

# Appendix C

## Consultation material

Limondale Sun Farm



Overland Sun Farming



## Summary of consultation record and outcomes

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**Table 1** Consultation record and outcomes – regulators and industry stakeholders

<b>Stakeholder</b>	<b>Method of engagement</b>	<b>Date</b>	<b>Purpose</b>	<b>Outcome/comment</b>
BSC	Presentation at ordinary Council meeting	15/11/2016	General project briefing	Presentation at ordinary Council meeting to provide an introduction to the project.
	Letter	12/01/2017	General project briefing	Letter to provide an introduction to the project, contact details and request opportunity to meet if required, to discuss the project and relevant matters.
	Phone call	2/03/2017	Project update	An update on the project was provided. BSC raised the matter of workforce accommodation, noting that there were a number of potential projects that may require accommodation in the future, including the Sunraysia Solar Farm and goFARM's expanded agricultural operations.
	Site visit	4/04/2017	General project briefing	A BSC officer attended a site visit arranged by DP&E of the Limondale Sun Farm.
DP&E	Meeting	24/02/2017	General update	Meeting to discuss the status of the project and process for lodgement of the EIS.
	Phone calls and email correspondence	Ongoing	General update	Ongoing updates regarding the project status
	Site visit	4/04/2017	General project briefing	DP&E coordinated a site visit with regulatory authorities.
DoI-DRE	Letter	12/01/2017	General project briefing	Letter to provide an introduction to the project, contact details and request opportunity to meet if required, to discuss the project and relevant matters. DoI-DRE confirmed that consultation with the department and Iluka Resources Limited would be required in respect of the mineral tenement EL7626 in the vicinity of the site.
	Phone call	24/02/2017	General update	Update provided regarding status of consultation with Iluka Resources Limited.
	Phone call	13/03/2017	Update on consultation with Iluka Resources Limited	Phone call to provide update on the project and consultation with Iluka Resources Limited in regards to EL7626. A map showing location of EL7626 in relation to the project's development footprint was provided subsequent to the phone discussion, on 14 March.

**Table 1** Consultation record and outcomes – regulators and industry stakeholders

Stakeholder	Method of engagement	Date	Purpose	Outcome/comment
Dol-Lands	Meeting	7/12/2016	General briefing, access through travelling stock reserve	<p>The key objectives of the meeting were to brief Dol-Lands on the Limondale Sun Farm and understand implications of the interactions of the project and the TSR adjacent to the site, through which access is required to connect to the Balranald Substation.</p> <p>Dol-Lands confirmed the following:</p> <p><b>Authorisation of use over Crown land</b></p> <p>Options to authorise transmission line infrastructure over Crown Land include a Crown Lands Licence, or an easement. An easement would be created and registered on the land title through NSW LPI.</p> <p>Dol-Lands specified in its letter dated 7/12/2016 that it will need to consider whether a licence can be issued in respect of the Commonwealth <i>Native Title Act 1993</i>, but indicated that:</p> <ul style="list-style-type: none"> <li>• The process for obtaining a licence involves submitting the relevant application form for a Licence over Crown land, written consent from LLS, a copy of the development application and a Landowner's Consent Application.</li> <li>• Consent from the NSW Aboriginal Land Council will need to be obtained by Overland prior to a licence being granted due to an unresolved Aboriginal Land Claim which exists over the TSR. It will be Overland's responsibility to negotiate with the NSW Aboriginal Land Council and obtain consent.</li> <li>• It was noted that any licence granted would be terminated if a Native Title claim was granted over the land.</li> </ul> <p>The process for obtaining an easement involves lodging a written request to Dol-Lands for consideration of the creation of an easement over Crown land. The request should be accompanied by consent from Murray LLS for the creation of the easement, a copy of the development application and a Landowner's Consent Application.</p> <p>The letter from Dol-Lands specifies that compensation may be payable, and would be advised by Dol-Lands.</p> <p>Consent from the NSW Aboriginal Land Council will need to be obtained by Overland prior to an easement being granted (same process as for a licence).</p> <p><b>Native Title</b></p> <p>Letter correspondence provided at the meeting identifies that there is an active Native Title claim registered over the subject Crown Land (claim reference NC2014/002). Review of the National Native Title Tribunal (NNTT) website indicates that the claim was 'not accepted for registration'.</p> <p>The letter states that the Department has adopted the position that it <i>will not undertake any dealings with Crown land unless it can be satisfied to a high degree of certainty that Native Title does not exist in the land, except by means of one of the methods provided for under the Commonwealth Native Title Act 1993. Due consideration to whether Native Title affects the subject land before appropriate action (including easements and licencing) can be undertaken by the Department. If the project was to proceed, the Department's Status Branch will undertake a comprehensive historical search to determine if there is any previous extinguishing tenure. There is no guarantee that the search will be successful.</i></p> <p>It is understood that Dol-Lands will not accept a licence/easement application unless it has given due consideration to Native Title, and satisfied itself that there is a low level of risk. Consideration of Native Title.</p>
	Phone calls and email correspondence	3/04/2017	Landowner's consent and use of the TSR	<p>Correspondence was primarily regarding the location of infrastructure within the TSR, and the request for consent from Dol Lands to lodge the development application. A letter granting consent to lodge the development application was issued on 6/04/2017.</p> <p>OVERLAND also sought in principle agreement from Dol Lands for the granting of a licence or easement through the TSR for the transmission line and access road. Consultation in this regard is ongoing.</p>

**Table 1** Consultation record and outcomes – regulators and industry stakeholders

Stakeholder	Method of engagement	Date	Purpose	Outcome/comment
RMS	Letter and follow up phone discussions	12/01/2017	General project briefing	Letter to provide an introduction to the project, contact details and request opportunity to meet if required, to discuss the project and relevant matters.
	Meeting	31/01/2017	Consider options available for site access	<p>Provided an introduction to the project and discussed site access options for the project. Officer provided advice regarding the proposed site access location near the intersection of Balranald Road and Yanga Way, confirming that:</p> <ul style="list-style-type: none"> <li>The existing chevron signage at the intersection of Balranald Road and Yanga Way was not to be impacted;</li> <li>A four way intersection would not be permitted, with any proposed site access intersection to be offset at least 100 m from the Balranald Road/Yanga Way intersection; and</li> <li>Any access road located adjacent to Yanga Way should avoid contraflow with traffic on Yanga Way, so as to avoid the potential for confusion of motorists travelling on either road.</li> </ul>
	Follow-up email and phone discussions regarding site access	2/02/2017 8/02/2017 3/04/2017 7/04/2017	Clarify requirements for site access options raised during meeting	RMS officer confirmed that, based on a site inspection, the proposed site access road would likely be suitable subject to detailed design and meeting the requirements previously identified by the RMS. A plan of the proposed intersection location and access road was provided to RMS on 7/04/2017 by email; RMS provided in principle agreement to the alignment and intersection location.
OEH	Letter	12/01/2017	General project briefing	<p>Letter to provide an introduction to the project, contact details and request opportunity to meet if required, to discuss the project and relevant matters.</p> <p>No response was received.</p>
	Phone call	12/01/2017	Confirm approach to Aboriginal heritage consultation	A teleconference was held with an OEH officer in relation to the proposed approach to the Aboriginal cultural heritage survey. It was confirmed that consultation in accordance with OEH's <i>Aboriginal cultural heritage consultation requirements for proponents</i> (DECCW 2010) is appropriate for the project.
	Site visit	4/04/2017	General project briefing	An OEH officer attended a site visit arranged by DP&E of the Limondale Sun Farm.
EPA	Letter and follow up phone/email correspondence	12/01/2017	General project briefing	Letter to provide an introduction to the project, contact details and request opportunity to meet if required to discuss the project and relevant matters. Follow up phone correspondence with EPA officer confirmed that EPA did not have any specific matters to raise in relation to the project at this time, and EPA did not see the need for a meeting at this time.
Forestry Corporation NSW	Phone call	24/03/2017	General project briefing	Introduction to the project and discussion regarding potential impacts to the timber reserves within the TSR.
	Email correspondence	4/04/2017	General project briefing	Email to provide an introduction to the project, provide a copy of the preliminary environmental assessment and request information on timber reserves within the TSR.
DPI	Letter	12/01/2017	General project briefing	<p>Letter to provide an introduction to the project, contact details and request opportunity to meet if required to discuss the project and relevant matters.</p> <p>A response was received from a DPI officer from the Agriculture Land Use Planning division indicating a need for further consultation regarding the project.</p>
	Phone call and follow up email correspondence	13/03/2017	Project update and discussion of matters to be addressed in EIS	<p>Follow up phone call to provide an update on the project and discuss matters raised to be addressed in the EIS. DPI raised the follow matters:</p> <ul style="list-style-type: none"> <li>land management during operation – impacts to land previously developed for irrigation (not applicable for the Limondale Sun Farm, management of soil erosion and management of soil resources; and</li> <li>decommissioning management – what is the end land use envisaged, and how will the decommissioning process be managed to achieve the desired outcome.</li> </ul>

**Table 1** Consultation record and outcomes – regulators and industry stakeholders

Stakeholder	Method of engagement	Date	Purpose	Outcome/comment
				<p>The EIS will include commitments to prepare relevant management plans to address both land management during operation, and an outline of the decommissioning process taking into account that the life of the project is proposed to be in excess of 30 years.</p> <p>It was agreed that a meeting with DPI Agriculture was not necessary at this stage.</p> <p>The DPI officer was also advised of the community information session to be held on 22/23 March 2017 and provided a copy of the community factsheet.</p>
	Site visit	4/04/2017	General project briefing	A DPI officer attended a site visit arranged by DP&E of the Limondale Sun Farm.
LLS-Western	Letter and follow up email correspondence	12/01/2017	General project briefing	Letter to provide an introduction to the project, contact details and request opportunity to meet if required to discuss the project and relevant matters. LLS officer confirmed the need to meet with OVERLAND to discuss impacts to be considered in the EIS.
	Meeting	15/03/2017	General project briefing	<p>Meeting to discuss implications of the project on the TSR. The following matters were discussed:</p> <ul style="list-style-type: none"> <li>• LLS has full care and control of the TSR, and advised that it is responsible for issuing permits for uses within the TSR, such as stock watering places for use by landholders. LLS confirmed that the EIS would need to consider whether there would be any material impacts on permitted uses.</li> <li>• LLS noted the EIS would need to acknowledge changes in impacts from agricultural uses to use for energy generation.</li> <li>• Permission for use of the existing road would need to be referred to DoI Lands. It was noted by LLS that the access road also provides access to the TSR.</li> <li>• LLS committed to advise on the location of existing permitted uses within the TSR including apiaries, timber reserves, stock watering places and other applicable uses.</li> <li>• LLS committed to advise on PVPs that could be affected by the project)</li> </ul> <p>Overall, LLS advised that the majority of matters related to the TSR should be dealt with through DoI Lands, who will refer any relevant matters to LLS as needed.</p>
	Email and follow up correspondence	15/03/2017	Request for information about PVPs and proximity to site	LLS Western confirmed that there are no PVPs that would be affected by the project.
CASA	Phone call	10/02/2017	General project briefing	Confirmed that consultation is recommended.
	Letter and follow-up phone correspondence	14/02/2017 17/02/2017	Potential impacts on air traffic and Balranald Airport	<p>Letter to provide an introduction to the project. The outcomes of discussions confirmed that:</p> <ul style="list-style-type: none"> <li>• Limondale Sun Farm is not likely to impact pilots during critical approach phases of flight;</li> <li>• Limondale Sun Farm is not considered to be a hazard to aviation;</li> <li>• recommended that anti-glare coating be applied to the PV solar panels to minimise any residual glare; and</li> <li>• there is no formal requirement for the proposal to be referred to CASA.</li> </ul> <p>A formal response was provided by CASA.</p>
Air Services Australia	Email	10/03/2017	General project briefing	Email to provide an introduction to the project, contact details and opportunity to discuss the project and relevant matters. Consultation with Air Services Australia is ongoing.
Transgrid	Phone and face to face correspondence	Ongoing	Grid connection	Letter dated 8 March 2017 provided by Transgrid to OVERLAND providing support for the project and support for connection infrastructure within Transgrid easement.

