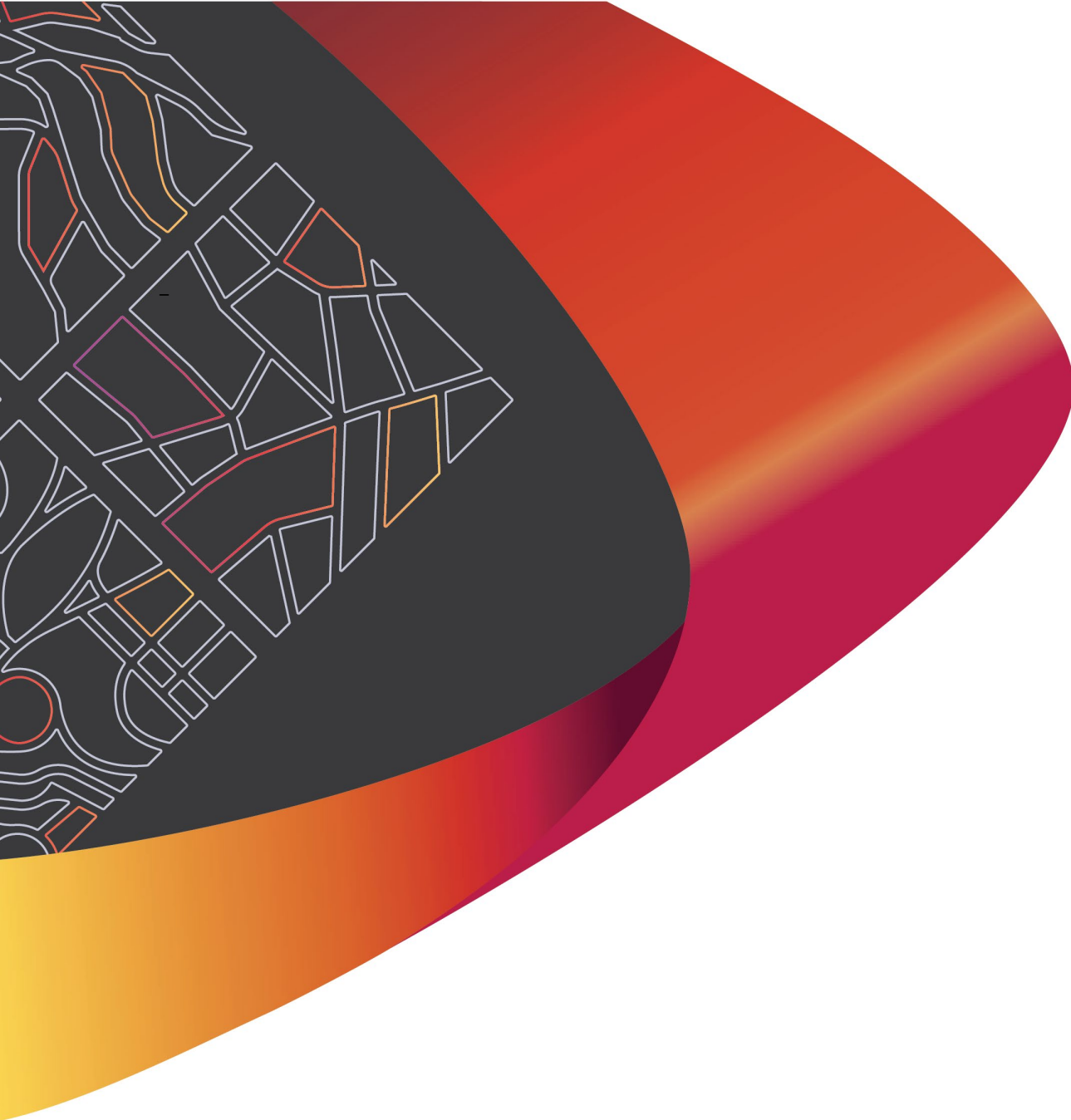




BESS ATLANTIC PTY LTD C/O GRANSOLAR DEVELOPMENT
AUSTRALIAGRANSOLAR DEVELOPMENT AUSTRALIA

Jindera Battery Energy Storage System

HERITAGE IMPACT STATEMENT



Premise

Report No: P002037_HIS

Rev: 001B

22 May 2025

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ABBREVIATIONS

Abbreviation	Abbreviated term
BESS	Battery Energy Storage System
DCP	Development Control Plan
Development Site	The area within the subject site on which the components of the project will be constructed
DPHI	NSW Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
HCA	Heritage Conservation Area
Heritage Act	<i>NSW Heritage Act 1977</i>
HIS	Heritage Impact Statement
kV	Kilovolt
LEP	Local Environmental Plan
MW	Megawatt
MWh	Megawatt per hour
RNE	Register of the National Estate
SEARs	Secretary's Environmental Assessment Requirements
SHI	State Heritage Inventory
SHR	State Heritage Register
SSD	State Significant Development
SSDA	State Significant Development Application
Subject Site	Defined as the land that is the subject of the application
TL	Transmission line
TS	Transmission substation

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1. INTRODUCTION

Premise Australia Pty Ltd (Premise) has been commissioned by the proponent (BESS Atlantic Pty Ltd c/o Gransolar Development Australia) to prepare a Heritage Impact Statement (HIS) to support a State Significant Development Application (SSDA) (SSD-68815961) for a proposed Battery Energy Storage System (BESS) and associated works at 204 Ortlipp Road, Glenellen, NSW 2642. The proposed development is known as the Jindera BESS and is located within the Greater Hume Shire Council (GHSC) Local Government Area (LGA).

The Jindera BESS is classified as a State Significant Development (SSD) being assessed under the Environmental Planning and Assessment Act 1979 (EP&A Act) and Environmental Planning and Assessment Regulation 2021 (EP&A Regulation). The Planning Secretary's Environmental Assessment Requirements (SEARs) for the project were issued on 18 April 2024. The SEARs outlined the following requirement concerning European/historic heritage:

assess the impact to historic heritage having regard to the NSW Heritage Manual.

This HIS has been prepared in line with the NSW Department of Planning and Environment (DPE) publication, Assessing heritage significance - Guidelines for assessing places and objects against the Heritage Council of NSW criteria (DPE, 2023), and the Guidelines for preparing a statement of heritage impact (DPE, 2023). Information contained within these guidelines has been drawn from documents written as part of the NSW Heritage Manual. These guidelines replace the previous documents within the NSW Heritage Manual.

The Jindera BESS will be located approximately 2.4 km north of the town of Jindera. The proposed development does not relate to a state or local heritage item, nor is it located within a heritage conservation area (HCA). There are, however, a number of local heritage items situated within the broader context of the locality. The aim of this HIS is to assess the potential heritage impact(s) of the construction, operation and eventual decommissioning of the Jindera BESS.

1.1 The Site

The proposed development is located approximately 2.4 km north of the town of Jindera in the Riverina region of NSW.

The development site, being the area on which the components of the project will be constructed, is located across several land parcels, including:

- > Lot 204 DP753342 (private land under agreement with the applicant),
- > Lot 1 DP588720 (land hosting the TransGrid Jindera Substation);
- > Crown Land including unidentified Crown Land along Ortlipp Road and a Crown Enclosure Permit situated between Lot 204 DP753342 and Lot 1 DP588720; and,
- > The road reserves of Ortlipp Road and Lindner Road.

