

From: Benjamin Pogson

Sent: Wednesday, 21 September 2022 4:40 PM

To: Elisha Dunn

Subject: RE: Maison Dieu Solar - Request for Input into Secretary's Environment Assessment Requirements

Hi Elisha,

Council would like the to see the following items addressed:

State Environmental Planning Policy (Transport and Infrastructure) 2021

AusGrid will need to be consulted.

State Environmental Planning Policy (Resilience and Hazards) 2021

Potential contaminated land, being farmland and proximity to the mine sites. Lithium battery storage and potential contamination with regards to this type of development must be addressed

State Environmental Planning Policy (Primary Production) 2021

Draft State Significant Agricultural Land Map to be considered.

(Draft) Hunter Strategic Plan 2041

This document is currently in the draft stage and addresses the need to diversify. This will need to be considered

Singleton Sustainability Strategy 2019–2027

This focusses on the United Nations sustainable Development Goals. The proposed development should show how it drives Singleton to a sustainable future

Net Zero and Federal requirements

Address how the project will be in line with the NSW and Federal Governments guidelines and policies (also any draft policy) towards net zero emissions and climate change.

Flood

The site is partially located in an historical flooding area, namely the 1949 & 1955 floods.

Bushfire

Site is bushfire prone. Development as per Planning for Bushfire Protection 2019.

Biodiversity

The site contains a number of Threatened Ecological Communities. A Season BDAR will be required.

Updated NSW State Vegetation Map from June 2022 to be used.

Koala Study

Singleton High Biodiversity Values

Singleton Council is currently creating High Biodiversity Values mapping, which could impact certain areas on the site.

88b Instrument

There are a number of easements relating to transmissions lines, water, and right of carriage ways. The appropriate authority must be contacted for potential impacts and variation to these covenants.

Traffic

Management during the construction, noting there are to be over 300 workers on site

Carparking, access, management during the life of the project (up to 8 staff)

Potential impacts on the Maison Dieu and New England Highway intersection that needs to be addressed, particularly during construction phase

Accessibility

Potential accessibility requirements under Australian Standards and Singleton Development Control Plan 2014.

Heritage

The site is located opposite a Heritage Item located on Lot 2 DP 876447.

This is a local heritage item listed as "I141 -Archerfield and outbuildings" under the Singleton Local Environmental Plan.

Aboriginal Heritage

Highly likely there is Aboriginal Heritage on site. AHIMS and Aboriginal Heritage Study required. It is recommended that an Archaeologist or Aboriginal knowledge holder observe the initial removal of the A horizon soils at the construction site to identify if there are Aboriginal objects at risk of harm.

Riparian Land and other watercourses.

There is Riparian Land and Watercourse mapped land on site. Further to this these are a number of lower order stream all which go to the Hunter River. This will need to be addressed, including potential extra run off due to large hard surface areas.

Earthworks and Drainage

Under the Local Environmental Plan and Development Control Plan both of these items will need to be addressed.

Community engagement

All neighbours should be suitably engaged. There are a number of stakeholders such as the neighbouring mines and the Wanaruah Aboriginal Land Council who should be consulted with.

The proposed development has the potential to disrupt short term accommodation during the construction phase and the EIS should address this and seek to engage the community around timeframes etc.

Air and Noise

Acoustic and Air Quality impacts to be addressed, this includes potential impacts the the Heritage listed neighbouring property

Waste Management

Waste Management Report detailing the waste produced during construction and during the life of the project, what is to be recycled/reused and where is it sent.

End of Life decommissioning

The process of decommissioning and the management plan to remediate the site (including revegetation). How the waste will be processed. This includes the shorter battery life.

Mine Subsidence

The lots are located in the Patrick Plains Mine Subsidence District this must be addressed.

Council would like to see the applicant actively engage Council particularly with regards to the traffic impacts and the impacts of short-term housing.

Regards,

BENJAMIN POGSON

Senior Development Planner