

Our ref: 24/06269#97

Your ref: SSD-48225958

Gundry Solar Farm
Lightsource Development Services Australia Pty Ltd
Level 29, 420 George Street
SYDNEY NSW 2000

Attn: Kelsi Bolstad kelsi.bolstad@lightsourcecbp.com

27 November 2024

Subject: Gundry Solar Farm

Dear Kelsi

The Department of Planning, Housing and Infrastructure – Crown Lands has reviewed the proposal.

No Crown roads are contained within the project footprint; however, two Crown roads adjoin the project footprint. The first Crown road is located to the south of Lot 80 DP 750018 and the second adjoins the northern boundary of Lot 12 DP 1016332. If the proposal requires the use of these Crown roads in order to implement the Gundry Solar Farm proposal, including as part of the bushfire management plan, the land will need to be acquired under the *Land Acquisition (Just Terms Compensation) Act 1991* (LATJC Act).

Further information regarding Crown land and the LATJC Act is located at the following link: <https://www.crownland.nsw.gov.au/resources/purchase-crown-lands/compulsory-acquisition>.

For use and access to Crown land/waterways

As per Figure 3.1 - Project Conceptual Layout - Gundry EIS Final Report, Crown Lands notes that the Gundry Creek and Bullamalito Creek traverses through the project area and that it is intended to construct internal access tracks comprising of culverts and/or bed level crossings as well as installing security fencing over the waterway.

The Department will need to be referenced, prior to any use or occupation of any Crown land/waterway, during the assessment phase.

Authority to use, traverse, access or build infrastructure on Crown land/waterway is required under the *Crown Land Management Act 2016*. It is recommended that the proponent contact Crown Lands as early as possible to discuss and initiate the processes required to authorise the use of and/or access to Crown land/waterway.

As authority to access or use Crown land/waterways is required prior to the commencement of any works or access, and to avoid any delays for the proposal, a tenure may be required in the interim. More information regarding licences can be found at the following link:

<https://www.crownland.nsw.gov.au/licences-leases-and-permits/information-about-crown-roads>

For use and access to Crown roads

As per section 3.1 - Project Conceptual Layout - Gundry EIS Final Report, Crown Lands makes shows an internal access on/near the boundary of the Crown Road that adjoins the northern boundary of Lot 12 DP 1016332.

Section 8 - Bush Fire Assessment Report – Access makes reference to perimeter access roads (where present) however, we are unsure if this is referencing the Crown Road adjoining Lot 80 DP 750018.

Can this please be addressed by the proponent as while the road may provide legal access to the development but may not provide practical access. Please refer to the attached map, where Crown roads are shown in [Blue](#). Any Crown road required for access to the development/proposal, will need to be transferred to Council, or application made to close and purchase the roads. As authority to access or use Crown roads is required prior to the commencement of any works or access, and to avoid any delays for the proposal, a tenure may be required in the interim. More information regarding Crown roads can be found at the following links:

<https://www.crownland.nsw.gov.au/licences-leases-and-permits/information-about-crown-roads>

Lineal Infrastructure (e.g. Pipelines and/or Electricity Transmission lines) traversing Crown land/roads

The report further identifies at 1.3 - Project Overview that underground electrical conduits and cables will be run from the solar panels into the substation yard, however it is unclear if these conduits and or cables will impact the Crown land/waterways.

If lineal infrastructure (such as pipelines and/or electricity transmission lines) are expected to traverse Crown land, roads and/or waterways, an easement over said Crown land, roads and/or waterways will be required for protection of the infrastructure. To discuss easement requirements, please contact the Acquisitions team at the earliest opportunity at: cl.acquisitions@crownland.nsw.gov.au. Information regarding the easement process is available at the below link:

<https://www.crownland.nsw.gov.au/protection-and-management/easements>

As the easement process may be lengthy, it is also recommended that the proponent apply for a licence for each location where the infrastructure impacts the Crown land/waterway as soon as possible. A licence will temporarily authorise use and access for the infrastructure to traverse Crown roads and Crown land whilst the easement applications are being processed. Details on how to apply for a licence are available at the below link:

<https://www.crownland.nsw.gov.au/licences-leases-and-permits/apply-or-manage-licence>

It is important to note that licences or easements must be in place before Crown land or roads can be used, traversed, accessed or infrastructure can be built.

Biodiversity/Environmental

Crown Lands notes that the proposal has identified low ongoing management and maintenance for Crown land/waterway involved in the project area, and the consequences if mismanaged, however long-term management and maintenance strategies were not specified for when the Crown land/waterway is no longer required for the proposal. Can this please be addressed by the proponent.

If the proponent requires further information, or has any questions, please contact Sue Shallis, Senior Property Management Officer in Crown Lands, on 4824 3761 or at sue.shallis@crownland.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Martin Brown".

Martin Brown
Group Leader South-East – Goulburn
Land & Asset Management
Crown Lands & Public Spaces

Diagram 1 - Location Map showing Crown Roads

