

Project Name: Sandy Creek Solar Farm
Case ID: SSD-41287735

Applicant Details

Project Owner Info

Title	Ms
First Name	Kelsi
Last name	Bolstad
Role/Position	Senior Environmental Planner
Phone	0221574361
Email	kelsi.bolstad@lightsourcebp.com
Address	420 George Street
	Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	LIGHTSOURCE DEVELOPMENT SERVICES AUSTRALIA PTY LTD
ABN	26623301799

Primary Contact Info

Are you the primary contact?

No

Select a Primary contact from the list below

kelsi.bolstad@lightsourcebp.com

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Sandy Creek Solar Farm
Industry	Energy
Development Type	Electricity Generation - Solar
Capital Investment Value (excl GST)	AUD1,400,000,000.00
Indicative Operation Jobs	10
Indicative Construction Jobs	350
Number of Occupants	1
Number of Dwellings	0
Gross Floor Area (GFA) sqm	1

Description of the Development/Infrastructure

The Sandy Creek Solar Farm Project involves the development, construction and operation of a solar farm off Sandy Creek Road, near Dunedoo in the central west of NSW. The solar farm component of the Project will have a rated power output of 840 MWp and an indicative AC capacity of around 700 megawatts (MWAC). The Project will also include a centralised or a DC-coupled battery energy storage system (BESS) of up to 2,800 MWh storage capacity.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Sandy Creek Solar Farm
Site Address (Street number and name)	Dapper Road, Dunedoo
Site Co-ordinates - Latitude	-32.207551
Site Co-ordinates - Longitude	149.254

Local Government Area

Local Government	District Name	Region Name	Primary Region
Warrumbungle Shire		Central West and Orana	<input checked="" type="radio"/>
Dubbo Regional		Central West and Orana	<input type="radio"/>

Lot and DP

Lot and DP

Lot number DP

49 754305
55 754305
65 754305
66 754305
96 745305
97 754305
98 754305
99 754305
100 754305
102 754305
25 754305
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25 754305
29 754305
36 754305
37 754305
58 754305
102 754305

Site Area

What is the total site area for your development?

Site Area sqm

17,130,000

Climate Zone

What climate zone/s is development in?

Climate Zone: select all that apply

Climate zone 4 - hot dry summer, cool winter

How has the climate zone impacted the design of the development?

The development of the design has taken into account the climate.

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Consent to Applicant- LSbp
File Name	Consent letter_Brennan_Redacted
File Name	Consent Letter Tolhurst 29022024_Redacted
File Name	Advice to Applicant Sandy creek Wind Farm

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The Project is State significant development (SSD) pursuant to the State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), as it meets the definition of "electricity generating works" which have a capital investment value of more than \$30 million as specified in Schedule 1 of the SRD SEPP.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 20 - Electricity generating works and heat or co-generati

Type of Project

NA

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

RU1 Primary Production

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

Yes

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

Yes

Is the development wholly residential?

No

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with a Capital Investment Value under \$10 million, or a new development with a Capital Investment Value under \$5 million?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

*

No

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201, 205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
R80025	CEnvP	Nicole Armit

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Sandy Creek EDC
File Name	20240326_EISDataPackage
File Name	Appendix G Biodiversity development assessment report
File Name	Appendix T Air quality assessment
File Name	Appendix S Economic assessment

File Name	Appendix R Social impact assessment
File Name	Appendix Q Bushfire Assessment Report
File Name	Appendix P Hazard and risk assessment
File Name	Appendix O Water assessment
File Name	Appendix N Traffic Impact Assessment
File Name	Appendix M Noise and vibration impact assessment
File Name	Appendix L Visual impact assessment
File Name	Appendix K Land and rehabilitation assessment
File Name	Appendix J Statement of heritage impact
File Name	Appendix I Aboriginal cultural heritage assessment
File Name	Appendix H Aquatic ecology assessment
File Name	Sandy Creek EIS_Main Report_App A-F
