



**NOTIFICATION OF
REFERRAL DECISION – NOT CONTROLLED ACTION**

MARULAN SOLAR FARM 2022/09218

This decision is made under Section 75 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Proposed action

person proposing to take the action	Terrain Solar Pty Ltd ACN 616 856 172
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proposed action	To construct, operate and decommission a solar farm, battery energy storage system and associated infrastructure, approximately 14 km east of Goulburn, Carrick Road, Carrick, NSW: [See EPBC Act referral 2022/09218].
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Referral decision: Not a controlled action

status of proposed action	The proposed action is not a controlled action.
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Person authorised to make decision

name and position	Miriam Gerrick A/g Assistant Secretary Environment Assessments (NSW, ACT) Branch
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signature

date of decision	27 June 2022
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EPBC Ref: 2022/09218

Tom Allen
Project Development Manager
Terrain Solar Pty Ltd
Suite 5/20 Bundaroo Street
BOWRAL NSW 2575

Dear Mr Allen

**Decision on referral
Marulan Solar Farm, Carrick Road, Carrick, NSW (EPBC 2022/09218)**

Thank you for submitting a referral under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This is to advise you of my decision about the proposed action to construct, operate and decommission a 375.5 hectare solar farm, battery energy storage system and associated infrastructure, approximately 14 km east of Goulburn, Carrick Road, Carrick, NSW.

As a delegate of the Minister for the Environment, I have decided that the proposed action is not a controlled action. This means that the proposed action does not require further assessment and approval under the EPBC Act before it can proceed.

A copy of the document recording this decision is enclosed. This document will be published on the department's website. Please note that this decision relates only to the specific matters protected under Chapter 2 of the EPBC Act. This decision does not affect any requirement for separate state or local government environment assessment and approvals of the proposed action.

The department has an active audit program for proposals that have been referred under the EPBC Act. The audit program aims to ensure that proposals are implemented as planned. Please note that your project may be selected for audit by the department at any time and all related records and documents may be subject to scrutiny. Information about the department's compliance monitoring and auditing program is at [Attachment A](#) to this letter.

The National Indigenous Australians Agency (NIAA) provided comments on the referral on behalf of the Minister for Indigenous Australians. The NIAA notes the proposed action is located within the traditional Country of the Gundungurra People. The NIAA notes that it is unclear if the 15 Registered Aboriginal Parties (RAPs) that were consulted includes the Traditional Owners and knowledge holders for the project area, the Gundungurra People. The NIAA recommends Premise Australia ensures it is actively consulting the Gundungurra People.

Consultation with the Traditional Owners should include an opportunity to participate in new on-ground surveys and to review the Aboriginal Cultural Heritage Assessment report. This will help ensure that Traditional Owner knowledge is incorporated into the project and all Aboriginal cultural heritage values are identified. The Gundungurra People can be contacted through the Gundungurra Tribal Council Aboriginal Corporation on (02) 4782 9767 or via their website: [Get in contact with the Gundungurra Tribal Community](#).

The NIAA also recommend Premise Australia consult with the Traditional Owners and RAPs to jointly develop protocols for the identification, protection and management of both tangible and intangible values, including any culturally significant species such as the Koala, or ecological community present in the project area. These protocols should apply throughout the project's lifetime, including project decommissioning and site rehabilitation. These protocols should be formalised in a Cultural Heritage Management Plan (CHMP). The CHMP should incorporate the findings from the Aboriginal Cultural Heritage Assessment, all cultural heritage surveys, and consultations with the Traditional Owners and RAPs. The Gundungurra People and RAPs should be provided opportunity to comment on the CHMP.

Additionally, Premise Australia could further implement best practice cultural heritage management by working with the Traditional Owners and RAPs to develop cultural heritage awareness training and provide it to all project staff and contractors. Any cultural heritage awareness training can also be recorded in the CHMP.

Premise Australia should consider engaging with Supply Nation, which maintains a free online directory that can be used to identify suitable Indigenous businesses to support project implementation of government contracts and supply chain targets. Likewise, it may be useful to connect with local jobactive providers and other employment providers to connect to Indigenous jobseekers as part of this project.

If you have any questions about the referral process or this decision, please contact the project manager, Sarah Dent, by email to sarah.dent@environment.gov.au, or telephone 02 5156 3481 and quote the EPBC reference number shown at the beginning of this letter.

Yours sincerely



Miriam Gerrick
A/g Assistant Secretary
Environment Assessments (NSW, ACT) Branch

27 June 2022

Enclosure: Referral decision notice



Australian Government
Department of the Environment

COMPLIANCE MONITORING AND AUDITING

This fact sheet provides an overview of the compliance monitoring and auditing program in place for projects referred under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and permits granted under the *Environment Protection (Sea Dumping) Act 1981* (the Sea Dumping Act).

What is the EPBC Act?

The EPBC Act is Australia's key national environment law. Under the EPBC Act, proposals which are likely to have a significant impact on matters of national environmental significance must be referred, assessed, and a decision made by the Minister or his delegate on whether to approve the proposal.

What is the Sea Dumping Act?

The Sea Dumping Act regulates the loading and dumping of waste at sea. The Sea Dumping Act fulfils Australia's international obligations under the London Protocol to prevent marine pollution by dumping of wastes and other matter. Permits are required from the Department for all ocean disposal activities.

What is compliance monitoring and auditing for?

The Department has implemented a program to monitor and audit projects that have been referred under the EPBC Act and the Sea Dumping Act to ensure they are complying with their approval/permit conditions or particular manner requirements and the legislation.

Compliance monitoring activities, including inspections and audits, aim to ensure projects with the potential to impact on nationally protected matters are implemented as planned. Monitoring and audits help the Australian Government to understand how well conditions or requirements are being understood and applied, and contribute to improving the effectiveness of the Department's operations.

All compliance monitoring activities, and any subsequent enforcement activities, are conducted in accordance with the Department's Compliance and Enforcement Policy.

What is a monitoring inspection?

Approved projects are subject to monitoring inspections to ensure and verify compliance with the conditions or requirements of the approval or permit. Projects are selected for a monitoring inspection based on a risk-based process informed through a number of factors, including sector, location, compliance history and the potential impact on listed matters (such as threatened species and ecological communities).

What is a compliance audit?

A compliance audit is an objective assessment of a project's compliance against selected criteria. Projects are audited against conditions or requirements. A compliance audit usually takes the form of a desktop document review and may include a site inspection, if necessary. In some cases, the document review provides the Department with enough information to verify that a project is compliant.

Projects can be chosen for audit based on a random selection process or a risk-focused selection process. If your project is selected for an audit, you will be contacted by a Departmental officer who will explain the process. All audit report summaries are posted on the Department's website. The results of audits may also be publicised through the general media.

Further information

For further information on the compliance monitoring and auditing program, please visit the Department's website at www.environment.gov.au or contact:

The Director, Compliance Monitoring Section
Department of the Environment
GPO Box 787 CANBERRA ACT 2601
Telephone: (02) 6274 1111
Email: EPBCmonitoring@environment.gov.au

David Walker

From: Stephen Hoynes
Sent: Tuesday, 28 June 2022 9:41 AM
To: andrew.lissenden@transport.nsw.gov.au
Cc: David Walker
Subject: [#221106] Proposed Marulan Solar Farm (Our Ref: STH17/00162/03)
Attachments: 221106_TIA_001E Including Attachments.pdf

Andrew

Reference is made to TfNSW's letter to Premise dated 11 May 2022 providing pre lodgement advice for the development of the Marulan Solar Farm.

Following our subsequent discussions, the Traffic Impact Assessment Report has been fully updated to address the issues that you raised in our discussions.
The latest TIA is attached for your information.

Full SIDRA modelling for a range of scenarios has been carried out.

Turn Warrant assessments have been carried out as detailed in Section 3.3.1 of the Report.

Also, the Traffic Management Plan for the operation of vehicles making the delivery of materials etc to the site is documented in Section 3.6.3.

