

1. Implementation Plan

Table 1 illustrates the Implementation Plan for the CSE Plan. It's important to note that this plan may change to provide flexibility depending on the constraints and opportunities that are identified by the community and other stakeholders through the development of the project. Please note this plan only covers the EIS stage of the project. The plan will be updated for the post-approvals after the key concerns are determined.

Table 1 Implementation Plan

Purpose / objective	Method	Program	Who is responsible
Understanding key environmental, social and economic concerns of the community	Provide the project rationale / project description – through social media platforms	Next newsletter, Scheduled for September 17.	Photon Project Manager
	Consider comments made during initial consultation activities during design of the facility e.g. buffer areas; streams; trees; weed management.	Ongoing.	Environmental specialists and engineering design team.
	Update the project website and send out flyers to residents to keep them informed on the environmental assessment.	Ongoing. Website to be updated bi-monthly.	Photon Project Manager / pitt&sherry
	Site visit with environmental specialists to gain an understanding of constraints, risk and opportunities.	October 17.	Photon Project Manager and the Environmental Project Manager.
	Organise and attend a Community meeting after the draft environmental assessment reports to discuss the outcomes of the assessment and potential mitigation measures. Meetings will be scheduled at the start of the assessment process, at the half way mark and at the end.	Approx. late January / February 18.	Photon Project Manager. To be attended by key environmental specialists and engineering team.

Purpose / objective	Method	Program	Who is responsible
	Organise and attend additional community meetings as required	Adhoc	Photon Project Manager. To be attended by key environmental specialists and engineering team.
	One on one meetings with surrounding residents.	Ongoing.	Photon Project Manager.
	Provide a project update to surrounding residents through a newsletter (on line, through an update to the project website or as a flyer)	Ongoing	Photon Project Manager.
Understanding other relevant matters or local knowledge that the community and other stakeholders believe should be considered in the EIS.	Site visit with environmental specialists to gain an understanding of constraints, risk and opportunities	October 17	EIS team and Photon engineers.
	Meetings with DPE and other stakeholders (including DPI and TransGrid) to clarify the scope of works after the site visit. This will be communicated back to the community through the newsletter.	November/ December 17 (potentially later given the holiday season)	Photon Project Manager and the Environmental Project Manager.
	Community meeting.	Approx. October 17.	As above.
	Council meeting to discuss Council SEARs requirements	Approx. October 17.	Photon Project Manager.
	Letters to <ul style="list-style-type: none"> • SES • Mining titleholders (The Secretary NSW DP&E Environment represented by 	December/ January 17	Photon project manager/ pitt&sherry

Purpose / objective	Method	Program	Who is responsible
	DRG and Australian Coalbed/Santos)		
Subconsultant engagement with	<ul style="list-style-type: none"> • Roads and Maritime • LALC • OEH (Biodiversity) • OEH (Heritage) • RFS (if required) 	November/ December 17	Various subconsultants
	Research regarding other projects in the area under development and previously identified. This is to understand community expectations in the past.	November 17.	Environmental Project Manager.
Asking the Community how they would like to participate in during the preparation of the EIS and exhibition phase.	Community meeting in August identified methods including regular updates on the website, newsletters and another community meeting.	Ongoing.	Photon Project Manager
Having a conversation with the Community on the benefits of the proposed development.	Community meetings; newsletters; website updates; one on one meetings. Describing in the Community meeting how the Communities concerns have been implemented in design considerations.	Ongoing.	Photon Project Manager / pitt&sherry
Other	Media releases – local papers, LinkedIn and others.	At significant hold points through the project life cycle e.g. EIS submission to DP&E for public exhibition; determination; post approvals and construction.	Photon Project Manager and Managing Director / pitt&sherry
	Feedback forms on the website and letters –	As newsletters are sent out.	Photon Project Manager / pitt&sherry
	Facebook / social media. Opportunity for feedback.	Ongoing.	Photon Project Manager / pitt&sherry.

Purpose / objective	Method	Program	Who is responsible
	Email update to government agencies that have been identified in this CSEP.	Bi-monthly or quarterly.	Photon Project Manager

01 February 2018

State Emergency Services
Namoi North West Headquarters
28 Borthistle Road, Gunnedah
NSW 2380

To whom it may concern,

Gunnedah Solar Farm

Photon Energy Australia (Photon) propose to construct and operate a 155-megawatt (MW) photovoltaic solar (PV) farm. The Proposal would be located at 765 Orange Grove Road, Gunnedah, NSW, 2380 and contained within:

- Lot 1 DP 1202625
- Lot 153 DP 754954
- Lot 264 DP 754954
- Lot 2 DP 801762
- Lot 151 DP 754954
- Lot 1 DP 186590

pitt&sherry has been engaged to prepare the Environmental Impact Statement (EIS) under Part 4.1 of the *Environmental Planning and Assessment Act, 1979*. Due to the investment required the proposal is deemed as a State Significant Development.

The Preliminary Environmental Assessment (PEA) and the Secretary's Environmental Assessment Requirements (SEARs) are on the NSW Department of Planning and Environment (DP&E) major projects website and can be viewed at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8658

As the proposed development is located on a floodplain, comprehensive flood modelling is currently being completed for input into the EIS. This modelling will inform the detailed design of the proposed farm, including fencing type and panel locations. The current design for the Transgrid substation, has the substation raised on an earth mound by 0.5m from the ground surface.

The Office of Environment and Heritage (OEH) has suggested we contact SES about any impacts you may foresee on the community emergency management arrangements for flooding. Our flood modelling specialist will refer to the Gunnedah Shire Flood Emergency Sub Plan (April 2014) as a guiding document.

We would appreciate any advice or comments of the proposed development on the community emergency management arrangements.

We look forward to your response. Should you wish to discuss further please don't hesitate to contact me or Malinda Facey on 0438 752 476.

