

The background of the lower half of the page is a solid green color with a faint, white line-art map of a residential or commercial area, likely Brandy Hill, showing streets and property boundaries.

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SCOPING REPORT

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EVOLUTION PROJECTS PTY LTD AFT PROJECT E1 UNIT TRUST

PROJECT
BRANDY HILL BATTERY ENERGY STORAGE SYSTEM
86 BRANDY HILL DRIVE, BRANDY HILL

REVISION
D

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01. PROJECT INTRODUCTION

01.1 Overview

This Scoping Report has been prepared by Currajong Pty Ltd (Currajong) on behalf of Evolution Projects Pty Ltd ATF Project E1 Unit Trust (the applicant).

The applicant proposes to establish a 186 Megawatt (MW) Battery Energy Storage System (BESS), with an overhead connection to two (2) existing 132kV transmission lines, owned by TransGrid that connect to the Brandy Hill Substation operated by AusGrid, to the north / west of the BESS compound.

The proposed BESS and power transmission lines are to be located on part of Lot 100 DP 874160, 86 Brandy Hill Drive, Brandy Hill. Road access and power transmission lines servicing the BESS are to be located on Lots 1 and 2 DP 1265736, 1154 Clarence Town Road, Brandy Hill.

This Scoping Report is prepared to support a request for project specific Secretary's Environmental Assessment Requirements (SEARs) to guide the preparation of an Environmental Impact Statement (EIS) for a BESS facility to be developed by the applicant.

The proposed BESS is State Significant Development (SSD) under State Environmental Planning Policy (Planning Systems) 2021 and the consent authority is the NSW Minister for Planning or the Minister's delegate.

01.2 Planning Context

Under State Environmental Planning Policy (Planning Systems) 2021, the proposed BESS is SSD as it is a form of electricity generating works that is not permissible on land zoned RU2 Rural Landscape under the Port Stephens Local Environmental Plan (LEP) 2013 and is of a type specified in Schedule 1 of the SEPP, with an estimated capital investment value of \$222M.

Development consent is being sought in accordance with Part 4, Division 4.7 of the Environmental Planning and Assessment (EP&A) Act 1979. As part of the Development Assessment (DA) process, this Scoping Report has been developed for submission to the NSW Department of Planning Housing and Infrastructure (DPHI) to provide context for the issue of project-specific SEARs.

This Scoping Report follows the guidance provided in Appendix A of the DPHI SSD Guidelines 2024.

01.3 Applicant Details

The project is being developed by Evolution Projects Pty Ltd ATF Project E1 Unit Trust, who are specialist developers of utility and sub-utility scale solar farms and battery storage systems. The applicant's details are provided in Table 1.

Table 1 Applicant Details

Item	Detail
Applicant Business Name Details	Evolution Projects Pty Ltd ATF Project E1 Unit Trust
ACN/ABN	684 726 403 and 61 431 824 269

02. STRATEGIC CONTEXT

02.1 Relevant Policies

The following is a summary of the government strategies, policies and plans that are required to be considered in relation to renewable energy projects.

02.1.1 NSW Transmission Infrastructure Strategy

The NSW Transmission Infrastructure Strategy 2018 aims to increase the State's energy capacity by prioritising priority energy zones and boosting investments in the regions of NSW to deliver affordable and reliable energy and increase transmission capacity.

02.1.2 NSW Electricity Strategy

The DPHI Electricity Strategy 2019 documents the State government's plan for a reliable, affordable and sustainable electricity future that supports a growing economy. The strategy encourages an estimated \$8 Billion of new private investment in NSW electricity system over the next decade, including \$5.6 Billion and many jobs in regional NSW. The strategy closely aligns with the NSW Government's Net Zero Plan Stage 1: 2020-2030.

02.1.3 NSW Electricity Infrastructure Roadmap

In November 2020, the NSW Government released the Electricity Infrastructure Roadmap, enabled by the NSW Electricity Infrastructure Investment Act 2020. The Roadmap builds on the foundations of the NSW Electricity Strategy and is expected to attract up to \$32 Billion of private investment in regional energy infrastructure by 2030 and support over 9,000 jobs, mostly in regional NSW.

The Roadmap provides a 20-year plan to transform the electricity system into one that is cheap, clean and reliable. It seeks to lay the foundations for future generations to enjoy more secure, reliable and affordable electricity. The roadmap specifically identifies support for the private sector to deliver long duration storage energy solutions and acknowledges the importance of new storage and firming on the network to better respond to electricity needs and improve reliability of the grid.

02.1.4 NSW Climate Change Policy Framework

The NSW Climate Change Policy Framework 2016 aims to maximise the economic, social and environmental wellbeing of the State in the context of a changing climate. The long-term objectives of the framework are to achieve net-zero emissions by 2050 and make NSW more resilient to a changing climate.

02.1.5 Net Zero Plan Stage 1: 2020 -2030

The DPHI Net Zero Plan Stage 1: 2020-2030 sets out how the NSW Government will deliver the ultimate goal of net zero emissions by 2050. The plan recognises that, in parts of our economy, low emissions technologies are becoming a commercially viable alternative to the traditional ways of doing things. Ultimately, the plan seeks to reduce emissions by 35% (compared to 2005 emission rates) by 2030.

02.1.6 Hunter Regional Plan 2041

The DPHI Hunter Regional Plan 2041 provides an overarching framework to guide land-use planning priorities and decisions in the region over the next 20 years. The regional plan is prepared under the NSW Environmental Planning and Assessment (EP&A) Act 1979 and has two (2) relevant objectives for new BESS projects, as follows:

- + Objective 1 - diversify the Hunter's mining, energy and industrial capacity.
- + Objective 7 - reach net zero and increase resilience and sustainable infrastructure.

02.1.7 Port Stephens Council Community Strategic Plan 2022 - 2032

The Port Stephens Community Strategic Plan 2022 - 2032 is Council's highest level strategic planning document to address social, economic, environmental and governance factors through four interconnected focus areas, as follows:

- + Our Community.
- + Our Place.
- + Our Environment.
- + Our Council.

By contributing to the transition to renewable energy, the proposed BESS helps to achieve the priorities and actions related to the above focus areas.

02.1.8 Port Stephens Local Strategic Planning Statement 2020

The Port Stephens Local Strategic Planning Statement (LSPS) was adopted by Port Stephens Council in 2020 and sets out the vision for land-use in Port Stephens over the next 20 years. The Port Stephens LSPS 2020 includes planning priorities associated with economy, housing, environment and transport. Planning Priority 8 has the objective to improve resilience to hazards and climate change. By contributing to the transition to renewable energy, the proposed BESS would help achieve this objective.

03. SITE CONTEXT

03.1 Site Description

03.1.1 Project Location

The proposed BESS is to be located on part of Lot 100 DP 874160 and Lots 1 and 2 DP 1265736, Brandy Hill, which are located approximately six (6) kilometres (km) south-east of the village of Seaham within the Port Stephens Local Government Area (LGA).

The BESS is intended to be connected to the Brandy Hill Substation via two (2) existing 132kV transmission lines located on Lot 100 DP874160 running between the BESS site and Brandy Hill Substation. Site access to the proposed BESS is proposed via a right of way over Lots 1 and 2 DP 1265736 that connects to an un-named public road (laneway) that intersects with Clarence Town Road, directly east of the Brandy Hill Substation.

Site and locality plans of the proposed BESS are included as Appendices to this Scoping Report.

03.1.2 Land Title Details

The development site comprises Lots 1 and 2 DP 1265736 and Lot 100 DP 874160.

The development site is irregular in shape and has an area of approximately 106.04 hectares ((ha)and contains two existing dwelling-houses, dual occupancy and various outbuildings and equestrian facilities. The site is partly cleared of native vegetation, with remnant native vegetation located in various locations of the site.

The owners of Lots 1 and 2 DP 1265736 and Lot 100 DP 874160 have granted consent to the lodgement of a DA for the proposed BESS.

Lot 100 DP 874160 is proposed to accommodate the mainstay of BESS compound. The Certificate of Title for Lot 100 DP 874160 contains easements and registered interests relating to the site and adjoining land. A summary of land title interests are as follows:

- + 'A' Easement for power transmission 10m wide created by DP 789339.
- + 'B' Easement for power transmission lines 5.0m wide.
- + 'C' Easement for power transmission lines 15.09m wide.
- + 'D' Easement for water supply 2m wide created by DP 253951.
- + 'E' Easement for power transmission lines 45m wide.
- + 'F' Benefited by easement for water supply, DP 579331, DP 579331, DP 580378 and DP 253951, restriction of use of land DP 253951.
- + 'G' Restriction on the use of land, DP 785775, DP 789339 and DP 793077.

Lots 1 and DP 1265736 are proposed to accommodate the right of access driveway connecting the BESS compound to the laneway that intersects with Clarence Town Road. The right of access will be formalised under a right of way on the title. Existing power transmission easements and registered interests apply to the title of Lots 1 and 2 DP 1265736, similar to easements on Lot 100 DP 874160.

The Certificate of Titles and Land Title Diagrams for Lot 100 DP 874160 and Lot 1 DP 1265736 are included in the Appendices to this Scoping Report.

03.1.3 Zoning

Lots 1 and 2 DP 1265736 and Lot 100 DP 874160 are all zoned RU2 Rural Landscape under the Port Stephens LEP 2013. The proposed BESS facility is defined as 'electricity generating works' under the Port Stephens LEP 2013, which means a building or place used for the purpose of making or generating electricity, or electricity storage. Electricity generating works are prohibited in the Land Use Table to the RU2 Rural Landscape zone under the Port Stephens LEP 2013. However, electricity generating works are permitted on land zoned RU2 Rural Landscape with consent, as per State Environmental Planning Policy (Transport and Infrastructure) 2021.

03.1.4 Services and Infrastructure

Lots 1 and 2 DP 1265736 and Lot 100 DP 874160 are connected to reticulated water supply, electricity, gas and telecommunication services. On-site wastewater management systems are also operational on the site, which serve existing dwelling-houses and dual occupancy.

The combined site has existing vehicle access from a number of public roads, including Brandy Hill Drive, a laneway intersecting with Clarence Town Road and a laneway intersecting with Wighton Street. Clarence Town Road is a classified road controlled by TfNSW.

03.1.5 Surrounding Land Use

The land-uses surrounding Lots 1 and 2 DP 1265736 and Lot 100 DP 874160 are as follows:

- + The Brandy Hill Substation is located on Lot 1 DP 794777, 1150 Clarence Town Road, Seaham to the north the BESS compound.
- + Land to the north, north-west and east of the site is zoned RU2 Rural Landscape, comprising intensive livestock agriculture (poultry farm), agriculture (livestock grazing and limited fodder cropping) and ancillary dwelling-houses, sheds and other buildings / structures.
- + Land to the south and west of the site is zoned R5 Large Lot Residential and used for dwelling-houses, sheds and other ancillary buildings / structures in large format landscaped grounds.
- + The closest dwelling-house not associated with the proposed development site is located on Lot 715 DP 788816, 21 Gwandalan Close, approximately 280m to the south-west of the BESS compound.
- + A large lot residential subdivision comprising two (2) lots has been approved by Port Stephens Council under Development Consent No. 16-2021-932-1 relating to Lot 715 DP 788816. According to the approved plan of subdivision, the nearest building envelope is located approximately 125m to the south-west of the BESS compound.
- + The Brandy Hill Quarry is located approximately 1.5km north-west of the site. The Brandy Hill Quarry is a hard rock quarry and extracts 1.5 Million tonnes per annum.
- + The village of Seaham is located approximately 6km to the north-east, comprising a mix of urban zones and land-use.



Photograph 1 BESS project site looking east



Photograph 4 x2 132kV transmission line looking south



Photograph 2 BESS project site looking east



Photograph 5 BESS project site and 132kV transmission line looking northeast



Photograph 3 BESS project site looking south



Photograph 6 Brandy Hill Substation

04. DESCRIPTION OF THE PROPOSAL

04.1 Project Description and Breakdown

The project will involve the development, construction, operation, and eventual decommissioning of a BESS compound on Lot 100 DP 874160. The BESS will have a capacity of 186 MW and consist of 100 battery containers storing 620MWDC of energy. The batteries will be supported by 25 inverter containers with a total output of 186.3 MWAC. The inverters will convert the direct current electricity into alternating current to the BESS Substation. The BESS Substation will transfer the battery energy to the centralised electrical grid via a proposed 33kV overhead powerline that will connect to the existing 132kV overhead powerlines running to the Brandy Hill Substation.

The electricity grid connections and associated easements affect Lots 1 and 2 DP 1265736 and Lot 100 DP 874160. The proposed access to the BESS compound also affects Lots 1 and 2 DP 1265736 and Lot 100 DP 874160, hence the inclusion of Lots 1 and 2 DP 1265736 and Lot 100 DP 874160 in the development site. This access will be protected by a right of way on the titles of Lots 1 and 2 DP 1265736 and Lot 100 DP 874160.

Ancillary elements of the proposed BESS include compound fencing, internal driveways and parking areas, stormwater management infrastructure, lighting, CCTV, earthworks and landscaping.

The main aspects of the BESS are described below:

04.1.1 Construction

The construction and commissioning activities include the following:

- + Site establishment works, including sediment and erosion controls, set-out of compound, transmission line and internal road footprint, construction of temporary construction compound and commencement of bulk earthworks.
- + Road works and internal road construction to accommodate construction / operational traffic.
- + Construction of an above and below ground transmission line to facilitate connection to the existing x2 132kV transmission lines.
- + Construction of BESS compound, including paved hardstand, parking areas and internal roads, control room and switch gear, auxiliary transformer, battery enclosures and inverter and transformer stations, water tank, storage structures, stormwater management infrastructure, security lighting, fencing and landscaping.
- + Removal of temporary construction facilities and rehabilitation of disturbed areas following the completion of the construction phase of the project.

The project is expected to generate approximately 100 jobs during construction. All battery components will be delivered to site prefabricated, which greatly reduces the amount of construction work and time required on site and any potential disturbance to surrounding land uses. The most significant construction works will be the site preparation and any concrete hardstand needed for foundations.

04.1.2 Operation

The facility is to self-operate 24 hours a day 7 days a week. The facility will restrict access to the public and will be monitored remotely. The BESS generally only requires periodic maintenance by authorised staff. Emergency response and maintenance activities may be required to be undertaken out of hours. During operation, it is anticipated that approximately 2 to 4 full time jobs will be generated by the proposal.

04.1.3 Decommissioning

The estimated life of the BESS project is 25 years. At the end of operational life, if it is not to be upgraded or expanded, the BESS and Project site will be decommissioned. During decommissioning, all infrastructure will be removed with key elements including:

- + Removal of all above-ground BESS site infrastructure, including the perimeter fencing and site office.
- + Removal of concrete foundations with rehabilitation of the land suitable for resumption of agricultural use, or other use as agreed with the landowner.
- + Internal cabling and connection to the adjacent x2 132kV transmission lines will be removed, although some infrastructure below ground may be left in place subject to agreement with the landowner.

The majority of infrastructure removed during decommissioning is expected to be able to be recycled or re-purposed, to be determined at the time of decommissioning and in accordance with statutory requirements at that time.

04.1.4 Timing

Construction of the BESS is scheduled to begin in 2027 with an anticipated 12-month construction period. If no significant delays are experienced in this process, then operation of the BESS facility would begin in 2027.

04.1.5 Project Alternatives

BESS facilities can provide energy storage for solar farms, wind turbines, steam turbines or directly from the electricity grid to enhance grid stability, improve reliability and enable renewable energy integration by storing excess power in batteries for use in high-peak times when the centralised grid is at capacity. The BESS proposed by the applicant is for the storage of excess power in the electricity grid for distribution to the 2x 132kV transmission lines in high-peak times. The project will assist in stabilizing energy prices and minimising energy generation losses or transmission brownouts / blackouts.

There are limited locations where BESS facilities can be located, if they are to interact with the centralised energy grid. Access to a suitable power transmission lines and a Substation is generally required for such proposals to be viable. Other site-specific constraints such as topography, existing land-uses, vehicular access and biodiversity off-setting can further reduce the viability of potentially suitable alternative sites for BESS facilities.

The project site is zoned as RU2 Rural Landscape, which allows for electricity generating works to be conducted under the Transport and Infrastructure SEPP 2021 and ideally located in close proximity to the Brandy Hill Substation and large-scale electricity transmission lines. Other locations around the Brandy Hill Substation have been investigated and discounted as being accepted for various site-specific reasons.

05. PLANNING + LEGISLATIVE CONTEXT

05.1 Introduction

This section provides a summary of the statutory considerations relating to SSD development, including a consideration of NSW Government policies / strategies, NSW legislation, environmental planning instruments and Commonwealth legislation.

