

Our Ref: ID 3934
Your Ref: SSD-85362210

21 July 2026

Cameron Ashe
Department of Planning, Housing and Planning
Locked Bag 5022
Parramatta NSW 2124

Via Major Portal

email: cameron.ashe@dpie.nsw.gov.au

CC: phil.petersen1@ses.nsw.gov.au; nwz.planning@ses.nsw.gov.au

Dear Cameron

Ebor Battery Energy Storage System (EIS)

Thank you for the opportunity to provide advice on the Environmental Impact Statement (EIS) for Ebor Battery Energy Storage System (BESS) of up to 100 Megawatts (MW) with 800 Megawatt hours (MWh) of storage capacity (8 hour duration), located at 8511 Waterfall Way, Ebor NSW 2453, Armidale Regional Council LGA. It is understood that the proposed development will include:

- Installation of enclosed batteries, power conversion systems including associated transformers, underground power and fibre optic cabling interconnecting the equipment, and grid connection equipment;
- Site office, storage area/enclosure, internal access tracks, on-site parking, security fencing, CCTV, and temporary construction laydown area;
- An overhead transmission line of up to approximately 350 m length to connect the BESS to the 132 kV transmission line located to the east;
- Construction of a new site access from Waterfall Way.

It is anticipated that the BESS would be operational for a period of approximately 25 years, operating 24 hours a day, 7 days a week. Once operational the Ebor BESS will be operated primarily remotely and is expected to generate up to 5 jobs during operation.¹

We have reviewed the following documents provided as part of the preparation of our advice.

- Premise, 2026. Environmental Impact Statement Ebor Battery Energy Storage System
- Premise, 2026. Appendix R Flood Impact Assessment Ebor Battery Energy Storage System

¹ Premise. 2025. Scoping Report Ebor Battery Energy Storage System, page 23

- Premise, 2026. Appendix Q Water Impact Assessment Ebor Battery Energy Storage System
- Premise, 2026. Appendix N Transport Impact Assessment Ebor Battery Energy Storage System

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunamis in NSW. This role includes planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

We refer to our previous advice dated 19 March 2026 (NSW SES ID3706) including Attachment A. The development footprint is located within the Clarence River catchment, and the site is not mapped as flood prone land.

In summary, the NSW SES note that the EIS and Water Impact Assessment have assessed flooding from all sources up to the Probable Maximum Flood (PMF), including flood hazard, timing, and duration. This information is critical to understand the full risk to life and property, inform the development design, and demonstrate the effectiveness of proposed flood emergency management and mitigation measures. We have no further comments in relation to this proposal.

Please feel free to contact Gillian Webber via email at rra@ses.nsw.gov.au should you wish to discuss any of the matters raised in this correspondence. The NSW SES would also be interested in receiving future correspondence regarding the outcome of this referral via this email address.

Yours sincerely,



Peter Cinque
Senior Manager, Emergency Risk Management
NSW State Emergency Service