Yours sincerely



Jessica Berry
Project Manager and Senior Environmental Consultant
Phone number 0438 598 793



transport
community
mining
industrial
food & beverage
energy

Sydney
Suite 902
Level 9, North Tower
Chatswood Central
1-5 Railway Street
Chatswood NSW 2067
PO Box 5487
West Chatswood
NSW 2067
T (02) 9468 9300

Offices in:
Brisbane
T (07) 3221 0080

Devonport
T (03) 6424 1641

Hobart
T (03) 6210 1400

Launceston
T (03) 6323 1900

Melbourne
T (03) 9682 5290

Newcastle
T (02) 4910 3600



E info@pittsh.com.au
www.pittsh.com.au
1300 pittsh

Incorporated as
Pitt & Sherry
(Operations) Pty Ltd
ABN 67 140 184 309



PHOTON ENERGY - GUNNEDAH SOLAR FARM



Genevieve Daneel

From: Genevieve Daneel
Sent: Tuesday, 6 February 2018 11:09 AM
To: 'nmr.admin@one.ses.nsw.gov.au'
Cc: Malinda Facey; Jessica Berry
Subject: Photon Energy - Gunnedah Solar Farm
Attachments: Letter to Gunnedah State Emergency Services .pdf

To whom it may concern,

Photon Energy (Photon) propose to construct and operate a 155 megawatt (MW) photovoltaic solar (PV) farm at 765 Orange Grove Road, Gunnedah, NSW, 2380. The proposed location for the solar farm is located on the Namoi River Floodplain, and is approximately 900m north of the Namoi River.

As a potentially affected stakeholder we welcome your review of the above and attached and would greatly appreciate letter of response to this development.

I have attached a correspondence letter from our project manager Jessica Berry which gives the Lot and DP location and provides contact details should you wish to discuss the matter further.

A full description of the project can be found on the major projects website (http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8658) which currently has the PEA and SEARs on display.

Kind Regards,
Genevieve

Genevieve Daneel

BSc(Hons)

Environmental Consultant

pitt&sherry

| M: 0438 693 279

E: gdaneel@pittsh.com.au | W: www.pittsh.com.au



Genevieve Daneel

From: Genevieve Daneel
Sent: Wednesday, 28 February 2018 4:56 PM
To: 'erm@ses.nsw.gov.au'
Cc: Malinda Facey; Jessica Berry
Subject: Photon Energy - Gunnedah Solar Farm
Attachments: 20180228 Gunnedah Letter to State Emergency Services .pdf

Dear Marcus,

Photon Energy (Photon) propose to construct and operate a 155 megawatt (MW) photovoltaic solar (PV) farm at 765 Orange Grove Road, Gunnedah, NSW, 2380. The proposed location for the solar farm is located on the Namoi River Floodplain, and is approximately 900m north of the Namoi River. I have attached a correspondence letter from our project manager Jessica Berry which gives further information, including the Lot and DP locations.

As a potentially affected stakeholder we welcome your review of the above and attached. We would greatly appreciate letter of response to this development, by March 14th if possible.

A full description of the project can be found on the major projects website (http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8658) which currently has the PEA and SEARs on display.

Kind Regards,

Genevieve

Genevieve Daneel BSc(Hons)

Environmental Consultant

pitt&sherry

M: 0438 693 279

E: gdaneel@pittsh.com.au | W: www.pittsh.com.au



06 February 2018

NSW Department of Industry – Lands & Water
Level 48 MLC Centre
19 Martin Place
Sydney NSW 2000

To Whom It May Concern,

Gunnedah Solar Farm

Photon Energy Australia (Photon) propose to construct and operate a 155-megawatt (MW) photovoltaic solar (PV) farm. The Proposal would be located at 765 Orange Grove Road, Gunnedah, NSW, 2380 and contained within:

- Lot 1 DP 1202625
- Lot 153 DP 754954
- Lot 264 DP 754954
- Lot 2 DP 801762
- Lot 151 DP 754954
- Lot 1 DP 186590

pitt&sherry has been engaged to prepare the Environmental Impact Statement (EIS) under Part 4.1 of the *Environmental Planning and Assessment Act, 1979*. Due to the investment required the proposal is deemed as a State Significant Development.

The Preliminary Environmental Assessment (PEA) and the Secretary's Environmental Assessment Requirements (SEARs) are on the NSW Department of Planning and Environment (DP&E) major projects website and can be viewed at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8658

The proposed development is located on the Namoi River Floodplain. The Namoi River is located approximately 900m south of the Site and the Keepit Dam is situated some 40km to the north-east. Comprehensive flood modelling is currently being completed for input into the EIS. This modelling will inform the detailed design of the proposed farm, including fencing type and panel locations. The current design for the Transgrid substation, has the substation raised on an earth mound by 0.5m from the ground surface.

Consultation with Gunnedah Shire Council resulted in the suggestion we contact DPI Lands & Water with regards to the proposed development's potential impact on the flood behaviour of the Namoi River. This was in specific reference to the TransGrid substation being elevated. We have attached the footprint of the property and potential location of the substation. Our flood modelling specialist will refer to the *Floodplain Management Plan for the Upper Namoi Valley Floodplain 2016* as a reference document.

As a potentially impacted stakeholder, we would appreciate any comments or feedback on the above.

We look forward to your response. Should you wish to discuss further please don't hesitate to contact me or Malinda Facey on 0438 752 476.

Yours sincerely



Jessica Berry
Project Manager and Senior Environmental Consultant
0438 598 793



transport
community
mining
industrial
food & beverage
energy

Sydney
Suite 902
Level 9, North Tower
Chatswood Central
1-5 Railway Street
Chatswood NSW 2067
PO Box 5487
West Chatswood
NSW 2067
T (02) 9468 9300

Offices in:
Brisbane
T (07) 3221 0080

Devonport
T (03) 6424 1641

Hobart
T (03) 6210 1400

Launceston
T (03) 6323 1900

Melbourne
T (03) 9682 5290

Newcastle
T (02) 4910 3600



E info@pittsh.com.au
www.pittsh.com.au
1300 pittsh

Incorporated as
Pitt & Sherry
(Operations) Pty Ltd
ABN 67 140 184 309



PHOTON ENERGY - GUNNEDAH SOLAR FARM



Genevieve Daneel

From: kerry.lee@dpi.nsw.gov.au on behalf of Water Referrals
<water.referrals@dpi.nsw.gov.au>
Sent: Tuesday, 13 February 2018 3:59 PM
To: Genevieve Daneel
Cc: Malinda Facey
Subject: Fwd: Photon Energy - Gunnedah Solar Farm
Attachments: Gunnedah Solar - Letter to DPI Water .pdf

Good afternoon Genevieve

In regards to your email below Dept of Industry - Water advises that we have provided comment to DPE on this proposal and will provide further advice to planning during review of the EIS once it has been prepared.

