Burroway Solar Farm

Application Number: **02747** Commencement Date: **16/01/2025** Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Burroway Solar Farm

1.1.2 Project industry type *

Energy Generation and Supply (renewable)

1.1.3 Project industry sub-type

Solar Farm

1.1.4 Estimated start date *

04/03/2026

1.1.4 Estimated end date *

04/03/2076

1.2 Proposed Action details

1.2.1 Provide an overview of the proposed action, including all proposed activities. *

Edify Energy proposes to develop the Burroway Solar Farm, a large scale grid connected solar with a capacity of 100-megawatt (MW) solar photovoltaic (PV) generator and battery energy storage system (BESS) with an estimated 100 MW / 400 MWhr energy storage capacity. The Project aims to connect to an existing Essential Energy 132 kV line crossing the site.
The Project Area equates to approximately 495 ha, encompassing Lot 70 in Deposit Plan 1251856, located on 1955 Eumungerie Road, Burroway and is in the Narromine Shire Council Local Government Area. The site falls within Central West and Orana region, around 17.5 km north of Narromine and 27 km west of Dubbo. The subject lot is accessible off Eumungerie Road, via Dubbo-Burroway Road. The proposed Impact Area is agricultural land comprising a large agricultural property, which includes paddocks that are generally flat and largely cleared, primarily for agricultural (cropping) purposes. The disturbance footprint represents the maximum impacts associated with the construction and operation of the Project; it encompasses 398ha.
The Project area is within the Central West and Orana Renewable Energy Zone (REZ) and will form an important part of Australia's response to climate change and Commonwealth and NSW Government commitments in the reduction of greenhouse gas (GHG) emissions from the electricity industry.
The Project will involve the construction, operation and decommissioning of a PV solar facility, a BESS and associated infrastructure, including:
• Solar Arrays - Capacity of up to 100MW AC, with approximately 200,000 individual panels over approximately 391ha. Solar panels will be mounted on frames which are able to track and absorb sunlight to generate energy which is increased to 33 kilovolt (kV) power by integrated transformers. This will require a new T-connection into the existing distribution line, and the construction of a new step-down substation from 132kV to 33kV. This distribution line presents a suitable connection point for the Project due to its current network capacity, which requires no additional easements when establishing a new point-of-connection for the solar and battery assets.
• BESS – 100MW / 400MWhr capacity.
• Solar PV Conversion Units (PCU)/ Inverters - Approximately 27 PCUs throughout the subject lot.
• Substation - 33/132kV substation with associated step-up transformer.
• Electrical Reticulation Infrastructure - Internal underground high-voltage (HV) cables between solar arrays, BESS and transformers, and substation.
• On-site Permanent Supporting Infrastructure - Site access entry's, site access road and internal roads, perimeter road for firebreak purpose, O&M building containing, 4-5 staff parking spaces, water tanks for emergency and potable water supply, outdoor lighting, and security Fencing.
Construction
The construction of the project is expected to take approximately 18 months and to commence in the 2026/27 financial year, with the peak construction period over 6-9 months, to allow for the gradual development and commissioning of the facility and will typically be undertaken in four stages. Up to 250 full-time equivalent jobs are expected to be created during construction. While the project is yet to undertake a detailed EPC tender process, the typical construction stages are as follows;
• Stage 1: Upgrades to Eumungerie Road for access to allow site mobilisation, including establishment, earthworks and drainage requirements
• Stage 2: Site setup, including construction of concrete hardstands, internal access tracks, civil works, and delivery of solar and battery infrastructure
• Stage 3: Installation of infrastructure solar panels, BESS units, transformers, switch room, control room, operations and maintenance building and electrical works (may overlap with Stage

2). Installation of substation and connections.
• Stage 4: Post-construction site rehabilitation (to occur progressively following solar panel installation in Stage 3 and post-construction)

Operation

During operation, it is expected that there will be up to 4 full-time equivalent personnel based at the solar farm to manage site activities and to support routine plant operation and maintenance. Operational activities involve monitoring of equipment daily, full servicing of inverters, the BESS and substation equipment on an annual basis, and cleaning of the solar panels at regular intervals depending on system performance benchmarked to weather conditions.

The solar panels are expected to need cleaning up to two times per year. Edify's experience is that cleaning of solar panels may not be required each year, due to rainfall providing a natural cleaning mechanism. Any water required for cleaning of the panels will be brought to site in water trucks.

Land between the panels and along the boundary of the solar farm will require maintenance to control vegetation growth. Such maintenance will be undertaken either through the use of livestock (sheep) or by mowing with a slasher. There will be minimal storage of hazardous or dangerous goods or materials on site during the operation of the Project.

Decommissioning

The Project infrastructure will be decommissioned and the land restored and or rehabilitated. Project decommissioning will require disturbance of the disturbance footprint during the removal of equipment. Edify will attempt to recycle all dismantled and decommissioned infrastructure and equipment, where possible. Structures and equipment that cannot be recycled will be disposed of at an approved waste management facility.

Project Impacts

Impacts would be generated during construction, operational and decommissioning activities such as clearing vegetation, construction of internal access roads, piledriving of steel posts into the ground for solar farm arrays and constructing substation, BESS and O&M facilities.

The Project has undergone an iterative design process where several areas within the site have been avoided to minimise project impacts and offset obligations. These areas have been designated non-development zones (refer Att.1. Burroway Solar Farm_EIS, Section 3, pages 14 to 16, and Figure 8-1, page 153). These areas include retained dams and biodiversity areas, such as woodland areas and isolated paddock trees (refer Att.1. Burroway Solar Farm_EIS, Section 7.1, page 47 to 58).

Areas of higher agricultural value, riparian buffer zones and vegetation of higher biodiversity value are now within the Avoidance Footprint (Att 3 Middlebrook Solar Farm EIS, Section 2, Page 19).

The native vegetation present in the disturbance footprint consists of a single PCT 55 – Belah woodland on alluvial plains and low rises in the central NSW wheatbelt to Pilliga and Liverpool Plains regions. Indirect impacts specific to biodiversity are detailed further in Section 6 of Att.2. Burroway Solar Farm_BDAR (pages 55 to 64).

The main impacts of the proposal are expected to be contained within the disturbance footprint, provided there is adequate demarcation between operational and non-operational areas. Disturbance from machinery and operational activities will occur, such as noise and dust, erosion, bushfire, weeds and pests. However, these impacts will be minimised through environmental safeguards and management measures

1.2.2 Is the project action part of a staged development or related to other actions or proposals in the region?

No

1.2.6 What Commonwealth or state legislation, planning frameworks or policy documents are relevant to the proposed action, and how are they relevant? *

Commonwealth planning framework

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) protects nationally and internationally significant flora, fauna, ecological communities, and heritage places, collectively referred to as Matters of National Environmental Significance (MNES). The significance of impacts is assessed using the Significant Impact Guidelines 1.1 – MNES (DCCEEW, 2013). If a proposal is likely to have a significant impact on MNES, it must be referred to the Commonwealth Environment Minister via the Department of Climate Change, Energy, the Environment, and Water (DCCEEW). The Minister then determines whether the proposal is a 'controlled action' requiring further assessment. If declared a controlled action, the proposal undergoes formal environmental assessment, after which the Minister may approve, approve with conditions, or refuse the project.

