

Kirsty Vogel
Department of Planning Housing and Infrastructure
C/o Major Projects Portal

Ebor BESS – SSD-85362210 – DPIRD Agriculture and Biosecurity Advice

Dear Ms Vogel

Thank you for the opportunity to provide comments on the draft SEARs for the above proposal.

NSW Department of Primary Industries and Regional Development (DPIRD) collaborates with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

It is noted the proposed Battery Energy Storage System (BESS) will be constructed on land zoned RU1 Primary Production, with a Land and Soil Capability Class 3, with an area of Biophysical Strategic Agricultural Land and draft State Significant Agricultural Land.

We support the requirement for a Land Use Conflict Risk Assessment (LUCRA) and assessment of agricultural land including soil survey as set out in the draft SEARs, noting that there is yet to be a decision made on any Temporary Workers Accommodation (TWA) as part of the project. The following comments are provided:

- If a TWA facility is to be constructed, a LUCRA should be prepared in addition to the LUCRA for the BESS during and post construction. The development of residential accommodation on RU1 Primary Production-zoned lands remote from significant urban areas increases the potential for rural land use conflict. The Department considers that the draft SEARs reinstate the requirement to 'consider potential opportunities for nearby settlements' in this case, Ebor.
- Biosecurity management issues during and post construction must be assessed in relation to potential agricultural impacts (pests, weeds, and emergency animal diseases such as Japanese Encephalitis and Foot and Mouth Disease) including a risk assessment outlining the likely plant, animal, and community risks, including at any TWA site. The preparation of a Biosecurity Management Plan as part of the EIS is recommended as part of the Construction

and Operations Environmental Management Plans. Please refer to DPI's Biosecurity Risk Management in Land Use Planning and Development Guide¹.

- Further, to enable continuation of agricultural activities at the end of the project life, it is our position that the site be decommissioned to a minimum depth of 500mm.
- The above requirements for biosecurity and decommissioning also apply to any TWA on the project site.

Should you require clarification on any of the information contained in this response, please do not hesitate to contact me at landuse.ag@dpird.nsw.gov.au

Sincerely



Nita Scott

Agriculture & Biosecurity

New England North West Region

10 June 2025

¹ https://www.dpi.nsw.gov.au/_data/assets/pdf_file/0018/1271241/managing-biosecurity-risks-in-land-use-planning-and-development-guide.pdf