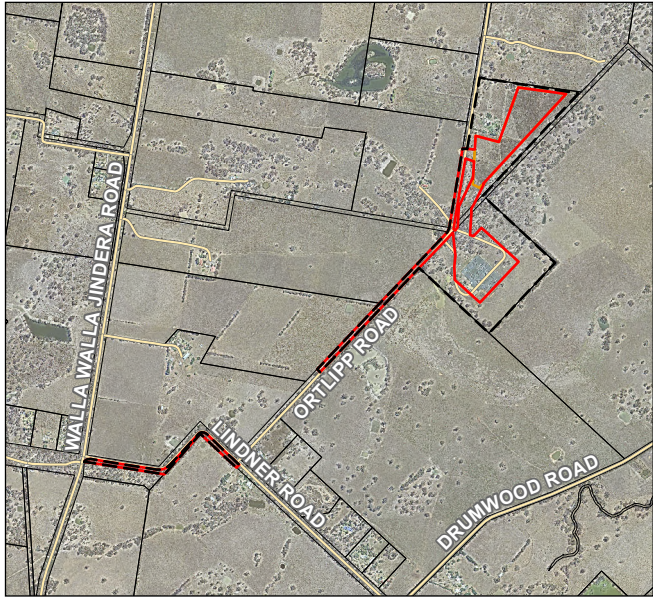
The development site is zoned *RU1 - Primary Production* under the *Greater Hume Local Environmental Plan 2012* (LEP).

The development site has an area of approximately 18.85 hectares (ha) and is depicted with a red boundary in **Figure 1**.

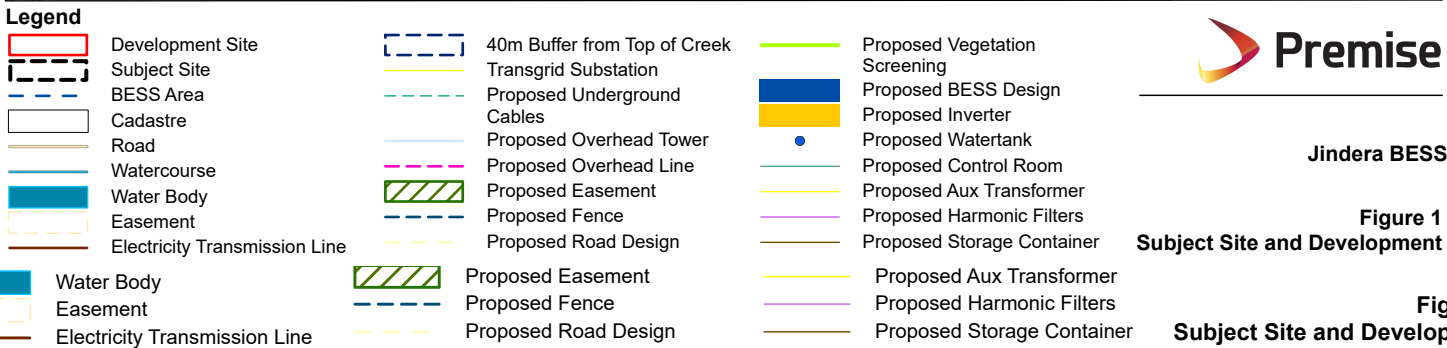
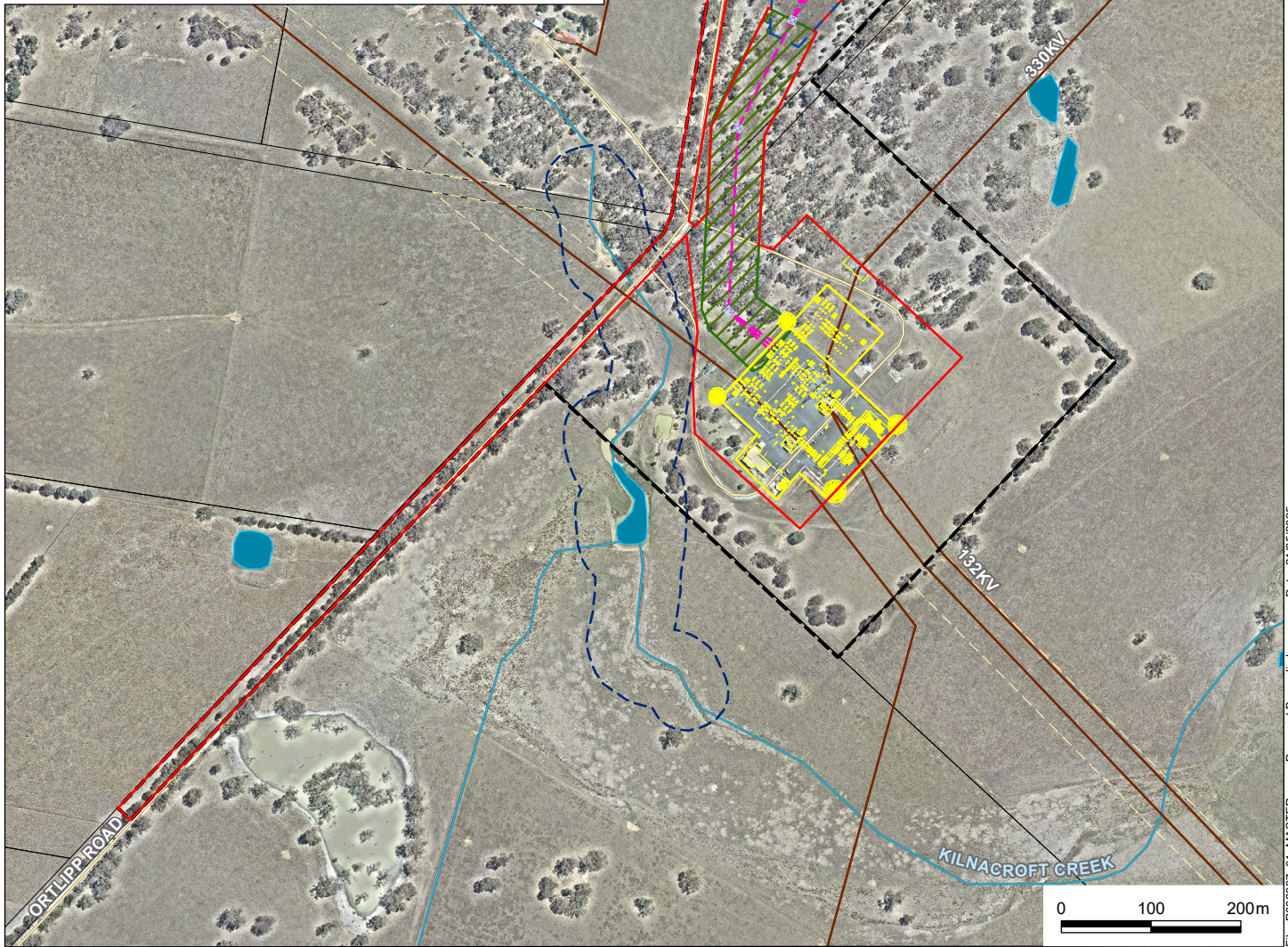
The proposed BESS would occupy a footprint of approximately 6.98 ha within the northern extent of the development site within Lot 204 DP753342.

Surrounding land uses include rural residential with mixed agricultural industrial, including cropping and grazing. The development will be accessed via Ortlipp Road in the east, orientated in a general north to south direction. The approved Jindera Solar Farm project is also situated to the west of the development site, and the approved Glenellen Solar Farm project is immediately to the east.





Development Site



Jindera BESS

Figure 1
Subject Site and Development

Figure 1
Subject Site and Development

Sources: © State of NSW, Department of Customer Service, Spatial Services 2024
 State of NSW, Department of Climate Change Energy the Environment and Water 2024; BESS Atlantic Pty Ltd 2024; Nearmap 2024
 File: P002037_01_MASTER.aprx Prepared By: malin hoepfner Date: 21/05/2025

1.2 Proposed Works

The proposed development will include the following key infrastructure and works:

- > Transport of construction personnel associated heavy and light vehicles and materials to and from the site during construction (dependent on construction schedule).
- > Site establishment works including vegetation clearing within the BESS boundary and Transmission Line (TL) footprint, bulk earthworks and a temporary construction compound.
- > Road works to formalise internal site access road to accommodate heavy vehicles and a new driveway crossing.
- > Construction of hardstand, crushed-rock internal roads, control room and switch gear, auxiliary transformer, battery enclosures, and inverter and transformer stations.
- > Construction of overhead 330 kV TL to facilitate connection to the existing JINDERA 330/132 kV Transmission Substation and associated high voltage steel poles.
- > Installation of an acoustic barrier.
- > Construction of ancillary works including parking area, water tank, storage structures, stormwater management infrastructure and security lighting and fencing.
- > Vegetative screening.
- > The installation of 200 lithium batteries within individual, modular containers, on hardstand footings.
- > The installation of 100 inverters on hardstand footings.
- > Installation of subsurface wiring infrastructure throughout the development site.
- > Installation of an expanded concrete footing on TransGrid's Jindera Substation.
- > Watermain extension: Underboring and installation of piping along Ortlipp Road to extend the local water-main to site.
- > Easement works along Ortlipp Road.
- > Replacement and implementation of watermain piping and associated works along Lindner Road (underboring).
- > Decommissioning of the BESS at the end of life (EOL).

