UPC Renewables Australia Pty Ltd
ACN 616 856 672
ABN 27 616 856 672
Suite 2, Level 2, 13 – 17 Castray Esplanade
Battery Point, TAS, 7004

21 June 2021

Javier Canon
Senior Policy Officer
Energy, Industry and Compliance
Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy St,
Parramatta NSW 2150

Sent by email to: Javier Canon Javier.canon@planning.nsw.gov.au

CC: karl.oborn@planning.nsw.gov.au

SSD-10452 Stubbo Solar Farm Response to RFI

Dear Javier and Karl,

Following lodgement of our Response to Submission report and Amendment report, please see below our response to your request for further information.

- **Voluntary Planning Agreement with Mid-Western Regional Council**

UPC\AC acknowledges Mid-Western Regional Council's letter and its support to continue discussions on the VPA proposal, detailed in the Response to Submission report. UPC\AC will work with the Council on the preparation of the draft VPA, which will be placed on public exhibition for 28 days per NSW legislative requirements. Council's letter - signed by UPC\AC - is attached to this letter.

- **Distances to sensitive receivers**

For clarification purposes, UPC\AC confirms the following distances from the project boundary (revised to exclude proposed access tracks and proposed Blue Springs Road upgrade):

Receiver ID	Distance from the project boundary	Association with the project
R1	1950 m	Associated
R2	230 m	Associated
R3	Within project boundary	Associated
R4	1915 m	Not associated
R5	1932 m	Not associated
R6	1645 m	Not associated

R7	1112 m	Not associated
R8	1905 m	Not associated
R9	937 m	Not associated
R10	1435 m	Not associated
R11	1210 m	Not associated

Table 1 – Sensitive receivers and their distance to the project boundary

Please refer to the revised Project Layout attached to this letter for the location of sensitive receivers.

- **Farm dams to be impacted by the proposal**

As a worst-case scenario, the EIS assessed the impacts of the removal of all dams within the development footprint. All dams located outside the development footprint, including those located within the Environmental Exclusion Zone, will be retained. Before construction commences, the solar farm's detailed design will detail if any of the dams within the development footprint are to be retained, as well as their proposed use (e.g. water supply for construction, grazing activities, sediment and erosion control…).

- **Revised project figures**

Revised figures are attached to this letter. They show minor changes such as changes in symbology (e.g. project boundary colours…) and terminology. They also provide clarification on proposed construction and operation activities.

- **Clarification on the proposed access route to the site**

The proposed access route assessed in the EIS includes access via the Golden Highway, Ulan Road, Cope Road (state roads) and then Blue Springs Road (Council road). A revised map showing the proposed access route is attached to this letter. This is the only access route proposed.

- **Clarification on construction traffic**

UPC\AC notes the EIS refers to a maximum length of heavy vehicles (excluding over-dimensional vehicles) of 25 metres. This should read 26 metres.

The over-dimensional vehicles considered in the EIS relate to high-risk over-dimensional vehicles. Special Purpose Vehicles, Restricted Access Vehicles and exempts OSOM vehicles are included in the number of heavy vehicles assessed in the EIS.

- **Clarification on the proposed subdivision**

A detailed figure of the proposed subdivision is attached to this letter. Subdivision of the switchyard which is likely to be required by TransGrid is proposed at either Option A or B (substation location options). The figure also shows cadastral lots potentially affected by the subdivision. The area of subdivision will not exceed 5 hectares as outlined in the Amendment report.

- **Discrepancy between sensitive receivers labels in the Amendment report and LVIA**

The Land Visual Impact Assessment report included in the EIS labelled known sensitive receivers within 5km of the project boundary. In the LVIA, 'R11' referred a sensitive receiver located more than 2kms to the north west of the proposed boundary. The updated Project Layout figure in the Amendment report only shows sensitive receivers located within 2km of the project boundary and therefore does not include the abovementioned sensitive receiver.

