



# Burroway Solar Farm Scoping Report

Burroway, NSW

Request for Secretary's Environmental Assessment Requirements (SEARs)

February 2023



## Appendix A Scoping Summary Table

Level of Assessment	Matter	CIA	Engagement	Relevant government plans, policies, and guidelines	Scoping report reference
<b>Detailed</b>					
	Biodiversity	Y	General	<ul style="list-style-type: none"> <li>Biodiversity Assessment Method (DPIE 2020)</li> <li>Commonwealth EPBC 1.1 Significant Impact Guidelines – Matters of National Environmental Significance (Commonwealth of Australia, 2013);</li> <li>Commonwealth EPBC 1.2 Significant Impact Guidelines – Actions on, or Impacting upon Commonwealth Land and Actions by Commonwealth Agencies (Commonwealth of Australia, 2013);</li> <li>Commonwealth Department of the Environment – Survey Guidelines for Nationally Threatened Species (various);</li> </ul>	Section 7.2.1
	Heritage – Aboriginal	Y	Specific	<ul style="list-style-type: none"> <li>Guide to investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH 2011);</li> <li>Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010);</li> <li>Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW 2010);</li> </ul>	Section 7.2.2
	Traffic	Y	Specific	<ul style="list-style-type: none"> <li><i>Guide to Traffic Management – Part 3 Traffic Studies and Analysis</i> (Austroads, 2013)</li> </ul>	Section 7.2.3

Level of Assessment	Matter	CIA	Engagement	Relevant government plans, policies, and guidelines	Scoping report reference
	Amenity - Visual	N	Specific	<ul style="list-style-type: none"> <li>• <i>Guidelines for Landscape and Visual Impact Assessment</i> (United Kingdom Landscape Institute of Environmental Management and Assessment 2013);</li> <li>• <i>Wind Energy: Visual Assessment Bulletin AB 01 For State Significant Wind Energy Development</i> (DPE 2016); and</li> <li>• <i>Guidance Note for Landscape and Visual Assessment</i> (Australian Institute of Landscape Architects 2018).</li> </ul>	Section 7.2.4
	Hazards and risks	No	Specific	<ul style="list-style-type: none"> <li>• Hazardous Industry Planning Advisory Paper No. 6 – <i>Guideline for Hazard Analysis</i> (DoP, 2011a);</li> <li>• <i>Multi-Level Risk Assessment</i> (DoP, 2011b);</li> <li>• <i>Hazardous and Offensive Development Application Guidelines: Applying SEPP 33</i> (DoP 2011);</li> </ul>	Section 7.3
<b>Standard</b>					
	Amenity – Noise and vibration	Yes	General	<ul style="list-style-type: none"> <li>• <i>NSW Interim Construction Noise Guideline</i> (DECC 2009);</li> <li>• <i>NSW Noise Policy for Industry</i> (EPA 2017);</li> <li>• <i>NSW Road Noise Policy</i> (DECCW 2011); and</li> <li>• <i>Assessing Vibration: A Technical Guideline</i> (DECC 2006)</li> </ul>	Section 7.2.4
	Social	Yes	Specific	<ul style="list-style-type: none"> <li>• <i>Social Impact Assessment Guideline for State Significant Projects 2021</i> (DPIE 2021)</li> </ul>	Section 6.0
	Heritage – Historical	Yes	General	<ul style="list-style-type: none"> <li>• <i>Historical Archaeology Code of Practice</i> (Heritage Council 2006)</li> </ul>	Section 7.3

Level of Assessment	Matter	CIA	Engagement	Relevant government plans, policies, and guidelines	Scoping report reference
	Land resources	No	General	<ul style="list-style-type: none"> <li>Land Use Conflict Risk Assessment Guideline (DPI 2011)</li> <li>Managing Land Contamination: Planning Guidelines State Environmental Planning Policy No 55 Remediation of land (Department of Urban Affairs and Planning and Environment Protection Authority, 1998)</li> </ul>	Section 7.2.6
	Water resources	No	General	<ul style="list-style-type: none"> <li>Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom, 2004)</li> <li>Managing Urban Stormwater: Soils and Construction Volume 2 (Department of Environment and Climate Change, 2008);</li> <li>Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC / ARMCANZ, 2000);</li> <li>Guidelines for instream works on waterfront land (NOW 2012)</li> <li>Guidelines for riparian corridors on waterfront land (NOW 2012)</li> <li>Guidelines for watercourse crossings on waterfront land (NOW 2012)</li> </ul>	Section 7.2.7
	Air quality	No	General	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Section 7.3

