

Rita Hatem

From: Heather Nicholls <Heather.Nicholls@cabonne.nsw.gov.au>
Sent: Wednesday, 26 March 2025 12:58 PM
To: Rita Hatem
Subject: Molong Battery Energy Storage System (BESS) (PAE-80635715)

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Hi Rita

This matter has been forwarded to me and for expediency I am emailing you

I have reviewed the draft SEARS and the scoping report and provide the following comments:

Council's main areas of interest are the traffic generation / transport routes during construction of this proposal, noting access roads include bridges with load limits applicable.

Land to the west of the site is subject to a planning proposal for rezoning of land to residential with the potential for 635 additional house lots. Initial briefing by the proponent indicated the BESS is a potential noise generator during its lifetime operation. Hence a noise assessment is requested to understand any potential adverse noise impact to the proposed residential land, generated by the development proceeding.

Within proximity of the subject site are a major rural industry – Canobolas Eggs, and to the north along Euchareena Rd is Orange City Council's waste receival 'landfill' site including a composting facility. A LUCRA is requested to address land use conflict risk within the wider vicinity of the proposed development.

It is noted that the scoping report does reference that the subject land has approval for further subdivision including creation of several concessional allotments. How the land use (subdivision implementation) is to proceed during the life of the BESS development should be investigated further.

The local documents applying to the strategic planning for the immediate area does not include reference to the Sub regional rural and industrial land strategy 2008 (as amended), and should be addressed when considering this development proposal.

Water use / source during construction, land use management (management plans for annual weed and pest control), should also be included as heads of consideration. Likewise council is interested in the waste management plan during construction and for the life of the project and recommends recycling streams be investigated as the primary waste strategy, noting the nearest landfill facilities that Cabonne operate are located at Cumnock and at Manildra and are for rural land users rather than commercial entities. The Euchareena Rd facility owned by Orange City Council is not for public access.

Accommodation for construction workers is also topical for council and of concern, along with the cumulative impact possible from a series of major developments within the shire and across boundaries, likely to commence construction at a not dissimilar time – requiring access to accommodation and local services (water trucks, concrete, local hardware services, local shops and or medical services). Managing cumulative impact may be outside the remit but should be factored into consideration of major projects in rural areas of limited resources. Community funds and VPAs are also flagged as areas for council interest to ensure benefits to the broader community by these projects proceeding.

Thank you for the opportunity to comment upon the proposal. Please do not hesitate to contact me should you require clarification on any of the above points.
regards

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