05.2 Commonwealth Legislation

Under the Environment Protection and Biodiversity Conservation Act (EPBC) Act 1999, any action (including a development, project or activity) that will, or is likely to have a significant impact on a matter of national environmental significance (MNES) is required to be referred to the Australian Government Environment Minister (the Minister) for a decision on whether assessment and approval is required under the EPBC Act 1999. If action is considered likely to have significant impact on MNES, it will constitute a 'controlled action' and formal Commonwealth approval will be required. Based on the EPBC Protected Matters Report dated 14 September 2022, the following MNES may occur within 5km of the site:

- + 1 - Wetlands of International Importance (Ramsar Wetlands).
- + 6 - Listed Threatened Ecological Communities.
- + 51 - Listed Threatened Species.
- + 12 - Listed Migratory Species.

At this stage it is very unlikely the proposal would have a significant impact on MNES. More detailed assessment, including an EPBC Protected Matters Report, will be prepared as part of the EIS documentation.

05.3 New South Wales Legislation

05.3.1 Environmental Planning and Assessment Act 1979

The EP&A Act 1979 and the EP&A Regulation 2021 form the statutory framework for planning approvals and environmental assessment in NSW. Implementation of the EP&A Act 1979 is the responsibility of the Minister for Planning, State government agencies and local government authorities.

The requirement for development consent and various development controls are set out in environmental planning instruments (EPIs), including State Environmental Planning Policies (SEPPs) and local environmental plans (LEPs).

The relevant approval pathway, consent authority, and application requirements have been discussed in the following sections. The applicable approval pathway for the project is through the SSD process, given the estimated cost of capital works is in excess of \$30 Million.

05.3.2 Work Health and Safety Act 2011

The management and handling of hazardous substances and dangerous goods in NSW is controlled under the Work Health and Safety (WHS) Act 2011 and the WHS Regulation 2017. There are also Hazardous and Offensive Development Application Guidelines that apply in NSW. The project does not store or handle hazardous or offensive goods at the site in a quantity which would classify the development as a potentially hazardous or offensive storage premises.

05.3.3 Protection of the Environment Operations Act 1997

The Protection of the Environment Operations (POEO) Act 1997 regulates air, noise, land and water pollution. Schedule 1 of the POEO Act 1997 contains a list of scheduled activities that require a licence before they may be undertaken or carried out. Electricity generating works that generate more than 30MW require an Environment Protection Licence (EPL).

The project does not involve the generation of electricity and will only store and release electricity that has already been generated. As such, Clause 17 does not apply to the project, and an Environmental Protection Licence (EPL) is not required.

05.3.4 Rural Fires Act 1997

The Rural Fires Act 1997 requires approval of development on bushfire prone land as identified by a bushfire prone land map prepared under Section 146 of the EP&A Act 1997. The site is identified as Bushfire Prone Land – Vegetation 1 and 3. The proposed BESS is not for a special fire protection purpose and does not require a bushfire safety authority under the Rural Fires Act 1997. It is intended that a Bushfire Assessment Report will be prepared in accordance with the RFS Planning for Bushfire Protection Guideline 2019 and included in the EIS documentation.

05.3.5 Roads Act 2016

Under Section 138 of the Roads Act 1993 a person must not erect a structure or carry out a work in, on or over a public road, or dig up or disturb the surface of a public road, otherwise than with the consent of the appropriate road authority. The project is required to be undertaken in accordance with the Roads Act 1993, with any works on a public road requiring prior approval of Port Stephens Council or Transport for NSW. All road access details are proposed to identified / assessed as part of the EIS documentation.

05.3.6 Biodiversity Conservation Act 2016

The Biodiversity Conservation Act (BC) 2016 provides the framework for the management of flora and fauna on lands within NSW. Under the BC Act 2016, the principles of ecologically sustainable development are used to achieve the conservation and protection of biodiversity values. Clause 7.2 of the BC Act 2016 identifies the following circumstances where a development is likely to significantly affect threatened species:

- a. It is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or
- b. The development exceeds the biodiversity offsets scheme threshold if the biodiversity offset scheme applies to the impacts of the development on biodiversity values, or
- c. It is carried out in a declared area of outstanding biodiversity value.

Section 7.9 of the BC Act 2016 requires that an SSD application be accompanied by a BDAR unless the Project is not likely to have any significant impact of biodiversity values. A BDAR will be prepared in accordance with the BC Act 2016 and in the EIS documentation.

05.3.7 Local Government Act 1993

Section 68 of the Local Government (LG) Act 1993 specifies that approval is required for a number of activities carried out on operational land, including:

- + Structures or places of public entertainment.
- + Water supply, sewerage and stormwater drainage work.
- + Management of trade waste in the sewerage system.
- + Swing or hoist goods over a public road.

Assessment of waste management processes are yet to be determined and may involve portable amenities or an on-site wastewater management system, with final details to be documented in the EIS.

05.3.8 Contaminated Land Management Act 1997

A search of the NSW EPA POEO Public Register on 25 June 2025 indicated no contaminated land sites located within the Port Stephens LGA. A search was also made on this date of the NSW EPA POEO Public Register indicating 86 POEO licences in the Port Stephens LGA. As no contaminated land sites or EPLs have been registered for the site, and the use of the land has been for rural-residential purposes, it is reasonable to consider the potential for contamination unlikely and the land suitable for the purpose of the Project.

05.3.9 National Parks and Wildlife Act 1974

The National Parks and Wildlife (NPW) Act 1974 is responsible for the conservation of objects, places or features (including biological diversity) of cultural value within the landscape. DPHI is primarily responsible for regulating the management of Aboriginal cultural heritage in NSW under the NPW Act 1974. Review of the AHIMS website does not reveal any known Aboriginal cultural heritage sites within close proximity of the site. A Cultural Heritage Assessment Report will be prepared for inclusion in the EIS.

05.3.10 Heritage Act 1977

The Heritage Act 1977 provides for the conservation of environmental heritage defined as places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance which are at least 50 years old. The Act applies to non-Aboriginal relics only, as Aboriginal relics are protected under the NPW Act 1974. The subject site is not listed on the State Heritage Register or Port Stephens LEP 2013 as a Heritage Item and an approval from Heritage NSW is not required under the Heritage Act 1977.

05.3.11 Water Management Act 2000

The objective of the Water Management (WM) Act 2000 is the sustainable and integrated management of the State's water sources for the benefit of both present and future generations by applying the principles of ecologically sustainable development to protect, enhance and restore water sources and their associated ecosystems, ecological processes and biological diversity and their water quality.

No watercourses are identified on the Project site and no significant issues have been assessed to apply given the low scale nature of construction works, minimal site disturbance and no aspects of the proposal impacting on natural water bodies or groundwater resources. In general, no specific approvals are required under the WM Act 2000.

05.3.12 Noxious Weeds Act 1993

The Noxious Weeds (NW) Act 1993 provides for the declaration of noxious weeds by the Minister for Primary Industries. Noxious weeds may be considered noxious on a National, State, Regional or Local scale. All private landowners, occupiers, public authorities and councils are required to control noxious weeds on their land under Part 3 Division 1 of the NW Act 1993. No specific impact mitigation or approvals are required under the Noxious Weeds Act 1993 to manage noxious weeds other than regular maintenance of the site to control invasive weeds.

05.4 State Environmental Planning Policies (SEPP)

05.4.1 SEPP Planning Systems 2021

The Planning Systems SEPP 2021 identifies State and regionally significant development and Infrastructure and confer functions for the assessment and determinations of significant development / activity proposals. Under the SEPP, the proposed BESS is considered a SSD as it has a Capital Investment Value of more than \$30 million. Development consent is being sought in accordance with Part 4, Division 4.7 of the EP&A Act 1979 and an EIS will be prepared.

05.4.2 SEPP Transport and Infrastructure 2021

The Transport and Infrastructure SEPP 2021 aims to facilitate the effective delivery of infrastructure across the State through increased regulatory certainty and improved efficiency and flexibility in the location of infrastructure and service facilities, whilst also providing for adequate stakeholder consultation.

Section 2.36 of the Transport and Infrastructure SEPP permits electricity generating works on any land prescribed non-residential zone. Section 2.48 requires consultation with the relevant electricity supply authority, due to the need to connect the BESS to the electricity supply network. Consultation with Essential Energy and Transgrid has been undertaken and is ongoing.

05.4.3 SEPP Biodiversity and Conservation 2021

The Biodiversity and Conservation SEPP 2021 aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation. Provisions protecting bushland, trees, heritage items, waterways, wetlands and koalas are included in the Biodiversity and Conservation SEPP 2021.

A BDAR will be undertaken and prepared in accordance with BC Act 2016 and included as part of the EIS documentation.

05.4.4 SEPP Resilience and Hazards 2021

The Resilience and Hazards SEPP 2021 outlines provisions for determining whether a development is a hazardous or offensive industry and aims to ensure adequate measures are employed to reduce or minimise any adverse impact.

Chapter 3 of the Resilience and Hazards SEPP 2021 establishes a comprehensive test by way of a preliminary screening assessment and preliminary hazard analysis (PHA) to determine the risk to people, property, and the environment. As the BESS is considered a 'potentially hazardous or offensive development' under Part 3, a Preliminary Hazard Assessment (PHA) will be completed as part of the EIS documentation.

Chapter 4 of the Resilience and Hazards SEPP 2021 aims to provide a State-wide planning approach to contaminated land remediation and to promote the remediation of contaminated land to reduce the risk of harm. As no contaminated land sites or EPLs have been registered for the site, and the use of the land has been for rural-residential purposes, it is reasonable to consider the potential for contamination unlikely and the land suitable for the purpose of the project.

05.4.5 SEPP Primary Production 2021

The Primary Production SEPP 2021 aims to facilitate the orderly economic use and development of lands for primary production by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources in the State.

The project site is located on land zoned RU2 Rural Landscape under the Port Stephens LEP 2013. Livestock grazing has also been a long term activity carried out on the site and surrounding area. Cattle are currently observed grazing along the open paddocks not occupied by buildings and other improvements. The site is not State Significant agricultural land and there are no requirements under the Primary Production SEPP 2021 that apply to the proposal.

05.4.6 SEPP Exempt and Complying Development Codes 2008

The Exempt and Complying Development Codes SEPP 2008 permits certain activities without consent or by issue of a Complying Development Certificate. The proposal is neither exempt or complying development and development consent is sought for the proposal.

05.5 Local Environmental Plans

05.5.1 Port Stephens Local Environmental Plan 2013

The Port Stephens LEP 2013 applies to all land within the Port Stephens LGA. The site is located on land zoned RU2 Rural Landscape. The Project is considered to meet the definition of 'electricity generating works' which is prohibited under the Port Stephens LEP 2013. Permissibility is available through the Transport and Infrastructure SEPP 2021. All aspects of the Port Stephens LEP 2013 will be considered in the preparation of the EIS documentation, including special provisions dealing with various matters.

05.6 Development Control Plans

05.6.1 Port Stephens Council Development Control Plan 2013

The Port Stephens Development Control Plan (DCP) 2013 adopted by Port Stephens Council came into operation on the 6 August 2015. The Port Stephens DCP 2013 supports the Port Stephens LEP 2013 by providing detailed controls that apply to the Port Stephens LGA.

As the BESS project is SSD, the provisions of the Port Stephens DCP 2013 do not apply. However, consideration will be given to the objectives and other Parts of the Port Stephens DCP 2013 that are considered relevant to the project.

06. COMMUNITY ENGAGEMENT

06.1 Government Engagement

Preliminary engagement has been undertaken during the preparation of this Scoping Report. This engagement has included discussions with Port Stephens Council and relevant government / servicing agencies to confirm the approvals pathway for the proposal as well as identify environmental considerations for further assessment. A copy of the pre-lodgement advice received from Port Stephens Council is included in an Appendix to this Scoping Report.

Formal consultation with DPHI and other authorities is proposed under the SEARs. Ongoing consultation is expected with the following government / service agency stakeholders:

- + NSW Department of Planning, Housing and Infrastructure.
- + Port Stephens Council.
- + Transport for NSW.
- + NSW Rural Fire Service.
- + Fire and Rescue NSW.
- + NSW Department of Primary Industries and Regional Development.
- + NSW Department of Climate Change, Energy, the Environment and Water.
- + NSW Environment Protection Authority.
- + AusGrid.
- + Transgrid.

06.2 Community Engagement

Community and stakeholder engagement for the Project has commenced and being undertaken in accordance with the DPHI Undertaking Engagement Guidelines for State Significant Projects.

Early community engagement occurred via the distribution of a Neighbour Notification Flyer to 22 non-associated receivers located within the 25dBA - 35dBA predicated night noise level. The Neighbour Notification Flyer was prepared in November 2025 and distributed in early December 2025, with submissions encouraged / received up until the end of January 2026. The Neighbour Notification Flyer and non-associated receiver list is included in an Appendix to this Scoping Report.

During the early engagement period, two (2) community members (receiver R001 and R002) contacted Evolution Projects to discuss the BESS project. The community members expressed concerns primarily focused on the potential for noise generated during the operational processes of the project and impact on a approved residential subdivision on Lot 715 DP 788816 (Receiver R001).

It is proposed that additional community engagement relevant to the project will be completed during the preparation of the EIS documentation. Future planned consultation activities with the community and local community groups could include, but not limited to, distribution of community newsletters at key project milestones, continued consultation with nearby residents and businesses either via letter box drop, phone calls and face to face consultation and broader community information sessions. Consultation.

The effectiveness of community and stakeholder engagement will be continuously monitored and refined to ensure meaningful participation throughout the life of the project. This approach aligns with the DPHI Undertaking Engagement Guidelines for State Significant Projects, which emphasis transparency, responsiveness, inclusiveness, and timeliness in stakeholder engagement.

Once the EIS is lodged with DPHI, all documentation will be placed on public exhibition. Public exhibition of the EIS will be for a minimum of 28 days as stated in the EP&A Act 1979. During the exhibition period, government agencies and the community will have opportunity to make a written submission to DPHI. Consultation activities during public exhibition on of the EIS may include:

- + Community information sessions.
- + Newsletter letterbox drop and emails.
- + Information on project webpage.
- + Information available at local council officers.
- + Stakeholder meetings.
- + Local business engagement.
- + Government stakeholder engagement.

Consultation will continue with the community and key stakeholders during construction and operation. In general, this consultation would involve:

- + Consultation in accordance with statutory requirements.
- + Ongoing consultation with key stakeholders, local Council and other government agencies.
- + Provision of regular updates to nearby businesses and other government agencies.
- + Provision for regular updates to nearby businesses and the community.

07. PROPOSED ASSESSMENT OF IMPACTS

07.1 Introduction

This section identifies the key environmental matters proposed to be assessed within the EIS for the construction, operation, and decommissioning of the Project, as determined by preliminary desktop assessment. Based on preliminary desktop assessments of the environmental constraints identified for the project, the following key matters have been identified as areas of priority for further investigation within the EIS.

07.2 Access

07.2.1 Existing Environment

The project area is serviced by a network of public roads that provide access to properties, nearby townships and the broader region. Traffic volumes are generally low to moderate with a mix of local residential traffic, agricultural vehicles and trucks transporting materials and goods.

07.2.2 Potential Impacts and Need for Further Assessment

The proposed development will result in increased traffic on the road network during the construction phase. A Preliminary Delivery Plan, prepared by Evolution Projects accompanies the Scoping Report and is an attachment to this report.

A Traffic Impact Assessment (TIA) will be prepared in consultation with Port Stephens Council and Transport for NSW as part of the EIS. The TIA will determine whether any intersection or road upgrades are required. A Haulage Route Assessment will also be undertaken to evaluate any cumulative traffic impacts associated with nearby major projects, consistent with the Cumulative Impact Assessment Guidelines for State Significant Projects (NSW Department of Planning, Industry and Environment, 2021).

07.3 Air

07.3.1 Existing Environment

The air quality in Brandy Hill is expected to be typical of that found in a rural residential setting in NSW. A search of the National Pollutant Inventory (NPI) on 09/02/2026 showed six listed sites in the Port Stephens LGA that report emissions. The nearest site is the LMS Raymond Terrace Waste Management Centre, approximately 6km south-east of the project site.

07.3.2 Potential Impacts and Need for Further Assessment

The project is not anticipated to generate significant air quality impacts during construction or operations. Construction traffic utilising the access road to the sites may contribute to localised dust generation. This impact is considered to be consistent with existing sources of pollution within a local setting, primarily of dust and vehicle and machinery exhaust emissions associated with agricultural production.

An Air Quality Assessment is not considered to be warranted for the following reasons:

Potential impacts will be generally limited to dust generation and vehicle exhausts, which can be properly controlled through the application of water on disturbed areas, covering of loads, turning off of engines when equipment is not in use, reduced speed limits on internal roads and the cessation of operations during dry windy periods. Any air quality impacts will be temporary in nature and not extend beyond the construction phase of the project.

