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30 January 2026

Dear Rita,

**MOLONG BATTERY ENERGY STORAGE SYSTEM
APPLICATION NO. SSD-80471210 - LOCATION 1 DEIGHT STREET AND 19
BACK SALEYARDS ROAD, MOLONG**

Council has reviewed the documentation for the proposed construction and operation of a 150 MW / 730 MWh battery energy storage system at 1 Deight Street and 19 Back Saleyards Road, Molong. Below are Council's comments:

1. Traffic Generation and Transport Routes During Construction

Given that the proposed construction traffic will utilise Council roads, including bridges with applicable load limits, the developer should continue to work closely with Council's engineers on the road design and on determining appropriate vehicle types and sizes for the construction period. The road network will need to be designed to be fit-for-purpose, accommodating anticipated traffic loadings and vehicle movements.

The following Conditions of Consent are recommended:

2. Access Intersection Design and Construction

The developer is required to bear the full cost of the survey, design and construction of the proposed access intersection to the development. The works must be undertaken strictly in accordance with Council's *Guidelines for Engineering Works (Version 4)* and the relevant Austroads design standards.

The intersection design must incorporate measures that prevent erosion of stormwater infrastructure arising from stormwater velocity.

Council approval must be obtained prior to the removal of any trees within the road reserve.

A complete set of design drawings is to be submitted to Council for approval prior to the issue of a Road Construction Certificate.

A Road Compliance Certificate for all roadworks associated with the construction of the new road must be issued by Council.

One printed set of "Works as Executed" plans, plus an electronic copy (AutoCAD2000.dwg format), must be submitted to Council for all roadworks on Council's road network in connection with the application for a Roads Compliance Certificate.

All relevant work must be completed prior to the issue of the Occupancy Certificate.

Reason: To ensure safe, all-weather public access to the newly created lots in accordance with Council requirements.

3. Traffic and Pedestrian Management Plan

The applicant must prepare and implement a Traffic Management Plan that provides appropriate direction for traffic and pedestrian movement through or past the work site. The Plan must be prepared by a suitably qualified person in accordance with relevant Australian Standards and submitted to Council for approval with the Roads Construction Certificate application.

The Plan must detail all proposed transport routes to and from the site for the movement of equipment, materials and workers. It must also address the rectification of any deterioration to Council's road network resulting from construction traffic. Pre- and post-construction condition surveys of transport routes are required.

Reason: To ensure the safe movement of traffic and pedestrians around the work site.

4. Noise

Land to the west of the site is subject to a planning proposal for residential rezoning with the potential for 635 additional house lots. A condition of consent is recommended requiring noise monitoring and the installation of noise attenuation measures if excessive noise is generated by the development.

5. Accommodation

Accommodation for construction workers is an ongoing issue of concern for Council. A condition of consent is recommended requiring the Applicant to prepare a Workers Accommodation Strategy for the development in consultation with Council.

6. Voluntary Planning Agreements

Council considers community benefits and Voluntary Planning Agreements (VPAs) as matters of interest. To ensure the project delivers broader community benefits, it is recommended that a condition of consent require the Applicant to enter into a Voluntary Planning Agreement with Council.

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

Regards



R Mhasho

DEPARTMENT LEADER – DEVELOPMENT SERVICES