The TMP requires all vehicles to enter Munro Road turning left only off the Hume Highway. The existing deceleration AUL will be used for this purpose.

The turn paths of B-Double vehicles entering Munro Road from the Hume Highway are indicated on Drawing C003 included in the Report. The swept path entering Munro Road requires the B-Double to cross the centreline in Munro Road. The operation of the D-Double making this turn will be carried out under traffic control by accredited traffic controllers. This requirement is indicated by a Notation of Drawing C003 and is documented in the TMP Section of the Report.

We trust that fully updated Traffic Impact Assessment Report is satisfactory including the planned operation of delivery vehicles accessing Munro Road as outlined in the Traffic Management Plan.

However, if there are any questions, or any issues requires further clarification, please do not hesitate to call and discuss.

Stephen



STEPHEN HOYNES
Manager - Engineering

T 02 6887 4500 | **M** 0417 667 914
E stephen.hoynes@premise.com.au
A 1st Floor, 62 Wingewarra Street, Dubbo NSW
2830



David Walker

From: Jim Caddey <James.Caddey@waternsw.com.au>
Sent: Monday, 27 June 2022 4:28 PM
To: David Walker
Subject: RE: [#221106] Marulan Solar Farm - water quality report - SSD 13137914

David

I haven't had a chance to look at this as yet. I hope to get to it this week. I will contact you when I have looked at it

Regards

Jim Caddey

Catchment Assessments Officer (Goulburn)
1st Floor Goulburn State Office Block
159 Auburn Street Goulburn
Phone: 02 4824 3401
Mobile: 0408 605 316

From: David Walker <David.Walker@premise.com.au>
Sent: Monday, 27 June 2022 4:14 PM
To: Jim Caddey <James.Caddey@waternsw.com.au>
Subject: FW: [#221106] Marulan Solar Farm - water quality report - SSD 13137914

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Hi Jim

Just touching base re the below and attached. Would I be able to confirm some time to catch up and discuss?

Cheers,



DAVID WALKER
General Manager – Central NSW

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800





From: David Walker <David.Walker@premise.com.au>
Sent: Tuesday, 21 June 2022 3:42 PM
To: Jim Caddey <James.Caddey@waternsw.com.au>
Subject: FW: [#221106] Marulan Solar Farm - water quality report - SSD 13137914

Hi James

Apologies for the delay in responding to you. Please see below and attached information in response to your email

Please see attached:

- a. An enlarged version of Figure 4.
- b. An electronic version of the Music Model along with satellite imagery to import.
- c. A copy of the Land and Soil Capability assessment (Rev 001C, 17/05/2022)
- d. KML files with an indicative layout of treatment swales along with project area and grid connection infrastructure.

In relation to comments on grazing and erosion, we note that the LSC recommends the implementation of a Pasture Management Plan and Storm Water Management Plan.

- “• *Implement and maintain all operational requirements of the SWMP, as and when specified in the SWMP.*
- *Prepare and implement a Pasture Management Plan to achieve the following:*
 - *Ensure grazing and/or slashing practices maintain groundcover. Management strategies for grazing and/or slashing should be determined in consultation with a local agronomist (or equivalent).*
 - *Consistent with the Lockyersleigh Hydrogeological Landscape (obtained via eSPADE), ensure the Pasture Management Plan encourages perennial plant growth to increase plant water use and reduce excess soil moisture.*
- *Undertake monitoring to identify any potential soil impacts requiring mitigation or remediation actions, including:*
 - *Any monitoring requirements specified in the SWMP.*
 - *Any monitoring requirements specified in the Pasture Management Plan.*”

We would expect that the implementation of management plans during construction and operation would reduce the potential for erosion and significant changes to downstream water quality and flow.

We would welcome the opportunity to meet with you and discuss your questions regarding the project.

Please let us know when it suits to discuss.

Kind regards,



From: Jim Caddey <James.Caddey@waternsw.com.au>
Date: 6 June 2022 at 5:15:22 pm AEST
To: David Walker <David.Walker@premise.com.au>
Subject: RE: [#221106] Marulan Solar Farm - water quality report - SSD 13137914

David

Apologies for the delay in responding.

So that I can give complete comments on the Water Cycle Management Study please supply

- a. A map/plan of the site showing the erosion gullies (both pre and post) – a larger version of Figure 4
- b. an electronic copy of the MUSIC model
- c. a copy of the land and soil capability assessment
- d. a plan showing the location of the treatment swales

With regard to the model description

- the Total Impervious Area for the Construction Compound, substation, switchyards and BESS should be at least 75% given that the use of heavy machinery on these areas will increase the compaction (and thus the impermeability) of these areas
- The cumulative frequency graphs indicate that NorBE is not achieved for TP and TN

As would have been found during the soils survey of the site, the site suffers from:

- localised poor drainage; localised seasonal waterlogging; widespread wind erosion hazard; localised shallow soils; widespread non-cohesive soils; localised groundwater pollution hazard; localised gully erosion hazard; widespread sheet erosion hazard; localised groundwater recharge zone; localised groundwater discharge zone.
- There is also has dispersive and saline soils, especially in the southern sections

One of the main risks from the proposed solar farm is the constant drip line at the low end of the panels. This will cause these areas of soil to be almost constantly saturated, which will increase the

erosion risk especially in the areas where there are dispersive soils. Measures should be included to ensure that these areas are effectively drained

It should be noted that the some of the rehabilitated gullies, dams and existing swales have been constructed as catchment protection works so as to divert water so as to decrease the erosion risk on the land. Modification of any of these works may increase the erosion hazard

Narambulla Creek has a "chain of ponds" fluvial system that should have minimal disturbance

There may be further comments once I have been able to review the electronic copy of the model

Regards

Jim Caddey

*For noting: I am currently working remotely.
Please reach me via email or 0408 605 316*

Catchment Assessments Officer (Goulburn)
1st Floor Goulburn State Office Block
159 Auburn Street Goulburn
Phone: 02 4824 3401

From: David Walker <David.Walker@premise.com.au>
Sent: Thursday, 19 May 2022 3:18 PM
To: Environmental Assessments <Environmental.Assessments@waternsw.com.au>
Subject: [#221106] Marulan Solar Farm - water quality report (Attention: Miles Ellis)

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Good afternoon Miles Ellis,

Premise has been engaged by Terrain Solar to prepare environmental assessment documentation in relation to the proposed Marulan Solar Farm. The site is within the Sydney Drinking Water Catchment.

The project SEARs (attached) require consultation with regulators as part of EIS preparation.

To that end, we provide the water cycle management report study for Water NSW review and comment prior to EIS lodgement.

Please contact the undersigned if you would like to discuss.

kind regards,



DAVID WALKER
General Manager – Central NSW

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800



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Premise is seeking a Town
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HR@premise.com.au

APPLY NOW

David Walker

From: David Walker
Sent: Friday, 24 June 2022 12:00 PM
To: Peter Oliver
Cc: Scott Martin; tom@terrainsolar.com
Subject: RE: [#221106] Marulan Solar Farm - land owners consent

12d Synergy: -1
12d Synergy Job: DATA/Projects/Orange/221106 Marulan Solar Farm
12d Synergy Project: DATA/Projects/Orange/221106 Marulan Solar Farm
12d Synergy SendGU: 52e4b003-bfe7-40dc-a999-f657692c33d0

Hi Peter

Many thanks for your response. DPE indicated yesterday, despite the provisions of the EPA Act, that they expect something in writing from all affected land-owners providing owners consent to the making of the application. As we are proposing to minor upgrade works to Munro Road, and this is land Council is the roads authority for/owner, it follows that we need something in writing from Council. Who is the best point of contact to address this? Does Council have a form we can fill in and send back for signing?

