



RFS



Department of Planning, Housing & Infrastructure (Sydney
Offices)
GPO Box 39
Sydney NSW 2001

Your reference: SSD-10455-Mod-1
Our reference: DA20200509001660-Draft
Conditions of Consent-1

ATTENTION: Emma Fitzgerald

Date: Wednesday 24 June 2026

Dear Sir/Madam,

**State Significant Development – Electricity Generating Works
Draft Conditions of Consent**

**& Modification – Middlebrook Solar Farm – 760 MIDDLEBROOK RD LOOMBERAH NSW 2340, 61//DP755343,
60//DP755343, 14//DP37547, 15//DP37547**

Reference is made to correspondence dated 09/06/2026 seeking draft conditions of consent for the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions;

General Advice – Consent Authority to Note

The Middlebrook Solar Farm received Planning approval on 11 November 2024. The Project, as approved, includes the construction, operation and decommissioning of a ground-mounted PV solar array which would generate approximately 320MW (AC) from an installed DC capacity of 450MW.

NGH Consulting Pty Ltd on behalf of Middlebrook Solar Farm Pty Ltd as trustee for the MSF Project Trust has prepared this Modification application under Section 4.55 1A of the Environmental Planning and Assessment Act 1979.

It seeks to facilitate the following changes to the approved Project:

1. Minor increases to the consented Development Footprint to:
 - a. Allow for the removal of a host landowner residence, and expand the solar array in this area (R2).
 - b. Expand temporary construction laydown areas.
 - c. Expand the construction impact area for New England Highway / Middlebrook Road upgrades.
2. Change in security fencing type, allowing for barbed wire in the substation area only.
3. Change to Goonoo Goonoo Bridge assessment approach, reflecting more recent assessments for this bridge.
4. Increase of assumed substation infrastructure height, including two new up to 30-meter-tall transmission towers (lattice gantries/poles) for the 'cut in' to the existing 330kV line.

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5. *Relocation of an existing private landholder access within the consented Development Footprint, to allow them to access their property separate to the solar farm.*
6. *Increase in Battery Energy Storage System (BESS) capacity and area to:*
 - a. *1606.5 MWh nameplate capacity (1450 MWh delivery capacity)*
 - b. *4.5+ hours usable capacity¹*
 - c. *BESS area from 2.51 to up to 7.08 ha.*
7. *Change in number and size of transformers at substation, from 2 to 3 (increasing the nominal transfer capacity of the substation).*
8. *Inclusion of blast walls around the transformers, in the event that these may be required by TransGrid.*

The proponent's modified development has no significant impact on the previous assessment and/or advice provided by the NSW RFS.

The proposed Modification and Draft Conditions of Consent as referred by DPHI are generally consistent with the intent of that advice.

As such, the NSW RFS raises no objection to the Modification and Draft Conditions of Consent as proposed.

For any queries regarding this correspondence, please contact Neil Pengilly on 1300 NSW RFS.

Yours sincerely,

Alan Bawden
**Supervisor Development Assessment & Plan
Built & Natural Environment**