NSW planning policy and framework

Under Clause 20 of Schedule 1 of the Planning Systems SEPP, development for electricity generating works or co-generation, including projects using gas, coal, biofuel, waste, hydro, wave, solar, or wind power, qualifies as SSD if it "has an estimated development cost of more than $30 million"

Given that the Project has a capital investment value of more than A$30 million and will be used for the purpose of electricity generation and storage, it meets the criteria outlined in Clause 20 of the Planning Systems SEPP. As such, the Project is classified as SSD under Section 4.7 of the EP&A Act.

The EP&A Act, along with the EP&A Regulation 2000 and other planning instruments, provides the framework for environmental planning and assessment in NSW, administered by DPHI. Under Part 4, Division 4.2, Section 4.5 of the Act, the Minister for Planning and Environment is the consent authority for the Burroway SF project. Consent for State Significant Development (SSD) is granted under Section 4.38, where the authority may approve or refuse the application. Additionally, Section 4.12 requires that an Environmental Impact Statement (EIS) be prepared as part of the development application. Therefore, the Burroway SF project will be assessed under Part 4 'Development Assessment' of the EP&A Act, with the Minister as the consent authority and an EIS as a mandatory requirement.

The Project Area is zoned RU1 Primary Production under the Narromine LEP, where electricity generation is prohibited. However, under clauses 2.36 and 2.7 of the Transport and Infrastructure SEPP, electricity-generating works are permissible with consent on prescribed rural, industrial, or special use zones. As the Transport and Infrastructure SEPP overrides other environmental planning instruments in case of inconsistencies, the project is allowed with consent as SSD. Therefore, despite the RU1 zoning, the project can proceed under the Transport and Infrastructure SEPP.

Consistent Approvals:

Approval under Section 138 of the Roads Act is required from Council or Transport for NSW (TfNSW) for any works within a public reserve, roadway, or footpath. Minor works, including vegetation removal at the site access points on Eumungerie Road, will require approval. Under Section 4.2 of the EP&A Act, consent for necessary road upgrades cannot be refused if they are essential for the SSD and align with the SSD consent. No additional approvals are anticipated beyond those consistent with the SSD consent.

Consent Pre-Conditions:

Under the **EP&A Act- Part 4, Division 4.3, Section 4.12**, a development application for SSD must be accompanied by an EIS prepared in the prescribed form. As the project qualifies as an SSD, an EIS is required and has been prepared as part of this report.

The **Biodiversity Conservation Act 2016 - Part 7.9** mandates that an SSD application must include a **Biodiversity Development Assessment Report (BDAR)** unless authorities determine the project is unlikely to impact biodiversity values. To comply with this requirement, a BDAR has been prepared to assess whether the project may have significant biodiversity impacts (refer Att.2. Burroway Solar Farm_BDAR).

Under the **State Environmental Planning Policy (Resilience and Hazards) 2021 - Chapter 4.6(1)**, the consent authority must confirm that the land is either already suitable or can be remediated for the proposed development. The Project Area is located in a **rural area** with unlikely to have **existing contamination**, and **only minor excavation works** are expected. Consequently, the project aligns with this requirement.

Mandatory Matters for Consideration:

Under Section 4.15 of the Environmental Planning and Assessment Act 1979, a consent authority must consider several factors when evaluating a development application. These include the provisions of relevant environmental planning instruments and development control plans, such as the Narromine DCP 2011. The authority must also assess the likely environmental, social, and economic impacts of the development on the locality, with the project expected to have minor effects. The suitability of the site for the proposed development has been evaluated, and the public interest has been considered through both direct consultation and indirect means.

Section 5.5 of the EP&A Act requires a determining authority to consider all factors that may affect the environment due to an activity. The EIS provides relevant information regarding these environmental impacts.

The Resilience and Hazards SEPP requires assessing guidelines, consulting relevant authorities, conducting a Preliminary Hazard Analysis (PHA) for hazardous industries, and considering development alternatives and future land use. For this project, a SEPP assessment and PHA have been completed, and alternatives and future land use have been evaluated in the EIS

1.2.7 Describe any public consultation that has been, is being or will be undertaken regarding the project area, including with Indigenous stakeholders. Attach any completed consultation documentations, if relevant. *

Edify has prepared a Community and Stakeholder Engagement Plan (refer Att.3. Community Consultation and Engagement Plan) to guide consultation during the EIS process and the approvals phase of the project. The plan includes various methods of information dissemination (such as letter box drops and face-to-face meetings with local landholders) and opportunities for stakeholder engagement at key project milestones.

Community consultation

Edify has engaged with neighbouring landowners since late 2022 through phone calls, emails, text messages, and in-person meetings. All sensitive receptors within 5km have been contacted via phone and email, with regular communication maintained through the Edify project representative. Initial contact was made via the Associated Landholder, followed by direct outreach to 16 neighbours. Nine responded positively, with one additional indirect response.

Key concerns raised included visual impacts, site access, noise, dust, and cumulative impacts from the Inland Rail project. Some landholders requested in-person discussions, which were accommodated. Overall, no major objections were raised, and ongoing updates will be provided to interested parties.

Government Engagement

Edify consulted Narromine Shire Council and various government agencies during the Scoping Report and EIS phases. Agencies such as DPI Fisheries, Heritage NSW, and Transport for NSW provided input. Discussions focused on methodology, key regulatory considerations, and approvals.

Narromine Shire Council emphasized the need for further assessment on lot subdivision for the substation and potential accommodation pressures during construction. Edify will continue liaising with Council and agencies throughout the approval process.

Edify also engaged with the Federal Member for Parkes and the NSW Member for Dubbo via letters and conference calls in early 2023. Discussions were constructive, with no issues raised. Both members requested ongoing engagement and Edify remains available for constituent inquiries.

Engagement with Indigenous stakeholders

The consultation program followed a four-stage Aboriginal consultation process in compliance with the Aboriginal Cultural Heritage Consultation Requirements (ACHCRs):

- **Stage 1**: The goal was to identify Registered Aboriginal Parties (RAPs) for consultation. An advertisement was published in the *Narromine Star* on 16 February 2023, and letters were sent to various agencies and individuals, including the Office of the Registrar, Heritage NSW, and Aboriginal Land Councils. By the registration closing date, twelve groups and individuals expressed interest in being consulted, including Narromine LALC and Gallanggabang Aboriginal Corporation.
- **Stage 2**: This stage provided detailed project information to the RAPs. On 3 March 2023, an assessment methodology containing comprehensive project details was issued to all RAPs for their review.
- **Stage 3**: This stage aimed to gather information on Aboriginal cultural values through consultation and fieldwork. The assessment methodology, issued on 3 March 2023, outlined the archaeological context and survey details. RAPs were given 28 days to provide

feedback, with a deadline of 2 May 2023. Responses from RAPs, including Timothy Stubbs, Rob Clegg (representing the Wiradjuri Council of Elders), and Gomery Cultural Consultants, supported the methodology. Field surveys were conducted over two days (15-16 May 2023) with RAP representatives, including Narromine LALC, Thomas Dahlstrom, Paul Brydon, and Nathan Toomey.

- **Stage 4**: The focus was on preparing a draft Aboriginal Cultural Heritage Assessment Report (ACHAR) for review by RAPs. The draft ACHAR, which included assessment results, conservation opportunities, and management recommendations for Aboriginal objects, was distributed to RAPs on 27 July 2023. The review period closed on 25 August 2023. Four responses were received: Gomery Cultural Consultants expressed concerns about their involvement in surveys, while Girragirra Murun, Nathan Toomey, and Gallanggabang Aboriginal Corporation expressed support for the report.

