

Lightsource Development Services Australia Pty Ltd  
'CBW' Level 19, 181 William St  
Melbourne  
Vic 3000  
Australia

Telephone 1300 873 575  
[www.lightsourcebp.com/au](http://www.lightsourcebp.com/au)

27 September 2023

Ewan Davies,  
Director, Energy Assessments  
NSW Department of Planning and Environment  
4 Parramatta Square  
12 Darcy St.  
Parramatta NSW 2150

Dear Ewan,

Forestry Corporation of NSW, being the owner of the Tongo State Forrest under the following titles references:

- Lot 78, DP 750956
- Lot 7005, DP1027957

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 widening and sealing of Wollara road adjacent to, and on top of the title listed above.

Signature: 

Name: Jarod Dashwood  
Position: Land Access Manager – Western Region  
Date: 5 October 2023



Contact Name: Greg McDonald  
Contact No: 6540 1126  
Our Reference: OUT-8184/23



17 October 2023

~~Nicole Brewer~~ Iwan Davies  
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;
- Wollara Road, Merriwa; and
- Barnett Street, 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](mailto:stephen.archer@lightsourcebp.com)  
[diana.mitchell@lightsourcebp.com](mailto: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.

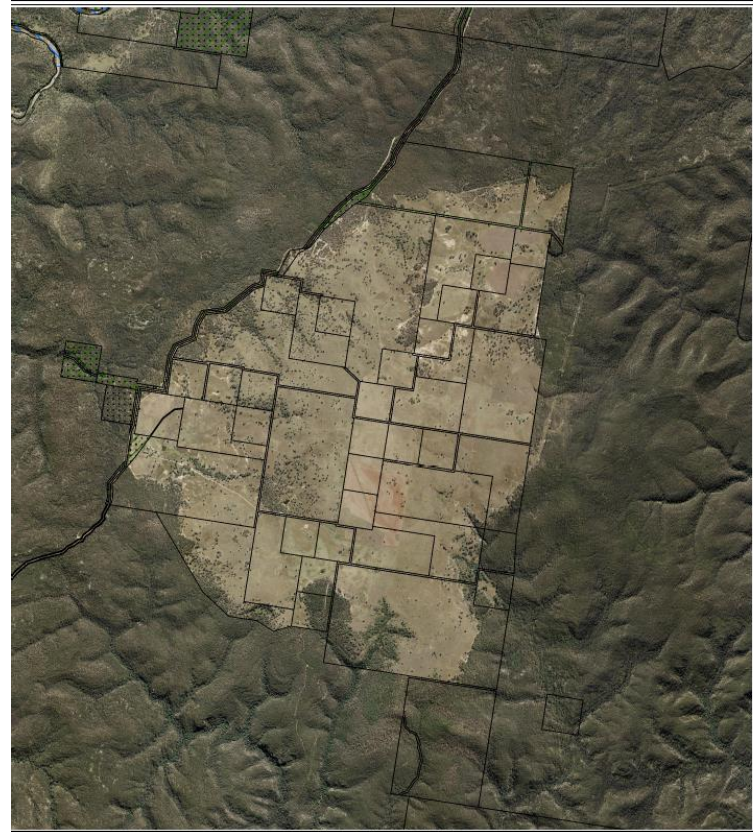
Yours sincerely



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



# Attachment A – Location Map



Goulburn River Solar Farm

Legend		Crown Account Details	
[Symbol] Abandonment/Lease/Other	[Symbol] New Crown Land		
[Symbol] Crown Land (Crown Pasture)	[Symbol] Crown Land (Unaffiliated State)		
[Symbol] Crown Land (Crown Land)	[Symbol] Crown Road		
[Symbol] Crown Land (Crown Property)	[Symbol] Crown Road (Crown Road)		
[Symbol] Crown Land (Crown)	[Symbol] Crown Road (Unaffiliated State)		
[Symbol] Crown Land	[Symbol] Crown Reserve		
[Symbol] Crown Land (Crown)	[Symbol] Crown Land (Water & Other)		
[Symbol] Crown Land (Crown)	[Symbol] Land (Government)		
[Symbol] Crown Land	[Symbol] Land		
[Symbol] Crown Land (Other)	[Symbol] Land (Other)		
[Symbol] Crown Land (Other)	[Symbol] Land (Other)		
[Symbol] Crown Land (Other)	[Symbol] Land (Other)		

**Projection:** WGS\_1984\_Map\_Mercator\_Auxiliary\_Sphere  
**Disclaimer:** Scale is not accurate. Crown Lands must not be liable for any loss or damage (including loss of profits, business, revenue or capital) 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.  
**Copyright:** Department of Planning and Environment - Crown Lands 2023

**Parish:** WOLLARA  
**County:** BRISBANE  
**LGA:** UPPER HUNTER  
**Suburb:** MERRIWAA

**Author:** DPM/HEM/D1  
**Map Created:** 16/02/2023 12:16:19 PM

19 July 2023

**RESERVE USE PERMIT P23/011**

This Permit authorises:

Name of Applicant: **Stephen Archer**On behalf of Organisation: **Lightsource Development Services Australia Pty Ltd**Address: **'CBW' level 19, 181 William St Melbourne VIC 3000**Phone: Mobile: **0484683245** Email: **Stephen.archer@lightsourcebp.com**Proposed Activity: **Access through TSR to undergo Possible upgrades of the existing road and driveway. Routine access, and permission to upgrade Wollar Rd and driveway where it is TSR**Date(s) of proposed activity: **1 July 2023 – 30 June 2024**Reserve No/Name: **R44841 - Poggy TSR - DP 1165073, 7304,7305,7306; DP1165052/7308; DP114853/7309**Location of Reserve: **Ringwood Rd, Merriwa NSW 2329**Fee (including GST) **\$2000.00**

CONDITIONS – As per attached

Additional Conditions that must be followed include:

- The maintenance and upgrades of the road will occur at no cost to LLS and be completed to an accepted standard

Apiarist Registration No: **N/A**

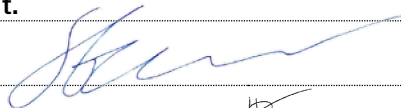
Insurance Details:

Insurance Company:

**AON** Chubb Insurance Company AustraliaPolicy No: **04CI012482**Amount of Cover: **\$20,000,000**Commencement & Expiry Dates: **31 October 2022 to 31 October 2023**

I hereby agree to abide by the relevant provisions of the Local Land Services Act 2013 and the fees and conditions relating to this permit.

