



TERRAIN SOLAR

Terrain Solar Pty Ltd
Level 7, 341 George St
Sydney NSW 2000
Australia
ABN 13 616 856 172

13 November 2023

Andy Nixey
Department of Planning and Environment
By email: Andy.Nixey@planning.nsw.gov.au

Re: SSD- 48160216 – Maison Dieu Solar Farm project refinements

Dear Andy,

1. Introduction

Terrain Solar proposes to develop the Maison Dieu Solar Farm (SSD-48160216), located approximately 10km northwest of Singleton, within the Singleton local government area. A Scoping Report (EMM 2022) was submitted in August 2022 with Secretary's Environmental Assessment Requirements (SEARs) being issued in October 2022.

The purpose of this letter is to notify the Department of Planning and Environment of refinements to the project, specifically a reduction to the project footprint largely as a result of ongoing environmental assessments.

2. Project refinements

The Scoping Report (EMM, 2022) described the project as being located on multiple Lots along Maison Dieu Road and including:

- A large scale solar photovoltaic (PV) generation facility along with battery storage and associated infrastructure, with a generation capacity of approximately 150 megawatts (MW)
- A battery energy storage system (BESS) with a capacity of approximately 150 MW and up to 4 hours of storage
- A connection to the existing 66/132kV Singleton substation located on the southern side of Maison Dieu Road
- Cabling and collector units, site office, storage area, internal access tracks, on-site parking, security fencing, lighting and temporary construction laydown area
- Site access at the south eastern project boundary via Maison Dieu Road

Project refinements have been made since the submission of the Scoping Report, due in large part to the results of ongoing environmental assessments being prepared for the Environmental Impact Statement (EIS). This includes a reduction of approximately 295 hectares in the project area and 251



TERRAIN SOLAR

Terrain Solar Pty Ltd
 Level 7, 341 George St
 Sydney NSW 2000
 Australia
 ABN 13 616 856 172

hectares in the disturbance footprint, which will contribute significantly to the minimisation of impacts to biodiversity and Aboriginal heritage.

Table 1 outlines the differences between the project as defined in the Scoping Report and how it has been refined for the EIS. Figure 1 shows the revised project layout.

Table 1 Project refinements from the Scoping Report to EIS

Project component	Scoping Report (August 2022)	Proposed refinements November 2023
Project name	Maison Dieu Solar Farm	No change.
Project area	500 hectares covering 7 property lots	205 hectares covering 4 property lots
Disturbance footprint	352 hectares	101 hectares
Solar farm output	150 MW	60 MW
Battery energy storage system	50 MW / 150 MWh	40 MW / 80 MWh
Substation connection	Connection to Ausgrid's Singleton substation adjacent to the project site's southern boundary via overhead or underground high voltage cables.	No change.
Administration and control area	Facility substation and control rooms, BESS, administration buildings with amenities, O&M workshops, and car parking sufficient for employees and contractors.	No change.
Site access	Primary site access via Maison Dieu Road at the south eastern point of the site boundary.	Primary site access via Maison Dieu Road maintained, with an additional access point on the south western point for light vehicles only in order to minimise disturbances for neighbouring properties.
Construction	Construction of the project is expected to be completed over a period of up to 18 months.	No change.
Construction workforce	Up to 350 FTE during peak periods.	Up to 150 FTE during peak periods.



Terrain Solar Pty Ltd
Level 7, 341 George St
Sydney NSW 2000
Australia
ABN 13 616 856 172

Project component	Scoping Report (August 2022)	Proposed refinements November 2023
Operation workforce	8 FTE	5 FTE
Capital investment value	Greater than \$30 million.	Greater than \$30 million.



