

Appendix 4 – Schedule of Lands

Lot Number	Plan Number	Plan Label	Controlling Authority	Land Holder Name	Landowner Consent Obtained (Y/N)
Solar Farm Site					
No Lot or DP number, area located along Wollara Road as per Figure 1.2			Local Government Authority	-	Y
No Lot or DP number, area located along Wollara Road as per Figure 1.2			Crown	-	Y
7308	1165052	DP1165052	Crown	-	Y
7306	1165073	DP1165073	Crown	-	Y
7305	1165073	DP1165073	Crown	-	Y
7304	1165073	DP1165073	Crown	-	Y
No Lot or DP number, area located along Wollara Road as per Figure 1.2		332-2096	Crown	-	Y
No Lot or DP number, area located along Wollara Road as per Figure 1.2		709-1511	Crown	-	Y
No Lot or DP number, area located along Wollara Road as per Figure 1.2		212-1511	Crown	-	Y
No Lot or DP number, area located along Wollara Road as per Figure 1.2		3879-2096	Crown	-	Y
No Lot or DP number, area located along Wollara Road as per Figure 1.2		725-1511	Crown	-	Y
No Lot or DP number, area located along Wollara Road as per Figure 1.2		2950-2096 R	Crown	-	Y
3	750956	DP750956	Freehold	Desmond Hunt	Y
30	750956	DP750956	Freehold	Desmond Hunt	Y
31	750956	DP750956	Freehold	Desmond Hunt	Y
32	750956	DP750956	Freehold	Desmond Hunt	Y
33	750956	DP750956	Freehold	Desmond Hunt	Y
57	750956	DP750956	Freehold	Desmond Hunt	Y
61	750956	DP750956	Freehold	Desmond Hunt	Y
21	750966	DP750966	Freehold	Desmond Hunt	Y
25	750966	DP750966	Freehold	Desmond Hunt	Y
26	750966	DP750966	Freehold	Desmond Hunt	Y
27	750966	DP750966	Freehold	Desmond Hunt	Y
28	750966	DP750966	Freehold	Desmond Hunt	Y

Lot Number	Plan Number	Plan Label	Controlling Authority	Land Holder Name	Landowner Consent Obtained (Y/N)
29	750966	DP750966	Freehold	Desmond Hunt	Y
30	750966	DP750966	Freehold	Desmond Hunt	Y
38	750966	DP750966	Freehold	Desmond Hunt	Y
39	750966	DP750966	Freehold	Desmond Hunt	Y
84	750966	DP750966	Freehold	Desmond Hunt	Y
85	750966	DP750966	Freehold	Desmond Hunt	Y
5	750966	DP750966	Freehold	Desmond Hunt	Y
6	750966	DP750966	Freehold	Desmond Hunt	Y
7	750966	DP750966	Freehold	Desmond Hunt	Y
8	750966	DP750966	Freehold	Desmond Hunt	Y
9	750966	DP750966	Freehold	Desmond Hunt	Y
10	750966	DP750966	Freehold	Desmond Hunt	Y
58	750956	DP750956	Freehold	Desmond Hunt	Y
62	750956	DP 750956	Freehold	Desmond Hunt	Y
63	750956	DP750956	Freehold	Desmond Hunt	Y
64	750956	DP750956	Freehold	Desmond Hunt	Y
75	750966	DP750966	Freehold	Desmond Hunt	Y
76	750966	DP750966	Freehold	Desmond Hunt	Y
86	750966	DP750966	Freehold	Desmond Hunt	Y
87	750966	DP750966	Freehold	Desmond Hunt	Y
77	750966	DP750966	Freehold	Desmond Hunt	Y
78	750966	DP750966	Freehold	Desmond Hunt	Y
82	750966	DP750966	Freehold	Desmond Hunt	Y
99	750966	DP750966	Freehold	Desmond Hunt	Y
102	750966	DP750966	Freehold	Desmond Hunt	Y
105	750966	DP750966	Freehold	Desmond Hunt	Y
42	750956	DP750956	Freehold	Anthony O'Brien	Y
43	750956	DP750956	Freehold	Anthony O'Brien	Y
47	750956	DP750956	Freehold	Anthony O'Brien	Y
55	750956	DP750956	Freehold	Anthony O'Brien	Y
56	750956	DP750956	Freehold	Anthony O'Brien	Y
84	750956	DP750956	Freehold	Anthony O'Brien	Y

Lot Number	Plan Number	Plan Label	Controlling Authority	Land Holder Name	Landowner Consent Obtained (Y/N)
Wollara and Ringwood Road repairs and upgrades					
No Lot or DP number, area is located along Wollara and Ringwood Road as per Figure 1.2			Local Government Authority	-	Y
No Lot or DP number, area located between Bow and Killoe Creek as per Figure 1.2			Local Government Authority	-	Y