Section 6 of the Att.1. Burroway Solar Farm_EIS outlines the engagement process undertaken during the EIS. It details the topics discussed, the parties involved (or to be involved), the duration of the consultation period, and the feedback received, including the outcomes of the consultation

1.3.1 Identity: Referring party

Privacy Notice:

Personal information means information or an opinion about an identified individual, or an individual who is reasonably identifiable.

By completing and submitting this form, you consent to the collection of all personal information contained in this form. If you are providing the personal information of other individuals in this form, please ensure you have their consent before doing so.

The Department of Climate Change, Energy, the Environment and Water (the department) collects your personal information (as defined by the Privacy Act 1988) through this platform for the purposes of enabling the department to consider your submission and contact you in relation to your submission. If you fail to provide some or all of the personal information requested on this platform (name and email address), the department will be unable to contact you to seek further information (if required) and subsequently may impact the consideration given to your submission.

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☑ **Confirm that you have read and understand this Privacy Notice ***

1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	85606684995
Organisation name	EDIFY ENERGY PTY. LTD.
Organisation address	Level 4, 22 Darley Road, Manly 2095

Referring party details

Name	adam smith
Job title	Senior Development Manager
Phone	0424256951
Email	adam.smith@edifyenergy.com
Address	Level 4, 22 Darley Road, Manly 2095

1.3.2 Identity: Person proposing to take the action

1.3.2.1 Are the Person proposing to take the action details the same as the Referring party details? *

No

1.3.2.2 Is Person proposing to take the action an organisation or business? *

Yes

Person proposing to take the action organisation details

ABN/ACN	85606684995
Organisation name	EDIFY ENERGY PTY. LTD.
Organisation address	Level 4, 22 Darley Road, Manly 2095

Person proposing to take the action details

Name	adam smith
Job title	Senior Development Manager
Phone	0424256951
Email	adam.smith@edifyenergy.com
Address	Level 4, 22 Darley Road, Manly 2095

1.3.2.14 Are you proposing the action as part of a Joint Venture? *

No

1.3.2.15 Are you proposing the action as part of a Trust? *

No

1.3.2.17 Describe the Person proposing the action's history of responsible environmental management including details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the Person proposing to take the action. *

Edify has a strong track record of responsible environmental management and compliance with relevant Commonwealth, State, and Territory environmental laws. Edify actively seeks appropriate approvals through both the state planning framework and the EPBC Act. As such, Edify understands and operates in full compliance with NSW and Commonwealth environmental laws and requirements, including industry best practices in environmental management. The company is committed to undertaking all activities in accordance with the Edify Energy Best Practice Charter (refer to Att.4. Edify Energy - Best Practice Charter), which outlines its approach to environmental sustainability, regulatory compliance, and responsible resource use. Edify Energy has been deemed to have a satisfactory record of responsible environmental management and will continue to act in accordance with all applicable state and federal requirements for its projects.

Edify Energy has previously referred several projects under the EPBC Act, demonstrating its commitment to regulatory compliance and sustainable development. These projects include the Gannawarra Solar Farm Development in VIC (2016/7807), Solar Farm Development north-west of Collinsville, QLD (2016/7824), Stage 2 Solar Farm Development north-west of Collinsville, QLD (2017/7904), Majors Creek Solar Farm south of Townsville, QLD (2017/7963), Darlington Point Solar Farm near Darlington Point, NSW (2018/8218), Smoky Creek Solar Farm north of Biloela, QLD (2021/9030), EGH2 Green Hydrogen Project south of Townsville, QLD (2023/09604), and Callide Solar Power Station near Biloela, QLD (2024/09863).

Edify is committed to upholding high environmental standards through its corporate policies and frameworks. The company's Best Practice Charter (refer to Att.4. Edify Energy - Best Practice Charter) guides its approach to sustainable resource use, biodiversity conservation, and minimizing environmental impact across all operations. There are no proceedings against Edify under any Commonwealth, State, or Territory law related to environmental protection or the conservation and sustainable use of natural resources. This demonstrates Edify's strong history of responsible environmental management and its ongoing commitment to operating in compliance with all regulatory requirements.

1.3.2.18 If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework

Edify Energy commits to undertaking all activities in accordance with the Edify Energy Best Practice Charter (refer to Att.4. Edify Energy - Best Practice Charter for the full policy and framework documentation).

The Edify Energy Best Practice Charter outlines the company's commitment to responsible and sustainable renewable energy development in Australia. The charter emphasizes key principles, including leading the transition to clean energy, actively engaging with local communities and traditional owners, and maintaining transparency by providing clear information about projects. Edify Energy also prioritizes support for local communities through social initiatives and local benefits, contributes to economic growth by encouraging local employment and procurement, and upholds environmental responsibility by minimizing impacts and managing land sustainably. Additionally, Edify is committed to equity in employment, ensuring fair hiring practices and diversity.

Overall, the charter promotes a relationship-driven approach to renewable energy development, with a strong focus on quality, safety, environmental sustainability, and community benefits.

1.3.3 Identity: Proposed designated proponent

1.3.3.1 Are the Proposed designated proponent details the same as the Person proposing to take the action? *

Yes

Proposed designated proponent organisation details

ABN/ACN	85606684995
Organisation name	EDIFY ENERGY PTY. LTD.
Organisation address	Level 4, 22 Darley Road, Manly 2095

Proposed designated proponent details

Name	adam smith
Job title	Senior Development Manager
Phone	0424256951
Email	adam.smith@edifyenergy.com
Address	Level 4, 22 Darley Road, Manly 2095

1.3.4 Identity: Summary of allocation

Confirmed Referring party's identity

The Referring party is the person preparing the information in this referral.

ABN/ACN	85606684995
Organisation name	EDIFY ENERGY PTY. LTD.
Organisation address	Level 4, 22 Darley Road, Manly 2095
Representative's name	adam smith
Representative's job title	Senior Development Manager
Phone	0424256951
Email	adam.smith@edifyenergy.com
Address	Level 4, 22 Darley Road, Manly 2095

Confirmed Person proposing to take the action's identity

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	85606684995
Organisation name	EDIFY ENERGY PTY. LTD.
Organisation address	Level 4, 22 Darley Road, Manly 2095
Representative's name	adam smith
Representative's job title	Senior Development Manager
Phone	0424256951
Email	adam.smith@edifyenergy.com
Address	Level 4, 22 Darley Road, Manly 2095

Confirmed Proposed designated proponent's identity

The Person proposing to take the action is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the

Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

1.4 Payment details: Payment exemption and fee waiver

1.4.1 Do you qualify for an exemption from fees under EPBC Regulation 5.23 (1) (a)? *

No

1.4.3 Have you applied for or been granted a waiver for full or partial fees under Regulation 5.21A? *

No

1.4.5 Are you going to apply for a waiver of full or partial fees under EPBC Regulation 5.21A?

No

1.4.7 Has the department issued you with a credit note? *

No

1.4.9 Would you like to add a purchase order number to your invoice? *

No

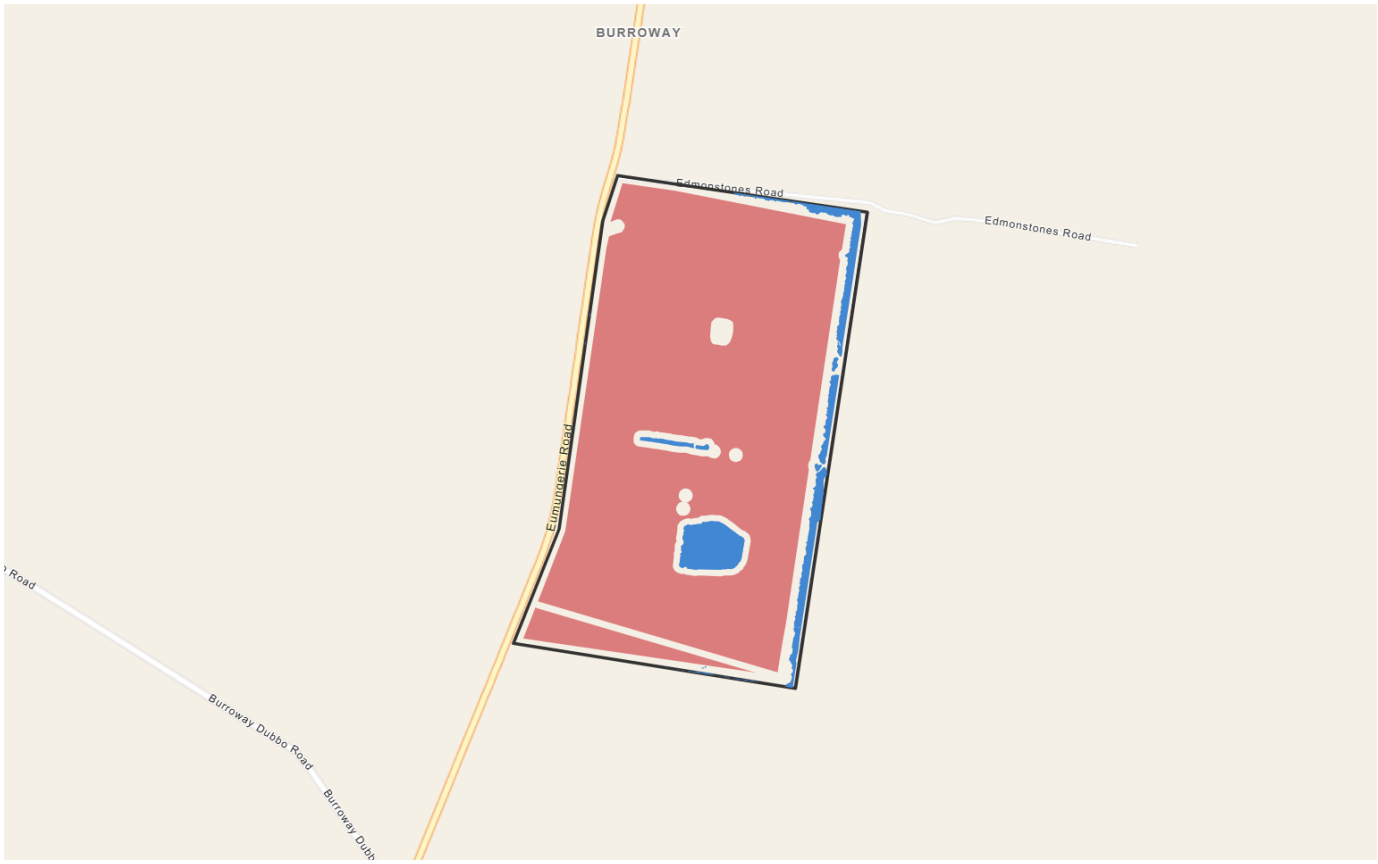
1.4 Payment details: Payment allocation

1.4.11 Who would you like to allocate as the entity responsible for payment? *

Proposed designated proponent

2. Location

2.1 Project footprint



Project Area: 495.41 Ha **Disturbance Footprint:** 395.12 Ha **Avoidance Area:** 37.37 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

1955 Eumungerie Road, Burroway, NSW 2821

2.2.2 Where is the primary jurisdiction of the proposed action? *

New South Wales

2.2.3 Is there a secondary jurisdiction for this proposed action? *

No

2.2.5 What is the tenure of the action area relevant to the project area? *

The whole of the Project Area is freehold land, Edify have an executed option to lease agreement with the Landowner

3. Existing environment

3.1 Physical description

3.1.1 Describe the current condition of the project area's environment.

The Project Area for the Burroway Solar Farm spans approximately 495 ha. It is situated approximately 17.5 km north of Narromine and 27 km west of Dubbo. The land is primarily used for agricultural purposes, consisting of large, generally flat paddocks that have been historically cleared for cropping. The site is neither regionally nor locally unique and is surrounded by similar agricultural landscapes with minimal native vegetation.

The ecological condition of the Project Area is predominantly characterized by modified agricultural land with limited ecological value. There are small patches of native vegetation, primarily Plant Community Type (PCT) 202 (Regrowth Fuzzy Box Woodland) and PCT 55 (Belah dominant woodland in various conditions), which will be avoided during development. Additionally, there are scattered trees and four farm dams within the area, with the largest dam being preserved. The site does not include any caves, rock outcrops, or significant watercourses, reducing the likelihood of habitat for threatened species. However, species such as the Superb Parrot (Polytelis swainsonii) and the Grey Falcon (Falco hypoleucos) have been identified as potentially present.

The Project Area is zoned RU1 Primary Production under the Narromine Local Environmental Plan (LEP) 2011. The development aligns with the local and regional strategic planning framework, including the Central West and Orana Regional Plan, which supports renewable energy projects. No changes to the zoning are required for the proposed solar farm. The land immediately surrounding the Project Area is also zoned RU1 currently used for agricultural purposes, with no major residential or industrial developments nearby. The closest dwelling, an associated dwelling, is approximately 1.1 km southwest of the Project's western boundary.

Access to the Project is provided via Eumungerie Road, a designated freight route connecting to Narromine and Dubbo. During construction, major equipment will be transported from the Port of Botany, traveling through Narromine onto Eumungerie Road. Some external road upgrades will be required to facilitate safe entry to the site. The Project will utilize existing road infrastructure, minimizing the need for additional development. Traffic management measures will be implemented to mitigate any disruptions or environmental impacts.

Overall, the Project Area is well-suited for development, with minimal ecological constraints, road access, and alignment with regional planning objectives. Environmental management strategies will be implemented to ensure sustainable land use and minimize impacts on biodiversity.

3.1.2 Describe any existing or proposed uses for the project area.

The Project Area is primarily used for agricultural purposes, consisting of large, generally flat paddocks that have been historically cleared for cropping.

The proposed use for the Project Area is for the development (construction and operation) of the Burroway Solar Farm, which will include a PV solar facility with a generating capacity of 100MW, a BESS with a 100MW / 400MWhr capacity and associated infrastructure. Energy generated from the solar farm and BESS will be exported to the national electricity grid.

3.1.3 Describe any outstanding natural features and/or any other important or unique values that applies to the project area.

There are no outstanding natural features within the Project Area.

3.1.4 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area.

The landscape is characterised by open plains with a very gently undulating rise towards the middle of the Site. The lowest elevation is approximately 260m in the northeast and rises to 285m on a broad crest in the centre of the Project Area. The Site is a free draining landform with 20 - 70% surface cover that has been highly disturbed in the past by land clearing for agriculture.

3.2 Flora and fauna

3.2.1 Describe the flora and fauna within the affected area and attach any investigations of surveys if applicable.

The Project would occupy up to 395.97 ha, with only 0.11 ha cleared, located entirely within the Eumungerie Rd corridor, containing any remnant vegetation.

PCT
Field surveys were conducted across the Project Area (refer to Att.2. Burroway Solar Farm_BDAR, Section 2.3, page 15), identifying the native vegetation within the disturbance footprint as a single Plant Community Type (PCT):

- **PCT 55** – Belah woodland on alluvial plains and low rises in the central NSW wheatbelt to the Pilliga and Liverpool Plains regions.

