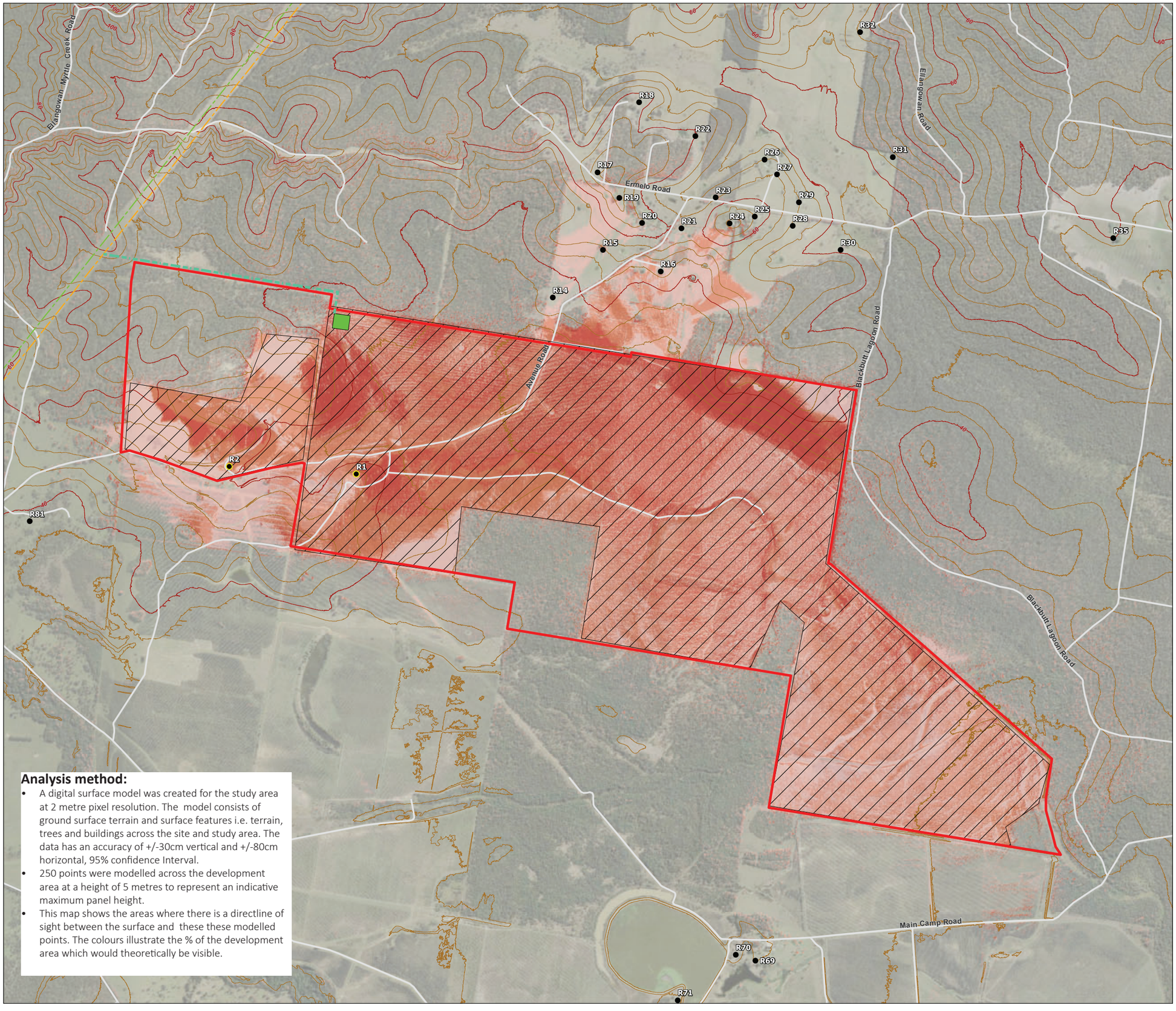
Key

Potential visual catchment

Modelled points

north

Figure D: Pattern of potential visibility - West to eastern areas of the potential development footprint



Analysis method:

- A digital surface model was created for the study area at 2 metre pixel resolution. The model consists of ground surface terrain and surface features i.e. terrain, trees and buildings across the site and study area. The data has an accuracy of +/-30cm vertical and +/-80cm horizontal, 95% confidence Interval.
- 250 points were modelled across the development area at a height of 5 metres to represent an indicative maximum panel height.
- This map shows the areas where there is a directline of sight between the surface and these these modelled points. The colours illustrate the % of the development area which would theoretically be visible.