Regards
Kerry

Water Referrals

Lands & Water Division | Department of Industry

10 Valentine Avenue | Parramatta NSW 2150 | Locked Bag 5123 | Parramatta NSW 2124

P: 1800 353 104 E: water.referrals@dpi.nsw.gov.au

W: www.water.nsw.gov.au | www.industry.nsw.gov.au

Requests for review or comment on reports or specific projects can be sent directly to water.referrals@dpi.nsw.gov.au for action.

----- Forwarded message -----

From: **Water Enquiries** <water.enquiries@dpi.nsw.gov.au>
Date: 6 February 2018 at 12:37
Subject: Fwd: Photon Energy - Gunnedah Solar Farm
To: Water Referrals <water.referrals@dpi.nsw.gov.au>

Hi Crown Lands & Water,

The attached email is from the water.enquiries@dpi inbox.

As this matter relates to a function retained by Crown Lands & Water, it is now referred to you for response direct to the customer in accordance with DPI Water's Customer Service Charter.

Regards,



Important: As a result of NSW water reforms, many functions previously provided by DPI Water have transferred to WaterNSW, effective 1 July. These functions include customer interactions for licencing, compliance and billing – as well as all in-field services and metering operations. Customers will experience streamlined, more convenient and efficient services. Over the coming months, you will begin to see WaterNSW branded materials for these services.

Level 14, 169 Macquarie Street

PO Box 398
Parramatta NSW 2124

T: 1300 662 077

water.enquiries@dpi.nsw.gov.au
www.waternsw.com.au

----- Forwarded message -----

From: **Genevieve Daneel** <gdaneel@pittsh.com.au>
Date: Tue, Feb 6, 2018 at 12:01 PM
Subject: Photon Energy - Gunnedah Solar Farm
To: "water.enquiries@dpi.nsw.gov.au" <water.enquiries@dpi.nsw.gov.au>
Cc: Malinda Facey <mfacey@pittsh.com.au>, Jessica Berry <jberry@pittsh.com.au>

To whom it may concern,

Photon Energy (Photon) propose to construct and operate a 155 megawatt (MW) photovoltaic solar (PV) farm at 765 Orange Grove Road, Gunnedah, NSW, 2380. The proposed location for the solar farm is located on the Namoi River Floodplain, and is approximately 900m north of the Namoi River.

As a potentially affected stakeholder we welcome your review of the above and attached and would greatly appreciate letter of response to this development.

I have attached a correspondence letter from our project manager Jessica Berry which gives the Lot and DP location and provides contact details should you wish to discuss the matter further.

A full description of the project can be found on the major projects website (http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8658) which currently has the PEA and SEARs on display.

Kind Regards,

Genevieve

Genevieve Daneel

BSc(Hons)

Environmental Consultant

pitt&sherry



| M: 0438 693 279

E: gdaneel@pittsh.com.au | W: www.pittsh.com.au

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of their organisation.

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of their organisation.

Message protected by MailGuard: e-mail anti-virus, anti-spam and content filtering.
<http://www.mailguard.com.au>

[Report this message as spam](#)

Genevieve Daneel

From: Windebank, Matthew <Matthew.Windebank@casa.gov.au>
Sent: Friday, 24 November 2017 11:35 AM
To: Cathy Lestrangle
Cc: Sydneyregion
Subject: RE: Gunnedah Solar Farm [SEC=UNOFFICIAL]

UNOFFICIAL

Good morning Cathy,

CASA has reviewed the Gunnedah Solar Farm proposal as requested. Its location is approximately 9 km east of the Gunnedah aerodrome and not runway aligned. CASA is aware that modern solar panels are designed to absorb as much sunlight as possible to maximise the efficiency of the panels and therefore the glare from these panels is much less than in years gone by.

Our experience to date with large scale solar farms across the nation is that they are very unlikely to be a hazard to aircraft operations unless they are very close to and aligned to an airports approach or take off paths.

Given the location of the Gunnedah Solar Farm, CASA does not expect the proposed solar farm to be a hazard to aircraft navigation and therefore we have no concerns with the proposal.

If you would like to discuss CASA's comments above, please feel free to contact me directly.

Regards

Matthew Windebank

Aerodrome Engineer

Air Navigation, Airspace & Aerodromes Branch

CASA \ Aviation Group

GPO BOX 2005 CANBERRA ACT 2601

T - 02 6217 1183

F - 02 6217 1500



Australian Government

Civil Aviation Safety Authority



From: Cathy Lestrangle [<mailto:clestrange@pittsh.com.au>]
Sent: Thursday, 23 November 2017 2:04 PM
To: Sydneyregion
Cc: Jessica Berry; Robert Ibrahim (robert.ibrahim@photonenergy.com)
Subject: Gunnedah Solar Farm

To whom it may concern,

As discussed with a CASA representative earlier today Photon energy (Photon) propose to construct and operate a 155 megawatt (MW) photovoltaic solar (PV) farm at 765 Orange Grove Road, Gunnedah, NSW, 2380. The proposed location for the solar farm is approximately 8km west of the Gunnedah Airport and there is a small private, rural airstrip located approximately 4.3 km west of the site.

As a potentially affected stakeholder we welcome your review of the above and attached and would greatly appreciate letter of response to this development.

I have attached a correspondence letter from our project manager Jessica Berry which gives the Lot and DP location and provides contact details should you wish to discuss the matter further.

A full description of the project can be found on the major projects website (http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8658) which currently has the PEA and SEARs on display.