TECs
PCT 55 is associated with the following Threatened Ecological Communities (TECs):

- **BC Act, Endangered:** Semi-evergreen Vine Thicket in the Brigalow Belt South and Nandewar Bioregions.
- **BC Act, Endangered:** Coolibah-Black Box Woodland in the Darling Riverine Plains, Brigalow Belt South, Cobar Peneplain, and Mulga Lands Bioregions.
- **BC Act, Endangered:** Myall Woodland in the Darling Riverine Plains, Brigalow Belt South, Cobar Peneplain, Murray-Darling Depression, Riverina, and NSW South Western Slopes bioregions.
- **BC Act, Endangered:** Native Vegetation on Cracking Clay Soils of the Liverpool Plains.

The occurrence of PCT 55 within the site was assessed against the composition and condition criteria for these Endangered Ecological Communities (EECs). The assessment concluded that no TECs occur within the impact footprint (refer to Att.2. Burroway Solar Farm_BDAR, Table 4-3 p42).

Flora
The field surveys identified a total of 190 flora species within the initial assessment area (refer to Att.2. Burroway Solar Farm_BDAR, Section 4.4 and Appendix C). Of these, 136 species (71.58%) were native, and 55 species (28.42%) were introduced. Seven of the introduced species are listed as High Threat Exotic (HTE) species under the BAM:

- Great Brome (Bromus diandrus)
- Saffron Thistle (Carthamus lanatus)
- Rhodes Grass (Chloris gayana)
- Umbrella Sedge (Cyperus eragrostis)
- African Lovegrass (Eragrostis curvula)
- African Boxthorn (Lycium ferocissimum)
- Paspalum (Paspalum dilatatum)

No threatened flora species were recorded during the surveys.

Fauna
The field surveys identified 25 fauna species within or adjacent to the disturbance footprint, comprising 21 bird species and four mammal species (refer to Att.2. Burroway Solar Farm_BDAR, Section 4.4 and Appendix C). Of these, 22 species (88.00%) were native, and three species (12.00%) were introduced. The introduced species consisted of two mammals and one bird. No threatened fauna species were detected.

Habitat

The subject land was found to be devoid of caves, outcropping rock, and loose surface rock. No hollow-bearing trees were recorded within the disturbance footprint, and no stags (standing dead trees) were located. No watercourses or natural wetlands were observed within the site, although farm dams are present in the paddock. The proposal has been designed to avoid the largest of these dams; however, impacts to a smaller dam towards the southern limit of the site may occur. This smaller dam lacks native aquatic or fringing vegetation and is likely of limited value as fauna or flora habitat. The disturbance footprint excludes all significant habitat features identified during the initial field assessment.

Ecosystem Credit Species

In total, 16 ecosystem credit species were generated by the Biodiversity Assessment Method Calculator (BAM-C). The habitat suitability of the subject land for these species was assessed. One species was removed from the list due to habitat constraints, leaving 15 species assumed present as ecosystem credit species, generating a total of two Ecosystem Credits:

- Artamus cyanopterus cyanopterus (Dusky Woodswallow) – Assumed Present
- Calyptorhynchus lathami (Glossy Black-cockatoo) – Assumed Present
- Chthonicola sagittata (Speckled Warbler) – Assumed Present
- Falco hypoleucos (Grey Falcon) – Assumed Present
- Falco subniger (Black Falcon) – Assumed Present
- Hamirostra melanosternon (Black-breasted Buzzard) – Assumed Present
- Hirundapus caudacutus (White-throated Needletail) – Assumed Present
- Lathamus discolor (Swift Parrot) – Assumed Present
- Lophochroa leadbeateri (Major Mitchell’s Cockatoo) – Assumed Present (foraging)
- Melanodryas cucullata cucullata (Hooded Robin, south-eastern form) – Assumed Present
- Miniopterus orianae oceanensis (Large Bent-winged Bat) – Assumed Present
- Polytelis swainsonii (Superb Parrot) – Assumed Present (foraging)
- Pomatostomus temporalis temporalis (Grey-crowned Babbler, eastern subspecies) – Assumed Present
- Pteropus poliocephalus (Grey-headed Flying-fox) – Assumed Present
- Stagonopleura guttata (Diamond Firetail) – Assumed Present
- Haliaeetus leucogaster (White-bellied Sea-Eagle) – Absent (constraint)

SAII

Application of the small-area assessment module in the BAM-C identified two species credit species considered at risk of Serious and Irreversible Impact (SAII). However, both species could be excluded from consideration due to habitat or geographical constraints. Therefore, no SAII entities were identified as relevant to this proposal.

3.2.2 Describe the vegetation (including the status of native vegetation and soil) within the project area.

Vegetation

The subject land is located within the Pilliga subregion of the Brigalow Belt South Bioregion, as defined by the Interim Biogeographic Regionalisation of Australia (IBRA). The area has experienced extensive historical clearing for agricultural purposes, with much of the land now converted to cropping. Native vegetation is primarily confined to road corridors, fence lines, scattered paddock trees, and larger remnants. The majority of the subject land is comprised of cropped agricultural land and does not support native vegetation. The proposal has been designed to avoid impacts to remnant vegetation, except for a small section of the road corridor. This impact is necessary to facilitate access for construction and operation vehicles (refer to Att.1. Burroway Solar Farm_EIS, Figure 8-1).

The impacts of the proposal will be confined to one vegetation zone **55_Derived:**

- This zone consists of a grassland/wetland community, bounded by remnant occurrences of PCT 55—woodlands where Belah (Casuarina cristata) is the sole or dominant canopy tree. It is assumed that this area derives from that community.
- Regrowth of Belah and other associated species, such as Poplar Box (Eucalyptus populnea subsp. bimbil), is present within this zone.
- The shrub layer is nearly absent, though some localised Motherumbung was noted.
- The understorey is dominated by graminoids, including a variety of native grasses (e.g., *Dichanthium sericeum*, *Austrostipa aristiglumis*, *Bothriochloa decipiens*, *Chloris ventricosa*, *Panicum buncei*, *Eriochloa pseudoacrotricha*, *Rytidosperma caespitosum*, *Eulalia aurea*, *Bromus arenarius*), and dense stands of rushes (*Juncus continuus* and *Juncus subsecundus*).
- Forbs are relatively sparse but include species known to favour wet areas or heavy clay soils (e.g., *Leiocarpa panaetioides*, *Rumex brownii*, *Lobelia concolor*), alongside more common, opportunistic species (e.g., *Oxalis perennans*, *Dichondra repens*, *Wahlenbergia communis*).
- The community shows a strong affinity to Plains Grass grasslands (PCT 45), but the presence of significant regrowth or colonisation by Belah suggests it is best described as a derived form of the Belah community.

The Project area is situated within the Macquarie Alluvial Plains and Goonoo Slopes landscape units. Landforms situated within the Goonoo Slopes landscape unit have been categorised as gently sloping landforms (Survey Unit 1), whereas landforms expected to be flatter within the Macquarie Alluvial Plains landscape unit have been categorised as alluvial plains (Survey Unit 2). A soil survey was undertaken for the Project, which found the Study Area to contain two dominant soil mapping units, as shown in Figure 7-11 of Att.1. Burroway Solar Farm_EIS:

- Soil Unit 1: Sodosols – covering 400.4 ha.
- Soil Unit 2: Tenosols – covering 94.5 ha.

The underlying geology of the subject land and the wider study area includes horizontal Jurassic quartz sandstones, limited shales, Tertiary basalt caps and plugs, and the sediments derived from these rocks.