Scott – any chance I can book half an hour chat with you or someone in your team to discuss a couple of other matters raised by DPE in our pre-lodgement discussion. Matters to be discussed include:

- The proposed works to Munro Road, views of Council on this;
- The inclusion of subdivision below the minimum lot size for the purposes of creating a lot of the switching station (which must be dedicated to Essential Energy);
- The proximity to two locally listed heritage items and the extent to which the project would result in impacts to their significance. The statement of heritage impact prepared forms a conclusion that the project would not result in a significant impact subject to implementation of appropriate measures, however DPE have indicated they would like to understand Council's view on this, given the items are the responsibility of Council;
- The final issue is the need, or not, for upgrades to the intersection of Munro Road and the Hume Highway. The traffic report puts forward that no upgrades are proposed and that heavy vehicles entering Munro Road from the highway would be managed under traffic control. DPE has requested express consultation with Council on this point as the roads authority. We are also reaching out to TfNSW on this. We have previously discussed the project with them, but again, DPE have asked for an express comment on this point to be referenced in the TIA.

If you have some time next week to meet and discuss, it would be greatly appreciated. If of assistance, we can supply the current draft documents relating to the above for Council's review prior to meeting and some detail on the very minor section of widening of Munro Road (it's one section with a length of xx metres that is for some reason less than 7 m wide, with the remainder all meeting this requirement).

Many thanks and kind regards,



DAVID WALKER
General Manager – Central NSW

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800





From: Peter Oliver <peter.oliver@goulburn.nsw.gov.au>
Sent: Friday, 24 June 2022 11:33 AM
To: David Walker <David.Walker@premise.com.au>
Cc: Scott Martin <Scott.Martin@goulburn.nsw.gov.au>
Subject: RE: [#221106] Marulan Solar Farm - land owners consent

Hi David,

Apologies for the delayed response.

Council has no objection to the lodgement of the EIS for the purposes of assessing the Munro Road aspect of the development proposal, however prior to any works commencing Council would be seeking the lodgement of a Section 138 Approval under the *Roads Act 1993* in order to assess the matter in detail.

Council's Director Planning and Environment Scott Martin would be your best point of contact at Council moving forward regarding this, as my role no longer includes business/economic development. I've CCed Scott into this email.

Thanks,

Peter Oliver
Communications Officer
T: 02 4823 4515 | **M:** 0422 408 087
[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay our respects to Elders past, present and emerging.

From: David Walker [<mailto:David.Walker@premise.com.au>]
Sent: Thursday, 23 June 2022 9:53 PM
To: Peter Oliver
Subject: FW: [#221106] Marulan Solar Farm - land owners consent

Hi Peter

Just touching base on the below? We would also like, if possible, to arrange a meeting to discuss a couple of other matters with respect to the Marulan Solar Farm.

I'd appreciate if you could advise if you have time for a Teams meeting to discuss.

Kind regards,



DAVID WALKER
General Manager – Central NSW

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800



From: David Walker
Sent: Friday, 17 June 2022 1:34 PM
To: peter.oliver@goulburn.nsw.gov.au
Cc: tom@terrainsolar.com
Subject: FW: [#221106] Marulan Solar Farm - land owners consent

Hi Peter

I just received a bounce back from Jackson in relation to the below email.

As an introduction, Premise is working with the proponent, Terrain Solar, in relation to the proposed Marulan Solar Farm. We would be very appreciative if you could review and address the below request. Please call if you would like to discuss.

Cheers,

From: David Walker
Sent: Friday, 17 June 2022 1:14 PM
To: Jackson Reardon <Jackson.Reardon@goulburn.nsw.gov.au>
Cc: tom@terrainsolar.com
Subject: [#221106] Marulan Solar Farm - land owners consent

Hi Jackson

Hope you're well?

We've been finalising the Marulan Solar Farm EIS and have submitted to Dept Planning for a 'soft submission'. We are meeting with DPE next week to discuss, but pending the outcome of that meeting we are looking to formally lodge the EIS shortly.

In that vein, and for the abundance of caution, we are requesting Council's land owners consent in relation to the element of the project that impacts Council's local road, Munro Road (ie, the proposed widening work in the southern extent of Munro Road and the access connection between the property and Munro Road).

Your assistance is appreciated.

Kind regards,

David Walker

From: Airspace Protection <Airspace.Protection@casa.gov.au>
Sent: Tuesday, 26 April 2022 3:29 PM
To: David Walker
Subject: [#221106] David Walker - Premise Town Planning - Proposed Marulan Solar Farm [SEC=OFFICIAL]
Attachments: 221106_site locality.pdf; faa solar 2021.pdf

OFFICIAL

Good afternoon David,

There are no CASA regulations specific to solar installations near airports in Australia. We do have regulations that permit us to require a hazard to aircraft operations caused by lighting or glare to be modified or removed if necessary.

With regards to solar panels, we have been applying the United States Federal Aviation Administration (US FAA) advisory (current version attached) which recently changed. Previous to this current version, approach paths to airports needed to be assessed to check for glint or glare being aimed at pilots on approach and also to Air Traffic Control Towers.

The new US FAA advisory no longer requires impact to aircraft to be assessed, only concentrating on impact to air traffic control towers. With this in mind, the two airstrips mentioned do not have control towers and therefore CASA considers the potential risk to aviation safety from this proposal to be low.

Our regulations do not cover uncertified airstrips which these sites are, so the above is advice only.

Regards

Matthew Windebank
Aerodrome Engineer | Aerodrome Developments and Airspace Protection
Air Navigation, Airspace & Aerodromes Branch
CASA\ Aviation Group
p: (02) 6217 1183
e: matthew.windebank@casa.gov.au



From: David Walker <David.Walker@premise.com.au>
Sent: Friday, 8 April 2022 11:27 AM
To: Applications <applications@casa.gov.au>
Subject: [#221106] Proposed Marulan Solar Farm

Good morning

Premise has been engaged by Terrain Solar to prepare an Environmental Impact Statement in relation to the proposed state significant Marulan Solar Farm.

The proposed 150 megawatt solar farm, including battery storage, is proposed to be installed on land at 740 Carrick Road, Carrick (Lot 55 DP1141136) – see attached site locality plan showing the solar farm location outlined in red.

As a component of the EIS, a Land Use Conflict Risk Assessment is being prepared, to consider the potential for conflict between the proposed solar farm and surrounding land uses. The predominate land use around the site is rural land holdings to the north and north-west, small rural holdings to the south and east, and the Holcim Marulan Quarry to the west. We also note the existence of two private airstrips near to the project, the Southern Tablelands Gliding Club and Marulan (Tangryang) Airport (shown in blue on the attached plan).

We consider there is the potential for impact associated with the introduction of the solar farm in the context of these airstrips, with the potential for reflection and glint from the panels. A detailed visual impact assessment, including glare assessment, is being completed for the project to ensure that any impacts are clearly understood. We would like to discuss this matter with a representative of the CASA or receive comment from CASA on this matter.

We would value your input on this issue.

Please contact the undersigned to discuss or respond by return email.

Kind regards



DAVID WALKER
Town Planning Discipline Lead

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800



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David Walker

From: David Walker
Sent: Monday, 9 May 2022 1:55 PM
To: Michael Irons
Subject: RE: [#221106] Main Southern Railway Line

12d Synergy: -1
12d Synergy Job: DATA/Projects/Orange/221106 Marulan Solar Farm
12d Synergy Project: DATA/Projects/Orange/221106 Marulan Solar Farm
12d Synergy SendGU: 799eb06c-e141-4537-b2aa-d3cab681e1bd

Hi Michael

Just touching base whether you have a response to the below? Note we are in the process of finalising the EIS so any response would be needed this week.

Kind regards



DAVID WALKER
General Manager – Central NSW

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800





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HR@premise.com.au

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From: David Walker <David.Walker@premise.com.au>
Sent: Monday, 11 April 2022 11:58 AM
To: Michael Irons <MIrons@ARTC.com.au>
Subject: RE: [#221106] Main Southern Railway Line

Thanks Michael

Premise has been engaged by Terrain Solar to prepare an Environmental Impact Statement in relation to the proposed state significant Marulan Solar Farm.

