

D2022-1 Part 1
Parcel 51478
AD22/45681

28 October 2022

Department Planning and Environment
Energy, Resources and Industry Assessments
4 Parramatta Square – 12 Darcy Street
PARRAMATTA NSW 2150



Dear Mr Wathen

Apsley Battery Energy Storage System SSD-35160796

Property: Lot 3 DP 1012686 & Lot 107 DP 756920,
9010 Mitchell Highway APSLEY
Proposed development: Apsley Battery Energy Storage System

Thank you for the email received by Council 15 September 2022 inviting advice on the submitted Environmental Impact Statement (EIS) for the proposal. Review of the EIS has raised a few issues / comments, which read as follows:

(1) Construction Details

The proposed Battery Energy Storage System is proposed to occupy some 6 ha, comprising of 40 foot battery containers (numbers?), 40 foot inverter & MPVS containers (numbers?), switching station, car park (400m²), storage enclosures, control room, construction site offices, amenities, fencing, lighting, etc.

Council in its previous correspondence dated 17 February 2022 requested that the EIS provide some basic plans (indicative) for the works proposed, enabling Construction Certificates (as required) to be issued against approved plans. The submitted EIS contains Figure 3 – Site analysis and proposed development (p.10), which shows a hatched area on Lot 2.

This does not adequately address Council's concerns, nor does it provide a representation of the proposal.

(2) Access and Traffic

Council notes that the highway in this location is the responsibility of Transport for NSW (TfNSW), and it is understood that TfNSW will issue a s138 approval to gain vehicular access to the highway. Noting the comments regarding the plans above, the proposed driveway is only shown indicatively on Figure 3.



All communications to: **CHIEF EXECUTIVE OFFICER**

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(3) Site Works

The EIS states that the proposal will involve levelling of the site, but it was unclear as to the extent of such works, or where will the excavated soil will go?

(4) Community Benefits

The land is located within the former Wellington Local Government Area, and the Wellington Council Section 94A Developer Contribution Plan 2012 is applicable. Levies are payable at the rate of 1% of the proposed development cost. Given the proposal has a capital investment value of over \$30 million, the applicable levy would be over \$300,000.

The Section 94A Contribution Plan does make exemptions for development “... *where there is no increase in future demand on public amenities and services.*”

Council would like to further discuss with the Proponent ways and means for benefits from the project to be captured for the community. This may also be through a Voluntary Planning Agreement process.

If you have any enquiries in this matter, please do not hesitate to contact Mr Quigley during normal office hours, on 6801 4000.

Yours faithfully

A handwritten signature in black ink, appearing to read 'D. Quigley', with a stylized flourish at the end.

Darryll Quigley
Manager Building and Development Services