

## APPENDIX 1

### SEARs Table and SEARs Checklist

## Appendix 1 SEARs Checklist

**Table A.1 SEARs and where each requirement has been addressed in this EIS.**

Requirement	Where addressed in EIS
<b>General Requirements</b>	
The environmental impact statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8, Division 5 of the <i>Environmental Planning and Assessment Regulation 2021</i> (EP&A Regulation) and must have regard to the <i>State Significant Development Guidelines</i> and the <i>Large-Scale Solar Energy Guideline (2022)</i> (Solar Guideline).	<b>Section 4.0 and Appendix 5</b>
In particular, the EIS must include:	
<ul style="list-style-type: none"> <li>• stand-alone executive summary</li> </ul>	<b>Executive Summary Appendix 22</b>
<ul style="list-style-type: none"> <li>• a full description of the development, including:               <ul style="list-style-type: none"> <li>○ details of construction, operation and decommissioning, including any staging of the development</li> <li>○ a high quality site plan at an adequate scale showing all infrastructure and facilities (including any infrastructure that would be required for the development, but the subject of a separate approvals process)</li> <li>○ a high quality detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development</li> </ul> </li> </ul>	<b>Section 3.0 and Appendix 4</b>
<ul style="list-style-type: none"> <li>• a strategic justification of the development focusing on site selection and the suitability of the proposed site with respect to potential land use conflicts with existing and future surrounding land uses (including existing land use, other proposed or approved solar and major projects, rural/residential development, Crown lands within and adjacent to the project site and subdivision potential) having regard to the Solar Guideline</li> </ul>	<b>Section 2.0 and Section 8.0</b>
<ul style="list-style-type: none"> <li>• an assessment of the likely impacts of the development on the environment, focusing on the specific issues identified below, including:               <ul style="list-style-type: none"> <li>○ a description of the existing environment likely to be affected by the development using sufficient baseline data</li> <li>○ an assessment of the likely impacts of all stages of the development (which is commensurate with the level of impact), including any cumulative impacts of the site and existing or proposed developments in the region, taking into consideration any relevant legislation, environmental planning instruments, guidelines, policies, plans and industry codes of practice including the Solar Guideline and <i>Cumulative Impact Assessment Guideline</i> (DPIE, 2021)</li> <li>○ a description of the measures that would be implemented to avoid, mitigate and/or offset the impacts of the development (including draft management plans for specific issues as identified below)</li> <li>○ a description of the measures that would be implemented to monitor and report on the environmental performance of the development</li> </ul> </li> </ul>	<b>Section 6.0 and Section 7.0</b>
<ul style="list-style-type: none"> <li>• a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS</li> </ul>	<b>Section 7.0 and Appendix 2</b>
<ul style="list-style-type: none"> <li>• a detailed evaluation of the merits of the project as a whole having regard to:               <ul style="list-style-type: none"> <li>○ the requirements in Section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i>, including the objects of the Act and how the principles of ecologically sustainable development have been incorporated in the design, construction and ongoing operations of the development</li> </ul> </li> </ul>	<b>Section 2.0, Section 4.0, Section 8.0,</b>

Requirement	Where addressed in EIS
<ul style="list-style-type: none"> <li>○ the suitability of the site with respect to potential land use conflicts with-existing and future surrounding land uses</li> <li>○ feasible alternatives to the development and its key components and the consequences of not carrying out the development</li> </ul>	<b>Appendix 5</b>
<ul style="list-style-type: none"> <li>● a detailed consideration of the capability of the project to contribute to the security and reliability of the electricity system in the National Electricity Market, having regard to local system conditions and the Department’s guidance on the matter.</li> </ul>	<b>Section 2.1</b>
The EIS must also be accompanied by:	
<ul style="list-style-type: none"> <li>● a detailed calculation of the estimated capital investment value (CIV) of the development, prepared by a AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor in accordance with Planning Circular PS 21-020: Calculation of capital investment value. The calculation of the estimated CIV is to be accurate at the date of application and include details of all components and assumptions from which it is derived; and</li> </ul>	<b>Provided to DPHI separately</b>
<ul style="list-style-type: none"> <li>● an estimate of the jobs that will be created during the construction and operational phases of the proposed development; and</li> </ul>	<b>Section 3.0, Section 6.15 and Appendix 19</b>
<ul style="list-style-type: none"> <li>● a declaration from a Registered Environmental Assessment Practitioner that the EIS includes the information specified in the Department’s Registered Environmental Assessment Practitioner Guidelines. The development application must be accompanied by the consent of the owner/s of the land (as required in Section 23(1) of the EP&amp;A Regulation).</li> </ul>	<b>EIS Declaration</b>
Key Issues	
The EIS must address the following specific matters:	
<ul style="list-style-type: none"> <li>● <b>Biodiversity</b> – including:               <ul style="list-style-type: none"> <li>○ An assessment of the biodiversity values and the likely biodiversity impacts of the project in accordance with Section 7.9 of the Biodiversity Conservation Act 2016 (NSW) (BC Act), the Biodiversity Assessment Method (BAM) 2020 and documented in a Biodiversity Development Assessment Report (BDAR), including a detailed description of the proposed regime for avoiding, minimising, managing and reporting on the biodiversity impacts of the development over time, and a strategy to offset any residual impacts of the development in accordance with the BC Act.</li> <li>○ An assessment of the likely impacts on listed aquatic threatened species, populations or ecological communities, scheduled under the Fisheries Management Act 1994, and a description of the measures to minimise and rehabilitate impacts, including impacts to Gundry Creek, and Bullamalito Creek.</li> <li>○ If an offset is required, details of the measures proposed to address the offset obligations.</li> </ul> </li> </ul>	<b>Section 6.4 and Appendix 7</b>
<ul style="list-style-type: none"> <li>● <b>Heritage</b> – including:               <ul style="list-style-type: none"> <li>○ An assessment of the impact to Aboriginal cultural heritage items (cultural and archaeological) in accordance with the <i>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW</i> (OEH, 2011) and the <i>Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW</i> (DECCW, 2010), including results of archaeological test excavations (if required).</li> <li>○ Evidence of consultation with Aboriginal communities in determining and assessing impacts, developing options and selecting options and mitigation measures (including the final proposed measures), having regard to the <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents</i> (DECCW, 2010).</li> <li>○ Assess the impact to historic heritage having regard to the <i>NSW Heritage Manual</i>.</li> </ul> </li> </ul>	<b>Section 6.5 and Appendix 8</b>  <b>Section 6.6 and Appendix 9</b>

Requirement	Where addressed in EIS
<ul style="list-style-type: none"> <li>• <b>Land</b> – including:               <ul style="list-style-type: none"> <li>○ A detailed justification of the suitability of the site and that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints, having regard to the Solar Guideline.</li> <li>○ An assessment of the potential impacts of the development on existing land uses on the site and adjacent land, including:                   <ul style="list-style-type: none"> <li>▪ flood prone land, Crown lands, mining, quarries, mineral or petroleum rights</li> <li>▪ a soil survey to determine the soil characteristics and consider the potential for salinity, acid sulfate soils and erosion to occur; and</li> <li>▪ a cumulative impact assessment of nearby developments.</li> </ul> </li> <li>○ An assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including consideration of the zoning provisions applying to the land, including subdivision (if required).</li> <li>○ An assessment of the agricultural impacts in accordance with the Solar Guideline.</li> </ul> </li> </ul>	<p><b>Section 6.7 and Appendix 10</b></p>
<ul style="list-style-type: none"> <li>• <b>Landscape and Visual</b> – including:               <ul style="list-style-type: none"> <li>○ A landscape and visual impact assessment, prepared in accordance with the Solar Guideline and the <i>Technical Supplement – Landscape and Visual Impact Assessment</i>.</li> <li>○ A detailed assessment of the likely visual impacts (including night lighting) of all components of the project on surrounding residences (including approved developments, lodged development applications and dwelling entitlements), and key locations, Goulburn Airport operations, scenic or significant vistas and road corridors in the public domain.</li> <li>○ Details of measures to mitigate and/or manage potential impacts (including a draft landscaping plan for on-site perimeter planting, with evidence it has been developed in consultation with affected landowners).</li> </ul> </li> </ul>	<p><b>Section 6.8 and Appendix 11</b></p>
<ul style="list-style-type: none"> <li>• <b>Glint and Glare</b> – provide a glint and glare assessment prepared in accordance with the Solar Guideline.</li> </ul>	<p><b>Section 6.9 and Appendix 12</b></p>
<ul style="list-style-type: none"> <li>• <b>Noise</b> – including an assessment of the construction noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline</i> (ICNG), operational noise impacts in accordance with the NSW <i>Noise Policy for Industry</i> (2017), cumulative noise impacts (considering other developments in the area), and a draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria.</li> </ul>	<p><b>Section 6.10 and Appendix 13</b></p>
<ul style="list-style-type: none"> <li>• <b>Transport</b> – including:               <ul style="list-style-type: none"> <li>○ An assessment of the peak and average traffic generation, including over-dimensional vehicles/heavy vehicles requiring escort and construction worker transportation.</li> <li>○ An assessment of the likely transport impacts to the site access route(s), site access point(s), any Crown land, particularly in relation to the capacity and condition of the roads, road safety and intersection performance.</li> <li>○ A cumulative impact assessment of traffic from nearby developments.</li> <li>○ Provide details of measures to mitigate and / or manage potential impacts including a schedule of all required road upgrades (including resulting from heavy vehicle and over mass / over dimensional traffic haulage routes), road maintenance contributions, and any other traffic control measures, developed in consultation with the relevant road authorities.</li> </ul> </li> </ul>	<p><b>Section 6.11 and Appendix 14</b></p>

Requirement	Where addressed in EIS
<ul style="list-style-type: none"> <li>• <b>Water</b> – including:               <ul style="list-style-type: none"> <li>○ A detailed and consolidated site water balance and an assessment of the likely impacts of the development (including flooding) on surrounding watercourses (including their Strahler Stream Order) and groundwater resources and measures proposed to monitor, reduce and mitigate these impacts including water management issues having regard to the Solar Guideline.</li> <li>○ Details of water requirements and supply arrangements for construction and operation.</li> <li>○ An assessment of the potential impacts of the development on the Sydney drinking water catchment, including consideration of Water NSW’s current recommended practices and standards, stormwater quality modelling (MUSIC), and whether the development can be constructed and operated to have a neutral or beneficial effect on water quality consistent with the provisions of State Environmental Planning Policy (Biodiversity and Conservation) 2021.</li> <li>○ Where the project involves works within 40 metres of any river, lake or wetlands (collectively waterfront land), identify likely impacts to the waterfront land, and how the activities are to be designed and implemented in accordance with the DPI <i>Guidelines for Controlled Activities on Waterfront Land</i> (2018) and (if necessary) <i>Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings</i> (DPI 2003), and <i>Policy &amp; Guidelines for Fish Habitat Conservation &amp; Management</i> (DPE, 2013).</li> <li>○ A description of the erosion and sediment control measures that would be implemented to mitigate any impacts in accordance with <i>Managing Urban Stormwater: Soils &amp; Construction</i> (Landcom, 2004).</li> <li>○ Assessing the impacts of the development, including any changes to flood risk and overland flows on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required.</li> </ul> </li> </ul>	<p><b>Section 6.12 and Appendix 15</b></p>
<ul style="list-style-type: none"> <li>• <b>Hazards</b>– including               <ul style="list-style-type: none"> <li>○ A preliminary risk screening completed in accordance with the <i>State Environmental Planning Policy (Resilience and Hazards)</i>.</li> <li>○ A Preliminary Hazard Analysis (PHA) prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guideline for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011). The PHA must consider all recent standards and codes and verify separation distances to on-site and off-site receptors to prevent fire propagation and compliance with <i>Hazardous Industry Advisory Paper No. 4, ‘Risk Criteria for Land Use Safety Planning</i> (DoP, 2011).</li> <li>○ An assessment of potential hazards and risks including but not limited to fires, spontaneous ignition, electromagnetic fields or the proposed grid connection infrastructure against the <i>International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields</i>.</li> <li>○ Identify potential hazards and risks associated with bushfires / use of bushfire prone land including the risks that a solar farm would cause bush fire and demonstrate compliance with <i>Planning for Bush Fire Protection 2019</i>.</li> </ul> </li> </ul>	<p><b>Section 6.13, Appendix 16 and Appendix 17</b></p>
<ul style="list-style-type: none"> <li>• <b>Social Impact</b> – including an assessment of the social impacts in accordance with <i>Social Impact Assessment Guideline</i> (DPIE, 2021) and consideration of construction workforce accommodation.</li> </ul>	<p><b>Section 6.14 and Appendix 18</b></p>
<ul style="list-style-type: none"> <li>• <b>Economic</b> – including an assessment of the economic impacts or benefits of the project for the region and the State as a whole and provide details of any proposed voluntary benefit sharing programs in accordance with the Solar Guideline.</li> </ul>	<p><b>Section 6.15 and Appendix 19</b></p>