After Public Exhibition, the Amendment report assessed environmental impacts, including visual impacts on a sensitive receiver that was not initially identified in the EIS. This newly identified sensitive receiver was labelled 'R11' in the Amendment report in order to be consistent with the

numbering shown on the Project Layout figure. All references to sensitive receiver 'R11' in the Amendment report and the Response to Submission report apply to the additional sensitive receiver located to the northeast of the project boundary only.

- **Centralised BESS and DC-coupled BESS**

The EIS assesses two options for either a centralised BESS (at either location A or B) or a DC-coupled BESS unit to be installed adjacent to solar inverters throughout the proposed development footprint. The revised Project layout figure attached to this letter provides clarification on these mutually exclusive options.

The diagram below shows an indicative layout of a DC-coupled BESS and solar Power Conditioning Unit (PCU) within a PV array, within the development footprint.

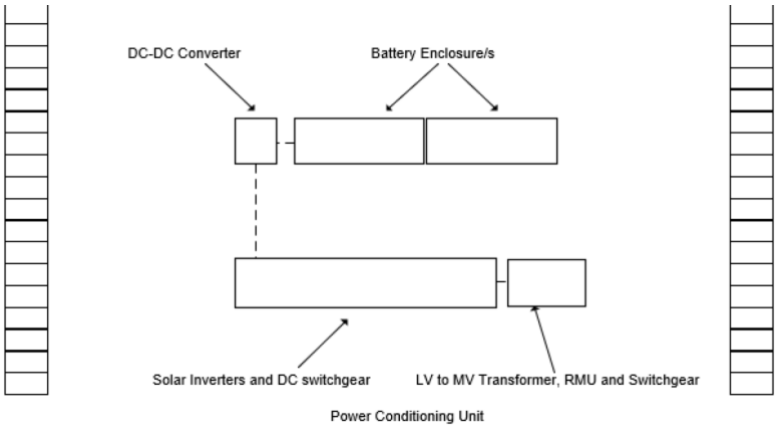


Figure 1 – Indicative layout of a DC-coupled BESS and solar PCU within a PV array

- **Duration of works for the proposed Blue Springs Road upgrades**

Works for the road upgrades are expected to take approximately 3 months based on the current concept design which is included in the Amendment report.

- **Clarification on biodiversity credit requirements**

UPC\AC expects the following credits to be retired:

- Prior to commencing road upgrades:

PCT ID	PCT Name	Credit Required
81	*Western Grey Box - cypress pine shrub grass shrub tall woodland in the Brigalow Belt South Bioregion*	40
266	*White Box grassy woodland in the upper slopes sub-region of the NSW South Western Slopes Bioregion*	1
281	*Rough-Barked Apple - red gum – Yellow Box woodland on alluvial clay to loam soils on valley flats in the northern NSW South Western Slopes Bioregion and Brigalow Belt South Bioregion*	89
1177	*Slaty Gum woodland of the slopes of the southern Brigalow Belt South Bioregion*	19

Table 2 – Ecosystem credits required for the Blue Springs Road Upgrade

Species	Common name	Credit Required
Acacia ausfeldii	Ausfeld's Wattle	152

Callocephalon fimbriatum	Gang-gang Cockatoo	152
Calyptorhynchus lathami	Glossy Black-cockatoo	152
Crinia sloanei	Sloane's Froglet	114
Diuris tricolor	Pine Donkey Orchid	114
Grevillea wilkinsonii	Tumut Grevillea	229
Lophochroa leadbeateri	Major Mitchell's Cockatoo	152
Ninox connivens	Barking Owl	152
Ninox strenua	Powerful Owl	152
Phascogale tapoatafa	Brush-tailed Phascogale	152
Polytelis swainsonii	Superb Parrot	152
Swainsona recta	Small Purple-pea	152
Swainsona sericea	Silky Swainson-pea	152
Tyto novaehollandiae	Masked Owl	152