The proposed 150 megawatt solar farm, including battery storage, is proposed to be installed on land at 740 Carrick Road, Carrick (Lot 55 DP1141136) – see attached site locality plan showing the solar farm location outlined in red.

As a component of the EIS, a Land Use Conflict Risk Assessment is being prepared, to consider the potential for conflict between the proposed solar farm and surrounding land uses. The predominate land use around the site is rural land holdings to the north and north-west, small rural holdings to the south and east, and the Holcim Marulan Quarry to the west.

Whilst there is no proposal to access the site across the rail corridor, or interact with the rail corridor, due to the proximity of the project to the Main Southern Railway line, we would like to discuss this matter with a representative of ARTC or receive comment from ARTC on this matter. We do note that a number of waterways intersect the site from the south, and discharge to the north under the railway line. It is not proposed or expected that discharge rates or velocities would change as a result of the project. A hydraulic study has been completed to look at this issue particularly, and we would be happy to share further details on this if required.

We would value your input on this issue.

Please contact the undersigned to discuss or respond by return email.

Kind regards



DAVID WALKER
Town Planning Discipline Lead

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800



POSITION VACANT
TOWN PLANNER

Premise is seeking a Town Planner based in Orange
HR@premise.com.au

APPLY NOW

From: Michael Irons <MIrons@ARTC.com.au>

Sent: Monday, 11 April 2022 11:37 AM

To: David Walker <David.Walker@premise.com.au>

Subject: RE: [#221106] Main Southern Railway Line

Hi Dave,

Yes ARTC operate the line between Goulburn & Marulan. There is a Boral spur line at Medway, just east of Marulan.

You can direct any further enquiries to me initially. Any applications for works will be dealt with by our Third Party Works team who can be emailed at TPWSouthWestNSW@ARTC.com.au.

Cheers,

Michael

Michael Irons
Property Manager Wagga Wagga
Interstate Network



P. 02 6939 5467
M. 0427 491 111
E. MIrons@ARTC.com.au

Australian Rail Track Corporation
20 Station Place
Wagga Wagga NSW 2650

artc.com.au

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From: David Walker <David.Walker@premise.com.au>
Sent: Friday, 8 April 2022 4:02 PM
To: Michael Irons <MIrons@ARTC.com.au>
Subject: [EXT] [#221106] Main Southern Railway Line

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If you believe this email is suspicious, please report it with the "Report Phishing" icon in Outlook, or forward to suspiciousemails@artc.com.au.

Hi Michael

Premise is currently working on a project on land that is located near to the Main Southern Railway Line (in between Goulburn and Marulan, NSW).

Can you confirm if ARTC is the Rail Infrastructure Management for this part of the line? If so, can you also confirm the appropriate property officer?

Kind regards,



DAVID WALKER
Town Planning Discipline Lead

T 02 6393 5000 | M 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800





Premise

POSITION VACANT

TOWN PLANNER

Premise is seeking a Town Planner based in Orange
HR@premise.com.au

[APPLY NOW](#)

David Walker

From: David Walker
Sent: Tuesday, 10 May 2022 10:20 AM
To: 'firesafety@fire.nsw.gov.au'
Subject: [#221106] Proposed Marulan Solar Farm BFS21/290
Attachments: 221106_Marulan Solar Farm EIS extract_fire.pdf; RCE-21206_TerrainSolar_PHA_Draft_7Mar22_Rev(A).pdf

Good morning

Premise is currently preparing an EIS for the proposed Marulan Solar Farm, located at 740 Carrick Road/154 Munro Road, Carrick. The facility would have an approximate capacity of 150 MW and would also feature a battery energy storage system with capacity of 150 MW/600MWhours.

Preparation of the EIS is approaching its final phase and we would welcome the opportunity to engage with F&RNSW to discuss the project.

For context, we provide the preliminary hazard analysis and draft EIS extract with respect to bushfire managed prepared for the project.

Please contact the undersigned should you wish to discuss or provide input prior to the finalisation of the EIS.

Kind regards

David Walker

From: David Walker
Sent: Friday, 8 April 2022 11:48 AM
To: administration@insurancecouncil.com.au
Subject: [#221106] Proposed Marulan Solar Farm
Attachments: 221106_site locality.pdf

12d Synergy: -1
12d Synergy Job: DATA/Projects/Orange/221106 Marulan Solar Farm
12d Synergy Project: DATA/Projects/Orange/221106 Marulan Solar Farm
12d Synergy SendGU: d084baee-196e-4650-83c5-4c015cdc0ae8

Good morning

Premise has been engaged by Terrain Solar to prepare an Environmental Impact Statement in relation to the proposed state significant Marulan Solar Farm.

The proposed 150 megawatt solar farm, including battery storage, is proposed to be installed on land at 740 Carrick Road, Carrick (Lot 55 DP1141136) – see attached site locality plan showing the solar farm location outlined in red.

As a component of the EIS, a Land Use Conflict Risk Assessment is being prepared, to consider the potential for conflict between the proposed solar farm and surrounding land uses. The predominate land use around the site is rural land holdings to the north and north-west, small rural holdings to the south and east, and the Holcim Marulan Quarry to the west.

We consider there is the potential for impact associated with the introduction of the solar farm in the context of insurance premiums. We would like to discuss this matter with a representative of the insurance council or receive comment from the insurance council on this matter.

We would value your input on this issue.

Please contact the undersigned to discuss or respond by return email.

Kind regards



DAVID WALKER
Town Planning Discipline Lead

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800





POSITION VACANT **TOWN PLANNER**

Premise is seeking a Town
Planner based in Orange
HR@premise.com.au

APPLY NOW

David Walker

From: David Walker
Sent: Tuesday, 29 March 2022 9:32 PM
To: marulanrfs@icloud.com
Subject: FW: [#221106] Proposed Marulan Solar Farm
Attachments: Figure 2 - Proposed Development Site.pdf

12d Synergy: -1

Good evening

Following up on the below email. We would appreciate the opportunity to discuss the project with you.

Kind regards



DAVID WALKER
Town Planning Discipline Lead

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800

A banner for a job advertisement. It features the Premise logo on the left, followed by the text "POSITION VACANT" and "TOWN PLANNER" in bold. Below this, it says "Premise is seeking a Town Planner based in Orange" and "HR@premise.com.au". At the bottom, there is a red button with the text "APPLY NOW". The background of the banner shows a row of office chairs and a desk with a glass of water and pens.

From: David Walker <David.Walker@premise.com.au>
Sent: Thursday, 10 March 2022 3:10 PM
To: marulanrfs@icloud.com
Subject: [#221106] Proposed Marulan Solar Farm

Good afternoon

Premise is preparing an EIS in relation to the proposed Marulan Solar Farm (MSF). The MSF is proposed to generate approximately 150 megawatts of energy using tracking solar technology, together with an up to 150 MW battery energy storage system (600 MWhour).

The project is to be located on land at Lot 55 DP1141136, also known as 740 Carrick Road, Marulan. Access to the site will be via Munro Road in the south. The site is mapped as bushfire prone land.

Attached is a plan of the proposed site footprint.

It is proposed to provide a minimum 10 metre asset protection zone around the site. Internal access tracks would be designed to accommodate construction vehicles and fire fighting vehicles.

The site would be fenced and secured, with an RFS padlock able to accommodate access on the site access gate.

We would welcome your input in the preparation of the bushfire assessment to support the EIS.

Please contact the undersigned to respond.