## **Appendix B Social Impact Assessment (SIA) Scoping Worksheet**

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PROJECT ACTIVITIES	CATEGORIES OF SOCIAL IMPACTS	POTENTIAL IMPACTS ON PEOPLE		PREVIOUS INVESTIGATION OF IMPACT	CUMULATIVE IMPACTS	ELEMENTS OF IMPACTS - Based on preliminary investigation	ASSESSMENT LEVEL FOR EACH IMPACT							
		What impacts are likely, and what concerns/aspirations have people expressed about the impact? Summarise how each relevant stakeholder group might experience the impact. NB. Where there are multiple stakeholder groups affected differently by an impact, or more than one impact from the activity, please add an additional row.	Is the impact expected to be positive or negative	Has this impact previously been investigated (on this or other project/s)?			If "yes - this project," briefly describe the previous investigation. If "yes - other project," identify the other project and investigation	Will this impact combine with others from this project (think about when and where), and/or with impacts from other projects (cumulative)?	If yes, identify which other impacts and/or projects	Will the project activity (without mitigation or enhancement) cause a material social impact in terms of its: You can also consider the various magnitudes of these characteristics				
Which project activity / activities could produce social impacts?	what social impact categories could be affected by the project activities						extent i.e. number of people potentially affected?	duration of expected impacts? (i.e. construction vs operational phase)	intensity of expected impacts i.e. scale or degree of change?	sensitivity or vulnerability of people potentially affected?	level of concern/interest of people potentially affected?	Level of assessment for each social impact	What methods and data are required?	
Community Engagement	community	Stakeholders are unable to make informed decisions; do not have influence on project design or decisions; and are unable to access enquiry and complaint processes.	Negative	Yes - other project	Other Project: Peninsula Solar Farm (NSW); whereby Edify ensures first impressions of project are established with community by Edify (the Developer) to ensure accurate information is conveyed to community members	No	Other energy and transmission projects in the area, such as: - Narromine Battery (SSD-50701505) - Yarren Hut SF (SSD-10415) - Nevertire SF (SSD-8072-Mod-4) - Wellington North SF (SSD-8895) - Wellington South BESS (SSD-27014706) - other SSD projects, proximate to project (see Section 7.2.7)	Unknown	No	No	Unknown	No	Detailed assessment of the impact	Required
Public Exhibition of Environmental Impact Statement	community	Potential impacts on social cohesion between community members (for/against renewable energy and/or the project).	Negative	Yes - other project	These impacts are well understood from other projects.	No	Not required	Yes	Yes	No	Unknown	Yes	Detailed assessment of the impact	Required
Construction	health and wellbeing	Potential impacts on host landowners and nearby neighbours from increased traffic flow or construction works.	Negative	Yes - other project	These impacts are well understood from other projects.	No	Not required	Yes	Yes	Yes	Unknown	Yes	Detailed assessment of the impact	Required
Construction	livelihoods	Additional income for host landowner will provide an alternative income stream to agriculture, which will in turn provide flow on economic benefits for the surrounding community.	Positive	Yes - other project	Other projects have demonstrated benefits for land use and income.	No	Not required	Yes	Yes	Yes	Yes	Unknown	Detailed assessment of the impact	Required
Construction	access	Potential upgrades to local road network to facilitate the project may improve the condition of the local road network.	Positive	Yes - other project	Positive impacts as a result of road upgrades have been demonstrated on other projects.	Yes	Other energy and transmission projects in the area.	Yes	Yes	Yes	Unknown	Unknown	Detailed assessment of the impact	Required
Construction	access	Potential impacts from increased traffic and over sized loads during construction could include disruption to local roads, cause damage to roads and increased risk of accidents, particularly in light of vehicle movements associated with Inland Rail. Topic was raised during initial consultation.	Negative	No		Yes	Other energy and transmission projects in the area, such as: - Narromine Battery (SSD-50701505) - Yarren Hut SF (SSD-10415) - Nevertire SF (SSD-8072-Mod-4) - Wellington North SF (SSD-8895) - Wellington South BESS (SSD-27014706) - other SSD projects, proximate to project (see Section 7.2.7)	Yes	Yes	Yes	Unknown	Yes	Detailed assessment of the impact	Required
Construction	surroundings	Potential impacts in relation to change in the natural environment and visual amenity may lead to impacts on the perceived quality, use and aesthetics of the landscape. Topic was raised during initial consultation.	Negative	Yes - this project	Preliminary Landscape and Visual Impact Assessment	Yes	Other energy and transmission projects in the area, such as: - Narromine Battery (SSD-50701505) - Yarren Hut SF (SSD-10415) - Nevertire SF (SSD-8072-Mod-4) - Wellington North SF (SSD-8895) - Wellington South BESS (SSD-27014706) - other SSD projects, proximate to project (see Section 7.2.7)	Yes	Yes	Yes	Unknown	Yes	Detailed assessment of the impact	Required
Construction	way of life	Potential for increased pressure on limited local accommodation from construction and operational work force. Potential for increased pressure on local work force, negatively impacting local businesses with labour competition and wage increases. Topic was raised during initial consultation.	Negative	Yes - other project	Other projects have investigated accommodation camps for workers and collaborated with local councils for long term accommodation opportunities.	Yes	Other energy and transmission projects in the area, such as: - Narromine Battery (SSD-50701505) - Yarren Hut SF (SSD-10415) - Nevertire SF (SSD-8072-Mod-4) - Wellington North SF (SSD-8895) - Wellington South BESS (SSD-27014706) - other SSD projects, proximate to project (see Section 7.2.7)	Yes	Yes	Yes	Yes	Yes	Detailed assessment of the impact	Required
Construction and Demobilising construction	health and wellbeing	Potential impacts during construction from dust and noise may affect the host landowners and nearby neighbours.	Negative	No		No	Not required	Yes	Yes	Yes	Unknown	Unknown	Detailed assessment of the impact	Required
Construction and Operation	Way of life	Broader Community - employment and contracting opportunities during the construction and operation period. Also flow on economic benefits for regional community. Topic was raised during initial consultation.	Positive	Yes - other project	Other projects have demonstrated significant local and regional economic benefits.	Yes	Other energy and transmission projects in the area, such as: - Narromine Battery (SSD-50701505) - Yarren Hut SF (SSD-10415) - Nevertire SF (SSD-8072-Mod-4) - Wellington North SF (SSD-8895) - Wellington South BESS (SSD-27014706) - other SSD projects, proximate to project (see Section 7.2.7)	Yes	Yes	Yes	Yes	Yes	Detailed assessment of the impact	Required
Decommissioning project at end-of-life	surroundings	Potential impacts during deconstruction from dust and noise may affect the host landowners and nearby neighbours.	Negative	No		No	Not required	Yes	Yes	Yes	Unknown	Unknown	Standard	Required