Table 3 – Species credits required for the Blue Springs Road Upgrade

- <u>Prior to commencing construction of the Solar Farm:</u>

PCT ID	PCT Name	Credit Required
281	*Rough-Barked Apple - red gum – Yellow Box woodland on alluvial clay to loam soils on valley flats in the northern NSW South Western Slopes Bioregion and Brigalow Belt South Bioregion*	354
1770	*Narrow-leaved Ironbark – Red Stringybark - Black Pine woodlands on sandstone substrates of the Brigalow Belt South*	2

Table 4 – Ecosystem credits required for the Solar Farm development footprint

Species	Common name	Credit Required
281 Low	Barking Owl	55
281 Open woodland	Barking Owl	222
1770 Low	Barking Owl	2

Table 5 – Species credits required for the Solar Farm development footprint

- **Clarification on APZ**

The Amendment report (revised Preliminary hazard assessment) outlined recommendations for the establishment and maintenance of one of the following Asset Protection Zones (APZ) strategies:

  - a 50 metre APZ to provide a Low Bushfire Attack Level (BAL), which would result in "*minimal attack from radiant heat and flame due to the distance of the site from the vegetation, although some attack by burning debris is possible. There is insufficient threat to warrant specific construction requirements*" (*Planning for Bushfire Protection 2019*)

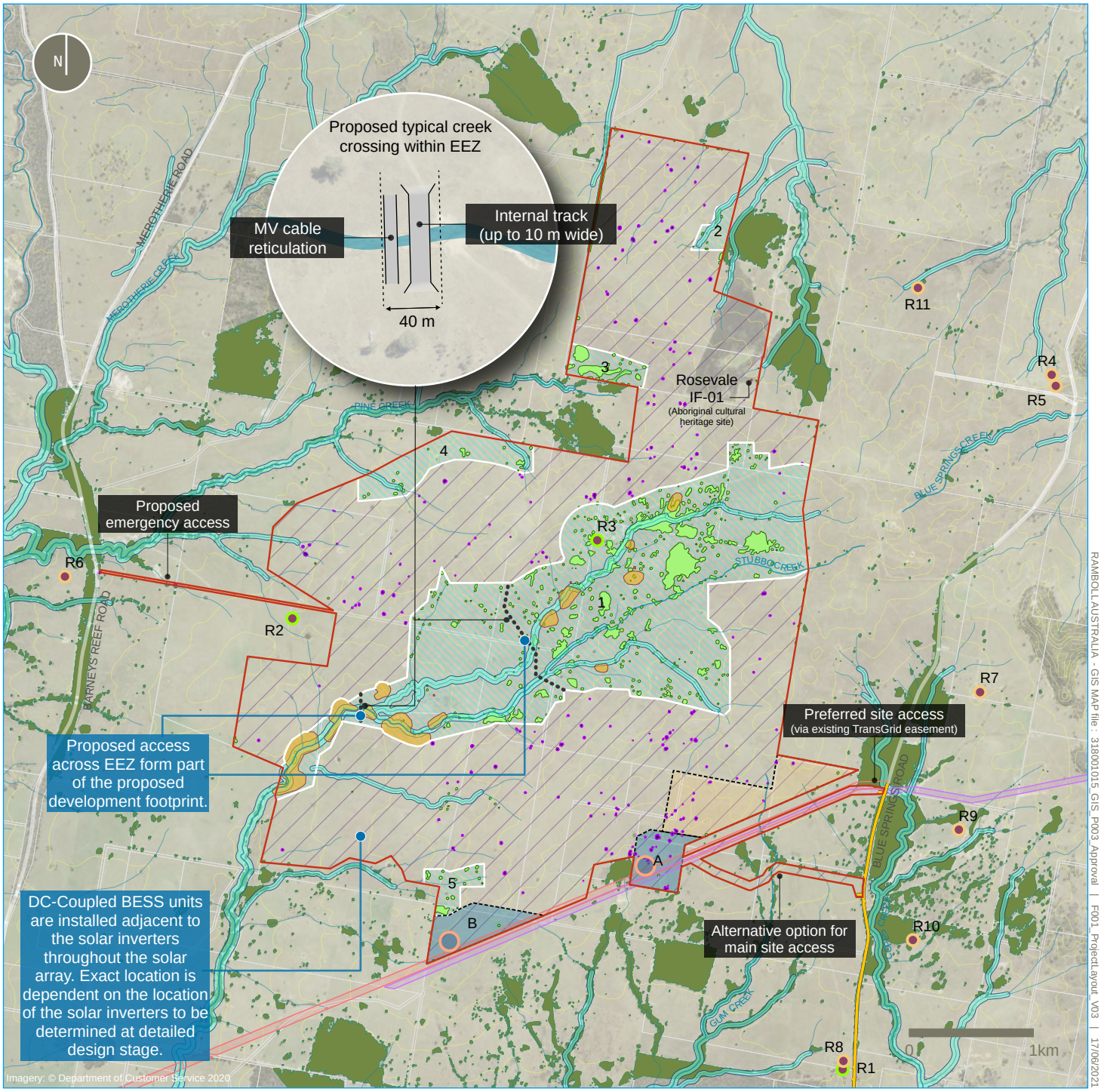
- to establish a BAL of 12.5 (as defined under AS3959) a 20 metre APZ to grassland, 22 metre APZ to woodland (where vegetation is upslope of flat from infrastructure) and a 28 metre APZ to woodland (where woodland is downslope) would be required. A BAL of 12.5 requires a construction level of BAL-12.5 under Australian Standard AS 3959 *Construction of buildings in bushfire-prone areas* or the National Association of Steel Framed Housing (2014) *Steel Framed Construction in Bush Fire Areas* (NASH Standard). and section 7.5 of *Planning for Bushfire Protection 2019* is applied