Requirement	Where addressed in EIS
<ul style="list-style-type: none"> <li>• <b>Waste</b> – including:               <ul style="list-style-type: none"> <li>○ identify, quantify and classify the likely waste streams to be generated throughout all stages of the project, and describe the measures to be implemented to reduce waste generation, manage, reuse, recycle and safely dispose of this waste</li> <li>○ provide a waste management plan prepared in accordance with the Solar Guideline.</li> </ul> </li> </ul>	<b>Section 6.16 and Appendix 20</b>
<b>Plans and Documents</b>	
<p>The EIS must include all relevant plans, diagrams and relevant documentation required under Part 3 of the EP&amp;A Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include high quality files of maps and figures of the subject site and proposal.</p>	<b>Provided throughout the EIS and in Appendix 4</b>
<b>Legislation, Policies and Guidelines</b>	
<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p> <p>A list of some of the legislation, policies and guidelines that may be relevant to the assessment of the project can be found at:</p> <ul style="list-style-type: none"> <li>• <a href="https://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework/Improving-assessment-guidance">https://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework/Improving-assessment-guidance</a></li> <li>• <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines">https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines</a></li> <li>• <a href="http://www.environment.gov.au/epbc/publications#assessments">http://www.environment.gov.au/epbc/publications#assessments</a>.</li> </ul>	<b>Section 2.0, Section 6.0 and Appendix 5</b>
<b>Consultation</b>	
<p>During the preparation of the EIS, you should consult with the relevant local, State or Commonwealth Government authorities, infrastructure and service providers, community groups, affected landowners and any exploration licence and/or mineral title holders.</p> <p>In particular, you must undertake detailed consultation with affected landowners surrounding the development, Goulburn Mulwaree Council and relevant government agencies. The EIS must:</p> <ul style="list-style-type: none"> <li>• Detail how engagement undertaken was consistent with the Undertaking Engagement Guidelines for State Significant Projects (DPIE, 2021).</li> <li>• Describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, an explanation should be provided.</li> </ul>	<b>Section 5.0, Section 6.14 and Appendix 18</b>

# Planning Secretary's Environmental Assessment Requirements

## Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*

### Part 8, Division 2 of the *Environmental Planning and Assessment Regulation 2021*

<b>Application Number</b>	SSD-48225958
<b>Project</b>	Gundry Solar Farm which includes: <ul style="list-style-type: none"> <li>the construction, operation and decommissioning of a solar photovoltaic energy generating facility with an estimated capacity of 400 MW; and</li> <li>associated infrastructure, including grid connection and battery storage of up to 400 MW.</li> </ul>
<b>Location</b>	Windellama Road, Gundry, 13 km south of Goulburn, within the Goulburn Mulwaree local government area.
<b>Proponent</b>	Lightsource Development Services Australia Pty Ltd
<b>Date of Issue</b>	10/11/2022
<b>General Requirements</b>	<p>The environmental impact statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8, Division 5 of the <i>Environmental Planning and Assessment Regulation 2021</i> (EP&amp;A Regulation) and must have regard to the <i>State Significant Development Guidelines</i> and the <i>Large-Scale Solar Energy Guideline (2022)</i> (Solar Guideline).</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> <li>stand-alone executive summary;</li> <li>a full description of the development, including: <ul style="list-style-type: none"> <li>details of construction, operation and decommissioning, including any staging of the development;</li> <li>a high quality site plan at an adequate scale showing all infrastructure and facilities (including any infrastructure that would be required for the development, but the subject of a separate approvals process);</li> <li>a high quality detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development;</li> </ul> </li> <li>a strategic justification of the development focusing on site selection and the suitability of the proposed site with respect to potential land use conflicts with existing and future surrounding land uses (including existing land use, other proposed or approved solar and major projects, rural/residential development, Crown lands within and adjacent to the project site and subdivision potential) having regard to the Solar Guideline;</li> <li>an assessment of the likely impacts of the development on the environment, focusing on the specific issues identified below, including: <ul style="list-style-type: none"> <li>a description of the existing environment likely to be affected by the development using sufficient baseline data;</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- an assessment of the likely impacts of all stages of the development (which is commensurate with the level of impact), including any cumulative impacts of the site and existing or proposed developments in the region, taking into consideration any relevant legislation, environmental planning instruments, guidelines, policies, plans and industry codes of practice including the Solar Guideline and <i>Cumulative Impact Assessment Guideline</i> (DPIE, 2021);</li> <li>- a description of the measures that would be implemented to avoid, mitigate and/or offset the impacts of the development (including draft management plans for specific issues as identified below); and</li> <li>- a description of the measures that would be implemented to monitor and report on the environmental performance of the development;</li> <li>• a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS;</li> <li>• a detailed evaluation of the merits of the project as a whole having regard to: <ul style="list-style-type: none"> <li>- the requirements in Section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i>, including the objects of the Act and how the principles of ecologically sustainable development have been incorporated in the design, construction and ongoing operations of the development;</li> <li>- the suitability of the site with respect to potential land use conflicts with <ul style="list-style-type: none"> <li>- existing and future surrounding land uses; and</li> <li>- feasible alternatives to the development and its key components and the consequences of not carrying out the development;</li> </ul> </li> </ul> </li> <li>• a detailed consideration of the capability of the project to contribute to the security and reliability of the electricity system in the National Electricity Market, having regard to local system conditions and the Department's guidance on the matter.</li> </ul> <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> <li>• a detailed calculation of the estimated capital investment value (CIV) of the development, prepared by a AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor in accordance with <i>Planning Circular PS 21-020: Calculation of capital investment value</i>. The calculation of the estimated CIV is to be accurate at the date of application and include details of all components and assumptions from which it is derived; and</li> <li>• an estimate of the jobs that will be created during the construction and operational phases of the proposed development; and</li> <li>• a declaration from a Registered Environmental Assessment Practitioner that the EIS includes the information specified in the Department's <i>Registered Environmental Assessment Practitioner Guidelines</i>.</li> </ul> <p>The development application must be accompanied by the consent of the owner/s of the land (as required in Section 23(1) of the EP&amp;A Regulation).</p>
<b>Key issues</b>	The EIS must address the following specific matters:

- **Biodiversity** – including:
  - an assessment of the biodiversity values and the likely biodiversity impacts of the project in accordance with Section 7.9 of the *Biodiversity Conservation Act 2016* (NSW) (BC Act), the *Biodiversity Assessment Method* (BAM) 2020 and documented in a Biodiversity Development Assessment Report (BDAR), including a detailed description of the proposed regime for avoiding, minimising, managing and reporting on the biodiversity impacts of the development over time, and a strategy to offset any residual impacts of the development in accordance with the BC Act
  - an assessment of the likely impacts on listed aquatic threatened species, populations or ecological communities, scheduled under the *Fisheries Management Act 1994*, and a description of the measures to minimise and rehabilitate impacts, including impacts to Gunday Creek, and Bullamalito Creek; and
  - if an offset is required, details of the measures proposed to address the offset obligations.
- **Heritage** – including:
  - an assessment of the impact to Aboriginal cultural heritage items (cultural and archaeological) in accordance with the *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW* (OEH, 2011) and the *Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW* (DECCW, 2010), including results of archaeological test excavations (if required);
  - evidence of consultation with Aboriginal communities in determining and assessing impacts, developing options and selecting options and mitigation measures (including the final proposed measures), having regard to the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW, 2010); and
  - assess the impact to historic heritage having regard to the NSW Heritage Manual.
- **Land** – including:
  - a detailed justification of the suitability of the site and that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints, having regard to the Solar Guideline;
  - an assessment of the potential impacts of the development on existing land uses on the site and adjacent land, including:
    - flood prone land, Crown lands, mining, quarries, mineral or petroleum rights;
    - a soil survey to determine the soil characteristics and consider the potential for salinity, acid sulfate soils and erosion to occur; and
    - a cumulative impact assessment of nearby developments;
  - an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including consideration of the zoning provisions applying to the land, including subdivision (if required); and
  - an assessment of the agricultural impacts in accordance with the Solar

Guideline.

- **Landscape and Visual** – including:
  - a landscape and visual impact assessment, prepared in accordance with the Solar Guideline and the *Technical Supplement – Landscape and Visual Impact Assessment*;
  - a detailed assessment of the likely visual impacts (including night lighting) of all components of the project on surrounding residences (including approved developments, lodged development applications and dwelling entitlements), and key locations, Goulburn Airport operations, scenic or significant vistas and road corridors in the public domain; and
  - details of measures to mitigate and/or manage potential impacts (including a draft landscaping plan for on-site perimeter planting, with evidence it has been developed in consultation with affected landowners);
- **Glint and Glare** – provide a glint and glare assessment prepared in accordance with the Solar Guideline.
- **Noise** – including an assessment of the construction noise impacts of the development in accordance with the *Interim Construction Noise Guideline* (ICNG), operational noise impacts in accordance with the *NSW Noise Policy for Industry* (2017), cumulative noise impacts (considering other developments in the area), and a draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria;
- **Transport** – including:
  - an assessment of the peak and average traffic generation, including over-dimensional vehicles/heavy vehicles requiring escort and construction worker transportation;
  - an assessment of the likely transport impacts to the site access route(s), site access point(s), any Crown land, particularly in relation to the capacity and condition of the roads, road safety and intersection performance;
  - a cumulative impact assessment of traffic from nearby developments; and
  - provide details of measures to mitigate and / or manage potential impacts including a schedule of all required road upgrades (including resulting from heavy vehicle and over mass / over dimensional traffic haulage routes), road maintenance contributions, and any other traffic control measures, developed in consultation with the relevant road authorities;
- **Water** – including:
  - a detailed and consolidated site water balance and an assessment of the likely impacts of the development (including flooding) on surrounding watercourses (including their Strahler Stream Order) and groundwater resources and measures proposed to monitor, reduce and mitigate these impacts including water management issues having regard to the Solar Guideline;
  - details of water requirements and supply arrangements for construction and operation; and

- an assessment of the potential impacts of the development on the Sydney drinking water catchment, including consideration of Water NSW's current recommended practices and standards, stormwater quality modelling (MUSIC), and whether the development can be constructed and operated to have a neutral or beneficial effect on water quality consistent with the provisions of *State Environmental Planning Policy (Biodiversity and Conservation) 2021*;
  - where the project involves works within 40 metres of any river, lake or wetlands (collectively waterfront land), identify likely impacts to the waterfront land, and how the activities are to be designed and implemented in accordance with the *DPI Guidelines for Controlled Activities on Waterfront Land* (2018) and (if necessary) *Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings* (DPI 2003), and *Policy & Guidelines for Fish Habitat Conservation & Management* (DPE, 2013);
  - a description of the erosion and sediment control measures that would be implemented to mitigate any impacts in accordance with *Managing Urban Stormwater: Soils & Construction* (Landcom, 2004);
  - assessing the impacts of the development, including any changes to flood risk and overland flows on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required.
- **Hazards** – including:
    - a preliminary risk screening completed in accordance with the *State Environmental Planning Policy (Resilience and Hazards)*;
    - a Preliminary Hazard Analysis (PHA) prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 – Guideline for Hazard Analysis* (DoP, 2011) and *Multi-Level Risk Assessment* (DoP, 2011). The PHA must consider all recent standards and codes and verify separation distances to on-site and off-site receptors to prevent fire propagation and compliance with *Hazardous Industry Advisory Paper No. 4, 'Risk Criteria for Land Use Safety Planning* (DoP, 2011); and
    - an assessment of potential hazards and risks including but not limited to fires, spontaneous ignition, electromagnetic fields or the proposed grid connection infrastructure against the *International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields*;
    - identify potential hazards and risks associated with bushfires / use of bushfire prone land including the risks that a solar farm would cause bush fire and demonstrate compliance with *Planning for Bush Fire Protection 2019*;
  - **Social Impact** – including an assessment of the social impacts in accordance with *Social Impact Assessment Guideline* (DPIE, 2021) and consideration of construction workforce accommodation
  - **Economic** – including an assessment of the economic impacts or benefits of the project for the region and the State as a whole and provide details of any proposed voluntary benefit sharing programs in accordance with the Solar Guideline, and

	<ul style="list-style-type: none"> <li>• <b>Waste</b> – including: <ul style="list-style-type: none"> <li>- identify, quantify and classify the likely waste streams to be generated throughout all stages of the project, and describe the measures to be implemented to reduce waste generation, manage, reuse, recycle and safely dispose of this waste; and</li> <li>- provide a waste management plan prepared in accordance with the Solar Guideline.</li> </ul> </li> </ul>
<b>Plans and Documents</b>	<p>The EIS must include all relevant plans, diagrams and relevant documentation required under Part 3 of the EP&amp;A Regulation. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include high quality files of maps and figures of the subject site and proposal.</p>
<b>Legislation, Policies &amp; Guidelines</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p> <p>A list of some of the legislation, policies and guidelines that may be relevant to the assessment of the project can be found at:</p> <ul style="list-style-type: none"> <li>• <a href="https://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework/Improving-assessment-guidance">https://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework/Improving-assessment-guidance</a></li> <li>• <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines">https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines</a>; and</li> <li>• <a href="http://www.environment.gov.au/epbc/publications#assessments">http://www.environment.gov.au/epbc/publications#assessments</a></li> </ul>
<b>Consultation</b>	<p>During the preparation of the EIS, you should consult with the relevant local, State or Commonwealth Government authorities, infrastructure and service providers, community groups, affected landowners and any exploration licence and/or mineral title holders.</p> <p>In particular, you must undertake detailed consultation with affected landowners surrounding the development, Goulburn Mulwaree Council and relevant government agencies.</p> <p>The EIS must:</p> <ul style="list-style-type: none"> <li>• detail how engagement undertaken was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> (DPIE, 2021); and</li> <li>• describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, an explanation should be provided.</li> </ul>
<b>Expiry Date</b>	<p>If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, your SEARs will expire. If an extension to these SEARs will be required, please consult with the Planning Secretary 3 months prior to the expiry date.</p>

Your ref: SSD-48225958  
Our ref: DOC22/861501

Javier Canon  
Senior Environmental Assessment Officer  
Department of Planning and Environment  
4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2150

By email: javier.canon@planning.nsw.gov.au

28 September 2022

Dear Mr Canon

**Subject: State Significant Development (SSD-48225958) – proposed Gundry Solar Farm,  
Goulburn Mulwaree Council**

I refer to your request for Biodiversity and Conservation Division (BCD) input into Secretary's Environmental Assessment Requirements (SEARs) for the proposed Gundry Solar Farm, located on Windellama Road, Gundry NSW, within the Goulburn Mulwaree Local Government Area. Please find attached the following:

1. Attachment 1 the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of the Environment Impact Statement (EIS) and
2. Attachment 2: Guidance material

We note from the Scoping Report that the Striped Legless Lizard is likely to occur in the subject area. Surveys for this species will need to be undertaken.