CATEGORIES OF SOCIAL IMPACTS		PROJECT REFINEMENT		MITIGATION / ENHANCEMENT MEASURES
what social impact categories could be affected by the project activities	Data sources will be used to investigate this impact?		Has the project been refined in response to preliminary impact evaluation or stakeholder feedback?	What mitigation / enhancement measures are being considered?
	Primary Data - Consultation	Primary Data - Research		
community	Broad consultation	Targeted research	Yes	Edify has selected a relatively secluded development area that maintains setback distances from the closest sensitive receiver (>1795m) and is sited in historically impacted land adjacent to an existing high-voltage electrical transmission easement that hosts little to no biodiversity significance. In addition, Edify has prepared and maintains a Community Stakeholder Register, with phone/postal/email contact details, to ensure proactive advice is shared when Planning Milestones for the project are achieved.
community	Broad consultation	Targeted research	No	Edify to continue conducting timely and detailed community engagement. Ensure community concerns are listened to and information to address concerns is provided to the community. Work with local community stakeholders to identify needs in the community that can be supported via the Project's Community Benefit Fund / Voluntary Planning Agreement.
health and wellbeing	Broad consultation	Targeted research	No	Project boundary and noise generating infrastructure (substation, inverters, batteries) are positioned minimum 1795m from nearest non-associated sensitive receiver. A detailed noise impact assessment will be completed as part of the EIS.
livelihoods	Broad consultation	Targeted research	No	Conduct timely and appropriate community engagement and implement measures to maximise benefits for the local and regional economy.
access	Broad consultation	Targeted research	No	Consultation with landholder and local Council, Crown Roads and community on transport routes, local roads, private roads and potential upgrades to ensure benefits are delivered for landholder and local community wherever possible.
access	Broad consultation	Targeted research	No	Consultation with local Council and community on transport routes, local roads and services. During the EIA stage a detailed Traffic Impact Assessment will be conducted.  Edify will implement measures to repair road damage, minimise impacts and delays to local road users/residents during construction. Conduct timely and appropriate community engagement so neighbours are aware of construction schedules and avenues for raising and resolving concerns or complaints.
surroundings	Broad consultation	Targeted research	No	Appropriate set back from native vegetation will be incorporated into project design, layout will continue to be revised during EIS stage to minimise impacts where possible. Consideration of neighbouring residences will be considered during the LVIA and mitigation strategies for any residual impact, including landscape screening, will be considered.
way of life	Broad consultation	Targeted research	No	Explore possibility for accommodation camp on site during construction or the use of camps associated with other, larger projects in the region. Consultation with local business groups and Councils to understand existing constraints and opportunities to deliver local economic benefits.
health and wellbeing	Broad consultation	Targeted research	No	Conduct timely and appropriate dust suppression watering of site, so impacts can be minimised wherever possible through project design. Ensure construction activities are carried out in accordance with the relevant legislation, including as outlined in a CEMP.
Way of life	Broad consultation	Targeted research	No	Develop project opportunities for local businesses e.g. working with local business networks and using ICN Gateway for business registration. Facilitating local employment opportunities through promoting on website and through local media.
surroundings	Broad consultation	Targeted research	No	Conduct timely and appropriate dust suppression watering of site, so impacts can be minimised wherever possible through project decommissioning. Ensure deconstruction activities are carried out in accordance with the relevant legislation, including as outlined in the EMP, with a strong emphasis on recycling project materials.

## **Appendix C Consultation Records**

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### **Neighbouring Landholders (5km)**



## Corey Callahan

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**From:** Corey Callahan  
**Sent:** Tuesday, 24 January 2023 11:14 AM  
**To:** \*\*\*\*\*@hotmail.com  
**Subject:** Burroway Hybrid-Solar Power Station  
**Attachments:** Burroway FAQs.pdf; Burroway Indicative Design.png; Burroway Solar Power Station - Stakeholder Introductory Letter.pdf

Hi Allana,

Thanks for your time on the phone with Patrick last week. As discussed, I have attached an information pack for the Burroway Hybrid-Solar Power Station which includes an introductory letter, some frequently asked questions (FAQs), and an initial project layout. We are currently preparing the Scoping Report for the project which will include the results of the preliminary technical studies and look forward to communicating more details as we progress through the approvals process.

Please feel free to contact me to discuss any of the details contained within.

Regards,

**Corey Callahan**

M +61 426 400 793



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## **Narromine Local Aboriginal Land Council**

## Corey Callahan

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**From:** Patrick Dale <Patrick.dale@edifyenergy.com>  
**Sent:** Monday, 30 January 2023 11:59 AM  
**To:** ceo@narrominelalc.com  
**Cc:** Corey Callahan  
**Subject:** FW: Burroway Solar Farm - Edify Energy's Project Introductions  
**Attachments:** Edify Energy - Burroway Solar Farm - Pre-Lodgement Meeting - Jan 2023.pdf; AHIMS Search Result - 10 Jan 2023.pdf

Hi Shelly,

Thanks for your time on the phone this morning. Please let me know if you receive this email and I'm sorry there may have been an issue when attempting to send the below email on 10<sup>th</sup> Jan.

We'll be sure to continue proactive engagements with you and the LALC as we prepare for the cultural and heritage surveys in the coming months, targeting Q2 2023.

Please see the below and attached details and feel free to contact me if you have any questions regarding the Burroway Solar Farm proposal, which is located at 1955 Eumungerie Road, Burroway.

Best wishes for 2023,

### Patrick Dale

D +61 2 8790 4044  
M +61 487 177 136



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**From:** Patrick Dale <Patrick.dale@edifyenergy.com>  
**Sent:** Tuesday, 10 January 2023 4:57 PM  
**To:** ceo@narrominelalc.com  
**Cc:** Claire Driessen <claire.driessen@edifyenergy.com>; Corey Callahan <corey.callahan@edifyenergy.com>  
**Subject:** Burroway Solar Farm - Edify Energy's Project Introductions

Good afternoon Shelly,

I hope you and the Narromine LALC team enjoyed a relaxing end to the year.

We last spoke in August regarding the Narromine Battery Energy Storage System. I'm pleased to advise we have lodged the Scoping Report with the Dept. of Planning (DPE) and will continue to advance this battery development throughout 2023 ([State Significant Development-50701505](#)). During the battery's next planning phase in mid-2023, we aim to undertake the Aboriginal Cultural & Heritage surveys (ACHAR) and plan to engage with you and all Registered Aboriginal Parties to assist our archaeologists and cultural heritage specialists undertake this assessment. Perhaps we can discuss this separately.

In addition, I am now writing to advise that Edify has also commenced planning efforts for an additional solar farm project, located proximate to Narromine and specifically in the region of Burroway, NSW. Whilst separate projects, this *Burroway Solar Farm* development is located at 1955 Eumungerie Road, Burroway - approximately 20km north of our *Narromine Energy Storage System* proposal. To underpin the development, we recently secured around 470 hectares of land under an Option to Lease, with the extensively cleared land currently used for broadacre cropping.

I have included an overview of the Burroway Solar Farm in **Attachment 1**, which includes some brief details from the Scoping Report. **Attachment 2** also includes the Aboriginal Heritage Information Management System's (AHIMS) search results, which also helped inform our site selection considerations.

Similar to the Narromine Energy Storage System project, later this year we hope to also receive the LALC's assistance in undertaking the ACHAR surveys for the Burroway Solar Farm site, which we will organise with the assistance of an archaeologist and cultural & heritage expert.

Please let me know if you would like to share another call to discuss the proposed Solar Farm – perhaps next week if you're available. We are happy to be flexible and align with your availabilities over the coming weeks.

I look forward to hearing from you and wish you all the best for 2023.