Kind regards,



DAVID WALKER
Town Planning Discipline Lead

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800





POSITION VACANT
TOWN PLANNER

Premise is seeking a Town Planner based in Orange
HR@premise.com.au

APPLY NOW



David Walker

From: David Walker
Sent: Tuesday, 10 May 2022 12:15 PM
To: peter.dowse@rfs.nsw.gov.au
Cc: marulanrfs@icloud.com
Subject: [#221106] Proposed Marulan Solar Farm (RFS ref: DA20210205000432-SEARS-1)
Attachments: 221106_Marulan Solar Farm EIS extract_fire.pdf; RCE-21206_TerrainSolar_PHA_Draft_7Mar22_Rev(A).pdf

12d Synergy: -1

Hi Peter

Premise is currently preparing an EIS for the proposed Marulan Solar Farm, located at 740 Carrick Road/154 Munro Road, Carrick. The facility would have an approximate capacity of 150 MW and would also feature a battery energy storage system with capacity of 150 MW/600MWhours.

Agency SEARs were issued and preparation of the EIS is approaching its final phase; we would welcome the opportunity to engage with RFS to discuss the project.

For context, we provide the preliminary hazard analysis and draft EIS extract with respect to bushfire managed prepared for the project.

Please contact the undersigned should you wish to discuss or provide input prior to the finalisation of the EIS.

Kind regards



DAVID WALKER
General Manager – Central NSW

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800



POSITION VACANT **TOWN PLANNER**

Premise is seeking a Town Planner based in Orange
HR@premise.com.au


APPLY NOW

David Walker

From: David Walker
Sent: Monday, 4 April 2022 4:54 PM
To: maurice.morgan@transport.nsw.gov.au
Subject: FW: [#221106] Proposed Marulan Solar Farm
Attachments: 221106_TIA_001B Including Attachments.pdf

12d Synergy: -1

FYI



DAVID WALKER
Town Planning Discipline Lead

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800




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POSITION VACANT
TOWN PLANNER
Premise is seeking a Town Planner based in Orange
HR@premise.com.au

APPLY NOW

From: David Walker <David.Walker@premise.com.au>
Sent: Thursday, 31 March 2022 9:27 PM
To: development.southern@tfns.w.nsw.gov.au
Subject: [#221106] Proposed Marulan Solar Farm

Good afternoon

Premise is currently preparing a traffic impact assessment for a proposed state significant solar farm at Marulan.

We have prepared a draft TIA (attached) and are currently completing SIDRA modelling for the Munro Road/Hume Highway intersection.

We would appreciate the opportunity to discuss this with TfNSW prior to finalising the assessment.

Kind regards,



DAVID WALKER
Town Planning Discipline Lead

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800

A background image of a modern conference room with several black chairs and a long wooden table. A glass of water and some pens are on the table.

 Premise

POSITION VACANT
TOWN PLANNER

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HR@premise.com.au

APPLY NOW

David Walker

From: David Walker
Sent: Monday, 9 May 2022 1:54 PM
To: Development South
Subject: RE: [#221106] Proposed Marulan Solar Farm (Our Ref: STH17/00162/03)

12d Synergy: -1
12d Synergy Job: DATA/Projects/Orange/221106 Marulan Solar Farm
12d Synergy Project: DATA/Projects/Orange/221106 Marulan Solar Farm
12dSynergySendGU: 6fe4a13b-bad0-43ef-8c7d-e77f79b7d285

Good afternoon

Noting that we have not yet received a response to the below.

Please note, it is intended to submit the EIS in the next 10 days, thus a response, if to be provided on this topic, would be needed this week.

Kind regards,



DAVID WALKER
General Manager – Central NSW

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800





POSITION VACANT
TOWN PLANNER

Premise is seeking a Town Planner based in Orange
HR@premise.com.au

APPLY NOW



From: Development South <development.south@transport.nsw.gov.au>
Sent: Wednesday, 6 April 2022 8:30 AM
To: David Walker <David.Walker@premise.com.au>
Subject: RE: [#221106] Proposed Marulan Solar Farm (Our Ref: STH17/00162/03)

Transport for NSW (TfNSW previously RMS) has received your referral below.

The development assessment officer assigned to this matter is Tim Mahoney who can be reached on 02 9549 9966. We will endeavour to respond within 21 days of your referral.


Please ensure any future correspondence is sent to development.south@transport.nsw.gov.au.

From: David Walker [<mailto:David.Walker@premise.com.au>]
Sent: Monday, 4 April 2022 4:54 PM
To: Maurice Morgan <Maurice.MORGAN@transport.nsw.gov.au>
Subject: FW: [#221106] Proposed Marulan Solar Farm

You don't often get email from david.walker@premise.com.au. [Learn why this is important](#)

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FYI


DAVID WALKER
Town Planning Discipline Lead

T 02 6393 5000 | M 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800



POSITION VACANT
TOWN PLANNER
Premise is seeking a Town Planner based in Orange
HR@premise.com.au
APPLY NOW

From: David Walker <David.Walker@premise.com.au>
Sent: Thursday, 31 March 2022 9:27 PM
To: development.southern@tfnsw.nsw.gov.au
Subject: [#221106] Proposed Marulan Solar Farm

Good afternoon

Premise is currently preparing a traffic impact assessment for a proposed state significant solar farm at Marulan.

We have prepared a draft TIA (attached) and are currently completing SIDRA modelling for the Munro Road/Hume Highway intersection.

We would appreciate the opportunity to discuss this with TfNSW prior to finalising the assessment.

Kind regards,



DAVID WALKER
Town Planning Discipline Lead

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800

A banner image for a job advertisement. It features a row of modern office chairs in a meeting room. On the left, there is a white box containing the Premise logo, the text "POSITION VACANT TOWN PLANNER", a description of the role, and an "APPLY NOW" button.

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HR@premise.com.au
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OFFICIAL

David Walker

From: David Walker
Sent: Thursday, 19 May 2022 3:18 PM
To: 'environmental.assessments@waterNSW.com.au'
Subject: [#221106] Marulan Solar Farm - water quality report (Attention: Miles Ellis)
Attachments: Appendix J - WCMSR.pdf; Issued SEARs_19022021_055057.pdf; Consolidated Agency Advice 1.pdf

Good afternoon Miles Ellis,

Premise has been engaged by Terrain Solar to prepare environmental assessment documentation in relation to the proposed Marulan Solar Farm. The site is within the Sydney Drinking Water Catchment.

The project SEARs (attached) require consultation with regulators as part of EIS preparation.

To that end, we provide the water cycle management report study for Water NSW review and comment prior to EIS lodgement.

Please contact the undersigned if you would like to discuss.

kind regards,

David Walker

From: Aaron Ross <Aaron.Ross@fire.nsw.gov.au>
Sent: Thursday, 12 May 2022 2:41 PM
To: David Walker
Cc: Fire Safety
Subject: Proposed Marulan Solar Farm BFS21/290

Hi David,

I note your intention to consult with FRNSW regarding the preparation of the EIS for the proposed Marulan Solar Farm.

FRNSW will review and provide specific comment and recommendations on the finalised EIS via the Department of Planning Portal at the appropriate time. In the meantime, I will provide you with some general, publicly available information that may be of assistance.

- [HIPAP No. 1 - Industry Emergency Planning Guidelines](#) can assist an operator of a facility in the establishment of an emergency plan that provides for the protection of people and the environment in the event of an accident.
- [Emergency services information package and tactical fire plans](#) is a FRNSW guideline document that may be used to develop an Emergency Services Information Package (ESIP). The ESIP provides firefighters with site specific information that allows them to develop and implement effective strategies and tactics to manage a fire or other emergency incident.
- [Access for fire brigade vehicles and firefighters](#) is a FRNSW guideline document that may be used to ensure the provision of safe, efficient, and effective access for fire brigade vehicles to any premises and allow firefighters to rapidly intervene when a fire or other emergency incident occurs.

When FRNSW are presented with a proposal for a large, unique, or complex facility that may present special or unique problems of firefighting and emergency management we may recommend that a Fire Safety Study (FSS) be developed in accordance with [HIPAP No. 2 - Fire Safety Study Guidelines](#). The objective of the FSS is to ensure that the proposed fire prevention, detection, protection and fighting measures are appropriate for the specific fire hazard and adequate to meet the extent of potential fires for the subject development.