If you would like to discuss the contents of this letter in more detail, please contact Louis Cameron, Assistant Regional Operations Support Officer, South East BCD via email at [louis.cameron@environment.nsw.gov.au](mailto:louis.cameron@environment.nsw.gov.au).

Yours sincerely



MICHAEL SAXON  
**Director South East  
Biodiversity and Conservation Division**

## Attachment 1 – Secretary’s Environmental Assessment Requirements (SEARs)

<p><b>Biodiversity</b></p> <ol style="list-style-type: none"><li>1. Biodiversity impacts related to the proposed Gundry Solar Farm are to be assessed in accordance with the <a href="#">Biodiversity Assessment Method</a> and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the <i>Biodiversity Conservation Act 2016</i> (s6.12), <i>Biodiversity Conservation Regulation 2017</i> (s6.8) and <a href="#">Biodiversity Assessment Method</a>.</li><li>2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the <a href="#">Biodiversity Assessment Method</a>.</li><li>3. The BDAR must include details of the measures proposed to address the offset obligation as follows;<ul style="list-style-type: none"><li>• The total number and classes of biodiversity credits required to be retired for the development/project;</li><li>• The number and classes of like-for-like biodiversity credits proposed to be retired;</li><li>• The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;</li><li>• Any proposal to fund a <a href="#">biodiversity conservation action</a>;</li><li>• Any proposal to conduct ecological rehabilitation (if a mining project);</li><li>• Any proposal to make a payment to the Biodiversity Conservation Fund.</li></ul>If seeking approval to use the variation rules, the BDAR must contain details of the <a href="#">reasonable steps</a> that have been taken to obtain requisite like-for-like biodiversity credits.</li><li>4. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the <i>Biodiversity Conservation Act 2016</i>.</li></ol>
<p><b>Water and soils</b></p> <ol style="list-style-type: none"><li>5. The EIS must map the following features relevant to water and soils including:<ol style="list-style-type: none"><li>a. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method).</li><li>b. Wetlands as described in s4.2 of the Biodiversity Assessment Method.</li><li>c. Groundwater.</li><li>d. Groundwater dependent ecosystems.</li><li>e. Proposed intake and discharge locations.</li></ol></li><li>6. The EIS must describe background conditions for any water resource likely to be affected by the proposed Gundry Solar Farm, including:<ol style="list-style-type: none"><li>a. Existing surface and groundwater.</li><li>b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.</li></ol></li></ol>

<ul style="list-style-type: none"> <li>c. Water Quality Objectives (as endorsed by the NSW Government <a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.</li> <li>d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the <a href="#">Australian and New Zealand Guidelines for Fresh and Marine Water Quality</a> and/or local objectives, criteria or targets endorsed by the NSW Government.</li> </ul>
<p>7. The EIS must assess the impacts of the proposed Gundry Solar Farm on water quality, including:</p> <ul style="list-style-type: none"> <li>a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the proposed Gundry Solar Farm protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.</li> <li>b. Identification of proposed monitoring of water quality or required changes to existing monitoring programs.</li> </ul>
<p>8. The EIS must assess the impact of the proposed Gundry Solar Farm on hydrology, including:</p> <ul style="list-style-type: none"> <li>a. Water balance including quantity, quality and source.</li> <li>b. Effects to downstream rivers, wetlands, and floodplain areas.</li> <li>c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.</li> <li>d. Impacts to natural processes and functions within rivers, wetlands, and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).</li> <li>e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.</li> <li>f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.</li> <li>g. Identification of proposed monitoring of hydrological attributes.</li> </ul>
<p><b>Flooding</b></p>
<p>9. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:</p> <ul style="list-style-type: none"> <li>a. Flood prone land.</li> <li>b. Flood planning area, the area below the flood planning level.</li> <li>c. Hydraulic categorisation (floodways and flood storage areas).</li> </ul>
<p>10. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event.</p>
<p>11. The EIS must model the effect of the proposed Gundry Solar Farm (including fill) on the flood behaviour under the following scenarios:</p>

- a. Current flood behaviour for a range of design events as identified in 11 above. This includes the 1 in 200 and 1 in 500-year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.

12. Modelling in the EIS must consider and document:

- a. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood.
- b. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories.
- c. Relevant provisions of the NSW Floodplain Development Manual 2005.

13. The EIS must assess the impacts on the proposed Gundry Solar Farm on flood behaviour, including:

- a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
- b. Consistency with Council floodplain risk management plans.
- c. Compatibility with the flood hazard of the land.
- d. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
- e. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
- f. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.
- g. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council.
- h. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council.
- i. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES.
- j. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

## Attachment 2 – Guidance material

Title	Web address
<b><u>Relevant Legislation</u></b>	
<i>Biodiversity Conservation Act 2016</i>	<a href="https://www.legislation.nsw.gov.au/#/view/act/2016/63/full">https://www.legislation.nsw.gov.au/#/view/act/2016/63/full</a>
<i>Coastal Management Act 2016</i>	<a href="https://www.legislation.nsw.gov.au/#/view/act/2016/20/full">https://www.legislation.nsw.gov.au/#/view/act/2016/20/full</a>
<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>	<a href="http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/">http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/</a>
<i>Environmental Planning and Assessment Act 1979</i>	<a href="https://legislation.nsw.gov.au/view/html/inforce/current/act-1979-203">https://legislation.nsw.gov.au/view/html/inforce/current/act-1979-203</a>
<i>Fisheries Management Act 1994</i>	<a href="https://legislation.nsw.gov.au/view/html/inforce/current/act-1994-038">https://legislation.nsw.gov.au/view/html/inforce/current/act-1994-038</a>
<i>National Parks and Wildlife Act 1974</i>	<a href="https://legislation.nsw.gov.au/view/html/2022-06-30/act-1974-080">https://legislation.nsw.gov.au/view/html/2022-06-30/act-1974-080</a>
<i>Protection of the Environment Operations Act 1997</i>	<a href="https://legislation.nsw.gov.au/view/html/inforce/current/act-1997-156">https://legislation.nsw.gov.au/view/html/inforce/current/act-1997-156</a>
<i>Water Management Act 2000</i>	<a href="https://legislation.nsw.gov.au/view/html/inforce/current/act-2000-092">https://legislation.nsw.gov.au/view/html/inforce/current/act-2000-092</a>
<i>Wilderness Act 1987</i>	<a href="https://legislation.nsw.gov.au/view/html/inforce/current/act-1987-196">https://legislation.nsw.gov.au/view/html/inforce/current/act-1987-196</a>
<b><u>Biodiversity</u></b>	
Biodiversity Assessment Method 2020	<a href="https://www.environment.nsw.gov.au/research-and-publications/publications-search/biodiversity-assessment-method-2020">https://www.environment.nsw.gov.au/research-and-publications/publications-search/biodiversity-assessment-method-2020</a>
Biodiversity Development Assessment Report	<a href="https://www.legislation.nsw.gov.au/#/view/act/2016/63/part6/div3/sec6.12">https://www.legislation.nsw.gov.au/#/view/act/2016/63/part6/div3/sec6.12</a>
Guidance to assist a decision maker to determine a serious and irreversible impact	<a href="https://www.environment.nsw.gov.au/research-and-publications/publications-search/guidance-to-assist-a-decision-maker-to-determine-a-serious-and-irreversible-impact-2019">https://www.environment.nsw.gov.au/research-and-publications/publications-search/guidance-to-assist-a-decision-maker-to-determine-a-serious-and-irreversible-impact-2019</a>
Accreditation Scheme for Application of the Biodiversity Assessment Method Order 2017	<a href="https://www.legislation.nsw.gov.au/regulations/2017-471.pdf">https://www.legislation.nsw.gov.au/regulations/2017-471.pdf</a>
Biodiversity conservation actions	<a href="https://www.environment.nsw.gov.au/research-and-publications/publications-search/ancillary-rules-biodiversity-conservation-actions">https://www.environment.nsw.gov.au/research-and-publications/publications-search/ancillary-rules-biodiversity-conservation-actions</a>
Reasonable steps to seek like-for-like biodiversity credits for the purpose of applying the variation rules	<a href="https://www.environment.nsw.gov.au/research-and-publications/publications-search/ancillary-rules-reasonable-steps-to-seek-like-for-like-biodiversity-credits">https://www.environment.nsw.gov.au/research-and-publications/publications-search/ancillary-rules-reasonable-steps-to-seek-like-for-like-biodiversity-credits</a>
OEH Threatened Species Website	<a href="https://www.environment.nsw.gov.au/topics/animals-and-plants/threatened-species">https://www.environment.nsw.gov.au/topics/animals-and-plants/threatened-species</a>
NSW BioNet (Atlas of NSW Wildlife)	<a href="http://www.bionet.nsw.gov.au">www.bionet.nsw.gov.au</a>
Surveying threatened plants and their habitats – NSW survey guide for the Biodiversity Assessment Method	<a href="https://www.environment.nsw.gov.au/research-and-publications/publications-search/surveying-threatened-plants-and-their-habitats-survey-guide-for-the-biodiversity-assessment-method">https://www.environment.nsw.gov.au/research-and-publications/publications-search/surveying-threatened-plants-and-their-habitats-survey-guide-for-the-biodiversity-assessment-method</a>
BioNet Vegetation Classification - NSW Plant Community Type (PCT) database	<a href="http://www.environment.nsw.gov.au/research/Vegetationinformationsystem.htm">www.environment.nsw.gov.au/research/Vegetationinformationsystem.htm</a>
OEH Data Portal (access to online spatial data)	<a href="http://data.environment.nsw.gov.au/">http://data.environment.nsw.gov.au/</a>

Title	Web address
Fisheries NSW policies and guidelines	<a href="https://www.dpi.nsw.gov.au/fishing/habitat/publications/pubs/fish-habitat-conservation">https://www.dpi.nsw.gov.au/fishing/habitat/publications/pubs/fish-habitat-conservation</a>
List of national parks	<a href="http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx">http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx</a>
Revocation, recategorisation and road adjustment policy	<a href="https://www.environment.nsw.gov.au/topics/parks-reserves-and-protected-areas/park-policies/revocation-recategorisation-and-road-adjustment">https://www.environment.nsw.gov.au/topics/parks-reserves-and-protected-areas/park-policies/revocation-recategorisation-and-road-adjustment</a>
Guidelines for developments adjoining land managed by the Office of Environment and Heritage (DPE 2020)	<a href="https://www.environment.nsw.gov.au/research-and-publications/publications-search/developments-adjacent-to-national-parks-and-wildlife-service-lands">https://www.environment.nsw.gov.au/research-and-publications/publications-search/developments-adjacent-to-national-parks-and-wildlife-service-lands</a>
<b><u>Water and Soils</u></b>	
<b>Flooding and Coastal Erosion</b>	
Floodplain development manual	<a href="https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-manual">https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-manual</a>
NSW Climate Impact Profile	<a href="http://climatechange.environment.nsw.gov.au/">http://climatechange.environment.nsw.gov.au/</a>
<b>Water</b>	
Water Quality Objectives	<a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a>
Australian and New Zealand Guidelines for Fresh and Marine Water Quality	<a href="https://www.waterquality.gov.au/anz-guidelines">https://www.waterquality.gov.au/anz-guidelines</a>
Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (2022)	<a href="https://www.epa.nsw.gov.au/licensing-and-regulation/licensing/environment-protection-licences/licensing-under-poeo-act-1997/licensing-to-regulate-water-pollution/approved-methods-for-sampling-and-analysing-water-pollutants">https://www.epa.nsw.gov.au/licensing-and-regulation/licensing/environment-protection-licences/licensing-under-poeo-act-1997/licensing-to-regulate-water-pollution/approved-methods-for-sampling-and-analysing-water-pollutants</a>

## Department of Planning and Environment

Our ref: OUT22/16616

Javier Canon

Planning and Assessment Group  
NSW Department of Planning and Environment

Email: [Javier.canon@planning.nsw.gov.au](mailto:Javier.canon@planning.nsw.gov.au)

28 September 2022

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Subject: **Gundry Solar Farm (SSD-48225958)**

**Comment on the Secretary's Environmental Assessment Requirements (SEARs)**

Dear Mr Javier Canon

DPE Water has developed standard SEARs for Solar and Wind Farm SSD projects. Please see **Attachment A** for detailed requirements.

