

Our ref: 26/00093#94

Your ref: SSD-85362210

Bridge Energy Projects Pty Ltd

19 June 2026

Subject: Ebor Battery Energy Storage System

Dear Sir/Madam

The Department of Planning, Housing and Infrastructure – Crown Lands (the Department) has reviewed the proposal.

The proposed Ebor BESS as set out in the EIS documents affects Crown land only at the proposed entrance off Waterfall Way, being Lot 7024 DP 1117640 and Lot 7005 DP 1117635 – being Crown reserve 30780.

The owner of Crown reserve 30780 is The State of New South Wales administered by the Department of Planning, Housing & Infrastructure – Crown Lands on behalf of the Minister administering the *Crown Land Management Act 2016* (CLM Act).

Crown reserve 30780 is reserved for Travelling Stock notified by gazette 7 April 1900. Northern Tablelands Local Land Services (LLS) (their predecessor) is the appointed manager of this reserve notified by gazette 7 November 1930. LLS as managers of Crown land, are tasked with the roll of managing lands for the gazetted reserve purpose.

Activities and occupations over travelling stock reserves such as road construction for SSD projects and transmissions lines (prior to acquisition under the *Land Acquisition (Just Terms Compensation Act 1991)* have historically been authorised by the Department under the CLM Act (particularly where proponents of SSD Projects require security of tenure).

At this location the existing Waterfall Way formation does not align with the cadastral road corridor(s). It is the understanding of the Department that where Crown reserve boundaries are based on a registered diagram rather than road survey plan, the existing road formation becomes the road corridor to the same width as the cadastral road corridor (in this case approximately 18m width, with 9m either side of the existing road centreline).

Land outside this width in Lot 7024 DP 1117640 and Lot 7005 DP 111735 should be considered part of Crown reserve 30780. Proposed works to create a turning entrance that impinges on the Crown reserve will need to be authorised by the Department. Likewise, the proposed entrance track through the Crown reserves will require the authorisation of the Department. The proponent should apply for a Crown land licence as soon as possible to ensure requirements for referencing can proceed in a timely manner to issue the licence if the proposal is approved.

LLS will be referenced during the licence assessment process.

Please be advised that the Crown land reserve is subject to a land claim under the *Aboriginal Land Rights Act 1983*, and that the licence assessment process will need to consider appropriate authorisation pathways under the *Native Title Act 1993*.

If the proponent requires further information, or has any questions, please contact Warren Martin, Natural Resource Management Project Officer in Crown Lands, on 02 67703118 or at warren.martin@crownland.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "R O'Brien".

Rodney O'Brien,

Group Leader Armidale/Moree

Crown Lands and Public Spaces