UPC\AC notes the second option (20 metre APZ) did not appear in the proposed Management measure summary 'H6'. A 20 metre APZ is appropriate for fire protection within the development footprint and consistent with AS3959. UPC\AC requests approval for an APZ no greater than 20 metres.

Yours sincerely,

Cédric Bergé
Project Development Manager

UPC\AC Renewables Australia



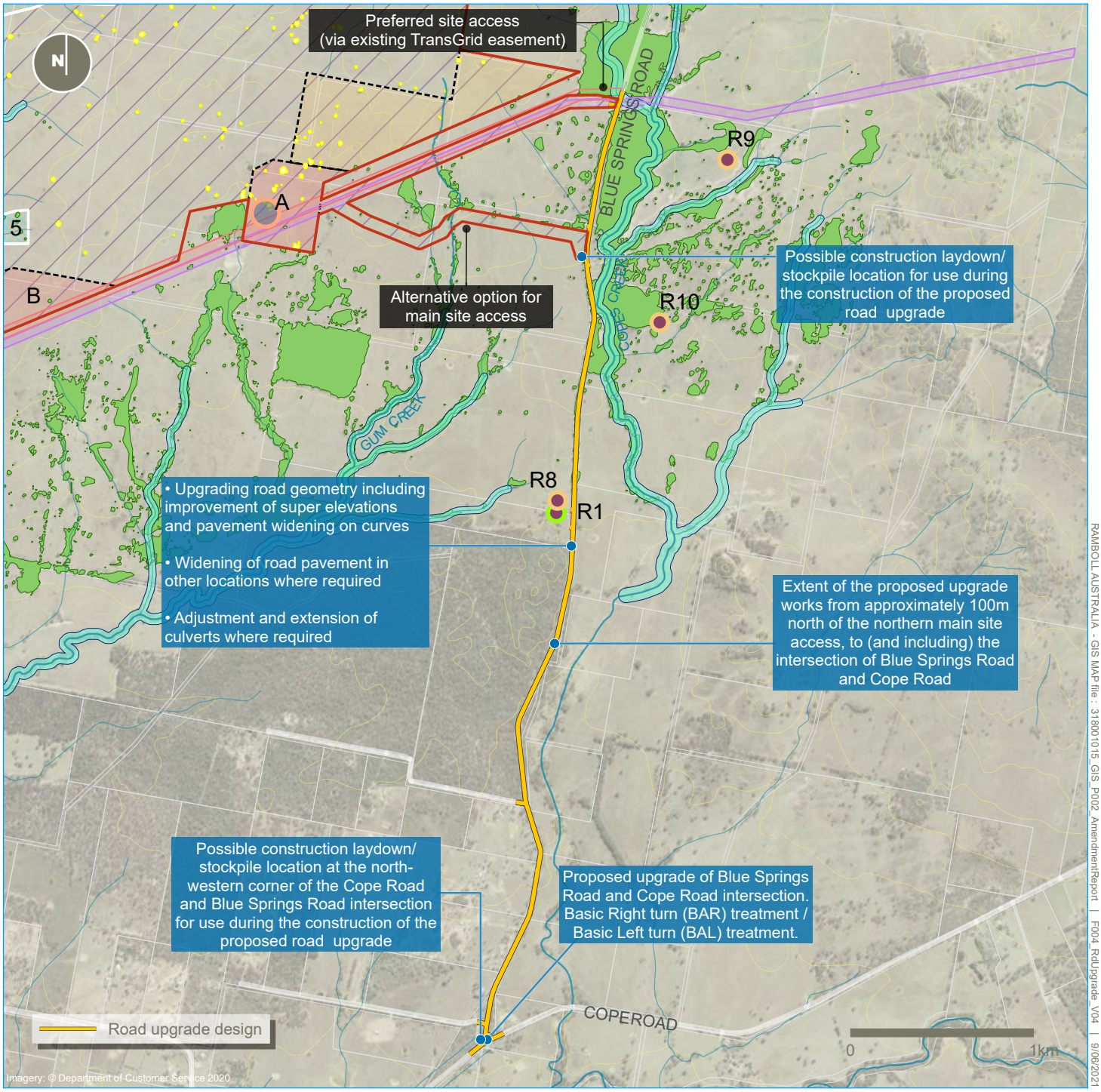
RAMBOLL AUSTRALIA - GIS MAP file - 318001015_GIS_P003_Approval | F001_ProjectLayout_V03 | 17/06/2021

A4
1:46,000

Key

- Project boundary
- Temporary construction ancillary facilities (site compound, laydown area and car park)
- Proposed operational infrastructure area including substation, operational facility and BESS (option A or B)
- Connection point to the NEM (option A or B)
- Road upgrade design
- Proposed development footprint
- Environmental exclusion zones
- Indicative access across EEZ
- 330kV transmission line easement
- 66kV transmission line easement
- Road
- Creek
- Sensitive receivers: Associated
- Sensitive receivers: Non-associated
- Vegetation to be removed
- Native vegetation to be retained
- Native vegetation not impacted by the project
- Riparian buffer
- Aboriginal cultural heritage sites including buffer