Sincerely,

**Patrick Dale**

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## **Dugald Saunders MP**

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**From:** ElectorateOffice Dubbo <[ElectorateOffice.Dubbo@parliament.nsw.gov.au](mailto:ElectorateOffice.Dubbo@parliament.nsw.gov.au)>  
**Sent:** Tuesday, 24 January 2023 8:54 PM  
**To:** Patrick Dale <[Patrick.dale@edifyenergy.com](mailto:Patrick.dale@edifyenergy.com)>  
**Subject:** RE: Burroway Solar Farm - Edify Energy's New Project Introductions - State Significant Development

Hi Patrick

Please see the link below for the teams meeting

**You're invited to join a Microsoft Teams meeting**

Title: Edify Energy  
Time: Tuesday, 31 January 2023 2:00:00 pm Australian Eastern Daylight Time

Join on your computer or mobile app  
[Click here to join the meeting](#)

Kind Regards  
Jane



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**From:** Patrick Dale <[Patrick.dale@edifyenergy.com](mailto:Patrick.dale@edifyenergy.com)>  
**Sent:** Tuesday, 24 January 2023 10:57 AM  
**To:** ElectorateOffice Dubbo <[ElectorateOffice.Dubbo@parliament.nsw.gov.au](mailto:ElectorateOffice.Dubbo@parliament.nsw.gov.au)>  
**Subject:** RE: Burroway Solar Farm - Edify Energy's New Project Introductions - State Significant Development

Good morning Jane,

We'd be very pleased to speak with Dugald on Tuesday 31<sup>st</sup> Jan.

Feel free to send an invitation.

Have a great day,

**Patrick Dale**

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M +61 487 177 136



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**From:** ElectorateOffice Dubbo <[ElectorateOffice.Dubbo@parliament.nsw.gov.au](mailto:ElectorateOffice.Dubbo@parliament.nsw.gov.au)>

**Sent:** Monday, 23 January 2023 7:21 PM

**To:** Patrick Dale <[Patrick.dale@edifyenergy.com](mailto:Patrick.dale@edifyenergy.com)>

**Subject:** RE: Burroway Solar Farm - Edify Energy's New Project Introductions - State Significant Development

Hi Patrick

Apologies that I had not responded before this.

Dugald is available for a video call next Tuesday the 31<sup>st</sup> January at 2.00pm.

If you could please let me know if that works at your earliest convenience it would be greatly appreciated.

Kind Regards

Jane



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**From:** Patrick Dale <[Patrick.dale@edifyenergy.com](mailto:Patrick.dale@edifyenergy.com)>

**Sent:** Tuesday, 10 January 2023 5:12 PM

**To:** ElectorateOffice Dubbo <[ElectorateOffice.Dubbo@parliament.nsw.gov.au](mailto:ElectorateOffice.Dubbo@parliament.nsw.gov.au)>

Cc: Claire Driessen <[claire.driessen@edifyenergy.com](mailto:claire.driessen@edifyenergy.com)>; Corey Callahan <[corey.callahan@edifyenergy.com](mailto:corey.callahan@edifyenergy.com)>

Subject: Burroway Solar Farm - Edify Energy's New Project Introductions - State Significant Development

To the Honourable Dugland Saunders,

I hope you and your office enjoyed a relaxing end to the year.

We last spoke in September regarding Edify Energy's *Narromine Energy Storage System*. I'm pleased to advise we have lodged the Scoping Report with the Dept. of Planning (DPE) and will continue to advance this large battery development throughout 2023 ([State Significant Development-50701505](#)).

In addition, I am now writing to advise that Edify has also commenced planning efforts for an additional solar farm project, located in your electorate and specifically in the region of Burroway, NSW. Whilst separate projects, this *Burroway Solar Farm* development is located approximately 20km north of our *Narromine Energy Storage System* proposal. Both State Significant Developments will provide significant and complementary benefits to regional NSW.

By February 2023, we aim to lodge the *Burroway Solar Farm's* Scoping Report with NSW DPE, which is located in the *Central West & Orana Renewable Energy Zone*. This Scoping Report helps to inform the preparation of our Planning Application throughout 2023, as we aim to commence construction around 2025.

In summary, the *Burroway Solar Farm* project will have the technical ability to:

- Improve the resilience of regional NSW power system
- Expand the flexible and dispatchable electricity supply with 100MW<sup>ac</sup> solar generation and storage capacity
- Decrease the risk of blackouts around Narromine, Dubbo and western NSW electricity customers; and
- Support the NSW State Government's Electricity Strategy

From a commercial and community standpoint, the hybrid solar + battery project aims to:

- Invest approx. \$250m in Capital Expenditure
- Employ approx. 250 direct and indirect staff during construction
- Employ approx. 8 direct and indirect staff during operation
- Support and finance Narromine Council initiatives each year, via a Voluntary Planning Agreement; and
- Establish a Community Benefit Fund that supports local initiatives each year

To underpin the development, we recently secured around 470 hectares of land under an Option to Lease, with the extensively cleared land currently used for broadacre cropping. The property also hosts Essential Energy's 132kV transmission network (see **attached** slide 9). We believe the site is well suited to comply with the *2022 NSW Large Scale Solar Energy Guidelines* and expect the growing electricity demands in regional NSW will be supportive of this generation and storage investment.

We'd be happy to share a video call with you later this month to introduce you to further project specifics. We also welcome the opportunity to hear from your latest experiences with the Renewable Energy Zone and will incorporate any specific details you wish for us to consider as we prepare the project's Planning Application later this year.

If you could suggest a few availabilities this month, we'd be pleased to share a video call with you. In addition, we will also be presenting to key stakeholders such as Mrs Bayliss at the Narromine Aboriginal Land Council, Narromine Shire Council and Hon. Mark Coulton (MP).

We look forward to hearing from you and best wishes for 2023.

Sincerely,



**Patrick Dale**

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M +61 487 177 136



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**Hon Mark Coulton MP**

**From:** Whitelaw, Jodie (M. Coulton, MP) <Jodie.Whitelaw@aph.gov.au>  
**Sent:** Friday, 13 January 2023 11:53 AM  
**To:** Patrick Dale <Patrick.dale@edifyenergy.com>  
**Subject:** FW: Burroway Solar Farm - Edify Energy's New Project Introductions - State Significant Development

Good afternoon, Patrick.

Thank you for your email and request to meet with Mark.

Would **Tuesday 17<sup>th</sup> January at 12 noon** (Eastern Daylight Savings Time) suit you for a Zoom meeting? The other option would be **Tuesday 24<sup>th</sup> January at 3.30pm** (Eastern).