If any of the requirements do not apply to this project, the proponent should describe why in a short statement.

Should you have any further queries in relation to this submission please do not hesitate to contact DPE Water Assessments at [water.assessments@dpie.nsw.gov.au](mailto:water.assessments@dpie.nsw.gov.au) or to the following coordinating officer within DPE Water:

Alistair Drew, Project Officer  
E: [Alistair.drew@dpie.nsw.gov.au](mailto:Alistair.drew@dpie.nsw.gov.au)  
M: 0429 894 056

Yours sincerely



Alistair Drew  
Project Officer, Assessments, Knowledge Division  
Department of Planning and Environment: Water

Water Take and Licensing

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
1	A detailed and consolidated site water balance.	
2	Description of all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater. This includes the description of any development, activities or structures that will intercept, interfere with or remove groundwater, both temporary and permanent.	<p>NSW Aquifer Interference Policy, section 3 &amp; 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans</p> <p>Clause 24 of the <i>Water Management (General) Regulation 2018</i></p> <p>Groundwater Guidelines-  <a href="https://www.industry.nsw.gov.au/water/licensing-trade/major-projects">https://www.industry.nsw.gov.au/water/licensing-trade/major-projects</a></p>
3	Details of all water take for the life of the project and post closure where applicable. This is to include water taken directly and indirectly, and the relevant water source where water entitlements are required to account for the water take. If the water is to be taken from an alternative source confirmation should be provided by the supplier that the appropriate volumes can be obtained.	<p>Section 3 &amp; 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans</p> <p>Section 2 of the NSW Aquifer Interference Policy provides explanation of water take for aquifer interference activities</p>
4	Details of Water Access Licences (WALs) held to account for any take of water where required, or demonstration that WALs can be obtained prior to take of water occurring. This should include an assessment of the current market depth where water entitlement is required to be purchased. Any exemptions or exclusions to requiring approvals or licenses under the <i>Water Management Act 2000</i> should be detailed by the proponent.	<p>Water Sharing Plans</p> <p>Sections 3, 5, 60A &amp; 60I of the <i>Water Management Act 2000</i></p> <p>WAL must nominate a work to satisfy s60D of the <i>Water Management Act 2000</i> and this is completed by a dealing application under s71W of the <i>Water Management Act 2000</i></p> <p>Exemptions or exclusions information:</p> <ul style="list-style-type: none"> <li>○ Clause 21-23, 34-50, sch.1 and 4 <i>Water Management Regulation 2018</i></li> <li>○ Sections 4.41 and 5.23 of the <i>EP&amp;A Act 1979</i></li> <li>○ Water licensing and works approvals exemptions -  <a href="https://water.dpie.nsw.gov.au/licensing-and-trade/licensing/water-licensing-and-works-approvals-exemptions">https://water.dpie.nsw.gov.au/licensing-and-trade/licensing/water-licensing-and-works-approvals-exemptions</a></li> </ul>

## Water Impacts

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
5	A description of groundwater conditions that provides an understanding of groundwater level across the site under a range of wet and dry conditions.	NSW Aquifer Interference Policy Groundwater Guidelines
6	Assessment of impacts on surface and ground water sources (both quality and quantity) including flooding, related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, groundwater dependent ecosystems, and ground water levels; including measures proposed to reduce and mitigate these impacts.	<i>Water Management Act 2000</i> Part 1, Division 1, Section 5(2d; 4c) & Part 3 Div 2 Sect 97 <i>Water Management Act 2000</i> Part 1, Division 1, Section 5(4a;5a; 6a; 7a; 8a) NSW Aquifer Interference Policy Groundwater Guidelines
7	Proposed surface and groundwater monitoring activities and methodologies.	Groundwater Guidelines NSW Water Quality and River Flow Objectives Australian and New Zealand fresh and marine water quality guidelines (ANZG 2018)
8	A description of the watercourses located within the vicinity of the development, including Strahler Stream Order as mapped by Spatial Services NSW, and appropriate riparian setbacks. Impact assessment of all works/activities located on waterfront land as defined by the <i>Water Management Act 2000</i> , including an assessment against the Guidelines for Controlled Activities.	Guidelines for Controlled Activities on Waterfront Land (NOW 2012) Waterfront Land e-tool
9	A description of erosion and sediment control measures to mitigate any impacts.	Managing Urban Stormwater: Soils & Construction (Landcom 2004)

## Assessment against Policy and Guidelines

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
10	Identification and impact assessment of all works/activities located on waterfront land including an assessment against Guidelines for	Guidelines for Controlled Activities on Waterfront Land (NOW 2012)

	Controlled Activities on Waterfront Land (NRAR 2018).	
11	Assessment of project against relevant policies and guidelines	Water Sharing Plans, Floodplain Management Plans, NSW Aquifer Interference Policy, Guidelines for Controlled Activities on Waterfront Land (NOW 2012), Groundwater Guidelines

Mr Javier Canon  
Department of Planning and Environment  
Major Projects Planning Portal

Javier.canon@dpi.nsw.gov.au

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Gundarry Solar Farm (SSD-48225958) (Goulburn Mulwaree Council)

Dear Mr Canon,

Thank you for your correspondence of 15<sup>th</sup> September 2022 requesting Environmental Assessment Requirements (EARs) for the above proposal. The NSW Department of Primary Industries (DPI) Agriculture collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

We have reviewed the draft EARs provided by the NSW Department Planning and Environment and recommend the following additional matters for consideration:

- Outline any impacts to water use for agriculture and measures to mitigate against these impacts.
- Undertake a biosecurity risk management plan that will include details to monitor, prevent, eliminate or minimise the introduction, presence, spread or increase of weeds.
- The depth of cables/ pipes is to be stated. Note that a depth >500mm will allow greater opportunity for agricultural activities, particularly cropping, following decommissioning.
- Consider how to integrate the operation of a livestock grazing enterprise with the solar farm operations. If livestock grazing is proposed as part of the enterprise, then the proposed management of livestock and any considerations given to the height and spacing of the panels to enable livestock grazing will need to be addressed in the EIS.

Should you require clarification on any of the information contained in this response, I can be contacted by email at [landuse.ag@dpi.nsw.gov.au](mailto:landuse.ag@dpi.nsw.gov.au).

Sincerely



26/9/22

Wendy Goodburn  
Agricultural Land Use Planning  
Agriculture Strategic Policy and Initiatives

DPE Planning  
Response uploaded onto Planning Portal

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Re: SSD-48225958 – Gundry Solar Farm – Goulburn Mulwaree LGA

Dear Sir/Madam,

Thank you for your email dated 15 September 2022 seeking DPI Fisheries input into the Secretary's Environmental Assessment Requirements for the project stated above.

DPI Fisheries is responsible for ensuring that fish stocks are conserved and that there is no net loss of key fish habitats upon which they depend. To achieve this, DPI Fisheries ensures that developments comply with the requirements of the FM Act (namely the aquatic habitat protection and threatened species conservation provisions in Parts 7 and 7A of the Act, respectively), and the associated *Policy and Guidelines for Fish Habitat Conservation and Management (2013)* (DPI Policy) (available from: [Policy and guidelines for fish habitat conservation and management \(update 2013\) \(nsw.gov.au\)](https://www.nsw.gov.au/policy-guidelines-for-fish-habitat-conservation-and-management-update-2013)).

All Strahler System 3<sup>rd</sup> order and above waterways are considered to be key fish habitat. At the proposal site, this includes Gundry Ck and Bullamalita Ck. Under section 3.2 of DPI Policy, these waterways are considered to be Type 2 key fish habitat, and Class 2 waterways.

It is important that the project is designed to mitigate potential impacts to the water quality and aquatic habitat of all key fish habitat on and downstream of the proposal site by:

- **Protection and revegetation of riparian buffer zones** and where/if possible the management/rehabilitation of any eroded gullies on site DPI Fisheries policy advocates the use of terrestrial riparian buffer zone widths as defined in section 6.1.4 of DPI Policy.
- **Allowing fish passage** in the design of waterway crossings and any cable crossings of waterways. The design and construction of crossing across key fish habitat watercourses on site should be undertaken in accordance with NSW DPI's *Policy and Guidelines for Fish Friendly Waterway Crossings (2004)* and *Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (2004)*.
- **Minimising erosion and sediment control impacts** to key fish habitat during the construction and operation of the facility. DPI Fisheries recommends the use of best practice sediment and erosion control, and water quality and stormwater management provisions to safeguard and mitigate impacts on water quality at the site and downstream. Note that as this site is

situated within the Sydney Drinking Water Catchment Lands, the project should be designed to have a neutral or beneficial impact on water quality.

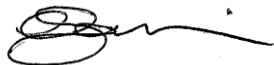
DPI Fisheries has reviewed the draft SEARs for this proposal and has no amendments to make.

A list of DPI Fisheries general information requirements for environmental assessment of development proposals is provided in section 3.3 of DPI Policy. The provision of this information will enable an adequate assessment of potential impacts on aquatic habitats. With regard to this specific proposal, the environmental assessment should address the following matters:

- A clear description of the location of works, including identification of the waterways present and all relevant plans
- A clear description of the works to be undertaken, including timing and duration of the works and all relevant plans. This needs to include detail on the:
  - location and design of any proposed or upgraded waterway crossings over key fish habitat; and
  - the methodology (e.g. trenching or underboring) for any underground cabling of transmission lines that pass through key fish habitat.
- Description of aquatic and riparian vegetation and instream aquatic vegetation in the vicinity of the development, particularly the extent and condition of riparian vegetation and instream aquatic vegetation, water depth, permanence of water flow and snags (large woody debris) within the footprint of the proposal area.
- Identification and classification of key fish habitat in the area, according to section 3.2 of DPI Policy.
- An assessment of all potential impacts to key fish habitat and riparian zones. The extent of aquatic habitat removal and riparian vegetation removal, modification or improvement that may result from the development is to be clearly defined. Potential impacts to water quality and fish passage must be clearly defined.
- An assessment of significance for any threatened species matters listed under the FM Act. Assessment of Significance Guidelines can be found at: [Threatened Species Assessment Guidelines - Assessment of Significance \(nsw.gov.au\)](https://www.nsw.gov.au/assessing-projects/assessing-significance)
- A clear description of all proposed safeguards to mitigate impacts on aquatic habitats, water quality and riparian buffer zones. This can include, but not be limited to:
  - a clear map showing the riparian buffer zone width.
  - a description of any riparian buffer zone revegetation or erosion control works.
  - details on how fish passage will be provided for.
  - a description of proposed erosion and sediment control techniques to be used during construction.
  - detail on any onsite design measures to mitigate impacts on water quality and flow volumes.

Should you require any further information on this proposal, please contact me on 4222 8342 or [carla.ganassin@dpi.nsw.gov.au](mailto:carla.ganassin@dpi.nsw.gov.au).

Sincerely



**Carla Ganassin**

Senior Fisheries Manager, Coastal Systems

DPI Fisheries



File Ref. No: FRN22/3328 BFS22/4824 8000023821  
TRIM Doc. No: D22/82299  
Contact: Station Officer Luke Loseby

19 September 2022

JAVIER CANON  
NSW Department of Planning and Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

Dear JAVIER,

**Re: Advice on Secretary's Environmental Assessment Requirements (SEARs) – GUNDARY SOLAR FARM – GUNDARY (SSD-48225958)**

Fire and Rescue NSW (FRNSW) acknowledge correspondence received on the 15 September 2022, requesting input into the preparation of the SEARs for the **GUNDARY SOLAR FARM – GUNDARY (SSD-48225958)**. FRNSW have reviewed the SEARs along with the Scoping Report and make the following comments:

There is currently insufficient information available regarding the fire safety and emergency response management aspects of the project. FRNSW requests to be consulted and given the opportunity to review and provide comment regarding the proposed fire and life safety systems at the preliminary and final design phases of the project.

For further information please contact the Operational Liaison and Special Hazards Unit, referencing FRNSW file number BFS22/4824. Please ensure that all correspondence in relation to this matter is submitted electronically to [firesafety@fire.nsw.gov.au](mailto:firesafety@fire.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "John Hawes".

