

**From:** [Cameron Ashe](#)  
**To:** [Tahlia Hutchinson](#); [Bradley James](#)  
**Cc:** [Nestor Tsambos](#); [Iwan Davies](#)  
**Subject:** FW: Wallaroo Solar Farm  
**Date:** Thursday, 18 July 2024 3:56:12 PM  
**Attachments:** [RE Wallaroo Solar Farm - Draft Conditions.msg](#)  
[image001.png](#)

---

Hi Tahlia and Brad,

Please see email below from ACT Government received last week (post-referral) and mentioned by Iwan in today's public hearing. I have also attached the ACT Government's comments on conditions email chain for reference (see two sets of comments, one from TCCS on traffic, one earlier broader set of comments).

Thanks,

**Cameron Ashe**  
**Environmental Assessment Officer**

Energy, Resources & Industry Assessments | Department of Planning, Housing and Infrastructure

T [REDACTED] | E [REDACTED]  
4 Parramatta Square, 12 Darcy St, Parramatta NSW 2150  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



*The Department of Planning and Environment acknowledges that it stands on Aboriginal land.  
We acknowledge the traditional custodians of the land and we show our respect for elders past, present  
and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing  
commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

---

**From:** EPD Impact <EPDImpact@act.gov.au>  
**Sent:** Thursday, 11 July 2024 11:17 AM  
**To:** Cameron Ashe [REDACTED]  
**Cc:** EPD Impact <EPDImpact@act.gov.au>  
**Subject:** FW: Wallaroo Solar Farm

**OFFICIAL**

Hi Cameron,

I received the below email from Ben Cranston but I note that the recommended conditions of consent do not appear to reflect the comments provided by ACT Government to NSW in June. There are still key concerns remaining including vegetation buffers, road maintenance and engagement with ACTRFS & ACTF&R.

Is there an updated version of the conditions that I've missed or if not, is there still an opportunity to have these concerns addressed within the conditions of consent or another process?

Many thanks,

Eliza Larson | A/g Senior Director | Impact Assessment

Phone: [REDACTED] | Email: [REDACTED]

---

**From:** ben cranston <[REDACTED]>

**Sent:** Monday, July 1, 2024 11:20 AM

**To:** [REDACTED]

**Subject:** Wallaroo Solar Farm

You don't often get email from [REDACTED] [Learn why this is important](#)

**Caution:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi,

I am writing to update you on the progress of the proposed Wallaroo Solar Farm.

The NSW Department of Planning, Housing, and Infrastructure (DPHI) has completed its assessment of the Whe Wallaroo Solar Farm (SSD-9261283).

DPHI has found that on balance, the Department considers that the project is in the public interest and is approvable subject to the recommended conditions of consent that are available on the [Major Projects- Wallaroo Solar Farm](#) website.

The project has been referred to the NSW Independent Planning Commission(IPC) which will determine the final outcome of the project.

The project can be viewed on the [IPC Website](#) and once we have more details around the timeline for the IPC I will send out further information.

Thank you, and please let me know if you would like to discuss this further.

**Ben Cranston**

M. [REDACTED]  
[newenergydevelopment.com](mailto:ben@newenergydevelopment.com)



This e-mail message, including any attachments, is for the sole use of the person to whom it has been sent, and may contain information that is confidential or legally protected. If you are not the intended recipient or have received this message in error, you are not authorized to copy, distribute, or otherwise use this message or its attachments. Please notify the sender

immediately by return e-mail and permanently delete this message and any attachments.

**Go Green! Please do not print this e-mail unless it is absolutely necessary.**

-----  
This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.  
-----

**From:** [EPD Impact](#)  
**To:** [Cameron Ashe](#); [EPD Impact](#)  
**Cc:** [Nestor Tsambos](#)  
**Subject:** RE: Wallaroo Solar Farm - Draft Conditions  
**Date:** Friday, 7 June 2024 4:41:06 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

OFFICIAL

Thank you Cameron,

Please see below comments from Transport Canberra and City Services:

