



Project Name: Molong Battery Energy Storage System (BESS)
Case ID: SSD-80471210

Applicant Details

Project Owner Info

Title	Mr
First Name	Oliver
Last name	Coleman
Role/Position	Head of Development
Phone	0434260802
Email	oliver.coleman@stor-energy.com
Address	Level 31 1 Maquarie Place Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	STOREENERGY 3 PTY LTD
ABN	21667756630

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Jarrod	Dixon
Phone	Email	Role/Position
0448039590	jarrod.dixon@slrconsulting.com	Planner

Address

202 Submarine School
North Sydney, New South Wales 2060
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Molong Battery Energy Storage System (BESS)
Industry	Energy
Development Type	Electricity Generation - Other
Estimated Development Cost (excl GST)	AUD244,815,000.00
Indicative Operation Jobs	2
Indicative Construction Jobs	70
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

Description of amended development
StorEnergy 3 Pty Ltd (Stor) seeks to establish a Battery Energy Storage System (BESS) (150-Megawatt (MW) / 730 Megawatt hours (MWh)) that will connect to the electricity grid at the existing Transgrid Molong 132/66 Kilovolt (kV) Transmission Substation via a new overhead transmission line (approximately 900m)

Description of Changes

Briefly describe the proposed changes to the application
The updated package includes all relevant land owner consents, a concept driveway / access plan for the BESS, updated consultation details and evidence along with our minor edits in line with DPHI comments.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	The Site
Site Address (Street number and name)	1 Deight Street and 19 Back Saleyards Road, NSW 2866
Site Co-ordinates - Latitude	-33.095630
Site Co-ordinates - Longitude	148.899

Local Government Area

Local Government	District Name	Region Name	Primary Region
Cabonne Shire		Central West and Orana	

Lot and DP

Lot and DP
Lot 99 DP 1020247 and Lot 1 DP 542283

Site Area

What is the total site area for your development?
Site Area sqm
95,600

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

No

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The proposal involves 'Electricity generating works and heat co-generation' works that have an EDC greater than \$30 million.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 20 - Electricity generating works and heat or co-generati

Type of Project

Other?

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
RU1 Primary Production

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

Yes

Is the development wholly residential?

No

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?*

Yes

Does the application include the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values?*

Yes

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

No

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?^{*}

No

Is the development [BASIX optional development](#)?^{*}

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?^{*}

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?^{*}

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?^{*}

No

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

Yes

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

Yes

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

Yes

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

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

No

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

No

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

No

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

No

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

No

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

Yes

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

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
59682	PIA	Clare Brennock

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Molong BESS_ Environmental Impact Statement
File Name	APP L Transport Impact Assessment
File Name	20251029_Data_Package
File Name	Appendix W Onsite Facilities (Water and Sewerage)
File Name	APPENDIX X Land and Soil Capability Assessm
File Name	APPENDIX T Agricultural Impact Assessment

File Name	APP J Landscape and Visual Impact Assessment
File Name	Appendix O Social Impact Assessment Report
File Name	App K Noise & Vibration Impact Assesement
File Name	Appendix I Land Use Conflict Risk Assessment
File Name	APP G - Consultation Merge (ACHAR App B)
File Name	APP G Aboriginal Cultural Heriatge Assessment
File Name	APP G Aboriginal Cultural Heriatge Assessment (Redacted)
File Name	Appendix E - Mitigation Measures Table
File Name	Appendix D EDC Report
File Name	Appendix D EDC Report Cover Letter
File Name	Appendix D EDC Cost Summary
File Name	Appendix B - Maps and Plans
File Name	Email Owners Consent - 1 Deight Street
File Name	Owners Consent_19 Back Saleyards Road, Molong
File Name	Owners Consent - Cabonne Shire Council
File Name	Landowners Consent - 1 Deight Street, Molong
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix A - SEARs Compliance Table
File Name	Appendix V - Surface and Groundwater Impact Assessment
File Name	Appendix U - Preliminary Site Investigation
File Name	Appendix S - Bushfire Risk Assessment Report
File Name	Appendix R - Engagement Summary Report
File Name	Appendix Q - Waste Management Plan
File Name	Appendix P - Economic Impact Analysis
File Name	Appendix N - Hazard & Risk Assessment
File Name	Appendix M - Flood Impact Assessment
File Name	Appendix H - Preliminary Air Quality Assessment
File Name	Appendix F - Biodiversity Development Assessment Report