Regards

Cathy Lestrage

Environmental Consultant

pitt&sherry

T: +61 2 9468 9300 | M: 0417 487 670

E: CLestrage@pittsh.com.au | W: www.pittsh.com.au

A: Suite 902, Level 9, North Tower, 1-5 Railway St, Chatswood NSW 2067



Now part of the **pitt&sherry** Group

Genevieve Daneel

From: Hunt - Carolyn <carolynhunt@infogunnedah.com.au>
Sent: Monday, 5 March 2018 11:57 AM
To: Genevieve Daneel
Subject: RE: Gunnedah Solar Farm - Traffic Impact Assessment

Good Morning Genevieve,

In response to your email – I have received the following comments from Council's Infrastructure Services department in regard to whether a road safety audit is required -

It is noted that the Draft Traffic Impact Assessment and Management Plan's has been authored by a Civil Engineer who is an accredited road safety auditor (lead level 3). Based on the recommendations of the report's author and following review of Austroads Guide to Road Safety Part 6: Road Safety Audits, Council will not require a Road Safety Audit to be submitted for development approval.

However should the scope of works change or additional road design/works be required as a result of the Conditions of Consent, Council reserves the right to request that a Road Safety Audit be undertaken at that time. Reference Austroads Guide to Road Safety Part 6: Road Safety Audits 2.3 When Should a Road Safety Audit be Done?

2.3 When Should a Road Safety Audit be Done?

There are typically four opportunities within the design and development process for a road or traffic project when a road safety audit can be conducted, regardless of the size or nature of the project:

- at the **feasibility** stage
- once the **preliminary design** stage has been developed
- once the **detailed design** stage is complete
- at the **pre-opening** stage (or soon after the project is complete).

A road safety audit may also be conducted:

- for roadwork traffic management required during construction of significant projects
- on the existing road network.

A road safety audit can also be undertaken at any stage of a project's life cycle or in stages throughout the design or construction of large projects. The earlier a project is audited within the design and development process the better. If an inappropriate concept or treatment (i.e. one with inherent safety problems in the particular context) is chosen at the feasibility stage, it is very difficult and often impossible to remove the safety problems at later design stages or once traffic is using it. Early auditing can also lead to the early elimination of problems and, consequently, minimisation of wasted design time at later stages.

Regards,
Carolyn

Carolyn Hunt | Manager Development & Planning
Gunnedah Shire Council (63 Elgin Street) | PO Box 63, Gunnedah NSW 2380
t 02 6740 2122 | f 02 6740 2129 | e carolynhunt@infogunnedah.com.au

Find us at: www.infogunnedah.com.au or www.facebook.com/gunnedahshire

PRIVACY AND CONFIDENTIALITY NOTICE | The information contained in this email is intended for the named recipients only. It may contain privileged, private and confidential information and if you are not the named intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this email in error, please notify us immediately by email or by the telephone number listed above.



4 - 25 MARCH 2018

For a full calendar of events check out
www.visitgunnedah.com.au
or visit Gunnedah Shire Council on Facebook



From: Genevieve Daneel [<mailto:gdaneel@pittsh.com.au>]
Sent: Monday, 26 February 2018 11:26 AM
To: Hunt - Carolyn
Cc: Jessica Berry; Malinda Facey
Subject: FW: Gunnedah Solar Farm - Traffic Impact Assessment
Importance: High

Hi Carolyn,

Just following up on the email I sent below, could you please provide me with a response to the attached letter at your earliest convenience.

Kind regards,
Genevieve

Genevieve Daneel BSc(Hons)
Environmental Consultant

pitt&sherry

M: 0438 693 279
E: gdaneel@pittsh.com.au | W: www.pittsh.com.au



From: Genevieve Daneel
Sent: Monday, 5 February 2018 9:06 AM
To: 'carolynhunt@infogunnedah.com.au' <carolynhunt@infogunnedah.com.au>
Cc: Malinda Facey <mfacey@pittsh.com.au>; Jessica Berry <jberry@pittsh.com.au>
Subject: Gunnedah Solar Farm - Traffic Impact Assessment

Hi Carolyn,

Please see attached letter from our Project Manager for Gunnedah Solar, with regards to council response to the SEARS.

If you have any further questions, please do not hesitate to give me call.

Kind regards,
Genevieve

Genevieve Daneel

BSc(Hons)

Environmental Consultant

pitt&sherry

| M: 0438 693 279

E: gdaneel@pittsh.com.au | W: www.pittsh.com.au



Click [here](#) to report this email as spam.

This message has been scanned for malware by Websense. www.websense.com

Message protected by MailGuard: e-mail anti-virus, anti-spam and content filtering.

<http://www.mailguard.com.au>

[Report this message as spam](#)

05 February 2018

Carolyn Hunt
Manager Development & Planning
Gunnedah Shire Council
PO Box 63, Gunnedah,
NSW 2380

Dear Carolyn,

Gunnedah Solar Farm - Road Safety Audits

I refer to Council's response to the Gunnedah Solar Farm request for SEARs issued on 25th August 2017 & the meeting held with Nick Guzowski and Malinda Facey on Tuesday 16th January 2018. As you know, Photon Energy propose to construct and operate a 155-megawatt (MW) photovoltaic solar (PV) farm. The Proposal would be located at 765 Orange Grove Road, Gunnedah, NSW, 2380.

A Traffic Impact Assessment has been performed by traffic engineering specialist SECA Solution Pty Ltd (SECA) and provided for your review.

In particular, we request your input into the SEARs which requested a Road Safety Audit is conducted on all proposed routes, as SECA do not consider that a full Road Safety Audit is required based on the findings of the Traffic Impact Assessment.

SECA have identified alternative routes for heavy and light vehicles to ensure safety, and to address constraints associated with Cohen's Bridge. The heavy vehicle route proposed is via Blue Vale Road and the light vehicle route proposed would be via O'Keefe Avenue. SECA have assessed both routes with regards to safety, reviewing the intersections and documenting critical issues including, layouts of the intersections, controls and sight lines.

We ask for your review and comment of the above, and would greatly appreciate a letter of response by 15th February.

Should you wish to discuss further please don't hesitate to contact me or Robert Ibrahim at Photon Energy on 0423 688 337.

