

Our ref: 25/07992#47

Your ref: SSD-98350458

NGH Consulting

18 November 2025

Subject: Inverell Battery Energy Storage System

Dear Sir/Madam

The Department of Planning, Housing and Infrastructure – Crown Lands has reviewed the proposal. Crown land and roads are included within the project footprint on this occasion. These include:

- Lot 7021 DP 94778 (Crown Reserve 668, purpose Travelling Stock, managed by Northern Tablelands Local Land Services).
- Lot 7017 DP 753287 (Crown Reserve 46179, purpose Travelling Stock, managed by Northern Tablelands Local Land Services) part lot also covered by Crown road known as 'Fisher Road'.
- Fisher Road, being Crown road overlayed by unreserved Crown land. The status of Fisher Road is unclear based on state cadastre. Fisher Road is formed and provides access to multiple properties. The Department will confirm the status and if Crown road, recommend it be transferred to control of Inverell Shire Council. The north-south section of Fisher Road between Gwydir Highway and Lot 1 DP 601080 (Inverell Substation) is also covered by an easement benefiting the substation (as per DP 620345).

For the use and access of Crown land and roads within the project footprint, the following considerations apply:

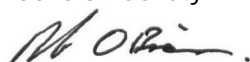
- Any use or occupation of the Crown land during the assessment phase will require consultation with Crown Lands to obtain the necessary authority under the *Crown Land Management Act 2016* and/or the *Roads Act 1993*.
- If Crown roads are required for access, they may need to be transferred to Council (refer to note above regarding Fisher Road).
- Proposed access along existing track in use between Gwydir Highway and Lot 1 DP 1161683 (BESS site) (shown in blue on attached map) is not on Crown or Council road corridor. Access crosses Travelling Stock Reserve (Crown Reserve 668). Use of the access and/or upgrades to access may require either (a) a permit from Local

Land Services to authorise the access road upgrades to facilitate the development, or (b) acquisition of the access by Council as a public road, or (c) acquisition of the access as an easement by an electricity generation authority under the *Electricity Supply Act 1995*, or (d) the proponent obtain a licence for access from the Department, ongoing for the lifespan of the project. If the proposal necessitates the acquisition of Crown land, this must be undertaken in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991* (LAJTC Act).

- Easement for transmission line (DP 636981) exists over Lot 7021 DP 94778 east of the Inverell Substation (shown in red on attached map). This covers part of the proposed transmission corridors in the BESS proposal. Additional transmission areas shown in the proposal boundaries on Crown land are shown in yellow on the attached map. Acquisition for transmission line in these areas should be undertaken in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991* (LAJTC Act).
- Elsmore Road (managed by Inverell Council) crosses Lot 7021 DP 94778 between Gwydir Highway and the road corridor north of Lot 1 DP 1161683 (shown by green hatch on attached map). Currently no road corridor exists at this location. While this does not affect the BESS proposal and is not the responsibility of the proponent, it is recommended that Inverell Council consult with the Department to acquire a road corridor along this line as part of the broader planning process.

If the proponent requires further information, or has any questions, please contact Warren Martin 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 "Rod O'Brien".

Rodney O'Brien,

Group Leader Armidale/Moree

Crown Lands and Public Spaces

Attachment 1. Map Crown land in proposal boundaries – see text for colour coded notes.