**Transport Canberra and City Services (TCCS) Review of Draft Instrument of Consent for Wallaroo Solar Farm**

***Item B5 – Road Upgrades***

- Appendix 6 outlines required road upgrade prior to construction for the Southwell Road/Gooroomon Ponds Road intersection and Southwell Road widening
- In 2022, Transport Canberra and City Services (TCCS) were consulted regarding the possible upgrade of the Barton Highway/Wallaroo Road intersection to accommodate construction traffic. Based on the most recent communication between TCCS and NGH Consulting in February 2023, it was TCCS' understanding that designers will approach TCCS regarding intersection upgrade approvals for the Barton Highway/Wallaroo Road intersection, once planning approval for the Wallaroo Solar Farm was given by the NSW authority. However, since February 2023, TCCS has not been approached regarding any intersection upgrade works for the Barton Highway/Wallaroo Road intersection. TCCS would like to understand if the proponent is still seeking upgrades for the Barton Highway/Wallaroo Road intersection as it has not been reflected in the Instrument of Consent document and TCCS has not been approached further regarding intersection upgrade approvals.

***Item B6 – Road Maintenance***

- Please see below changes to include in Item B6

The applicant must

(a) undertake an independent dilapidation survey to assess the:

- (i) condition of Wallaroo Road, Gooroomon Ponds Road and Southwell Road, **between from Barton Highway and the site access point, including the Barton Highway/Wallaroo Road intersection**, following upgrade in accordance with condition B4 and prior to construction, upgrading and decommissioning activities; and
- (ii) condition of Wallaroo Road, Gooroomon Ponds Road and Southwell Road, **between from Barton Highway and the site access point, including the Barton Highway/Wallaroo Road intersection**, following the completion of construction, upgrading and decommissioning activities;

(b) repair and/or make good any development-related damage to Wallaroo Road, Gooroomon Ponds Road, **and/or Southwell Road and/or the Barton Highway/Wallaroo Road intersection** identified in dilapidation surveys during construction, upgrading or decommissioning works in consultation with the relevant road authority,

***Item B8 – Traffic Management Plan***

- Please see below changes and additional points (h to k) to include in Item B8

Prior to commencing the road upgrades identified in condition B5 of this consent, the Applicant must prepare a Traffic Management Plan, prepared by a qualified person for the development in consultation with TfNSW, Yass Valley Council, **and Transport Canberra and City Services** and to the satisfaction of the Planning Secretary. This plan must include:

- h. **the start date and end date of works**
  - i. **the extent of the proposed work area**
  - j. **any TCDs, including temporary devices, that are to be installed, removed or altered**
  - k. **the licence number of the person who prepared the plan.**
- Please note that the applicant is to refer to <https://www.cityservices.act.gov.au/roads-and->

paths/traffic/temporary-traffic-management for Transport Canberra and City Services (TCCS) guiding principles for TTMPs, the process for submitting a TTMP to TCCS and other information such as fees and charges.

Kind regards,

**Eliza Larson** | A/g Senior Director | Impact Assessment

Phone: [REDACTED] | Email: [REDACTED]

---

**From:** Cameron Ashe [REDACTED]

**Sent:** Friday, June 7, 2024 9:29 AM

**To:** EPD Impact <EPDImpact@act.gov.au>

**Cc:** Nestor Tsambos [REDACTED]

**Subject:** RE: Wallaroo Solar Farm - Draft Conditions

**OFFICIAL**

**Caution:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe. [Learn why this is important](#)

Good morning Eliza,

Thank you for the feedback provided to date. Confirming that we are fine to accept any further feedback you may have today.

Thanks again,

**Cameron Ashe**

**Environmental Assessment Officer**

Energy, Resources & Industry Assessments | Department of Planning, Housing and Infrastructure

T [REDACTED] | E [REDACTED]

4 Parramatta Square, 12 Darcy St, Parramatta NSW 2150>

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



*The Department of Planning and Environment acknowledges that it stands on Aboriginal land.*

*We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

---

**From:** EPD Impact <[EPDImpact@act.gov.au](mailto:EPDImpact@act.gov.au)>

**Sent:** Wednesday, 5 June 2024 12:16 PM

**To:** EPD Impact <[EPDImpact@act.gov.au](mailto:EPDImpact@act.gov.au)>; Cameron Ashe [REDACTED];

Nestor Tsambos [REDACTED]

**Subject:** RE: Wallaroo Solar Farm - Draft Conditions

**OFFICIAL**

Good morning both,

Just following up on the below request for an extension please.

