



SSD Modifications

Date Submitted: 29/10/2024

Project Name: MOD 4 - BESS and increase development footprint
Case ID: SSD-8825-Mod-4

Applicant Details

Project Owner Info

Title	Mr
First Name	Ted
Last name	Kim
Role/Position	Senior Project Development Manager
Phone	0499929995
Email	ted.kim@necr.com.au
Address	15 BLUE STREET NORTH SYDNEY , 2060 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	GREGADOO SOLAR FARM PTY LTD
ABN	62621818862

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Daniel	Drum
Phone	Email	Role/Position
0421966128	daniel.drum@premise.com.au	Manager Environment Team

Address

154
PEISLEY STREET
ORANGE,
New South Wales
2800
AUS

Political Donations

Do you need to disclose a political donation?

No

Modification Details

Project Info

Project Name	MOD 4 - BESS and increase development footprint
Additional Estimated Development Cost (excl GST)	AUD105,000,000.00
Additional Operation Jobs	2
Additional Construction Jobs	50
Additional Dwellings	0

Modification Description

Modification 4 seeks to optimise the approved Gregadoo Solar Farm by incorporating a Battery Energy Storage System ('BESS') while maintaining a power output of 65 MW(AC). In addition, Modification 4 seeks to include an additional access point and internal access track from Boiling Down Road to the approved overhead transmission line between the Gregadoo Solar Farm Substation and the Wagga Wagga Transgrid Substation.

How is the modification substantially the same as the original development?

Modification 4 will result in changes to features of the project through the introduction of the BESS and associated infrastructure and the introduction of an additional access point and a gravel internal access track. However, Modification 4 does not result in any changes to existing material or essential features of the approved development.

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Site Details

Site Information

Site Name	Gregadoo Solar Farm
Site Address (Street number and name)	Boiling Down Road Gregadoo New South Wales Australia 2650

Local Government Area

Local Government	District Name	Region Name	Primary Region
Wagga Wagga City		Riverina Murray	<input checked="" type="radio"/>

Landowner's Consent

Is the applicant the sole owner of the land?

No

Was landowner's consent required for the original development application for consent to which this modification application relates?

Yes

Attachments

File Name Mod4 Consent

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

No

Statutory Context

Modification Type

Section 4.55(2) – other modification, where the development as originally approved remains the substantially the same

Critical Habitat and Threatened Species

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

No

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

No

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

No

Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

- The DA was submitted on the NSW Planning Portal before 1st October 2023.
- The DA was submitted on the NSW Planning Portal on or after 1st October 2023 but was deemed exempt due to the reasons outlined in Chapter 3.1.

Yes

Have all the requirements of the [State Environmental Planning Policy \(Sustainable Buildings\) 2022](#) been met for the development that is the subject of this Modification Application?

No

Other Requirements

Is the modification 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?

Yes

Does the modification application include the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values?

Yes

Does the modification application relate to residential apartment development and was the original development application required to be accompanied by a design verification statement from a qualified designer [Section 29 \(1\) of the Environmental Planning and Assessment Regulation 2021](#) ?

No

Does this modification application relate to a development for which the original development application was required to be accompanied (or in the case of BASIX optional development, was accompanied) by a BASIX certificate or BASIX certificates?

No

Approvals - Part1

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

No

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

No

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

No

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

No

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

No

Approvals - Part2

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

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

No

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

No

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

No

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

No

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

No

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

Yes

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

No

Modification Report and Attachments

Attachments

File Name	Appendix F TIA
File Name	Appendix E AHDDA
File Name	Appendix I BDAR
File Name	Appendix H NIA
File Name	Appendix G VIA V2
File Name	Appendix J PHA V2
File Name	222222_MOD_004C