

2164045:LGS
People and Services



11 August 2023

Kurtis Wathen
Environmental Assessment Officer
kurtis.wathen@dpie.nsw.gov.au

Dear Kurtis,

Secretary's Environmental Assessment Requirements (SEARs) - Proposed State Significant Development (SSD-60598738) Lake Lyell Pumped Hydro Energy Storage Project- Lot 103 DP 751651, Lots 3 & 4 DP 246233, Marrangaroo National Park, Mount Walker

I refer to your email received 27 July & 1 August 2023 in regard to the request for the Secretary's Environmental Assessment Requirements (SEARs) for the Lake Lyell Pumped Hydro Energy Storage Project- Lot 103 DP 751651, Lots 3 & 4 DP 246233, Marrangaroo National Park, Mount Walker.

The development proposes to construct an underground pumped hydro power station, upper and lower reservoirs, grid connection and ancillary infrastructure. The Project is anticipated to provide between 300 and 350 megawatts (MW) of electricity generating capacity for up to 8 hours during peak demand.

Council considers the scoping report for the project, highlights the relevant potential impacts.

However, Council requests that the applicant address, in more detail, the following concerns in the Environmental Impact Statement (EIS):

1. Water

Council is satisfied that detailed water assessments involving surface water and groundwater; including stormwater quality assessment and modelling, will be prepared and submitted with the EIS.

2. Biodiversity

Council is satisfied that a Biodiversity Development Assessment Report (BDAR) will be prepared by an accredited assessor in accordance with the BAM and submitted with the EIS. The biodiversity assessments include terrestrial and aquatic biodiversity.

Council requests that a Vegetation Management Plan is also included in the EIS.

3. Aboriginal Cultural Heritage

Council is satisfied that an Aboriginal Cultural Heritage Assessment Report will be prepared in accordance with 'Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)' and submitted with the EIS.

4. Heritage

Council is satisfied that a historic heritage assessment will be undertaken with the EIS.

5. Transport and Access

Council is satisfied that a Traffic and Access Assessment will be prepared and submitted with the EIS.

In addition to potential traffic volumes and impacts, Council requires management measures safety, and road designs for the proposed upgrade works to Sir Thomas Mitchell Drive, as well as the entry designs.

A traffic management plan will be required to be development to include any road closures during construction work as well as a road side vegetation management plan.

Should the proposal be approved, Council would require a bond agreement for the upgrade works.

Engineering details should also be provided within the EIS to detail the bridge crossing over Farmers Creek.

6. Amenity

Council is satisfied that a detailed landscape character and visual impact assessment will be prepared to support the EIS.

The landscaping plan is to address any potential impacts from public places, adjoining landowners/residences and visual prominent places such as look out points (i.e. Hassans Walls Lookout).

7. Landscaping and Rehabilitation Plan

Council requests that a Landscaping Plan (relating to visual impacts, as detailed in the above point, and is to detail the type of planting suitable for climates during all seasons) and Rehabilitation Plan (specifically during construction and impacts to any disturbed areas and should any sections of the project be decommissioned) is included in the EIS.

8. Noise and Vibration Assessment

Council is satisfied that a noise and vibration assessment, in accordance with the relevant policies and guidelines will be prepared and submitted with the EIS as well as a road traffic noise assessment, construction and operational noise impacts.

9. Air Quality

Council is satisfied that a quantitative air quality assessment detailing mitigation measures will be implemented and detailed within the EIS.

10. Hazard and Risks

Council is satisfied that a hazard and risk assessment will be implemented and detailed within the EIS. The assessment is to include, land movement, dam safety, bushfire, hazardous and offensive development, waste and other hazards.

11. Land

Council is satisfied that a land, soil and erosion assessment detailing land and soil capability, soil landscapes, acid sulphate soils and soil salinity will be submitted within the EIS.

12. Social

Council is satisfied that an assessment of social impacts in accordance with Social Impact Assessment Guideline (DPE, July 2021) will be prepared and submitted with the EIS.

13. Economic

Council is satisfied that a local effects analysis will be prepared and submitted with the EIS.

14. Maintenance of the Site

Council requests that a maintenance plan (maintenance of the land/ground) during operations for the whole site is included in the EIS.

15. Decommissioning Plan

Council requests that a decommission Plan is included in the EIS should any sections of the project be decommissioned.

16. Contamination

Council requests that a more detailed contamination investigation and assessment is included in the EIS. The assessment is to include any potential impacts during construction and operations of the project, specifically potential impacts to Lake Lyell.

17. Earthworks

Council requests that any potential earthworks proposed to be undertaken for the development is included in the EIS.

18. Noise

Council requests that a noise assessment detailing any potential impacts during construction and operations of the project is included in the EIS.

19. Cost Estimate

A Cost Estimate/Quantity Surveyors Report of the proposed works is to be undertaken and submitted with the EIS.

20. Owners Consent

Owner's consent is to be included with the application should any part of the development involve the use of adjoining or adjacent properties including for the transmission/pipe lines.

21. Community Contribution

Council would like the opportunity to enter into a Voluntary Planning Agreement for community/public facilities and/or infrastructure for this project. As such, Council requests that any application submitted for the project addresses the need for community contributions.

Please do not hesitate to contact Miss Lauren Stevens who is available between 8:15am and 10:30am Monday to Friday on (02) 63549999, in Council's Environment & Development Department should you have any queries in relation to this matter.

Yours sincerely

Emma-Rose
Team Leader Development