The proposed layout for the development is depicted in **Figure 1**. The final layout is subject to detailed design.

Construction of the development is estimated to take up to 10 months (including a peak period of two months) and will include site clearing and earthworks. The proposed development is expected to have a life span of approximately 20 - 25 years, however, infrastructure may be upgraded to extend the operational life.

1.3 Report Limitations

This report presents an assessment of European/historic heritage impacts only. Aboriginal cultural heritage has been assessed separately (Virtus Heritage, 2025a) addressed in **Section 4.4.1** of this HIS. Similarly archaeological impacts were not assessed as part of the HIS. Archaeological assessment associated with Aboriginal Cultural Heritage values were assessed by Virtus Heritage (2025b).

A physical assessment of the development site inclusive of the BESS area and proposed connection to the TransGrid Jindera Substation was undertaken in September 2024.

Subsequent refinements to the design of the project have included the incorporation of watermain extension and easement works along Ortlipp Road, and watermain works along Lindner Road. The additional works included in the refined design are situated in proximity to land historically disturbed by the construction and ongoing use of Ortlipp Road and Linder Road. These works have been therefore assessed via a desktop analysis only.

1.4 Authorship and Acknowledgements

This report was prepared by Tamera Rudd (Graduate Archaeologist, Premise). Management review was undertaken by Latisha Ryall (Archaeologist, Premise).

A site inspection was undertaken by Tamera Rudd on 19 September 2024.



2. LEGISLATIVE CONTEXT

In NSW, cultural heritage is managed under a three-tiered system: National, State and Local heritage. Certain sites and items may require management under all three levels or a combination of state and local or local only. Relevant legislation is discussed below.

Heritage items located within proximity to the development site are identified in **Figure 2**.

2.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning & Assessment Act 1979* (EP&A Act) is administered by the Department of Planning, Housing and Infrastructure (DPHI) and establishes the framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The EP&A Act requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits. The EP&A Act also requires the preparation of local environmental plans (LEPs) and development control plans (DCPs) to provide guidance on the level of environmental assessment required. The applicable LEP and DCP for the development site are, respectively, the *Greater Hume Local Environmental Plan 2012* and the *Greater Hume Development Control Plan 2013*.

This HIS has been prepared in support of an EIS pursuant to the relevant provisions of the EP&A Act and the EP&A Regulation. The proposed works will be assessed under Part 4, Division 4.7 of the EP&A Act, which establishes an assessment and approval regime for SSD. Part 4, Division 4.7 applies to development that is declared to be SSD by a State Environmental Planning Policy (SEPP).

2.2 Environmental Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legislative framework for the protection and management of matters of national environmental significance, such as flora, fauna, ecological communities, and heritage places of national and international importance. Heritage items are protected through their inscription on the World Heritage List, the National Heritage List or the Commonwealth Heritage List.

There are no items located on or within proximity to the development site, that are listed on the World, National or Commonwealth Heritage registers.

2.3 The Heritage Act 1977

The NSW *Heritage Act 1977* (Heritage Act) provides protection for items of 'environmental heritage' in NSW. 'Environmental heritage' includes places, buildings, works, relics, movable objects, or precincts considered significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. Items considered to be significant to the State are listed on the State Heritage Register (SHR) via the State Heritage Inventory (SHI) and cannot be demolished, altered, moved or damaged, or their significance altered without approval from the Heritage Council of NSW (Heritage NSW).

2.3.1 THE STATE HERITAGE REGISTER

The SHR is a list of places, objects and archaeological sites of particular importance to the heritage of NSW and its people. The SHR was established under Section 22 of the Heritage Act and is administered by Heritage NSW and includes items in both private and public ownership. To be listed, an item must be deemed to be of heritage significance for the whole of NSW. These Heritage Items are now listed under the State Heritage Inventory (SHI) online database accessed via the Heritage NSW portal.

The SHI is a requirement of the Heritage Act. The database is reliant on NSW government agencies and local councils to provide updated information when applicable. The SHI contains more than 30,000 heritage items and places on statutory lists in NSW and includes:

- > declared Aboriginal Places;
- > items listed on the State Heritage Register;
- > listed Interim Heritage Orders; and
- > items listed of local heritage significance on a local council's Local Environmental Plan.

A review of the SHI has indicated that the development site is not listed as a State heritage item under the SHR, nor are any state heritage items located within the vicinity.

2.3.2 SECTION 170 HERITAGE AND CONSERVATION REGISTERS

Under Section 170 of the Heritage Act, State government agencies have a responsibility to identify, conserve and manage heritage assets owned, occupied, or managed by that agency.

The development site is not subject to a Section 170 heritage listing.

2.4 Greater Hume Local Environmental Plan 2012

Section 5.10 of the *Greater Hume Local Environmental Plan 2012* (LEP) relates to heritage conservation within the Greater Hume Shire LGA. The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Greater Hume,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

A list of local heritage items is provided in Schedule 5 Part 1 of the LEP. Heritage items located within 5 km of the development site is summarised in **Table 1** and shown in **Figure 2**.

Table 1 – Nearby Local Heritage Items

Item	Significance	Address	Distance
Glenellen School (former) (#I67)	Federation era weatherboard school building	185 Glenellen Road, Glenellen	Approximately 1.1 km north of the development site
"Drumwood" homestead and outbuildings (#I128)	An early homestead dating to approximately c.1890s, with moderate aesthetic value	234 Drumwood Road, Jindera	Approximately 1.1 km south of the development site
Jindera General Cemetery (#I131)	Cemetery dating to 1879	Corner Drumwood Road and Hannah Lane, Jindera	Approximately 1.0 km southwest of the development site
Police Stables (#I135)	Gabled weatherboard stables, built in 1896 which were later used as accommodation for the police force	98 Creek Street, Jindera	Approximately 2.1 km southwest of the development site
Jindera School of Arts (#I132)	Moderately intact, 1900s community building	109 Urana Street, Jindera	Approximately 2.4 km southwest of the development site
St Paul's Anglican Church (#I138)	A gothic style church constructed in 1881, being the second Anglican Church to be built in Jindera	102-112 Urana Street, Jindera	Approximately 2.4 km southwest of the development site
Blacksmith shop (#I126)	The first Blacksmith and Wheelwright shop, constructed in 1872	115 Urana Street, Jindera	Approximately 2.5 km southwest of the development site
Pioneer Museum (Wagners Store) and outbuildings (#I133)	The first store opened in Jindera, and includes a slab hut, daub cottage and residence	114 - 16 Urana Street, Jindera	Approximately 2.5 km southwest of the development site
Big Gum Swamp (#I66)	A swamp area with large gum trees, which has now been drained, cleared and cropped	410 Bethel Road, Burrumbuttock	Approximately 3.6 km southwest of the development site
St John's Lutheran Church (#I137)	Early Lutheran Church with a cemetery dating as early as 1868	148-150 Adams Steet, Jindera	Approximately 2.6 km southwest of the development site
Bethlehem Lutheran Cemetery (#I127)	Spiritual significance to the community, showcasing early German settlement in Jindera	Pioneer Drive, Jindera	Approximately 3.2 km southwest of the development site

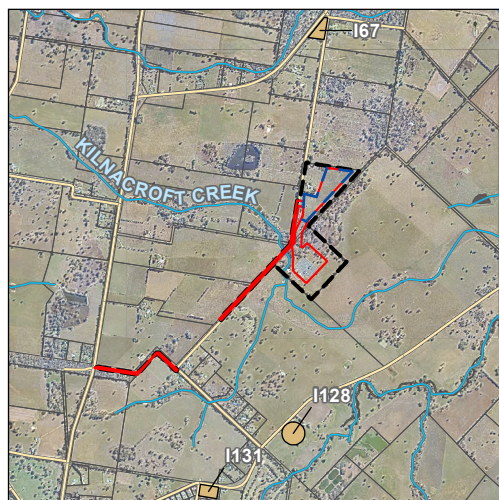
2.4.1 HERITAGE CONSERVATION AREAS

Schedule 5 Part 2 of the LEP provides a list of Heritage Conservation Areas (HCA) located within the Greater Hume Shire Council LGA. A review of Schedule 5, Part 2 has confirmed that the development site is not located within an HCA, nor are any heritage conservation areas listed under the LEP.

