



DCA Reference Number:

PAE-131613238

DPHI/Major Projects Reference:

SSD-68815961

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**DCA Technical Advisory Advice –State Significant Development -
Jindera Battery Energy Storage System 204 Ortlipp Road, Glenellen
and 140 Ortlipp Road, Jindera NSW – Advice on Response to
Submissions**



1. Project details

Project name	Jindera Battery Energy Storage System
DPHI/Major Projects reference:	SSD-68815961
Proponent	Bess Atlantic Pty Ltd
Current stage of assessment	Response to Submissions
Description of development:	Construction, operation and decommissioning of a Battery Energy Storage System (BESS) with a capacity of 250 megawatts (MW) / 500 megawatt hours (MWh), as well as associated infrastructure.
Primary address	204 Ortlipp Road, Glenellen and 140 Ortlipp Road, Jindera
Land description (Lot/DP)	Lot 204 DP753342 and Lot 1 on DP588720
Local government area (LGA)	Greater Hume



2. Assessment section
2.1 DCA Environment, Biodiversity & Heritage

Biodiversity	
Findings and recommendations	Findings: The updated Biodiversity Development Assessment Report (BDAR) (SLR, Revision 3.0, 16 June 2026) and Response to Submissions (RtS) (SLR, June 2026) address most of the biodiversity matters raised in the DCCEEW Conservation Programs, Heritage and Regulation (CPHR) advice on the EIS (DOC25/697967, 1 October 2025). The BDAR has applied the Biodiversity Assessment Method 2020 (BAM), with an offset liability calculated to be 89 ecosystem credits and 74 species credits. Recommendations: The matters set out below be corrected prior to the determination of the application: 1. Update the BDAR to ensure vegetation integrity scores for zone 277_Mod are reported consistently across the BDAR and confirm the BAM-Calculator (BAM-C) outputs are correct. 2. Update the BDAR to ensure residual credit offset requirements are reported consistently throughout the BDAR. 3. Include reference to relevant scientific literature that demonstrates Squirrel Gliders can safely cross a 60m powerline easement based on site topography, proposed glider pole height and spacing, and ensure the justification for the crossing structure placement is reported consistently across the BDAR. 4. Update the BDAR to provide a figure showing an indicative location for the proposed glider pole and supplementary planting areas.



Detailed advice

The revised BDAR has adequately applied the BAM. Most significantly, all native vegetation clearing is now assessed as full loss, which resolves the use of an incorrect partial-loss methodology.

The residual offset liability is 89 ecosystem credits and 74 species credits.

The majority of the CPHR biodiversity recommendations (Items 3 to 10) have been adequately addressed.

Outstanding matters 1 and 2 are reporting inconsistencies that do not alter the credit liability but are to be corrected so the BDAR is consistent throughout, and the offset obligation is unambiguous.

Item 8.2 (precautionary approach to habitat connectivity), which is only partly addressed and is the subject of outstanding matters 3 and 4 below and the recommended connectivity condition.

The following findings and outstanding matters were identified:

1. Vegetation integrity scores for vegetation zone 277_Mod are reported inconsistently (BDAR Tables 13, 21, 26, 32 and 33)

The BDAR reports three different sets of scores for the same vegetation zone: a vegetation integrity score of 60.9 (composition 42.6, structure 82.9, function 64.1) in Tables 13, 26 and 33; a score of 58.6 in Table 21 (Squirrel Glider habitat condition); and composition 46.7, structure 89.4 and function 48.3 in Table 32 (SAIL impact assessment). Zone 277_Low is consistent apart from a minor 'structure' discrepancy (62.6 in Table 26 against 62.5 in Tables 13 and 32).

BAM 9.1.1(4)(b)(iii) requires the SAIL assessment to report the vegetation integrity score and the composition, structure and function scores stated under Section 4.5.2 for the relevant vegetation zones. Table 32 is inconsistent with these scores. The BDAR is to be updated to report the Section 4.5.2 values consistently throughout, and the assessor is to confirm the discrepancies do not affect the finalised BAM-C case.



2. Residual credit offset requirements are reported inconsistently (BDAR Executive Summary)

The Executive Summary text states that 86 ecosystem credits and 72 species credits are required. This conflicts with 89 ecosystem credits and 74 species credits reported in summary Tables E1 and E2 on the same page, in Tables 33 and 34, and in the BAM-C credit report at Appendix H. The residual credit requirement is to be stated consistently throughout the document, so the offset obligation is unambiguous.