Thanks,
Aaron



STATION OFFICER AARON ROSS

Team Leader Fire Safety

Operational Liaison and Special Hazards Unit | Fire and Rescue NSW

E: aaron.ross@fire.nsw.gov.au

T: (02) 9742 7430 | M: 0457438760

1 Amarina Ave, Greenacre, NSW 2190 | Locked Bag 12, Greenacre, NSW, 2190

PREPARED FOR ANYTHING.

www.fire.nsw.gov.au



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This message has been scanned for viruses.

David Walker

From: Soar STGC <soarstgc@stgc.org.au>
Sent: Tuesday, 10 May 2022 8:47 PM
To: David Walker
Subject: RE: [#221106] Proposed Marulan Solar Farm

Hello David,

Thanks forgetting in touch and providing an introduction to the proposed Marulan Solar Farm.

Our committee has looked at the project over view and at this point does not have any major concerns regarding potential for long term impact on our club operations.

However, we would appreciate receiving the draft 'glare assessment' to ensure the design considers our flying operation safety for gliders and aircraft in the circuit for landing.

Please get back in contact any time to discuss as required.

Regards,
John Wilkinson
President
Southern Tablelands Gliding Club
0418 670291

On 8 Apr 2022, at 11:47 am, David Walker <David.Walker@premise.com.au> wrote:

Good morning

Premise has been engaged by Terrain Solar to prepare an Environmental Impact Statement in relation to the proposed state significant Marulan Solar Farm.

The proposed 150 megawatt solar farm, including battery storage, is proposed to be installed on land at 740 Carrick Road, Carrick (Lot 55 DP1141136) – see attached site locality plan showing the solar farm location outlined in red.

As a component of the EIS, a Land Use Conflict Risk Assessment is being prepared, to consider the potential for conflict between the proposed solar farm and surrounding land uses. The predominate land use around the site is rural land holdings to the north and north-west, small rural holdings to the south and east, and the Holcim Marulan Quarry to the west. We also note the existence of two airstrips near to the project, being the Southern Tablelands Gliding Club and Marulan (Tangryang) Airport (shown blue on the attached).

We consider there is the potential for impact associated with the introduction of the solar farm in the context of these airstrips, with the potential for reflection and glint from the panels. A detailed visual impact assessment, including glare assessment, is being completed for the project to ensure that any impacts are clearly understood. We would like to discuss this matter with a representative of the Southern Tablelands Gliding Club or receive comment from Southern Tablelands Gliding Club on this matter.

We would value your input on this issue.

Please contact the undersigned to discuss or respond by return email.

Kind regards

<Premiselogo_246905ea-ab02-4ac3-8756-503637ab4fc8.jpg>

DAVID WALKER
Town Planning Discipline
Lead

T 02 6393 5000 | **M** 0437 621 057

E David.Walker@premise.com.au

A 154 Peisley St, Orange NSW 2800

[<PremiseHome_44730794-ed50-4bf4-afea-92e4f0b025fa.jpg>](#)
[<PremiseLinkedin_8a50498a-a65a-4e07-a528-36aa00534af3.jpg>](#)

<PremiseBar_e69c84f4-3739-4553-9b83-0d7d02c03ab0.jpg>

<OrangeTownPlanner_f3579536-6faf-4635-96d7-9636da34bee3.jpg>

<221106_site locality.pdf>

David Walker

From: Jackson Reardon <Jackson.Reardon@goulburn.nsw.gov.au>
Sent: Monday, 8 November 2021 4:33 PM
To: David Walker
Cc: 'Tom'
Subject: RE: [#221106] Project Update to Council

Personally I think an increase in the battery size adds positively to the project.
Not sure how the added MW capacity translates to physical size but from memory the Marulan site is quite sheltered, therefore the impact to the landscape would be minimised?

Jackson Reardon
Communications & Business Development Officer
T: 02 4823 4515

[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



From: David Walker [mailto:David.Walker@premise.com.au]
Sent: Monday, 8 November 2021 4:31 PM
To: Jackson Reardon
Cc: 'Tom'
Subject: RE: [#221106] Project Update to Council

Thanks Jackson

Tom and I are available Thursday morning to discuss engagement. I'll send a Teams invite.

Did you have any comments on the change to the battery?

Cheers,



DAVID WALKER
Town Planning Discipline Lead

T 02 6393 5000 | M 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800



From: Jackson Reardon <Jackson.Reardon@goulburn.nsw.gov.au>
Sent: Monday, 8 November 2021 4:13 PM
To: David Walker <David.Walker@premise.com.au>
Cc: 'Tom' <tom@terrainsolar.com>
Subject: RE: [#221106] Project Update to Council

Actually – if you wanted to do Thursday this week my day isn't too bad – could do 9:30am or 3pm?
Otherwise will have to go next week.

Jackson Reardon
Communications & Business Development Officer
T: 02 4823 4515

[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



From: Jackson Reardon
Sent: Monday, 8 November 2021 4:11 PM
To: 'David Walker'
Cc: 'Tom'
Subject: RE: [#221106] Project Update to Council

Hi David,
I unfortunately don't have time this week sorry, I'm in multiple meetings everyday and need to keep the rest of my calendar free to actually work!
I could do 8:30 or 9am Monday or Tuesday next week?
Cheers,

Jackson Reardon
Communications & Business Development Officer
T: 02 4823 4515

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From: David Walker [<mailto:David.Walker@premise.com.au>]

Sent: Monday, 8 November 2021 3:09 PM

To: Jackson Reardon

Cc: 'Tom'

Subject: RE: [#221106] Project Update to Council

Hi Jackson

Further to the below, community engagement for the Marulan Solar Farm is shortly expected to commence.

Would you have some time this week to discuss the project so we can bring you up to speed?

We would also like to bring you up to speed with thinking around the proposed battery. Terrain are currently investigating providing a larger battery storage system and have commenced consultation with the Dept Planning about this. The final size is still being investigated but the current thinking is a 150MW battery with 4 hour supply (ie, 600 MWhours). We don't expect this will result in any changes to our approach to assessment, as the battery area would continue to be contained within the existing identified investigation area and relevant hazard etc studies will need to be completed regardless of scale. No change to the solar farm capacity is being proposed. Obviously we want to make sure that there is clear understanding of how this is viewed by key stakeholders, including Council.

If you can come back to me with some feedback on the above, it would be appreciated. Please let me know if you have some time this week to catch up.

Kind regards



DAVID WALKER
Town Planning Discipline Lead

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800



From: David Walker <David.Walker@premise.com.au>

Sent: Wednesday, 22 September 2021 8:27 AM

To: Jackson Reardon <Jackson.Reardon@goulburn.nsw.gov.au>

Cc: 'Tom' <tom@terrainsolar.com>

Subject: RE: [#221106] Project Update to Council

Hi Jackson

I hope all is well down in Goulburn?

I thought I would touch base with a brief update for Council on the Marulan Solar Farm.

As you would be aware, SEARs were issued in February and we are now well underway with assessment to inform preparation of the EIS.

The Aboriginal Cultural Heritage Assessment is underway, with RAPs identified and initial field survey scheduled for next week.

Biodiversity and soils field work is proposed to occur in the next few weeks, and the engagement strategy with the community is to be finalised by the end of next week.

It is still intended to arrange an in-person meeting with Council staff as the project progresses, however with current COVID restrictions this may not be for a month or 2.

At this stage, and noting timeframes for the various assessments, EIS lodgement is anticipated to occur in around February 2022. We will keep Council updated if there is any change to this timeframe.

Don't hesitate to get in contact if you have any questions.

Kind regards,



DAVID WALKER
Town Planning Discipline Lead

T 02 6393 5000 | M 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800



From: Jackson Reardon <Jackson.Reardon@goulburn.nsw.gov.au>

Sent: Friday, 5 February 2021 12:10 PM

To: 'Tom' <tom@terrainsolar.com>

Cc: David Walker <David.Walker@premise.com.au>

Subject: RE: Project Update to Council

Thanks Tom, appreciate the update.