TERRAIN SOLAR

Terrain Solar Pty Ltd
 Level 7, 341 George St
 Sydney NSW 2000
 Australia
 ABN 13 616 856 172

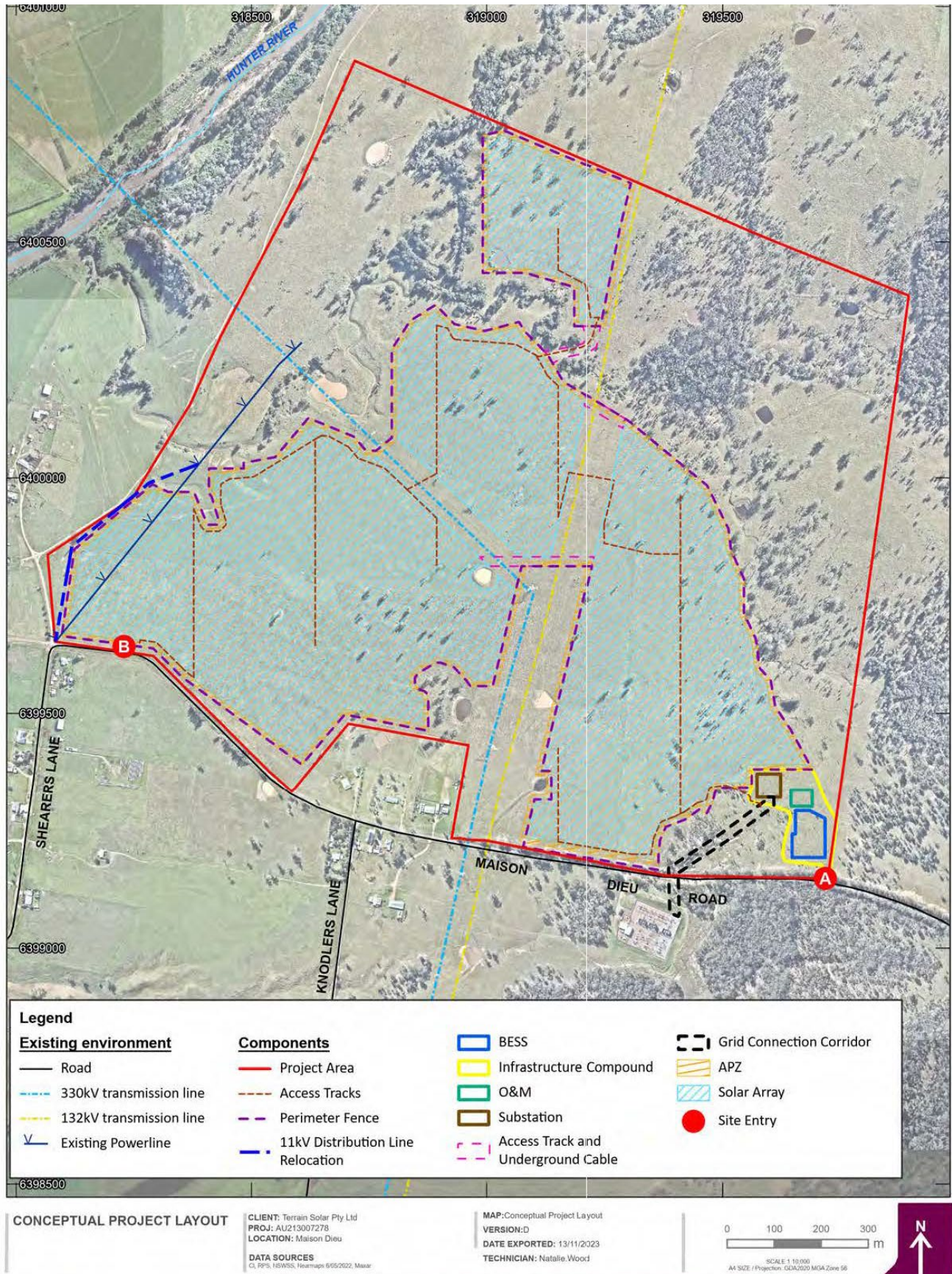


Figure 1 Maison Dieu Solar Farm indicative development footprint November 2023



3. Consultation

Ongoing consultation is being undertaken by Terrain Solar with the local community and relevant government agencies. Project refinements have been communicated to these stakeholders as part of this communication process to avoid confusion and to ensure they are aware of the refinements made to the project.

