



# Gundry solar farm and battery energy storage

**Lightsource bp is proposing to develop the Gundry solar farm, a 400MWdc renewable energy project with an associated Battery Energy Storage System (BESS). This project represents a significant investment in the region's renewable energy future, bringing local economic opportunities and contributing to Australia's transition to low-carbon energy.**

The project's planning application was lodged with the Department of Planning, Housing and Infrastructure (DPHI) in late 2024. Since then, it has been reviewed, assessed and placed on public exhibition for community feedback. It is anticipated that the project will be referred to the Independent Planning Commission (IPC) for determination in the first half of 2026.

We understand that regular updates on project progress, particularly the status of the planning application and timing for IPC referral, are a priority for the local community. We appreciate the feedback and questions we have received to date.

We are committed to ongoing engagement and keeping you informed about project plans, timelines, and how you can participate in the IPC process.

This update provides an overview of progress so far on the Gundry solar farm and outlines next steps in the planning process for 2026.

## Stay in touch with us

If you're interested in knowing more about the project or would like to speak with the team, please reach out to us on [1800 570 663](tel:1800570663) or email us at [gundarysolarproject@lightsourcebp.com](mailto:gundarysolarproject@lightsourcebp.com).

You can also keep informed through the project's website at [lightsourcebp.com/au/project/gundry-solar](https://lightsourcebp.com/au/project/gundry-solar).

## PROJECT UPDATES

### Planning process for State Significant Developments

Due to its size, the Gundry solar farm is classified as a State Significant Development (SSD). This means the planning application is initially being assessed by the NSW Department of Planning, Housing and Infrastructure (DPHI) rather than the local council.

The SSD process ensures that projects of significant scale are assessed through a consistent, transparent, and specialist-led process that considers statewide priorities, complex technical matters, and broad community feedback.

Because SSD projects are assessed thoroughly and in detail, the process can take time. Here's an overview of what has taken place over the past 18 months:

- **October 2024:** Planning application and Environmental Impact Statement (EIS) submitted to DPHI.
  - **November 2024:** EIS placed on Public Exhibition.
  - **December 2024:** Submissions closed, with 174 received – including 160 unique public submissions and 14 from government agencies. Of the 160 unique submissions, 143 were objecting, 16 were supporting and one provided neutral comment.
- Because there were more than 50 objecting EIS submissions and an objection from the Goulburn Mulwaree Council, the project will be referred to the NSW Independent Planning Commission (IPC) for determination.
- **February 2025:** A Revised Community Benefit Sharing Programme was presented to Goulburn Mulwaree Council staff and shared with the community.
  - **June 2025:** A report responding to all feedback received on the EIS through the public exhibition process was provided to DPHI.
  - **July 2025:** DPHI requested preliminary site investigations and details of the Voluntary Planning Agreement. A response was provided in August 2025.
  - **December 2025:** DPHI requested further information on several items, including:
    - Voluntary Planning Agreement with Council
    - Transport Impact Assessment

- Glint and Glare Assessment
- Dwelling Entitlement Impact Assessment
- Construction Noise Assessment
- Flood risk Assessment
- Responses to agency feedback

Responses to these requests have been in preparation since December 2025.

- **First half of 2026:** IPC referral expected.

### INDEPENDENT PLANNING COMMISSION - HOW THE PROCESS WORKS

The IPC process, including engagement with the community and stakeholders, is managed and coordinated by the IPC. This includes scheduling public meetings or hearings, reviewing submissions, and releasing determinations

To keep updated about what's happening, and when and how you can participate, we encourage you to regularly check the IPC's website and subscribe to their email alerts.

We will also keep you informed through our project updates and communications.

#### How to participate in the IPC process

If you made a submission when the EIS was on public exhibition in late 2024, it has automatically been forwarded to the IPC and will be considered in their assessment.

If you didn't make a submission as part of the original public exhibition process, or would like to make another one, you can do so during the IPC's consultation period.

