



Pre-Development Application

Date Submitted: 15/07/2024

Project Name: Stratford Renewable Energy Hub
Case ID: PDA-73083478

Proponent Details

Project Owner Info

Title	Mr
First Name	Michael
Last name	Moore
Role/Position	Manager Environmental Standards
Phone	0459150360
Email	michael.moore@yancoal.com.au
Address	Darling Park Tower 2 Level 18, 201 Sussex Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	GLOUCESTER COAL LTD
ABN	66008881712

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Michael	Moore
Phone	Email	Role/Position
0459150360	michael.moore@yancoal.com.au	MANager Environmental Standards

Address

Darling Park Tower 2
Level 18, 201 Sussex Street
Sydney,
New South Wales
2000
AUS

Project Details

Engagement with the Department

Have you engaged with the department in relation to this project?
Yes

Project Info

Project Name	Stratford Renewable Energy Hub
Industry	Energy
Development Type	Electricity Generation - Other
Estimated Development Cost (excl GST)	AUD1,923,000,000.00
Indicative Operation Jobs	10
Indicative Construction Jobs	300
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

Description of the Development/Infrastructure

Development of a pumped hydro and solar facility which includes the development of:

- an underground pumped hydro power station and upper and lower reservoirs;
- a solar photovoltaic energy generation facility with an estimated capacity of 330 MW; and
- associated infrastructure, including grid connection and ancillary infrastructure

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#)

Permissibility

Which State Environmental Planning Policy (SEPP) does your application relate to?
Schedule 5: Critical State Significant Infrastructure (Planning Systems SEPP 2021)

Permissibility of Proposal
Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments
In the absence of the declaration of the Project as CSSI, electricity generation and storage would be prohibited under the Gloucester LEP on the land zoned RU1 and E5

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?



To confirm your Land use zone please refer to the [Standard Instrument—Principal Local Environmental Plan \(2006 EPI 155a\) - NSW Legislation](#)

Land use zones (select all that apply)
RU1 Primary Production, E5 Heavy Industrial

Site Details

Site Information

Site Name	Stratfor Renewable Energy Hub
Site Address (Street number and name)	3364 The Bucketts Way, Stratford NSW 2422
Site Co-ordinates - Latitude	-32.08
Site Co-ordinates - Longitude	151.97

Local Government Area

Local Government	District Name	Region Name	Primary Region
Mid-Coast		Hunter	☒

Site Area

What is the total site area for your development?
Site Area sqm
8,800,000

Does the application relate to land owned by a Local Aboriginal Land Council?
No

Approvals - Part1

Would the infrastructure otherwise, but for [Section 5.23](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?
No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?
Yes

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#) , a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#) ?*

Yes

Approvals - Part2

Do you require any of the following approvals from [Section 5.24](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the infrastructure:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

Yes

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Stratford REH - Site Context
File Name	Stratford REH - Scoping Report

Political Donations

Do you need to disclose a political donation?

No