The project will contribute to Australia's emissions reduction effort, facilitating the growth of the Australian renewable energy network and will contribute to Australia's goals to achieve net zero by 2050. The project is anticipated to have positive impacts in relation to greenhouse gas emissions.

As the project is not anticipated to generate significant air quality impacts, the inclusion of standard dust suppression and vehicle exhaust mitigation measures for construction will be detailed in the EIS.

07.4 Amenity

07.4.1 Existing Environment

The project site is in a rural-residential area. The Brandy Hill Substation, surrounding road network, agricultural plant and equipment and residential activities are the main likely sources of background noise levels. There are 73 non-associated receivers within 1km of the project site, and 12 receivers are located within 500m of the project site, as shown on the Site Plan included in Appendices to this Scoping Report. The closest non-associated receiver is R001, located 280m south-west of the project site.

07.4.2 Potential Impacts and Need for Further Assessment

The construction of the project is anticipated to have short-term noise impacts that will require best practice mitigation measures to reduce potential noise disturbances, including standard hours of construction. Ongoing operation of the BESS will also generate noise from cooling fans and other operational aspects.

A Preliminary Environmental Noise Assessment prepared by Sonus, accompanies this Scoping Report. The noise impact assessment was prepared in accordance with the requirements of the EPA Noise Policy for Industry 2017. The predicted noise levels indicate the relevant noise criteria can be achieved with mitigation measures. A detailed Construction and Operational Noise and Vibration Assessment would be undertaken and submitted with the EIS documentation.

The proposal may cause a visual impact to the surrounding area. Existing vegetation limits the visibility of the project site to adjoining land owners. The EIS would include a Visual Impact Assessment Report and include options for necessary management and mitigation measures, including a Landscape Plan.

07.5 Biodiversity

07.5.1 Existing Environment

Lot 100 DP 874160 is located in a rural-residential area and is partly cleared of native vegetation, with remnant native vegetation located in the south-eastern corner of the site. The site has been modified for historical pasture improvements for livestock grazing and contains a mix of native vegetation.

07.5.2 Potential Impacts and Need for Further Assessment

The site is not mapped as Terrestrial Biodiversity as shown in Port Stephens LEP 2013 spatial mapping data, listed as threatened species by the NSW Biodiversity Conservation Act 2016 or Commonwealth Environmental Protection and Biodiversity Conservation Act 1999.

The proposed development involves clearing of native vegetation and a Biodiversity Development Assessment Report (BDAR) is required as part of the EIS phase. The BDAR will be prepared in line with the NSW Biodiversity Conservation Act 2016.

A Preliminary Arboricultural Report prepared by Arbcert accompanies this Scoping Report.

07.6 Hazards and Risks

07.6.1 Existing Environment

The existing Brandy Hill Substation, associated transmission infrastructure and surrounding vegetation are located onsite. The site is identified as Bushfire Prone Land – Vegetation 1 and 3.

07.6.2 Potential Impacts and Need for Further Assessment

Potential hazardous scenarios and risks associated with the project include the presence and use of lithium batteries, fires and exposure to electromagnetic fields (EMF). Lithium batteries are identified as Class 9 under the Australian Dangerous Goods Code (National Transport Commission 2020). The Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 (Department of Planning 2011) gives effect to Chapter 3 of the Resilience and Hazards SEPP 2021. It is clarified that Class 9 goods do not exceed the screening thresholds as they 'pose little threat to people or property' (Department of Planning, 2011). A Preliminary Hazard Analysis (PHA) will be undertaken as part of the EIS.

The site is identified as Bushfire Prone Land – Vegetation 1 and 3. The proposed BESS is not for a special fire protection purpose and does not require a bushfire safety authority under the Rural Fires Act 1997. Notwithstanding, consultation with NSW Rural Fire Service and Fire and Rescue NSW will be undertaken, and a Bushfire Assessment Report will be prepared in accordance with Planning for Bushfire Protection 2019 and will be undertaken as part of the EIS.

07.7 Heritage

07.7.1 Existing environment

A desktop heritage assessment of the sites has been completed, comprising a search of the Port Stephens LEP 2013, AHIMS website, State Heritage Register, Commonwealth Heritage List, and EPBC Protected Matters Search Tool. No heritage items have been identified through these desktop assessments.

07.7.2 Potential Impacts and Need for Further Assessment

A Cultural Heritage Assessment Report will be prepared for inclusion in the EIS. A standard assessment for historic heritage will be completed within the EIS to identify the nearest historic heritage items, as well as details of appropriate mitigation measures in the event of an unexpected find during construction.

07.8 Land

07.8.1 Existing Environment

The project site is in a rural-residential area. Land zoned RU2 Rural Landscape, comprising agricultural land used for livestock grazing purposes to the north and east of the site. Land zoned R5 Large Lot Residential to the south and west of the site. The uses correspond with the NSW Statewide Landuse Map Layer. The project site is located on the land classified as grazing native vegetation. The project site is mapped within the Land and Soil Capability Assessment Scheme, Statewide Mapping as Class 4 - moderate to severe limitations. The project site is not a contaminated land sites or EPLs have been registered for the site, and the use of the land has been for rural-residential purposes.

07.8.2 Potential Impacts and Need for Further Assessment

The Project would involve earthworks and new energy storage infrastructure. This land-use change would be limited to the Project Site, access and transmission lines. The impact of the project on all adjacent land uses such as rural residential and grazing, would be assessed in detail in the EIS including conducting a Land Use Conflict Risk Assessment (LUCRA).

The Project Site and surrounds are currently mapped as LSC Class 4 and 5. However due to the size of properties, the terrain and native vegetation coverage the locality's land use does not reflect extensive or highly productive agricultural use. Due to the relatively small area of impact and topographical context the project is considered to represent negligible fragmentation of the agricultural landscape and unlikely to impact significantly on LSC Class 5 or 5 available land.

There is no evidence of historical land-uses or activities that may have caused land contamination. Investigations during the EIS will further assess potential sources of contamination and identify any remediation measures that would be necessary.

07.9 Social and Economic

07.9.1 Existing Environment

The Project is located in the Port Stephens Local Government Area Statistical Area Level 3 as defined by the Australian Bureau of Statistics (ABS). According to the 2021 Census date (ABS 2021), the Port Stephens statistical area has a population of 76,414 with a medium age of 48. The Port Stephens LGA forms part of the wider region and provides a diverse based economy that complements the regions traditional strengths in mining, energy and manufacturing. Other important sectors include, tourism, aviation, defence and manufacturing. The site is identified in the Hunter - Central Coast Renewable Energy Zone and renewable energy projects are established or planned in the surrounding area.

07.9.2 Potential Impacts and Need for Further Assessment

The project is likely to provide social and economic benefits to the region, due to improved energy reliability and cost, contributing to NSW net zero targets and through increased employment opportunities during construction. Negative impacts could include temporary traffic impacts to users of the local road network, noise and dust for local receptors and visual impacts relating to changes in the rural landscape. A Social Impact Assessment will be prepared as part of the EIS, along with the supporting stakeholder and community engagement, in accordance with the Social Impact Assessment Guideline for State Significant Projects 2023.

07.10 Water

07.10.1 Existing Environment

The project site does not contain any major watercourses or waterbodies. Deadmans Creek is located approximately 500m to the north of the site and traverses the two (2) existing 132kV transmission lines located in an easement that adjoins the project site. The project site is not mapped within an area of known groundwater vulnerability or notable salinity. The site is mapped as acid sulphate soil presence - Class 5.

07.10.2 Potential Impacts and Need for Further Assessment

The EIS would include an assessment of potential impacts related to surface water and water quality, and recommend mitigation measures to manage surface water, erosion, groundwater resources, riparian lands, and any contamination risks.

07.11 Cumulative

07.11.1 Existing Environment

A review of the NSW Major Projects Portal was completed to identify major projects that have been recently approved or going through the planning process in proximity to the Project. The major projects within the Port Stephens LGA which may lead to cumulative impacts are shown in Table 2.

Table 2 Nearby Major Projects

Project	Status	Description	Distance from Project	Cumulative Impacts to consider in EIS
Seaham Quarry Project	Determination	Changes to the approved limits of extraction and operational parameters of the existing Seaham Quarry site.	6km	Traffic (regional) Social (regional)
Brandy Hill Expansion Project	Determination	Expand the allowable extraction area and increase the rate of production to 1.5 million tonnes per annum and continue operations for a further 30 years.	3km	Traffic (regional) Social (regional)

Brandy Hill Battery Energy Storage System	Withdrawn	250MW BESS	1.5km	N/A
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07.11.2 Potential Impacts and Need for Further Assessment

No major cumulative impacts have so far been identified. Further analysis of the potential for cumulative impacts would be addressed in the EIS.

08. CONCLUSION

Evolution Projects propose to establish a 186MW Battery Energy Storage System, with an overhead connection to two (2) existing 132kV transmission line that connects to the Brandy Hill Substation operated by TransGrid to the north / west. The Battery Energy Storage System is proposed on Lots 1 and 2 DP 1265736 and Lot 100 DP 874160, Brandy Hill.

This Scoping Report has provided an overview of the project, the site context and the anticipated scope of assessment requirements. The intent of the Project is to develop the renewable energy power supply within NSW and increase the energy capacity and resilience of the State and further efforts to reach net-zero emissions by 2050.

The project will have a Capital Investment Value in excess of \$30 million and will therefore trigger the provisions for State Significant Development under Clause 20, Schedule 1 of the Planning Systems SEPP. The Project is permissible with consent under Clause 2.36 of State Environmental Planning Policy (Transport and Infrastructure) 2021. The projects location is within the Hunter - Central Coast Renewable Energy Zone and will contribute with grid firming capacity, reduce electricity curtailment and align with the objectives of the Renewable Energy Zone.

An Environmental Impact Statement is to be prepared for the project to provide a detailed description of the project, including construction activities, and ancillary sites and components. A comprehensive assessment of the potential impacts on the key issues will also be undertaken in the report, including a description of the existing environment and assessment of potential direct and indirect impacts of construction, operation, and decommissioning. Descriptions of measures to be implemented to avoid, minimise, manage, mitigate, offset, and / or monitor the potential impacts will also be detailed, as well as any issues raised by stakeholders and community members.

The Scoping Report demonstrates the critical importance of the Project to support the move to renewable energy sources and to ensure the availability of power at different times of the day. It is requested that formal SEARs be issued to inform the preparation of the Environmental Impact Statement for the proposed development.



APPENDIX A Scoping Report Summary Table



Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
Detailed	Access	N	Specific	Austrroads Guidelines for Road Design (Austrroads) Austrroads Guidelines for Traffic Management (Austrroads) Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austrroads, 2013)	07.1
Standard	Air	N	General	N/A	07.2
Detailed	Amenity	N	Specific	DPE Draft Large-Scale Solar Energy Guideline (DPIE, 2021) Interim Construction Noise Guideline (Department of Environment & Climate Change, 2009), NSW Noise Policy for Industry (NSW Environment Protection Authority, 2017), Assessing Vibration: A Technical Guideline (Department of Environment and Conservation NSW, 2006) NSW 'Road Noise Policy' (Department of Environment, Climate Change and Water, 2011).	07.3
Detailed	Biodiversity	N	Specific	Biodiversity Assessment Method (BAM) (NSW Government, 2020)	07.4
Detailed	Hazards and Risks	N	Specific	Planning for Bushfire Protection (NSW Rural Fire Service, 2019) NSW Large-scale solar energy guideline for State Significant Development (Department of Planning and Environment, 2018). Non-ionizing Radiation Protection (ICNIRP) Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields. State Environmental Planning Policy (Resilience and Hazards) 2021 Hazardous Industry Planning Advisory Paper No. 6 'Hazard Analysis' (DoP 2011)	07.5
Standard	Heritage	N	General	Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW 2011 Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW 2010 Commonwealth EPBC 1.1 Significant Impact Guidelines – Matters of National Environmental Significance (Commonwealth of Australia, 2013) Commonwealth EPBC 1.2 Significant Impact Guidelines – Actions on, or impacting upon, Commonwealth Land and Actions by Commonwealth Agencies (Commonwealth of Australia, 2013)	07.6
Detailed	Land	N	General	Agricultural Land Use Mapping Resources in NSW The Land and Soil Capability Scheme (Office of Environment and Heritage, 2012).	07.7

Detailed	Social and Economic	Y	Specific	Social Impact Assessment Guidelines for State Significant Projects (Department of Planning Industry and Environment, 2021) Undertaking Engagement Guideline for State Significant Projects (Department of Planning Industry and Environment, 2021)	07.8
Standard	Water	N	General	Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom, 2004) Managing Urban Stormwater: Soils and Construction Volume 2 (Department of Environment and Climate Change, 2008)	07.9



APPENDIX B Site, Locality and BESS Layout Plans





GENERAL NOTES:

1. Site dimensions are subject to final survey and should not be relied upon for accuracy
2. All dimensions are shown in metres, unless specified otherwise
3. Site and BESS design is preliminary only and is subject to further site and engineering investigations.

BESS SPECIFICATIONS

Substation	Brandy Hill
Distance to Substation	1.2km
POC	186MWAC
Substation Arrangement	33kv to 132kv
BESS System - 230 MWAC	50 x SMA Battery Inverter
BESS System - 620 MWAC	100 x 6.26MW BESS

SURVEY NOTES - BESS LOCATION

Point ID	Easting	Northing	Co-ord System
A	378417.159	6383502.966	MGA2020
B	378555.827	6383483.516	MGA2020
C	378541.938	6383384.486	MGA2020
D	378403.287	6383403.921	MGA2020

REV	DESCRIPTION	BY	DATE
E	VARIOUS	DS	26.03.2026
D	AMEND SITE LOCATION DETAILS	DS	18.02.2026
C	ADD SHEET 06	DS	09.02.2026
B	LABELLING CORRECTIONS	DS	08.02.2026
A	FIRST ISSUE	DS	05.02.2026

SHEET NO:

01 of 07

SHEET NAME:

Regional Context Plan

DRAWING STATUS

For Scoping Only

CLIENT NAME

Evolution Projects

SITE DESCRIPTION

86 Brandy Hill Drive
BRANDY HILL NSW 2324

PROJECT NAME

Proposed BESS

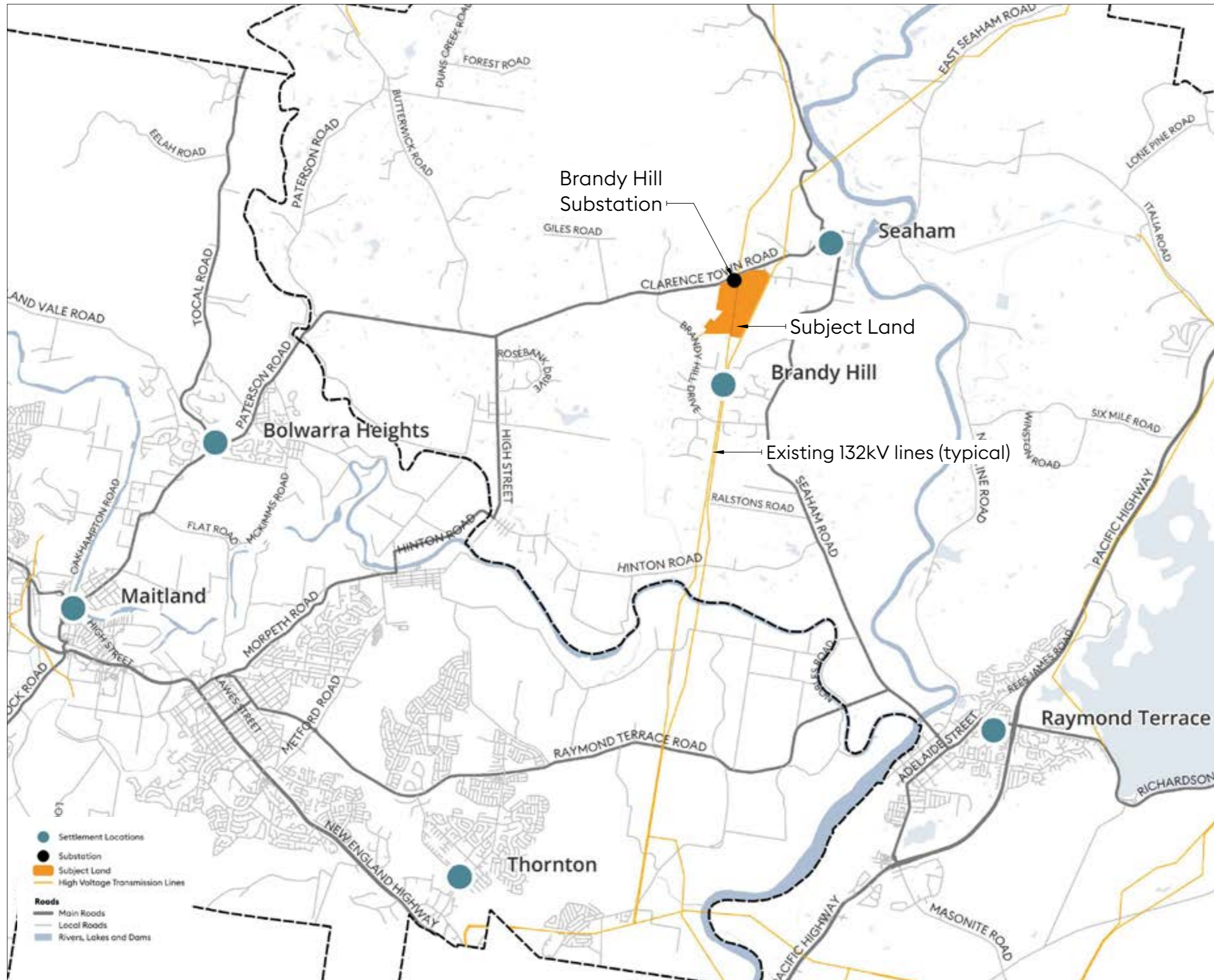
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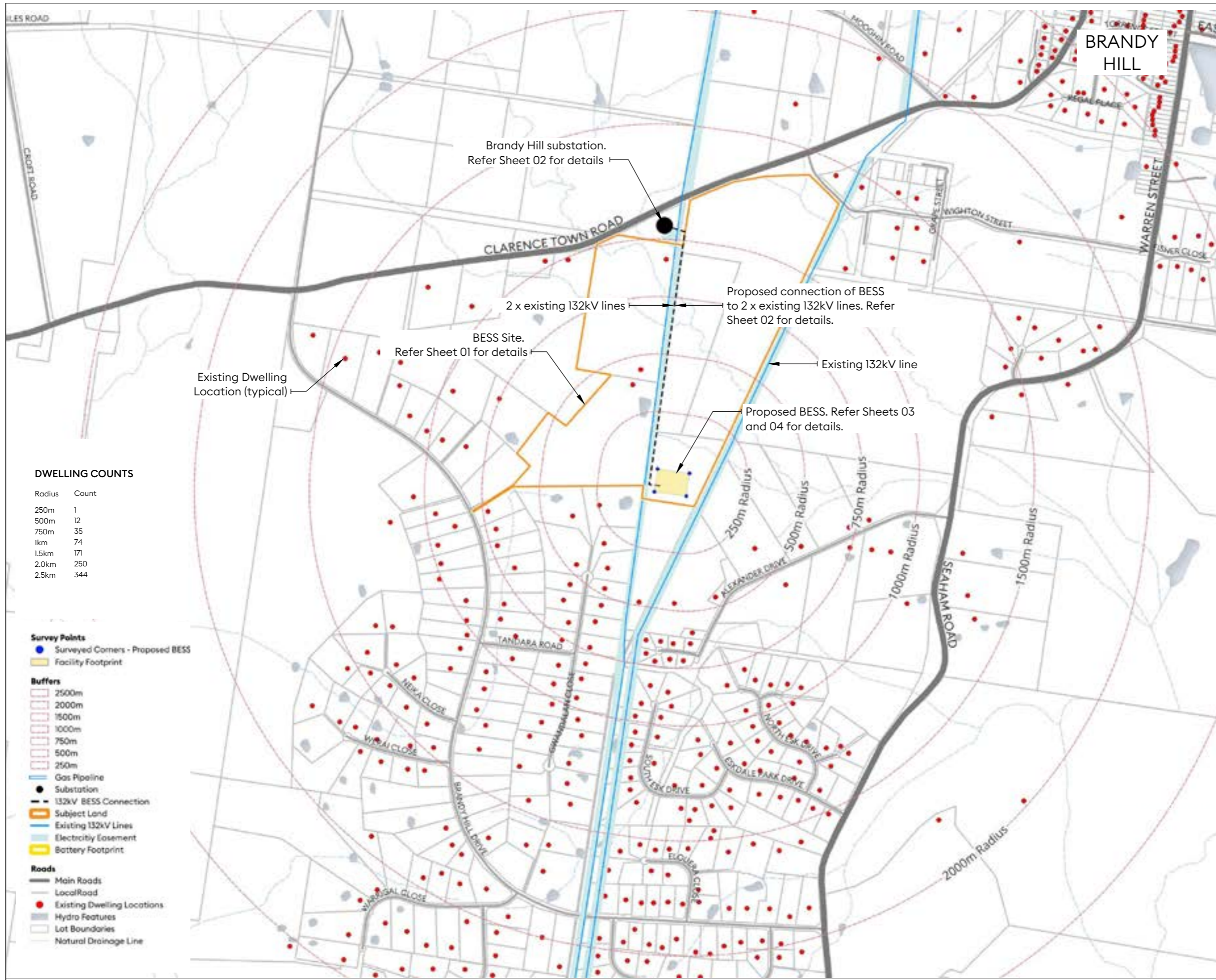
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NORTH





DWELLING COUNTS

Radius	Count
250m	1
500m	12
750m	35
1km	74
1.5km	171
2.0km	250
2.5km	344

- Survey Points**
- Surveyed Corners - Proposed BESS
 - Facility Footprint
- Buffers**
- 2500m
 - 2000m
 - 1500m
 - 1000m
 - 750m
 - 500m
 - 250m
- Roads**
- Gas Pipeline
 - Substation
 - - 132kV BESS Connection
 - Subject Land
 - Existing 132kV Lines
 - Electricity Easement
 - Battery Footprint
- Roads**
- Main Roads
 - Local Road
 - Existing Dwelling Locations
 - Hydro Features
 - Lot Boundaries
 - Natural Drainage Line

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REV	DESCRIPTION	BY	DATE
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D	AMEND SITE LOCATION DETAILS	DS	18.02.2026
C	ADD SHEET 06	DS	09.02.2026
B	LABELLING CORRECTIONS	DS	08.02.2026
A	FIRST ISSUE	DS	05.02.2026

SHEET NO:

02 of 07

SHEET NAME:

Locality Plan

DRAWING STATUS

For Scoping Only

CLIENT NAME

Evolution Projects

SITE DESCRIPTION

86 Brandy Hill Drive
BRANDY HILL NSW 2324

PROJECT NAME

Proposed BESS

DRAWN:

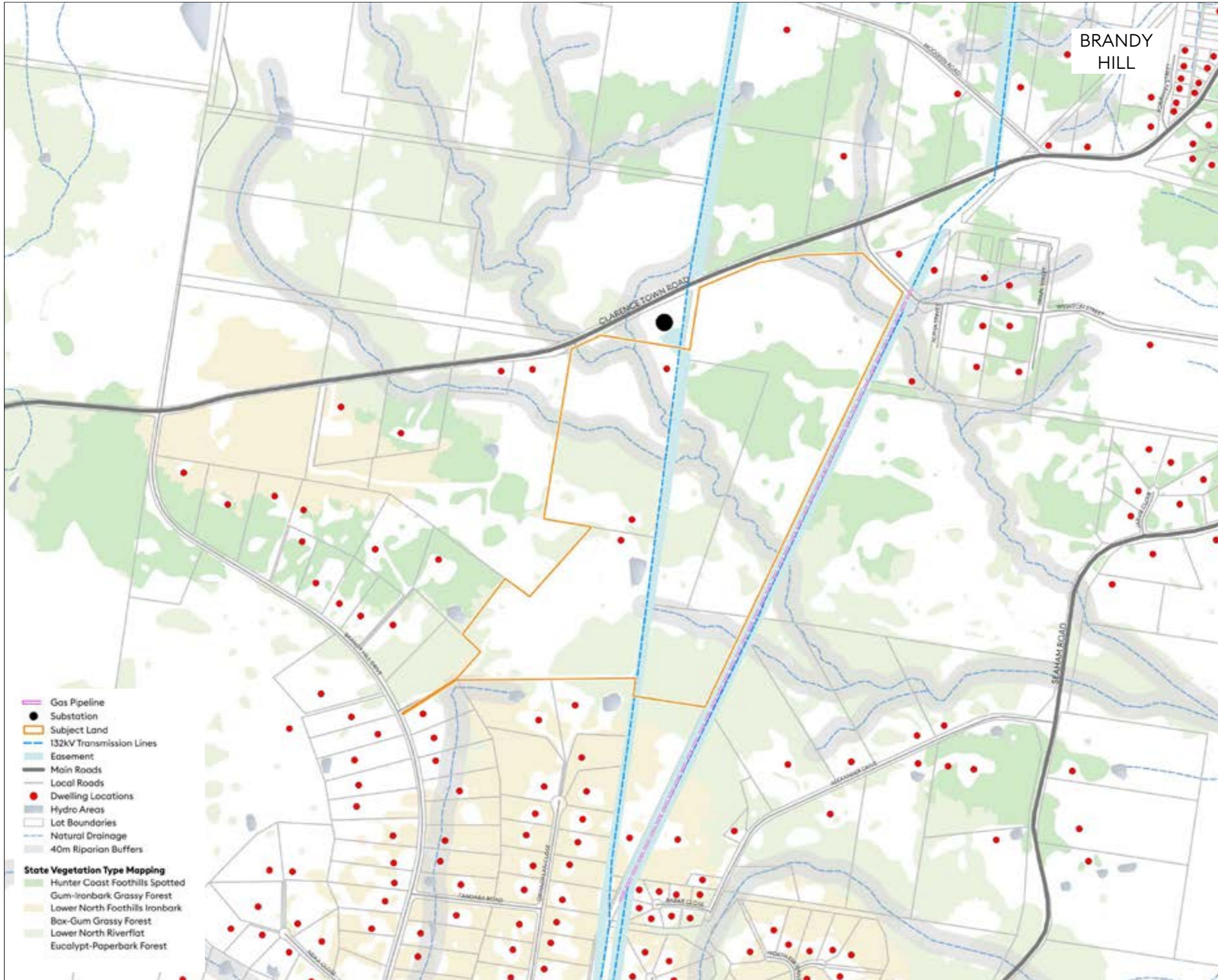
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REV	DESCRIPTION	BY	DATE
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C	ADD SHEET 06	DS	09.02.2026
B	LABELLING CORRECTIONS	DS	08.02.2026
A	FIRST ISSUE	DS	05.02.2026

SHEET NO:

03 of 07

SHEET NAME:

Site Analysis Plan

DRAWING STATUS

For Scoping Only

CLIENT NAME

Evolution Projects

SITE DESCRIPTION

86 Brandy Hill Drive
BRANDY HILL NSW 2324

PROJECT NAME

Proposed BESS

DRAWN:

26.03.2026

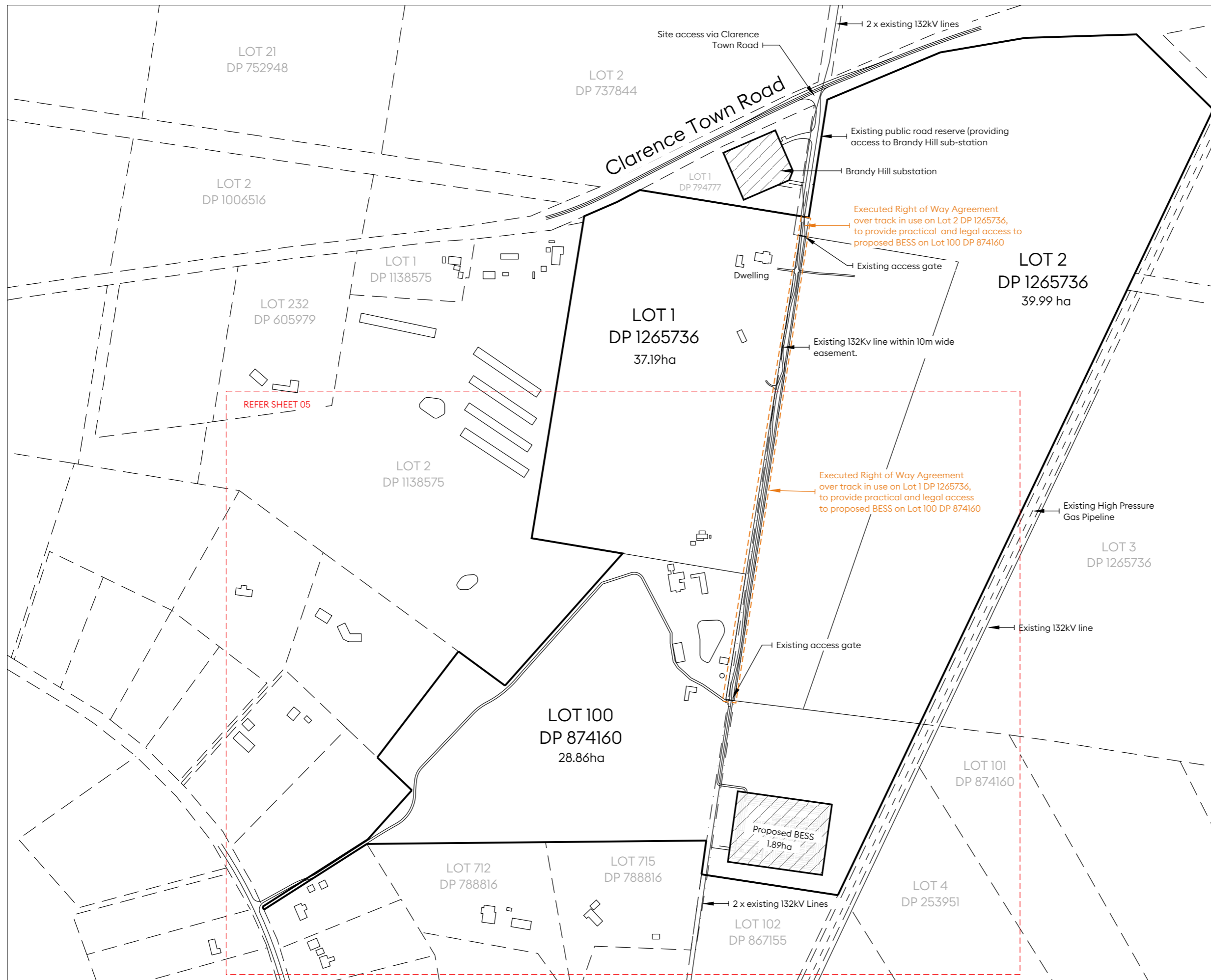
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NORTH



- Gas Pipeline
 - Substation
 - Subject Land
 - 132kV Transmission Lines
 - Easement
 - Main Roads
 - Local Roads
 - Dwelling Locations
 - Hydro Areas
 - Lot Boundaries
 - Natural Drainage
 - 40m Riparian Buffers
- State Vegetation Type Mapping**
- Hunter Coast Foothills Spotted Gum-Ironbark Grassy Forest
 - Lower North Foothills Ironbark Box-Gum Grassy Forest
 - Lower North Riverflat Eucalypt-Paperbark Forest



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B	LABELLING CORRECTIONS	DS	08.02.2026
A	FIRST ISSUE	DS	05.02.2026

SHEET NO:

04 of 07

SHEET NAME:

Proposed Site Plan - Project Scope

DRAWING STATUS

For Scoping Only

CLIENT NAME

Evolution Projects

SITE DESCRIPTION

86 Brandy Hill Drive
BRANDY HILL NSW 2324

PROJECT NAME

Proposed BESS

DRAWN:

26.03.2026

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NORTH





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B	LABELLING CORRECTIONS	DS	08.02.2026
A	FIRST ISSUE	DS	05.02.2026

SHEET NO:

05 of 07

SHEET NAME:

Proposed Site Plan - Property Level

DRAWING STATUS

For Scoping Only

CLIENT NAME

Evolution Projects

SITE DESCRIPTION

86 Brandy Hill Drive
BRANDY HILL NSW 2324

PROJECT NAME

Proposed BESS

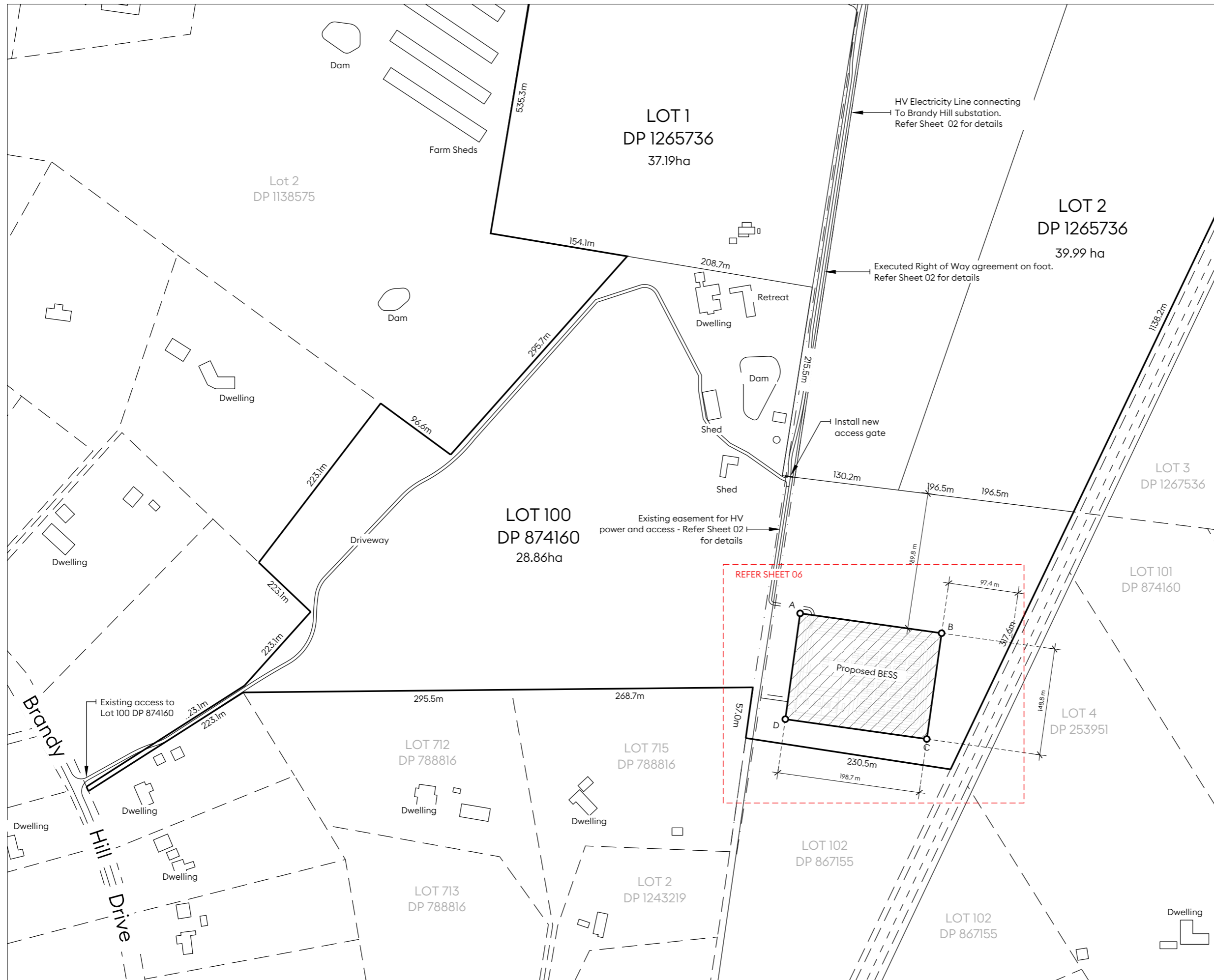
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26.03.2026

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NORTH





GENERAL NOTES:

1. Site dimensions are subject to final survey and should not be relied upon for accuracy
2. All dimensions are shown in metres, unless specified otherwise
3. Site and BESS design is preliminary only and is subject to further site and engineering investigations.

BESS SPECIFICATIONS

Substation	Brandy Hill
Distance to Substation	1.2km
POC	186MWAC
Substation Arrangement	33kv to 132kv
BESS System - 230 MWAC	50 x SMA Battery Inverter
BESS System - 620 MWAC	100 x 6.26MW BESS

SURVEY NOTES - BESS LOCATION

Point ID	Easting	Northing	Co-ord System
A	378417.159	6383502.966	MGA2020
B	378555.827	6383483.516	MGA2020
C	378541.938	6383384.486	MGA2020
D	378403.287	6383403.921	MGA2020

REV	DESCRIPTION	BY	DATE
E	VARIOUS	DS	26.03.2026
D	AMEND SITE LOCATION DETAILS	DS	18.02.2026
C	ADD SHEET 06	DS	09.02.2026
B	LABELLING CORRECTIONS	DS	08.02.2026
A	FIRST ISSUE	DS	05.02.2026

SHEET NO:

06 of 07

SHEET NAME:

Proposed Site Plan - BESS Layout

DRAWING STATUS

For Scoping Only

CLIENT NAME

Evolution Projects

SITE DESCRIPTION

86 Brandy Hill Drive
BRANDY HILL NSW 2324

PROJECT NAME

Proposed BESS

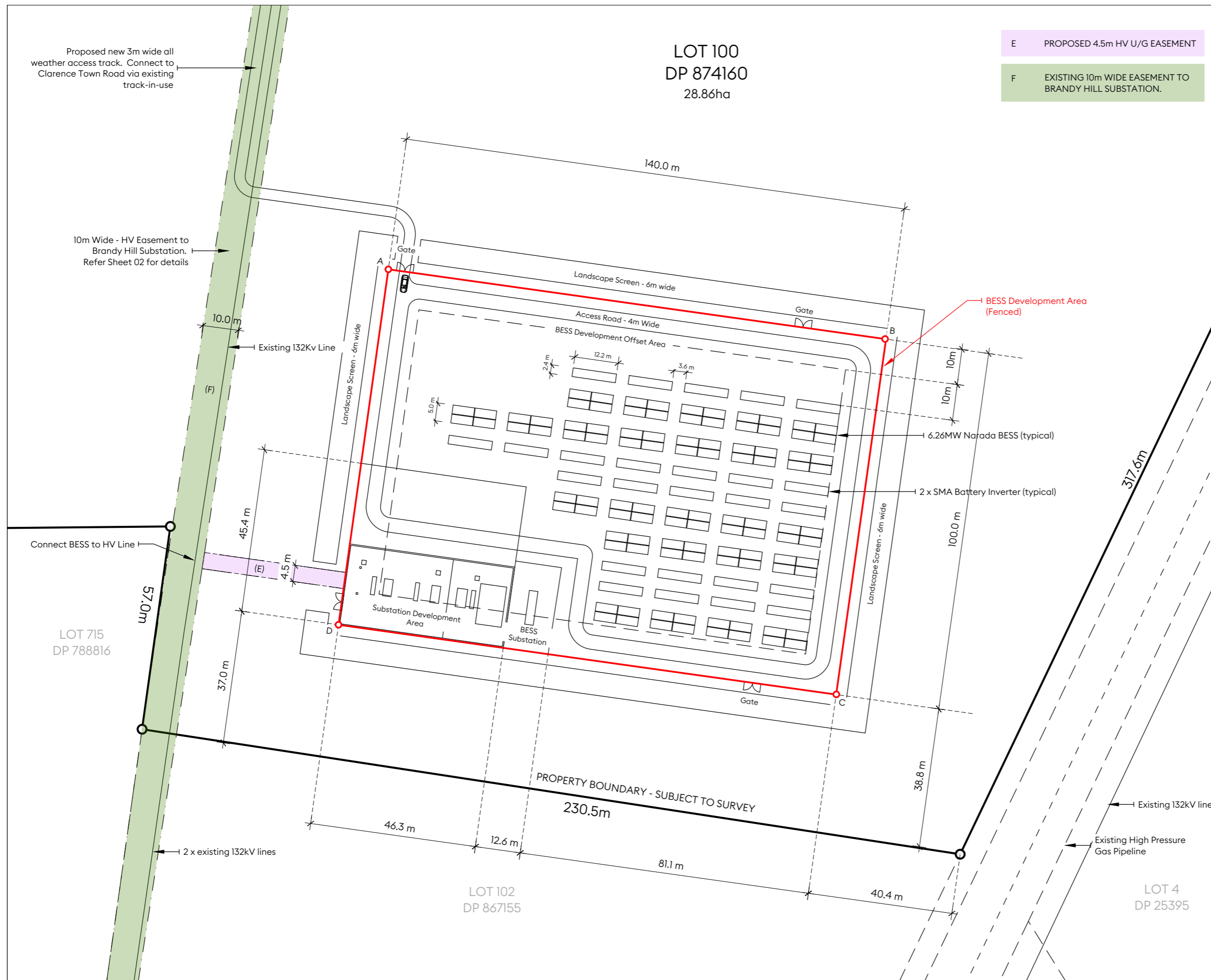
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26.03.2026

SCALE

1:1000 @ A3

NORTH



E PROPOSED 4.5m HV U/G EASEMENT

F EXISTING 10m WIDE EASEMENT TO BRANDY HILL SUBSTATION.

LOT 100
DP 874160
28.86ha

Proposed new 3m wide all weather access track. Connect to Clarence Town Road via existing track-in-use

10m Wide - HV Easement to Brandy Hill Substation. Refer Sheet 02 for details

BESS Development Area (Fenced)

6.26MW Narada BESS (typical)

2 x SMA Battery Inverter (typical)

Connect BESS to HV Line

LOT 715
DP 788816

PROPERTY BOUNDARY - SUBJECT TO SURVEY
230.5m

LOT 102
DP 867155

LOT 4
DP 25395



GENERAL NOTES:

1. Site dimensions are subject to final survey and should not be relied upon for accuracy
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B	LABELLING CORRECTIONS	DS	08.02.2026
A	FIRST ISSUE	DS	05.02.2026

SHEET NO:

07 of 07

SHEET NAME:

Proposed Site Plan - BESS Layout - Aerial

DRAWING STATUS

For Scoping Only

CLIENT NAME

Evolution Projects

SITE DESCRIPTION

86 Brandy Hill Drive
BRANDY HILL NSW 2324

PROJECT NAME

Proposed BESS

DRAWN:

26.03.2026

SCALE

1:1000 @ A3

NORTH





APPENDIX C Certificate of Title and Land Title Diagram





Title Search NSW

27/06/2025 03:12 PM

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 100/874160

SEARCH DATE	TIME	EDITION NO	DATE
27/6/2025	3:12 PM	9	5/2/2025

LAND

LOT 100 IN DEPOSITED PLAN 874160
AT SEAHAM
LOCAL GOVERNMENT AREA PORT STEPHENS
PARISH OF SEAHAM COUNTY OF DURHAM
TITLE DIAGRAM DP874160

FIRST SCHEDULE

GARY GANT
REBECA GANT
AS JOINT TENANTS (T AU806188)

SECOND SCHEDULE (14 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 EASEMENT FOR TRANSMISSION LINE 5.03 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM & IN GOVT. GAZ. DATED 29.4.1960 FOL 1224
O134601 EASEMENT NOW VESTED IN SHORTLAND ELECTRICITY
- 3 EASEMENT FOR TRANSMISSION LINE 15.09 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM & IN GOVT. GAZ. DATED 29.4.1960 FOL 1224
- 4 DP579331 EASEMENT FOR WATER SUPPLY APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 5 DP580378 EASEMENT FOR WATER SUPPLY APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 6 DP253951 EASEMENT FOR WATER SUPPLY APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 7 DP253951 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 R725381 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 9 DP785775 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM

- 10 DP789339 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 11 DP793077 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
Z314920 VARIATION OF RESTRICTION ON USE OF LAND
- 12 DP789339 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM

END OF PAGE 1 - CONTINUED OVER

PRINTED ON 27/6/2025

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 100/874160

PAGE 2

SECOND SCHEDULE (14 NOTIFICATIONS) (CONTINUED)

- 13 AH977145 EASEMENT FOR TRANSMISSION LINE 30 WIDE AND VARIABLE AFFECTING THE PART DESIGNATED (A) IN DP1155368
- 14 AU806189 MORTGAGE TO QUDOS MUTUAL LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

10/10/2011

(B)

PROJECT: [illegible]

CLIENT: [illegible]

DESIGNER: [illegible]

DATE: [illegible]

SCALE: [illegible]

PROJECT NO: [illegible]

CLIENT NO: [illegible]

DESIGNER NO: [illegible]

DATE: [illegible]

SCALE: [illegible]

PROJECT NO: [illegible]

CLIENT NO: [illegible]

DESIGNER NO: [illegible]

DATE: [illegible]

SCALE: [illegible]

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DESIGNER NO: [illegible]

DATE: [illegible]

SCALE: [illegible]

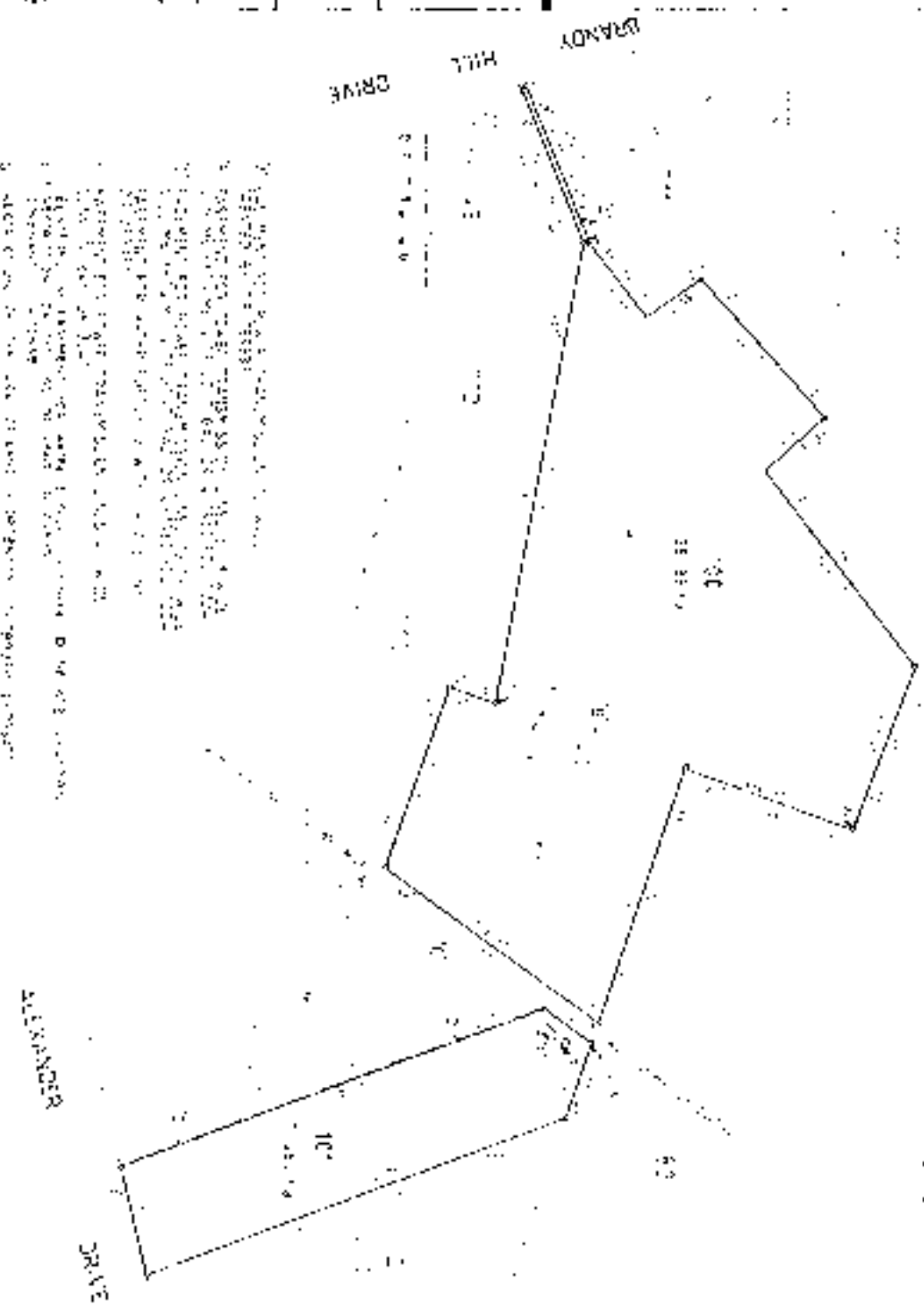
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CLIENT NO: [illegible]

DESIGNER NO: [illegible]

DATE: [illegible]

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/10/2011
2	ISSUED FOR CONSTRUCTION	10/10/2011
3	ISSUED FOR AS-BUILT	10/10/2011
4	ISSUED FOR FINAL	10/10/2011



[illegible]
 [illegible]
 [illegible]
 [illegible]
 [illegible]

[illegible]
 [illegible]
 [illegible]
 [illegible]
 [illegible]

WARNING: FREENING OR FOLDING WILL LEAD TO DESTRUCTION



APPENDIX D Right of Way Agreement - Lot 1 & 2 DP 1265736



Project E1



Date:

To: John Fisher
Address: 1154 Clarence Town Road, Seaham NSW 2324

From: The Trustee for Project E1 Unit Trust ("Developer")

Subject: Right of Way Access Agreement

Dear John,

We appreciate your support in allowing us to access your property at 1154 Clarence Town Road, Seaham NSW 2324 ("the Property") for the purpose of reaching our adjoining renewable energy development site at 86 Brandy Hill Drive, Brandy Hill NSW.

