



ENGAGEMENT SUMMARY TABLE

Stakeholder	How This Group was Consulted	Issues Discussed	Project Response
<p>Mid-West Regional Council</p> <ul style="list-style-type: none">▪ Council officers- Director Development, Alina Azar- Lisa Penson, Economic Development Coordinator.	<p>Three meetings with Council have taken place.</p> <ul style="list-style-type: none">▪ December 2023▪ 1 February 2024▪ 5 June 2024.	<p>Consultation with Council has been fundamental to shaping the approach to community consultation.</p> <p>Feedback from Council included:</p> <ul style="list-style-type: none">▪ The community is experiencing consultation fatigue.▪ The engagement approach should 'think outside the box' and attract community attention.▪ The community is not distinguishing between projects (as there is so many in the area) so it's important to stand out. <p>VPA / community benefit sharing</p> <ul style="list-style-type: none">▪ Community benefit sharing and the VPA are two different funds.▪ The VPA must be established in consultation with Council	<p>Consultation</p> <p>In response to Council feedback, our engagement approach sought to 'go to the community' rather than expecting the community to come to us.</p> <p>Activities included:</p> <ul style="list-style-type: none">▪ Online video recording▪ IGA pop up▪ Coffee catch up with neighbours. <p>Urbis socialised these activities with Council to seek further feedback ahead of going live to the community.</p> <p>Following the engagement approach, Council commended Elgin and Urbis on its engagement for this project, noting the activities were delivered in line with Council's feedback.</p> <p>VPA / community benefit sharing</p> <p>Elgin and Urbis are in consultation with Council on the approach to the VPA and community benefit sharing.</p> <p>Urbis will continue to consult with Council as the SSDA moves through the planning process.</p>

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		<ul style="list-style-type: none"> The community benefit sharing fund must be established in consultation with the community. 	
Mid-West Regional Council Mayor and Councillors	<p>On 22 April 2024, Urbis Engagement contacted the Mayor and Councillors for Mid-West Regional Council via email to provide information about the proposal, offer a project briefing and offer the opportunity for these stakeholders to ask questions or provide feedback.</p> <p>A copy of the Community Newsletter was attached to this email.</p>	To date, no response has been received from the Mid-West Regional Council's Mayor and councillors.	Elgin will continue to maintain project enquiry channels to ensure Mid-West Regional Council's Mayor and councillors can learn more about the proposal ask questions and provide feedback or ask questions.
Department of Planning, Housing and Infrastructure (DPHI)	Elgin and Urbis met with DPHI via Teams on 12 June 2024.	DPHI acknowledged the status of the preparation of the EIS and provided further guidance on details required related to Workforce Accommodation.	Elgin and Urbis will continue to consult with DPHI as plans progress.
Department of Climate Change, Energy, the Environment and Water (the Biodiversity,	Between 23 April 2024 and 5 June 2024, the external consultancy AEP engaged in email correspondence with representatives of the	BCSG generally supported the methodology used but requested further justification and additional information.	AEP have incorporated feedback from BCSG into the BDAR, including an assessment on critically endangered plant species that could occur in Category 1 Land, a detailed decision pathway for the selection of PCTs and further justification on Category 1 Land designation.

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Conservation and Science Group)	Biodiversity, Conservation, and Science Group (BCSG), a division of DCCEEW. During this period, AEP submitted a draft Land Category Assessment along with relevant mapping files for review by the Department. Feedback on these submissions was provided on 5 June 2024		
Publicly elected officials Mr Dugald Saunders, Member for Dubbo (State) – The Nationals	On 24 May 2024, Elgin and Urbis Engagement hosted a briefing with the State Member for Dubbo to discuss the opportunities the project will create for the region, as well as community benefits and offer an opportunity for the Member for Dubbo to	Feedback raised by the State Member included: Enquiry regarding the proposed size of Mayfair compared to others proposed nearby.	Elgin's proposed Mayfair Solar Farm is much smaller in size in comparison to others proposed in the area. While smaller, Elgin acknowledges the accumulative impacts and understands that risks and impacts to the community need to be carefully managed (regardless of size).
		Enquiry regarding how much feedback Elgin has received about fire risk.	Fire risk was raised as a question from some members of the community. All community respondents were receptive to Elgin's response to fire management and compliance requirements. Mayfair Solar Farm will be designed to the highest standards for fire safety, in line with Fire and Rescue NSW's design guidelines. This includes creating cleared