2.4.2 ARCHAEOLOGICAL SITES

Schedule 5 Part 2 of the LEP provides a list of Archaeological Sites located within the Greater Hume Shire Council LGA. One site has been identified in Jindera, listed as Hawthorn Cottage (ruin) (Item #A3), located on Hawthorn Road (at the corner of Urana Road) (Lot 12 DP791220) approximately 6 km south of the development site.





Development Site Detail



- Legend**
- Development Site
 - Subject Site
 - BESS Area
 - Lot
 - Road
 - Watercourse

- Heritage Items**
- Item - General
 - Item - Landscape
- I128 - "Drumwood" homestead and outbuildings
 I167 - Glenellen School (former)
 I131 - Jindera General Cemetery



Jindera BESS

Figure 2
Heritage Sites in the Locality

2.5 Non-Statutory Registers

2.5.1 NATIONAL TRUST

The National Trust NSW comprises a list of significant landscapes, buildings, townscapes, cemeteries and other culturally significant places across NSW which are considered worthy of being conserved.

The development site is not listed on the National Trust Register. However, 16 sites, within Jindera are listed on the NSW National Trust Register at a distance of approximately 4 - 4.5 km from the development site:¹

- > Blacksmith Shop
- > Dressmakers Cottage
- > Brick Cottage Including Well
- > Hotel Jindera
- > Pioneer Museum Formerly Wagners Store Group
- > Museum Formerly General Store
- > Dopper Cott
- > House: Public Watering Place
- > St John's Lutheran Church
- > St Paul's Anglican Church
- > Molkentin Cottage
- > Jindera Cemeteries Group
- > General Cemetery
- > St John's Lutheran Cemetery
- > Church Cemetery Pioneer Drive

2.5.2 REGISTER OF NATIONAL ESTATE

The Register of the National Estate (RNE) is a list of natural, Aboriginal and historic heritage places throughout Australia, originally established under the Australian Heritage Commission Act 1975. The RNE ceased to be a statutory register in February 2012, however, is now a publicly available archive (Australian Heritage Database) that is maintained on a non-statutory basis.

The development site is not listed on the RNE. However, three RNE listed historic sites are located in proximity to the development site (refer **Table 2**).

¹ National Trust New South Wales, 1993; 267-268

Table 2 – Sites on the RNE

Item	Significance	Address	Distance
Pioneer Museum (Place ID: 654)	Building of architectural value with early association with the German pioneers to the region. Part of the Pioneer Museum Group.	Urana Street, Jindera	Approximately 2.5 km from the development site
Pioneer Museum Group (Place ID: 653)	Group of buildings with historic commercial significance, constructed by Lutheran pioneers in the district.	Urana Street, Jindera	Approximately 2.5 km from the development site
Wagners Store (Place ID: 655)	Late 19 th century commercial buildings. Shop front has been retained. Part of the Pioneer Museum Group.	Urana Street, Jindera	Approximately 2.5 km from the development site
Tabletop Nature Reserve, Table Top, NSW, Australia	Nature Reserve forms part of a group of reserves that act as remnants of uplifted Upper Devonian conglomerates, including: the Rock and Cocoparra Nature Reserves and Cocoparra National Park.	Table Top	7km south-east of Gerogery. (north of the development site)

2.6 Greater Hume Council Development Control Plan 2013

The *Greater Hume Council Development Control Plan 2013* (DCP) provides objectives and controls for the management and conservation of heritage items and heritage conservation areas.

The DCP does not apply to SSD projects, however for the context of heritage in the locality a number of heritage conservation areas are provided via Section 9.0 of the DCP including one (1) site located in Jindera, at 98 Urana Road referred to as the Jindera Conservation Area (JCA). However, there is a discrepancy between the LEP and DCP as this item is not listed as an HCA under Schedule 5 of the LEP.

According to the DCP, the JCA contains a small cluster of buildings dating to the 19th century which hold historical significance in association with the early Albury to Urana mail route and early German settlers who arrived in the region (see **Section 3.1**).²

The development site is not located within the Jindera Conservation Area.

² Greater Hume Council DCP, 2013; 52

3. HISTORICAL CONTEXT

3.1 Jindera

In the 1830s, large groups of individuals left Prussia (Germany) to escape religious persecution. These groups first travelled to Britain and then to South Australia, in hopes to find land where they could practice their faith without fear of oppression. Due to the cost of land in South Australia, many migrants soon journeyed to New South Wales, 60 of whom travelled to Jindera in 1867. These German migrants, were the first known European settlers to occupy Jindera.

It is important to note, that prior to German settlement of the area, the broader locality was utilised by the Wiradjuri Aboriginal people/s. In 1824, European explorers Hamilton Hume and William Hovell led an expedition into the region of Albury and Wodonga to find new grazing lands. Soon after, European settlers established themselves on the new landholdings across the Riverina region, forcing the Wiradjuri people/s from their lands.

British pastoralists in particular, took up lands across the region with John Dight, a relative of Hamilton Hume, owning land known as 'Dights Forest' (now 'Jindera') taking up approximately 45,000 acres. Other land grants were later issued to Homd Grant and Henry Ortlipp by 1892.

German settlers travelled from the Barossa Valley near Adelaide to Dight's Forest in approximately 1867.³ It was reported that approximately 80 horse drawn wagons arrived in the area at the end of 1866 and in the first half of 1867.⁴

At this time, approximately 79 families had already migrated to Albury. Migration to Albury, Dight's Forest and surrounding towns was common due to the affordability of the land which could be purchased for £1 per acre.⁵ The German migrants allowed for an increase in agricultural production in the region, with extra working hands, wagons and farming equipment which likely helped to shape the historic successful cultivation of crops, particularly wheat in Jindera.⁶

The German migrants camped at 'Four Mile Creek' (located at Pioneer Park) where they had access to water and other natural resources. By the time they arrived in Dight's Forest, a small wattle and daub hut were already constructed, which are still extant today, making up part of the Jindera Pioneer Museum. Dight's Forest was gazetted as a village in 1869, encompassing approximately 126 acres. By 1876, 40 German families were living in Dight's Forest and in 1870, the village was renamed 'Jindera' as much of Dight's Forest had been cleared. According to the Historical Lands Record Viewer (HLRV), the first land grants in Jindera were awarded to Gottlob Sempendorfer, Gottfried Scholtz, Amelia C. Briesse and Peter Christian (PC) Wagner.⁷

The first Post Office was constructed in 1870, and the town quickly grew to include a hospital, two schools, four hotels, parks, sporting facilities and a racetrack.⁸ A blacksmith and wheelwright shop opened in 1872 by Michael Reinhardt Molkentin, before being taken over in 1908 by Ernst Friedrich (Fred) Wehner, who was a qualified blacksmith and wheelwright. The blacksmith business was purchased

³ Jindera Pioneer Museum; <https://www.jinderamuseum.com.au/about>

⁴ Blaess, 199: 20

⁵ Blaess, 199: 20

⁶ Pennay, 1994: 19

⁷ *Ibid.*

⁸ Greater Hume Council; <https://www.greaterhume.nsw.gov.au/GHTownVill/Jindera/Our-History>

by Wehner in 1915 who operated the shop alongside his son. The Wehner family owned and operated the business up until 1994.⁹

In 1874, PC Wagner and Johann Rosler built a store with a three room dwelling which was known as 'Wagner's Store.' PC Wagner was a prominent figure in the region with many settlers attributing their business successes to Wagner and his support. The Hume Shire Council in particular, first met in Jindera with Wagner one of the founding council members. In addition to the Wagner's Store, he also operated the original Jindera Hotel, the Forrest Hotel and Burrows Mill. Eight years after the construction of Wagner's Store, the partnership between Rosler and Wagner ended, with Rosler starting his own business and Wagner continuing to manage the business himself, later with his son, Gustav Frederick Wagner.¹⁰ The building located behind Wagner's Store was expanded twice, to accommodate the Wagner's growing family whom by 1906, built a second bigger store next door as their business was so successful.