In the meantime I can provide the following comments so far:

**Environment Protection Authority:**

The ACT EPA provides the following comments on the proposed development of the Wallaroo solar farm on the NSW-ACT border:

- Noise:

The Noise assessment provided in the EIS for the Wallaroo Solar Farm has assessed noise at the nearest residential receiver. For the ACT their compliance points were situated in Dunlop and Macgregor at existing residences. The Gininderry FUA with zoning for high density residential is located less than 300 m from the proposed solar farm.

The ACT EPA therefore requires noise levels to comply on the ACT/NSW border with the noise zone limit of 45/35 dB for the operational phase of the development.

- Water:

There appears to be no assessment of water runoff from fire extinguishing in the case of on-site fires. Given the close proximity of the site to Gininderry Creek and the Murrumbidgee River, there is a risk that contaminated water can be dispersed into these waterways during and after firefighting activities. The ACT EPA requests more information and/or conditions on how this will be managed (for instance through the construction of a retention pond).

For further information please contact the Environment Protection Authority Planning Liaison at [EPAPanningLiaison@act.gov.au](mailto:EPAPanningLiaison@act.gov.au).

#### **Conservator of Flora and Fauna:**

The Conservator's office has reviewed and provides the following comments **NOTING Offsets are yet to provide their comments and have requested an extension to provide late comments.**

1. The draft conditions of approval do not adequately address the concerns raised previously by ACT Government about possible impacts on Jarramlee Nature Reserve.

The below comments have been previously made in relation to concerns about the increased weed and nutrient threat the proposal raises for Jarramlee.

#### *Potential impacts to Jarramlee NR*

*The primary concern with this development is weed encroachment from the solar farm into Jarramlee Nature reserve. The developers have updated some of their mitigative measures to better represent our concerns in their Biodiversity Management Plan (BMP), which is greatly appreciated. However, there is insufficient detail in the submission response to determine whether these mitigative actions will be appropriate/adequate, particularly re conservation buffers, fencing, overland flows and fertiliser treatments. We understand these details are likely to be provided in the draft BMP and request the opportunity to review and provide input into the BMP prior to any works commencing*

*The utilisation of a 10m buffer in addition to the exclusion fencing around Jarramlee is recommended for consideration as this would help avoid and minimise impacts to NTG from disturbance of soils in the construction area, litter, soil and overland flow after periods of high rainfall, and would provide some protection from soil improvement strategies.*

The Draft Conditions outline the needs for a vegetation buffer as per Appendix 4 (Landscaping: Vegetation Buffer text box), however the map in Appendix 4 (see Appendix 4: Conceptual Landscape Plan maps) does not provide any buffer for Jarramlee.

#### **LANDSCAPING**

##### **Vegetation Buffer**

- B9. The Applicant must establish and maintain a vegetation **buffer** (landscape screening) as described in the EIS and shown in Appendix 4. The landscape screening must:
- (a) be planted prior to commencing operation;
  - (b) be comprised of species that are endemic to the area;
  - (c) be designed and maintained in accordance with RFS's *Planning for Bushfire Protection 2019* (or equivalent); and
  - (d) be properly maintained with appropriate weed management and replacement of failed plantings, unless the Planning Secretary agrees otherwise.