**Table 2** Consultation records and outcomes – adjoining landholders

Stakeholder	Method of engagement	Date	Purpose	Outcome/comment
Sunraysia Solar Farm Two Pty Ltd	Phone and email correspondence	21/03/17	General project briefing	General discussion about the project, and initiation to the community information session.
Iluka Resources Limited	Meeting	31/01/17	Transmission line infrastructure	Iluka Resources Limited proposes to construct a transmission line connecting to the Balranald Substation. The outcomes of the meeting confirmed that OVERLAND and Iluka Resources Limited would continue to consult with each other regarding the respective placement of their infrastructure so as to avoid land use conflicts and minimise impacts on the surrounding land uses.
	Teleconference	2/03/17	Mineral tenement EL7626	The development footprint overlaps with a mineral tenement, EL7626, held by Iluka Resources Limited.
	Provision of draft agreement	10/04/17	Mineral tenement EL7626	A draft agreement has been provided to Iluka Resources Limited that acknowledges that proposed solar energy generation facility and agrees between Iluka Resources Limited and the proponent that Iluka Resources Limited will not need to undertake exploration or extractive operations within an agreed buffer distance from the solar generation facility.
goFARM	Meeting	9/03/17	Project overview and discuss cumulative and land use impacts	<p>The property 'Maffra', owned by goFARM, is located immediately to the north of the project. The outcomes of discussions confirmed that:</p> <ul style="list-style-type: none"> <li>• The property, Maffra, is proposed to be planted over the next five years and will comprise almond and pistachio crops.</li> <li>• The sensitive receptor, identified as R1 in this EIS, is located on Maffra. goFARM indicated that there were no concerns regarding visual impacts from this sensitive receptor.</li> <li>• goFARM advised that the operations on Maffra may involve up to 70 people developing the crop, and 20 during operations, and that the workforce would be housed within existing accommodation on the property and in town.</li> <li>• goFARM indicated that there were no plans for aerial pesticide spraying.</li> </ul>
Brian Nield	Phone correspondence	Ongoing	General project briefing	General discussion about the project.
David Lockhart	Phone correspondence	Ongoing	General project briefing	General discussion about the project.

Transgrid consultation

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8 March 2017

Attention: The Secretary  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY, NSW 2001

Dear Secretary

### **Letter of Support in Respect of EIS submission - Limondale Solar Farm Project**

As the Transmission Network Service Provider to which the proposed Limondale 250MW Solar Farm, ("the project") would connect to, we confirm that Overland Sun Farming Company Pty Ltd ("the Proponent") has been working closely and cooperatively with TransGrid to maximise efficiencies in the high voltage electricity transmission connection delivery methodology and topology.

We note that the Proponent has submitted a Connection Enquiry to TransGrid, as required under the National Electricity Rules and is subsequently progressing in the connection process.

All preliminary investigations undertaken to date confirm that the proposed generator connection to our network is feasible. To this extent, the proponent has been fully cooperative in all aspects of developing a generator connection solution that will meet all necessary requirements under the National Electricity Rules and *Electricity Supply Act 1995* (NSW) relating to reliability and safety of the electricity network during construction and operation of the project.

Furthermore, and as a practical measure for reducing potential environmental impacts of the development, we confirm that the Proponent has collaborated with TransGrid to develop network connection options that will, as much as practicable, limit the development of new connection assets to areas within existing substation and transmission line easement footprints. In particular, the co-location of the proposed 220kV underground cable (connecting the solar farm to the Balranald Substation) within TransGrid's existing 220kV transmission line easement will ensure that the construction footprint for the development will be utilise areas subject to historical disturbance and ongoing transmission line maintenance activities. This solution is subject to complete technical assessment, however interim determinations from TransGrid's design and asset management units indicate this co-located connection solution is reasonable and feasible.

Please contact myself should you have any further queries in relation to this letter or the Proponent's interactions with TransGrid for the subject modification application.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "D Clarke".

Darren Clarke  
**Customer Manager - Infrastructure**

Government and regulatory agencies consultation

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9 January 2017

Ground Floor, Suite 01, 20 Chandos Street  
St Leonards, NSW, 2065  
PO Box 21  
St Leonards, NSW, 1590

Mitchell Isaacs  
Director, Planning Policy & Assessment Advice  
Department of Primary Industries

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Re: State Significant Development applications – Hillston Sun Farm; Limondale Sun Farm; and Hay Sun Farm. Your ref: OUT16/37921; 16/40839; and 16/49632

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Dear Mitchell,

We are writing to you on behalf of OVERLAND Sun Farming Company Pty Ltd (OVERLAND) in relation to three photovoltaic (PV) solar developments proposed by OVERLAND in south-western NSW.

OVERLAND's personnel have successfully led benchmark renewable energy and infrastructure projects from start to finish and have a sound record that traverses early stage site identification, working with landowners and communities, obtaining consents and licences from government to build and operate, securing energy and grid connection contracts, arranging financing and managing construction and ongoing operations and power generation.

This experience includes responsibility for the development, financing, construction and operation of over 320 MW of renewable energy generation projects including the delivery of approximately 50 MW of renewable energy generation in NSW.

Each of the three proposals are State Significant Development (SSD) under the *Environmental Planning and Assessment Act 1979*. OVERLAND will be supported by EMM Consulting Pty Limited (EMM) in the preparation of the environmental impact statements (EISs) to support the applications for each of the proposals. The proposals include:

- Hillston Sun Farm (SSD 7955), on Kidman Way, Hillston within the Carrathool local government area (LGA);
- Limondale Sun Farm (SSD 8025), on Yanga Way, Balranald within the Balranald and Murray River LGAs; and
- Hay Sun Farm (SSD 8113), on Sidonia Road, Hay within the Hay LGA.

We acknowledge your responses to the Department of Planning and Environment (DP&E) dated 12 October 2016 (SSD 7955), 3 November 2016 (SSD 8025) and 16 December 2016 (SSD 8113), providing details of assessment requirements for these proposals as part of the Secretary's Environmental Assessment Requirements (SEARs). The matters raised within your responses were primarily in relation to biodiversity, land and water. We have reviewed these letters and their attachments and will give consideration to the matters raised during the preparation of the EISs for these proposals. We have attached a copy of the SEARs for these proposals for your reference.

We would welcome the opportunity to meet with you at your office in Sydney to discuss these proposals. Should you have any questions or if you would be available to meet for a more detailed briefing, please do not hesitate to contact John Zammit at OVERLAND Sun Farming Company in the first instance.

John Zammit  
Development Manager, OVERLAND  
[john.zammit@overlandsunfarming.com.au](mailto:john.zammit@overlandsunfarming.com.au)  
M: 0433 293 427

Kate Cox  
Associate Environmental Scientist, EMM Consulting  
[kcox@emmconsulting.com.au](mailto:kcox@emmconsulting.com.au)  
M: 0402 259 892 or P: 02 9493 9500

Yours sincerely



John Zammit  
Development Manager  
OVERLAND Sun Farming Company



Kate Cox  
Associate Environmental Scientist  
EMM Consulting

**From:** [Kate Cox](#)  
**To:** [Lilian Parker](#)  
**Cc:** [David Richards](#); [John Zammit](#)  
**Subject:** Limondale Sun Farm (SSD 8025) - DPI Agriculture  
**Date:** Monday, 13 March 2017 11:30:21 AM  
**Attachments:** [image001.png](#)  
[Limondale Sun Farm FactSheet March2017.pdf](#)

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Hi Lilian,

Thanks for your time this morning to discuss the Limondale Sun Farm (SSD 8025). Based on our discussions, the matters you raised to be addressed in the EIS relate to:

- land management during operation – impacts to land previously developed for irrigation (not applicable for the Limondale Sun Farm, management of soil erosion and management of soil resources; and
- decommissioning management – what is the end land use envisaged, and how will the decommissioning process be managed to achieve the desired outcome.

The EIS will include commitments to prepare relevant management plans to address both land management during operation, and an outline of the decommissioning process taking into account that the life of the project is proposed to be in excess of 30 years.

I note that you indicated that a meeting with DPI Agriculture is not necessary at this point in time. Contact details are below for myself and John Zammit from Overland Sun Farm if there are any other matters you wish to raise.

As discussed, Overland Sun Farming is holding a community information session next Wednesday 22/3 (4-6 pm) and Thursday 23/3 (8-11am) in Balranald if you are interested in attending. As mentioned, this is a drop-in style session to enable community members to speak to the project team, view plans and materials, and provide their views on the project. I have attached the community factsheet which will be distributed this week. The details of the sessions next week are included on the factsheet.

Contact details are as follows:

John Zammit Development Manager, OVERLAND  
[john.zammit@overlandsunfarming.com.au](mailto:john.zammit@overlandsunfarming.com.au) M: 0433 293 427  
Kate Cox Associate Environmental Scientist, EMM Consulting  
[kcox@emmconsulting.com.au](mailto:kcox@emmconsulting.com.au) M: 0402 259 892 or P: 02 9493 9500

Regards  
Kate

**Kate Cox | Associate Environmental Scientist**  
T 02 9493 9500 | D 02 9493 9503 | M 0402 259 892 | F 02 9493 9599  
[www.emmconsulting.com.au](http://www.emmconsulting.com.au)

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**From:** Lilian Parker [<mailto:lilian.parker@dpi.nsw.gov.au>]  
**Sent:** Monday, 16 January 2017 2:27 PM  
**To:** [john.zammit@overlandsunfarming.com.au](mailto:john.zammit@overlandsunfarming.com.au)  
**Cc:** Lilian Parker; Kate Cox  
**Subject:** Fwd: Sun Farm SSD applications - Hillston Sun Farm (SSD 7955), Limondale Sun Farm (SSD 8025), Hay Sun Farm (SSD 8113)

Hello John

As a DPI representative in this region dealing with land use planning matters, your details have been passed onto me.

I would be interested in meeting up with you and or your consultants when you are next in the region to discuss the agricultural land implications of these developments.

Otherwise I will be in Sydney towards the end of February.

Lilian

**Lilian Parker**  
Resource Management Officer | Agriculture Land Use Planning  
NSW Department of Primary Industries  
Wagga Wagga Agricultural Institute | Pine Gully Road | WAGGA WAGGA NSW 2650  
T: 02 69381906 | F: 02 69381809 | M: 0427 812 508  
E: [lilian.parker@dpi.nsw.gov.au](mailto:lilian.parker@dpi.nsw.gov.au) | W: [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au)

----- Forwardedmessage-----

From: **Kate Cox** <[kcox@emmconsulting.com.au](mailto:kcox@emmconsulting.com.au)>

Date: Thu, Jan 12, 2017 at 3:58 PM

Subject: Sun Farm SSD applications - Hillston Sun Farm (SSD 7955), Limondale Sun Farm (SSD 8025), Hay Sun Farm (SSD 8113)

To: "mitchell.isaacs@dpi.nsw.gov.au" <[mitchell.isaacs@dpi.nsw.gov.au](mailto:mitchell.isaacs@dpi.nsw.gov.au)>

Cc: John Zammit <[john.zammit@overlandsunfarming.com.au](mailto:john.zammit@overlandsunfarming.com.au)>, David Richards <[drichards@emmconsulting.com.au](mailto:drichards@emmconsulting.com.au)>

Dear Mitchell,

We are writing to you on behalf of OVERLAND Sun Farming Company Pty Ltd (OVERLAND) in relation to three photovoltaic (PV) solar developments proposed by OVERLAND in south-western NSW (links to the preliminary environmental assessments are also provided):

- Hillston Sun Farm (SSD 7955), on Kidman Way, Hillston within the Carrathool local government area (LGA) - <https://majorprojects.affinitylive.com/public/970ba7bf02404da4af228f08bc14f42/Hillston%20Solar%20Farm%20-%20Preliminary%20Environmental%20Assessment.pdf>;
- Limondale Sun Farm (SSD 8025), on Yanga Way, Balranald within the Balranald and Murray River LGAs - <https://majorprojects.affinitylive.com/public/dc08f11fed932eb7b9da504b70dcf675/04.%20Limondale%20Solar%20Farm%20-%20Addendum%20Preliminary%20Environmental%20Assessment.pdf>; and
- Hay Sun Farm (SSD 8113), on Sidonia Road, Hay within the Hay LGA - <https://majorprojects.affinitylive.com/public/459dd01a28acdaa40726749296fa7519/02.%20Hay%20Solar%20-%20Preliminary%20Environmental%20Assessment.pdf>

We would welcome the opportunity to meet with you to discuss these proposals. Should you have any questions or if you would be available to meet for a more detailed briefing, please do not hesitate to contact John Zammit at OVERLAND Sun Farming Company in the first instance. John's details are included in the attached letter. The Secretary's assessment requirements are also attached.

Regards  
Kate

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Kate Cox | Associate Environmental Scientist

T 02 9493 9500 | D 02 9493 9503 | M 0402 259 892 | F 02 9493 9599

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**Mitchell Isaacs** | Director Planning Policy & Assessment Advice

Department of Primary Industries | Strategy & Policy

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**Requests for review or comment on reports or specific projects can be sent directly to [landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au) for action**



[Read the DPI Strategic Plan and watch our video](#)



9 January 2017

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Stephanie Todd  
Operations Officer, South West – Griffith  
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[www.emmconsulting.com.au](http://www.emmconsulting.com.au)

Re: State Significant Development applications – Hillston Sun Farm; Limondale Sun Farm; and Hay Sun Farm. Your ref: EF13/5561; and DOC16/614622-01

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Dear Stephanie,

We are writing to you on behalf of OVERLAND Sun Farming Company Pty Ltd (OVERLAND) in relation to three photovoltaic (PV) solar developments proposed by OVERLAND in south-western NSW.