The following consultation has been completed since the Scoping Report was submitted and the project has been refined:

- Project update newsletter delivered to 87 adjacent landowners in September 2023. The newsletter also informed stakeholders that the Terrain project team would be in the area door knocking on 10 – 11 October 2023.
- Door knocking residents within a 4km radius on 10 – 11 October 2023. The residents were also provided with a Kitchen Table Discussion Guide and advised of the upcoming online community information session and online project feedback survey.
- Face-to-face meetings with residents on 11 October 2023 and completion of photography to inform the visual impact assessment.
- Meetings with key stakeholders including government agencies in October 2023 via Microsoft Teams.
- Meeting with Singleton City Council on 11 October 2023.
- Meeting with Dave Layzell the State member on 13 October 2023.
- Meeting with Dan Repacholi the Federal member on 24 October 2023.
- Online community information session on 24 October 2023. This information session was advertised in the Singleton Argus and Hunter River Times newspapers.
- Online project feedback survey from 7 October to 15 November 2023. The survey was advertised in the Singleton Argus, and Hunter River Times newspapers, and Federal member Dan Repacholi's weekly newsletter.

4. Environmental assessment

The project refinements have reduced the project area by approximately 295 hectares, removing impacts to 3 lots. The refined area has resulted in reduced environmental impacts and therefore, it is considered that the level of assessment identified in the Scoping Report provides a comprehensive environmental assessment and is considered adequate. Table 2 outlines the proposed level of assessment for environmental impacts. Assessment would continue to be in accordance with the SEARs.



TERRAIN SOLAR

Terrain Solar Pty Ltd
 Level 7, 341 George St
 Sydney NSW 2000
 Australia
 ABN 13 616 856 172

Table 2 Level of assessment of environmental impacts

Issue	Level of assessment proposed in the Scoping Report 2022	Proposed level of assessment for the project refinements in the EIS	Comments
Biodiversity	Detailed	Detailed	The project refinements will result in a reduction in biodiversity impacts for the project due to the reduced footprint.
Amenity – noise and vibration	Detailed	Detailed	The project refinements will result in a reduction in noise and vibration impacts for the project during the construction period.
Traffic	Detailed	Detailed	The project refinements will result in a reduction in traffic impacts for the project due to the reduced traffic generation.
Aboriginal heritage	Detailed	Detailed	The project refinements will result in a reduction in Aboriginal heritage impacts for the project due to the reduced footprint.
Visual impact	Detailed	Detailed	The project refinements will result in a reduction in visual impacts for the project due to the reduced footprint and removal of solar panel infrastructure.
Social	Detailed	Detailed	The project refinements will result in a reduction in social impacts for the project due to the reduced footprint, and associated reduction in amenity and construction-related impacts, reduced construction workforce and reduced visual impacts.
Land and soils	Standard	Standard	The project refinements will result in a reduction in land impacts for the project due to the reduced footprint.
Hazards and risks	Standard	Standard	The project refinements will result in a reduction in hazard and risk impacts for the project due to a reduction in the scale and nature of the development.
Contaminated land	Standard	Standard	The project refinements will result in a neutral change in contaminated land impacts for the project.
Waste	Standard	Standard	The project refinements will result in a reduction in waste impacts for the project due to a reduction in the scale and nature of the development.
Surface Water	Standard	Standard	The project refinements will result in a reduction in water impacts for the project due to the reduced footprint.
Air quality	Standard	Standard	The project refinements will result in a reduction in air quality impacts for the project during the construction period.



Issue	Level of assessment proposed in the Scoping Report 2022	Proposed level of assessment for the project refinements in the EIS	Comments
Historical heritage	Standard	Standard	The project refinements will result in a neutral change in historical heritage impacts for the project.

5. Conclusion

This letter outlines the project refinements to the Maison Dieu Solar Farm (SSD-48160216). The refinements are considered an appropriate response to ongoing environmental assessments, as a means to minimise environmental impacts.

Key stakeholders have been informed through the ongoing consultation process. Therefore, it is considered that SEARs issued in October 2022 are still applicable to the project.

Regards,

Matilda Wachsmann
 Project and Planning Manager