The first Church constructed in Jindera was known as 'St Thomas,' constructed between 1868 and 1870. This Church was later demolished, and the St Paul's Anglican Church was erected and dedicated in 1891.¹¹ The St Paul's Anglican Church (also known as the "Little English Church") was constructed in 1881 (with later renovations in 1899) and in 1879, St John's Lutheran Church was constructed, next to the St John's Lutheran Cemetery. The church was dedicated on 20 August 1880, now utilised as a school chapel.¹² By the end of the 1880s, there was also a Lutheran School which taught exclusively in the German language.

Today, the Jindera Conservation Area, contains a small cluster of buildings constructed by the German migrants, which holds great significance as a *local heartland for German settlers*.¹³ The small growth in the population of Jindera in the late 19th and early 20th centuries has allowed for the preservation of the streetscape and associated buildings.

3.2 Historical context of the development site

The 1892 parish maps of Huon and Jindera indicate that the northern portion of the development site was owned by 'Homd Grant' and Henry Ortlipp, while the southern portion was under the ownership of 'Jno Dight' (John Dight). By this time, Ortlipp Road had already been established, and much of the surrounding land had been allocated through private land grants.¹⁴

Parish maps identify Dight as the landowner for the site of the TransGrid Jindera Substation up until at least 1903. Dight appears to have owned five (5) lots of land including and surrounding the site of substation. Figures prepared for the site by Virtus Heritage in 2025 depict the norther portion (**Figure 3**) and southern portion (**Figure 4**) of the development site on the 1892 historical Huon and Jindera Parish Maps.¹⁵

⁹ Jindera Pioneer Museum and Historical Society Inc.

¹⁰ Jindera Pioneer Museum; <https://www.jinderamuseum.com.au/about>

¹¹ Anglican Parish of Northern Albury; <https://anglicannorthernalbury.org.au/locations/st-pauls-jindera-2/>

¹² SHI, 2008; <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1790113>

¹³ Greater Hume Council DCP, 2013; 52

¹⁴ Virtus Heritage, 2025b; 27.

¹⁵ Virtus Heritage, 2025b; 27; Figure 4 and Figure 5

Figure 3 – 1892 Huon Parish Map

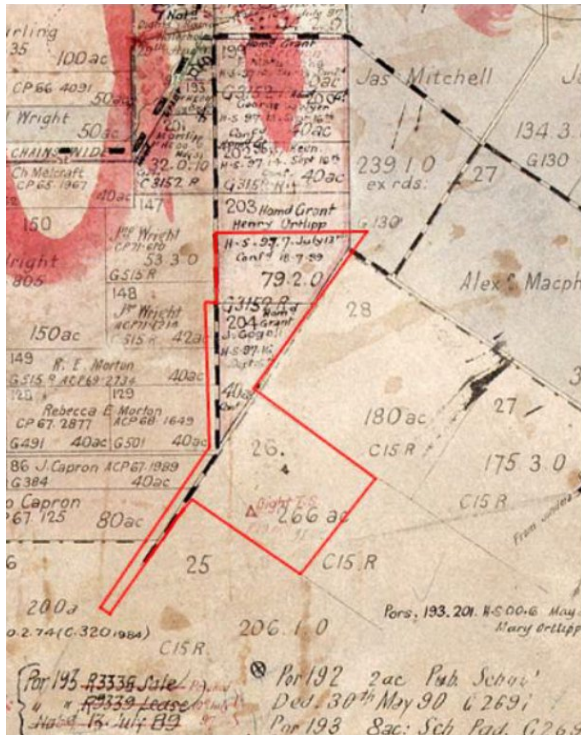
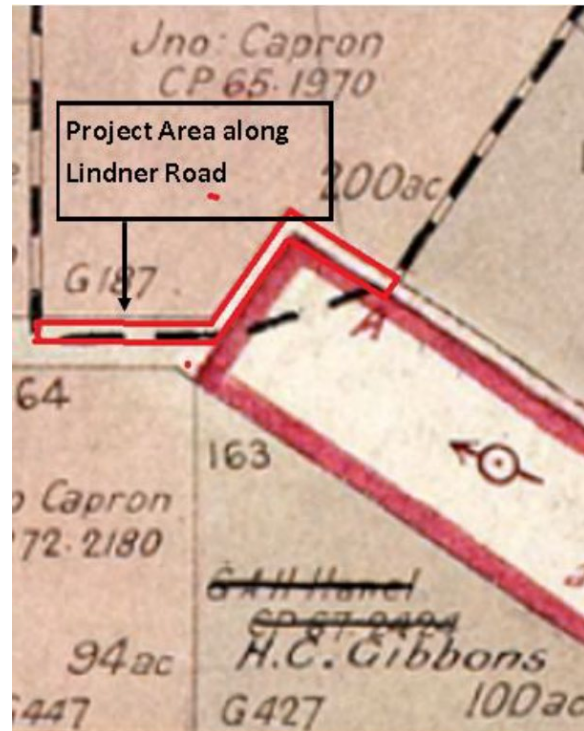


Figure 4 – 1892 Parish Jindera Parish Map



The land hosting the BESS area was first purchased by William Kirby Barnes on 13 January 1923 for a sum of 72 pounds (£).¹⁶ Land ownership was transferred to Ella Volentine Barnes in August 1956 and later, to Brian Ortlipp in May 1958. This landholding was later leased to Joseph James Lyons and Patricia May Lyons as joint tenants in November 1983.

A review of historical aerial imagery has identified that the development site has previously been utilised for agricultural land uses, particularly cropping activities, since at least 1961. The TransGrid Jindera Substation was constructed between 1973 and 1987 (refer **Figure 4**). The land surrounding the substation continued to be utilised for cropping and grazing activities and remains utilised for this purpose today.

The BESS area has similarly been used for historic agricultural activities, with an existing dwelling constructed on to the northwest between 1987 and 1990. Aerial imagery has identified that this area did not contain any infrastructure or buildings prior to 1987 and has since seen a number of tree plantings along the western boundary of the site.

¹⁶ Historical Lands Record Viewer

4. HERITAGE IMPACT ASSESSMENT

The objective of this HIS is to evaluate the potential impacts the proposed Jindera BESS may have on heritage items. As the development site is not associated with heritage listed items or contained within a HCA, this assessment focuses on the potential impacts on the surrounding heritage context, and heritage items listed in **Section 2**.

4.1 Site Inspection

A site inspection was undertaken on 19 September 2024 by Tamera Rudd (Graduate Archaeologist, Premise) to assess the heritage significance of the development site and surrounding heritage sites.

The BESS area was accessed via Ortlipp Road which is a predominantly unsealed road, aside from the southern extent which has recently been sealed as part of the approved Jindera Solar Farm project.

The land hosting the BESS area, Lot 204 DP753342 is characterised as agricultural, with the majority of the land used for cropping (refer **Figure 10**). Infrastructure was located along the Ortlipp Road frontage and consisted of a single corrugated iron dwelling with associated sheds, pens and cages as well as farming machinery (refer **Figure 8** and **Figure 9**). No significant historic fabric was observed, nor is it considered likely that relics would be identified across the site in future. The land hosting of the TransGrid Jindera Substation, Lot 1 DP588720, was also considered to have low heritage value. Based on the completion of the site inspection, the portions of the development site occupied by the BESS area and the proposed connection to TransGrid's Jindera Substation are not considered to retain historic heritage significance to the local or statewide community.