OVERLAND's personnel have successfully led benchmark renewable energy and infrastructure projects from start to finish and have a sound record that traverses early stage site identification, working with landowners and communities, obtaining consents and licences from government to build and operate, securing energy and grid connection contracts, arranging financing and managing construction and ongoing operations and power generation.

This experience includes responsibility for the development, financing, construction and operation of over 320 MW of renewable energy generation projects including the delivery of approximately 50 MW of renewable energy generation in NSW.

Each of the three proposals are State Significant Development (SSD) under the *Environmental Planning and Assessment Act 1979*. OVERLAND will be supported by EMM Consulting Pty Limited (EMM) in the preparation of the environmental impact statements (EISs) to support the applications for each of the proposals. The proposals include:

- Hillston Sun Farm (SSD 7955), on Kidman Way, Hillston within the Carrathool local government area (LGA);
- Limondale Sun Farm (SSD 8025), on Yanga Way, Balranald within the Balranald and Murray River LGAs; and
- Hay Sun Farm (SSD 8113), on Sidonia Road, Hay within the Hay LGA.

The Department of Planning and Environment (DP&E) has issued Secretary's Environmental Assessment Requirements (SEARs) for the Hillston Sun Farm (SSD 7955), the Limondale Sun Farm (SSD 8025) and the Hay Sun Farm (SSD 8113). We acknowledge your response to DP&E dated 8 December 2016 (SSD 8113) noting that the Environment Protection Authority (EPA) has reviewed the draft SEARs and has no further considerations to include about this proposal. We also note that the EPA did not provide additional assessment requirements to DP&E to inform the SEARs for both the Hillston Sun Farm (SSD 7955) and the Limondale Sun Farm (SSD 8025). We have attached a copy of the SEARs for each of the proposals for your reference.

We would welcome the opportunity to meet with you at your office in Griffith to discuss these proposals. Should you have any questions or if you would be available to meet for a more detailed briefing, please do not hesitate to contact OVERLAND Sun Farming Company in the first instance.

John Zammit  
Development Manager, OVERLAND  
[john.zammit@overlandsunfarming.com.au](mailto:john.zammit@overlandsunfarming.com.au)  
M: 0433 293 427

Kate Cox  
Associate Environmental Scientist, EMM Consulting  
[kcox@emmconsulting.com.au](mailto:kcox@emmconsulting.com.au)  
M: 0402 259 892 or P: 02 9493 9500

Yours sincerely



John Zammit  
Development Manager  
OVERLAND Sun Farming Company



Kate Cox  
Associate Environmental Scientist  
EMM Consulting

## David Richards

---

**From:** Stephanie Todd [Stephanie.Todd@epa.nsw.gov.au]  
**Sent:** Tuesday, 17 January 2017 2:19 PM  
**To:** Kate Cox  
**Cc:** John Zammit; David Richards  
**Subject:** RE: Sun Farm SSD applications - Hillston Sun Farm (SSD 7955), Limondale Sun Farm (SSD 8025), Hay Sun Farm (SSD 8113)  
**Attachments:** image001.png

Hi Kate,

Thanks for your email below and the brief chat yesterday. We will be providing our formal response to DP&E today to the two referrals which were lost in transit in September/October 2016.

I spoke with John Zammit this morning and we agreed a meeting or teleconference was not necessary as the proposed solar farms are not a scheduled activity under POEO and not required to be licensed. Also as outlined in our responses, on review of the prelim EA's and draft SEAR's we did not see any additional EPA input was warranted in relation to noise, odour, water or air quality.

However, the invitation for John to pop into our office when he is up this way is always there.

Thanks and regards,  
Steph

### Stephanie Todd

**Operations Officer – South West Region**

South and West Branch, NSW Environment Protection Authority

(02) 6969 0708 0418 288 785

[stephanie.todd@epa.nsw.gov.au](mailto:stephanie.todd@epa.nsw.gov.au) [www.epa.nsw.gov.au](http://www.epa.nsw.gov.au) [kate.cox@epa.nsw.gov.au](mailto:kate.cox@epa.nsw.gov.au)

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---

**From:** Kate Cox [mailto:kcox@emmconsulting.com.au]  
**Sent:** Thursday, 12 January 2017 4:05 PM  
**To:** Stephanie Todd <Stephanie.Todd@epa.nsw.gov.au>  
**Cc:** John Zammit <john.zammit@overlandsunfarming.com.au>; David Richards <drichards@emmconsulting.com.au>  
**Subject:** Sun Farm SSD applications - Hillston Sun Farm (SSD 7955), Limondale Sun Farm (SSD 8025), Hay Sun Farm (SSD 8113)

Dear Stephanie,

We are writing to you on behalf of OVERLAND Sun Farming Company Pty Ltd (OVERLAND) in relation to three photovoltaic (PV) solar developments proposed by OVERLAND in south-western NSW (links to the preliminary environmental assessments are also provided):

- Hillston Sun Farm (SSD 7955), on Kidman Way, Hillston within the Carrathool local government area (LGA) - <https://majorprojects.affinitylive.com/public/970ba7bf02404da40af228f08bc14f42/Hillston%20Solar%20Farm%20-%20Preliminary%20Environmental%20Assessment.pdf>;
- Limondale Sun Farm (SSD 8025), on Yanga Way, Balranald within the Balranald and Murray River LGAs - <https://majorprojects.affinitylive.com/public/dc08f11fed932eb7b9da504b70dcf675/04.%20Limondale%20Solar%20Farm%20-%20Addendum%20Preliminary%20Environmental%20Assessment.pdf>; and

- Hay Sun Farm (SSD 8113), on Sidonia Road, Hay within the Hay LGA - <https://majorprojects.affinitylive.com/public/459dd01a28acdaa40726749296fa7519/02.%20Hay%20Solar%20-%20Preliminary%20Environmental%20Assessment.pdf>

We would welcome the opportunity to meet with you to discuss these proposals. Should you have any questions or if you would be available to meet for a more detailed briefing, please do not hesitate to contact John Zammit at OVERLAND Sun Farming Company in the first instance. John's details are included in the attached letter. The Secretary's assessment requirements are also attached.

Regards  
Kate

---

**Kate Cox | Associate Environmental Scientist**

**T** 02 9493 9500 | **D** 02 9493 9503 | **M** 0402 259 892 | **F** 02 9493 9599

Ground Floor, Suite 01, 20 Chandos Street, St Leonards NSW 2065

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[www.emmconsulting.com.au](http://www.emmconsulting.com.au)

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9 January 2017

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Maurice Morgan  
Manager, Land Use (South West Region)  
Roads and Maritime Services

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Re: State Significant Development applications – Hillston Sun Farm; Limondale Sun Farm; and Hay Sun Farm. Your ref: SWT16/00131; SF2016/217988; SW16/00137; SF2016/235976; SWT 16/00150; and SF2016/273275

---

Dear Maurice,

We are writing to you on behalf of OVERLAND Sun Farming Company Pty Ltd (OVERLAND) in relation to three photovoltaic (PV) solar developments proposed by OVERLAND in south-western NSW.

OVERLAND's personnel have successfully led benchmark renewable energy and infrastructure projects from start to finish and have a sound record that traverses early stage site identification, working with landowners and communities, obtaining consents and licences from government to build and operate, securing energy and grid connection contracts, arranging financing and managing construction and ongoing operations and power generation.

This experience includes responsibility for the development, financing, construction and operation of over 320 MW of renewable energy generation projects including the delivery of approximately 50 MW of renewable energy generation in NSW.

Each of the three proposals are State Significant Development (SSD) under the *Environmental Planning and Assessment Act 1979*. OVERLAND will be supported by EMM Consulting Pty Limited (EMM) in the preparation of the environmental impact statements (EISs) to support the applications for each of the proposals. The proposals include:

- Hillston Sun Farm (SSD 7955), on Kidman Way, Hillston within the Carrathool local government area (LGA);
- Limondale Sun Farm (SSD 8025), on Yanga Way, Balranald within the Balranald and Murray River LGAs; and
- Hay Sun Farm (SSD 8113), on Sidonia Road, Hay within the Hay LGA.

We acknowledge your responses to the Department of Planning and Environment (DP&E) dated 10 October 2016 (SSD 7955), 3 November 2016 (SSD 8025) and 15 December 2016 (SSD 8113), providing details of assessment requirements for these proposals as part of the Secretary's Environmental Assessment Requirements (SEARs). The matters raised within your responses were primarily in relation to traffic and transport. We have reviewed these letters and their attachments and will give consideration to the matters raised during the preparation of the EISs for these proposals. We have attached a copy of the SEARs for each of the proposals for your reference.

We would welcome the opportunity to meet with you at your office in Wagga Wagga to discuss these proposals. Should you have any questions or if you would be available to meet for a more detailed briefing, please do not hesitate to contact John Zammit at OVERLAND Sun Farming Company in the first instance.

John Zammit  
Development Manager, OVERLAND  
[john.zammit@overlandsunfarming.com.au](mailto:john.zammit@overlandsunfarming.com.au)  
M: 0433 293 427

Kate Cox  
Associate Environmental Scientist, EMM Consulting  
[kcox@emmconsulting.com.au](mailto:kcox@emmconsulting.com.au)  
M: 0402 259 892 or P: 02 9493 9500

Yours sincerely



John Zammit  
Development Manager  
OVERLAND Sun Farming Company



Kate Cox  
Associate Environmental Scientist  
EMM Consulting

From: [John Zammit](#)  
To: [maurice.morgan@rms.nsw.gov.au](mailto:maurice.morgan@rms.nsw.gov.au)  
Cc: [Kate Cox](#); [David Richards](#)  
Subject: Meeting & Follow Up  
Date: Thursday, 2 February 2017 10:50:26 AM

---

Hi Maurice,

It was good to catch up with you & Peter in Balranald on Tuesday. Did you end up visiting the intersections on Yanga way for the Limondale Sun Farm site, and then the access points for the Hay Sun Farm?

I would be keen to hear your thoughts if you did get a chance to inspect the entrance points?

Regards  
John

**John Zammit** | Development Manager | **OVERLAND Sun Farming Company**

M +61 433 293 427  
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**Kate Cox**

---

**Subject:** FW: Limondale Sun Farm Site Entrance

**From:** MORGAN Maurice W <[Maurice.MORGAN@rms.nsw.gov.au](mailto:Maurice.MORGAN@rms.nsw.gov.au)>

**Date:** 7 April 2017 at 17:35:06 AEST

**To:** John Zammit <[john.zammit@overlandsunfarming.com.au](mailto:john.zammit@overlandsunfarming.com.au)>

**Subject: RE: Limondale Sun Farm Site Entrance**

John

Subject to checking of Safe Intersection Sight Distance (SISD) and roadside environment and providing for an appropriate intersection treatment I see no major issue with the route shown in grey on the plan forwarded with your email.

Regards

**Maurice Morgan**

Manager Land Use

Network NSW | Journey Management

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[www.rms.nsw.gov.au](http://www.rms.nsw.gov.au)

*Every journey matters*

Roads and Maritime Services

193-195 Morgan Street, Wagga Wagga NSW 2650

---

**From:** John Zammit [<mailto:john.zammit@overlandsunfarming.com.au>]

**Sent:** Friday, 7 April 2017 3:11 PM

**To:** MORGAN Maurice W

**Cc:** Kate Cox

**Subject:** Limondale Sun Farm Site Entrance

Hi Maurice,

For our EIS submission (Tuesday 11 April 2017) we are updating our road entrance alignment as we discussed in our phone conversation on Monday 3 April 2017 re: Limondale Sun Farm road access from Yanga Way - see attached image.

The proposed entrance is over 200m south of the existing junction with Balranald Rd, can you please confirm back via email RMS is OK with this proposed alignment?



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9 January 2017

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Steve Cozens  
Senior Project Officer, Royalty & Advisory Services  
Department of Industry – Division of Resources and Energy

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Re: State Significant Development applications – Hillston Sun Farm; Limondale Sun Farm; and Hay Sun Farm. Your ref: OUT16/37529; and 16/49077

---

Dear Steve,

We are writing to you on behalf of OVERLAND Sun Farming Company Pty Ltd (OVERLAND) in relation to three photovoltaic (PV) solar developments proposed by OVERLAND in south-western NSW.