3. Scientifically based justification that the 60 m easement is crossable with glider poles (BDAR Section 5.3, 8.2.1, 9.3.1, Tables 28 and 29)

The powerline easement requires a 60 m wide corridor of tree and shrub clearing, creating a canopy gap of approximately 60 m by 200 m through the retained woodland. Section 5.3 of the BDAR states that hollow-bearing trees are critical for Squirrel Glider movement and typically need to be no more than 50 m apart. Sections 8.2.1 and 9.3.1 nonetheless conclude that 60 m is a suitable crossing distance for the species, without reference or supporting evidence. Table 28 (measure 1d) commits to one glider pole at the centre of the easement aligned with the end of Ortlipp Road, supplemented by 40 *Acacia dealbata* tubestock either side, whereas Table 29 continues to frame glider poles and rope crossings as a measure to “consider” where connectivity is less than 60 m.

The commitment in Table 28 is supported and is the correct precautionary response to CPHR Item 8.2. However, the BDAR does not demonstrate the residual gaps between the retained canopy and the proposed glider pole fall within the gliding capability of the species. The BDAR is to include reference to relevant scientific literature that demonstrates Squirrel Gliders can safely cross a 60m powerline easement based on site topography, proposed glider pole height and spacing, and ensure the justification is reported consistently across the BDAR.

The unreferenced assertion at Section 8.2.1 should be removed or substantiated, and Table 29 should be aligned with the commitment in



	Table 28, so the justification and the mitigation measures are reported consistently across the BDAR. 4. Figure showing the indicative glider pole and supplementary planting locations (BDAR Table 28) Table 28 describes the glider pole location in text only. CPHR Item 8.2 requested that any required connectivity measures be shown on a map. The BDAR is to be updated to include a figure showing the indicative location of the proposed glider pole and the supplementary planting areas relative to the easement, the retained woodland on either side and the development footprint. This will also allow the residual gap distances relied on in the justification at matter 3 to be verified.
Documents reviewed	• Appendix E – Biodiversity Development Assessment Report, SLR Consulting, Revision 3.0, dated 16 June 2026. • Response to Submissions, SLR Consulting, Update June 2026. • Amendment Report, SSD-060526, version 2, dated 16 June 2026. • NSW DCCEEW Conservation Programs, Heritage and Regulation Group – Advice on Environmental Impact Statement, DOC25/697967, dated 1 October 2025.
Additional information	None
Recommended conditions	
Consultation on appropriate conditions of approval is requested when the recommendations mentioned above have been addressed.	



Heritage	
Findings and recommendations	The updated documents address the issues raised in the Heritage NSW advice on the EIS; however, the Test Excavation Report is in draft (draft watermark throughout the report) and does not include the results of Registered Aboriginal Party (RAP) consultation. A final report including RAP consultation is required to be provided to satisfy the SEARs.
Detailed advice	As per Section 7.3.3 the final Test Excavation Report is to be updated to include the results of consultation with the RAPs, as it includes a significance assessment and the establishment of the mitigation and management measure for the site. The final report including records demonstrating RAP consultation is required.
Documents reviewed	- Appendix D: Jindera Battery Energy Storage System Project, Aboriginal Cultural Heritage Assessment (updated), prepared by Virtus Heritage, dated November 2025. - Appendix E: Jindera Battery Energy Storage System Project, Test Excavation Report Draft, Prepared by Biosis dated 7 November 2025.
Additional information	None
Recommendation	
Provide the final Test Excavation Report including records demonstrating RAP consultation.	



2.2 DCA Hazards & Resources

Bushfire	
Findings and recommendations	No issues related to bush fire matters were identified for the amended proposal to be addressed at the Response to Submissions stage. The recommendations identified in the bush fire report submitted in support of the proposed development have been considered and are reflected in the updated mitigation measures.
Detailed advice	The updated mitigation measures for bushfire protection, numbered BF1-BF7, are supported. No further engagement with Technical Advisory Bushfire is required at the Draft Conditions stage.
Documents reviewed	- Response to Submissions prepared by SLR Consulting Australia (SLR Project Number: 620.041088.00001, Revision: 2.0, dated 16 June 2026) - Appendices A and G (RTS)
Additional information	None.
Recommendation	

Bush fire protection must be ensured for the proposed development by including the updated mitigation measures, numbered BF1-BF7, listed in Appendix G of the Response to Submissions as part of the conditions of consent.



2.3 DCA Water Advisory

Water	
Findings and recommendations	DCCEEW Water Group reviewed the EIS in September 2025 and may no comments as there were no water issues identified. (OUT26/12062). DCA Water Advisory has reviewed the RTS and likewise identified no issues relating to water impacts. Hence no further comments are provided.
Detailed advice	None
Documents reviewed	DCCEEW Water Group response to EIS (OUT26/12062) Response to Submissions - 16 July 2026 (DOC26/168970)
Additional information	None
Recommended conditions	
Not applicable	