Yours sincerely



Jessica Berry
Project Manager and Senior Environmental Consultant



transport
community
mining
industrial
food & beverage
energy

Sydney
Suite 902
Level 9, North Tower
Chatswood Central
1-5 Railway Street
Chatswood NSW 2067
PO Box 5487
West Chatswood
NSW 2067
T (02) 9468 9300

Offices in:
Brisbane
T (07) 3221 0080

Devonport
T (03) 6424 1641

Hobart
T (03) 6210 1400

Launceston
T (03) 6323 1900

Melbourne
T (03) 9682 5290

Newcastle
T (02) 4910 3600



E info@pittsh.com.au
www.pittsh.com.au
1300 pittsh

Incorporated as
Pitt & Sherry
(Operations) Pty Ltd
ABN 67 140 184 309



Santos Ltd
ACN 007 550 923
PO Box 859
NARRABRI NSW 2390
Telephone: 61 2 6792 9035
www.santos.com

Santos

15 November 2017

Ms Jessica Berry
Project Manager and Senior Environmental Consultant
Pitt & Sherry
PO Box 5487
WEST CHATSWOOD NSW 2067

Dear Ms Berry

Re: Gunnedah Solar Farm and Petroleum Exploration Licence (PEL) 001

Thank you for your letter of 8 November 2017 in relation to Photon Energy's proposed Gunnedah Solar Farm at 765 Orange Grove Road, Gunnedah, NSW, 2380.

The licence for PEL001 is held as a joint venture between Santos QNT Pty Ltd and Australian Coalbed Methane Pty Ltd, with Santos QNT Pty Ltd being the Operator of the licence.

Santos has reviewed the Preliminary Environmental Assessment (PEA) for this project in relation to our operations in this area. It is unlikely that the Project as described in the PEA would conflict with prospecting activities that we may undertake in PEL 001.

Thank you for advising us of this Project and providing an opportunity to comment. It would be appreciated if you could retain my details on your distribution list to receive information in relation to the progress of this proposal.

Yours sincerely



Annie Moody
Team Leader, Community and Land

Cathy Lestrangle

From: Tully Matthews <tully.matthews@industry.nsw.gov.au>
Sent: Friday, 15 December 2017 9:44 AM
To: Cathy Lestrangle
Subject: RE: Exploration licence EL7241: Proposed Solar Farm in Gunnedah

Cathy,

I have conducted a brief review of the area surrounding the proposed Photon Energy solar farm in Gunnedah. At this stage, we do not have any plans to conduct exploration within this area as there is deemed to be little potential for economic coal resources.

Cheers,

Tully.

From: Cathy Lestrangle [mailto:clestrange@pittsh.com.au]
Sent: Friday, 8 December 2017 3:05 PM
To: Tully.Matthews@industry.nsw.gov.au
Subject: FW: Exploration licence EL7241: Proposed Solar Farm in Gunnedah

Good afternoon Tully,

Happy Friday!

I was just wondering whether you have had a chance to review the Gunnedah Solar Farm project and draft a letter of response to this development?

I was also wondering whether the google earth KMZ I sent previously was acceptable or whether you needed an Arc-GIS version, if so I can make one up for you.

Regards,

Cathy Lestrangle

Environmental Consultant

pitt&sherry

T: +61 2 9468 9300 | M: 0417 487 670

E: clestrange@pittsh.com.au | W: www.pittsh.com.au

A: Suite 902, Level 9, North Tower, 1-5 Railway St, Chatswood NSW 2067



Now part of the **pitt&sherry** Group

From: Cathy Lestrangle
Sent: Tuesday, 28 November 2017 4:09 PM
To: Tully.Matthews@industry.nsw.gov.au <Tully.Matthews@industry.nsw.gov.au>
Subject: Exploration licence EL7241: Proposed Solar Farm in Gunnedah

Good afternoon Tully,

As discussed earlier today Photon Energy (Photon) propose to construct and operate a 155 megawatt (MW) photovoltaic solar (PV) farm at 765 Orange Grove Road, Gunnedah, NSW, 2380. The proposed location for the solar farm is on land occupied by a coal exploration licence (EL)7241 which is held by the Secretary (NSW Department of Planning and Environment).

I have attached a correspondence letter from our project manager Jessica Berry which gives the Lot and DP location and provides contact details should you wish to discuss the matter further. I have also attached a map and a Google earth KMZ if you need an Arc-GIS version I can make one up for you.

A full description of the project can be found on the major projects website (http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8658) which currently has the PEA and SEARs on display.

It is a requirement of the SEARs that we consult with all titleholders and obtain a response from them. Usually DRG would review the EIS during submissions and provide a response to the development however we would like to understand if there are any plans for this exploration licence, or any potential conflicts, as soon as possible so we can determine whether this project is viable or not.

As such we welcome your review of the above and attached and would greatly appreciate a letter of response to this development.

Kind regards

Cathy Lestrangle

Environmental Consultant

pitt&sherry

T: +61 2 9468 9300 | M: 0417 487 670

E: CLestrangle@pittsh.com.au | W: www.pittsh.com.au

A: Suite 902, Level 9, North Tower, 1-5 Railway St, Chatswood NSW 2067



Now part of the **pitt&sherry** Group

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of their organisation.



Flora and Fauna

A flora and fauna survey has been undertaken on the site and the layout of infrastructure revised to ensure no impact on existing stands of trees on the property, which have the potential to act as habitat for local fauna.

The Flora Impact Assessment and Fauna Impact Assessment reports will be publicly available during the exhibition period.

Bushfire

A bushfire risk assessment has been completed and recommended mitigation measures will be addressed including maintenance of an asset protection zone around the perimeter of the solar farm.

The Bushfire Risk Assessment report will be publicly available during the exhibition period.

Noise during Construction

The main sources of noise through construction will be from traffic movements and use of pile driving machinery to install the poles that the solar panels are connected to. The hours of operation for the construction of the proposed development will be standard construction hours.

Monday to Friday 0700 – 1800

Saturday 0800 – 1300

Sunday and Public Holidays – no work

There will be no audible construction activities performed outside of these timeframes, unless in the case of an emergency.

The Noise Impact Assessment report will be publicly available during the exhibition period.

Traffic during Construction

There will be approximately 50 trucks per day entering and leaving the site at the peak construction time. Photon has had preliminary discussions with the Council on potential road upgrades to minimise the creation of dust and maintain the condition of the road.

A water truck will be used on site as required to dampen down the site and reduce the creation of dust during construction works.