OVERLAND's personnel have successfully led benchmark renewable energy and infrastructure projects from start to finish and have a sound record that traverses early stage site identification, working with landowners and communities, obtaining consents and licences from government to build and operate, securing energy and grid connection contracts, arranging financing and managing construction and ongoing operations and power generation.

This experience includes responsibility for the development, financing, construction and operation of over 320 MW of renewable energy generation projects including the delivery of approximately 50 MW of renewable energy generation in NSW.

Each of the three proposals are State Significant Development (SSD) under the *Environmental Planning and Assessment Act 1979*. OVERLAND will be supported by EMM Consulting Pty Limited (EMM) in the preparation of the environmental impact statements (EISs) to support the applications for each of the proposals. The proposals include:

- Hillston Sun Farm (SSD 7955), on Kidman Way, Hillston within the Carrathool local government area (LGA);
- Limondale Sun Farm (SSD 8025), on Yanga Way, Balranald within the Balranald and Murray River LGAs; and
- Hay Sun Farm (SSD 8113), on Sidonia Road, Hay within the Hay LGA.

We acknowledge your response to the Department of Planning and Environment (DP&E) (SSD 8113) noting that Hydes Pit is located within the proposed development area. We have reviewed this letter and will give consideration to the matters raised during the preparation of the EIS for this proposal.

We also acknowledge your response to DP&E dated 11 October 2016 (SSD 7955) noting that the Department of Industry (DoI) – Division of Resources and Energy (DRE) has no specific recommendations or requirements as part of the Secretary's Environmental Assessment Requirements (SEARs) for this proposal.

We note that no response to DP&E was received for the Limondale Sun Farm (SSD 8025) proposal.

We have attached a copy of the SEARs for each of the proposals for your reference.

We would welcome the opportunity to meet with you at your office in Maitland to discuss these proposals. Should you have any questions or if you would be available to meet for a more detailed briefing, please do not hesitate to contact John Zammit at OVERLAND Sun Farming Company in the first instance.

John Zammit  
Development Manager, OVERLAND  
[john.zammit@overlandsunfarming.com.au](mailto:john.zammit@overlandsunfarming.com.au)  
M: 0433 293 427

Kate Cox  
Associate Environmental Scientist, EMM Consulting  
[kcox@emmconsulting.com.au](mailto:kcox@emmconsulting.com.au)  
M: 0402 259 892 or P: 02 9493 9500

Yours sincerely



John Zammit  
Development Manager  
OVERLAND Sun Farming Company



Kate Cox  
Associate Environmental Scientist  
EMM Consulting



9 January 2017

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Silvana Keating  
Team Leader, Native Vegetation  
Local Land Services Western Region

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Re: State Significant Development applications – Hillston Sun Farm; Limondale Sun Farm; and Hay Sun Farm. Your ref: VF16/4184; and VF16/4401

---

Dear Silvana,

We are writing to you on behalf of OVERLAND Sun Farming Company Pty Ltd (OVERLAND) in relation to three photovoltaic (PV) solar developments proposed by OVERLAND in south-western NSW.

OVERLAND's personnel have successfully led benchmark renewable energy and infrastructure projects from start to finish and have a sound record that traverses early stage site identification, working with landowners and communities, obtaining consents and licences from government to build and operate, securing energy and grid connection contracts, arranging financing and managing construction and ongoing operations and power generation.

This experience includes responsibility for the development, financing, construction and operation of over 320 MW of renewable energy generation projects including the delivery of approximately 50 MW of renewable energy generation in NSW.

Each of the three proposals are State Significant Development (SSD) under the *Environmental Planning and Assessment Act 1979*. OVERLAND will be supported by EMM Consulting Pty Limited (EMM) in the preparation of the environmental impact statements (EISs) to support the applications for each of the proposals. The proposals include:

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- Limondale Sun Farm (SSD 8025), on Yanga Way, Balranald within the Balranald and Murray River LGAs; and
- Hay Sun Farm (SSD 8113), on Sidonia Road, Hay within the Hay LGA.

We acknowledge your responses to the Department of Planning and Environment (DP&E) dated 15 October 2016 (SSD 7955) and 3 November 2016 (SSD 8025), providing details of assessment requirements for these proposals as part of the Secretary's Environmental Assessment Requirements (SEARs). The matters raised within your responses were primarily in relation to: Local Land Services' strategic plans and activities; native vegetation; soil and land capability; biosecurity; Crown Land; and Aboriginal cultural heritage. We have reviewed these letters and their attachments and will give consideration to the matters raised during the preparation of the EISs for these proposals.

We note that no response to DP&E was received for the Hay Sun Farm (SSD 8113) proposal.

We have attached a copy of the SEARs for each of the proposals for your reference.

We would welcome the opportunity to meet with you at your office in Buronga to discuss these proposals. Should you have any questions or if you would be available to meet for a more detailed briefing, please do not hesitate to contact John Zammit at OVERLAND Sun Farming Company in the first instance.

John Zammit  
Development Manager, OVERLAND  
[john.zammit@overlandsunfarming.com.au](mailto:john.zammit@overlandsunfarming.com.au)  
M: 0433 293 427

Kate Cox  
Associate Environmental Scientist, EMM Consulting  
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M: 0402 259 892 or P: 02 9493 9500

Yours sincerely



John Zammit  
Development Manager  
OVERLAND Sun Farming Company



Kate Cox  
Associate Environmental Scientist  
EMM Consulting

## Kate Cox

---

**Subject:** FW: FW: Sun Farm SSD applications - Hillston Sun Farm (SSD 7955), Limondale Sun Farm (SSD 8025), Hay Sun Farm (SSD 8113)

---

**From:** Silvana Keating [mailto:silvana.keating@lfs.nsw.gov.au]  
**Sent:** Wednesday, 15 March 2017 12:15 PM  
**To:** Kate Cox; John Zammit  
**Subject:** FW: FW: Sun Farm SSD applications - Hillston Sun Farm (SSD 7955), Limondale Sun Farm (SSD 8025), Hay Sun Farm (SSD 8113)

FYI.  
Regards  
Silvana

**Silvana Keating** | Team Leader - Native Vegetation  
Local Land Services Western Region  
T: 03 50219404 M: 0427 661 264  
E: [Silvana.Keating@lfs.nsw.gov.au](mailto:Silvana.Keating@lfs.nsw.gov.au)  
W: [www.western.lfs.nsw.gov.au](http://www.western.lfs.nsw.gov.au)

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**From:** Tanya Cooper [mailto:[tanya.cooper@lfs.nsw.gov.au](mailto:tanya.cooper@lfs.nsw.gov.au)]  
**Sent:** Wednesday, 15 March 2017 10:38 AM  
**To:** Silvana Keating  
**Subject:** Re: FW: Sun Farm SSD applications - Hillston Sun Farm (SSD 7955), Limondale Sun Farm (SSD 8025), Hay Sun Farm (SSD 8113)

Hi Silvana,

There are no PVPs on the lot and DPs provided below. according to a PADACS search.

Regards

Tanya

**Tanya Cooper** | Senior Land Services Officer - Native Vegetation

Local Land Services Western Region

32 Enterprise Way | PO Box 363 | Buronga NSW 2739

T: 03 5021 9460 | F: 03 5021 1308 | M: 0428 442 053

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W: [www.western.lfs.nsw.gov.au](http://www.western.lfs.nsw.gov.au)

---

**From:** Kate Cox  
**Sent:** Monday, 6 March 2017 7:14 PM  
**To:** 'Silvana Keating'; John Zammit  
**Cc:** David Richards; Steven Mcglashan

**Subject:** RE: Sun Farm SSD applications - Hillston Sun Farm (SSD 7955), Limondale Sun Farm (SSD 8025), Hay Sun Farm (SSD 8113)

Hi Silvana,

I understand you have been liaising with John Zammit regarding a meeting to discuss the sun farms proposed by Overland Sun Farming.

In advance of the meeting, I was hoping you could provide advice regarding the presence of property vegetation plans on the Limondale Sun Farm site. The property description is provided below.

<b>Deposited plan (DP)</b>	<b>Lot number</b>
751179	Lots 4, 12, 13, 15, 21 and 71
751173	Lots 11 and 12
1017111	Lot 2
1190069	Lots 1 and 2

Thanks in advance.

Regards

Kate

**Kate Cox | Associate Environmental Scientist**

**T** 02 9493 9500 | **D** 02 9493 9503 | **M** 0402 259 892 | **F** 02 9493 9599

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---

**From:** Silvana Keating [<mailto:silvana.keating@lls.nsw.gov.au>]  
**Sent:** Tuesday, 7 February 2017 5:44 PM  
**To:** John Zammit  
**Cc:** David Richards; Kate Cox; Steven Mcglashan  
**Subject:** RE: Sun Farm SSD applications - Hillston Sun Farm (SSD 7955), Limondale Sun Farm (SSD 8025), Hay Sun Farm (SSD 8113)

Dear John, I refer to Kate's email below .

Steve McGlashan ( South West Area Manager) and myself would welcome the opportunity to discuss these project in more detail.

When you are in the Buronga area please feel free to contact us to arrange a suitable time.

Regards

Silvana

**Silvana Keating |Team Leader - Native Vegetation**

**Local Land Services Western Region**

**T:** 03 50219404 **M:** 0427 661 264

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**W:** [www.western.lls.nsw.gov.au](http://www.western.lls.nsw.gov.au)

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---

**From:** Kate Cox [mailto:[kcox@emmconsulting.com.au](mailto:kcox@emmconsulting.com.au)]

**Sent:** Monday, 30 January 2017 9:50 AM

**To:** [silvana.keating@lls.nsw.gov.au](mailto:silvana.keating@lls.nsw.gov.au)

**Cc:** John Zammit; David Richards

**Subject:** Sun Farm SSD applications - Hillston Sun Farm (SSD 7955), Limondale Sun Farm (SSD 8025), Hay Sun Farm (SSD 8113)

Dear Silvana,

We are writing to you on behalf of OVERLAND Sun Farming Company Pty Ltd (OVERLAND) in relation to three photovoltaic (PV) solar developments proposed by OVERLAND in south-western NSW (links to the preliminary environmental assessments are also provided):

Hillston Sun Farm (SSD 7955), on Kidman Way, Hillston within the Carrathool local government area (LGA) - <https://majorprojects.affinitylive.com/public/970ba7bf02404da40af228f08bc14f42/Hillston%20Solar%20Farm%20-%20Preliminary%20Environmental%20Assessment.pdf>;

Limondale Sun Farm (SSD 8025), on Yanga Way, Balranald within the Balranald and Murray River LGAs - <https://majorprojects.affinitylive.com/public/dc08f11fed932eb7b9da504b70dcf675/04.%20Limondale%20Solar%20Farm%20-%20Addendum%20Preliminary%20Environmental%20Assessment.pdf>; and

Hay Sun Farm (SSD 8113), on Sidonia Road, Hay within the Hay LGA - <https://majorprojects.affinitylive.com/public/459dd01a28acdaa40726749296fa7519/02.%20Hay%20Solar%20-%20Preliminary%20Environmental%20Assessment.pdf>

We would welcome the opportunity to meet with you to discuss these proposals. Should you have any questions or if you would be available to meet for a more detailed briefing, please do not hesitate to contact John Zammit at OVERLAND Sun Farming Company in the first instance. John's details are included in the attached letter. The Secretary's assessment requirements are also attached.

Regards

Kate

---

**Kate Cox | Associate Environmental Scientist**

**T** 02 9493 9500 | **D** 02 9493 9503 | **M** 0402 259 892 | **F** 02 9493 9599

Ground Floor, Suite 01, 20 Chandos Street, St Leonards NSW 2065

PO Box 21, St Leonards NSW 1590



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9 January 2017

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St Leonards, NSW, 1590

Miranda Kerr  
Regional Biodiversity Conservation Officer  
Office of Environment and Heritage

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E [info@emmconsulting.com.au](mailto:info@emmconsulting.com.au)  
[www.emmconsulting.com.au](http://www.emmconsulting.com.au)

Re: State Significant Development applications – Hillston Sun Farm; and Limondale Sun Farm. Your ref:  
DOC16/492937; and 16/534380

---

Dear Miranda,

We are writing to you on behalf of OVERLAND Sun Farming Company Pty Ltd (OVERLAND) in relation to two photovoltaic (PV) solar developments proposed by OVERLAND in south-western NSW.

OVERLAND's personnel have successfully led benchmark renewable energy and infrastructure projects from start to finish and have a sound record that traverses early stage site identification, working with landowners and communities, obtaining consents and licences from government to build and operate, securing energy and grid connection contracts, arranging financing and managing construction and ongoing operations and power generation.