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	ask questions or provide feedback.		vegetation zones fire breaks between panels, strict land management (such as sheep grazing or mowing) and access to water.
		Question about how the decommissioning bond is being managed – private, state, or federal.	If the project is approved, Elgin will appoint an independent third party (subject to the approval of the landlord) to manage and administer the decommissioning fund. At the end of the lease term, the fund will be available to the landowner if Elgin fails to comply with legislative requirements around decommissioning.
		Question about how Elgin will manage insurance arrangements with its neighbours.	<p>Elgin acknowledges concerns within the community regarding the perceived lack of insurance coverage for properties neighbouring a solar farm. To address this, Elgin has consulted with multiple insurance brokers, who have reassured Elgin that there are no instances/examples where properties cannot be insured as a result of living next to a solar farm.</p> <ul style="list-style-type: none"> ▪ If the project is approved, Elgin will also have a range of insurance policies in place to cover the site in the event of damage or fire.
		<p>Urbis asked the MP how frequently they'd like to be updated.</p> <p>The MP confirmed for Elgin / Urbis to provide an update to the MP if there are any changes/something that the MP should be aware of.</p>	Elgin will continue to consult with the MP at each project milestone. Consultation will take place in the form of email updates with the option for follow up meetings if needed.

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Hon Andrew Gee MP, Member for Calare (Federal) – Independent	<p>On 17 April 2024, Urbis Engagement contacted the Federal Member for Calare via email to provide information about the proposal, offer a project briefing and provide the opportunity for these stakeholders to ask questions or provide feedback.</p> <p>A copy of the Community Newsletter was attached to this email.</p>	To date, no response has been received from the Member for Calare.	Elgin will continue to maintain project enquiry channels to ensure the Federal Member for Calare can learn more about the proposal ask questions and provide feedback or ask questions.
Relevant agencies Transport for NSW (TfNSW)	On 11 July 2023, as part of the SEARs request, TfNSW was invited by the Department of Planning & Environment (DPE) to provide comments on the scoping report for Mayfair Solar Farm.	<p>On 23 July 2023, TfNSW provided to DPE a letter with comments on the scoping report for Mayfair Solar Farm.</p> <p>This letter outlines tailored requirements to be included in the scope of the Traffic Impact Assessment (TIA).</p>	Urbis Transport Advisory has incorporated TfNSW's comments into the TIA submission. Refer to the TIA prepared by Urbis for more information.
Notice to mining company	On 14 August 2024, Elgin issued a notice to the mining company that has a mining licence that overlays a	The email outlined an overview of the project and SSDA. Email also offered the opportunity for a project briefing.	No feedback received

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	portion of the Mayfair Solar Farm site.		
Aboriginal Stakeholders Mudgee Local Aboriginal Land Council Registered Aboriginal Parties	As part of the Aboriginal Cultural Heritage Assessment Report (ACHAR), Urbis Heritage contacted the Mudgee Local Aboriginal Land Council and other Registered Aboriginal Parties to determine the cultural significance of objects and/or places on and surrounding the site.	Feedback from this consultation is included in Section 2 of the ACHAR lodged with this SSDA.	Elgin will continue to consult and provide project updates to the Mudgee Local Aboriginal Land Council and Registered Aboriginal Parties offering the opportunity to comment/provide feedback should plans change.
Community Site landowner	<p>Elgin and Urbis have been in ongoing conversations with the landowner throughout the process.</p> <p>The site owner has provided advice on the following:</p> <p>Contact details for close neighbours.</p> <p>Insight / understanding into community sentiment / what needs to be addressed as part to respond to community feedback.</p>	<p>Elgin has been in close contact with the site owners throughout the process.</p> <p>The site owners have raised no feedback or concerns.</p> <p>They are supporting Elgin throughout the process.</p>	<ul style="list-style-type: none"> As a key stakeholder, Elgin will continue to consult with the site owner as plans progress and offer the opportunity to comment/provide feedback on plans. They are considered a key member of the community and will be kept involved/informed throughout the process.