All submissions – whether made during the EIS exhibition or as part of the IPC process – will be reviewed by the IPC.

#### Public meeting or hearing

If a public meeting or hearing is held, community members and stakeholders who have made a submission will be able to attend in person or register to speak (in accordance with IPC procedures).

More information about the IPC process can be found here:

[www.ipcn.nsw.gov.au](http://www.ipcn.nsw.gov.au)

## HOW FEEDBACK HAS INFORMED THE PROJECT

Feedback received from the community and key stakeholders has directly informed the project's design and layout. We appreciate the time you have taken to provide feedback, and your input has helped shape this project to better reflect local priorities.

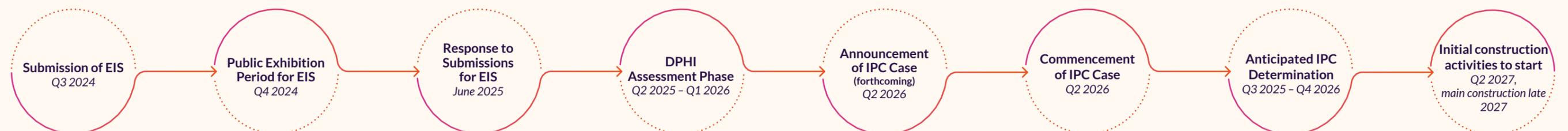
Some of the key refinements resulting from feedback include:

<b>Community benefit scheme</b>	<ul style="list-style-type: none"> <li>• Increasing the total value of the project's Community Benefit Scheme to align with the NSW Energy Policy <i>Benefit-Sharing Guideline</i> levels.</li> <li>• Total benefits will be in line with the \$850/MW per year guidance.</li> </ul>
<b>Glint and glare</b>	<ul style="list-style-type: none"> <li>• Further measures added to reduce glare impacts on nearby houses and public roads, including adjusting panel angles at the start and end of each day to minimise reflection.</li> </ul>
<b>Bushfire management</b>	<ul style="list-style-type: none"> <li>• Adjustments made to site emergency access arrangements and ongoing engagement with the Rural Fire Service (RFS) to finalise the site's Emergency Response Plan (ERP).</li> </ul>
<b>Construction noise</b>	<ul style="list-style-type: none"> <li>• Additional analysis and mitigation measures to reduce potential noise impacts during construction. This includes updating scheduling to minimise the length of time works occur in any one location.</li> </ul>
<b>Construction workforce accommodation</b>	<ul style="list-style-type: none"> <li>• Refinement to the accommodation strategy that considers local events and includes measures to minimise potential impacts on local housing availability.</li> </ul>
<b>Flood risk and management</b>	<ul style="list-style-type: none"> <li>• Maintain 20–40m setbacks from streams.</li> <li>• Exclude 1% AEP flood-prone areas from development.</li> <li>• Design drainage to avoid altering natural hydrology.</li> </ul>

