

Our ref: 23/00113#60

Your ref: SSD-8911

Department of Planning

11 July 2025

Subject: Sundown Solar Farm

Dear Sir/Madam

The Department of Planning, Housing and Infrastructure – Crown Lands has reviewed the submissions report from ERM concerning the proposed Sundown Solar Farm. Crown Lands notes that comments from previous advice have been included (Tables 3.1, 3.3.1, 4.5).

To clarify further previous comments, the following information may assist the proponent:

As noted in Table 4.5, Sturmans Road is part Crown road (within and adjoining Lot 141 DP 753305). As access to the proposed Sundown Solar Farm, the publicly accessible section will need to transfer to Inverell Shire Council to facilitate works to be undertaken on the road. Where the Crown road is inside the project area (west of the location marked as “primary emergency access/egress point”), if this is proposed to be gated and not publicly accessible, three options for the Crown road exist: (a) this section transfers to Inverell Shire Council with the publicly accessible section; (b) this section is closed and purchased by surrounding landholder (information can be found on the Crown Lands website) so that management is directly between the proponent and landholder, or (c) the proponent obtains a licence to construct and use this section of Crown road from the Department.

The intersection of Spring Mountain Road and Gwydir Highway has been covered in Table 4.5. The proponent has forwarded further detail of the required expansion of the formed intersection which identifies parts of Crown Reserve 67474 (Lot 7301 DP 1165765, reserved for ‘travelling stock’ and under management of Northern Tablelands Local Land Services). Table 4.5 notes that Crown Lands originally stated that a permit would be required to enable construction where it impinges on the Crown land. Since this advice, Permits are no longer available for Crown Lands to use. Updated information has been supplied to the proponent and is under consideration by the proponent, whereby the recommended course of action is for Transport for NSW and/or Inverell Shire Council to acquire the necessary Crown land to construct the extended road access under the *Land Acquisition (Just Terms Compensation) Act 1991*. Depending on ownership of the adjoining section of road, Crown Lands recommends consultation with both authorities to determine which land should be acquired by which agency.

Being permanent alterations to the road formation that impinges on Crown land, acquisition of the land by Transport for NSW and/or Inverell Council allows these authorities to continue to manage the road formation.

Form temporary access to additional areas of Crown land during movement of two oversize vehicles (transport of transformers), where the land is not required for ongoing road formation, Crown Lands will consider a temporary tenure to be assessed based on disturbance to the site.

If the proponent requires further information, or has any questions, please contact Warren Martin, Natural Resource Management Project Officer in Crown Lands, on 02 67703118 or at warren.martin@crownland.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Rodney O'Brien".

Rodney O'Brien

Group Leader Armidale/Moree

Crown Lands and Public Spaces