Some concern was expressed around school bus hours. Photon will use its best endeavours to minimise truck access to site between 0800 – 0900 and 1500 -1600 on week days. All staff who are driving a vehicle to and from site during construction will be required to abide by a strict drivers code of conduct.

The Traffic Impact Assessment report, including driver Code of Conduct will be publicly available during the exhibition period.

Operational Life

The proposed solar farm has a life span of approximately 25 years. After this time, the infrastructure would be reviewed and either upgraded or decommissioned. The substation may remain as a service to the locality, subject to review by TransGrid.

Remediation of the Site

At the point of decommissioning, all of the plant's infrastructure will be permanently removed. Following removal, the site will be remediated to as close as possible to its existing condition. A land management plan and remediation framework is being prepared as part of the Environmental Impact Statement. The sub-station will remain as a service to the locality, subject to review by TransGrid.

The Land Management Plan, including remediation obligations will be publicly available during the exhibition period.

Estimated capacity: 165 MWp

Power for equivalent of 49,500 homes

Annual CO₂ savings: 236,159 tonnes

GUNNEDAH SOLAR FARM

765 Orange Grove Road



Where we are up to?

Following consultation with registered community members and adjacent landholders in January 2018, Photon Energy have been working with pitt&sherry to complete the Environmental Impact Statement (EIS) for submission to the NSW Department of Planning and Environment (DPE). This has included addressing concerns raised by the community during consultation.

Update on key issues

The following key issues were identified during community consultation:

- Flooding and fencing.
- Visual amenity.
- Flora and fauna.
- Bushfire.
- Amenity (noise/traffic) during construction.
- Operational Life.
- Remediation.

The following pages of this factsheet provide detail about how these issues have been addressed through the State Significant Development (SSD) environmental impact assessment process.

Estimated SSD project approval timeline

SEP 2017	Feasibility Secretary's Environment Assessment Requirements (SEARs) issued by Department of Planning and Environment (DP&E). The SEARs provided a framework for the Environmental Impact Statement (EIS).
OCT 2017 to JAN 2018	Site Visits and Investigations Site visits were conducted by a team of environmental specialists in October 2017. The results of these investigations are currently being documented. This included a site visit by DP&E representatives.
NOV 2017 to MAR 2018	EIS Preparation and Community & Stakeholder Consultation Based on the outcomes of the environmental specialists reports, stakeholder engagement and one on one meetings with adjacent landholders, the Environmental Impact Statement (EIS) is prepared. This includes revision of the proposed solar farm footprint, as well as landscape and visual mitigation plans.
APR 2018 to JUL 2018	Submission to DPE and Public Exhibition After the EIS is complete, it will be submitted to DP&E in April 2018. After review, the EIS will be placed on public exhibition. The expected duration of this will be approximately four weeks. Community members have the opportunity to submit feedback to DP&E on the project.
JUL 2018	Assessment After reviewing the feedback and Photon responds, DP&E will complete their assessment and provide a Determination for the development. If required, the development will be referred to the Independent Planning Commission (IPC).
OCT 2018	Determination The DP&E (or, if applicable, the IPC) will announce their decision. There may be conditions included to mitigate and address issues raised by the community.

**WE ARE
HERE!**

If you would like to provide feedback please contact:

Email: gunnedahsolarfarm@photonenergy.com

Web: www.photonenergy.com.au/current-projects/gunnedah/

Phone: 1300 881 045

Flooding and Fencing

Community consultation and discussions with the Shire of Gunnedah Council identified concerns associated with the proposal to construct a 2.3m tall chain link fence around the perimeter of the solar farm for public safety and security.

Community members have raised a concern that this type of fence has the potential to trap debris as the flood waters pass through, creating an obstruction to the flow of flood water and potentially altering the course of the flood flows through the area, including changing flood levels and flows on nearby properties.

In response to this feedback alternative fencing and layouts for the solar farm have been investigated including:

- Drop down fencing.
- Sacrificial fencing.
- Chain link fencing with flood mitigation. A combination of chain link fencing and large gates that will be opened during flood events.
- Grouping of the solar panels into individually fenced areas to create corridors through the site for flood waters.

These options were assessed against the following three criteria:

- **Safety:** Access to panel infrastructure and substation is adequately restricted, to ensure those who enter the site have been inducted and trained in relevant safety procedures.
- **Flooding:** The degree of change to flood flows and/or levels can be mitigated and/or accepted
- **Security:** Panel infrastructure and the TransGrid substation are adequately protected from acts of vandalism or theft as well as ensuring public safety.

Drop down fencing and sacrificial fencing do not provide an adequate level of safety and security and are therefore not suitable.

Further investigations into the effect of creating corridors through the site for flood waters either with separate fenced areas or gates were performed through flood modelling in a Flood Impact Assessment, which will be publicly available during the exhibition period. Further analysis of these results identified grouping the site into lots with corridors running through the site as the preferable fencing arrangement for the site.

The preferred option divides the solar farm into four individually fenced areas, reducing the fenced area subject to debris collection and allowing water to flow unimpeded across the site. The flood modelling has shown that during a 1 in 100 year flood event, which involves full blockage of the fence up to a height of 0.5m, and 50% blockage of the fence above 0.5m, changes in flood levels at surrounding residences may occur. Photon is undertaking further consultation with Council and landholders who may be directly impacted.

The Flood Impact Assessment report will be publicly available during the exhibition period.

Visual Amenity

As part of the EIS, a Visual Impact Assessment has been prepared including the preparation of photomontages from key viewpoints. Photomontages are digitally edited pictures taken from different viewpoints, showing what the solar farm will look like by overlaying a visualisation of the proposed development on to a georeferenced photo. The size, colour, shape and associated infrastructure are taken into account. These montages aim to give an accurate assessment of what the proposed development may look like.