Superintendent John Hawes  
Manager  
Operational Liaison and Special Hazards Unit

Cc: [Javier.Canon@planning.nsw.gov.au](mailto:Javier.Canon@planning.nsw.gov.au)



Goulburn Mulwaree Council  
Locked Bag 22  
Goulburn NSW 2580

Civic Centre  
184 - 194 Bourke Street  
Goulburn NSW 2580  
t (02) 4823 4444  
e council@goulburn.nsw.gov.au  
www.goulburn.nsw.gov.au

29 September 2022

Reference: 1650277

Javier Canon  
Senior Environmental Assessment Officer  
Department of Planning, Industry and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Javier

**Subject: Gundry Solar Farm (SSD 48225958)  
Request for input into SEARs**

---

A review of the Scoping Report has been undertaken in relation to the above proposal, and Council's comments are as follows:

- Location

The location of the project is known as 961 Windellama Road, 985 Windellama Road and 444 Kooringaroo Road, Gundry.

- Section 2.3.1.3 Local and Regional Context

### **South East and Tablelands Regional Plan (SETRP) 2036**

This project is only considered in the scoping report against the one direction of the SETRP 2036 (Direction 6 – Goal 1), a full assessment of the project against other directions should also occur, as it may not align as well with other aspects of the plan.

The project should also address the provisions of the *Draft SETRP 2041* currently on public exhibition.

### **Goulburn Mulwaree Local Strategic Planning Statement (LSPS)**

#### *Housing*

As with the comment above, the Scoping Report only considers the consistency of the project against the Council's desire to promote renewable energy projects particularly in areas not identified as being or prime crop and pasture potential etc.

Council's LSPS also provides the context for the provision of housing, the vision being: "A range and diversity in housing type, which is contextual and affordable and is primarily centred around Goulburn and Marulan." Goulburn and Marulan are the only two serviced settlements in the local government area (LGA) having the best range of other services and are therefore the best locations to focus housing. This is reflected in Council's *Urban and Fringe Housing Strategy* with the area south of the Hume Highway (which cannot be serviced with water and sewer) identified for rural residential development.

Council is concerned about the potential for conflict between the potential for rural zoned areas on the periphery of Goulburn being taken up by utility scale solar energy generation/storage projects. Council had made a submission to the NSW Department of Planning and Environment's public exhibition of the *Explanation of Intended Effect - Renewable Energy and Regional Cities on 6 October 2021* (attached).

Council's submission outlined several reasons as to why the city of Goulburn should be included in the list of regional cities to which the proposed amendment to *State Environmental Planning Policy (Transport and Infrastructure) 2021 (the SEPP)* would apply in relation to additional development assessment considerations for utility scale renewable energy generation and storage projects.

The NSW Department of Planning and Environment (DPE) advised Council that Goulburn's exclusion from the provisions of Clause 2.42 of the SEPP is it not being identified as a Regional City in the Regional Cities Map under State Environmental Planning Policy (Infrastructure) 2007. Furthermore, Council has been advised that the provisions of the recently released Large-Scale Solar Energy Guideline (August 2022) should be sufficient to provide for the assessment of such applications in the vicinity of Goulburn (the City). However, as identified in the recent Census results, the updated DPE Population Projections and *Draft South-East and Tablelands Regional Plan 2041*, Goulburn is a rapidly growing strategic centre.

It is also located in close proximity to major electricity transmission infrastructure and is likely to see a large uptake of utility scale solar energy projects within proximity to the City. This concern is highlighted by this project which is within 10km of the Goulburn CBD and closer to the planned future rural residential areas identified in the Urban and Fringe Housing Strategy for the Mountain Ash and Brisbane Grove precincts.

The potential for large scale solar energy projects to impact areas around Goulburn identified for residential growth (as identified in Council's *Urban and Fringe Housing Strategy*) is considerable given the proximity to the major electricity transmission easements and the large sized rural holdings within the 10km radius of the City. Council still considers that the provisions of Clause 2.42 of the SEPP should be applied to Goulburn and the consideration of these impacts should be made in addition to the considerations of the *Large-Scale Solar Energy Guideline*.

- Section 2.7 Project Related Community Benefits

Any Planning Agreement needs to provide a clear community benefit and should potentially relate to a project that is identified in Council's *Local Infrastructure Contribution Plan* (e.g., Community Centre) or has specific benefits to the precinct such as improvements to precinct roads and drainage, reducing the period of inundation of roads and improving access into Goulburn.

- Section 6.2.3. Visual

This should be considered in relation to the potential impact on future rural residential areas identified south of the Hume Highway in the *Urban and Fringe Housing Strategy*.

Reference is also made to Figure 6.4 – Zone of Theoretical Visibility, specifically in relation to the scale of potential visual impact on a significant portion of the existing City footprint. Any forthcoming EIS must assess and consider the potential impact in greater detail, including the identification of any mitigating solutions and consideration of site suitability.

- Section 6.2.3.2 Noise and Vibration

This should be considered in relation to the potential impact on future rural residential areas identified south of the Hume Highway in the *Urban and Fringe Housing Strategy*

- Section 6.2.4.1 Flooding

The Goulburn Floodplain Risk Management Study and Plan and overland flow mapping have identified access issues within this precinct (generally south of the Hume Highway) in a range of flood events.

The impacts of the construction period on rural roads with poor drainage should be considered.

The development will increase runoff from the site due to the increase in impervious surfaces. The next stage of the development process should examine the hydrologic impacts of this development on runoff rates and volumes and how this impacts the local and broader catchment including runoff routing impacts on the town of Goulburn, culvert and bridge capacity and impacts on stream erosion and stability.

- Section 6.2.5 Land

The project site could be considered of prime crop and pasture potential therefore an agricultural land impact assessment is required. Should the project proceed, it will lock up a large holding of viable agricultural land from all agricultural uses except limited grazing. Council agrees with the requirement in the scoping report (Section 6.2.5) to undertake soil testing and consideration of agricultural viability in the context of land with access to water supply etc.

- Section 6.2.6 Access and Transport

The Gundry Solar Farm project will generate approximately 200,000 vehicle trips during the construction process with a high proportion of them being heavy vehicles. This will have a significant impact on the condition of the roads used and their safety.

The safety of the routes and the roads used must be assessed using a safe systems approach along with an upgrade plan for any unsafe routes or locations or adversely affected urban or rural roads.

The construction process will significantly damage Council roads. An upgrade, maintenance and renewal plan should be provided as part of the next part of the development process.

The Goulburn Floodplain Risk Management Study and Plan and overland flow mapping have identified access issues within this precinct (generally south of the Hume Highway) in a range of flood events.

The impacts of the construction period on rural roads with poor drainage should be considered. A dilapidation report should be a requirement prior to the construction period commencing and repairs post construction conditioned accordingly. The potential impact on future rural residential areas identified south of the Hume Highway in the *Urban and Fringe Housing Strategy* should also be considered.

An initial review of the proposal in relation to Council's road network, by Council's Operations Team has identified a number of matters, including potential upgrades that should be addressed prior to the completion of the EIS.

### Aboriginal Heritage

A full Aboriginal Cultural heritage Assessment (ACHA) is proposed but there are some assumptions and discussion about Aboriginal heritage based on AHIMS and the limited findings from this. This may be due to the lack of development activity in the area and the subsequent lack of archaeological assessments in the locality. Council have recently found more scar trees and round trees in the area amongst other things. Most of the ACHA's provided with planning proposals are picking up PADs on sites with no AHIMS identified sites in the vicinity. Consultation is specified in the Scoping Report (Section 5.3) with the registered organisation (Pejar LALC) however this should be broader to include all relevant groups identified in the *Goulburn Mulwaree Aboriginal Heritage Study 2012*.

### Biodiversity

The Scoping Report describes the area to be impacted as mostly comprising land that has been previously cleared and managed as grazing land, but further biodiversity assessment, including detailed vegetation mapping and preparation of a BDAR is required.

The proposed mitigation measures seem to be lacking any attempts to restore, enhance or create any habitat.

While the BAM does specify that the hierarchy of avoid - minimise – mitigate should be applied and the report states that the project has been strategically designed to avoid and/or minimise impacts on biodiversity where practicable, it would be beneficial to see the proponents use the opportunity to undertake some active planning for provision of revegetation of the site to create new habitat and provide landscape connectivity.

For example, there is great scope to create a band of vegetation along the proposed eastern boundary to connect the bushland located on the adjoining north eastern block to the remnant woodland located at the south eastern corner of the proposed site, i.e. as well as designing to avoid/minimise impacts, it would be worthwhile to go further and include some positive measures to increase and enhance biodiversity values of the site as a whole, especially as:

- The total area is quoted as being 708 hectares, of which the project infrastructure is expected to be on 473 hectares, potentially providing opportunities to work on up to 235 hectares of land;
- The area is RU1 zoned and mostly cleared pasture land, so any planting of native trees or restoration of native vegetation is likely to vastly increase biodiversity values;

- The site is in close proximity to land with significant biodiversity values: Gundry TSR, South's TSR and Pomaderris Nature Reserve. All three of these reserves are home to threatened species and threatened ecological communities.

The potential use of landscaping and planting of vegetation screening is briefly mentioned as a potential mitigation measure for visual impacts, eg page 4: *Vegetation screening to mitigate visual impacts may be required and will be considered following consultation with neighbouring landholders*. Council is concerned is that this could simply involve planting belts of exotic species such as Radiata Pines or similar. It would be better if this could be elaborated on, for example specifically stating that it will involve landscaping utilising local provenance native species to restore natural vegetation communities that will:

- Create additional habitat and enhance biodiversity values of the site;
- Provide broader landscape connectivity for native fauna and flora species;
- Enhance aesthetic and visual amenity values of the area; and
- Provide screening of the site to minimise adverse impacts of the project on neighbouring properties.

There are also a couple of issues relating to preliminary assessment of biodiversity in the report:

- The creeks running through the site are mapped as Key Fish Habitat (see attached). This has not been identified in the report. Although a permit is not required for State Significant Development works under the *Fisheries Management Act 1994* as this requirement is over-ridden by 4.41 of the *Environmental Planning and Assessment Act 1979* (as identified on page 23 of the report), the presence of mapped Key Fish Habitat should at least be acknowledged.
- The Scoping Report does not include Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* listed migratory species. Given that the area contains watercourses and wetlands that are mapped as Key Fish Habitat, and the migratory MNES species Latham's Snipe *Gallinago hardwickii* has been recorded not far from the project site, this and other migratory MNES species should be included in the assessment.
- The main list of MNES threatened species also appears to be missing some wetlands species that are known from the Goulburn Mulwaree LGA and adjacent LGA.s, and that could utilise parts of the site, for example Australasian Bittern *Botaurus poiciloptilus*, Curlew Sandpiper *Calidris ferruginea*, and Australian Painted Snipe *Rostratula australis*.

#### 6.2.1.2 Threatened species

Desktop database searches identified a number of potential threatened species that could occur within the Project Area, including 15 flora and 28 fauna species.

Table 6.3 of the report summarises "...the listed species that have been identified across the Project Area."

Table 6.3 lists:

- 16 Flora species - however, the list does not include Button Wrinklewort *Rutidosia leptorhynchoides*, which is present at the Gundry TSR, less than 3 km away, or the Delicate Pomaderris *Pomaderris delicata* which is present at Mountain Ash Road only around 4 km to the north east. These species are recorded in the BioNet Atlas and have potential to be present on the site.
- 27 Fauna species – however the list does not include Key’s Matchstick Grasshopper *Keyacris scurra*, which is known from Gundry TSR, South’s TSR and the Pomaderris Nature Reserve. Spotted Tail Quoll *Dasyurus maculatus* which is listed as a MNES with potential to be in the area has been recorded at South’s TSR and this too is missing from the fauna list. The list includes Pink Robin *Petroica rodinogaster* which appears not to have been previously recorded from the Goulburn Mulwaree LGA, but for some reason does not include Flame Robin *Petroica phoenicea* or Scarlet Robin *Petroica boodang*, both of which would be quite likely to be present in woodland in the local area. A Flame Robin was identified during a site inspection recently at a property less than 2 km from the proposed Solar Farm.
- Also missing is the Yellow-bellied Glider *Petaurus australis*. Since the list includes Greater Glider *Petauroides volans* and Squirrel Glider *Petaurus norfolcensis*, which have similar habitat requirements.

It seems that the database searches have involved primarily use of the EPBC Protected Matters Search Tool and information available through the BAM Calculator. The BioNet Atlas and other online records such as eBird and ALA do not seem to have been used so search for records of threatened species in the local area.

If you require any further information, please contact me on (02) 4823 4480.

Yours sincerely



Scott Martin  
**Director Planning & Environment**

## Public Exhibition for the Explanation of Intended Effect – Renewable Energy and Regional Cities

Your Name	Kate Wooll, Business Manager Strategic Planning
Your Organisation	Goulburn Mulwaree Council
Postcode	2580
Phone	02 4823 4444
Email	kate.wooll@goulburn.nsw.gov.au
Stakeholder group	<input type="checkbox"/> Industry <input checked="" type="checkbox"/> Council <input type="checkbox"/> Aboriginal Community <input type="checkbox"/> Community <input type="checkbox"/> State Agency

**Submission** Uploaded to Planning Portal on 6 October, 2021

### Explanation of Intended Effect (EIE)

Goulburn Mulwaree Council considered a report on the *Draft EIE - Renewable Energy and Regional Cities*, at its meeting of 5 October, 2021 and resolved to request the inclusion of Goulburn as a regional city to which the draft provisions would apply.

The following is a consideration of the strategic justification in the Draft EIE and the consideration of this criteria against land use considerations for Goulburn.