Look forward to continuing progress, and happy to organise a meeting with Council when appropriate.

Cheers,

Jackson Reardon
Communications & Business Development Officer

T: 02 4823 4515

[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



From: Tom [<mailto:tom@terrainsolar.com>]
Sent: Friday, 5 February 2021 10:41 AM
To: Jackson Reardon <Jackson.Reardon@goulburn.nsw.gov.au>
Cc: David Walker <David.Walker@premise.com.au>
Subject: Re: Project Update to Council

Hi Jackson,

We conducted our community engagement last year by a letter box drop. We received only a couple of phone calls and emails and none seemed to raise any concerns. More that people want to be kept informed as the project progresses.

We have also got a website up and running for the Project where we will provide continual updates as things progress. We are currently awaiting our SEARs as we lodged our scoping report with the department a month ago.

At this stage we don't require any further assistance but will keep in touch. At some stage it would be good to meet in person with the Council so will keep in touch on arranging a time for this.

Regards
Tom



Tom Allen
Project Development Manager
Terrain Solar Pty Ltd
M: +61 (0) 400 079 641
E: tom@terrainsolar.com

On Tue, Feb 2, 2021 at 10:04 AM Jackson Reardon <Jackson.Reardon@goulburn.nsw.gov.au> wrote:

Hi Tom,

Hope you are well. Our Mayor had a media outlet ask him about consultation for a solar farm yesterday, and I was wondering if this may be connected to Terrain Solar?

In the meantime, thought I'd check in to see how you are going and if I can help with anything.

Cheers,

Jackson Reardon
Communications & Business Development Officer

T: 02 4823 4515

[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



From: Tom [mailto:tom@terrainsolar.com]
Sent: Tuesday, 24 November 2020 5:10 PM
To: Jackson Reardon <Jackson.Reardon@goulburn.nsw.gov.au>
Cc: David Walker <David.Walker@premise.com.au>
Subject: Re: Project Update to Council

Hi Jackson

I don't see a problem with that.

Cheers Tom



Tom Allen
Project Development Manager
Terrain Solar Pty Ltd
M: +61 (0) 400 079 641
E: tom@terrainsolar.com

On Tue, Nov 24, 2020 at 11:35 AM Jackson Reardon <Jackson.Reardon@goulburn.nsw.gov.au> wrote:

Hi Tom,

Hope you are well mate. I do a quarterly business development update to Councillors, and as part of my report to December I am keen to include a couple of paragraphs around Terrain Solar looking at the Carrick proposal.

Would you be comfortable with this? Happy for you to make edits/changes to the words below:

Terrain Solar

In November staff met with representatives of Terrain Solar, an Australian owned and operated business who are developing strategically located solar farms across regional Australia. Terrain Solar have recently completed a 64MW solar farm in Warwick, and have four others under construction at present in Corowa, Wagga, Junee and Molong. They are now investigating taking over the proposed solar farm at Carrick near Towrang, which has been put on hold.

Terrain Solar have a strong track record of delivering projects such as this one, and would be looking at installation of a 100 – 150 MW solar farm here with a 40MW battery. Consultation with the community would be one of the critical first steps, and will be undertaken in the near future if they choose to go ahead with this project.

Staff will keep Councillors updated around this proposal. This will be a State Significant Development, therefore the decision would lie with the NSW Government, however we would have the opportunity to make a submission as is the normal process. The fact that Terrain Solar have reached out to staff at this early stage in an effort to work collaboratively, and are already thinking about how to engage with the community, is a very positive start.

Cheers,

Jackson Reardon
Communications & Business Development Officer
T: 02 4823 4515

[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



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David Walker

From: Brendan Hollands <Brendan.Hollands@goulburn.nsw.gov.au>
Sent: Tuesday, 3 May 2022 4:38 PM
To: David Walker
Cc: Jackson Reardon
Subject: Proposed Marulan Solar Farm
Attachments: 221106_site locality.pdf

Good afternoon David

Thank you for your email below and apologies for the delayed reply.

The question of changes in land rates due to a development is difficult to determine. Land rates in NSW are based on the unimproved land value of the properties. If land values in the area increased because of your development it could lead to an increase in the rates of surrounding properties. This however would only be the case if the increases in land values were in excess as the average increase in land values across the LGA. In other words, if the development lead to property prices increasing by 10% there would only be a significant increase in rates if the average increase in valuation is lower than that 10% figure. Conversely, if the average increase across the LGA was greater than 10% rates in the area could potentially decrease.

Valuations are only provided to Council every 3 years for rating purposes so any impact on individual rates would not be known until the next general valuation.

I know this is confusing however if you need any more information or wish to discuss this further please feel free to give me a call. Please note after Friday I will be returning to my substantive role as Director of Corporate and Community Services and my phone number is 4823 4427, alternatively you can reach me on my mobile 0448 246 158.

Regards

Brendan Hollands
Acting General Manager

T: 02 4823 4486

[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



From: David Walker [<mailto:David.Walker@premise.com.au>]
Sent: Friday, 8 April 2022 11:47 AM
To: Council <Council@goulburn.nsw.gov.au>

Cc: Jackson Reardon <Jackson.Reardon@goulburn.nsw.gov.au>

Subject: [#221106] Proposed Marulan Solar Farm

Good morning

As previously discussed with Council staff and Councillors, Premise has been engaged by Terrain Solar to prepare an Environmental Impact Statement in relation to the proposed state significant Marulan Solar Farm.

The proposed 150 megawatt solar farm, including battery storage, is proposed to be installed on land at 740 Carrick Road, Carrick (Lot 55 DP1141136) – see attached site locality plan showing the solar farm location outlined in red.

As a component of the EIS, a Land Use Conflict Risk Assessment is being prepared, to consider the potential for conflict between the proposed solar farm and surrounding land uses. The predominate land use around the site is rural land holdings to the north and north-west, small rural holdings to the south and east, and the Holcim Marulan Quarry to the west. A potential conflict is in respect of any changes to land rating as a result of the proposal. We would welcome the opportunity to discuss this matter with Council's rates team or receive written feedback on this matter.

We would value your input on this issue.

Please contact the undersigned to discuss or respond by return email.

Kind regards



DAVID WALKER
Town Planning Discipline Lead

T 02 6393 5000 | **M** 0437 621 057
E David.Walker@premise.com.au
A 154 Peisley St, Orange NSW 2800



David Walker

From: Timothy Baker <tim.baker@nrar.nsw.gov.au>
Sent: Friday, 5 November 2021 3:27 PM
To: David Walker
Subject: NRAR response - Marulan Solar Farm - 740 Carrick Road - mapped waterways

Hi David,

In response to your letter to NRAR requesting consideration of the presence of waterfront land for this project my initial comments are that the approach appears reasonable for the yellow dashed areas on mapped first and second order watercourses, and it would be appropriate to include this for detailed assessment as part of the SSD EIS. Please note the mapped third order and higher order watercourses will need to maintain a vegetated riparian corridor. NRAR will be able to provide further comment during exhibition of the EIS.

Regards
Tim

Tim Baker | Senior Water Regulation Officer
Natural Resources Access Regulator
Department of Planning, Industry & Environment
M: 0428 162 097 | E: Tim.Baker@dpie.nsw.gov.au
www.industry.nsw.gov.au

11 May 2022

Our Ref: STH17/00162/03

Your Ref: SSD 13137914

David Walker

Premise

BY EMAIL: David.Walker@premise.com.au

PRE LODGEMENT ADVICE (SSD 13137914), MARULAN SOLAR FARM - LOT 55 DP 1141136 (NO.740) CARRICK ROAD, CARRICK (SSD 13137914)

I refer to your email dated 4 April 2022 regarding the above inquiry.