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<p>Adjoining landowners</p> <p>Neighbours adjacent to the project</p>	<p>Urbis engaged with direct landowners on 9 May 2024 via phone and email.</p> <p>Following phone and email consultation, adjoining landowners were invited to a coffee catch-up (see Appendix K for a detailed description).</p>	<p>Feedback provided and questions asked included:</p> <p>General: Where energy from the solar farm would be distributed?</p> <p>Visual impact: What assessments are being undertaken for visual amenities? No major objections were raised regarding the proposed screening and fencing.</p> <p>Worker conduct Concern over worker conduct and behaviour – particularly given the escalation of crime in the area. Comment regarding concerns about the worker accommodation as there has been an escalation of crime in the area recently.</p> <p>Upgrade to Jackson's Lane: No major objections were expressed about the proposed upgrades to Jackson's Lane.</p> <p>Flooding of Slapdash Creek: Concerns were raised about the impact of flooding on the solar farm. Neighbours have experienced floods in 2020, 2021, 2022 and 2023. Proposed development should take into consideration flooding around Slapdash Creek.</p> <p>Community benefits and social impact:</p>	<p>Elgin and Urbis Engagement provided the following responses:</p> <p>General: Renewable energy created by Mayfair Solar Farm will be connected to the grid where it can service both the local and wider community.</p> <p>Visual impact: A visual impact assessment is being prepared which will assess any potential impacts on surrounding neighbours. It will also propose mitigation measures such as landscaping or screening. Elgin will continue to inform the community as plans progress.</p> <p>Worker conduct: Elgin is preparing an on-site Worker Accommodation Plan (WAP) and a Worker's Code of Conduct (WCC) to ensure our team respectfully interacts with the Gulgong township. Elgin will share this plan with its neighbours once finalised.</p> <p>The WAP will look at on-site workers' accommodation and protocols for workers going into Gulgong. It will protect the social infrastructure to ensure it's available and accessible to locals.</p> <p>Upgrade to Jackson's Lane: Elgin will continue to consult with neighbours as plans for Jacksons Lane are finalised.</p> <ul style="list-style-type: none"> A Traffic Management Plan is also being prepared as part of the SSDA. This will assess whether existing proposed access roads can support the anticipated impact on traffic. If not, Elgin will explore the upgrading and ongoing maintenance of access roads. <p>Flooding of Slapdash Creek:</p>

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		<p>Expressed interest in community benefits particularly the potential upgrades and maintenance of rural roads.</p> <p>Concern about the impact of outside workers on current health services. There is 1 medical centre with a long wait time.</p> <p>Suggest including healthy ageing programs as part of the community benefit scheme.</p>	<p>A Flood Risk Assessment is being prepared as part of the SSDA which will determine the flood risk and provide appropriate mitigation measures.</p> <p>Elgin has clarified a few points on the flood analysis with neighbours, to ensure the assessment reflects this lived experience of locals.</p> <p>Community benefits and social impact:</p> <p>The WAP and WCC are designed to minimise disruptions to the local community. Elgin will consider the potential impacts on health services as part of this.</p> <p>Elgin notes this feedback and will work with the Council and the local community to determine the allocation of the community benefit fund.</p>
<p>Broader community</p> <p>Residents and businesses within 8km of the site including Gulgong residents and businesses.</p>	<p>Community pop-up (see Appendix K for a detailed description).</p> <p>Community newsletter letterbox distribution (see Appendix K for a detailed description).</p>	<p>Feedback provided and questions asked included:</p> <p>General support:</p> <p>Visitors to Gulgong were generally supportive of the renewable energy transition and there was some support for the increase in local jobs.</p> <p>Suggestion to arrange community education tours so the local community can learn more about renewable energy.</p> <p>Worker impact:</p> <p>Older residents expressed concern about the impact of workers on the city centre including parking on the main street - seniors and parents with children will have to park far away from services.</p> <p>Cumulative impact of other solar farms:</p>	<p>Elgin and Urbis Engagement provided the following responses:</p> <p>General support:</p> <p>Elgin notes the suggestion and will work with Council and the local community to determine the allocation of the community benefit fund which may include tours.</p> <p>Worker impact:</p> <p>Elgin is preparing on-site WAP and a WCC to ensure our team respectfully interacts with the Gulgong township. Elgin will share this plan with its neighbours once finalised.</p> <p>The SSDA will also include an assessment that explores the impact on traffic and parking. This will outline mitigation measures to ensure the increase in construction workers will not negatively impact access to parking.</p> <p>Cumulative impact of other solar farms:</p>