#### Strategic Justification

The strategic justification in the draft EIE states that the increasing number of utility-scale solar and wind energy projects required to support the transition to renewable energy has the potential to create new or exacerbate existing land use conflicts.

Although many of these projects will be located in the NSW Government's renewable energy zones, there will continue to be a need for development outside these areas to support a transition to renewable energy.

Utility-scale solar farms and wind farms can have significant visual impacts and can contrast with the natural environments in which they are situated. This can alter the character, scenic quality, and people's enjoyment of the landscape.

These projects are often proposed in particular locations because of proximity to substations and transmission infrastructure, which are commonly located close to existing populated areas. Particularly in the case of solar, these developments can also occupy large areas which can preclude the use of land for any other purpose for several decades.

The Department's Regional Plans identify regional cities that are strategically important to the ongoing growth and development of regional NSW. It is important to invest in these areas given their importance as major centres for housing, education and other regional infrastructure and services.

### General Comment

Regional cities are the key population and employment centres for regional NSW and are the primary location for retail, education, health and other infrastructure and services including hospitals. Strong growth is predicted in regional cities as a result of these attributes.

A large portion of these cities, including Albury, Armidale, Bathurst, Dubbo, Griffith, Orange, Tamworth and Wagga Wagga are bounded by rural land uses, near transmission assets, and have relatively high solar and wind resource potential.

Consequently, these regional cities are at risk of encroaching renewable energy development which is currently permissible with consent on rural zoned land under the Infrastructure SEPP and requires a connection to the transmission network.

### **Exclusion of Goulburn Mulwaree Local Government Area**

Currently the draft EIE excludes Goulburn as a regional city which will be subject to the proposed area specific amendments to the Infrastructure SEPP.

Using the above strategic criteria it could be argued that Goulburn should be considered for inclusion given that it is a regional centre (being the primary location for education, housing and health for a large region including the majority of the Upper Lachlan LGA, some of the northern region of the Queanbeyan-Palerang LGA and the southern section of Wingecarribee LGA). It is experiencing strong growth and is surrounded by a rural zoning most of which (within 8kms in each direction from the B3 Commercial Core Zone in the CBD) is earmarked for urban residential or rural residential expansion in the Goulburn Mulwaree *Urban and Fringe Housing Strategy*. Clearly the location of any major wind or solar utility would be of potential concern within 10km of the Goulburn CBD.

### **Why include Goulburn?**

The location of Goulburn in relation to major infrastructure and cities makes it a potential location for utility scale renewable energy projects as discussed below:

- Sydney Canberra Corridor

Goulburn is located between Sydney and Canberra, being two of the major cities in Australia with Sydney being the largest electricity market.

- Proximity to Major Infrastructure

Goulburn is located on the Hume Highway and Main Southern Railway Line. Major energy infrastructure is also located in proximity to Goulburn including two high pressure gas pipelines, highland source (water pipeline) and a major TransGrid electrical transmission line (330 kV) easement which runs through the south of Goulburn (between Yass and Marulan). This easement links to Bannaby and will also be upgraded with the Snowy Hydro 2.0 project.

- South East Tablelands Regional Plan (SETRP)

Direction 6 of the South East Tablelands Regional Plan is: Position the regional as a hub of renewable energy excellence. The SETRP includes the following relevant actions:

---

6	<b>Direction 6: Position the region as a hub of renewable energy excellence</b>				
	Action	Initiative or Strategy	Governance		
			Responsibility <sup>1</sup>	Partner <sup>2</sup>	Timing <sup>3</sup>
6.1	Identify opportunities for renewable energy industries.	Strategy	DRG	OEH, DPE	Ongoing
6.2	Develop analytical tools to map large-scale renewable energy potential.	Initiative	DRG	Council	Medium Term
6.3	Encourage the co-location of renewable energy projects to maximise infrastructure, including corridors with access to the electricity network.	Strategy	Council	DPE, DRG	Ongoing
6.4	Promote best practice community engagement and maximise community benefits from renewable energy projects.	Strategy	Council, DPE	DRG	Ongoing
6.5	Promote appropriate smaller-scale renewable energy projects using bioenergy, solar, wind, small-scale hydro, geothermal or other innovative storage technologies.	Strategy	Council	DRG, OEH	Ongoing

Given the above regional direction the inclusion of Goulburn would align the South East Tablelands Regional Plan with the proposed changes to the Infrastructure SEPP.

The plan also maps Goulburn Mulwaree as being within a topographic locality suitable for wind farming as per the South East Tablelands Regional Plan map extract below:



Map 1: Extract South East Tablelands Regional Plan 2036 Map

- Urban and Fringe Housing Strategy

Council’s *Urban and Fringe Housing Strategy* as endorsed by the NSW Department of Planning, Industry and Environment (DPIE) has identified areas for future urban growth

surrounding Goulburn and primarily in land within the RU6 Transition Zone surrounding Goulburn. Given the RU6 zoning and current Infrastructure SEPP provisions, development of a utility scale wind or solar farm in proximity to these areas (or within identified opportunity areas) could significantly impact Council's planning and the appropriate roll out of local infrastructure services. Goulburn Mulwaree has a relatively centralised development pattern and this should be considered as a factor for the inclusion of Goulburn into the specific locations identified in the Explanation of Intended Effect.

- State Significant Development (Energy Related)

There have been a number of State Significant Development approvals or proposals for the Goulburn Mulwaree LGA partly due to its suitability for wind/solar projects and due to its proximity to the major TransGrid easement including:

- Bannaby gas Fired Power Station
- Big Hill/ Marulan Gas-Fired Power Station
- Capital Wind Farm
- Carrick Solar Farm
- Hanging Rock Gas Fired Power Station
- Jupiter Wind Farm
- Parkesbourne Solar Farm
- Woodlawn Wind Farm

The above list of SSD projects is clearly reflective of Goulburn Mulwaree's suitability for wind and solar renewable energy projects given its proximity to the main electrical transmission easement, Hume Highway and between Canberra and Sydney.

### **Conclusion**

In conclusion, it is requested that DPIE include Goulburn as a regional city for the application of the additional clause provisions for the assessment of renewable energy utility scale projects.

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# Fisheries NSW Spatial Data Portal

Map Navigation Tools

Map Layers Pan Zoom In Zoom Out Initial View Full Extent Previous Extent Next Extent Bookmarks

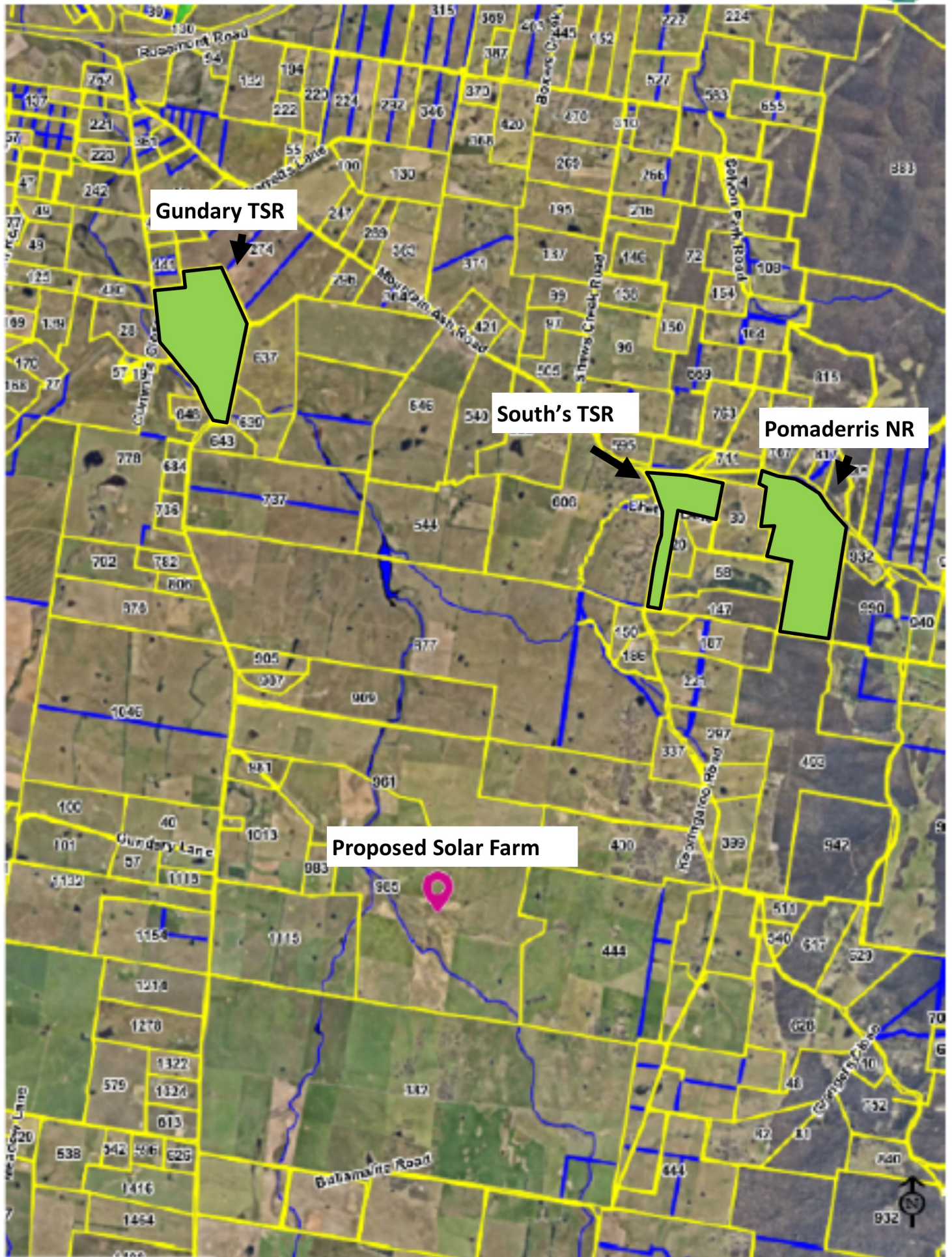
Navigation

### Quick Tools

- Extract Data**  
Extract Data
- View the home panel**  
View information about this application.
- Find data on the map**  
Click, tap, or draw a rectangle on the map to identify features.
- Show map layer list**  
Alter visibility of map layers, perform layer actions, and view the legend.
- Return to initial map extent**  
Return to the initial map position and zoom level.



NSW\_Im... 1km [1500]



Gundry TSR

South's TSR

Pomaderris NR

Proposed Solar Farm

1000 m

Scale = 50000

This map is provided for the purpose of showing basic locality information over the Goulburn Mulwaree Council LGA. It has been created for illustration purposes only. Locations of services and boundaries are approximate, and may not be accurate to surveying or engineering standards. Map information is subject to constant changes, may not be complete, accurate or current. The Council assumes no liability for damages incurred as a result of incomplete, incorrect or omitted information.

**From:** [Nicole Davis](#)  
**To:** [Javier Canon](#)  
**Subject:** Heritage NSW - Advice on Draft SEARs - Gundry Solar Farm (SSD-48225958) (Goulburn Mulwaree)  
**Date:** Thursday, 15 September 2022 7:31:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Hi Javier,

My apologies, you were after a review/advice on draft SEARs, please disregard my previous email.

Heritage NSW has reviewed the Draft Secretary's Environmental Assessment Requirements (SEARs) for the proposed Gundry Solar Farm (SSD-48225958) (Goulburn Mulwaree), with respect to Aboriginal Cultural Heritage (ACH). Heritage NSW is satisfied that the proposed SEARs is adequate to access any ACH sites or values associated with the proposal. Heritage NSW has no additional comments.

If you require any further information please contact me directly.

Kind Regards  
Nicole Davis

**Nicole Davis**

Manager Assessments  
Heritage NSW

**Department of Planning and Environment**

T 02 4927 3156 M 0409 394 343 E [nicole.davis@environment.nsw.gov.au](mailto:nicole.davis@environment.nsw.gov.au)

Locked Bag 5020 Parramatta 2124

**Working Days** Monday to Friday



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

---

**From:** no-reply@majorprojects.planning.nsw.gov.au <no-reply@majorprojects.planning.nsw.gov.au>

**Sent:** Thursday, 15 September 2022 12:09 PM

**To:** Andre Quinon <andre.quinon@environment.nsw.gov.au>; Erin McWhirter <Erin.McWhirter@environment.nsw.gov.au>; Sirena Larsson <sirena.larsson@environment.nsw.gov.au>; OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>

**Cc:** Javier Canon <Javier.Canon@planning.nsw.gov.au>

**Subject:** Major Projects – New Request for Advice - Gundry Solar Farm (SSD-48225958) (Goulburn Mulwaree)

The Department has sent you a request for advice in relation to the Gundry Solar Farm. The due date for this request is 28/09/22.

Please sign in to your account to view the details of this request and to upload your advice.

If you have any enquiries, please contact Javier Canon on (02) 9373 2821 /at [Javier.Canon@planning.nsw.gov.au](mailto:Javier.Canon@planning.nsw.gov.au).

To sign in to your account click [here](#) or visit the [Major Projects Website](#).

Please do not reply to this email.