Figure 1-1 | Project layout

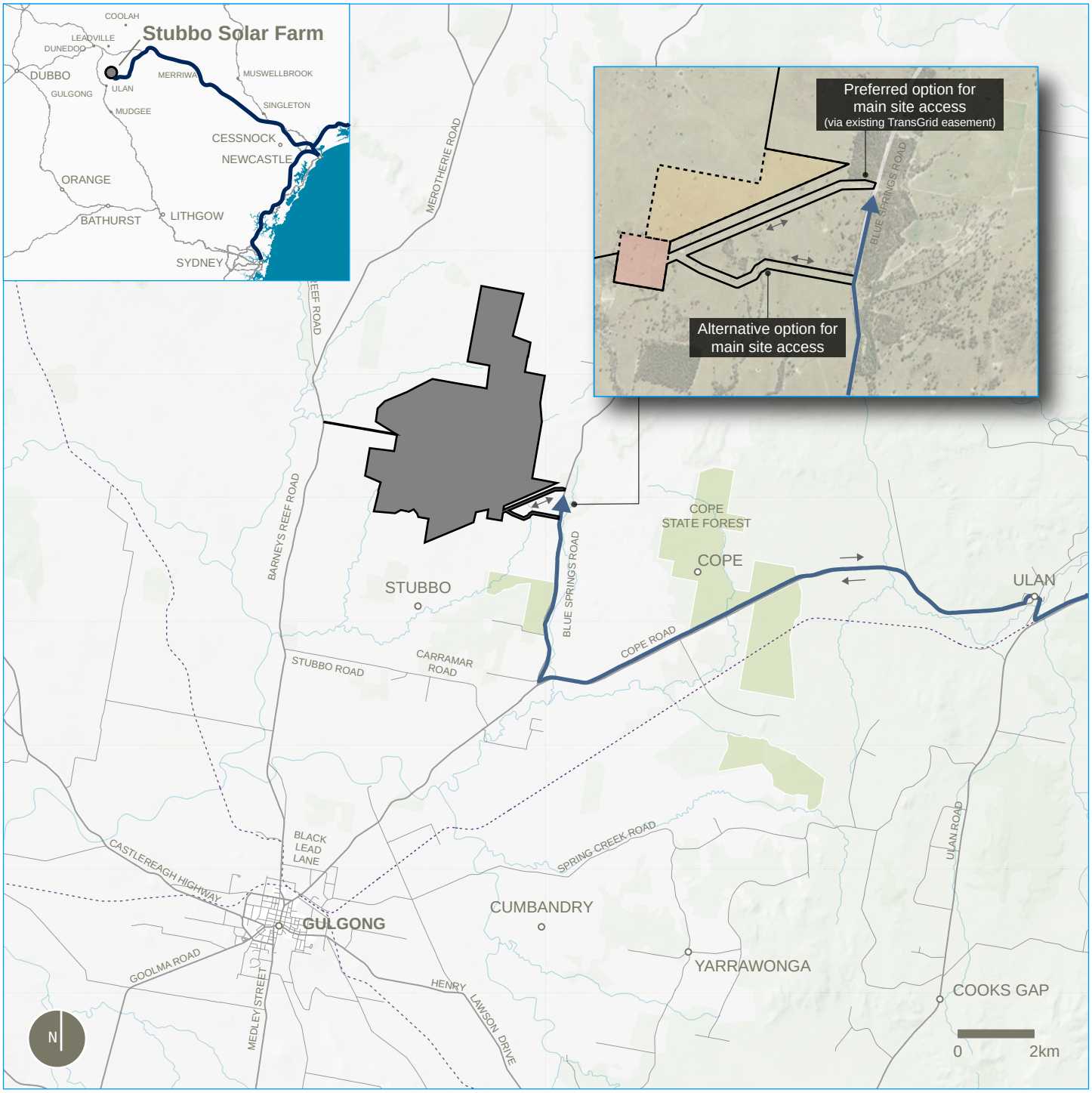


A4
1:31,224

Key

- Project boundary
- Temporary construction ancillary facilities (site compound, laydown area and car park)
- Proposed operational infrastructure area including substation, operational facility and BESS
- Connection point to the NEM (option A or B)
- Proposed development footprint
- Environmental exclusion zones
- Indicative access across EEZ
- 330kV transmission line easement
- 66kV transmission line easement
- Road
- Creek
- Sensitive receivers: Associated
- Sensitive receivers: Non-associated
- Vegetation to be removed
- Native vegetation to be retained
- Riparian buffer
- Aboriginal cultural heritage sites including buffer