Transport for NSW (TfNSW) has reviewed the information provided (Marulan Solar Farm Draft Traffic Impact Assessment (TIA), Report No. 221106_TIA Rev. 001B dated 18 March 2022) and notes:


- the key state road is the Hume Highway;
- the development proposes all access via Munro Road (local road) which connects to the Hume Highway (refer to **Attachment 1**);
- the development would generate additional traffic. The impact of this traffic needs to be considered and adequately mitigated;
- comments have not been obtained by TfNSW from the Australian Rail and Track Corporation (ARTC) in relation to impacts on the adjoining rail corridor; and
- you are seeking comments from TfNSW on the draft TIA noting that provided document is not complete (e.g. SIDRA modelling).

Having regard to the above, TfNSW provides the comments as detailed in **Attachment 2** to this letter.

Please note that the comments are based on the information provided and the TfNSW position is subject to change, depending on the information submitted with any future application.

If you have any questions, please contact me on 0418 962 703.

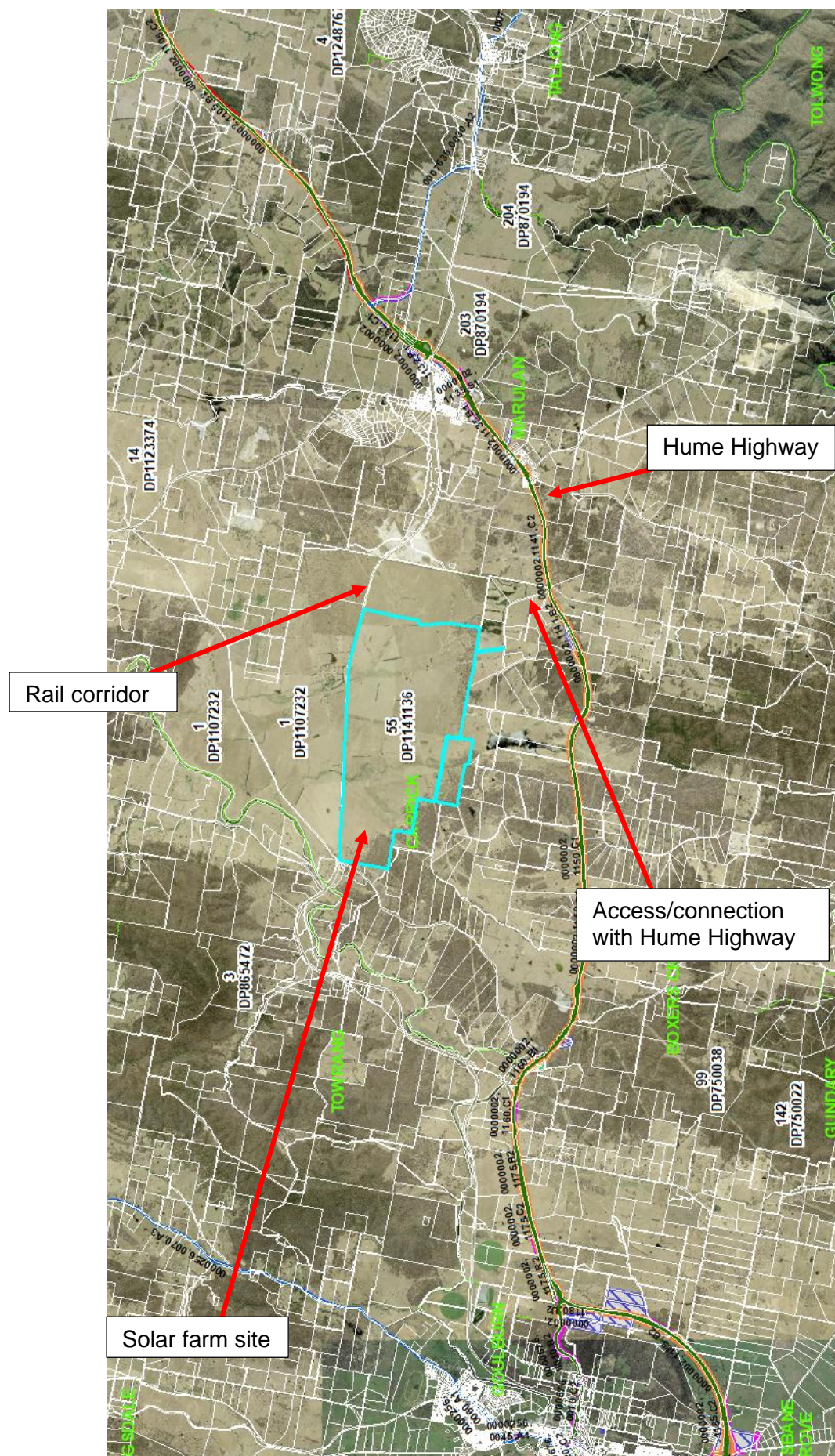
Yours sincerely



Andrew Lissenden

A/Team Leader, Development Services, South Region

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1. Oversized vehicles: No details have been provided on the use of oversize or overmass (OSOM) vehicles during the construction stage (e.g. for transformers, substations, etc). Details are required on any OSOM movements associated with the proposal as well as details on the route these vehicles will take and any changes to the road network required to cater for OSOM movements (e.g. removal of infrastructure, widening works, vegetation removal, etc).
2. Glare: While TfNSW notes the separation of the solar farm site from the Hume Highway, a visual assessment of the potential impacts of the solar farm on the Hume Highway (at several locations) is required.
3. Impacts on the adjoining rail corridor: As detailed in the advice provided by TfNSW as part of the Secretaries Environmental Assessment Requirements (refer to TfNSW letter dated 12 February 2021) discussions are required to be had with ARTC who manage the adjoining rail line. This is required to obtain advice on any concerns they have with the proposal, including but not limited to glare, increase in vehicle movements over existing level crossings, etc as well as to obtain agreement on any mitigation measures proposed.
4. Swept Paths: Swept paths for the largest construction vehicle should be provided to demonstrate that this vehicle when using the Hume Highway right-turn deceleration lane can make the manoeuvre via the median break without adversely impacting the adjoining lane in the median break (e.g. if a car was positioned in the median break to turn right). If work is required a strategic design of what is proposed will need to be provided (refer to Point 7 below for additional details).
5. Intersection assessment: TfNSW notes that the submitted draft TIA proposes to assess the intersection of the Hume Highway and Munro Road using SIDRA computer modelling and states that “Any proposed works for the upgrading of the intersection of the Hume Highway and Munro Road will be dependant on the results of the SIDRA modelling of traffic movements at this intersection”. Noting the modelling has not been provided TfNSW is unable to provide comments on it at this time. Electronic copies of the SIDRA modelling files will need to be provided along with details on how the base model has been calibrated with on site observations, (e.g. queue lengths and/or delays) for the AM and PM peaks.

Noting the time frame for construction (18 months) a turn warrant assessment should also be undertaken for the local road connection with the Hume Highway. For the turn warrant assessment, volume plots on Figure 3.25: Warrants for turn treatments on major roads at signalised intersections in the *Guide to Traffic Management Part 6: Intersections, Interchanges and Crossing Management* need to be provided to identify the appropriate turn treatments. The design speed used must be 10km/h over the posted speed.

6. Use of median break: Vehicles leaving via Munro Road that are wishing to turn right/go toward Goulburn will utilise the existing median break. Details are required on how larger vehicles wishing to turn right will be prevented from using the median break

noting the space available and the potential to overhang into a through lane. TfNSW notes that a number of independent private contractors that are not directly associated with the proposal will need to access the site in larger vehicles. A Driver Code of Conduct is not a sufficient measure to control this in isolation. Generally, TfNSW is not supportive of increases in at grade right turn movements on a high speed road such as the Hume Highway.

7. Strategic/Concept Design: Should it be identified that mitigation measures are required that will impact a state/classified road then a concept design for the proposed works will need to be prepared and submitted as part of the State Significant Infrastructure (SSI) assessment process/before SSI determination. Refer to Points 1 d) and 4 in Attachment 1 of the TfNSW letter dated 12 February 2021 for additional details.