Kind regards

The Department of Planning and Environment



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Regional  
NSW

Javier Cannon  
Senior Environmental Assessment Officer  
NSW Department of Planning & Environment  
12 Darcy St  
Parramatta NSW 2150

Our ref: RDOC22/196691  
Your ref: SSD-48225958

Emailed: [Javier.Canon@planning.nsw.gov.au](mailto:Javier.Canon@planning.nsw.gov.au)

20 August 2022

Dear Mr Cannon

**Subject:** Gundry Solar Farm (SSD-48225958) - Request for Secretary's Environmental Requirements (SEARs)

Thank you for the opportunity to provide advice on the above matter. This is a response from the Department of Regional NSW – Mining, Exploration & Geoscience (MEG) - Geological Survey of NSW (GSNSW).

MEG-GSNSW has no additional requirements to those in the Draft SEARs.

Queries regarding the above information should be directed to the MEG-GSNSW Land Use team at: [landuse.minerals@regional.nsw.gov.au](mailto:landuse.minerals@regional.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. Drummond'.

Malcolm Drummond  
Senior Geoscientist - Land Use  
for  
Steven Palmer  
Manager, Land Use  
Geological Survey of NSW – Mining, Exploration & Geoscience



Regional  
NSW

Javier Cannon  
Senior Environmental Assessment Officer  
NSW Department of Planning & Environment  
12 Darcy St  
Parramatta NSW 2150

Our ref: RDOC22/196691  
Your ref: SSD-48225958

Emailed: [Javier.Canon@planning.nsw.gov.au](mailto:Javier.Canon@planning.nsw.gov.au)

20 August 2022

Dear Mr Cannon

**Subject:** Gundry Solar Farm (SSD-48225958) - Request for Secretary's Environmental Requirements (SEARs)

Thank you for the opportunity to provide advice on the above matter. This is a response from the Department of Regional NSW – Mining, Exploration & Geoscience (MEG) - Geological Survey of NSW (GSNSW).

MEG-GSNSW has no additional requirements to those in the Draft SEARs.

Queries regarding the above information should be directed to the MEG-GSNSW Land Use team at: [landuse.minerals@regional.nsw.gov.au](mailto:landuse.minerals@regional.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. Drummond'.

Malcolm Drummond  
Senior Geoscientist - Land Use  
for  
Steven Palmer  
Manager, Land Use  
Geological Survey of NSW – Mining, Exploration & Geoscience

Javier Canon  
Department of Planning and Environment  
[Javier.canon@planning.nsw.gov.au](mailto:Javier.canon@planning.nsw.gov.au)

Via: Major Projects Portal

Dear Javier,

**Re. Advice on Gundry Solar Farm (SSD-48225958)**

I refer to your request of 15 September 2022 for advice regarding the Gundry Solar Farm. The Resources Regulator has reviewed the request and has no specific comments.

**Contact**

Should you require any further information or clarification, please contact the Regulator on 1300 814 609 (Press Option 2 Press Option 5) or email [nswresourcesregulator@service-now.com](mailto:nswresourcesregulator@service-now.com).

Yours sincerely,



**Matthew Newton**  
**Principal Inspector Environment and Rehabilitation**  
**Resources Regulator**

21 September 2022

**From:** Lauren Player <Lauren.Player@transgrid.com.au> on behalf of Easements&Development <Easements&Development@transgrid.com.au>  
**Sent on:** Tuesday, October 4, 2022 10:38:31 AM  
**To:** Javier Canon <Javier.Canon@planning.nsw.gov.au>  
**CC:** Easements&Development <Easements&Development@transgrid.com.au>  
**Subject:** 2022-487 Gundry Solar Farm (SSD-48225958) - Request for advice on SEARs [Official]

Hi Javier,

**Transgrid reference number:** 2022-487

**Proposal:** Gundry Solar Farm (SSD-48225958) - Request for advice on SEARs

Thank you for referring to Transgrid for review.

Confirming that this is a customer project and a CPA has only just been executed.

The Environmental Assessments team request that Transgrid review the Customer's EIS once available to confirm whether the grid connection works are adequately covered.

If you have any questions, please do not hesitate to contact our team.

Kind regards,

**Lauren Player**  
*Easements and Development Assessment Advisor | Community and Policy*

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**Transgrid** | 200 Old Wallgrove Road, Wallgrove, NSW, 2766  
T: (02) 9620 0297 M: 0427 094 860  
E: [Lauren.Player@transgrid.com.au](mailto:Lauren.Player@transgrid.com.au) W: [www.transgrid.com.au](http://www.transgrid.com.au)



27 September 2022

TfNSW reference: STH14/00018/02

Your reference: SSD-48225958

Department of Planning and Environment  
By Email: [javier.canon@planning.nsw.gov.au](mailto:javier.canon@planning.nsw.gov.au)

Attention: Javier Canon

**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS) –  
GUNDARY SOLAR FARM – WINDELLAMA ROAD GUNDARY**

Dear Javier

Transport for NSW (TfNSW) is responding to the request for input into the SEARS for Gundry Solar Farm referred on 15 September 2022.

TfNSW has completed a review based on the information provided (Report No. 2222/R01 from Umwelt Environmental & Social Consultants dated 6 September 2022) and focusing on the impact to the state road network.

Having regard for the above, TfNSW requests the matters outlined in Attachment 1 be included in any SEARS issued and as such should be addressed in the Environmental Impact Statement (EIS) prepared for the development.

If you have any questions, please contact Timothy Mahoney, Development Services Case Officer, on (02) 9549 9966 or email [development.south@transport.nsw.gov.au](mailto:development.south@transport.nsw.gov.au).

Yours faithfully



**Timothy Mahoney**  
Development Case Officer, Development Services

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**SSD-48225958 – Gundry Solar Farm – Windellama Road GUNDARY**

**Context**

TfNSW notes for this development:

- The key state roads are the Hume Highway, Hume Street, Braidwood Road, Sloane Street, Clinton Street, Auburn Street, Lagoon Street and Sydney Road.
- The Department of Planning and Environment (DPE) is seeking input from TfNSW on the SEARS for the development.
- The development proposes the construction, operation and decommissioning of a solar photovoltaic (PV) energy generating facility with an estimated capacity up to 400 MW and associated infrastructure, including grid connection and batter storage (as set out in Attachment 2).

**Additional required information**

TfNSW has reviewed the referred information and requires the following to be included in any SEARS issued:

1. Traffic Impact Study (TIS): A TIS is required to examine any potential transport related implications of the development. As a guide Table 2.1 of the RTA’s Guide to Traffic Generating Developments outlines the key issues that should be considered in preparing a TIS. In addition, regard should be had for the Austroads publications, particularly the Austroads Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments and Part 3: Traffic Studies and Analysis Methods. Noting the above, the TIS should:
  - a) consider the traffic-related issues relevant to the development in 3 distinct phases as follows:
    - i. Construction phase – The transport of materials and equipment/components for the establishment of the facility, ancillary infrastructure and the movement and parking of construction related vehicles including workers vehicles;
    - ii. Operational phase – The ongoing traffic generation due to the operation, maintenance and servicing of the various elements of the project (e.g. how is material transported to and from the site, etc); and
    - iii. Decommission phase: The transport of materials and equipment/components for the removal of the facility including ancillary infrastructure and the movement and parking of related vehicles including workers vehicles.

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b) for each of the above stages the following needs to be addressed:

- i. Details of all traffic types (both heavy and light vehicles) and volumes for each likely to be generated by the proposed development, including a description of heavy vehicle types and haul route origins and destinations.
- ii. For heavy vehicles, details are required on their size and their associated carrying capacity for the receipt of materials
- iii. Daily inbound and outbound traffic profile by time of day and day of week broken down per vehicle types. This includes a summary of the peak hour movements and maximum daily movements for both heavy and light vehicles, including how these numbers correlate to the daily and annual limits for which approval is being sought.
- iv. Details on how maximum vehicle numbers will be monitored to ensure ongoing compliance.
- v. Road safety assessment including the impact of truck movements on public transport, pedestrian connectivity and cycling.
- vi. Intersection performance impacts for times of peak activity. This includes providing an assessment of the cumulative impact of traffic from this development and nearby developments that use the same access to and from the Hume Highway through and around Goulburn.
- vii. An assessment of the suitability of the local road connections with the state road network at each access point being investigated as well as details on any works required. This is including a schedule/timeframe for their provision.
- viii. Traffic management plan on how to manage the number of vehicles likely to be generated during operation and awaiting loading, unloading or servicing that can be accommodated on the site to avoid queuing in the surrounding road network. This to demonstrate how internal and external traffic can be managed in conjunction with the operations on site.
- ix. Swept path diagrams to demonstrate the largest vehicles that will be using the classified road network where it connects with the local road network can undertake all required manoeuvres to enable access to and from the development site.
- x. Measures proposed to offset the increase in additional movements must be adequately described using detailed plans and an assessment of their positive impact on road safety. The justification of these measures will be used to determine whether TfNSW will give its support to the proposed development.
- xi. If required, an assessment of the predicted impacts of this additional traffic and offset measures on road safety and the capacity of the road network using SIDRA or a similar traffic model. Any modelling undertaken must ensure the base model has been calibrated with current on-site observations. Please note the above relates only to potential impacts on the state road network.
- xii. If B-Double and Oversized or Over Mass (OSOM) vehicle movements are associated with the proposal TfNSW requests the following:
  - i. Route maps (from origin to destination), if they differ from the routes outlined in attachment 3
  - ii. An assessment of the routes and required road network changes to facilitate the B-Double and Oversized or Over Mass (OSOM) vehicles.

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- iii. The number of OSOM movements, the intended time for OSOM movements to occur and location of rest areas required along OSOM routes must also be provided

Discussions should be had with Goulburn-Mulwaree Shire Council in relation to the information they may require to be included in the TIS concerning local road impacts.

2. Strategic/Concept Design: Should it be identified as part of preparing the Environmental Impact Statement (EIS) or during the assessment of the application 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. This is needed to clarify the scope of works, demonstrate the works can be constructed (i.e. within the road reserve) and allow the consent authority to consider any environmental impacts of the works as part of their assessment.

The concept design submitted for any proposed road works must include, but not be limited to, legal property boundaries (including the existing road reserve boundaries based on a survey), existing and proposed lane configurations and lane widths at a number of locations along the length of the proposed works, etc. The design provided should be based on a design speed which is 10km/h over the posted speed limit and should demonstrate compliance with the applicable requirements in Austroads Guide to Road Design and the relevant TfNSW supplements.

3. Reflection: An assessment of glint and glare from the solar panels to ensure they do not cause a nuisance, disturbance or hazard to the travelling public on the public road network (both local and state roads). This includes mitigation measures to be implemented should issues be identified to remove any nuisance, distraction and/or hazard caused as a result of glare from the solar panels.
4. Driver Code of Conduct for haulage operations which should include, but not be limited to:
  - i. A map of the primary access routes highlighting critical locations.
  - ii. Safety initiatives for haulage through residential areas (Goulburn) and school zones.
  - iii. An induction process for vehicle operators and regular toolbox meetings and
  - iv. A public complaint resolution and disciplinary procedure.
5. Consultation: TfNSW encourages further consultation, as required, during the preparation of the EIS to discuss issues/impacts on the state classified road network.

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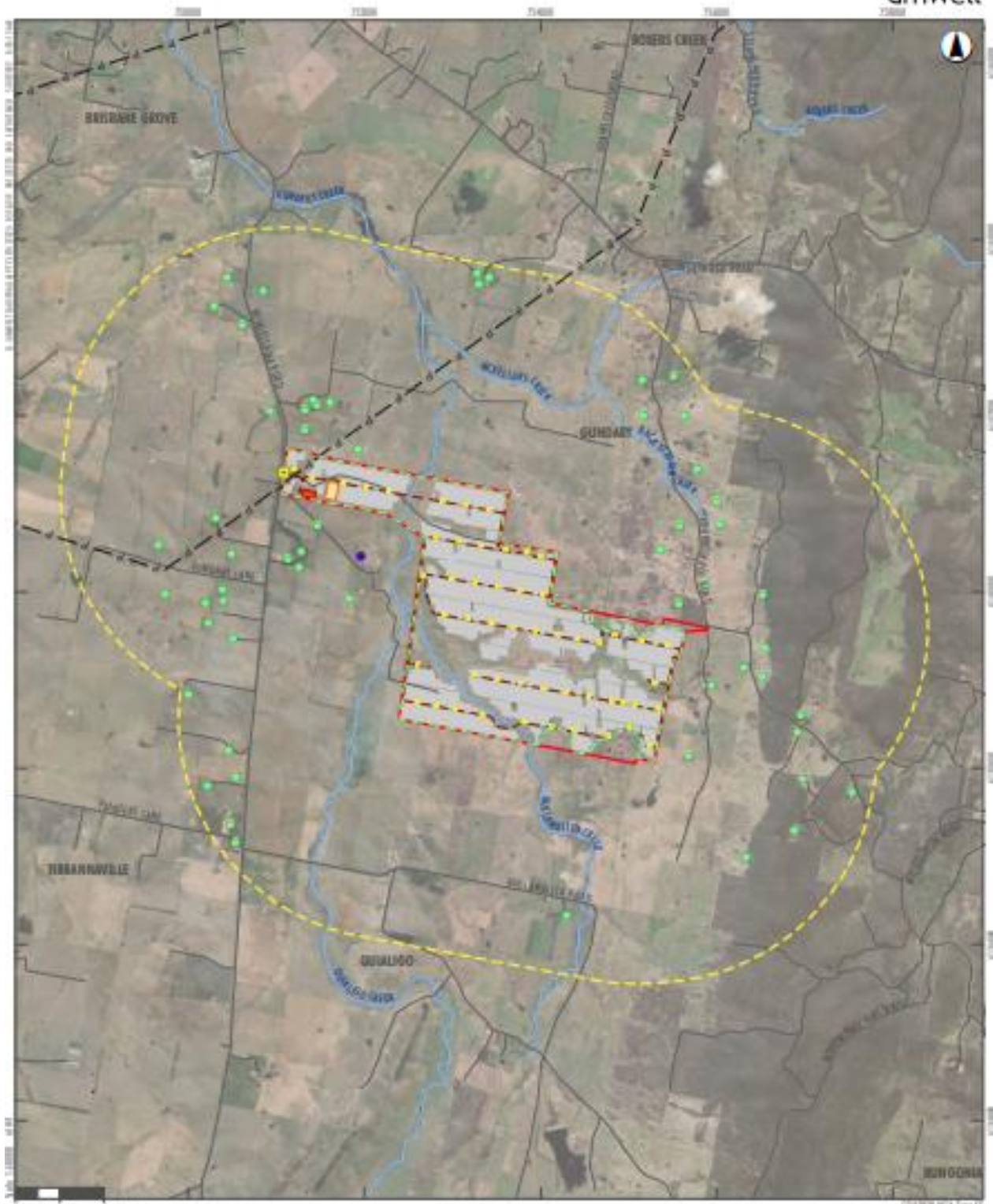