Figure 3-1 | Extent of the proposed Blue Springs Road upgrade



A4
1:150,000

Key

- Study area
- Proposed access route
- State Forest
- Road
- Rail
- Creek

Figure XX-X | Construction traffic routes assessed

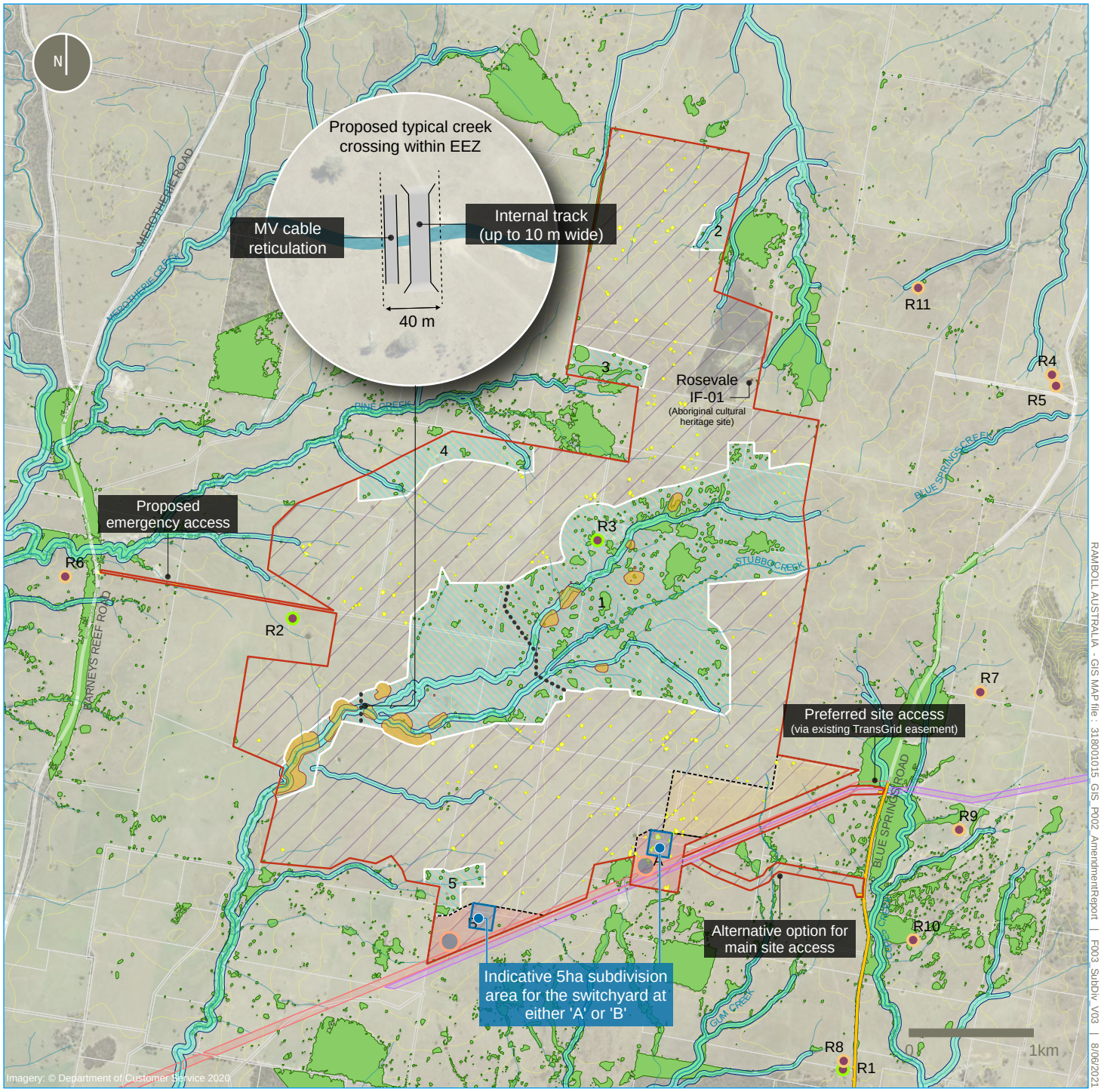
RAMBOLL AUSTRALIA - GIS MAP file : 318001015_GIS_P002_AmendmentReport | F008_SubDivDetailed_V01 | 9/06/2021