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		<p>Concern over the loss of land value due to the surrounding solar farms.</p> <p>Concern over the lack of compensation from solar farms and suggestion to reduce power bills for surrounding residents.</p> <p>Impact on tourism: There's tourism in Gulgong which is causing tensions in the transition to renewable energy.</p> <p>Concern over impacts to visual amenities impacting the desire for tourists to visit Gulgong.</p> <p>Impacts on sheep grazing: Concern over how realistic to have solar farming and sheep farming on the same site e.g. rounding up sheep, ewes giving birth to lambs, sheep sheering and getting sheep to the paddock.</p> <p>Bushfire risk concerns: Concern over the risk of fires resulting from solar farm equipment.</p> <p>After receiving the community newsletter, Stralis Energy contacted Urbis Engagement on 18 April 2024 requesting to be kept informed on opportunities to tender for the electrical contractor services.</p>	<p>Elgin is having detailed conversations with the Council about managing the accumulative impacts as a result of the solar farm.</p> <p>Elgin is also working with Council to establish a community benefit fund. The fund's purpose is to invest back into the community and benefit those who may be impacted by the accumulative implications.</p> <p>Impact on tourism: Elgin respects Gulgong's proud history and wants to ensure there are no impacts on the tourism economy. A visual impact assessment is being prepared which will assess any potential impacts on surrounding neighbours. It will also propose mitigation measures such as landscaping or screening. Elgin will continue to inform the community as plans progress.</p> <p>Impacts on sheep grazing: Elgin will work closely with Council and the community to determine the best methods to ensure sheep grazing can co-exist with the solar farm.</p> <p>Once the solar farm is decommissioned, the land will be reinstated for continued agricultural use.</p> <p>Bushfire risk concerns: Mayfair Solar Farm will be designed to the highest standards for fire safety, in line with Fire and Rescue NSW's design guidelines. This includes creating cleared vegetation zones fire breaks between panels, strict land management (such as sheep grazing or mowing) and access to water.</p> <p>Urbis Engagement advised that Elgin is still in the planning stages of the project and will prioritise local employment</p>

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			during the tendering stages. Elgin will keep Stralis Energy informed on opportunities to tender for the project.
Community groups Watershed Landcare	<p>On 17 April 2024, Urbis Engagement contacted Watershed Landcare to provide information on the proposal and seek feedback.</p> <p>The community newsletter was attached to this email.</p>	<p>Between 17 April 2024 and 20 May 2024, the feedback provided and questions asked included:</p> <p>Where exactly on Jacksons Lane is the site proposed?</p> <p>What are the severe limitations for agricultural purposes.</p> <p>Will Elgin be offering any community benefits with this project?</p> <p>Will there be any visual screening requirements or biodiversity offsets required for this project?</p> <p>Watershed Landcare has some community projects that its seeking funding for, would this be considered by Elgin?</p> <p>Offering to support with visual screening through its local nursery in Mudgee.</p>	<p>Urbis Engagement provided a site and surrounding context aerial map, a link to the project website and a link to the recorded webinar.</p> <p>Preliminary ecology assessments were conducted to support the Scoping Report for this project. These assessments identified the site as low-quality agricultural land mainly due to the quality of soil (i.e. it's highly erodible). Other limitations include shallow soils, stoniness, climatic limitations, acidification, potential for structure decline and salinity hazards.</p> <p>Additional assessments will be conducted for the SSDA to identify further site constraints. The assessments will outline methods to minimise environmental impacts. For example, this may include setting the panels away from elements with high ecological and heritage value.</p> <p>A community benefit fund will be established for this project in consultation with the Council and the community. Elgin has already started these discussions with the Council. Any feedback from the Landcare Group on how the fund should be allocated is welcome. This may include ideas such as grants, sponsorships, and partnership programs, which I'll pass on to Elgin for consideration.</p> <p>Visual screening will be part of the project design. Elgin is consulting with close neighbours to ensure screening addresses any visual impact on close properties.</p> <p>The project team is working hard to avoid any tree/vegetation removal. If any tree removal is required,</p>

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			<p>potential biodiversity offsets will be governed by the NSW Biodiversity Offsets Policy for Major Projects and will be considered as a requirement.</p> <p>Allocation of the community benefit fund will be established post-approval and in consultation with the community and Council. Elgin will keep Watershed Landcare of opportunities to be involved in this process.</p>
Gulgong Chamber of Commerce	<p>Urbis emailed the Gulgong Chamber of Commerce in May 2024.</p> <p>Feedback from Gulgong Chamber of Commerce has informed part of the SIA.</p>	<p>Feedback from the Chamber of Commerce:</p> <p>The biggest issue for Gulgong is that there is no GP in town so Western Area Health Service is servicing the area with locums which is costly.</p> <p>Local people who are not on the Mudgee GPs lists don't get served by them even if they have transport.</p>	<ul style="list-style-type: none"> ▪ Elgin acknowledges the lack of health services in town. ▪ Elgin confirmed that it will use this information in the Social Impact Assessment. ▪ Elgin explained this is similar feedback to what was shared by other community members.