The Glenellen School (former) (LEP #I67) (refer **Figure 5**) is located approximately 1.1 km north of the development site along Ortlipp Road (refer **Figure 2**). This site was assessed for potential visual impacts which may result from the proposed development. Due to the distance between heritage item #I67 and the development site, physical and visual impacts are not expected (refer **Figure 6**). In addition, vegetation and mature native trees located along Ortlipp Road further reduce potential visual impacts. Overall, the proposed development will not result in any adverse impacts to the heritage significance of heritage item #I67.

Land within the vicinity of the development site was also assessed for any potential previously unrecorded heritage sites or relics. None were observed.

Heritage sites along Urana Road in Jindera were also inspected, including Wagner's Store and associated buildings, the Blacksmiths Shop (refer **Figure 11** to **Figure 16**) which contained the carts used by the German pioneers who first settled in Jindera (refer **Section 3.1**). Due to the proximity of these significant local heritage sites from the proposed development site, adverse impacts are not anticipated.

A summary of the site inspection is shown in **Figure 5** to **Figure 16**.

Figure 5 – Glenellen School (former) (LEP #I67)



Figure 6 – View towards subject site from #I67



Figure 7 – Subject site access point



Figure 8 – Existing dwelling on site



Figure 9 – Existing structures on site



Figure 10 – Existing land use



Figure 11 – Wagner’s Store



Figure 12 – Cottage (Wagner’s Store)



Figure 13 – Slab Hut (Wagner’s Store)



Figure 14 – Wattle & Daub Cottage (Wagner’s Store)



Figure 15 – Jindera Blacksmith



Figure 16 – Pioneer Carts (1860s)



4.2 Desktop Analysis

A desktop analysis of the proposed works along Ortlipp Road and Lindner Road has identified nil heritage significance. This locality has been subject to disturbance through the creation of the road easements and existing pipe infrastructure and is therefore considered unlikely to reveal historical relics.

Ortlipp and Lindner Roads are graded, gravel roads flanked by trees on either side separating the roadway from agricultural properties. Drainage culverts existing along the roadways, however, are considered to not be of historical fabric most likely dating to the late twentieth century when TransGrid's Jindera Substation was constructed.

4.3 Significance Assessment

An assessment of significance for the development site and nearby heritage items has been undertaken in accordance with the NSW DPE *Assessing heritage significance guidelines for assessing places and objects against the Heritage Council of NSW criteria 2023*. Under these guidelines, there are seven (7) criteria (a-g) for assessing heritage significance as outlined in **Table 3**.

Heritage objects or places are then graded for significance in accordance with the definitions outlined in **Table 4**.

Table 3 – Criteria for Assessing Heritage Significance in NSW

Criterion	Significance
Criterion (a) Historic significance	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (b) Historical association	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (c) Aesthetic/creative/technical achievement	An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).
Criterion (d) Social, cultural and spiritual	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.
Criterion (e) Research potential	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (f) Rare	An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (g) Representativeness	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

Table 4 – Gradings of Significance

Grading	Justification
Exceptional	Rare or outstanding element directly contributing to a place or object's significance.
High	High degree of original fabric. Demonstrated a key element of the place or object's significance. Alterations do not detract from its significance.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the place or object.
Little	Alterations detract from its significance. Difficult to interpret.
Intrusive	Damaging to the place or objects significance.

An assessment of heritage significance is detailed below based on a visual inspection and desktop assessment of the development site and nearby identified heritage sites.

4.3.1 THE DEVELOPMENT SITE

The development site represents the ongoing growth and development of Jindera in the 1970s and 1980s, however, does not meet any of the criterion listed in **Table 3**.

The development site is not considered likely to contain relic(s) and has low archaeological potential.

Overall, the development site contains nil heritage significance.

4.3.2 NEARBY HERITAGE ITEMS

4.3.2.1 Glenellen School (former)

A site inspection confirmed that the Glenellen School (LEP #I67) located approximately 1.1 km north of the development site, along Ortlipp Road, is currently in poor condition (refer **Figure 5**). The Glenellen School is a federation era white, weatherboard building which was built in approximately 1925. The first dedicated school was originally constructed approximately 30 m from this building in 1972, however was burnt down in 1889.

The Glenellen School is graded as having a moderate level of significance to the local community due its high degree of original fabric which is in poor condition. This site contributes to the heritage context of Jindera and Glenellen as one of the earliest remaining educational buildings.

This site meets heritage criterion c and g.

A statement of significant for heritage item #I67 is provided on the SHI and is as follows:

Federation era weatherboard school building of moderate aesthetic value. Exterior intact but in dilapidated condition.

4.3.2.2 Drumwood Homestead and Outbuildings

The Drumwood homestead and outbuildings (LEP #I128) was not visually assessed during the site inspection, however, is situated approximately 1.8 km south of the development site. This site is considered to have a high grade of heritage significance, representing an early homestead built in approximately the 1890s. The site contains moderate aesthetic values and remains in good condition.

This site meets heritage criterion c.

A statement of significance for heritage item #I128 is provided on the SHI and is as follows:

Early homestead of moderate aesthetic value.

4.3.2.3 Other Heritage Sites in Jindera

A number of significant heritage sites are located in the town centre of Jindera, including the Jindera HCA. Significant sites include the Jindera Pioneer Museum including Wagner's Store and outbuildings, the Jindera Blacksmith and a number of cemeteries including St John's Lutheran Church and the Bethlehem Lutheran Cemetery which are listed as heritage items under the LEP as well as being listed on the RNE. These sites represent highly significant heritage buildings and places which meet heritage criterion a, c, d and g.

Overall, heritage sites listed in **Section 2** contribute to the heritage context of Jindera, the majority of which has been conserved and remains in moderate to good condition.

4.4 Assessment of Impacts

An assessment of heritage impacts relating to the proposed Jindera BESS has been undertaken in accordance with the NSW DPE *Guidelines for preparing a statement of heritage impact 2023*. This includes an assessment of the development site, as well as an assessment of potential impacts to nearby local heritage items, including those listed on the RNE and National Trust.

Physical impacts to a heritage item or object are not anticipated as a result of the proposed development. Impacts will be limited to the development site which have been assessed as containing nil heritage significance.

Additionally, an assessment of potential visual impacts to surrounding heritage items (and the wider heritage setting/context of Jindera) has also been undertaken. A site inspection and desktop analysis confirmed that the Jindera BESS will not be visible from the Glenellen School (former) site, while the distance between other heritage sites outlined in **Section 2** confirms that other visual impacts are not likely.

Overall, the proposed Jindera BESS will not result in any adverse heritage impacts.

4.4.1 MATTERS FOR CONSIDERATION

The NSW DPE *Guidelines for preparing a statement of heritage impact 2023* provides matters for consideration when assessing the potential impacts of a proposed development on heritage items. These matters are addressed in **Table 5**.