Lightsource Development Services Australia
L29/420 George St
Sydney
2000
Australia

www.lightsourcebp.com

1/05/2022

Nicole Brewer
Director, Energy Assessments
NSW Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Nicole,

Being the owner of land located at,

Ringwood Road, Merriwa and identified as the following title references:

- Lot 3 in Deposited Plan 750956 (Lot 3);
- Lot 30 in Deposited Plan 750956 (Lot 30);
- Lot 31 in Deposited Plan 750956 (Lot 31);
- Lot 32 in Deposited Plan 750956 (Lot 32);
- Lot 33 in Deposited Plan 750956 (Lot 33);
- Lot 57 in Deposited Plan 750956 (Lot 57);
- Lot 61 in Deposited Plan 750956 (Lot 61);
- Lot 21 in Deposited Plan 750966 (Lot 21);
- Lot 25 in Deposited Plan 750966 (Lot 25);
- Lot 26 in Deposited Plan 750966 (Lot 26);
- Lot 27 in Deposited Plan 750966 (Lot 27);
- Lot 28 in Deposited Plan 750966 (Lot 28);
- Lot 29 in Deposited Plan 750966 (Lot 29);
- Lot 30 in Deposited Plan 750966 (Lot 30 - 750966)
- Lot 38 in Deposited Plan 750966 (Lot 38);
- Lot 39 in Deposited Plan 750966 (Lot 39);
- Lot 84 in Deposited Plan 750966 (Lot 84);
- Lot 85 in Deposited Plan 750966 (Lot 85);
- Lot 5 in Deposited Plan 750966 (Lot 5);
- Lot 6 in Deposited Plan 750966 (Lot 6);
- Lot 7 in Deposited Plan 750966 (Lot 7);
- Lot 8 in Deposited Plan 750966 (Lot 8);
- Lot 9 in Deposited Plan 750966 (Lot 9);
- Lot 10 in Deposited Plan 750966 (Lot 10);
- Lot 58 in Deposited Plan 750956 (Lot 58);
- Lot 62 in Deposited Plan 750956 (Lot 62);
- Lot 63 in Deposited Plan 750956 (Lot 63);
- Lot 64 in Deposited Plan 750956 (Lot 64);
- Lot 75 in Deposited Plan 750966 (Lot 75);
- Lot 76 in Deposited Plan 750966 (Lot 76);
- Lot 86 in Deposited Plan 750966 (Lot 86);
- Lot 87 in Deposited Plan 750966 (Lot 87);
- Lot 77 in Deposited Plan 750966 (Lot 77);
- Lot 78 in Deposited Plan 750966 (Lot 78);

- Lot 82 in Deposited Plan 750956 (Lot 82);
- Lot 99 in Deposited Plan 750966 (Lot 99);
- Lot 102 in Deposited Plan 750966 (Lot 102); and
- Lot 105 in Deposited Plan 750966 (Lot 105).

provide consent to the applicant,

Lightsource Development Services Australia Pty Limited ABN 26 623 301 799 of Level 29, 420 George Street, Sydney, NSW, 2000,

to apply to a consent authority under section 4.12 of the Environmental Planning and Assessment Act 1979 (NSW) for consent to carry out development, known as Goulburn River Solar Farm, under development application number SSD 33964533,

which is to be carried out on the land described above and includes:

- the construction and operation of a photovoltaic generation facility with an estimated capacity of 550 MWp;
- A Battery Energy Storage System (BESS) with a estimated capacity of 570 MWh; and
- associated infrastructure, including grid connection hardware

Signed, 

Desmond John Hunt
Poggy
2771 Wollara Road
Merriwa
NSW 2329

Date: 2-5-2023.

Lightsource Development Services Australia
L29/420 George St
Sydney
2000
Australia

www.lightsourcebp.com

1/05/2022

Nicole Brewer
Director, Energy Assessments
NSW Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Nicole,

Being the owner of land located at,

Ringwood Road, Merriwa and identified as the following title references:

- Lot 42 in Deposited Plan 750956, Folio identifier 42/750956 (Lot 42);
- Lot 43 in Deposited Plan 750956, Folio identifier 43/750956 (Lot 43);
- Lot 47 in Deposited Plan 750956, Folio identifier 47/750956 (Lot 47);
- Lot 55 in Deposited Plan 750956, Folio identifier 55/750956 (Lot 55);
- Lot 56 in Deposited Plan 750956, Folio identifier Auto-Consol 5831-78 (Lot 56); and
- Lot 84 in Deposited Plan 750956, Folio identifier Auto-Consol 5831-78 (Lot 84).