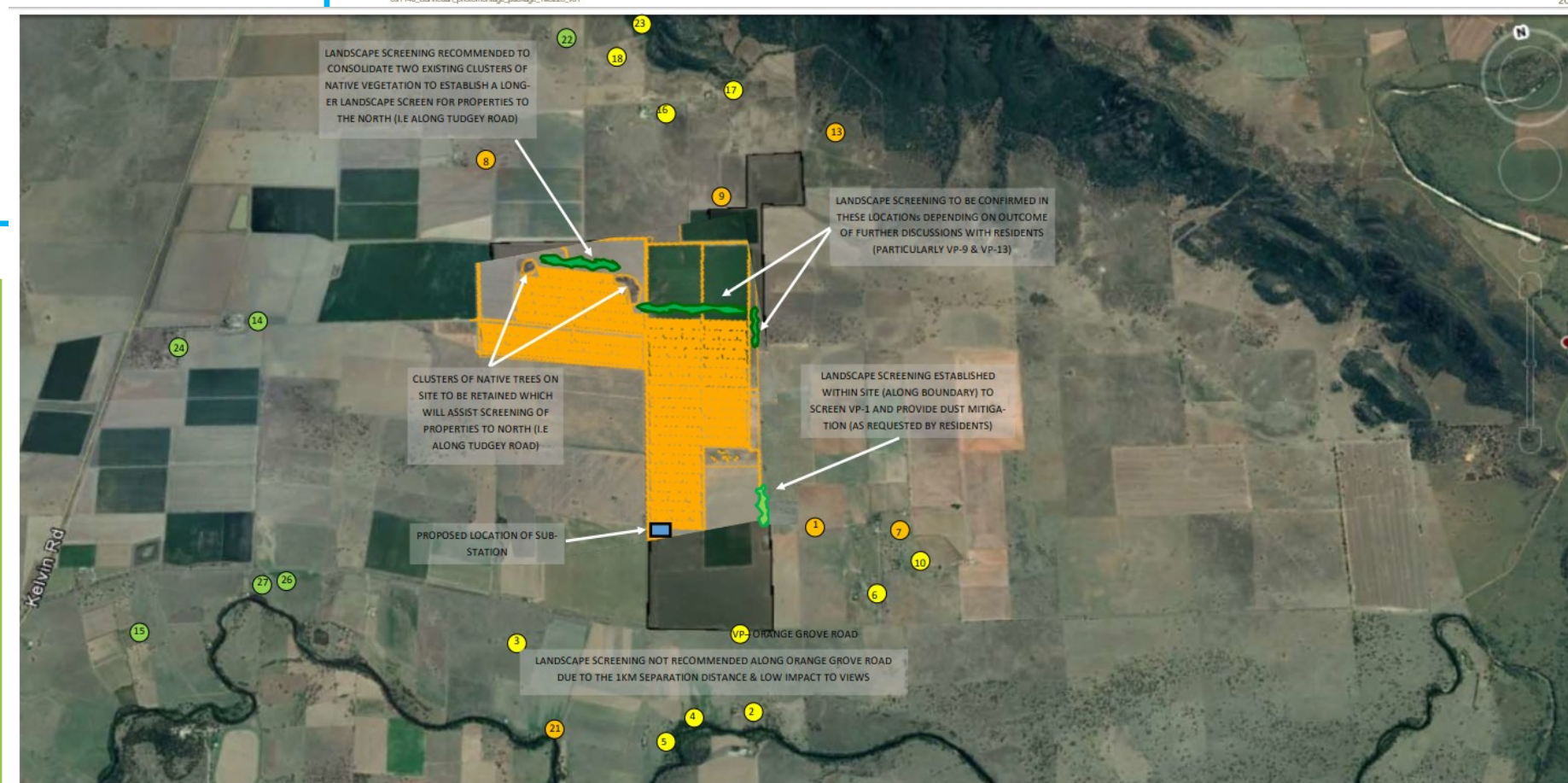
To the right of the page is a photomontage of what the proposed development may look like from Orange Grove Road.

The visual impact assessment has recommended planting trees in some locations to mitigate potential visual impacts. The draft landscape plan with proposed tree planting is currently being discussed with neighbouring residents and the Shire of Gunnedah.

The Visual Impact Assessment report, including all photomontages will be publicly available during the exhibition period.

Proposed view from Orange Grove Road

VIEWPOINT ORANGE GROVE ROAD // PHOTOMONTAGE



Draft Landscape Plan

PRELIMINARY LANDSCAPE RECOMMENDATIONS:

- LANDSCAPE SCREENING REQUESTED BY RESIDENTS
- LANDSCAPE SCREENING STILL UNDER CONSIDERATION (PENDING DISCUSSIONS WITH RESIDENTS)
- NOT TO SCALE: PLANTING WILL BE APPROXIMATELY 3—5M IN WIDTH.

AREA OF PROPOSED SOLAR FARM (PV) PANELS

MINUTES

Gunnedah Solar Farm Community Consultation

Date: 16 August 2017 – 6:30pm

Venue: Smithurst Theatre, Gunnedah

Hosted by Photon Energy:

Michael Gartner – Managing Director Australia

Chris Guzowski – Project Development Director

Nick Guzowski – Project Development Manager

28 Registered Attendees – see external attendee list.

Presentation shown on projector screen and supported by presentation by Photon Energy representatives.

Agenda:

1. Introduction to Photon Energy
 - a. Background
 - b. Experience
2. Description of proposed Solar Farm
 - a. Site selection
 - b. Solar Farm technology
 - c. Solar Farm benefits
 - d. Photon Energy Commitments / community consultation process
 - e. Reference Images
 - f. Development / planning process and next steps
 - g. Contact details

Questions / Comments:

Rob Doulton

- The flood breaks 100m east of his property. He has seen 3 floods. Has concern about the effect that the security fencing will have on the direction and flow of the flood waters.

Steve Woods

- Steve is the neighbour directly to the East. Has had a flood study done on the site. He had to get a flood survey done to get his house construction approved. Claims that the 1 in 100 year flood would be 1.4 / 1.5 meters high above the ground at his house (which is next to the proposed site).

PHOTON ENERGY AUSTRALIA P/L

Level 2 / 55 Grafton Street
Bondi Junction NSW 2022

T +61 2 8021 3383

info.aus@photonenergy.com
www.photonenergy.com.au

ABN: 47 150 054 069

Malcolm Payne

- Malcolm lives on a property several hundred metres East of the proposed site. Claims that you aren't allowed to put a bank that is 0.5 meters high without approval. He has concerns about the security fencing, changing the flow of the water. Claims that the 1 in 100 year floods happened in 1830 and 1864. Claims that the large floods in the 1900s were the 1955 and 1964 floods. Suggests that figures should be obtained from NSW water.

