



Prof Mary O'Kane  
Chair  
Independent Planning Commission

By email: mary.okane@ipcn.nsw.gov.au

27 October 2020

Dear Prof O'Kane

### **Jindera Solar Farm (SSD 9549)**

The Department has completed its assessment of the merits of the application for the Jindera Solar Farm (SSD 9549).

The application is referred to the Independent Planning Commission for determination, as Council objected to the proposal, and there were also more than 50 unique submissions objecting to the proposal.

Jindera Solar Farm Pty Ltd (JSF) proposes to develop a new State significant development solar farm located approximately 4 kilometres (km) north of Jindera, in the Greater Hume Shire local government area. It would have a generating capacity of approximately 120 megawatts (MW). The solar farm would connect to TransGrid's existing Jindera substation, which is located 600 metres south-east of the site, via a new 132 kilovolt transmission line that would be constructed along Ortlipp Road.

During the exhibition of the environmental impact statement (EIS), the Department received a total of 112 submissions from the community and special interest groups, in addition to advice from 11 government agencies. Of the public submissions, 97 objected to the project, of which 69 were unique submissions. Greater Hume Shire Council also objects to the project.

After reviewing the submissions, JSF decided to make a number of changes to the project to address issues raised in submissions: including

- setting back project infrastructure from Glenellen Road an additional 60 metres;
- repositioning and reducing the number of inverter stations;
- removal of solar panels to avoid clearing 3.9 ha of Box-gum woodland endangered ecological communities;
- constructing site access points to Austroads standards;
- a minimum 30 m setback from solar panels to all neighbouring property boundaries;
- additional landscape screening across the site;
- a revised subdivision plan; and
- a voluntary planning agreement with Greater Hume Council.

The Department has considered this information in detail during its assessment and supports the proposed amendments as they would significantly reduce the impacts of the project and address some of the key issues raised by the community in submissions.

In assessing the merits of the project, the Department has considered the environmental, social and economic impacts of the project, submissions on the EIS, relevant environmental planning instruments, the suitability of the site of the project, and the public interest, in accordance with the requirements of the EP&A Act.

During the assessment process the Department visited the site, and consulted with local residents, Council and relevant government agencies.

Based on this assessment, the Department considers that the project is approvable, subject to the recommended conditions of consent.

I have attached a copy of the Department's assessment report and other relevant documents for the Commission's consideration.

For further information or to arrange a briefing, please contact Nicole Brewer, Director Energy Assessments, on 02 9274 6374 or [nicole.brewer@planning.nsw.gov.au](mailto:nicole.brewer@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in blue ink, appearing to read "Michael J.", is positioned above the typed name and title.

**Mike Young**  
**Executive Director**  
**Energy, Industry and Compliance**  
**Planning and Assessment**