This experience includes responsibility for the development, financing, construction and operation of over 320 MW of renewable energy generation projects including the delivery of approximately 50 MW of renewable energy generation in NSW.

Both of the proposals are State Significant Development (SSD) under the *Environmental Planning and Assessment Act 1979*. OVERLAND will be supported by EMM Consulting Pty Limited (EMM) in the preparation of the environmental impact statements (EISs) to support the applications for both of the proposals. The proposals include:

- Hillston Sun Farm (SSD 7955), on Kidman Way, Hillston within the Carrathool local government area (LGA); and
- Limondale Sun Farm (SSD 8025), on Yanga Way, Balranald within the Balranald and Murray River LGAs.

We acknowledge your responses to the Department of Planning and Environment (DP&E) dated 12 October 2016 (SSD 7955) and 3 November 2016 (SSD 8025), providing details of assessment requirements for these proposals as part of the Secretary's Environmental Assessment Requirements (SEARs). The matters raised within your responses were primarily in relation to: biodiversity and offsetting; Aboriginal cultural and historic heritage; water and soils; flooding; and cumulative impacts. We have reviewed these letters and their attachments and will give consideration to the matters raised during the preparation of the EISs for these proposals. We have attached a copy of the SEARs for each of these proposals for your reference.

We would welcome the opportunity to meet with you at your office in Albury to discuss these proposals. Should you have any questions or if you would be available to meet for a more detailed briefing, please do not hesitate to contact John Zammit at OVERLAND Sun Farming Company in the first instance.

John Zammit  
Development Manager, OVERLAND  
[john.zammit@overlandsunfarming.com.au](mailto:john.zammit@overlandsunfarming.com.au)  
M: 0433 293 427

Kate Cox  
Associate Environmental Scientist, EMM Consulting  
[kcox@emmconsulting.com.au](mailto:kcox@emmconsulting.com.au)  
M: 0402 259 892 or P: 02 9493 9500

Yours sincerely



John Zammit  
Development Manager  
OVERLAND Sun Farming Company



Kate Cox  
Associate Environmental Scientist  
EMM Consulting

## Kate Cox

---

**From:** Andrew Fisher [Andrew.Fisher@environment.nsw.gov.au]  
**Sent:** Thursday, 12 January 2017 4:15 PM  
**To:** Kate Cox  
**Cc:** John Zammit; David Richards; Miranda Kerr  
**Subject:** RE: Sun Farm SSD applications - Hay Sun Farm (SSD 8113)

Hi Kate,

Thank you for your letters regarding the three solar farms proposed by OVERLAND in our region. OEH notes that EMM will give consideration to the matters raised as part of the SEARs requirements in the Environmental Impact Statements for these proposals.

At this stage OEH does not require a more detailed briefing on these projects.

We will review the EIS information as we are formally requested by the relevant consent authorities as part of the development approval process.

Regards,  
Andrew

Andrew Fisher  
A/Senior Team Leader Planning, South West  
Regional Operations Division  
Office of Environment and Heritage  
PO Box 544 Albury NSW 2640  
T: 02 6022 0623  
M: 0427 562 844

---

**From:** Kate Cox [<mailto:kcox@emmconsulting.com.au>]  
**Sent:** Thursday, 12 January 2017 2:02 PM  
**To:** Andrew Fisher <[Andrew.Fisher@environment.nsw.gov.au](mailto:Andrew.Fisher@environment.nsw.gov.au)>  
**Cc:** John Zammit <[john.zammit@overlandsunfarming.com.au](mailto:john.zammit@overlandsunfarming.com.au)>; David Richards <[drichards@emmconsulting.com.au](mailto:drichards@emmconsulting.com.au)>  
**Subject:** Sun Farm SSD applications - Hay Sun Farm (SSD 8113)

Dear Andrew,

We are writing to you on behalf of OVERLAND Sun Farming Company Pty Ltd (OVERLAND) in relation to a photovoltaic (PV) solar development proposed by OVERLAND in south-western NSW, the Hay Sun Farm (SSD 8113), on Sidonia Road, Hay within the Hay LGA. The Secretary's assessment requirements are attached.

We would welcome the opportunity to meet with you at your office to discuss the Hay Sun Farm. Should you have any questions or if you would be available to meet for a more detailed briefing, please do not hesitate to contact John Zammit at OVERLAND Sun Farming Company in the first instance. John's details are included in the attached letter.

I note that OVERLAND is also proposing two other solar farms; Hillston Sun Farm (SSD 7955), on Kidman Way, Hillston, within the Carrathool local government area (LGA), and Limondale Sun Farm (SSD 8025), on Yanga Way, Balranald within the Balranald and Murray River LGAs. Correspondence from OEH has indicated Miranda Kerr as the relevant OEH officer for those projects.

Regards  
Kate

---

**Kate Cox | Associate Environmental Scientist**

**T** 02 9493 9500 | **D** 02 9493 9503 | **M** 0402 259 892 | **F** 02 9493 9599

Ground Floor, Suite 01, 20 Chandos Street, St Leonards NSW 2065  
PO Box 21, St Leonards NSW 1590

**From:** David Richards  
**To:** ["steve.walker@rfs.nsw.gov.au"](mailto:steve.walker@rfs.nsw.gov.au)  
**Cc:** ["John Zammit"](#); [Kate Cox](#)  
**Subject:** Limondale Sun Farm - Bushfire Hazard  
**Date:** Friday, 10 March 2017 9:05:00 AM  
**Attachments:** [161104\\_Limondale\\_Solar\\_Farm\\_-\\_SEARs.pdf](#)  
[Limondale\\_Sun\\_Farm\\_FacSheet\\_March2017.pdf](#)  
[image001.png](#)

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Hi Steve,

Further to our brief discussion on Tuesday, we are writing to you on behalf of OVERLAND Sun Farming Pty Ltd (OVERLAND) in relation to the photovoltaic (PV) solar development proposed by OVERLAND, the Limondale Sun Farm (SSD 8025), on Yanga Way, Balranald within the Balranald LGA.

The proposal is a State Significant Development (SSD) under the NSW *Environmental Planning and Assessment Act 1979*. OVERLAND is being supported by EMM Consulting Pty Limited (EMM) in the preparation of the environmental impact statement (EIS) to support the application for this proposal. The Department of Planning and Environment (DP&E) provided details of assessment requirements for this proposal as part of the Secretary's Environmental Assessment Requirements (SEARs) on 4 November 2016. We have attached a copy of the SEARs for your reference.

The SEARs do not request a Bushfire Risk Assessment or specifically require consultation with the NSW Rural Fire Service (RFS). However, given the location of the proposal in proximity to bushfire prone land, we will be assessing bushfire risks as part of the impact assessment section of the EIS and would like you to consider the information provided.

We would also like to invite you to attend one of the community information and feedback sessions for the proposal, which will be held at Discovery Cafe (83 Market Street, Balranald) on Wednesday 22 March (4-6pm) and Thursday 23 March (8-11am).

A copy of the fact sheet for the proposal has been attached to this email and the preliminary environmental assessment submitted for this proposal can be viewed here:

<https://majorprojects.affinitylive.com/public/1fe89124497577af25240899e612b331/02.%20Limondale%20Solar%20Farm%20-%20Preliminary%20Environmental%20Assessment.pdf>

Further information about OVERLAND and the proposal is available on their website, which can be viewed here:

<http://www.overland.sunfarming.com.au/>

Please do not hesitate to contact me if you require any further information.

Many thanks and kind regards,

David

---

David Richards | Environmental Scientist - Environmental Assessment & Management

T 02 4907 4803 M 0405 593 675 F 02 4907 4899

Suite 6, Level 1, 146 Hunter Street, Newcastle NSW 2300

PO Box 506, Newcastle NSW 2300



[www.emmconsulting.com.au](http://www.emmconsulting.com.au)

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9 January 2017

Ground Floor, Suite 01, 20 Chandos Street  
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PO Box 21  
St Leonards, NSW, 1590

John Stevenson  
Director, Infrastructure & Development  
Balranald Shire Council

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F +61 2 9493 9599  
E [info@emmconsulting.com.au](mailto:info@emmconsulting.com.au)  
[www.emmconsulting.com.au](http://www.emmconsulting.com.au)

Re: | State Significant Development application – Limondale Sun Farm (SSD 8025)

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Dear John,

We are writing to you on behalf of OVERLAND Sun Farming Company Pty Ltd (OVERLAND) in relation to the Limondale Sun Farm, a photovoltaic (PV) solar development proposed by OVERLAND. The proposal will be developed on Yanga Way, Balranald in the Balranald and Murray River local government areas (LGAs).

OVERLAND's personnel have successfully led benchmark renewable energy and infrastructure projects from start to finish and have a sound record that traverses early stage site identification, working with landowners and communities, obtaining consents and licences from government to build and operate, securing energy and grid connection contracts, arranging financing and managing construction and ongoing operations and power generation.

This experience includes responsibility for the development, financing, construction and operation of over 320 MW of renewable energy generation projects including the delivery of approximately 50 MW of renewable energy generation in NSW.

The proposal is State Significant Development (SSD) under the *Environmental Planning and Assessment Act 1979*. OVERLAND will be supported by EMM Consulting Pty Limited (EMM) in the preparation of the environmental impact statement (EIS) to support the application for this proposal.

The Department of Planning and Environment (DP&E) provided details of assessment requirements for this proposal as part of the Secretary's Environmental Assessment Requirements (SEARs) on 4 November 2016. We have reviewed the SEARs and their attachments and will give consideration to the matters raised during the preparation of the EIS for this proposal. We have attached a copy of the SEARs for your reference.

We acknowledge your response to DP&E dated 28 October 2016 noting that Balranald Shire Council does not have any concerns with this proposal.

We would welcome the opportunity to meet with you at your office in Balranald to discuss this proposal. Should you have any questions or if you would be available to meet for a more detailed briefing, please do not hesitate to contact John Zammit at OVERLAND Sun Farming Company in the first instance.

John Zammit  
Development Manager, OVERLAND  
[john.zammit@overlandsunfarming.com.au](mailto:john.zammit@overlandsunfarming.com.au)  
M: 0433 293 427

Kate Cox  
Associate Environmental Scientist, EMM Consulting

[kcox@emmconsulting.com.au](mailto:kcox@emmconsulting.com.au)

M: 0402 259 892 or P: 02 9493 9500

Yours sincerely



John Zammit  
Development Manager  
OVERLAND Sun Farming Company



Kate Cox  
Associate Environmental Scientist  
EMM Consulting



14 February 2017

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St Leonards, NSW, 1590

Matthew Windebank  
Airport Standards Engineer  
Civil Aviation Safety Authority

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[www.emmconsulting.com.au](http://www.emmconsulting.com.au)

Re: | State Significant Development application – Limondale Sun Farm (SSD 8025)

---

Dear Matthew,

We are writing to you on behalf of OVERLAND Sun Farming Company Pty Ltd (OVERLAND) in relation to the Limondale Sun Farm, a photovoltaic (PV) solar development proposed by OVERLAND. The proposal will be developed on Yanga Way, Balranald in the Balranald local government area (LGA).

OVERLAND's personnel have successfully led benchmark renewable energy and infrastructure projects from start to finish and have a sound record that traverses early stage site identification, working with landowners and communities, obtaining consents and licences from government to build and operate, securing energy and grid connection contracts, arranging financing and managing construction and ongoing operations and power generation.

This experience includes responsibility for the development, financing, construction and operation of over 320 MW of renewable energy generation projects including the delivery of approximately 50 MW of renewable energy generation in NSW.

The proposal is a State Significant Development (SSD) under the NSW *Environmental Planning and Assessment Act 1979*. OVERLAND is being supported by EMM Consulting Pty Limited (EMM) in the preparation of the environmental impact statement (EIS) to support the application for this proposal.

The Department of Planning and Environment (DP&E) provided details of assessment requirements for this proposal as part of the Secretary's Environmental Assessment Requirements (SEARs) on 4 November 2016. We have attached a copy of the SEARs for your reference.

OVERLAND is required to assess the likely visual impacts of the proposal (including any glare, reflectivity and night lighting), including impacts to air traffic.

We are seeking input from the Civil Aviation Safety Authority (CASA) on the potential impacts of the proposal on air traffic, including impacts associated with air traffic using the Balranald Airport, 14 km north of the site for the proposal.

The request for SEARs document for the proposal is available at the link below.

<https://majorprojects.affinitylive.com/public/1fe89124497577af25240899e612b331/02.%20Limondale%20Solar%20Farm%20-%20Preliminary%20Environmental%20Assessment.pdf>

Please do not hesitate to contact John Zammit at OVERLAND Sun Farming Company in the first instance.