Leah Woods

- Question: Will the landowner be left with the infrastructure on the land if the solar farm is decommissioned ahead of time:
- Answer: No, there are protections in the contract between Photon and the Landowner which require Photon to remove the solar farm equipment at the termination date, whether this is at the end of the Term or in the case of the Lease being terminated early.

Tony Moran

- Question: Will advances in technology mean that the solar farm in Gunnedah will become obsolete?
- Answer: Solar technology will continue to progress over time making the panels more efficient. This will mean that over time the power produced by the panels on the Gunnedah solar farm could be produced by less panels which would mean a smaller footprint. The capacity on the line which the solar farm connects into will be maximised by the solar farm, and the upfront investment in the solar farm and very small ongoing costs means there is a very small ongoing cost to operate the solar farm. This means that there is very little risk that the solar farm would experience financial difficulties in the future.

Photon Energy Australia Pty Ltd | Level 2 / 55 Grafton Street | Bondi Junction NSW 2022 | Australia

20-12-17

Dear interested party,

I write to you in regards to the proposed solar farm in Gunnedah being developed by Photon Energy. Since the public meeting held at the Smithurst Theatre on 16th August 2017, there has been progress on the project, of which we would like to provide you updates, as set out below.

Environmental Assessment

Our principal environmental consultant, pitt&sherry, has performed their on-site assessment during the week of the 23rd October, with consultants assessing flora, fauna, heritage, visual, noise and traffic impact, testing soils on site and assessing waterways. They have collected data for their input into the Environmental Impact Statement (EIS), which will be prepared for assessment of the proposed development by NSW Department of Planning and Environment.

As part of the environmental assessments we have performed a flood study of the proposed site to assess flood depth and velocity during floods. Based on this information we are considering the most suitable footprint for the solar farm to mitigate impact from flooding. We are also considering options for the most suitable fencing of the solar farm in consideration of the flooding.

Community Consultation

We have been in contact with individuals and special interest groups both in support, and who have raised concerns about the project. We continue to progress conversation with interested parties and stakeholders about the project with the aim of addressing any concerns.

Planning Timeline

We estimate the following timeline.

In August 2017 we held a community meeting at Gunnedah to open discussion about the proposed solar farm development.

In late August 2017 we received the Secretary's Environment Assessment Requirements (SEARs) issued by Department of Planning and Environment. The SEAR's outline the requirements of the EIS.

In October 2017 site visits were completed by the environmental specialists. Engagement with the community and stakeholders continued.

Moving forward from December 2017 to March 2018 the EIS will be prepared. The EIS will consider all of the specialists' studies and assesses the potential

**PHOTON ENERGY
AUSTRALIA P/L**

Level 2 / 55 Grafton Street
Bondi Junction NSW 2022

T +61 2 8021 3383

info.aus@photonenergy.com
www.photonenergy.com.au

ABN: 47 150 054 069

impact of the development and propose mitigation measures. The EIS will be drafted and submitted to NSW Department of Planning and Environment for review. During this time we will continue to liaise and discuss the proposed development with the Gunnedah Community.

March 2018 to April 2018

The EIS will be placed on Public Exhibition by DP&E. This is expected to be about 4 weeks. Community members and stakeholders will have the opportunity to submit comments and feedback to the DP&E on the project.

May 2018 to June 2018

After receiving all of the submissions, Photon will prepare a Submission Report to address the comments and feedback received during the Public Exhibition.

July 2018 to August 2018

DP&E will complete a full assessment of the EIS. If required, the development will be referred to the Planning Assessment Commission (PAC). If the PAC is not required, DP&E will complete their assessment and make a Determination for the development.

September 2018

DP&E will announce their decision. There may be conditions included to mitigate and address issues raised by the community.

We are interested in your feedback and welcome your comments, concerns and questions. We have a website for the proposed Gunnedah solar farm development. Please contact us at gunnedahsolarfarm@photonenergy.com or 1300 881 045.

Best regards,



Nick Guzowski
Project Developer

28 February 2018

Gunnedah
NSW 2380



transport
community
mining
industrial
food & beverage
energy

Dear Resident,

As you may be aware, Photon Energy are proposing to develop a solar farm on 765 Orange Grove Road in Gunnedah, NSW. Photon has engaged pitt&sherry to assist with community and stakeholder engagement, as they continue to identify community concerns and maximise opportunities for engagement. There have already been several changes to the proposed development as a result of direct input from the community.

Representatives from Photon and pitt&sherry, Nick, Malinda and Adam (Environmental Specialist) are travelling to Gunnedah the week of the 12th of March to provide updates around the progress of the site.

As part of the environmental impact assessment process, Photon commissioned pitt&sherry to undertake a flood modelling impact analysis. Your property has been included in this assessment and we would like to discuss the outcomes of the analysis with you.

Please let me know if you would be available to meet with Nick, Malinda and Adam on Monday the 12th (after 3pm), Tuesday or Wednesday. We are happy to meet you where it's convenient.

The Preliminary Environmental Assessment (PEA) and the Secretary's Environmental Assessment Requirements (SEARs) are on the NSW Department of Planning and Environment (DP&E) major projects website and can be viewed at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8658

If you would like further information on this proposed development or would like to leave a comment, please contact Photon on:

- 1300 881 045 or gunnedahsolarfarm@photonenergy.com

You can also visit Photon Energy's Website: <http://www.photonenergy.com.au/current-projects/gunnedah/>

If you have any further questions, please do not hesitate to give me a call on 0438 693 279, or email me on gdaneel@pittsh.com.au

I look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Genevieve'.

Genevieve Daneel
Environmental Consultant

Offices in:

Brisbane

T (07) 3058 7499

Devonport

T (03) 6424 1641

Hobart

T (03) 6210 1400

Launceston

T (03) 6323 1900

Melbourne

T (03) 9682 5290

Newcastle

T (02) 4910 3600

Sydney

T (02) 9468 9300



KMH as part of the
pitt&sherry group

E info@pittsh.com.au
www.pittsh.com.au
1300 pittsh

Incorporated as
Pitt & Sherry
(Operations) Pty Ltd
ABN 67 140 184 309