provide consent to the applicant,

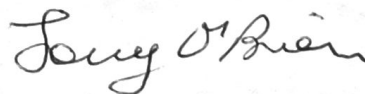
Lightsource Development Services Australia Pty Limited ABN 26 623 301 799 of Level 29, 420 George Street, Sydney, NSW, 2000,

to apply to a consent authority under section 4.12 of the Environmental Planning and Assessment Act 1979 (NSW) for consent to carry out development, known as Goulburn River Solar Farm, under development application number SSD 33964533,

which is to be carried out on the land described above and includes:

- the construction and operation of a photovoltaic generation facility with an estimated capacity of 550 MWp;
- A Battery Energy Storage System (BESS) with a estimated capacity of 570 MWh; and
- associated infrastructure, including grid connection hardware

Signed,



2/5/2023

Anthony Joseph O'Brien
Roscommon
1212 Ringwood Road
MERRIWA, NSW 2329

Contact Name: Greg McDonald
Contact No: 6540 1126
Our Reference: OUT-3257/23



27 April 2023

Nicole Brewer
Director, Energy Assessments
NSW Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Dear Nicole

Being the owner of the Council Public Road comprising:

- Ringwood Road, Merriwa; and
- Wollara Road, Merriwa

Upper Hunter Shire Council provides consent to the applicant:

Lightsource Development Services Australia Pty Limited
ABN 26 623 301 799
Level 29, 420 George Street,
Sydney, NSW, 2000

to apply to a consent authority under section 4.12 of the *Environmental Planning and Assessment Act 1979* (NSW) for consent to carry out development, known as Goulburn River Solar Farm, under development application SSD 33964533, which is to be carried out on the land described in Figure 1.2 (Land Ownership). The development includes the following:

- the construction and operation of a photovoltaic generation facility with an estimated capacity of 550 MW;
- a Battery Energy Storage System (BESS) with an estimated capacity of 570 MWh and associated infrastructure including grid connection; and
- various road repairs and upgrades along Ringwood Road and Wollara Road, Merriwa.

Yours sincerely

Greg McDonald
GENERAL MANAGER





**Letter to Applicant
Consent Granted
Department of Planning and Environment**

Our reference: 23/00144#01
LOC No: 638122

Janet Meyn

janet.meyn@crowland.nsw.gov.au

7 March 2023

Via email: stephen.archer@lightsourcebp.com
diana.mitchell@lightsourcebp.com

Attention: Stephen Archer – Development Manager

**Consent for Development
Comprising:**

Proposed as described below:

- State Significant Development (SSD) application 33964533 for the purpose of the Goulburn River Solar Farm at Wollara Road, Merriwa (Refer DOC22/001292).
- The Project will involve the construction, operation and decommissioning of a 520 megawatt (MW) solar farm with a Battery Energy Storage System (BESS) of approximately 520 MW-hours and associated infrastructure. The Project will connect to an existing 500 kilovolt (kV) transmission line via a proposed substation to be located in the south-eastern section of the Project Area.
- The proposed Goulburn River Solar Farm (the Project) is located approximately 28 km south of Merriwa, New South Wales, off Wollara Road, within the Upper Hunter Local Government Area. The Project encompasses two freehold properties and some sections of Crown land and roads (approximately 21 ha), covering an area of approximately 2000 ha in total. The development footprint for the Project is approximately 882 ha)

Crown Land

Crown Land R44841 for purpose of travelling stock and Crown roads administered under the *Roads Act 1993*. Matters relevant to the Roads Act are central to the considerations for Landowners Consent as set out in the application.

Crown reserve

R44841 for purpose of travelling stock – Lot 7306 DP 1165073 (primary access point) and Lot 7308 DP 1165052 (2 x emergency access points).

Parish

Tongo

County

Brisbane

Applicant

Lightsource Development Services Australia Pty
Limited

Consent is granted by the Minister for Lands and Water, to the lodgement of applications for approval under the *Environmental Planning and Assessment Act 1979*, and other associated applications required under other legislation, for the development proposal described above.

The Land Owner Consent is granted conditional to the following:

1. Land Owner Consent will expire after a period of 12 months from the date of this letter if not acted on within that time. Extensions of this consent may be sought.
2. You are required to forward a copy of the DA approval to the NSW Department of Planning and Environment – Crown Lands (“the Department”) after approval and prior to commencing works.
3. You are required to ensure that the approval provided is consistent with this Land Owner Consent.
4. The Land Owner Consent is provided for the works detailed on the plans provided by you and retained by the Department as DOC23/002122.

