



DCA Reference Number:

PAE-131615488

DPHI/Major Projects Reference:

SSD-68815961

Date of Issue:

06 August 2026

**DCA Technical Advisory Advice – State Significant Development -
Jindera Battery Energy Storage System (204 Ortlipp Road, Glenellen
and 140 Ortlipp Road, JINDERA) – Advice on Amendment Report**



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	Assessment of Amendment Report
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.

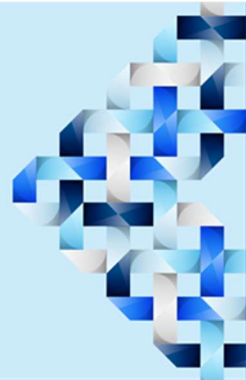


2.2 DCA Hazards & Resources

Heritage	
Findings and recommendations	As the additional area impacted in the amendment is within the area assessed under the Aboriginal Cultural Heritage Assessment for the EIS, and no heritage constraints were identified in that area, no further Heritage advice is required on the Amendment.
Detailed advice	None
Documents reviewed	Jindera Battery Energy Storage System Project, Aboriginal Cultural Heritage Assessment (EIS), prepared by Virtus Heritage, dated April 2025.
Additional information	None
Recommended conditions	
None	



Bush fire	
Findings and recommendations	The amended proposal relies on the bush fire assessment undertaken at the Environmental Impact Statement (EIS) stage, with no updated report provided for review with the amendment report. The bush fire risk remains unchanged for the amended proposal, proposing minor upgrades for sealing of the existing northern Transgrid site access and an increase in the maximum energy storage capacity (MWh) from 500MWh to 625 MWh.
Detailed advice	The proposed amendments are not considered to impact on the bush fire protection measures recommended for the proposal. The Bush Fire Assessment Report Prepared by SLR Consulting Australia (SLR), (Ref No.: 620.041088.00015-R01- v1.0, dated 22 May 2025) at the Environmental Impact Statement (EIS) stage has addressed the requirements of <i>Planning for Bush Fire Protection 2019</i>. The Technical Advisory Bushfire raises no objections to the proposal progressing subject to adoption of recommendations of section 5 (and the associated mapping provided in Figures 13 - 15) of the above referenced report, as advised in the previous correspondence issued by the Rural Fire Service dated 1 October 2025.
Documents reviewed	Amendment Report prepared by SLR (Project number: 620.041088.00001, Revision number: 2.0, dated 16 June 2026) Updated Project Description prepared by SLR. Updated Site Plans prepared by SLR (Project number: 620.041088, dated 11 December 2025). Hazard and Risk Assessment prepared by SLR (Project number: 620.041088.00009, Revision number: 1.0, dated 16 June 2026)
Additional information	None
Recommendation	
The recommendations supported by the Rural Fire Service are based on the bush report lodged at the EIS stage.	



2.3 DCA Water Advisory

DCA Water	
Findings and recommendations	DCA Water Advisory has reviewed the Amendment Report and identified no new issues relating to water impacts. No further comments are provided.
Detailed advice	None
Documents reviewed	• Amendment Report dated 16 June 2026 • DCCEEW Water Group correspondence dated 15 September 2025 (OUT25/120062)
Additional information	None