3.3 Heritage

3.3.1 Describe any Commonwealth Heritage Places Overseas or other places recognised as having heritage values that apply to the project area.

No places listed on either National or Commonwealth heritage lists are located within or near the Project Area.

3.3.2 Describe any Indigenous heritage values that apply to the project area.

The Project Area encompasses both Trangie and Narromine Local Aboriginal Land Councils.

A search of the database Aboriginal Heritage Information Management System (AHIMS) found there were no Aboriginal sites located within the Project Area, and 46 previously recorded site were identified outside the Project Area. No Native Title Claims cover the Project area and no heritage items listed on the either LEP are located within the Project area.

Field surveys undertaken for the Project identified 15 Aboriginal sites, containing a total of 24 artefacts. The sites consist of 4 artefact scatters and 11 isolated finds. The Project can avoid impact to 10 of the 15 Aboriginal sites identified during the survey and 10 sites will be conserved within the landscape. While [EA1] the Project will result in impacts to 5 of the sites identified, the archaeological significance of the sites, and the Project area as a whole, has been assessed as low. This assessment is derived from the fact that the potentially harmed sites consist of a low-density artefact scatter (two artefacts) and four isolated finds all of which are assessed to be in a secondary context. Therefore, the impact to Aboriginal cultural heritage as a result of the Project can be characterised as low, as the removal of these five sites from the landscape is not considered to have a significant impact on the Aboriginal cultural heritage values of the wider area.

A detailed assessment of Indigenous heritage values that apply to the Project is provided in Att.5. Burroway Solar Farm_ACHAR, Section 6, page 33, and the discussion on the impact to Aboriginal cultural heritage as a result of the Project is discussed in Section 8.3.4, page 67.

[EA1]Stopped here

3.4 Hydrology

3.4.1 Describe the hydrology characteristics that apply to the project area and attach any hydrological investigations or surveys if applicable. *

The Project area is located within the Macquarie (Wambuul) River catchment. The Macquarie River catchment, also referred to as the Macquarie-Bogan catchment, covers more than 74,000 square kilometres and is located within the Murray-Darling Basin. The catchment contains the headwaters of the Macquarie River, which begins on the Great Dividing Range and flows northwest before hitting the Barwon River near Brewarrina (Green et al. 2011). Several named and unnamed tributary drainage lines associated with the Macquarie River including Coolbaggie, Ewenmar, and Kookaburra Creeks (refer Att.1. Burroway Solar Farm_EIS, Figure 7-4, page 61).

No permanent waterway is within the Project area. Kookaburra Creek is located to the east and south of the Study Area (within approximately 6km at its closest point), within the catchment of the Macquarie River which is located approximately 7 km to the west at its closest point (refer Att.1. Burroway Solar Farm_EIS, Figure 7-4, page 61). It is noted that there is a potential ‘watercourse’ on the property to the north of the Project Area, however, this is more of a constructed drainage channel that is exclusively on the site to the north and terminates at a dam on the site. This drainage channel does not flow through to any other creeks/rivers or watercourses.

The Project Area is not in a flood prone area as mapped by the NSW Planning Portal and by Narromine LEP 2011 (refer Att.1. Burroway Solar Farm_EIS, Figure 1-7).

4. Impacts and mitigation

4.1 Impact details

Potential Matters of National Environmental Significance (MNES) relevant to your proposed action area.

EPBC Act section	Controlling provision	Impacted	Reviewed
S12	World Heritage	No	Yes
S15B	National Heritage	No	Yes
S16	Ramsar Wetland	No	Yes
S18	Threatened Species and Ecological Communities	No	Yes
S20	Migratory Species	No	Yes
S21	Nuclear	No	Yes
S23	Commonwealth Marine Area	No	Yes
S24B	Great Barrier Reef	No	Yes
S24D	Water resource in relation to large coal mining development or coal seam gas	No	Yes
S26	Commonwealth Land	No	Yes
S27B	Commonwealth Heritage Places Overseas	No	Yes
S28	Commonwealth or Commonwealth Agency	No	Yes

4.1.1 World Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.1.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.1.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The Project Area does not overlap with, or occur in proximity to, any World Heritage Areas.

4.1.2 National Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.2.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.2.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The Project Area does not overlap with, or occur in proximity to, any National Heritage Listed Places.

4.1.3 Ramsar Wetland

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Ramsar wetland
No	No	Banrock Station Wetland Complex
No	No	Riverland
No	No	The Coorong, and Lakes Alexandrina and Albert Wetland
No	No	The Macquarie Marshes

4.1.3.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.3.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The Project Area does not overlap with, or occur in proximity to, any Ramsar Wetlands Att.2. Burroway Solar Farm_BDAR **Section 3.1 and Table 6-5**

4.1.4 Threatened Species and Ecological Communities

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	Androcalva procumbens	
No	No	Anomalopus mackayi	Five-clawed Worm-skink, Long-legged Worm-skink
No	No	Anthochaera phrygia	Regent Honeyeater
No	No	Aphelocephala leucopsis	Southern Whiteface
No	No	Aprasia parapulchella	Pink-tailed Worm-lizard, Pink-tailed Legless Lizard
No	No	Botaurus poiciloptilus	Australasian Bittern
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris ferruginea	Curlew Sandpiper
No	No	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo
No	No	Chalinolobus dwyeri	Large-eared Pied Bat, Large Pied Bat
No	Yes	Climacteris picumnus victoriae	Brown Treecreeper (south-eastern)
No	No	Crinia sloanei	Sloane's Froglet
No	No	Dasyurus maculatus maculatus (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	Falco hypoleucos	Grey Falcon
No	No	Gallinago hardwickii	Latham's Snipe, Japanese Snipe
No	No	Grantiella picta	Painted Honeyeater

Direct impact	Indirect impact	Species	Common name
No	No	Hemiaspis damelii	Grey Snake
No	No	Hirundapus caudacutus	White-throated Needletail
No	No	Lathamus discolor	Swift Parrot
No	No	Leipoa ocellata	Malleefowl
No	No	Lepidium aschersonii	Spiny Peppercress
No	No	Lepidium monoplocoides	Winged Pepper-cress
No	No	Lophochroa leadbeateri leadbeateri	Major Mitchell's Cockatoo (eastern), Eastern Major Mitchell's Cockatoo
No	No	Macquaria australasica	Macquarie Perch
No	No	Melanodryas cucullata cucullata	South-eastern Hooded Robin, Hooded Robin (south-eastern)
No	No	Neophema chrysostoma	Blue-winged Parrot
No	No	Nyctophilus corbeni	Corben's Long-eared Bat, South-eastern Long-eared Bat
No	No	Pedionomus torquatus	Plains-wanderer
No	No	Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)
No	No	Polytelis swainsonii	Superb Parrot
No	No	Prasophyllum sp. Wybong (C.Phelps ORG 5269)	a leek-orchid
No	No	Pteropus poliocephalus	Grey-headed Flying-fox
No	No	Rostratula australis	Australian Painted Snipe
No	No	Stagonopleura guttata	Diamond Firetail
No	No	Swainsona murrayana	Slender Darling-pea, Slender Swainson, Murray Swainson-pea
No	No	Thesium australe	Austral Toadflax, Toadflax

Direct impact	Indirect impact	Species	Common name
No	No	Vincetoxicum forsteri	

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Coolibah - Black Box Woodlands of the Darling Riverine Plains and the Brigalow Belt South Bioregions
No	No	Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia
No	No	Natural grasslands on basalt and fine-textured alluvial plains of northern New South Wales and southern Queensland
No	No	Poplar Box Grassy Woodland on Alluvial Plains
No	No	Weeping Myall Woodlands
No	No	White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland

4.1.4.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.4.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

Threatened Ecological Communities

An assessment of significance was not required for the TECs identified in the EPBC Act protected matters search as they were not identified to occur within the subject land (refer Att.2. Burroway Solar Farm_BDAR , Appendix E: EPBC Act Habitat Assessment and Matters of National Environmental Significance)

Threatened Species

An assessment of significance was undertaken for the threatened species listed below, which were identified in the EPBC Act protected matters search as occurring within the subject land (refer to Att.2. Burroway Solar Farm_BDAR, Appendix E). Other species identified in the search did not require a test of significance.