Please advise your preference and I will send you the Zoom link.

Regards  
Jodie

**Jodie Whitelaw** | Diary Manager (Maternity Relief)  
Office of the Hon Mark Coulton MP  
The Nationals' Federal Member for Parkes

**T** 08 8087 7649 | **E** [Jodie.Whitelaw@aph.gov.au](mailto:Jodie.Whitelaw@aph.gov.au)  
275 Argent Street | Broken Hill NSW 2880

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**From:** Patrick Dale <[Patrick.dale@edifyenergy.com](mailto:Patrick.dale@edifyenergy.com)>

**Sent:** Tuesday, 10 January 2023 4:47 PM

**To:** Coulton, Mark (MP) <[Mark.Coulton.MP@aph.gov.au](mailto:Mark.Coulton.MP@aph.gov.au)>; Whitelaw, Jodie (M. Coulton, MP) <[Jodie.Whitelaw@aph.gov.au](mailto:Jodie.Whitelaw@aph.gov.au)>

**Cc:** Claire Driessen <[claire.driessen@edifyenergy.com](mailto:claire.driessen@edifyenergy.com)>; Corey Callahan <[corey.callahan@edifyenergy.com](mailto:corey.callahan@edifyenergy.com)>

**Subject:** Burroway Solar Farm - Edify Energy's New Project Introductions - State Significant Development

To the Honourable Mark Coulton,

I hope you, Jodie and your office enjoyed a relaxing end to the year.

We last spoke in September regarding Edify Energy's *Narromine Energy Storage System*. I'm pleased to advise we have lodged the Scoping Report with the Dept. of Planning (DPE) and will continue to advance this large battery development throughout 2023 ([State Significant Development-50701505](#)).

In addition, I am now writing to advise that Edify has also commenced planning efforts for an additional solar farm project, located in your electorate and specifically in the region of Burroway, NSW. Whilst separate projects, this *Burroway Solar Farm* development is located approximately 20km north of our *Narromine Energy Storage System* proposal. Both State Significant Developments will provide significant and complementary benefits to regional NSW.

By February 2023, we aim to lodge the *Burroway Solar Farm's* Scoping Report with NSW DPE, which is located in the *Central West & Orana Renewable Energy Zone*. This Scoping Report helps to inform the preparation of our Planning Application throughout 2023, as we aim to commence construction around 2025.

In summary, the *Burroway Solar Farm* project will have the technical ability to:

- Improve the resilience of regional NSW power system
- Expand the flexible and dispatchable electricity supply with 100MW<sup>ac</sup> solar generation and storage capacity
- Decrease the risk of blackouts around Narromine, Dubbo and western NSW electricity customers; and
- Support the NSW State Government's Electricity Strategy

From a commercial and community standpoint, the hybrid solar + battery project aims to:

- Invest approx. \$250m in Capital Expenditure
- Employ approx. 250 direct and indirect staff during construction
- Employ approx. 8 direct and indirect staff during operation
- Support and finance Narromine Council initiatives each year, via a Voluntary Planning Agreement; and
- Establish a Community Benefit Fund that supports local initiatives each year

To underpin the development, we recently secured around 470 hectares of land under an Option to Lease, with the extensively cleared land currently used for broadacre cropping. The property also hosts Essential Energy's 132kV transmission network (see **attached** slide 9). We believe the site is well suited to comply with the *2022 NSW Large Scale Solar Energy Guidelines* and expect the growing electricity demands in regional NSW will be supportive of this generation and storage investment.

We'd be happy to share a video call with you later this month to introduce you to further project specifics. We also welcome the opportunity to hear from your latest experiences with the Renewable Energy Zone and will incorporate any specific details you wish for us to consider as we prepare the project's Planning Application later this year.

If you could suggest a few availabilities this month, we'd be pleased to share a video call with you. In addition, we will also be presenting to key stakeholders such as Mrs Bayliss at the Narromine Aboriginal Land Council, Narromine Shire Council and Hon. Dugland Saunders (MP).

We look forward to hearing from you and best wishes for 2023.

Sincerely,

**Patrick Dale**

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M +61 487 177 136



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Turrbal Country

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## Sunrise Energy

## Corey Callahan

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**From:** Corey Callahan  
**Sent:** Friday, 27 January 2023 3:50 PM  
**To:** rsmith@sunriseem.com  
**Subject:** Edify Energy Projects - Engagement re EL8961 and EL9031  
**Attachments:** Attachment 2.png; Attachment 1.png

Hi Rachel,

Thanks for your time on the phone this morning. As discussed, in doing our due diligence on two projects we are developing near Narromine, N.S.W, Edify Energy have identified that the land is associated with EL exploration licenses EL9031 and EL8961, referred to by Sunrise Energy Metals (Sunrise) as the Minore Project. As such, I wanted to engage with Sunrise and let you know a little about our proposed projects. Please refer this enquiry to a suitable person.

The Lots included in Edify's project development plans are:

- DP 1251856 – Lot 70: Proposed Burroway Hybrid Solar and Battery Project (EL8961)
- DP 1151292 – Lot 542: Proposed Narromine Battery Project (EL9031)

We recognise that your Exploration and Mining Titles are registered in Minview (NSW), which may impact on the development of Edify's Burroway and Narromine Projects. However, we are confident that Minview represents an administrative overview of your ELA, and that our respective plans will not pose consequence for either company's development intentions. Please see **Attachment 1 (Burroway)** and **Attachment 2 (Narromine)**, which illustrate the Development Area of Edify's Burroway and Narromine projects in relation to your Exploration License. Once you have had a chance to review the information it would be good to engage with you to understand the status of your Exploration License and development plans.

### Project Status

#### Burroway

Through Edify's efforts to develop this utility-scale solar and battery project, Edify has completed environmental surveys of the subject site and intends to submit a Scoping Report to the NSW Department of Planning and Environment in early February 2022 as part of the Development Application and Environmental Impact Statement process.

#### Narromine

Edify have submitted our scoping report for the Project and have received our SEARs. We are currently preparing to assign consultants to undertake technical studies to progress our EIS for submission in late 2023/early 2024.

My contact details are in my email signature and we look forward to receiving your advice in relation to the two subject exploration licences. As Edify feel that these projects are complimentary with your own, we aim to co-locate rather than encroach on your exploration intentions.

