



Project Name: Gundry Solar Farm
Case ID: SSD-48225958

Applicant Details

Project Owner Info

Title	Mrs
First Name	Kelsi
Last name	Bolstad
Role/Position	Administrator
Phone	0221574361
Email	kelsi.bolstad@lightsourcebp.com
Address	420 GEORGE STREET SYDNEY , , 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	LIGHTSOURCE DEVELOPMENT SERVICES AUSTRALIA PTY LTD
ABN	26623301799

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mrs	Marion	O'Neil
Phone	Email	Role/Position
0249505322	marion@umwelt.com.au	Senior Environmental Scientist

Address

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Gundry Solar Farm
Industry	Energy
Development Type	Electricity Generation - Solar
Estimated Development Cost (excl GST)	AUD650,000,000.00
Indicative Operation Jobs	4
Indicative Construction Jobs	400
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	702

Description of amended development
The Project will include an approximate 400 MWp (DC) of solar electricity generation with a Battery Energy Storage System (BESS) of up to 555 MWp and 1,570 MWh capacity. The Project will be accessed from Windellama Road off the Hume Highway, at 961 Windellama Road.

Description of Changes

Briefly describe the proposed changes to the application
Additional information has been added in the EIS, including the LVIA and NVIA to address the RFI.

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	Gundry solar farm
Site Address (Street number and name)	961 Windellama Road, Gundry NSW 2580
Site Co-ordinates - Latitude	-34.856558
Site Co-ordinates - Longitude	149.778

Local Government Area

Local Government	District Name	Region Name	Primary Region
Goulburn Mulwaree		South East and Tablelands	<input checked="" type="radio"/>

Lot and DP

Lot and DP
Lot Deposited Plan (DP) Ownership
Part of Lot 3 DP 1238347 Freehold
12 DP 1016332 Freehold
1 DP 870101 Freehold
2 DP 1187724 Freehold
80 DP 750018 Freehold

Site Area

What is the total site area for your development?
Site Area sqm
5,120,000

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Host Landowners Consent
File Name	Goulburn Mulwaree Council landholders consent

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

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The Planning Systems SEPP defines the following as SSD: Electricity generating works and heat or co-generation - Development for the purpose of electricity generating works or heat or their co-generation (using any energy source, including gas, coal, biofuel, waste, hydro, wave, solar or wind power) that: (a) has a capital investment value of more than \$30 million.
The Project is development for the purpose of electricity generation and will have a CIV of more than \$30 million.

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

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

Schedule 1: SSD - General

Section under selected Schedule

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

Type of Project

NA

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
RU1 Primary Production

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?
No

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

Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

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

Yes

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

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

No

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

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

Yes

Is the development wholly residential?

No

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

Yes

Other Requirements - Part1

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

Yes

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

No

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

No

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

:



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

Yes

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

*

No

Does the development involve any subdivision work?*

No

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

No

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

No

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

No

Other Requirements - Part2

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

No

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

No

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

No

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

No

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

No

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

No

Approvals - Part1

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

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

Yes

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

Yes

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

Yes

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

No

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

Yes

Approvals - Part2

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

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

No

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

No

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

No

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

No

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

No

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

Yes

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

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
R80048	CEnvP	Malinda Facey

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

Yes

Attachments

Attachments

File Name	FOR DPHI ONLY_Memo re amendments to Gundary LVIA
File Name	Appendix 13_Noise and Vibration Impact Assessment_Final
File Name	Appendix 11_Landscape and Visual Impact Assessment_Final
File Name	Appendix 07_BDAR_Final
File Name	22223_R06_Gundary EIS_Final
File Name	Gundary EDC Report (1)
File Name	Appendix 22 EIS Summary
File Name	Appendix 21 Cumulative Impact Scoping Summary
File Name	Appendix 20 Waste Management Plan
File Name	Appendix 19 Economic Impact Assessment
File Name	Appendix 18 Social Impact Assessment
File Name	Appendix 17 Bushfire Assessment
File Name	Appendix 16 Preliminary Hazard Analysis
File Name	GIS data

File Name	Appendix 15_Water Resources Impact Assessment
File Name	Appendix 14_Traffic Impact Assessment
File Name	Appendix 12_Glint and Glare Assessment
File Name	Appendix 10_Soil and Agricultural Impact Assessment
File Name	Appendix 09_Historical Heritage Impact Assessment
File Name	Appendix 08_Aboriginal Cultural Heritage Assessment
File Name	Appendix 06_Record of Stakeholder Engagement
File Name	Appendix 05_Statutory Compliance Table
File Name	Appendix 04_Detailed Maps and Plans
File Name	Appendix 03_List of Receivers
File Name	Appendix 02_Consolidated Mitigation Measures
File Name	Appendix 01_SEARS