John Zammit  
Development Manager, OVERLAND  
[john.zammit@overlandsunfarming.com.au](mailto:john.zammit@overlandsunfarming.com.au)  
M: 0433 293 427

David Richards  
Environmental Scientist, EMM Consulting  
[drichards@emmconsulting.com.au](mailto:drichards@emmconsulting.com.au)  
M: 0405 593 675 or P: 02 4907 4803

Yours sincerely



John Zammit  
Development Manager  
OVERLAND Sun Farming Company



David Richards  
Environmental Scientist  
EMM Consulting



**Australian Government**  
**Civil Aviation Safety Authority**

14 March 2017

Mr David Richards  
Environmental Scientist  
EMM Consulting  
PO Box 506  
NEWCASTLE NSW 2300

Dear Mr Richards,

**OVERLAND SUN FARMING COMPANY – LIMONDALE SUN FARM, BALRANALD**

Thank you for your email dated 10 March 2017 regarding the Solar Farm Development proposal near Balranald Airport, NSW.

The Solar Farm proposal is (according to Google Earth) over 10 km from the Balranald airport and therefore not likely to impact on pilots sight during the critical approach phases of a flight (being immediately prior to landing or immediately following take off).

CASA also acknowledges that modern solar panels are designed to absorb light and not to reflect light. Light reflected from the solar panels would be significantly less than sun reflecting off water reservoirs.

CASA does not consider the solar farm as proposed to be a potential hazard to aviation. However we would still recommend that an anti-glare coating be applied to the panels to minimise any potential residual glare from the panels.

Despite the information provided above, it remains the responsibility of the approving authority to ensure that any reflective glare not be an issue with respect to Balranald Aerodromes' aircraft flight operations.

Regards

A handwritten signature in black ink, appearing to read 'Matthew Windebank', written in a cursive style.

Matthew Windebank  
Aerodrome Engineer



Kate Cox  
EMM Consulting  
P.O. Box 21  
ST LEONARDS NSW 1590

126 Lachlan Street, Hay NSW 2711  
Phone: 02 6990 1801  
Fax: 02 6993 1135  
Email: [peter.bisset@crowland.nsw.gov.au](mailto:peter.bisset@crowland.nsw.gov.au)  
[www.crowland.nsw.gov.au](http://www.crowland.nsw.gov.au)  
Your ref:  
Our ref:

Date: 7<sup>th</sup> December 2016

Dear Sir/Madam

**RE: Potential Large Scale Solar Project near Balranald – Requirements for Electricity Transmission Line**

Reference is made to the meeting held on 7<sup>th</sup> December 2016 between representatives from Overland Sun Farming and the Department of Industry - Lands (the Department).

The necessary requirements to facilitate the proposed electricity transmission line associated with the Solar Project are outlined below for Overland Sun Farming's consideration.

**Native Title**

A search of the Register of Native Title Claims (National Native Title Tribunal) indicates that there is an active claim registered over the Crown land within the project area, being NC2014/002 lodged by the Muthi Muthi People

The Department has adopted the position that it will not undertake any dealings with Crown land unless it can be satisfied to a high degree of certainty that Native Title does not exist in the land, except by means of one of the methods provided for under the *Commonwealth Native Title Act 1993*. Due consideration to whether Native Title affects the subject land before appropriate action (including easements and licencing) can be undertaken by the Department.

If the project was to proceed, the Department's Status Branch will undertake a comprehensive historical search to determine if there is any previous extinguishing tenure. There is no guarantee that the search will be successful.

**Aboriginal Land Claim**

Lot 7301 in DP 1157986 and other adjoining Crown Lots are currently subject to an undetermined Aboriginal Land Claim 13929 (Diagram "A"), lodged by the New South Wales Aboriginal Land Council on behalf of the Balranald Aboriginal Land Council on 5 September 2006.

It is not appropriate to grant any consent for licence, easement or development until ALC 13929 has been determined or the written consent from the New South Wales Aboriginal Land Council (NSWALC) has been obtained to the licence, easement or development.



Even if the NSWALC consents to the development, it is highly likely that the above mentioned extinguishment process will need to be undertaken prior to the Crown being in a position to grant lawful occupation by either a licence or easement.

### **Options to Authorise Electricity Transmission Line over Crown Land**

#### **Option 1 - Licence**

A Crown Lands Licence (issued under the *Crown Lands Act 1989*) will be required by the Department to authorise occupation over the affected Crown land for the proposed transmission line. Occupation, use, development or construction must not commence on Crown land until a licence has been granted for that specific purpose.

Licences are subject to a number of conditions, which are set out in the licence agreement. Additional special conditions may be included relative to the purpose of the licence and specific environmental outcomes.

#### **Crown Land Licences:**

- are subject to payment of annual rent, which is determined on a market value basis. Rents are reviewed and reassessed at regular intervals and may also be subject to annual Consumer Price Index (CPI) adjustments;
- may permit the use or occupation of Crown land for either a specified or unspecified period of time;
- are not transferable (except in specified circumstances), but in appropriate circumstances may be revoked and a new licence granted in its place; and
- are not recorded by the Department under the [Real Property Act 1900](#).

Please note that Local Government Rates are payable on licences.

Each application is considered individually taking in to account:

- Legislative requirements;
- Departmental and other NSW government policies;
- Environmental factors;
- Native Title;
- Aboriginal Land Claims;
- Site inspection;
- Development consent requirements and conditions;
- Valuation; and
- Drafting and negotiating terms and conditions (including annual rent).

If Development Consent is required, then the completed Development Application (DA) document must be forwarded to the Department for Landowner's Consent prior to lodgement with the relevant Council.

All applications for licences of Crown land are considered on their individual merits and, until approved, no guarantees could be given that an application lodged will ultimately be successful.

If the project is to proceed Overland Sun Farming Company Pty Ltd may lodge a licence application by completing an '*Licence over Crown Land Application*' form which is available from the Department's web site [www.crownland.nsw.gov.au](http://www.crownland.nsw.gov.au) .

When lodging your application please include the following:

- Payment for licence application fee, currently \$383.60;
- A map showing the location of the proposed electricity transmission line and water pipeline with GPS co-ordinates (the datum system used must be specified);

- If development consent is required, a completed development application together with a 'Landowner's Consent Application' which is available from the Department's web site [www.crownland.nsw.gov.au](http://www.crownland.nsw.gov.au) and fee of \$65.70;
- Written consent of the relevant Local Land Services (for Travelling Stock Reserves); and
- Additional information pertaining to preliminary investigations and ongoing negotiations with the Department and other NSW agencies in relation to the proposed development of the Solar Project.

The provision of additional information will assist the Department in assessing your application and the evidence to warrant entering into direct negotiations with Overland Sun Farming Company Pty Ltd.

In regards to Native Title, the department will need to further consider if/how an short-term or long-term licence for the electricity transmission line can be issued under the *Crown Lands Act 1989* having regard to the *Native Title Act 1993* and any requirement for an easement.

Where the infrastructure (powerline) occupies air space only over Crown land the Crown may be in a position to grant a licence. A non-exclusive licence for airspace only is considered not to have an effect on native title as it is not inconsistent with the continued existence, enjoyment or exercise of native title rights.

It is highly likely that the extinguishment process will need to be undertaken prior to the Crown being in a position to grant a licence for construction and or erection of infrastructure that will occupy Crown land.

### Option 2 - Easement

Under Section 88B of the *Conveyancing Act 1919*, easements can be created and registered on title by the lodgement of a plan showing the position of the easement and a document setting out the terms of the easement with Land and Property Information NSW (LPI NSW) Queen Square Sydney.

The document, which is commonly referred to as a Section 88B instrument, details the terms and conditions of the easement. Information on registering easements is available on the LPI NSW website at [http://rgdirections.lpi.nsw.gov.au/land\\_dealings/dealing\\_requirements/easements](http://rgdirections.lpi.nsw.gov.au/land_dealings/dealing_requirements/easements).

Note: Instructions on the requirements for a Section 88B instrument can be found at: [http://rgdirections.lpi.nsw.gov.au/deposited\\_plans/easements\\_restrictions/sec88b\\_instrument](http://rgdirections.lpi.nsw.gov.au/deposited_plans/easements_restrictions/sec88b_instrument)

In this instance, given the location of the proposed electricity transmission line over various parcels of Crown land (Travelling Stock Reserves), the Department will be a party to any potential easement and will need to sign the plan and Section 88B instrument. As such, the following process and costs will apply:

- Overland Sun Farming Company Pty Ltd will need to lodge a request in writing for consideration of the creation of an easement over Crown land; and
- The request should be accompanied by a diagram of the proposed location of the easement; consent of the land manager, Murray Local Land Services to the creation of the easement and the application fee as shown below.

Costs incurred in processing Overland Sun Farming Company Pty Ltd's request could be anticipated as follows:

- Application fee- \$246.70;
- Field inspection – to be determined; and
- Owner's Consent for Lodgement of DA- \$65.70 (if required).

Please note the above costs are applicable at this time and may be subject to change upon completion. They do not include any costs charged by your nominated surveyor or LPI plan registration fees.

Overland Sun Farming Company Pty Ltd should contact Balranald Shire Council to determine its development consent requirements with respect to the creation of the easement and endorsement of the plan of the easement. If development consent is required then the completed DA should be forwarded to this office in the first instance to obtain landowner's consent for lodgement of the application. Provision of landowner's consent attracts a fee as outlined above.

Furthermore, it is recommended that you contact the Plan Titling Officer at NSW LPI to discuss the process for identifying an easement on a plan which is suitable for registration.

Compensation may be payable- Overland Sun Farming Company Pty Ltd will be further advised about the amount of compensation payable as assessed by the Department. Overland Sun Farming Company Pty Ltd will have the opportunity to object to the amount payable. If you object, a request for valuation will be sent to State Valuation Services for assessment. Any costs associated with the supply of the valuation will be at your expense.

Payment for the costs of these activities is to be borne by Overland Sun Farming Company Pty Ltd. A security deposit may also be required.

#### **Additional information**

Overland Sun Farming Company Pty Ltd will also be required to provide a full Environmental Impact Statement and Cultural & Heritage Report outlining any potential impacts on Crown Lands and identifying any possible Aboriginal places or sites.

Consent to the project may also be required to be obtained from and not limited to:

- The Office of Environment & Heritage: Phone (03) 5483 9100, P.O. Box 952, Moama NSW 2731.
- Murray Local Land Services: Phone (03) 5881 1055, P.O. Box 61, Deniliquin NSW 2710.
- Balranald Shire Council: Phone (03) 5020 1300, P.O. Box 120, Balranald NSW 2715.
- NSW Aboriginal Land Council: Phone (02) 9689 4444, P.O. Box 1125.
- NTSCorp: Phone (02) 9310 3188 Toll Free 1800 111 844, P.O. Box 2105, Strawberry Hills NSW 2012

Please note the above list is only a guide to assist Overland Sun Farming Company Pty Ltd and is in no way a definitive list of all possible consent authorities, it is your responsibility to determine and obtain the appropriate consent from other potential authorities and the Department will take no responsibility for any failure to obtain the appropriate consents.

Please contact me on email [peter.bisset@crowmland.nsw.gov.au](mailto:peter.bisset@crowmland.nsw.gov.au) or phone (02) 6990 1801 for further information.

Yours sincerely



Peter Bisset  
For Manager South West Area  
Dol Lands

**From:** [Kate Cox](#)  
**To:** [andrew.mccurdy@fcnsw.com.au](mailto:andrew.mccurdy@fcnsw.com.au)  
**Cc:** [David Richards](#); [John Zammit](#)  
**Subject:** Limondale Sun Farm SSD 8025 - Timber reserves in travelling stock reserve  
**Date:** Tuesday, 4 April 2017 3:24:22 PM  
**Attachments:** [image001.png](#)  
[161104\\_Limondale\\_Solar\\_Farm\\_-\\_SEARs.pdf](#)  
[Limondale Sun Farm\\_FactSheet\\_March2017.pdf](#)

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Dear Andrew,

I spoke with you briefly a few weeks ago regarding the Limondale Sun Farm, proposed by OVERLAND Sun Farming Pty Ltd (OVERLAND). The project is a photovoltaic (PV) solar development, on Yanga Way, Balranald within the Balranald LGA.

The proposal is a State Significant Development (SSD) under the NSW *Environmental Planning and Assessment Act 1979*. OVERLAND is being supported by EMM Consulting Pty Limited (EMM) in the preparation of the environmental impact statement (EIS) to support the application for this proposal. The Department of Planning and Environment (DP&E) provided details of assessment requirements for this proposal as part of the Secretary's Environmental Assessment Requirements (SEARs) on 4 November 2016. We have attached a copy of the SEARs for your reference.