##### **Land Management**

**APPENDIX 4:  
CONCEPTUAL LANDSCAPE PLAN**

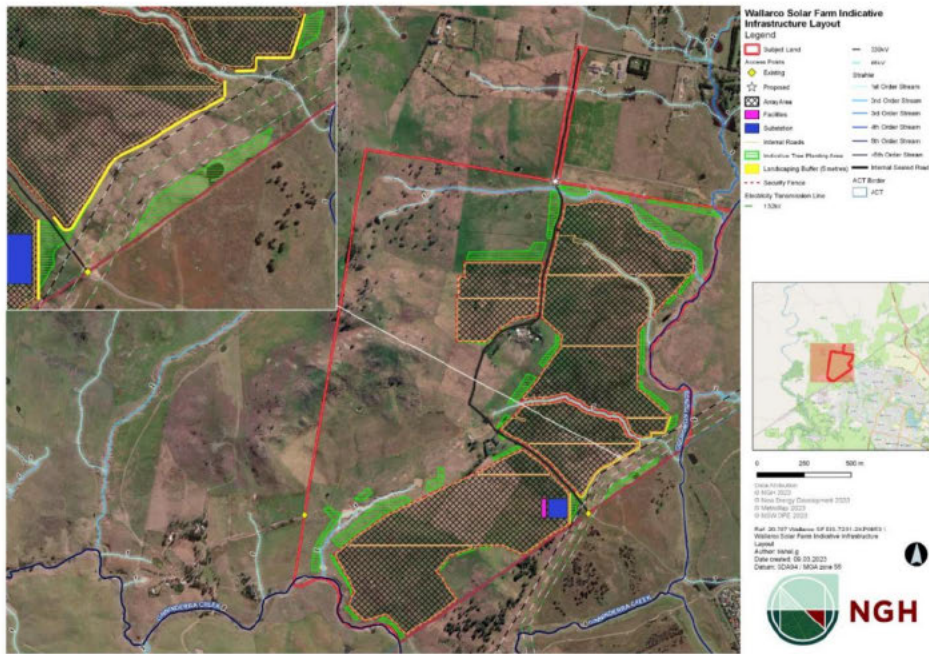


Figure 6-14 Landscaping treatment areas



Figure 6-1 Changes since the exhibition of the EIS

2. In addition the draft conditions have not adequately addressed previous comments regarding the key role that ACT RFS and ACT Fire & Rescue will play in facilitating any emergency response to the site.

*The submission lists NSW Fire and Rescue and NSW Rural Fire Service as the key emergency management stakeholders however ACT Fire and Rescue are stationed in Charnwood and would be on scene first to any incident. Parts of the ACT including, DUNLOP: Block 2, Section 186 and BELCONNEN: Block 1608 are at the greatest risk from a fire management perspective. As such, FMU requests that ACT F&R and ACT ESA be included as mandatory stakeholders for all emergency fire*

related matters of this proposal going forward.

**Additional conditions should be included to ensure the vegetation buffer and ACT RFS and Fire and Rescue are included**

Conditions could include the wording:

1. Prior to the commencement of the battery storage facility, the applicant must provide a landscape plan showing inclusion of the vegetation buffer to the satisfaction of the Conservator.
2. ACT RFS and ACT Fire & Rescue are to be included as main stakeholders for all emergency and fire related matters.

Kind regards,

Eliza Larson | A/g Senior Director | Impact Assessment

Phone: [REDACTED] | Email: [REDACTED]

---

**From:** EPD Impact

**Sent:** Monday, June 3, 2024 10:27 AM

**To:** Cameron Ashe [REDACTED]

**Subject:** RE: Wallaroo Solar Farm - Draft Conditions

Good morning Cameron and Nestor,

Thank you for sending this through for advice.

I have a couple of areas asking for additional time to review so am hoping we are able to have an extension of time. To the end of the week would be fantastic if at all possible.

Many thanks,

Eliza Larson | A/g Senior Director | Impact Assessment

Phone: [REDACTED] | Email: [REDACTED]

---

**From:** Cameron Ashe [REDACTED]

**Sent:** Wednesday, May 29, 2024 4:14 PM

**To:** EPD Impact [REDACTED]; Weller, Craig [REDACTED]; Huttner-Koros, Benjamin [REDACTED]; Cilliers, George [REDACTED]; Liston, Tegan [REDACTED]

**Cc:** Nestor Tsambos [REDACTED]

**Subject:** Wallaroo Solar Farm - Draft Conditions

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

**Caution:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe. [Learn why this is important](#)

Dear Dominic,

The Department of Planning, Housing and Infrastructure has drafted conditions of consent for the Wallaroo Solar Farm.

Please provide any advice on the draft conditions by Tuesday 4/6/2024.

If you have any enquiries, please contact Nestor Tsambos on [REDACTED] at [REDACTED]

Kind Regards,

**Cameron Ashe**

**Environmental Assessment Officer**

Energy, Resources & Industry Assessments | Department of Planning, Housing and Infrastructure



T [REDACTED] | E [REDACTED]

4 Parramatta Square, 12 Darcy St, Parramatta NSW 2150>

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



*The Department of Planning and Environment acknowledges that it stands on Aboriginal land.*

*We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

-----  
This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.  
-----