This letter sets out the understanding between us:

1. **Access Purpose**
You agree to allow the Developer, its staff, and contractors to use the existing access route shown in Annexure A ("Right of Way") to enter and exit the adjoining property for the construction, installation, operation, and maintenance of a Battery Energy Storage System (BESS).
2. **Use of Access**
 - o Access may be by foot, vehicle, and machinery as reasonably required.
 - o The Developer may carry equipment, materials, and personnel across the Right of Way.
 - o Any temporary works to ensure safe and practical access will be discussed with you in advance.
3. **Developer Commitments**
The Developer will:
 - o Use the access safely, respectfully, and in accordance with all laws.
 - o Minimise disturbance to you and your property.
 - o Repair or fairly compensate for any direct damage caused by its use.
 - o Undertake necessary upgrades or repairs to the access route to ensure safe and practical vehicle access.
 - o Maintain public liability insurance of at least \$5 million and provide a copy if requested.
4. **Landowner Rights**
 - o You will receive at least 14 days' notice before access begins.
 - o You may suggest reasonable access times or routes, provided they do not prevent project works.
 - o You may end this agreement with 30 days' written notice if the Developer materially breaches this agreement and fails to remedy it within 14 days of being notified.
5. **Liability and Legal Effect**
 - o This letter does not create a lease, tenancy, or easement—it simply gives permission for access.
 - o The Developer indemnifies and holds you harmless for any claims or losses caused by its activities, except where caused by your own negligence or breach.
6. **Term**
This arrangement begins on [start date] and continues until the BESS project is decommissioned or this letter is ended in writing.
7. **Governing Law**
This letter is governed by the laws of New South Wales, Australia.

If you're comfortable with the above, please sign below to confirm your agreement.

Kind regards,

JOHN FISHER

SHAUN DAVISON

Signature

A handwritten signature in black ink that reads "J. Fisher".

A handwritten signature in black ink that appears to be "SD" or similar initials.

Annexure A

'Right of Way' Access of Land required from Clarence Town Road, via the 1st Access Gate, and ending at the 2nd Access Gate (as per Red line below).





APPENDIX E Neighbour Notification Flyer & Neighbour Notification List



Receiver No	Predicted Noise Level NIGHT period: decibel (A)	Predicted Noise Level DAY period: decibel (A)	No	Street Name	Suburb	State	Post code	Comment
R001	35	35	21	Gwandalan CI	Brandy Hill	NSW	2324	
R002	30	35	23A	Gwandalan CI	Brandy Hill	NSW	2324	
R003	30	30	23	Gwandalan CI	Brandy Hill	NSW	2324	
R004	25	30	27	Gwandalan CI	Brandy Hill	NSW	2324	
R005	25	30	N/A	Shed of 27 Gwandalan CI	Brandy Hill	NSW	2324	Shed is on 27 Gwandalan CI property
R006	30	30	10	Alexander Dr	Seaham	NSW	2324	
R007	25	30	1154	Clarence Town Road	Seaham	NSW	2324	
R012	25	30	19	Gwandalan CI	Brandy Hill	NSW	2324	
R013	25	30	17	Gwandalan CI	Brandy Hill	NSW	2324	
R014	25	25	13	Gwandalan CI	Brandy Hill	NSW	2324	
R015	25	25	11	Gwandalan CI	Brandy Hill	NSW	2324	
R016	25	25	29	Gwandalan CI	Brandy Hill	NSW	2324	
R018	25	25	31	Gwandalan CI	Brandy Hill	NSW	2324	
R039	25	25	71	Alexander Dr	Seaham	NSW	2324	
R040	25	25	3-9	Alexander Dr	Seaham	NSW	2324	
R238	25	30	N/A	Shed of 18 Alexander Dr	Seaham	NSW	2324	Shed is on 18 Alexander Drive property.
R239	25	30	18	Alexander Dr	Seaham	NSW	2324	
R240	25	30	6	Alexander Dr	Seaham	NSW	2324	
R241	25	25	6	Rabar CI	Seaham	NSW	2324	
R242	25	25	4	Rabar CI	Seaham	NSW	2324	
R243	25	25	2	Rabar CI	Seaham	NSW	2324	
R244	25	25	20	Alexander Dr	Seaham	NSW	2324	



APPENDIX F Preliminary Delivery Plan





Delivery Plan

Project E1

Introduction

This Delivery Plan provides a guideline to assist with the understanding of how the Builder will successfully execute the delivery of its containers from the Port of Newcastle to the Project site located at 86 Brandy Hill Drive, Brandy Hill NSW 2324.

The site access is located at 1154 Clarence Town Road, Seaham NSW 2324.

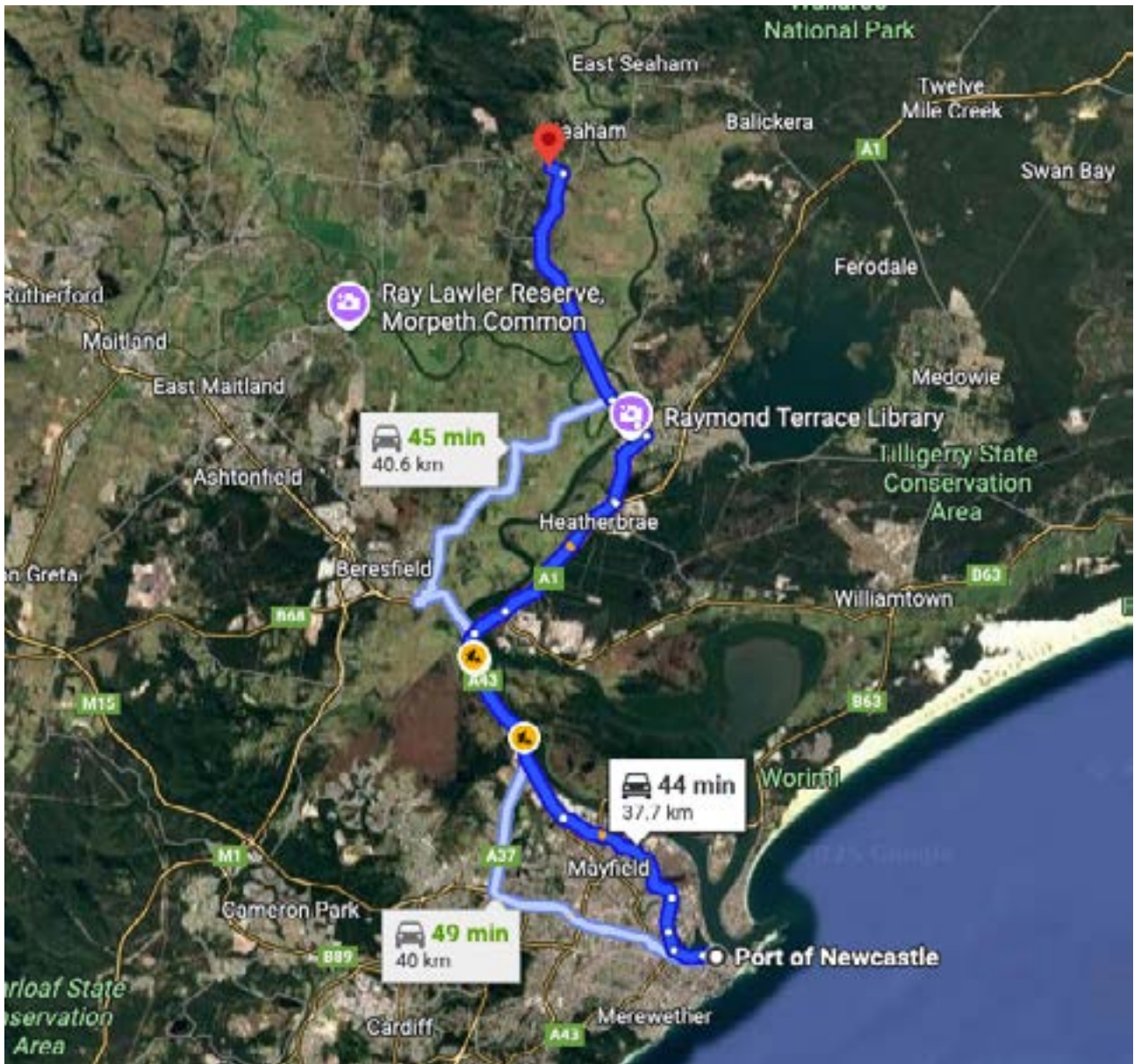
Purpose

This Delivery Plan (DP) outlines the safe and efficient transport of approximately 250 × 20-foot containers from the Port of Newcastle to 86 Brandy Hill Drive, Brandy Hill NSW. Deliveries will be spread over several days to minimise road-network disruption and ensure public and worker safety.

Transport Route

- Containers will depart the Port of Newcastle (Mayfield/Kooragang precinct).
- Trucks will travel via approved NHVR heavy-vehicle routes through Pacific Highway / New England Highway corridors toward Raymond Terrace / Seaham, and then via Brandy Hill Drive to site.
- Final route confirmation will be based on NHVR route-planner results and Transport for NSW approval.

*See map and directions below:



Start: Port of Newcastle

- 251 Wharf Rd, Newcastle NSW 2300
- Take Honeysuckle Dr to Hannell St/A43 in Wickham
- 4 min (1.7 km)
- Head west on Wharf Rd towards Argyle St
- 350 m
- Wharf Rd turns slightly left and becomes Merewether St
- 62 m
- At the roundabout, take the 2nd exit onto Workshop Way
- At the roundabout, take the 2nd exit onto Honeysuckle Dr
- 1.2 km
- Follow A43 and Pacific Hwy/A1 to Adelaide St in Heatherbrae
- 24 min (21.9 km)
- Follow Adelaide St and Seaham Rd to your destination in Seaham
- 14 min (14.1 km)

Site Entry: 1154 Clarence Town Road Seaham NSW 2324

Vehicle Type

- Flat Bed Semi (one 20Ft container per load).
- All vehicles will comply with General Mass Limits (GML) and display current NHVR accreditations.

Delivery Schedule

- Deliveries proposed between 9:30 am – 3:30 pm, Monday to Friday.
- Approx. 6 truck movements per hour (3 inbound + 3 outbound).
- Expected duration: 16-25 days total (subject to weather and site readiness).

Product

- 100 X 20ft containers- Weight: ~12t
- 100 X 20ft containers- Weight: ~28t
- 50 X 20ft containers- Weight: ~18t

Main products being moved are Battery containers, Batteries, Battery Inverters, Transformers, Electrical Switchgear.

Traffic Control Measures

- Temporary “Trucks Turning” signage on Brandy Hill Drive (installed before first delivery).
- Spotters / traffic controllers may be positioned at site entry to manage turning and public traffic interactions.
- Speed reduction (30 km/h) around site access during deliveries.
- UHF radio communication between drivers and site management.
- No deliveries during school start/finish peaks or adverse weather.

Safety & Risk Management

- All drivers briefed on route, speed limits, and emergency contact procedures.
- Containers secured per Load Restraint Guide (NHVR) requirements.
- Site access maintained clear of pedestrians; exclusion zones established during unloading.
- Spill kit and first-aid resources available on-site.
- Emergency contact list and nearest hospital (Maitland Hospital) provided in driver packs.
- Ground should always be firm
- Grassed areas need to be dry
- Unloading/loading should be up or down a slope not across

Reasonable Access

- This would be solid ground condition, not too sandy or clay, that would or could cause the truck to get bogged.
- Not excessively overgrown with trees and shrubs (customers say that “it is ok, the container will push the branches out of the way”, with no regard for the truck panel & paint, mirrors, aerials etc. that suffers damage on the way).
- Minimum 1 metre clearance from power-lines at all times, when driving or loading on / off
- Brick paved or concreted driveways, kerbings or lawned areas, need to be realistic about marks / damage done whilst
- accessing, loading, unloading or egressing site

Sufficient room for the truck to drop the container off:

- #1. 6m Tilt Tray Transporter - min. 3m W x 5m H x length of container + 15m forward of container
- #2. 12m Tilt Tray Transporter - min. 3.5m W x 5m H x length of container + 25-30 m forward of container
- #3. Semi side-loader Transporter - min. 3.5m W x 5m H + 25m forward of truck

How far a Side Loader can drop a container (away from the tray) and at what weight, and height:

- 1-1.5m away from truck, up to 24T, can load up to 1.6m H

Side loader Requirements:

- Height Clearance MIN entrance height 4.6m MIN height at unload site 4.9m Clients must be aware we will not drive through overhanging trees or branches.
- Placement Side loader offloads to driver's side MAX distance 300mm from truck Door direction of container must be designated before departure.
- Side loader weighs in excess of 21 ton without container surface must be concrete or compacted ground. Surface must be flat.
- Driveways Long winding driveways can only be accessed if trucks can turn around before departure.

Community & Environmental Considerations

- Deliveries restricted to daylight hours to reduce noise.
- Dust suppression (water truck) on unsealed sections if required.
- Residents notified at least 7 days prior to works commencement (see letter below).

Vehicle Policy

- No vehicle is to be operated by an unlicensed driver. Plant operators will hold the appropriate certificates and will abide by the Standard Work Procedures for the plant being used.
- Driving or operating a plant under the influence of alcohol or drugs is not permitted at any time. Disciplinary action will be taken against any driver or operator who disregards this rule.
- Unauthorised persons are not permitted to drive the vehicles or operate plant at any time.
- Assigned Users will be held responsible for the payment of any fines for breaches of the relevant state traffic laws. This includes all road traffic offences and parking infringements.
- All required pre-start checks are to be performed as required and seat-belts are to be always worn.
- Smoking is not permitted in any company vehicle.
- A 'spotter' must be nominated and used whenever the reversing of trucks, utilities towing trailers and the manoeuvring of other items of large plant is required.
- If a driver/operator is working alone he/she must exit the vehicle and conduct a walk-around assessment of the path to be reversed prior to moving it. This assessment is to include the type of ground when off the road and any obstacles that need to be considered.

Plant & Equipment

- Operators of high-risk plant must be competent and hold appropriate tickets and endorsements in order to operate them.
- Managing health and safety when operating or working around plant and equipment is via the use of the Project Owner or the contracting entities Safe Work Practices and applicable SWMS's.
- General processes for plant and equipment must also be carried out as part of all contracting entities requirements including the Daily maintenance check and the JSEA form.

Public Protection- Pedestrian and Vehicle Traffic Access and Control.

REFERENCE	REQUISITE	PROCESS	VERIFICATION
	Pedestrian Traffic	<ol style="list-style-type: none"> 1. The many aspects of the construction process that may affect pedestrian access on and adjacent to the site will be addressed during planning meetings. 2. In particular, consideration will be given to the setting up of mobile cranes, mobile concrete boom pumps, vehicular traffic and unloading, forklift truck operations, excavations, concrete pump lines and temporary services. 3. Public movement external to the construction site is not to be unnecessarily impeded due to construction work activities or traffic movement to and from the site. 	<ol style="list-style-type: none"> 1. Planning meeting minutes record control decisions. 2. All criteria addressed in minutes of planning meetings 3. All access ways unimpeded.
	Vehicular Traffic	<ol style="list-style-type: none"> 1. Vehicular traffic is to be restricted and speeds controlled at a safe limit. 2. Only authorised vehicles will be allowed controlled access to a designated work or storage area on the site. 3. The Site Management Safety Representative will be responsible for the issue of permits to subcontractors. 	<ol style="list-style-type: none"> 1. Signage and controls in place. 2. Only a limited number of construction vehicles in work areas. 3. Record of authorised vehicles and permits issued retained on file
	Site Specific Public Safety Access and Controls	<p>Site management will establish public safety control measures as required, including:</p> <ol style="list-style-type: none"> 1. Obtaining permits as required from Local Council, Police, Road Traffic Authority, WorkCover Authority, Environmental Protection Authority or other Government Agency. 2. Clearly defining access ways, clear of obstructions, with barricades, overhead protection, protection from traffic, additional lighting and/or amber flashing warning lights, and with multi-lingual signs. 3. Containing external operations within approved public roadway Construction Zones. 4. Footpath ramps across obstructions - eg: concrete pump lines. 	All safety control measures in place and all records available for review, including permits from relevant authorities.



APPENDIX G Preliminary Environmental Noise Assessment



Project E1

Environmental Noise Assessment

S8736C2

October 2025

sonus.

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Adelaide SA 5000
Phone: +61 (8) 8231 2100
Email: info@sonus.com.au
www.sonus.com.au

Document Title : Project E1
Environmental Noise Assessment

Document Reference : S8736C2

Date : October 2025

Author : Rhys Carpenter, MAAS

Reviewer : Chris Turnbull, MAAS

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1 INTRODUCTION

An environmental noise assessment has been completed for the Project E1 battery energy storage system (**BESS**), proposed to be located at 86 Brandy Hill Drive, Brandy Hill, NSW, approximately 25km north of Newcastle (the **Project**).

The noise from the Project has been predicted and compared to noise criteria determined in accordance with the requirements of the *NSW EPA's Noise Policy for Industry* (the **Policy**).