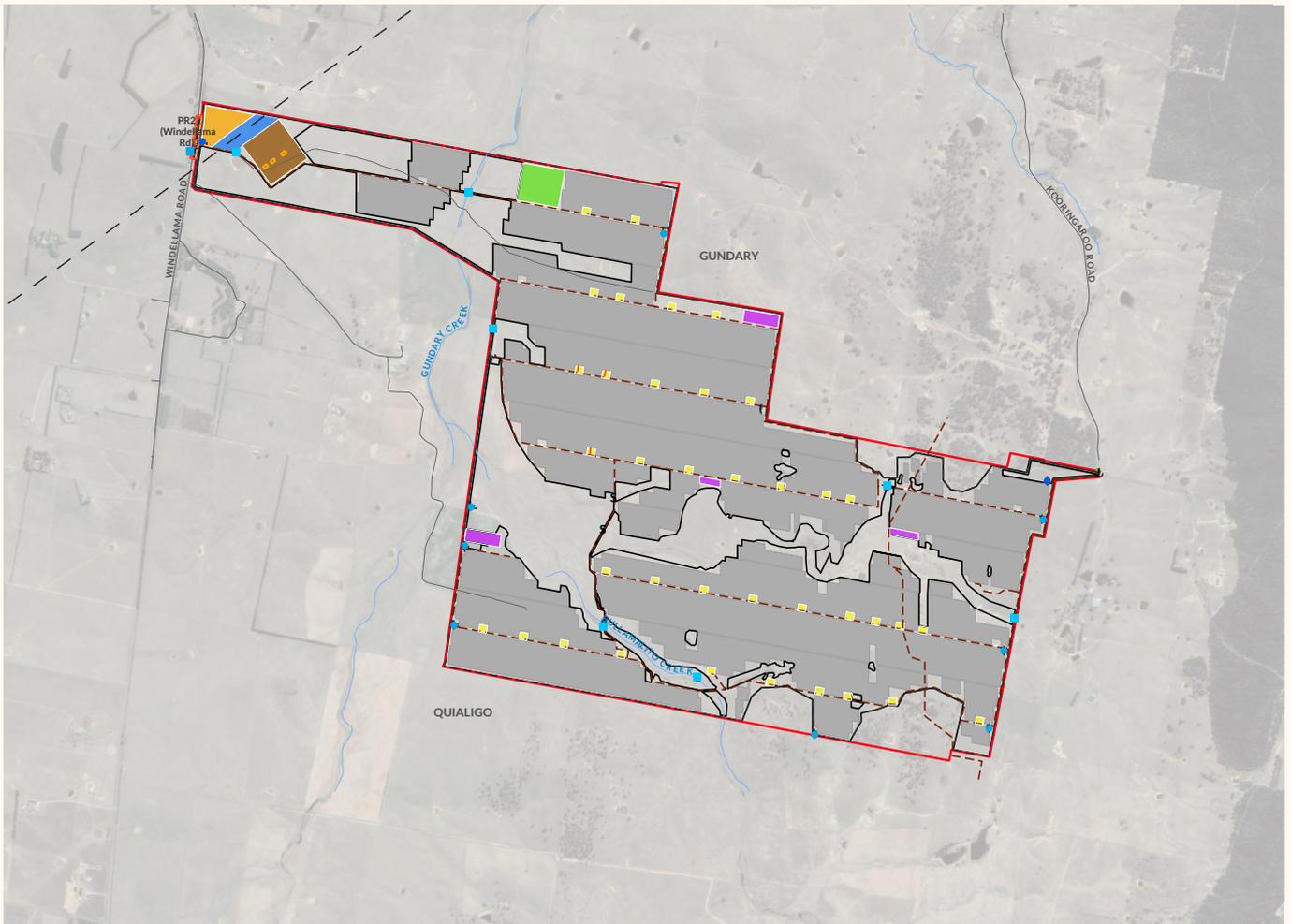


## PROJECT TIMELINE

Engagement with key stakeholders and other interested parties



# GUNDARY SOLAR FARM AND BESS, NSW, AUSTRALIA



## Legend

- Access Roads
- Security Fence
- Existing Transmission Line
- Roads
- Watercourses
- ☒ Watercourses / Bed Level Crossing
- Water Tank (40,000L)
- Water Tank (10,000L)
- Primary Access
- ▭ Project Area
- ▭ Development Footprint
- ▨ Proposed Road Upgrade
- Noise Barrier - 5.5m high (HV Transformer)
- Noise Barrier - 3m high (DC BESS PCU Station)
- ▭ Solar Panels
- ▭ Transgrid Line Works
- ▭ Centralised AC BESS
- ▭ Substation and O&M Facility Area
- ▭ Construction Compound Area
- ▭ Decentralised DC BESS
- ▭ Temporary Laydown Area

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**T** | 1800 570 663

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