Land Owner Consent is granted in accordance with the following:

- Land Owner Consent is given without prejudice so that consideration of the proposed development may proceed under the *Environmental Planning and Assessment Act 1979* and any other relevant legislation;
- The grant of this Land Owner Consent does not guarantee that any subsequent authority to occupy will be granted;
- Land Owner Consent does not imply the concurrence of the Minister for Lands and Water, for the proposed development and does not provide authorisation under the Crown Lands Act 1989 for this proposal;
- The issue of Land Owner Consent does not prevent the Department from making any submission commenting on, supporting or opposing an application;
- The Minister reserves the right to issue Land Owner Consent for the lodgement of applications for any other development proposals on the subject land concurrent with this Land Owner Consent;
- Any changes made to the proposal, including those imposed by the consent authority, must be consistent with the Land Owner Consent and therefore if modifications are made to the proposed development details must be provided to the Department for approval;
- Land Owner Consent also allows application to any other approval authority necessary for this development proposal.

This letter should be submitted to the relevant consent or approval authority in conjunction with the development application and/or any other application. You are responsible for identifying and obtaining all other consents, approvals and permits required under NSW and Commonwealth laws from other agencies for the proposed development.

It is important that you understand your obligations relating to Condition 3. If any alterations are made to the application (whether in the course of assessment, by

conditions of consent, or otherwise), it is your responsibility to ensure the amended or modified development remains consistent with this Land Owner Consent. If there is any inconsistency or uncertainty you are required to contact the Department before undertaking the development to ensure that the Department consents to the changes. A subsequent LOC application may incur additional application fees.

It is advised that the Department will provide the Department a copy of this Land Owner Consent and will request that the Department notify the Department of the subsequent development application, for potential comment, as part of any public notification procedure.

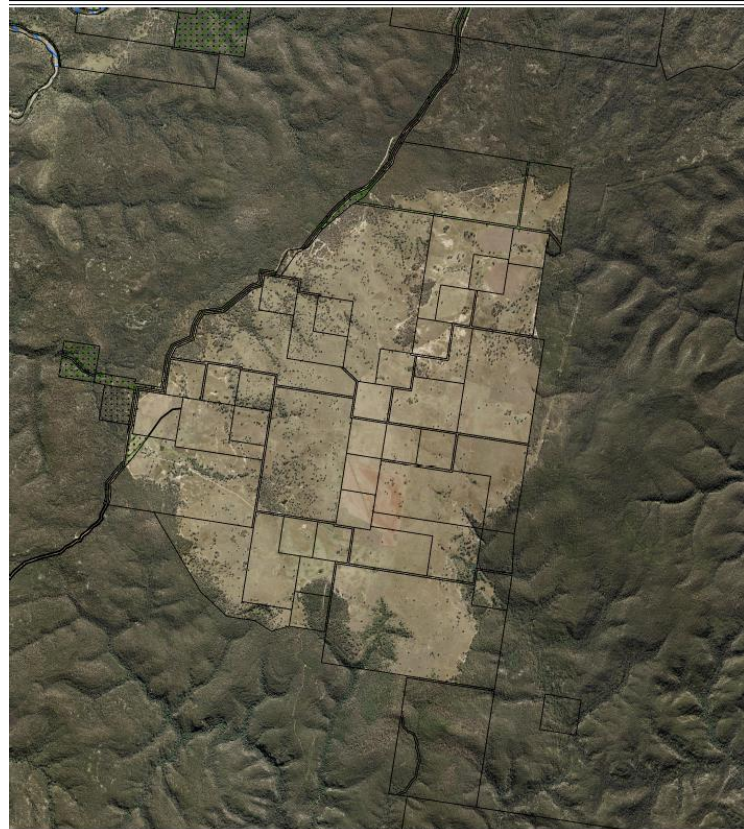
For further information, please contact Janet Meyn.

Yours sincerely































Janet Meyn
Senior Property Management Officer
Department of Planning and Environment - Crown Lands

Attachment A – Location Map



Goulburn River Solar Farm

Crown Account Details		   <small>Scale: 1:50,000</small>
<ul style="list-style-type: none">  Crown Land Open Boundary  Crown Land  Crown Land (Unaligned State)  Crown Road  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State)  Crown Road (Unaligned State) 	<p> Parish: WOLLARA County: BRISBANE LGA: UPPER HUNTER Suburb: MERRINA Author: DP/HEW/21 Map Created: 16/02/2023 12:16:19 PM </p>	<p> <small>Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere</small> <small>Disclaimer: Scale is not accurate. Crown Lands must not be liable for any loss or damage (including loss of profits, business, revenue or assets) whether in contract, tort (including negligence) or otherwise arising from or in connection with any defect, error or inaccuracy of information or any part thereof or any products or services.</small> <small>Copyright: Department of Planning and Environment - Crown Lands 2023</small> </p>