Regards,

**Corey Callahan**

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Edify Energy  
Turrbal Country

[www.edifyenergy.com](http://www.edifyenergy.com)

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## **NSW Department of Planning and Environment**

Comment	Section of Report	How it was addressed
<p><u>Community engagement</u></p> <p>Further commentary required around outcomes of engagement activities with local community and the level of community interest surrounding the project.</p>	<ul style="list-style-type: none"> <li>Section 6.2</li> </ul>	<p>At the Associated Landholders request, the adjacent landowners within 5.0 km of the Study Area were initially contacted by the Associated Landholder to inform them of Edify's intentions. Edify then attempted to phone each of the 16 neighbours to provide preliminary details on the Project and offer them the opportunity to discuss further. Of the 16, Edify were able to speak to nine (9) on the phone, with a further one (1) having been indirectly communicated with through the Associated Landholder. The eight (8) non-associated receivers who nominated to receive an email then received an information pack containing the following information:</p> <ul style="list-style-type: none"> <li>Introduction to the company and the proposed project;</li> <li>Presentation of the design and development process of a solar and battery project in NSW;</li> <li>Potential land considered for the development;</li> <li>Frequently Asked Questions; and</li> <li>The contact email address and phone number of Edify's Project Manager.</li> </ul> <p>During subsequent phone calls with Edify, R1, R2, R3, R4, R5, R6, R8, R13 and R14 indicated that they had no problem with the Project progressing and are happy to continue to receive updates throughout the planning phase. During the various phone discussions with adjacent neighbours, Edify's development team proactively provided information on common community concerns associated with similar projects, with key areas of discussion including:</p> <ul style="list-style-type: none"> <li>Visual amenity changes to the region and how they will be addressed in the Landscape and Visual Impact Assessment (LVIA);</li> <li>Site access roads and their usage;</li> <li>Potential noise and dust impacts on adjacent properties during construction;</li> <li>General health and wellbeing matters concerning the construction period; and</li> <li>Weed and vegetation management.</li> </ul>

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Other specific comments that came out of the discussions included:

- One neighbour has been in discussions with another developer and wanted to understand how projects and developers interact. This neighbour requested an in-person discussion, which was accommodated by Edify during their site visit on 16 February 2023.
  - The relevant project is still in early stages and will be considered during a cumulative impact assessment once more information is available.
- Two landholders flagged the proximity of the Inland Rail project, and queried Edify's knowledge of the timing of that project.
  - Inland Rail is a prominent project in the area and will be considered as a potential cumulative impact on transport infrastructure and accommodation during the EIS.

Additional meetings have been proposed as required or requested, tentatively scheduled for H1-2023, with broader community engagement to occur once the technical studies have progressed sufficiently and a suitable level of detail regarding impacts is available.

In order to plan further early-stage consultation, attempts will continue to be made to all neighbours that have been unable to be contacted within 5km (six non-associated receivers) to introduce the Project, with letters being mailed as a last resort to encouraged landholders to contact Edify for further discussion. During the EIS phase, Edify plans to meet with all neighbours within 5km of the Project and will maintain regular emails, calls and letters with non-associated receivers within 3km of the Project. Furthermore, Edify will identify and maintain regular contact with any non-associated receiver or community group that wishes to be updated on a regular basis. All stakeholders will be encouraged to visit Edify's dedicated project website, to receive regular updates once the website is established during the EIS phase.

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Biodiversity

- All Maps
- Section 7.2.1

Section 7.2.1:

<p>Ensure biodiversity areas are shown consistently between maps in biodiversity report and main scoping report figures.</p>	<ul style="list-style-type: none"> <li>Section 7.2.1.7</li> </ul>	<p>The preliminary Ecology Survey Report (OzArk 2022) highlighted the ecological values of the Study Area. Based on the results of the Preliminary Ecology Survey Report, the Impact Area has been selected on the basis that it avoids native vegetation, refining the footprint to areas that have been extensively cleared and used for agricultural purposes, such as cropping, over a long period of time.</p>
<p>Note high possible number of credits / possibility of SAll – need to discuss with BCD as early as possible in preparation of EIS.</p>		<p><u>Section 7.2.1.7:</u></p> <p>A preliminary Biodiversity Assessment Methodology (BAM) Calculator was run in October 2022, to predict the credit species that may occur at the Subject Land if all areas within the property were to be impacted. It is notable that the Impact Area has been adjusted since this was undertaken to avoid the majority of the ecological values of the Study Area which will significantly reduce this calculation.</p>
<p>Remove track changes from Ecology Report</p>		

<p><u>Traffic</u></p>	<ul style="list-style-type: none"> <li>Figure 4</li> <li>Section 6.2</li> <li>Section 7.2.3</li> </ul>	<p>Figure 4 now shows two access options being investigated.</p>
<p>Clarify (including all figures) that options are still being investigated in relation to primary site access. Include as much detail as possible as to where these options are (e.g all contained within western boundary towards south of the site – possibly show as a zone on figure).</p>		<p><u>Section 6.2:</u></p> <p>Edify met with Narromine Shire Council representatives on 23 January 2023 and has shared correspondence as the planning process matures. The main points discussed have been:</p> <ol style="list-style-type: none"> <li>1. Ongoing development boundary refinement efforts to determine extend of impact area;</li> <li>2. Consultation with neighbours;</li> <li>3. Subdivision requirements;</li> <li>4. Traffic volumes and access routes;</li> <li>5. Potential upgrades to roads and intersections;</li> <li>6. Potential visual impact from adjacent neighbours; and</li> <li>7. Potential cumulative impacts from nearby developments.</li> </ol>
		<p><u>Section 7.2.3:</u></p>

During consultation, Narromine Shire Council commented that the level of detail provided in the Traffic Impact Assessment (TIA) of the EIS would be required to inform any road upgrades, however, directed Edify to the Roads Management Strategy (2022) for initial guidance on locally managed roads.

Visual

Include a preliminary visual assessment undertaken in accordance with the Technical Supplement – Landscape and Visual Impact Assessment 2022.

- Section 7.2.4.1

Section 7.2.4.1:

The Study Area ranges in elevation (AHD) from 266m to 276m, with the elevation within 4km ranging up to 288m. Table 6 and Figure 16 describe the outcomes of the preliminary visual assessment undertaken of all public and private (sensitive receiver) viewpoints within 2.5km and 4km of the Study Area as per the method described in the Section 3.1 of the NSW Technical Supplement - Landscape and Visual Impact Assessment. Public Viewpoints (VP) 1 and three were selected at representative points on public roads within the vicinity of the Study Area, and VP1 was selected to be representative of the highest point of the proposed Inland Rail corridor. Private viewpoints (R) are based on known residences.