The assessment determined that the Project will not result in a significant impact on these species:

Birds

1. Brown Treecreeper (south-eastern) (*Climacteris picumnus victoriae*) – Vulnerable
    - Likelihood of Occurrence (LoO): Moderate
    - No associated vegetation communities within the disturbance footprint.
    - Not detected in field surveys; all nearby records (2003–2014) are linked to riparian vegetation or large remnants.
    - Conclusion: Unlikely to contain an important population.
2. Grey Falcon (*Falco hypoleucos*) – Vulnerable
    - LoO: Moderate
    - Up to 0.11 ha of potential habitat impacted, but subject land lacks preferred wooded watercourses.
    - Not detected during field surveys; no records within 10 km.
    - Conclusion: Unlikely to contain an important population.
3. Painted Honeyeater (*Grantiella picta*) – Vulnerable
    - LoO: Moderate
    - Up to 0.11 ha of potential habitat impacted, but no mistletoe food sources affected.
    - Not detected in surveys; no records within 10 km.
    - Conclusion: Unlikely to contain an important population.
4. White-throated Needletail (*Hirundapus caudacutus*) – Vulnerable
    - LoO: Moderate
    - Up to 0.11 ha of potential habitat impacted.
    - No field detections; no records within 10 km.
    - Conclusion: Unlikely to contain an important population.
5. Swift Parrot (*Lathamus discolor*) – Critically Endangered
    - LoO: Moderate
    - Up to 0.11 ha of potential habitat impacted, but no breeding sites or key forage trees affected.
    - Not detected in surveys; no records within 10 km.
    - Conclusion: Highly unlikely to contribute to long-term population decline.
6. Major Mitchell’s Cockatoo (*Lophochroa leadbeateri leadbeateri*) – Endangered
    - LoO: Moderate
    - Up to 0.11 ha of potential habitat impacted, but no hollow-bearing trees affected.

- No detections; no records within 10 km.
- Conclusion: Highly unlikely to contribute to long-term population decline.

7. Hooded Robin (south-eastern form) (*Melanodryas cucullata cucullata*) – Endangered
    - LoO: Moderate
    - Up to 0.11 ha of potential habitat impacted.
    - No detections; no records within 10 km.
    - Conclusion: Highly unlikely to contribute to long-term population decline.
8. Superb Parrot (*Polytelis swainsonii*) – Vulnerable
    - LoO: High
    - Up to 0.11 ha of potential habitat impacted.
    - Two records within 10 km (2003, 2020).
    - Conclusion: Unlikely to contain an important population.
9. Diamond Firetail (*Stagonopleura guttata*) – Vulnerable
    - LoO: Moderate
    - Up to 0.11 ha of potential habitat impacted.
    - No detections; no records within 10 km.
    - Conclusion: Unlikely to contain an important population.

Mammals

1. Corben's Long-eared Bat (*Nyctophilus corbeni*) – Vulnerable
    - LoO: Moderate
    - Up to 0.11 ha of potential habitat impacted, but no hollow-bearing trees affected.
    - No detections; no records within 10 km.
    - Conclusion: Unlikely to contain an important population.
2. Koala (*Phascolarctos cinereus*) – Endangered
    - LoO: Moderate
    - Up to 0.11 ha of potential habitat impacted, including small regrowth of known Koala-use trees.
    - No detections; no records within 10 km.
    - Conclusion: Highly unlikely to contribute to long-term population decline.
3. Grey-headed Flying-fox (*Pteropus poliocephalus*) – Vulnerable
    - LoO: Moderate
    - Up to 0.11 ha of potential habitat impacted.
    - No field detections; nearest known roost is 16 km away.
    - Conclusion: Unlikely to contain an important population.

Plants

1. Slender Darling Pea (*Swainsona murrayana*) – Vulnerable
    - LoO: Moderate
    - Up to 0.11 ha of potential habitat impacted.
    - No detections; no records within 10 km.
    - Conclusion: No significant impact expected.

4.1.5 Migratory Species

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Species	Common name
No	No	Actitis hypoleucos	Common Sandpiper
No	No	Apus pacificus	Fork-tailed Swift
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris ferruginea	Curlew Sandpiper
No	No	Calidris melanotos	Pectoral Sandpiper
No	No	Gallinago hardwickii	Latham's Snipe, Japanese Snipe
No	No	Hirundapus caudacutus	White-throated Needletail
No	No	Motacilla flava	Yellow Wagtail

4.1.5.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.5.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

An assessment of significance was undertaken for the threatened species listed below, which were identified in the EPBC Act protected matters search as occurring within the subject land (refer to Att.2. Burroway Solar Farm_BDAR, Appendix E). Other species identified in the search did not require a test of significance. Given the information outlined below from the BDAR, no direct or indirect impacts are anticipated

Fork Tailed Swift

Subject land is within the known geographic distribution of the species. However, there are no associated vegetation communities present or records within 10 km

White Throated Needle Tail

Subject land is within the known geographic distribution of the species and an associated vegetation community (PCT 55) is present. However, there are no records within 10 km

Yellow Wagtail

Subject land is not within the known geographic distribution of the species, there are no associated vegetation communities present, and no records within 10 km

Satin Fly Catcher

Subject land is narrowly within the known geographic distribution of the species. However, the site lacks the preferred habitat for this species and there are no records within 10 km.

Common Sandpiper, Sharp tail sandpiper, Curlew Sandpiper, Pectoral sandpiper, Latham's Snipe

No appropriate wetland habitat present.

4.1.6 Nuclear

4.1.6.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.6.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

No nuclear action proposed

4.1.7 Commonwealth Marine Area

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.7.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.7.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

Proposed action not in a Commonwealth marine area

4.1.8 Great Barrier Reef

4.1.8.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.8.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The Project Area does not overlap with, or occur in proximity to, the Great Barrier Reef.

4.1.9 Water resource in relation to large coal mining development or coal seam gas

4.1.9.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.9.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed Action does not involve water resource in relation to coal mining or coal seam gas

4.1.10 Commonwealth Land

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.10.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.10.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

Commonwealth Land is not applicable to the Project.

4.1.11 Commonwealth Heritage Places Overseas

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.11.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.11.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

This controlling provision is not present in the Project Area.

4.1.12 Commonwealth or Commonwealth Agency

4.1.12.1 Is the proposed action to be taken by the Commonwealth or a Commonwealth Agency? *

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

You have indicated that the proposed action will likely have a significant impact on the following Matters of National Environmental Significance:

None

Conclusion on the likelihood of unlikely significant impacts

You have indicated that the proposed action will unlikely have a significant impact on the following Matters of National Environmental Significance:

- World Heritage (S12)
- National Heritage (S15B)
- Ramsar Wetland (S16)
- Threatened Species and Ecological Communities (S18)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth Heritage Places Overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

4.3 Alternatives

4.3.1 Do you have any possible alternatives for your proposed action to be considered as part of your referral? *

No

4.3.8 Describe why alternatives for your proposed action were not possible. *

The design of the Project is the result of an iterative process. The design has been adapted progressively as information regarding site constraints, and the potential impacts and risks associated with the development of the Project have become available. Based on biodiversity, heritage and other investigations carried out for the EIS, the layout achieves the objective of efficient electricity production while minimising environmental impacts overall.