Consideration has been given to the noise from the proposed BESS, consisting of battery units, inverter units, and grid transformers. The assessment has considered Narada battery units paired with SMA inverters and Sieyuan transformers.

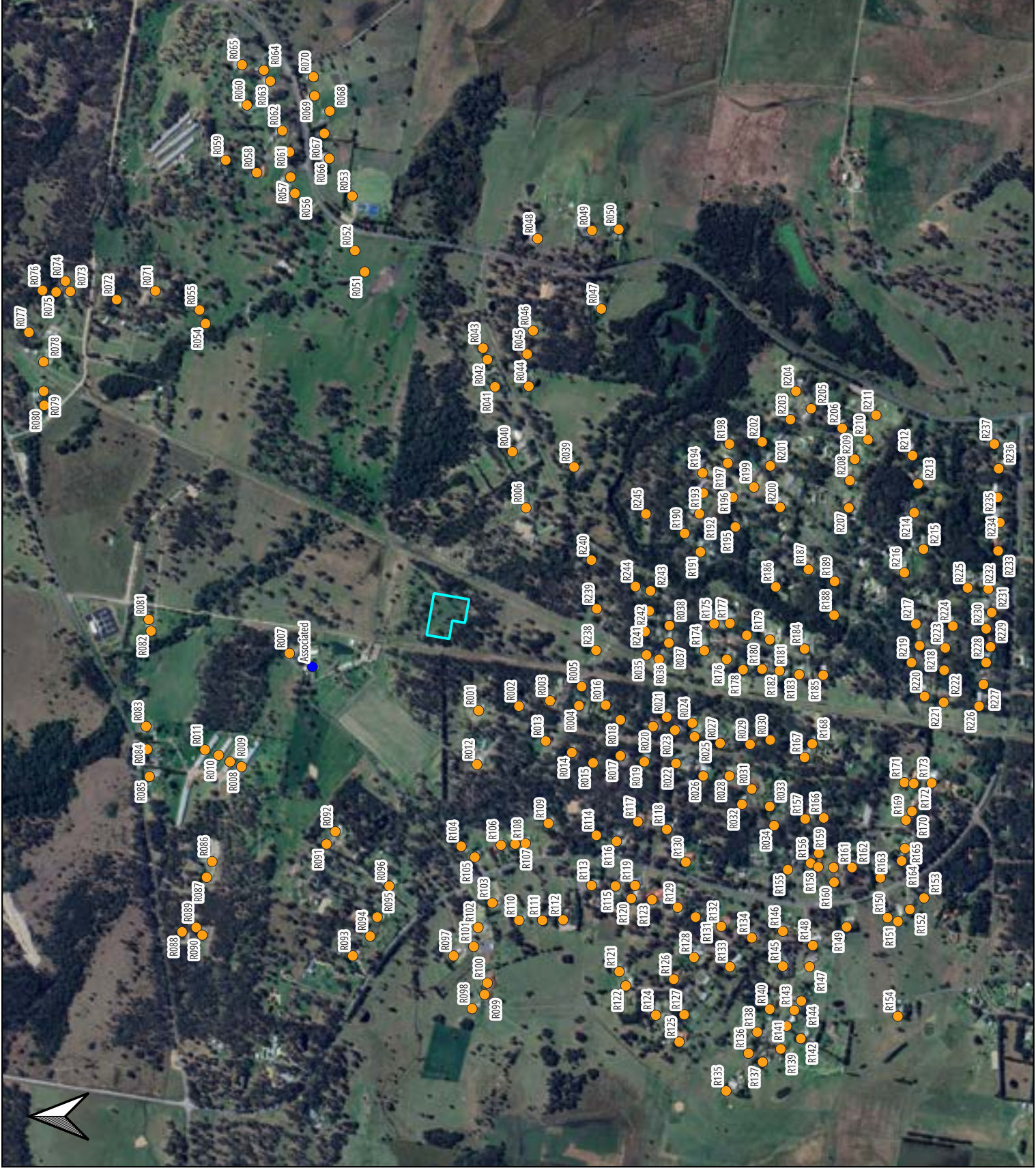
The noise levels have been predicted at the nearest noise sensitive receivers to the subject site. The subject site and the nearby noise sensitive receivers can be seen in Figure 1.

The assessment has been based on the following:

- *Evolution Projects Pty Ltd* drawing of the proposed site layout titled “3 hour dispatch – Concept 1”, dated 12 August 2025.
- Provided data sheets for the proposed equipment, including:
 - *Westwood Hong and Associates (Huizhou) Limited Laboratory* test report for the *Battery Enclosure Center 20ft with Sinobrook Energy Storage Thermal Management Liquid Cooling Unit ETMSSAVA065009 With silencer model PY-05*, as summarised in the report with reference “WNTR24049-5”, dated 17 November 2024.
 - *SMA* white paper for the *SCS 4600 UP-S(-US) central inverter with Noise Reduction Kit*, as summarised in the report with reference “BU-LS-007”, dated 26 September 2025.
 - Excerpt from the *Sieyuan/Toshiba* grid transformer test report, as provided to Sonus by email on 24 August 2025.

Legend

- Subject Site
- Associated Residence
- Non-Associated Residence



PROJECT E1

Subject Site and Locality

Figure 1

Project Number: S8736

0 200 400 600 800 m



2 CRITERIA

The Policy determines Project Noise Trigger Levels (the **Trigger Levels**) for a development. The Trigger Levels are a benchmark level above which noise management measures are required to be considered. They are derived from the lower of the Project Intrusiveness Noise Level (the **Intrusiveness Level**) and the Project Amenity Noise Level (the **Project Amenity Level**).

2.1 Project Intrusiveness Noise Levels

The Policy describes the project intrusiveness as:

“The intrusiveness of an industrial noise source may generally be considered acceptable if the level of noise from the source (represented by the L_{Aeq} descriptor), measured over a 15-minute period, does not exceed the background noise level by more than 5 dB when beyond a minimum threshold.”

In the absence of background noise measurements, the minimum Rating Background Noise Levels (**RBLs**) provided in the Policy have been used. It is noted that levels in rural areas are often below these minimums, so this represents a reasonable assumption. The minimum RBLs and the resultant Intrusiveness Levels can be seen in Table 1.

Table 1: Minimum Project Intrusiveness Noise Levels

Time of Day	Minimum Assumed Rating Background Noise Level	Minimum Project Intrusiveness Noise Level $L_{eq, 15min}$
Day (7:00am – 6:00pm)	35 dB(A)	40 dB(A)
Evening (6:00pm – 10:00pm)	30 dB(A)	35 dB(A)
Night (10:00pm – 7:00am)	30 dB(A)	35 dB(A)

2.2 Project Amenity Noise Levels

The Project Amenity Levels represent the noise from a single industrial development at a receiver location. The Amenity Noise Level (the **Amenity Level**) represents the objective for total industry noise at a receiver location.

The Amenity Levels are based upon “protecting the majority of the community (90%) from being highly annoyed by industry noise” and are subjectively scaled to “reflect the perceived differential expectation and ambient noise environments of rural, suburban and urban community for residential receivers”. The Project Amenity Level is based upon the Amenity Level, with a recommended reduction of 5 dB(A) to factor for a single industrial noise source, and an increase of 3 dB(A) to convert the time period of assessment (i.e., day, evening, or night) to 15 minutes. The applicable Amenity Level and Project Amenity Levels are shown in Table 2.

Table 2: Amenity Noise Levels and Project Amenity Noise Levels

Receiver	Time of Day	Recommended Amenity Noise Level $L_{eq, period}$	Project Amenity Noise Level $L_{eq, 15min}$
Residential – Rural	Day	50 dB(A)	48 dB(A)
	Evening	45 dB(A)	43 dB(A)
	Night	40 dB(A)	38 dB(A)

2.3 Project Noise Trigger Levels

The Policy recommends that the more onerous values of the Intrusiveness Level and Project Amenity Levels be applied for an environmental noise assessment. This becomes the Trigger Levels and are shown in Table 3.

Table 3: Project Noise Trigger Level Summary

Receiver	Time of Day	Minimum Project Intrusiveness Noise Level $L_{eq, 15min}$	Project Amenity Noise Level $L_{eq, 15min}$	Project Noise Trigger Level $L_{eq, 15min}$
Residential – Rural	Day	40 dB(A)	48 dB(A)	40 dB(A)
	Evening	35 dB(A)	43 dB(A)	35 dB(A)
	Night	35 dB(A)	38 dB(A)	35 dB(A)

2.4 Annoying Noise Characteristics

In accordance with the Policy, where a noise source contains certain characteristics, there is evidence to suggest that it can cause greater annoyance than other noise at the same noise level. To address this issue, a correction factor (to a maximum of 10 dB(A)) can be applied to the source noise level at the receiver before comparison to the Trigger Levels. Annoying characteristics include:

- Tonal noise
- Low-frequency noise
- Intermittent noise

3 ASSESSMENT

The noise predictions have been completed using the CONCAWE¹ noise propagation model as implemented in the *SoundPLANnoise* noise modelling software. The CONCAWE model considers a number of factors that influence the transmission of noise including, the sound power level and location of noise sources, the separation distance between noise sources and receivers, topography, ground and air absorption, and meteorological conditions.

The CONCAWE system divides the range of possible meteorological conditions into six separate ‘weather categories’, from weather category 1 to weather category 6. Weather category 1 provides ‘best-case’ (i.e., lowest noise level) weather conditions for the propagation of noise, whilst weather category 6 provides ‘worst-case’ (i.e., highest noise level) conditions, when considering wind speed, wind direction, time of day, and level of cloud cover. Weather category 4 provides ‘neutral’ weather conditions for noise propagation. For the purpose of this assessment, category 6 weather conditions have been considered during the evening and night periods, with category 5 weather conditions considered during the day period, representing the worst-case conditions for noise propagation typically experienced during these times.

The assessment has considered the quantities of equipment as shown in Table 4. The sound power levels for each piece of equipment, as per the provided test reports, can also be seen in this table. It is noted that no spectrum was provided for the Sieyuan transformer, and this has therefore been assumed based on Sonus data for other similar sites. It is understood that the inverter and battery units will be fitted with silencers or noise control kits by the original equipment manufacturer (**OEM**). No allowance for uncertainty has been considered.

Table 4: Equipment Quantities and Sound Power Levels

Equipment	Model	Operating Conditions	Quantity	SWL per Unit
Battery Unit	Narada Center 20 1500-314-4180L-0.5C Container	Normal	100	76 dB(A)
Inverter Unit	SMA SCS 4600 UP-S(-US) Central Inverter with Noise Reduction Kit	100% Power	50	84 dB(A)
		60% Power		78 dB(A)
Grid Transformer	Sieyuan Transformer	ONAF	2	84 dB(A)

¹ CONCAWE – The oil companies’ international study group for conservation of clean air and water – Europe. ‘The propagation of noise from petrochemical complexes to neighbouring communities’, May 1981

Based on the above quantities, the noise levels have been predicted at all of the nearby noise sensitive receivers. The predictions indicate that noise from the Project is very close to being tonal and could be considered to be tonal under very specific meteorological conditions. No penalty has been applied for the purpose of this assessment. The initial results indicate that a number of acoustic treatments will be required in order to achieve the relevant noise criteria. The following acoustic treatments are recommended:

- Operate the inverters in a quieter mode (60% power) during the evening and night periods.
- Place gravel to a depth of 200mm beneath all units to reduce the amount of noise reflected from the ground.

The highest predicted noise levels for the different periods, with the above acoustic treatments incorporated, can be seen in Table 5. The noise predictions for the nearby noise sensitive receivers where a level of 25 dB(A) or more has been predicted can be seen in Appendix A. Noise contours can be seen in Appendix B.

Table 5: Highest Predicted Noise Levels

Time Period	Criterion	Predicted Noise Level
Day	40 dB(A)	37 dB(A)
Evening/Night	35 dB(A)	35 dB(A)

The results in the above table indicate that the relevant criteria can be achieved during the evening and night periods where the inverters are operated at 60% power. During the day period, the inverters can be operated at 100% power and still achieve the criterion.

The results of the assessment therefore indicate that the relevant criteria, determined in accordance with the Policy, can be achieved where the Project is operated as follows:

- With the battery and inverter units fitted with OEM silencers.
- Where the equipment sound power levels are no greater than those stated in the provided test reports.
- With inverters operating at:
 - 60% power during the evening (6:00pm to 10:00pm) and night periods (10:00pm to 7:00am).
 - 100% power during the day period (7:00am to 6:00pm).
- With gravel placed beneath all units on the site to a depth of 200mm.

4 CONCLUSION

An environmental noise assessment has been completed for the Project E1 battery energy storage system, proposed to be located at 86 Brandy Hill Drive, Brandy Hill, NSW, approximately 25km north of Newcastle.

The noise has been predicted and compared to noise criteria determined in accordance with the requirements of the *NSW EPA's Noise Policy for Industry*.

Consideration has been given to the noise from the proposed BESS, consisting of battery units, inverter units, and grid transformers. The assessment has considered Narada battery units paired with SMA inverters and Sieyuan transformers.

The predicted noise levels indicate that the relevant noise criteria can be achieved where the recommended acoustic treatments are incorporated. These treatments include:




- Operating the inverters in a reduced mode during the evening and night periods.
- Placing gravel beneath all of the units on the site.

APPENDIX A: PREDICTED NOISE LEVELS








Noise Sensitive Receiver	Predicted Noise Level		Noise Sensitive Receiver	Predicted Noise Level		Noise Sensitive Receiver	Predicted Noise Level	
	Day	Night		Day	Night		Day	Night
Residence 001	37 dB(A)	35 dB(A)	Residence 018	28 dB(A)	26 dB(A)	Residence 105	25 dB(A)	24 dB(A)
Residence 002	35 dB(A)	33 dB(A)	Residence 019	25 dB(A)	24 dB(A)	Residence 106	26 dB(A)	24 dB(A)
Residence 003	33 dB(A)	31 dB(A)	Residence 020	26 dB(A)	24 dB(A)	Residence 107	26 dB(A)	24 dB(A)
Residence 004	31 dB(A)	29 dB(A)	Residence 021	25 dB(A)	24 dB(A)	Residence 108	25 dB(A)	24 dB(A)
Residence 005	31 dB(A)	30 dB(A)	Residence 023	25 dB(A)	23 dB(A)	Residence 109	26 dB(A)	24 dB(A)
Residence 006	33 dB(A)	31 dB(A)	Residence 037	26 dB(A)	24 dB(A)	Residence 190	25 dB(A)	23 dB(A)
Residence 007	31 dB(A)	29 dB(A)	Residence 038	26 dB(A)	25 dB(A)	Residence 238	31 dB(A)	30 dB(A)
Residence 008	25 dB(A)	23 dB(A)	Residence 039	28 dB(A)	26 dB(A)	Residence 239	31 dB(A)	30 dB(A)
Residence 012	32 dB(A)	30 dB(A)	Residence 040	30 dB(A)	28 dB(A)	Residence 240	31 dB(A)	29 dB(A)
Residence 013	31 dB(A)	29 dB(A)	Residence 041	26 dB(A)	24 dB(A)	Residence 241	27 dB(A)	26 dB(A)
Residence 014	29 dB(A)	27 dB(A)	Residence 044	25 dB(A)	24 dB(A)	Residence 242	27 dB(A)	26 dB(A)
Residence 015	27 dB(A)	26 dB(A)	Residence 091	25 dB(A)	23 dB(A)	Residence 243	27 dB(A)	26 dB(A)
Residence 016	29 dB(A)	27 dB(A)	Residence 092	25 dB(A)	24 dB(A)	Residence 244	28 dB(A)	27 dB(A)
Residence 017	26 dB(A)	25 dB(A)	Residence 104	26 dB(A)	24 dB(A)	Residence 245	26 dB(A)	25 dB(A)

APPENDIX B: NOISE CONTOURS

Legend

-  Subject Site
-  Associated Residence
-  Non-Associated Residence

Predicted Noise Level

-  20 dB(A)
-  25 dB(A)
-  30 dB(A)
-  35 dB(A)
-  40 dB(A)
-  45 dB(A)
-  50 dB(A)