A4
1:42,500

Key

- Project boundary
- Temporary construction ancillary facilities (site compound, laydown area and car park)
- Proposed operational infrastructure area including substation, operational facility and BESS
- Connection point to the NEM (option A or B)
- Road upgrade design
- Proposed development footprint
- Environmental exclusion zones
- Indicative access across EEZ
- 330kV transmission line easement
- 66kV transmission line easement
- Road
- Creek
- Sensitive receivers: Associated
- Sensitive receivers: Non-associated
- Vegetation to be removed
- Native vegetation to be retained
- Riparian buffer
- Aboriginal cultural heritage sites including buffer

Figure X-X | Subdivision plan



A4
1:46,000

RAMBOLL AUSTRALIA - GIS MAP file : 318001015_GIS_P002_AmendmentReport | F003_SubDiv_V03 | 8/06/2021

Key

- Project boundary
- Temporary construction ancillary facilities (site compound, laydown area and car park)
- Proposed operational infrastructure area including substation, operational facility and BESS
- Connection point to the NEM (option A or B)
- Road upgrade design
- Subdivision area
- Proposed development footprint
- Environmental exclusion zones
- Indicative access across EEZ
- 330kV transmission line easement
- 66kV transmission line easement
- Road
- Creek
- Sensitive receivers: Associated
- Sensitive receivers: Non-associated
- Vegetation to be removed
- Native vegetation to be retained
- Riparian buffer
- Aboriginal cultural heritage sites including buffer

Figure 2-3 | Indicative layout of subdivision area for switchyard

MID-WESTERN REGIONAL COUNCIL
PO Box 156, MUDGEE NSW 2850
86 Market Street, Mudgee | 109 Herbert Street, Gulgong | 77 Louee Street, Rylstone
T 1300 765 002 or 02 6378 2850 | F 02 6378 2815
E council@midwestern.nsw.gov.au

LAN900112

27 May 2021

Cedric Berge
UPC Renewables Australia
Sent via email: cedric.berge@upc-ac.com

Dear Cedric,

RE: VOLUNTARY PLANNING AGREEMENT

Thank you for your recent letter outlining a proposed Voluntary Planning Agreement (VPA) between UPC Renewables Australia and Mid-Western Regional Council (Council) in relation to the Stubbo Solar Farm project (SSD-10452).

Given the timing of receipt of your letter, the proposal will be formally considered by Council at its 16 June Council meeting.

In the interim, your proposal has been presented to Council as part of a briefing session. Council appreciates the proposal and has indicated support for a VPA which includes the following:

- $300 per MW per annum for the life of the project towards community projects identified in the Community Plan/Delivery Program; and
- $100,000 during the construction period.

In order to finalise Council's acceptance of the VPA proposal, a formal report is being prepared for the June Council meeting. The next steps will be for you to prepare a draft VPA agreement which will be placed on public exhibition for 28 days in accordance with the legislative requirements under the Environmental Planning & Assessment Act. It is understood that you will commence drafting this agreement in June/July.

Should you have any questions or wish to discuss this matter in further detail, please contact Council on (02) 6378 2850.

Yours faithfully

BRAD CAM
GENERAL MANAGER

Without prejudice, noted and accepted by Cedric Berge on behalf of UPC\AC Renewables as a correct reflection of the general terms of the VPA agreed between the parties on 20 May 2021, pending agreement finalisation as outlined in response to request for information

11 June 2021

Cedric Berge