Project alternatives

In considering the development of a utility scale solar energy generation and energy storage in the local area, feasible alternatives that were considered included (refer Att.1. Burroway Solar Farm_EIS, Section 3.7, page 14 – 16).

1. Site Selection:
Edify conducted a constraints and opportunities analysis using computer modelling, on-the-ground surveys, and industry experience to identify suitable Project Areas. The Burroway site was selected due to:

- Access to the national grid with available capacity.
- High solar irradiation levels and minimal shading.
- Land suitability, including the ability to micro-site infrastructure in lower soil and land capability areas.
- Low environmental sensitivity, as the site primarily consists of cleared cropping land.
- Favourable planning and zoning conditions with minimal locational constraints.
- Good access to a suitable road network for construction and operations.

2. Site Configuration and Project Design:

- The solar farm will generate power during high demand and store energy during low demand.
- Photovoltaic (PV) technology was chosen for its cost-effectiveness, durability, and flexibility.
- The design allows for minimal ground disturbance and retention of vegetation.
- Battery Energy Storage Systems (BESS) were selected over mechanical storage due to their modular nature and scalability.
- The final location of the BESS will be determined during the Connection Application phase.

3. Project Footprint:

- The design has been refined to avoid key environmental and social constraints.
- Areas designated as non-development zones include retained dams, biodiversity areas, and paddock trees.
- A 20m separation distance from the site boundary has been provisionally adopted for BESS units.
- Infrastructure is sited in lower soil and land capability areas to minimize long-term impacts.

4. Access Options:

- Two site entry points from Eumungerie Road were assessed for safety and efficiency.
- The southern entry uses an existing access road, while the northern entry avoids crossing under a powerline easement.
- A Basic Right Turn treatment is proposed at the access point to enhance traffic safety.

5. ‘Do Nothing’ Option:
Not proceeding with the project would result in:

- Loss of renewable energy contributions toward national and state targets.
- Increased reliance on fossil fuels and higher greenhouse gas emissions.
- Loss of economic and employment benefits.
  While avoiding potential environmental impacts, the benefits of the project outweigh the drawbacks of a ‘do nothing’ approach.

5. Lodgement

5.1 Attachments

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.3. Community Consultation and Engagement Plan.pdf Burroway Solar Farm Community Engagement Plan	16/04/2024	No	High

1.3.2.17 (Person proposing to take the action) Proposer's history of responsible environmental management

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.4. Edify Energy - Best Practice Charter-combined.pdf Edify Best Practice Charter	30/09/2024	No	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.2. Burroway Solar Farm_BDAR.pdf Burroway Solar Farm BDAR	16/04/2024	No	High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. 1. Burroway Solar Farm_Environmental Impact Statement - combined-compressed.pdf Burroway Solar Farm EIS	29/04/2024	No	High

3.3.2 Indigenous heritage values that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.5. Burroway Solar Farm_ACHAR.pdf Burroway Solar Farm ACHAR	06/09/2023	No	High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. 1. Burroway Solar Farm_Environmental Impact	29/04/2024	No	High

Statement - combined-compressed.pdf
Burroway Solar Farm EIS

4.1.3.3 (Ramsar Wetland) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.2. Burroway Solar Farm_BDAR.pdf Burroway Solar Farm BDAR	16/04/2024		High

4.1.4.2 (Threatened Species and Ecological Communities) Why your action has a direct and/or indirect impact on the identified protected matters

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.2. Burroway Solar Farm_BDAR.pdf Burroway Solar Farm BDAR	16/04/2024	No	High

4.1.4.3 (Threatened Species and Ecological Communities) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.2. Burroway Solar Farm_BDAR.pdf Burroway Solar Farm BDAR	16/04/2024		High

4.1.4.6 (Threatened Species and Ecological Communities) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.2. Burroway Solar Farm_BDAR.pdf Burroway Solar Farm BDAR	16/04/2024	No	High

4.1.4.9 (Threatened Species and Ecological Communities) Why you do not think your proposed action is a controlled action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.2. Burroway Solar Farm_BDAR.pdf Burroway Solar Farm BDAR	16/04/2024		High

4.1.4.10 (Threatened Species and Ecological Communities) Avoidance or mitigation measures proposed for this action

Type	Name	Date	Sensitivity	Confidence
#1.	Document Att.2. Burroway Solar Farm_BDAR.pdf Burroway Solar Farm BDAR	16/04/2024		High

4.1.5.2 (Migratory Species) Why your action has a direct and/or indirect impact on the identified protected matters

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.2. Burroway Solar Farm_BDAR.pdf Burroway Solar Farm BDAR	16/04/2024		High

4.1.5.3 (Migratory Species) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.2. Burroway Solar Farm_BDAR.pdf Burroway Solar Farm BDAR	16/04/2024		High

4.1.5.6 (Migratory Species) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.2. Burroway Solar Farm_BDAR.pdf Burroway Solar Farm BDAR	16/04/2024	No	High

4.1.5.9 (Migratory Species) Why you do not think your proposed action is a controlled action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.2. Burroway Solar Farm_BDAR.pdf Burroway Solar Farm BDAR	16/04/2024	No	High

4.1.5.10 (Migratory Species) Avoidance or mitigation measures proposed for this action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.2. Burroway Solar Farm_BDAR.pdf Burroway Solar Farm BDAR	16/04/2024	No	High

4.3.8 Why alternatives for your proposed action were not possible

	Type	Name	Date	Sensitivity	Confidence

#1.	Document	Att. 1. Burroway Solar Farm_Environmental Impact Statement - combined-compressed.pdf Burroway Solar Farm EIS	29/04/2024	High

5.2 Declarations

Completed Referring party's declaration

The Referring party is the person preparing the information in this referral.

ABN/ACN	85606684995
Organisation name	EDIFY ENERGY PTY. LTD.
Organisation address	Level 4, 22 Darley Road, Manly 2095
Representative's name	adam smith
Representative's job title	Senior Development Manager
Phone	0424256951
Email	adam.smith@edifyenergy.com
Address	Level 4, 22 Darley Road, Manly 2095

☑ Check this box to indicate you have read the referral form. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

☑ By checking this box, I, **adam smith of EDIFY ENERGY PTY. LTD.**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

Completed Person proposing to take the action's declaration

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	85606684995
Organisation name	EDIFY ENERGY PTY. LTD.

Organisation address	Level 4, 22 Darley Road, Manly 2095
Representative's name	adam smith
Representative's job title	Senior Development Manager
Phone	0424256951
Email	adam.smith@edifyenergy.com
Address	Level 4, 22 Darley Road, Manly 2095

☑ Check this box to indicate you have read the referral form. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

☑ I, **adam smith of EDIFY ENERGY PTY. LTD.**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

✔ Completed Proposed designated proponent's declaration

The Proposed designated proponent is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

☑ Check this box to indicate you have read the referral form. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

☑ I, **adam smith of EDIFY ENERGY PTY. LTD.**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated

proponent for the purposes of the action described in this EPBC Act Referral. *

☐ I would like to receive notifications and track the referral progress through the EPBC portal. *