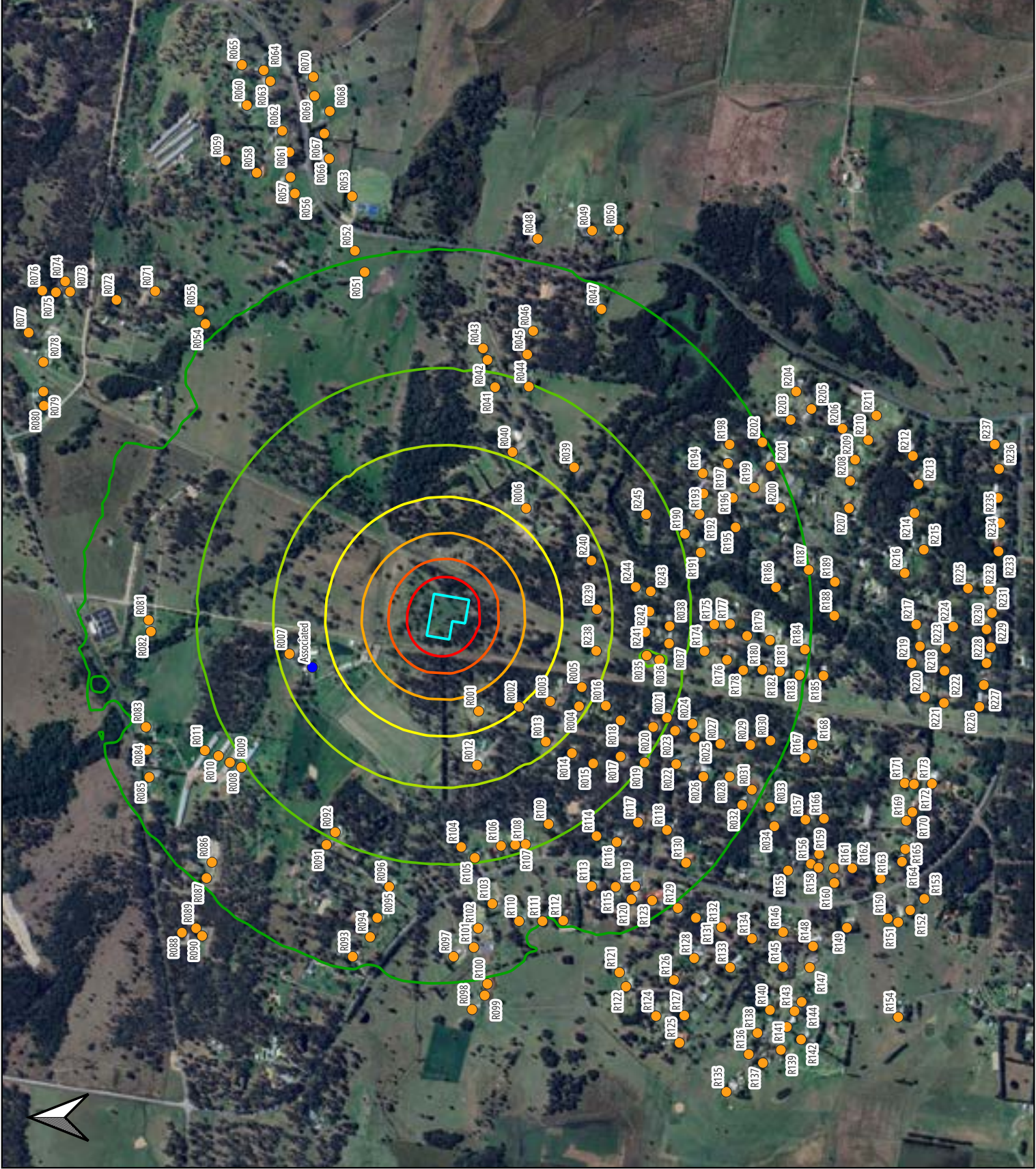
PROJECT E1

Noise Level Contours




Day Period

Project Number: S8736








0 200 400 600 800 m



Legend

-  Subject Site
-  Associated Residence
-  Non-Associated Residence

Predicted Noise Level

-  20 dB(A)
-  25 dB(A)
-  30 dB(A)
-  35 dB(A)
-  40 dB(A)
-  45 dB(A)
-  50 dB(A)

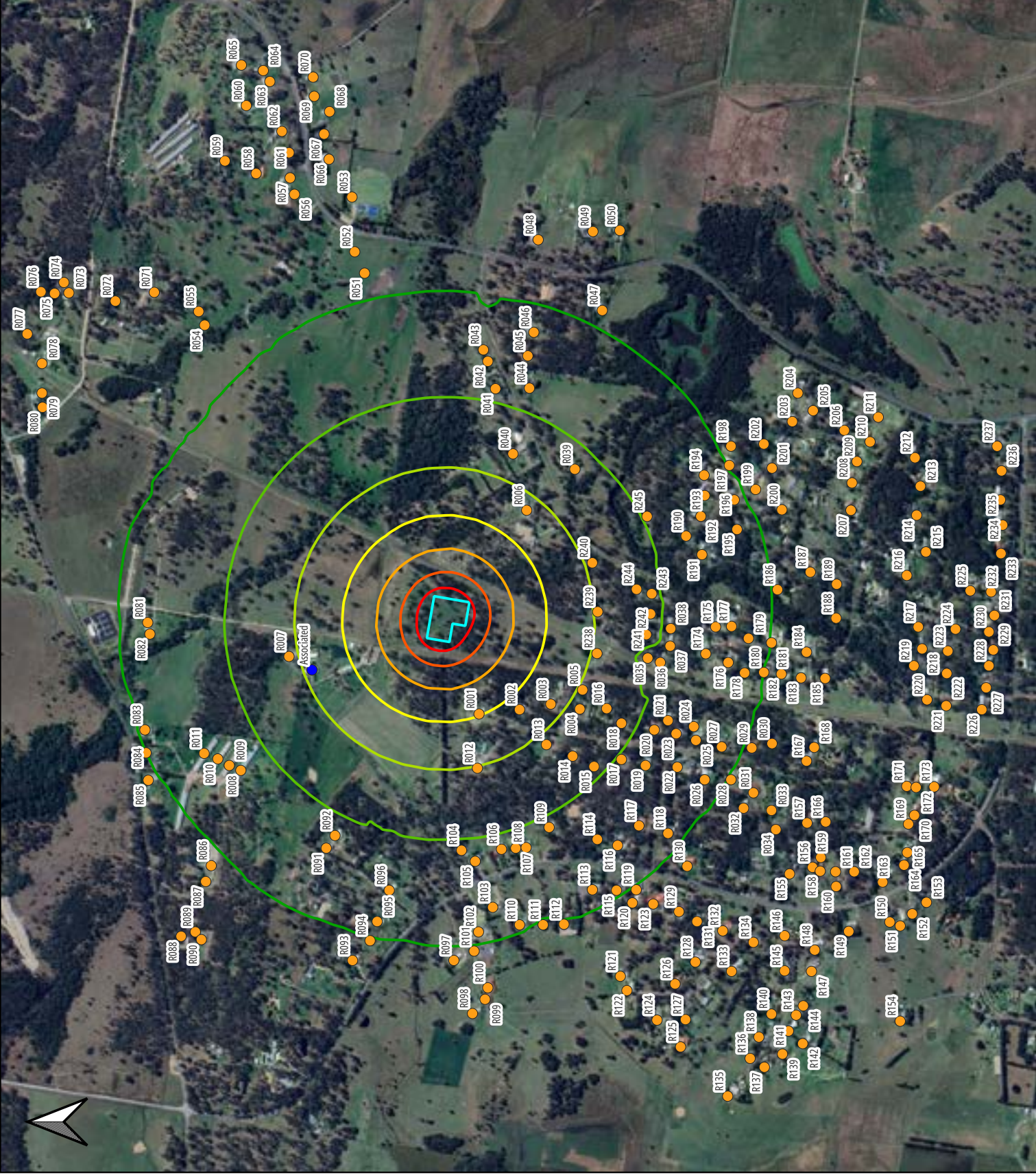
PROJECT E1

Noise Level Contours

Evening/Night Period

Project Number: S8736

0 200 400 600 800 m





APPENDIX H Preliminary Aborigiculture Report





APPENDIX I Pre-DA Advice from Port Stephens Council



PROPERTY DETAILS

Property Address	86 Brandy Hill Drive BRANDY HILL
Lot and DP	LOT: 100 DP: 874160
Current Use	Rural Residential
Zoning	RU2 RURAL LANDSCAPE
Legislation/Policy	State Environmental Planning Policy (Transport and Infrastructure) 2021 Port Stephens Local Environmental Plan 2013; and Port Stephens Development Control Plan 2014
Site Constraints	Bush Fire Prone Land – Vegetation Category 1, 3; Acid Sulfate Soils – Class 5; Koala Habitat Map – Marginal Koala Habitat, Mainly Cleared Land Endangered Ecological Communities – Lower Hunter Spotted Gum – Ironbark Forest, Hunter Lowland Redgum Forest; Combined Corridor Map – Western Habitat, Landscape Link, Landscape Habitat Link, Local Link, Western Habitat; Watercourses; Flood Planning Area; Flood Prone Land.

MEETING DETAILS

Date:	N/A – Written Advice		
Time:	N/A		
Proposed Development:	Electricity Generating Works (Battery Farm)		
Attendee(s):			
Council Officer(s):	<i>Name</i>	<i>Contact No.</i>	<i>Position</i>

Mathew Egan

Development Planning
Coordinator

NOTE

- 1) These minutes identify key issues discussed between Council staff and the proponent and do not seek to represent the full discussion undertaken;
- 2) The views expressed may vary once detailed plans and documentation are submitted and formally assessed, or as a result of issues contained in submissions by other parties; and
- 3) Amending the request/proposal will require further assessment.

Development Proposal

The proposed development is for the installation of an Electricity Generating Works (Battery Farm) at 86 Brandy Hill Drive, Brandy Hill.

Issues Discussed

Permissibility

The subject site is zoned RU2 Rural Landscape in accordance with the Port Stephens Local Environmental Plan (PSLEP) 2013. The proposed development is considered to be 'electricity generating works' which is defined as:

electricity generating works means a building or place used for the following purposes, but does not include a solar energy system—

- (a) making or generating electricity,
- (b) electricity storage

Electricity generating works are not permissible within the RU2 Rural Landscape zone. Notwithstanding, the RU2 Rural Landscape zone is a prescribed non-residential zone in accordance with the State Environmental Planning Policy (Transport and Infrastructure) 2021. Section 2.36 of this policy notes that electricity generating works are permissible on any land in a prescribed in non-residential zone. The proposal is therefore permissible with consent in accordance with the Transport and Infrastructure SEPP.

It is noted that the objectives of the RU2 Rural Landscape zone are still required to be met.

State Environmental Planning Policy (Planning Systems) 2021

State Significant Development

In accordance with the State Environmental Planning Policy (Planning Systems) 2021 development for the purpose of electricity generating works,

(a) has a capital investment value of more than \$30 million, or

(b) has a capital investment value of more than \$10 million and is located in an environmentally sensitive area of State significance.

Is considered to be State Significant Development and the consent authority will be the NSW Department of Planning and Environment (DPE).

Regionally Significant Development

In accordance with the State Environmental Planning Policy (Planning Systems) 2021 development for the purpose of electricity generating works that has a capital investment value of more than \$5 million is considered to be Regionally Significant Development and will therefore be determined by the Hunter Central Coast Regional Planning Panel (HCCRPP).

Designated Development

As per Clause 7 of Schedule 3 of the Environmental Planning and Assessment Regulation 2021, development for the purposes of a battery storage facility is designated development if the facility supplies or is capable of supplying more than 30 megawatts of electrical power.

Visual Impact

A Visual Impact Assessment (VIA) is required to be provided that includes photomontages and a detailed assessment of the likely visual impacts of all components of the project (including transmission lines, substations and any other ancillary infrastructure) on surrounding residences and key locations, scenic or significant vistas, and road corridors in the public domain and provides details of measures to mitigate and/or manage potential impacts.

Bushfire

The subject site is mapped as being bushfire prone land (of differing categories). Therefore, Planning for Bushfire Protection 2019 will apply. PBP 2019 does not provide specific controls for electricity or battery storage facilities but provides controls for wind and solar farms (section 8.3.5). Consideration should be given to the controls in Section 8.3.5 of PBP 2019 in the design of the proposed development to minimise the impact of bushfires on the capabilities of the infrastructure during bushfire emergencies. A bushfire assessment report should be provided with the DA.

Contamination

The site appears to have been historically utilised for agricultural purposes which is considered to be a contaminating land as per Table 1 of the SEPP 55 Guidelines. A Preliminary Site Investigation (PSI) should be undertaken to determine whether the site is suitable for its intended use.

Waste Management Plan

A waste management plan is requested. The plan should outline how adequate storage, collection, disposal and waste minimisation measures have been considered during the design process of the development.

Aboriginal Heritage

Due diligence procedures for Aboriginal heritage must be addressed within the Statement of Environmental Effects (SEE) or a separate due diligence assessment report, including the undertaking of an Aboriginal Heritage Information Management System (AHIMS) Search. Particularly, as the site has a mapped watercourse.

Asset Lifecycle

Consider the entire asset lifecycle of the developed and how they were being decommissioned. This should be addressed in the SEE.

Electromagnetic Information

A fact sheet about electromagnetic fields from the development should be provided with the DA. It is noted that there could be community concerns.

Flooding

The site has been identified as flood prone land. As such, a flood certificate will be required to enable the identification of the applicable flood hazard category and flood levels. The structures on site should have a Finished Floor Level (FFL) at the Flood Planning Level (FPL). If filling is proposed to reach the FPL, Council will need a Flood Impact Assessment.

Council will also condition that the structures would need to be flood compatible and be able to withstand flood waters.

Watercourse

This site contains a watercourse. It is advised that the DA would require a controlled activity approval as per s91 of the Water Management Act 2000 if any works are within 40m of the watercourse. Should controlled activity approval be required the DA would be considered Nominated Integrated Development as per s4.46 of the Environmental Planning and Assessment Act 1979.

Vegetation Removal

The location of the BESS on this site is within a fairly vegetated area. It was noted that this vegetation is mapped as an endangered ecological community and therefore a Flora and Fauna Impact Assessment should be provided with the DA.



DA Lodgement

The applicant is advised that any future development application must be lodged with supporting information in accordance with Schedule 1 of the *Environmental Planning and Assessment Regulations 2000*, inclusive of the following:

		DEVELOPMENT TYPE																					
		Dwelling House (1 storey)	Dwelling House (2+ storey)	Semi-Detached Dwelling	Secondary Dwelling	Dual Occupancy	Attached Dwellings	Multi-Dwelling Housing	Residential Flat Building	Alterations /Additions	Outbuildings (i.e. pergolas)	Pools	Commercial / Retail / Office	Change of Use	Industrial	Home Business / Home Industry	Community Facility	Tourism	Signage	Demolition	Earthworks	Temporary Event / Land Use	Subdivision
SUPPORTING DOCUMENTATION PLANS	Elevation Plans	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Erosion Sedimentation Plan	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	✓	DCP
	Floor Plans	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Landscape Plan					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	DCP
	Notification Plan (A4)		✓	✓	✓	✓	✓	✓	✓	2*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	DCP
	Sections	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Signage Plan																			✓			
	Site Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Site Analysis Plan*	B	B	✓	✓	✓	✓	✓	✓	B	B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Stormwater Drainage Plan	B	B	✓	✓	✓	✓	✓	✓	B	B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Survey Plans/Reference Levels	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	BASIX Certificate	✓	✓	✓	✓	✓	✓	✓	✓	C	C												
	Subdivision Plan																						✓
	REPORTS	Demolition Plan																			✓		
Statement of Environmental Waste Management Plan		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Mandatory. Application will not be accepted without this documentation.
- * Can be incorporated on site plan
- 2** For 2+ Storey Structure
- C BASIX certificate is also required for residential alteration/additions with a value greater than \$50,000 and pools with more than 40,000 litres.
- B Beneficial. It will facilitate and speed up the assessment process. May be requested during assessment if not provided at lodgement.
- DCP The DCP contains specific lodgement requirements for these documents and development types. Please refer to the relevant section of the DCP.

Other documentation required based on other conditions

Document/Plan	Condition
Bushfire Assessment Report	For development on bushfire prone land
Detailed Cost Report	When the estimated cost of the development is over \$3 million. Must be signed by a Quantity Surveyor.
Biodiversity Development	For development which triggers entry into the Biodiversity Offset

Assessment Report	Scheme, in accordance with the Biodiversity Conservation Act 2016.
Ecological Assessment Report	Where native vegetation removal is proposed but does not trigger entry into the Biodiversity Offset Scheme, or if required in accordance with Section B2 – Natural Resources of the Port Stephens Development Control Plan 2014.
Preliminary Site Investigation for Contamination	Required where land is suspected to be contaminated or where previous land uses may have contaminated the land.
Aboriginal Cultural Heritage Assessment Report	For development that will harm an Aboriginal object or Aboriginal Place.

NOTE: The completeness and quality of the application can impact upon the assessment time. Further, any incomplete or insufficient applications may not be accepted. Council required development applications to be lodged in digital format to facilitate a more efficient electronic assessment process while minimising paper and the impact on the environment. For electronic lodgement, please visit the Port Stephens Council Website and follow the guidelines described. If you choose to lodge the application in paper form, you must provide only one paper copy of all the supporting documentation. A scanning fee will apply for applications lodged in paper form.