As noted during our phone call, the proposal involves the following infrastructure within the travelling stock reserve (TSR) which runs north-south through the area:

- Use of an existing access road through the TSR as the main site access. A new intersection would be constructed approximately 100-150m south of the Balranald Road/Yanga Way intersection; and
- Installation of underground transmission line infrastructure within an existing easement (for the existing 220 kV transmission line) from the site to the Balranald Substation, through the TSR.

Based on consultation with Local Land Services Western region, we understand there are timber reserves within the TSR. As the Limondale Sun Farm involves the use of an existing transmission line easement and an existing access road, we do not anticipate a significant impact on timber reserves within the TSR. If you are able to provide any further information regarding the location of timber reserves in the TSR, it would be appreciated.

A copy of a community fact sheet for the proposal has been attached to this email and the preliminary environmental assessment submitted for this proposal can be viewed here:

<https://majorprojects.affinitylive.com/public/1fe89124497577af25240899e612b331/02.%20Limondale%20Solar%20Farm%20-%20Preliminary%20Environmental%20Assessment.pdf>

Further information about OVERLAND and the proposal is available on their website, which can be viewed here:

<http://www.overland.sunfarming.com.au/>

We will be lodging the EIS for the project shortly, and anticipate that it will be on public exhibition during late April/May.

Please do not hesitate to contact me if you require any further information.

Regards  
Kate

---

Kate Cox | Associate Environmental Scientist

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Surrounding landholders and other projects

---

**From:** James Russell <[james@gofarmaustralia.com.au](mailto:james@gofarmaustralia.com.au)>  
**Subject:** Re: Meeting between Overland Sun Farming & goFARM  
**Date:** 16 March 2017 at 5:32:08 pm AEDT  
**To:** John Zammit <[john.zammit@overlandsunfarming.com.au](mailto:john.zammit@overlandsunfarming.com.au)>, Richard Bligh <[richard@gofarmaustralia.com.au](mailto:richard@gofarmaustralia.com.au)>  
**Cc:** Liam Lenaghan <[liam@gofarmaustralia.com.au](mailto:liam@gofarmaustralia.com.au)>, Brett Thomas <[brett.thomas@overlandsunfarming.com.au](mailto:brett.thomas@overlandsunfarming.com.au)>

Hi John,

Thanks for the meeting and for setting out the information below.

I can confirm there is zero visual impact from the Maffra residence.

Thanks and kind regards

James

James Russell *Senior Investment Analyst*



goFARM australia Pty Ltd  
abn 42 600 232 111

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**From:** John Zammit <[john.zammit@overlandsunfarming.com.au](mailto:john.zammit@overlandsunfarming.com.au)>  
**Date:** Tuesday, 14 March 2017 12:33 pm  
**To:** Richard Bligh <[richard@gofarmaustralia.com.au](mailto:richard@gofarmaustralia.com.au)>, James Russell <[james@gofarmaustralia.com.au](mailto:james@gofarmaustralia.com.au)>  
**Cc:** Liam Lenaghan <[liam@gofarmaustralia.com.au](mailto:liam@gofarmaustralia.com.au)>, Brett Thomas <[brett.thomas@overlandsunfarming.com.au](mailto:brett.thomas@overlandsunfarming.com.au)>  
**Subject:** Meeting between Overland Sun Farming & goFARM

Hi Richard, James

Thanks for catching up with me last week to discuss our Limondale Sun Farm proposal.

We covered a number of topics including the project overview, cumulative impacts (Visual, traffic, noise and others) during construction & operations and the residence on your landholdings that we refer to as R1 which is 'Maffra'.

I noted that there was no immediate concern between the proposed Limondale Sun Farm & the goFARM operations both during construction and then into operations. James mentioned next time he was on site he would take some photos from the Maffra residence to confirm that the Limondale project will not be visible from it's vista.

I've attached the fact sheet I provided last week and again invite you to come along to our community information sessions at the Discovery Centre in Balranald either on Wednesday the 22nd of March from 4-6pm or Thursday the 23rd of March 8-11am if you are in town.

Please don't hesitate to contact me if you have any further questions or concerns.

<http://www.overlandsunfarming.com.au/limondale-sun-farm.html>

From: [Goode, Julianne](#)  
To: [John Zammit](#)  
Cc: [David Richards](#); [Kate Cox](#)  
Subject: RE: Limondale Sun Farm and Iluka Resources transmission line  
Date: Monday, 20 February 2017 12:11:05 PM  
Attachments: [G001\\_TransmissionLine\\_20170213\\_01.pdf](#)

---

Hi John,

Thanks for sending the information through.

Attached is a figure showing Iluka's original transmission line corridor and the one that we discussed in our meeting in Balranald in relation to the Limondale Sun Farm infrastructure and footprint.

In pulling the figure together we have taken the opportunity to consolidate the information provided to both myself and Sue Palmer in our tenements section so internally we are all working from the same information.

Regards

Julianne

Julianne Goode | Senior Environment & Community Specialist | Iluka Resources Limited | 9-11 Dequetteville Terrace | Adelaide SA 5067  
Phone +61 8 8300 2016 | Fax + 61 8 8300 2003 | Mob + 61 (0)412 186 393  
Email: [julianne.goode@iluka.com](mailto:julianne.goode@iluka.com)  
**Spot the hazard, Assess the risk, Make the changes**  
Before you print this e-mail, have a think about whether you really need a hard copy!

---

**From:** John Zammit [mailto:[john.zammit@overlandsunfarming.com.au](mailto:john.zammit@overlandsunfarming.com.au)]  
**Sent:** Wednesday, 8 February 2017 1:15 PM  
**To:** Goode, Julianne  
**Cc:** David Richards; Kate Cox  
**Subject:** Re: Limondale Sun Farm and Iluka Resources transmission line

Hi Julianne,

Thanks for meeting with us on the 31st of Jan in Balranald, as discussed please find attached the Limondale Sun Farm's proposed development footprint.

Regards  
John

**John Zammit** | Development Manager | **OVERLAND Sun Farming Company**

M +61 433 293 427  
L1, 23 Milton Parade Malvern VIC 3144  
[www.overlandsunfarming.com.au](http://www.overlandsunfarming.com.au)

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**From:** Brett Thomas <[brett.thomas@overlandsunfarming.com.au](mailto:brett.thomas@overlandsunfarming.com.au)>  
**Subject: Re: Limondale Sun Farm and Sunraysia Solar Farm**  
**Date:** 21 March 2017 at 1:50:45 pm AEDT  
**To:** Morris Zhou <[morris.zhou@maoneng.co](mailto:morris.zhou@maoneng.co)>

Thanks Morris

Sorry that you or your team don't look like you can attend. The sessions were advertised in the local Riverine Grazier last week and a fact sheet was distributed through Council recently. I just thought that I would write to you personally to invite you whilst being aware that you team are obviously in contact with Council on the developments and public communications programs in the area.

Regards  
Brett

**Brett Thomas** | CEO & Managing Director | **OVERLAND Sun Farming**

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L1, 23 Milton Parade Malvern VIC 3144  
[www.overlandsunfarming.com.au](http://www.overlandsunfarming.com.au)

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On 21 Mar 2017, at 12:24 pm, [morris.zhou@maoneng.co](mailto:morris.zhou@maoneng.co) wrote:

Hi Brett,

Unfortunately with only one day notice no one from our organization will be able to attend your stakeholder session this week.

I'll give you a call this afternoon.

Thank you for reaching out.

Sent from [Mail](#) for Windows 10

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**From:** [Brett Thomas](#)  
**Sent:** Tuesday, March 21, 2017 10:53 AM  
**To:** [Morris Zhou](#)  
**Subject:** Limondale Sun Farm and Sunraysia Solar Farm

Hello Morris

I am making contact with you to invite you or members of your team to the community and stakeholder information sessions on our Limondale Sun Farm to be held at Balranald this Wednesday and Thursday. Details of the sessions are:

Location - The Discovery Cafe next to the Balranald Discovery Centre, Market Street Balranald  
Date & Times - Wednesday 22 March 4 pm - 6pm, Thursday 23 March 8 am - 10:30 am

During the information sessions, people from Overland and our support team will be available to discuss our Limondale Sun Farm proposal.

I would also appreciate it if you can call me to discuss synergies between our projects. My contact details are provided below.

Regards  
Brett

**Brett Thomas** | CEO & Managing Director | **OVERLAND Sun Farming**

M +61 418 327 372 | P +61 3 9889 2023  
L1, 23 Milton Parade Malvern VIC 3144  
[www.overland.sunfarming.com.au](http://www.overland.sunfarming.com.au)

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Community consultation – community fact sheet and information boards  
presented at community information sessions (March 2017)

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# FACTsheet MARCH 2017 Limondale Sun Farm



## OVERVIEW

OVERLAND Sun Farming is proposing to develop the Limondale Sun Farm, a large-scale solar photovoltaic (PV) generation facility near Balranald. The Limondale Sun Farm will be located on land adjacent to the Transgrid electrical substation that connects the transmission line from Buronga to Darlington Point. The sun farm will be made up of approximately 800,000 panels and cover an area of between 750 and 1,000 hectares which is similar in size to around 415 AFL football fields.

### Site location

The Limondale Sun Farm is proposed on a site 14 kilometres south of Balranald, west of the intersection of Yanga Way with Balranald Road.

Reasons for choosing this site include:

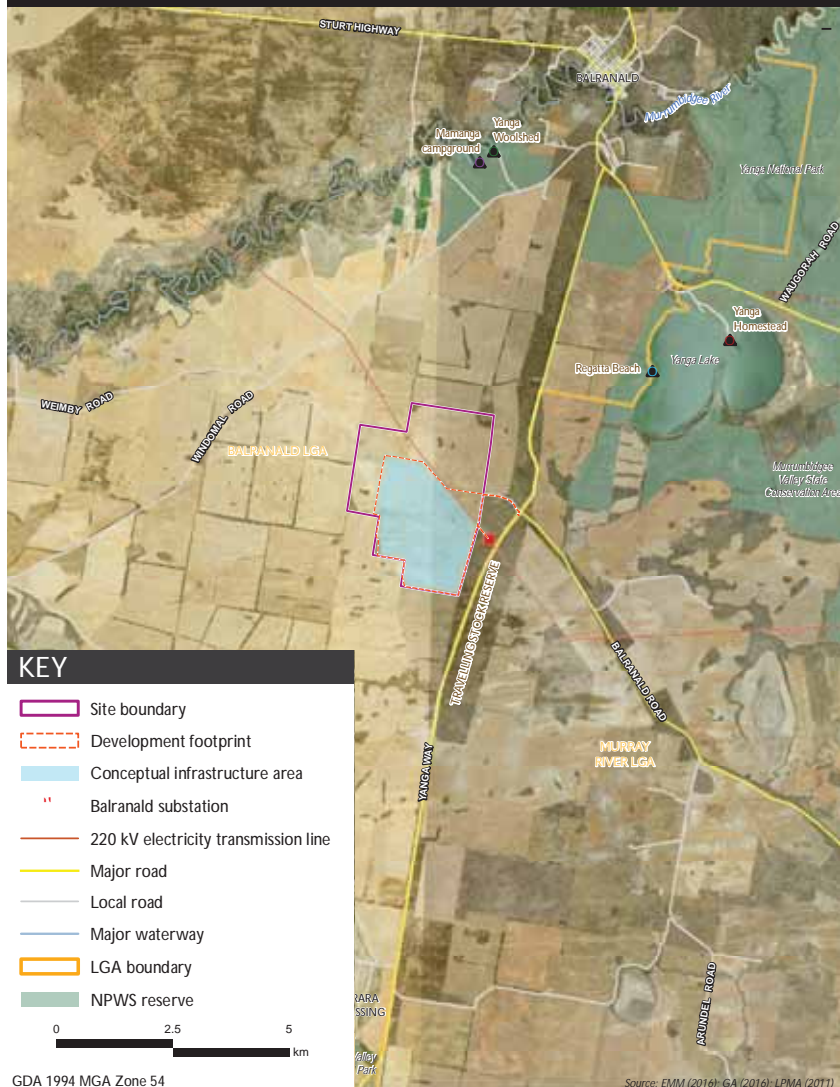
- high availability of solar radiation;
- the land has been settled, cleared and farmed over a long period and hence there will be minimal impacts on native vegetation and Aboriginal heritage;
- approximately 600m from the Balranald substation which enables access to the electricity transmission network whilst not adversely impacting on sensitive native vegetation or heritage values within the adjacent Travelling Stock Reserve; and
- good access to the regional road network, which will allow infrastructure to be delivered to the site during the construction phase of the project.

### Project components

Once constructed, the Limondale Sun Farm will include:

- a network of PV solar panel arrays;
- electrical collection systems, a project switchyard and a control room;
- a management hub, with demountable offices, amenities and equipment sheds;
- parking and internal access roads; and
- construction of a short electrical connection line within the existing transmission easement to connect the sun farm to the substation.