Table 5 – Matters for Consideration

Matter for Consideration	Comment
Fabric and spatial arrangements	The proposed development will not result in impacts to fabric and/or spatial arrangements of a heritage item.
Setting, views and vistas	Whilst the proposed development will result in changes to the views and vistas of the development site, it will not result in any impacts to the views vistas or setting of a heritage item or an HCA.
Landscape	The proposed development will include the implementation of landscaping around the BESS to limit visual impacts to the development site. Whilst there are no heritage items within the development site, the landscaping will minimise visual impacts to the context of the area which has historically been utilised for agricultural activities. No adverse heritage impacts will occur through development activities associated with the proposed works along Ortlipp Road and Lindner Road.
Use	The proposed development will result in changes in land use within Lot 204 DP753342 (the proposed BESS area). This will not impact on the significance of any heritage items.
Demolition	The proposed development does not involve demolition works.
Curtilage	The proposed development will not impede on any heritage curtilages.
Moveable heritage	There are no moveable heritage items located within the development site.
Aboriginal cultural heritage	This HIS does not involve an assessment of Aboriginal cultural heritage. A separate Aboriginal Cultural Heritage Assessment (ACHA) has been prepared for the development site (Virtus Heritage 2025). The draft ACHA has identified that the development site has social and cultural significance to the Aboriginal community, with aesthetic importance and spiritual values associated with views towards Table Top Mountain and the local waterways. All elements of the natural environment—flora, fauna, and Aboriginal objects—within the area are valued by Aboriginal people. Proposed impacts to Aboriginal cultural heritage values will be managed in accordance with the recommendations as outlined in the draft ACHA.
Historical archaeology	A site inspection has confirmed that the portions of the development site occupied by the BESS area and the proposed connection to the TransGrid Jindera Substation, have a low likelihood of archaeological potential. A desktop assessment was undertaken on the remainder of the development site, including

Matter for Consideration	Comment
	Ortlipp Road and Lindner Road, and has also identified nil likelihood of archaeological potential associated with European heritage. Grading and establishment of Ortlipp Road and Lindner Road and associated utilities is likely to have disturbed the archaeological context (if any) in this location. Therefore, an archaeological assessment for European heritage is not required. It is recommended that although the archaeological potential is considered low, an unexpected finds protocol should be implemented as part of the management plan for the site.
Natural heritage	The development site does not contain natural heritage values.
Conservation areas	The development site is not listed within an HCA under Schedule 5 of the LEP. The DCP makes reference to the Jindera HCA which is situated approximately 4.5 km southeast of the development site and will not be impacted by the proposed Jindera BESS development.
Cumulative impacts	The proposed development will not result in any cumulative heritage impacts.
The Conservation Management Plan	There are no Conservation Management Plans in place for the development site.
Other heritage items in the vicinity	No heritage items will be physically impacted by the proposed development. The Glenellen School (former) (LEP #I67) is the closest heritage item to the development site with the highest likelihood of being visually impacted by the proposed Jindera BESS. A site inspection confirmed that no adverse visual impacts will occur as a result of the proposed development. Further, no adverse visual impacts will occur to other nearby heritage items due to their proximity from the development site.
Commonwealth/National heritage significance	The development site does not contain Commonwealth or National heritage significance.
World Heritage significance	The development site does not contain World Heritage significance.

4.5 Justification of Proposed Works

The NSW Government has recognised that the NSW electricity system needs to change, acknowledging that traditional generators are ageing and the State's transmission system is congested. Further, electricity prices are putting pressure on households and businesses. This realisation has informed the preparation of Government policies and documents, the provisions of which have filtered to the local scale and informed local plan making.

The Jindera BESS project will contribute to the provision of renewable energy in NSW and facilitate private investment in the state's electricity system over the next decade and beyond, a key consideration of the NSW Electricity Strategy. The Jindera BESS has an anticipated lifespan of approximately 20 - 25 years and will contribute to the NSW Government's three objectives for the electricity system: reliability, affordability and sustainability.

The proposed development will not result in impacts to nearby heritage sites, nor does the development site hold any heritage significance. Overall, the proposed development is considered justified and in the interest of the public.



5. CONCLUSION AND RECOMMENDATIONS

Jindera and the surrounding locality is historically associated with past European agricultural and pastoral use, mostly utilised for grazing and crop production since European settlement in the 19th century. The 1892 parish maps of Huon and Jindera indicate that the northern portion of the project area was owned by 'Homd Grant' and Henry Ortlipp, while the southern portion was under the ownership of John Dight. By this time, Ortlipp Road had already been established, and much of the surrounding land had been allocated through private land grants.¹⁷

The development site has been assessed as having nil heritage significance containing infrastructure and buildings dating to the 1970s and 1980s, with no specific cultural or aesthetic values. Grading and establishment of Ortlipp Road and Lindner Road and associated utilities is likely to have disturbed the archaeological context (if any) in this location. The development site is not associated with a listed heritage item under the SHR, LEP, RNE or the National Trust.

The Glenellen School (former) is a local heritage site listed under the LEP (#I67) located approximately 1.1 km north of the development site, along Ortlipp Road. A site inspection has confirmed that no adverse visual impacts to this heritage item or its heritage setting/context will occur as a result of the proposed development. Overall, the Jindera BESS will not result in any adverse heritage impacts.

It is recommended that in the unlikely event of an unanticipated heritage object (relic) being identified during the earthworks activities relevant to the construction of the BESS, all works must cease, and an appropriately qualified heritage consultant should be engaged to assess the find and provide management advice for the relic. This is consistent with the archaeological assessment prepared by Virtus Heritage (2025) for the development site.

¹⁷ Virtus Heritage, 2025b

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APPENDIX A

SEARs



Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*

Part 8 of the Environmental Planning and Assessment Regulation 2021

Application Number	SSD-68815961
Project	Jindera Battery energy Storage system, which includes: - the construction, operation and decommissioning of a battery energy storage system (BESS) with an estimated capacity of approximately 250MW / 500 MWh; and - associated infrastructure including transmission and connection works.
Location	204 Ortlipp Road, Glenellen and 140 Ortlipp Road, Jindera, within Greater Hume Shire Council
Proponent	BESS Atlantic Pty Ltd
Date of Issue	18/04/2024
General Requirements	The Environmental Impact Statement (EIS) for the development must comply with the requirements in Part 8, Division 5 of the <i>Environmental Planning and Assessment Regulation 2021</i> (the Regulation) and must have regard to the <i>State Significant Development Guidelines</i>, and any relevant planning circulars. In particular, the EIS must include: - a stand-alone executive summary; - a full description of the development, including: - details of construction, operation and decommissioning, including any staging of the development; - a high quality site plan at an adequate scale showing all infrastructure and facilities (including any infrastructure that would be required for the development, but the subject of a separate approvals process); - a high quality detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development; and - confirmation if the project is designated development in accordance with the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) and the Regulation;

- a strategic justification of the development focusing on site selection and the suitability of the proposed site with respect to potential land use conflicts with existing and future surrounding land uses (including existing land use, other proposed or approved energy facilities, major projects, rural/residential development, Crown lands within and adjacent to the project site and subdivision potential);
- a risk assessment of the potential impacts of the development, identifying the key issues for further assessment;
- an assessment of the likely impacts of the development on the environment, and any other significant issues identified in the above risk assessment, focusing on the specific issues identified below, including:
 - a description of the existing environment likely to be affected by the development using sufficient baseline data;
 - an assessment of the likely impacts of all stages of the development (which is commensurate with the level of impact), including any cumulative impacts of the site and existing, approved or proposed developments in the region and impacts on the site and any road upgrades, taking into consideration any relevant legislation, environmental planning instruments, guidelines, policies, plans and industry codes of practice including the *Cumulative Impact Assessment Guideline* (DPE, 2022);
 - a description of the measures that would be implemented to avoid, mitigate and/or offset the impacts of the development (including draft management plans for specific issues as identified below); and
 - a description of the measures that would be implemented to monitor and report on the environmental performance of the development;
- a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS;
- a detailed evaluation of the merits of the project as a whole, having regard to:
 - the requirements in Section 4.15 of the *Environmental Planning and Assessment Act 1979*, including the objects of the Act and how the principles of ecologically sustainable development have been incorporated in the design, construction and ongoing operations of the development;
 - the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses;
 - feasible alternatives to the development and its key components, including siting and project design alternatives to avoid areas of biodiversity value, opportunities for shared infrastructure with proposed developments in the region, and the consequences of not carrying out the development; and
 - a detailed consideration of the capability of the project to contribute to the security and reliability of the electricity system in the National

	Electricity Market, having regard to local system conditions and the Department's guidance on the matter. Estimated Development Cost and Employment • Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report; • Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided; • The development application must also be accompanied by: - the consent of the owner/s of the land (as required in Section 23(1) of the EP&A Regulation); and - a declaration from a Registered Environmental Assessment Practitioner that the EIS includes the information specified in the <i>Department's Registered Environmental Assessment Practitioner Guidelines</i>.
Key issues	The EIS must address the following specific matters: Biodiversity – including: • an assessment of the biodiversity values and the likely biodiversity impacts of the project in accordance with Section 7.9 of the <i>Biodiversity Conservation Act 2016</i> (NSW) (BC Act), the <i>Biodiversity Assessment Method</i> (BAM) 2020 and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must: - be prepared using the approved BDAR template; - document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM; - assess the impacts associated with all ancillary infrastructure, including the transport route road upgrades; - include an assessment for serious and irreversible impacts (SAIL) in accordance with Section 9.1 of the BAM; and - include a strategy to offset any residual impacts of the development in accordance with the BC Act, unless BCS and DPHI determine the proposed development is not likely to have any significant impacts on biodiversity values; • an assessment of the likely impacts on listed aquatic threatened species, populations or ecological communities, scheduled under the <i>Fisheries Management Act 1994</i>, and a description of the measures to minimise and rehabilitate impacts; • a cumulative impact assessment of biodiversity values in the region from nearby developments; and

- if an offset is required, details of the measures proposed to address the offset obligations.