FIGURE 3.2  
Indicative Project Layout

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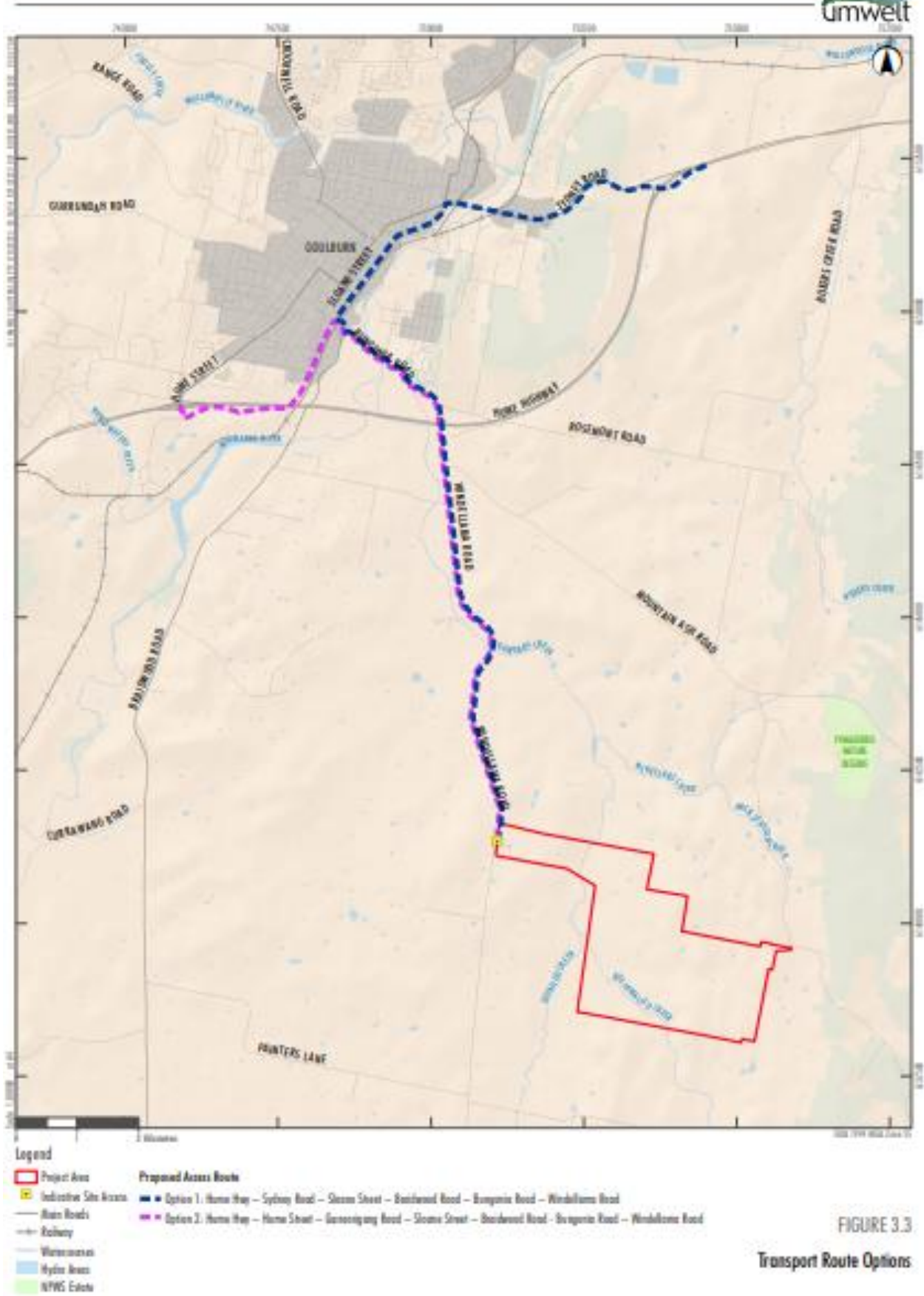


FIGURE 3.3

Transport Route Options

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26 September 2022

Contact: *James Caddey*  
Telephone: 0408605316  
Our ref: D2022/112932

Javier Canon  
Senior Policy Officer  
Energy, Resources and Industry Assessments  
Department of Planning & Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

Dear Sir/madam

**Water NSW Response to Draft SEARs for Gundry Solar Farm (SSD-48225958).**

WaterNSW appreciates the opportunity to provide advice regarding the environmental assessment for the Gundry Solar Farm (SSD-48225958).

As the development is located within the Sydney Drinking Water Catchment, clauses 8.7 (1), 8.7(2) and 8.8(1) of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (the SEPP) apply.

WaterNSW has reviewed the Scoping Report prepared by Umwelt (Australia) Pty Ltd (dated September 2022). It is noted that Table 4.1 and Section 6.2.4.2 of the Scoping Report refers to carrying out a neutral and beneficial effect (NorBE) on water quality in accordance with the *Neutral or Beneficial Effect on Water Quality Assessment Guideline* (WaterNSW, 2021). The Assessment Guideline is aimed at local developments (not SSD) under Part 4 of the *Environmental Planning and Assessment Act* and would only give a broad description of what is required for a NorBE Assessment for this proposal.

As indicated in the Scoping Report the subsoils are very erodible so measures to limit the amount of water getting into the subsoil are required. It is recommended that the proponent's consultant contact WaterNSW before undertaking the assessment.

WaterNSW has reviewed the draft SEARs and requests that the following also be added:

- Regarding vegetation clearance and offsets: specific attention on measures to avoid and/or mitigate impacts to riparian zones and wetland vegetation.
- Details of any existing erosion control measures (including Catchment Protection Scheme (CPS) works), and any other constraints such as any existing erosion gullies and the location of sodic and saline soils. The impact of any proposed changes to existing CPS works or gullies due to the proposal and possible mitigation measures should be included.
- A Water Cycle Management Study (WCMS) detailing:
  - Site and Soil Evaluation for On-Site Wastewater Disposal if any on-site wastewater disposal is proposed, especially in the Construction Phase
  - How potential water quality impacts will be avoided and/or minimized through project design, and route and site selections for the hardstand areas (including that required for the proposed construction period)
  - Measures to limit the infiltration of water into highly erodible subsoils

- A layout including water quality design measures that will be employed to treat the increased runoff from the increased impervious area of the panels, internal access tracks and hardstand areas (Substation and Battery Energy Storage System) (eg buffers, swales, dams, wetlands, rehabilitation/fencing off)
- Stormwater quality modelling using MUSIC software showing a comparison of pre- and post-development scenarios on water quality parameters of key concern (Total Suspended Solids, Total Phosphorus and Total Nitrogen). WaterNSW will require an electronic copy of the MUSIC file in .sqz file, and
- Concept design plans of any stormwater quality treatment measures and required watercourse crossings (both temporary and permanent).

It is requested that WaterNSW be listed a stakeholder in any further consultation on the project. WaterNSW looks forward to reviewing the forthcoming EIS.

If you have any questions, please contact Jim Caddey via email at [environmental.assessments@waternsw.com.au](mailto:environmental.assessments@waternsw.com.au)

Yours sincerely



**DARYL GILCHRIST**  
**Manager Catchment Protection**

## Hazards

Photovoltaic solar facility with a generating capacity of up to 400 MW including a Battery Energy Storage System (BESS) of storage capacity of up to 400 MWhr. The BESS may be centralised or decentralised.

If the BESS has a peak delivery capacity exceeding 30 MW, the Applicant must prepare a Preliminary Hazard Analysis (PHA) in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis'* (HIPAP 6) and *Multi-Level Risk Assessment* (MLRA). We recommend the following inclusion in the SEARs:

We recommend, as per the Draft SEARs, the following inclusion:

- A preliminary risk screening completed in accordance with the State Environmental Planning Policy (Resilience and Hazards) 2021 and Applying SEPP 33 (DoP, 2011); and
- A Preliminary Hazard Analysis (PHA) prepared in accordance with the Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis' and Multi-level Risk Assessment (DoP, 2011). The PHA must consider all recent standards and codes and verify separation distances to on-site and off-site receptors to prevent fire propagation and compliance with Hazardous Industry Advisory Paper No. 4, 'Risk Criteria for Land Use Safety Planning (DoP, 2011).

The PHA must:

- Consider the most recent standards and codes such as and not limited to NFPA 855, AS 5139, IEC 62897, UL 9540, FM Global DS 5-33, and UL 9540A test reports when establishing separation distances;
- 1. consider the scenarios and findings from the reports on the 2021 Victorian Big Battery fire, including fire propagation to the topside of the adjacent BESS sub-units (containers, modules, etc.);
- Demonstrate that the separation distances between BESS to on-site or off-site receptors and the separation distances between BESS sub-units (containers, modules, etc.) prevent fire propagation;
- Verify that the areas designated for BESS are sufficient taking into account separation distances between BESS sub-units; and
- Demonstrate that the fire risks from BESS can comply with the Department's *Hazardous Industry Advisory Paper No. 4, 'Risk Criteria for Land Use Safety Planning*.

The reports on the 2021 Victorian Big Battery Fire can be obtained from:

- <https://victorianbigbattery.com.au/wp-content/uploads/2022/01/VBB-Fire-Independent-Report-of-Technical-Findings.pdf>; and
- [https://esv.vic.gov.au/wp-content/uploads/2021/09/VBB\\_StatementOfFindings\\_FINAL\\_28Sep2021.pdf](https://esv.vic.gov.au/wp-content/uploads/2021/09/VBB_StatementOfFindings_FINAL_28Sep2021.pdf)



## NSW RURAL FIRE SERVICE

Department of Planning and Environment (Parramatta)  
Locked Bag 5022,  
PARRAMATTA NSW 2124  
Australia

Your reference: SSD-48225958  
Our reference: DA20220915010670-SEARS-1

**ATTENTION:** Javier Canon

Date: Wednesday 14 December 2022

Dear Sir/Madam,

**Development Application**  
**State Significant - SEARS - Electricity Generating Works**  
**961 WINDELLAMA RD GUNDARY NSW 2580, 12//DP1016332**

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 15/09/2022.

The NSW Rural Fire Service advises that the Environmental Impact Statement for the proposed development should incorporate a bush fire hazard assessment undertaken by a suitably qualified consultant to address the aims and objectives of Planning for Bush Fire Protection 2019 and the specific matters within section 8.3.5 - Wind and Solar Farms.

For any queries regarding this correspondence, please contact Anna Jones on 1300 NSW RFS.

Yours sincerely,

Michael Gray  
**Manager Planning & Environment Services**  
**Built & Natural Environment**

**Postal address**

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

**Street address**

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

**T** (02) 8741 5555  
**F** (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)



**Notification of referral decision – not controlled action**

**Gundry Solar Farm, Gundry, NSW (EPBC 2023/09492)**

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

**Proposed action**

<b>person proposing to take the action</b>	Lightsource Development Services Australia Pty Ltd ACN: 623 301 799
<b>proposed action</b>	To construct, operate and decommission a solar farm, battery energy storage system and associated infrastructure at Gundry, NSW; (See EPBC Act referral 2023/09492)

**Referral decision: not a controlled action**

<b>status of proposed action</b>	The proposed action is not a controlled action.
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**Person authorised to make decision**

<b>name and position</b>	Kate Gowland Branch Head Environment Assessments (NSW, ACT)
<b>signature</b>	
<b>date of decision</b>	13 September 2023