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Richmond Valley Solar Farm | Visual impact analysis

Figure E: Potential Extent of Visibility

- Site boundary
- Solar farm development footprint investigation area
- Proposed substation and BESS location
- Proposed transmission line
- 5km distance from the site
- Private dwelling
- Private dwelling (associated with project)
- Contour (20m)
- Contour (5m)

Existing power lines

- 132kV
- 330kV

Visibility (% of points visible)

- 0-10%
- 11-20%
- 21-40%
- 41%+

SOURCE:
Cadastral Boundary, State forest & National Parks : NSW Department of Finance, Services and Innovation 2021
Imagery: Maxar 2021
Surface analysis: Derived from LiDAR - COALDALE 1m (2016) & 2017) WOODBURN 1m (2010, 2016 & 2017) Digital Elevation Model © Department Finance, Services and Innovation.

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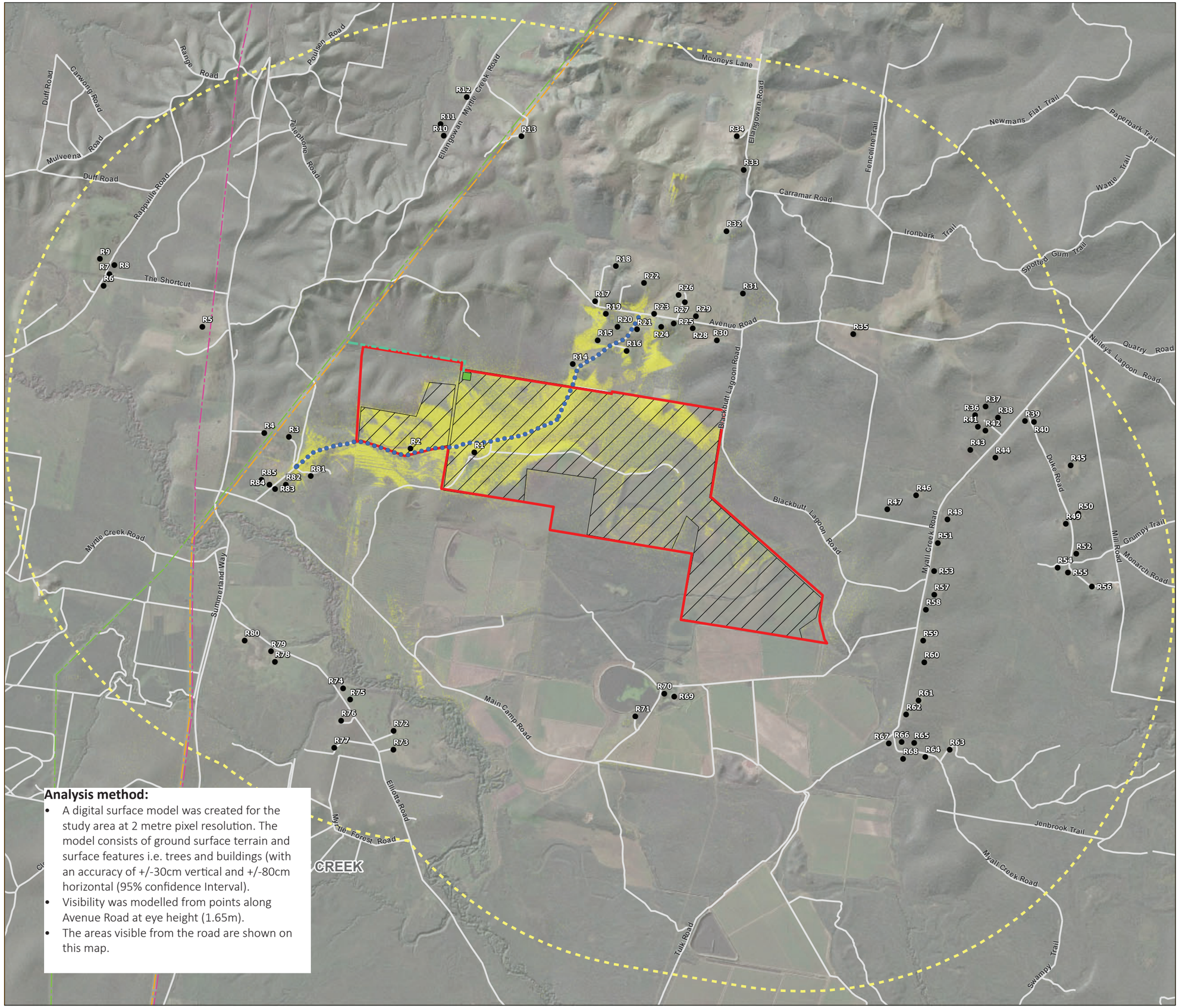
File:RichmondValleySolar-Fig8-VisualCatchment-ALL-211122
Date: 22/11/2021