Heritage – including:

- An Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and the Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW (DECCW, 2010), identifying, describing, and assessing any impacts to any Aboriginal cultural heritage sites or values associated with the site (including impacts from proposed road upgrades), and including results of archaeological test excavations (if required);
- evidence of consultation with Aboriginal communities in determining and assessing impacts, developing options and selecting options and mitigation measures (including the final proposed measures), having regard to the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW, 2010); and
- assess the impact to historic heritage having regard to the *NSW Heritage Manual*.

Land – including:

- a detailed justification of the suitability of the site and that the site can accommodate the proposed development having regard to its potential environmental impacts, land contamination, permissibility, strategic context and existing site constraints;
- an assessment of the potential impacts of the development on existing land uses on the site and adjacent land, including:
 - agricultural land, flood prone land, nearby drinking water catchments, Crown lands, mining, quarries, mineral or petroleum rights (if relevant);
 - a soil survey to determine the soil characteristics and consider the potential for salinity, acid sulfate soils, and erosion to occur; and
 - a cumulative impact assessment of nearby developments;
- an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including:
 - consideration of the zoning provisions applying to the land, including subdivision (if required);
 - completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industry's *Land Use Conflict Risk Assessment Guide*; and
 - an assessment of impact on agricultural resources and agricultural production on the site and region.

Visual – including a detailed assessment of the likely visual impacts (including night lighting) of all components of the project (including transmission lines, substations and any other ancillary infrastructure) on surrounding residences (including approved developments, lodged development applications and

dwelling entitlements) and key locations, scenic or significant vistas and road corridors in the public domain and provide details of measures to mitigate and/or manage potential impacts.

Noise – including an assessment of the construction noise impacts (including impacts from proposed road upgrades) of the development in accordance with the *Interim Construction Noise Guideline* (ICNG), operational noise impacts in accordance with the *NSW Noise Policy for Industry* (2017), cumulative noise impacts (considering other developments in the area), and a draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria.

Transport – including:

- an assessment of the peak and average traffic generation, including over-dimensional vehicles / heavy vehicles requiring escort and construction worker transportation;
- an assessment of the likely transport impacts to the site access route(s), including over-dimensional vehicles/ heavy vehicles requiring escort, site access point(s), any Crown land, particularly in relation to the capacity and condition of the roads, road safety and intersection performance;
- a cumulative impact assessment of traffic from nearby developments; and
- provide details of measures to mitigate and / or manage potential impacts including a schedule of all required road upgrades (including resulting from heavy vehicle and over mass / over dimensional traffic haulage routes), road maintenance contributions, and any other traffic control measures, developed in consultation with the relevant road authorities.

Water – including:

- an assessment of the likely impacts of the development on surrounding watercourses (including their Strahler Stream Order), groundwater resources and surface water movements, and measures proposed to monitor, reduce and mitigate these impacts including water management issues;
- a site water balance for the development;
- details of water requirements and supply arrangements for construction and operation;
- a description of the erosion and sediment control measures that would be implemented to mitigate any impacts in accordance with *Managing Urban Stormwater: Soils & Construction* (Landcom, 2004);
- assessing the impacts of the development, including any changes to flood risk and overland flows on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required; and
- where the project involves works within 40 metres of any river, lake or wetlands (collectively waterfront land), identify likely impacts to the waterfront land, and how the activities are to be designed and

implemented in accordance with the *DPI Guidelines for Controlled Activities on Waterfront Land* (2018) and (if necessary) *Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings* (DPI 2003), and *Policy & Guidelines for Fish Habitat Conservation & Management* (DPE, 2013);

- Flood Risk: identification of any flood risk on site having regard to adopted flood studies, the potential effects of climate change and any relevant provisions of the NSW Flood Risk Management Manual;
 - where the development could alter flood behaviour, affect flood risk to the existing community or expose its users to flood risk, provide a flood impact and risk assessment (FIRA) prepared in accordance with the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01;
 - detailed design solutions and operational procedures to mitigate flood risk where required.

Hazards – including:

- a preliminary risk screening completed in accordance with the State Environmental Planning Policy (*Resilience and Hazards*);
- a Preliminary Hazard Analysis (PHA) prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 – Guideline for Hazard Analysis* (DoP, 2011) and *Multi-Level Risk Assessment* (DoP, 2011). The PHA must consider all recent standards and codes and verify separation distances to on-site and off-site receptors to prevent fire propagation and compliance with the Department's *Hazardous Industry Advisory Paper No. 4, 'Risk Criteria for Land Use Safety Planning* (DoP, 2011) and include the key design parameters identified in the PHA within the project description. The PHA must consider the effect of bushfires on batteries or other components of the BESS;
- *Health* – an assessment of potential hazards and risks including but not limited to fires, spontaneous ignition, electromagnetic fields or the proposed grid connection infrastructure against *the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields*;
- *Bushfire* - identify potential hazards and risks associated with bushfires / use of bushfire prone land including the risks that a BESS would cause a bush fire and demonstrate compliance with the *RFS Planning for Bush Fire Protection 2019*; and
- Dangerous Goods – a preliminary risk screening completed in accordance with the *State Environmental Planning Policy (Resilience and Hazards)*.

Social – including an assessment of the social impacts or benefits of the project for the region and the State as a whole in accordance with the *Social*

	<i>Impact Assessment Guideline</i> (DPE, 2023), including consideration of any increase in demand for community infrastructure services, and consideration of construction workforce accommodation. Economic – including an assessment of the economic impacts or benefits of the project for the region and the State as a whole and provide details of any proposed voluntary benefit sharing programs. Waste – including a waste management assessment or plan (as appropriate) to identify, quantify and classify the likely waste streams to be generated throughout all stages of the project, and describe the measures to be implemented to reduce waste generation, manage, reuse, recycle and safely dispose of this waste, and an assessment of sewerage (if required).
Plans and Documents	The EIS must include all relevant plans, diagrams and relevant documentation required under Part 3 of the EP&A Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include high quality files of maps and figures of the subject site and proposal.
Legislation, Policies & Guidelines	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. A list of some of the legislation, policies and guidelines that may be relevant to the assessment of the project can be found at: • https://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework/Improving-assessment-guidance/; • https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines/; and • http://www.environment.gov.au/epbc/publications#assessments.
Consultation	During the preparation of the EIS, you should consult with the relevant local, State or Commonwealth Government authorities, infrastructure and service providers, community groups, affected landowners and any exploration licence and/or mineral title holders. In particular, you must undertake detailed consultation with affected landowners surrounding the development, relevant government agencies, including the relevant local Council. The EIS must: • detail how engagement undertaken was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> (DPIE, 2021); and • describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an

	issue, an explanation should be provided.
Expiry Date	If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, your SEARs will expire. If an extension to these SEARs will be required, please consult with the Planning Secretary 3 months prior to the expiry date.