Location of the Limondale Sun Farm





## Community information session

*OVERLAND is seeking the views of local community members about the Limondale Sun Farm. We value your comments and insight and encourage you to attend the upcoming community information session to share your views with us.*

*Discovery Cafe, 83 Market Street, Balranald  
Wednesday 22 March - 4-6 pm  
Thursday 23 March - 8-11am*

### About OVERLAND Sun Farming

OVERLAND Sun Farming is an Australian business that is developing a world class portfolio of solar energy “sun farms” across regional Australia. OVERLAND has been responsible for the development, financing, construction and operation of over 320 MW of renewable energy generation. During 2016, OVERLAND led the development and financing of a 20MW solar PV plant in Queensland and recently announced the construction of a further 320MW of large scale solar PV projects in north western Victoria.

OVERLAND is developing future solar energy sun farms across Australia including proposed sun farms at Hay and Hillston in central-west NSW.

### Benefits of the project

It is anticipated that the project will provide a number of benefits to the local and wider community including:

- it will create employment opportunities, including a peak of between 100-200 employees during construction and up to seven full-time positions during operations;
- it will generate enough electricity to power up to 105,000 homes each year;
- it will help NSW meet the renewable energy targets established under the NSW Government’s Renewable Energy Action Plan;
- it will contribute to the Commonwealth Government’s target of 33,000 gigawatt hours (GWh) of renewable energy generated by 2020; and
- it will increase energy security by contributing to a more diverse energy mix.

### Approval process

The project is State Significant Development, and therefore OVERLAND is required to submit a Development Application and Environmental Impact Statement to the NSW Department of Planning and Environment. OVERLAND will also consult with other government stakeholders including Balranald Shire Council.

### Where to go for more information

For further information about the Limondale Sun Farm project, please visit their website.

[www.overland.sunfarming.com.au/limondale-sun-farm](http://www.overland.sunfarming.com.au/limondale-sun-farm)

[www.overland.sunfarming.com.au/limondale-contact-page](http://www.overland.sunfarming.com.au/limondale-contact-page)





## Carwash facility approved for Market Street site

The former Shell service station site in Market Street is to be turned into a two-bay carwash facility – on condition that the developer meets a total of 26 conditions.

"I have never seen so many clauses in all my life?" Cr Steve O'Halloran objected when acting Director Infrastructure and Development, Robert Stewart presented his report on the development application.

"Do we need so many conditions?"

"This will be a great asset to our community."

"There are 19 reasons why the conditions are there," Mr Stewart responded.

"Council only gets one chance to put in all the conditions, and the applicant has the right to review them."

Conditions include the use of colourbond in a suitable colour and finish on the external cladding so not to cause reflection or glare, not to occupy or use the building until while incomplete and not to "give rise to an offensive noise."

Mr Stewart said reasons for the conditions were to ensure statutory compliance, to minimise impacts on public infrastructure and neighbour amenity.

He said the former Shell site was closed to allow site remediation and there is no apparent landslip or creep, due to the flat nature of the area.

There is no requirement for the removal of any native trees and according to Mr Stewart's report the proposal is not likely to have significant impact on the natural environment of the area.

Primary access to the wash bays will be via River Street.

## Smart forebears thanked

Council has sold its Caltex property for \$1.9 million as an ongoing concern.

Council purchased the land and service station some 30 years ago for a nominal fee, and Cr Steve O'Halloran last month publicly thanked the council of the time who made that decision.

"We should thank our forebears," Cr O'Halloran said.

"We appreciate their foresight in this investment."

### LIMONDALE SUN FARM Community Information Session

OVERLAND Sun Farming invites you to attend a community information and feedback session on the proposed Limondale Sun Farm, 14 kilometres south of the town of Balranald.

**Dates:** Wednesday 22 March - 4-6pm  
Thursday 23 March - 8-11am

**Venue:** Discovery Cafe, 83 Market Street, Balranald

Representatives from OVERLAND and the project team will be available to discuss the project, answer your questions and hear your views.

For further information about the Limondale Sun Farm, please visit OVERLAND's website.  
[www.overland.sunfarming.com.au/limondale-sun-farm](http://www.overland.sunfarming.com.au/limondale-sun-farm)



## More solar plants on the horizon

A second solar farm is being proposed for Balranald.

Late last year Council welcomed a presentation by Overland Sun Farming for the establishment of a 100 megawatt solar farm.

At its first meeting for 2017, Council was asked to make a submission on the Balranald Sunraysia Solar Farm development application for a 200MW solar farm.

It is proposed to be constructed 17 kilometres south of Balranald on an 800 hectare site off Tooleybuc Road.

Construction is expected to take between seven and 12 months, employing up to 250 people during the peak and 10 staff members once commissioned.

The \$275m solar farm is expected to have an operating life of 30 years.

Council's acting Director infrastructure and Development, Robert Stewart said the central objective of the project is the generate renewable energy using PV technology which will assist Australia in meeting the Renewable Energy Target and the NSW Government's Renewable Action Plan.

Mr Stewart said the draft Far West Regional Plan

identifies opportunities in Balranald Shire to invest in renewable energy, given the region's electricity network connections.

"The major issue identified relates to potential interaction with other major projects such as the Iluka Balranald Mineral Sands project in the local area as cumulative impacts could occur concurrently or sequentially," he said.

"The major concern centres on construction worker accommodation, and there is no clear strategy or plan in the EIS to address this issue.

"The EIS flags temporary accommodation by way of demountable. From a Council and community perspective, this accommodation should be located in the Balranald urban area to deliver maximum economic benefit."

Mr Stewart said the EIS adequately addressed all other impacts and proposed reasonable mitigation actions.

He said Council welcomes the proposed support mechanism such as expansion of the Discover Centre with elements to showcase the renewable energy story, scholarships for local students and training and skill development.

## ICPA prepares six motions for State Conference



Pictured at the state conference last year were Balranald's Fleur Turner, Teneille Follett, Ash Gillies, Tracy O'Halloran and Claire Butler.

The Balranald branch of ICPA will table six motions to the 45th annual state conference, to be held at Bourke on March 29 and 30.

The motions address tertiary education, communications and travel.

**Tertiary:** That ICPA (Aust.) requests the Minister for Tertiary Education to recognise students from rural and remote areas who have to live away from home to access a tertiary education as eligible for the Independent Youth Allowance at the Living Away from Home rate immediately after completing their secondary education rather than waiting 14 months.

**Communications:** That ICPA-NSW requests the NSW Government to implement a policy that ensures remote areas are consulted and included in any future expansion of mobile coverage under the mobile black

spot program.

That ICPA (Aust) and ICPA-NSW continues to lobby the relevant State and Federal Ministers to ensure that rural and remote schools are prioritised for any expansion of the mobile coverage footprint into regional Australia.

That ICPA (Aust) lobbies the relevant Federal Minister to ensure that the Universal Service Obligation remains on telephone landline services for all rural and remote families.

That ICPA-NSW requests the NSW Dept of Education to give a timeframe for when the 21 satellite schools will be transferred onto the NBN Skymuster satellite.

**Travel:** That ICPA-NSW thanks the Minister for Transport for implementing the School Drive Subsidy.

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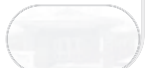
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Photograph 1.1 Community information session displays






Photograph 1.2 Community information session displays

## > *Welcome!*

*Welcome to today's community information and feedback session for the proposed sun farm development.*

*OVERLAND Sun Farming is pleased to share our vision for the site with the community and your knowledge and views are greatly appreciated.*

*The purpose of this community information and feedback session is to:*

-  *Provide you with information about the project.*
-  *Enable you to provide your views of the project.*
-  *Provide you with the opportunity to discuss the project directly with representatives from OVERLAND and members of the project team.*

### > THE PROJECT TEAM

OVERLAND is an Australian-owned and operated business that is developing a world class portfolio of solar energy 'sun farms' across regional Australia.

OVERLAND has engaged independent planning and environmental consultants from EMM Consulting to help them to prepare a development application and supporting environmental impact statement.

Representatives from OVERLAND and the project team are here today to help answer your questions and hear your views on the project.

### > FORMAT

Please take your time to review the information presented today.

We invite your input on the project and ask that you complete the feedback forms provided so that your comments can be taken into consideration.

If you would like to be kept updated with project news, please include your details on the feedback form, or visit OVERLAND's website.

*Call John Zammit on m: +61 (0) 433 293 427  
[www.overland.sunfarming.com.au](http://www.overland.sunfarming.com.au)*



## > *Who is OVERLAND Sun Farming?*

*OVERLAND is an Australian-owned and operated business that is developing a world class portfolio of solar energy 'sun farms' across regional Australia.*

OVERLAND's vision is to produce clean solar energy on a large scale in rural areas across Australia and understands the importance of working closely with landowners, rural communities and local councils to develop sun farms that bring both environmental and economic benefits to regional Australia.

During project design, OVERLAND works with landowners and environmental specialists to develop efficient projects that avoid and minimise environmental impacts.

OVERLAND is committed to ensuring that renewable energy will be a growing part of Australia's future energy mix and appreciates the importance of protecting the natural environment, including ecological values and Aboriginal cultural heritage, where they operate.

### > **NEED FOR RENEWABLE ENERGY**

To meet the State and Commonwealth government's renewable energy targets, sustained growth in the amount of electricity generated by renewable energy sources is essential.



As well as making important contributions to cleaner electricity generation in Australia, projects will also create local jobs and diversify the local economy.

OVERLAND has recently announced the upcoming construction of 320 MW of large scale sun farms in north-western Victoria and is seeking approval to develop three large scale sun farms in south-west NSW close to the towns of Balranald, Hay and Hillston.







## > The Project

The project will:

-  Involve the installation of around 800,000 photovoltaic (PV) solar panels, and connection to the Balranald electricity substation in an existing corridor.
-  Cover an area of between 750 to 1,000 hectares, an area similar in size to around 415 AFL football fields.

### > PROJECT BENEFITS FOR BALRANALD COMMUNITY

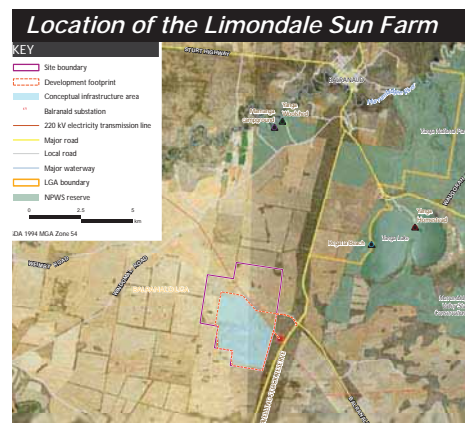
-  Employment – it will create employment opportunities, including a peak of between 100 - 200 employees during construction and up to seven full-time positions during operations.
-  Industry and business diversification – it will diversify and strengthen the local economy.
-  Expenditure on local services – it will inject money into the local area through employee expenditure locally and services catering to the project.
-  Electricity generation – once constructed, it will produce enough electricity to power up to 105,000 homes each year, which is enough electricity to support more than 1,000 communities with a population similar to the town of Balranald.

OVERLAND would like to be a part of the Balranald community and will work with the landholder, Balranald Shire Council, the community and other stakeholders to maximise the project's benefits for the wider community.

### > SITE SELECTION AND PROJECT DESIGN

OVERLAND has been working with the landholder since early 2016. The objective of the site selection and project design process has been to work with the landowner to develop an efficient project that avoids and minimises environmental impacts and surrounding land uses. OVERLAND's team, together with environmental specialists and the landholder have actively sought to identify and avoid environmental constraints as part of this process.

Agricultural production and land management practices will continue on surrounding land.



*View of the site from the south-eastern corner, looking north-west*










## > Environmental Impact Statement

### > WHAT IS AN EIS?

The project is State Significant Development, and therefore OVERLAND is required to submit a Development Application and Environmental Impact Statement (EIS) to the NSW Department of Planning and Environment to obtain approval.

The EIS will assess the project's potential impacts on the environment, including consideration of the following key matters:

-  **biodiversity**
-  **heritage**
-  **visual**
-  **land use**
-  **noise**
-  **transport**
-  **water**

OVERLAND is currently completing all of the studies and assessments that are required under the NSW planning process.

### > BENEFITS OF THE SITE

**Climate** – consistently high availability of solar radiation, which is ideal for solar development.

**Condition** – the highly modified and predominantly cleared landscape means there will be minimal impacts on native vegetation and Aboriginal heritage items.

**Location** – close proximity to the substation which will provide access to the electricity network.

**Access** – it has good access to the regional road network, which will allow infrastructure to be delivered to the site during the construction phase of the project.

### > APPROVAL PROCESS