Receiver	Horizontal Field of View	Vertical Field of View	Classification of Impact
<b>Within 2.5km</b>			
PV1	130°+	4°	Assessment required
PV2	41°-50°	1°	No assessment required
PV3	21-30°	1°	No assessment required
PV4	41°-50°	1°	No assessment required

R1	41°-50°	1°	No assessment required
R2	11-20°	0°	No assessment required
R3	11-20°	0°	No assessment required
R4	11-20°	0°	No assessment required
R5	11-20°	0°	No assessment required
R6	21-30°	0°	No assessment required
<b>Within 4km</b>			
R7	21- 30°	0°	No assessment required
R8	21- 30°	0°	No assessment required
R9	21-30°	0°	No assessment required
R10	11-20 °	0°	No assessment required

Land

- Section 7.2.6.1

Commit to examining the workforce accommodation issue in detail, given location within the REZ and

Section 7.2.6.1:

A soils and agricultural study has been pre-emptively commissioned by Edify as per the Large-Scale Solar Energy Guideline (2022), with any potential impact on agricultural production in the locality and region to be provided in detail in the EIS.

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significant potential cumulative impacts.

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Social

Commit to examining the workforce accommodation issue in detail, given location within the REZ and significant potential cumulative impacts.

- Table 7

Table 7:

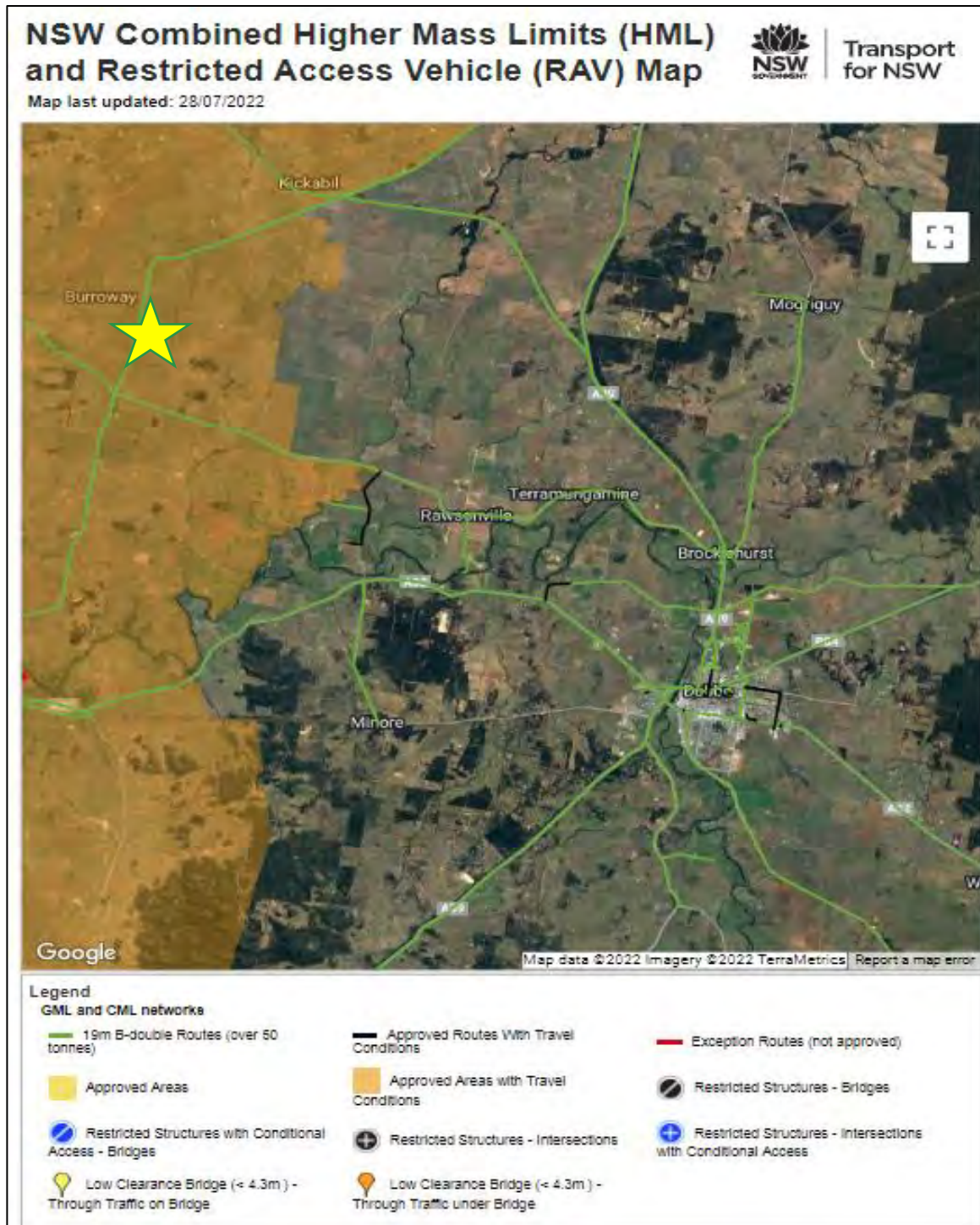
Edify will monitor and engage with hospitality and accommodation facilities and monitor if the timing of other projects within the region may cause cumulative stressors. This will include the development of a preliminary workforce accommodation plan as part of the EIS, and the refinement of this plan during the construction scheduling phase of the Project.