GEOVIEW



Analysis method:

- A digital surface model was created for the study area at 2 metre pixel resolution. The model consists of ground surface terrain and surface features i.e. trees and buildings (with an accuracy of +/-30cm vertical and +/-80cm horizontal (95% confidence Interval).
- Visibility was modelled from points along Avenue Road at eye height (1.65m).
- The areas visible from the road are shown on this map.

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Richmond Valley Solar Farm | Visual impact analysis

Figure F:
Areas visible from Avenue Road

- Site boundary
- Solar farm development footprint investigation area
- Proposed substation and BESS location
- Proposed transmission line
- 5km distance from the site
- Private dwelling
- Modelled point
- Visual Catchment (area which would have a direct line of sight to a modelled point)

Existing power lines

- 132kV
- 330kV
- 66kV

SOURCE:
Cadastral Boundary, State forest & National Parks : NSW Department of Finance, Services and Innovation 2021
Imagery: Maxar 2021
Surface analysis: Derived from LiDAR - COALDALE 1m (2016) & 2017) WOODBURN 1m (2010, 2016 & 2017) Digital Elevation Model © Department Finance, Services and Innovation.

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Kilometres

A3 Scale: 1:50,000

File:RichmondValleySolar-Fig9-VisualCatchment-Road-211108
Date: 9/11/2021

GEOVIEW

Richmond Valley Solar Farm | Visual impact analysis

Figure G:
Visual catchment from BESS and Substation site

Analysis method:

- A digital surface model was created for the study area at 2 metre pixel resolution. The model consists of ground surface terrain and surface features i.e. trees and buildings (with an accuracy of +/-30cm vertical and +/-80cm horizontal (95% confidence Interval).
- Visibility was modelled from points 5 metres above ground level
- The areas that would view the proposed BESS and substation site are shown on this map.

Site boundary

Solar farm development footprint investigation area

Proposed substation and BESS location

Proposed transmission line

5km distance from the site

Private dwelling

Modelled points

Potential visual catchment

Existing power lines

132kV

330kV

66kV

SOURCE:
Cadastral Boundary, State forest & National Parks : NSW Department of Finance, Services and Innovation 2021
Imagery: Maxar 2021
Surface analysis: Derived from LiDAR - COALDALE 1m (2016) & 2017) WOODBURN 1m (2010, 2016 & 2017) Digital Elevation Model © Department Finance, Services and Innovation.

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Kilometres

A3 Scale: 1:50,000

File:RichmondValleySolar-Fig10-VisualCatchment-BESS-211108
Date: 9/11/2021

Premise