Signature of Applicant


Date: **20/07/2023**

Signature of Authorised Officer of Hunter LLS


Date: **24/07/2023**

	<b>Office Use Only</b>
<b>Date Received:</b>	_____
<b>Receipt Number:</b>	_____
<b>Amount Received:</b>	_____
<b>Invoice No:</b>	4000525161
<b>Customer No:</b>	10431210



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

[www.lightsourcebp.com](http://www.lightsourcebp.com)

3/10/2022

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

Dear Iwan,

Being the owner of the land located east of the Ringwood Road / Golden Highway intersection, and the vehicle turning area on Barnett Street, Merriwa 2329, identified as the following title references:

- Lot 1 DP34496 (northwest of the Ringwood Road intersection)
- Lot 1 DP 1108292 (North of Barnett st truck turnaround)
- Lot 167 DP750913 (East of Barnett st truck turnaround)
- Lot 180 DP750913 (West of Barnett st truck turnaround)

provide 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 the consent authority under section 4.12 of the *Environmental Planning and Assessment Act 1979* (NSW) for consent to carry out development associated the construction of the Goulburn River Solar Farm, development application SSD-33964533.

The construction of the Goulburn River Solar Farm Project would involve upgrades to the existing Ringwood Road and Golden Highway intersection to improve Safe Intersection Sight Distances (SISD) generally in accordance with Ausroad guidelines. The upgrades will involve the removal of vegetation on private property owned by the parties to this letter, and the installation of an acceleration lane within the Golden Hwy Road Reserve.

Further traffic design has also indicated that the use of the privately owned vehicle turning area on or adjacent to Barnett Street (council road), Merriwa, will be required to allow 19m semi's leaving the Project site to safety turn around and return east along the Golden Highway towards Merriwa. Minor ancillary upgrades and repairs may also be required to keep this asset in serviceable order during the construction of the project.

Signed, 

As a director of Alexander Downs Pty Ltd

Address

Date:

or disseminating it or any information contained in it, save to the intended recipient.

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**From:** Wat Buddha Dhamma <[wbdoffice@gmail.com](mailto:wbdoffice@gmail.com)>  
**Sent:** Thursday, September 7, 2023 9:31 AM  
**To:** Stephen Archer <[stephen.archer@lightsourcebp.com](mailto:stephen.archer@lightsourcebp.com)>  
**Subject:** Re: road upgrades adjacent to Tongo State Forest

Hi Stephen,

Thanks for the chat and info regarding the upgrades on Wollara Road. It's fine with us. However, we are looking to sell the property in the next six months. I guess the Forestry Dept will have the details of the new owner and will refer them to you in due time.

All the best with your project.

Regards,

Ajahn

On Mon, 4 Sept 2023 at 15:04, Stephen Archer <[stephen.archer@lightsourcebp.com](mailto:stephen.archer@lightsourcebp.com)> wrote:

Hi Ajahn,

Thanks for speaking to me on the phone about our proposed upgrades to Wollara Rd in support of the Goulburn River Solar Farm at 2771 Wollara rd, Merriwa NSW.

As mentioned, we are looking to widen and seal the gravel road adjacent to the Tongo State Forest, which your group has an interest in.

At times, the road sways away from the road reserve and onto the State Forrest land, as a result some of the trees we remove and the works conducted will be within the State Forest.

We estimate the works will take place between February and April of 2024

The plans attached are for the road upgrades, however the image below shows the area of the road that sways into the State Forrest.

If you can respond with any further questions you have about the works, otherwise an email noting you are aware of the works, it would be greatly appreciated.'

Thanks



Stephen Archer Senior Development Manager | t +61283113058





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**From:** Wat Buddha Dhamma <[wbdoffice@gmail.com](mailto:wbdoffice@gmail.com)>  
**Sent:** Thursday, August 31, 2023 11:20 AM  
**To:** Stephen Archer <[stephen.archer@lightsourcebp.com](mailto:stephen.archer@lightsourcebp.com)>  
**Subject:** Re: road upgrades adjacent to Tongo State Forest

Hi Stephen,

Thanks for the introduction. You can call me 2 - 5 pm today or 8 -11 tomorrow at 0480105070.

Regards

Ajahn

On Wed, 30 Aug 2023, 15:43 Stephen Archer, <[stephen.archer@lightsourcebp.com](mailto:stephen.archer@lightsourcebp.com)> wrote:

Hi,

Apologies for reaching out directly, I have been speaking with Jarod Dashwood from TfNSW and he passed me your email as the lessee of Tongo State Forrest.

I was hoping to organize a call to introduce Lightsource bp, we have some proposed works due to commence later this year near Tongo State Forest, and we would like to inform you of the works prior to commencing.

If you can please suggest a few times you are available to discuss it would be greatly appreciated.

Apologies again, Jarod didn't pass on any details apart from your email due to confidentiality.

Thanks

Stephen Archer Senior Development Manager | t +61283113058



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