## Appendix D AHIMS Searches


 <b>AHIMS Web Services (AWS)</b> <b>Search Result</b>	Your Ref/PO Number : Burroway Client Service ID : 703977				
Patrick Dale <span style="float: right;">Date: 28 July 2022</span> Charlotte Street Brisbane Brisbane Queensland 4000 Attention: Patrick Dale Email: patrick.dale@edifyenergy.com Dear Sir or Madam:					
<p><b><u>AHIMS Web Service search for the following area at Lot : 70, DP:DP1251856, Section : - with a Buffer of 1000 meters, conducted by Patrick Dale on 28 July 2022.</u></b></p> <p>The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.</p>					
					
A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;"><b>0</b></td> <td><b>Aboriginal sites are recorded in or near the above location.</b></td> </tr> <tr> <td style="width: 20px; text-align: center;"><b>0</b></td> <td><b>Aboriginal places have been declared in or near the above location. *</b></td> </tr> </table>		<b>0</b>	<b>Aboriginal sites are recorded in or near the above location.</b>	<b>0</b>	<b>Aboriginal places have been declared in or near the above location. *</b>
<b>0</b>	<b>Aboriginal sites are recorded in or near the above location.</b>				
<b>0</b>	<b>Aboriginal places have been declared in or near the above location. *</b>				



## Appendix E NSW Transport map – for potential access route/s to site




## Appendix F Historic Heritage database search result



Australian Government  
Department of Climate Change, Energy, the Environment and Water

**Heritage**  
Australian Heritage Database



You are here: [Environment home](#) » [Heritage](#) » [Australian Heritage Database](#)

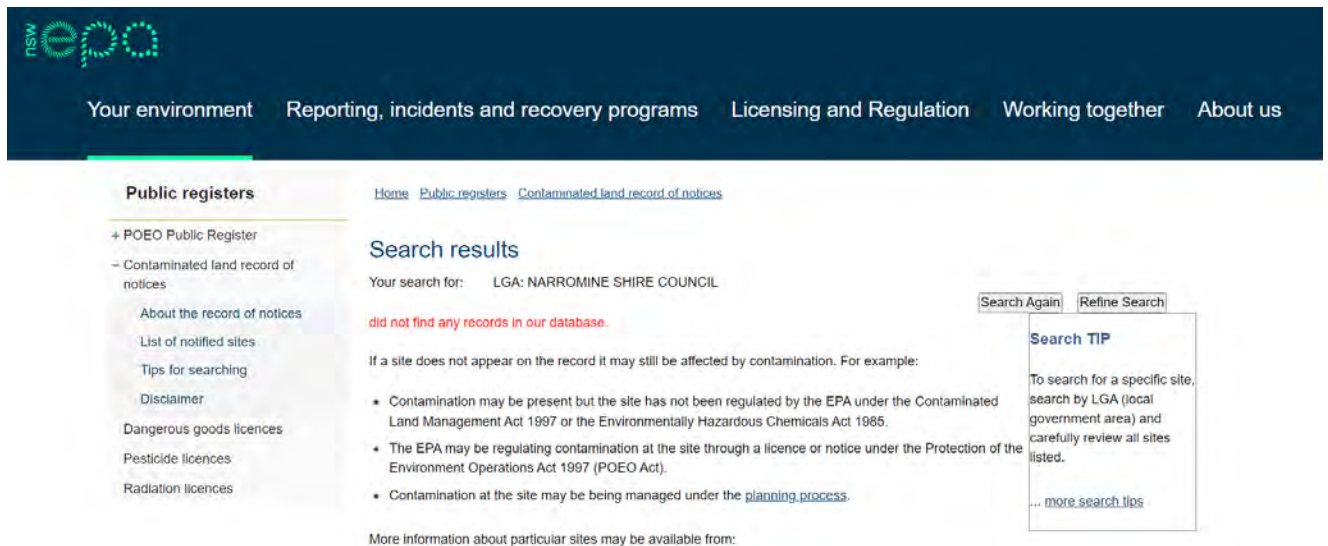
**Search Results** [new search](#) [edit search](#)

6 results found.

<a href="#">Butchers Shop</a> 15 Burroway St	Narromine, NSW, Australia	(Registered) Register of the National Estate (Non-statutory archive)
<a href="#">Indigenous Place</a>	Albert, NSW, Australia	(Registered) Register of the National Estate (Non-statutory archive)
<a href="#">Indigenous Place</a>	Narromine, NSW, Australia	(Registered) Register of the National Estate (Non-statutory archive)
<a href="#">Indigenous Place</a>	Narromine, NSW, Australia	(Registered) Register of the National Estate (Non-statutory archive)
<a href="#">Indigenous Place</a>	Narromine, NSW, Australia	(Registered) Register of the National Estate (Non-statutory archive)
<a href="#">Railway Station</a> Burroway St	Narromine, NSW, Australia	(Registered) Register of the National Estate (Non-statutory archive)

Report Produced: Fri Jan 27 10:27:27 2023

## Appendix G Contaminated Land Register search result



The screenshot shows the NSW EPA website's search results for the Contaminated Land Register. The search criteria is 'LGA: NARROMINE SHIRE COUNCIL'. The results indicate that no records were found in the database. A search tip box is visible, suggesting that users search by LGA (local government area) and carefully review all sites listed. A 'more search tips' link is also present.

**Public registers**

- + POEO Public Register
- Contaminated land record of notices
  - About the record of notices
  - List of notified sites
  - Tips for searching
  - Disclaimer
- Dangerous goods licences
- Pesticide licences
- Radiation licences

[Home](#) [Public registers](#) [Contaminated land record of notices](#)

### Search results

Your search for: LGA: NARROMINE SHIRE COUNCIL

**did not find any records in our database.**

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

[Search Again](#) [Refine Search](#)

**Search TIP**

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

[... more search tips](#)



## Appendix H NSW Rural Fire Service – Bushfire prone land search result

7/28/22, 1:19 PM Check if you're in bush fire prone land - NSW Rural Fire Service




### NSW RURAL FIRE SERVICE

**Check if you're in bush fire prone land**

Your Property



Report a map error -<a href="https://www.google.com/maps/@-32.0937967,148.3495183,14z/data=!3m1!1e3!10m1!1e1!12b1?source=apiv3&aparc=apiv3">https://www.google.com/maps/@-32.0937967,148.3495183,14z/data=!3m1!1e3!10m1!1e1!12b1?source=apiv3&aparc=apiv3</a>

**Your search result**

You have conducted a search of the online bush fire prone land tool for the land in the map above. This search result is valid for the date the search was conducted. If you have any questions about the Bush Fire Prone Land Tool please contact [bushfireprone.mapping@rfs.nsw.gov.au](mailto:bushfireprone.mapping@rfs.nsw.gov.au)



The parcel of land you have selected is within a designated bush fire prone area.

**Make sure you have completed the four simple steps to prepare for bush fires**

In a bush or grass fire, minutes can matter. You need to take action now. Getting ready for a bush fire is easier than you think. By taking 20 minutes with your family to discuss what you'll do during a fire, you could save their lives, as well as your home.

## Appendix I Crown Roads within Proximity to Impact Area

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