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8 December 2023

Attn: The Director  
Energy Assessments  
Department of Planning and Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

**SUBMISSION BY ONLINE PORTAL ONLY**

Dear Sir

**CALALA BATTERY ENERGY STORAGE SYSTEM – SSD-52786213**

I wish to object to the above application.

By way of background we are one of the closest residents (R2) with a distance from the project of 467.9 metres. We have a number of concerns with one of the largest battery energy storage systems in New South Wales being constructed at the rear of our property. Our concerns are set out under their respective sub-headings below:

**Potential impact on bore water quality**

The water table supplying our bore is filled by the upstream path of Calala Creek and the Unnamed Tributary on the proposed land parcel purchased by EQUIS.

We supplement our potable tank water from our bore in dry times as we are not on town water.

We are concerned that a leakage from a battery has the potential to contaminate the water table feeding our bore to the detriment of the surrounding environment and our health.

**Bushfire risk**

The land on which the development is to occur is listed as bushfire prone. We are aware as a matter of general knowledge that lithium ion battery fires are intense and extremely difficult to extinguish.

The proposed development is close to significant residential housing (including our own) and we are concerned that our homes and persons are faced with increased risk of damage to property and life on account of bushfire.

**Noise**

We purchased our small rural property for its rural views and serenity.

According to the NVIA our property does not comply with the evening and night trigger levels.

We will obviously be affected by the increase in construction noise while the project is being built and the consistent hum of the batteries once operational.

We understand measures are to be put in place but will they be monitored to ensure noise compliance?

### **Emergency vehicle access**

In light of the above fire risk, I am concerned that in the not infrequent event that Calala Lane or O'Brien's Lane is closed for flooding, there will in effect be no vehicular access to the BESS site to provide emergency response to fire or environmental contamination issues.

What measures are in place if there is a significant event at the BESS and how quickly will the response be? Is there an EMP in place in the event of significant flooding when all local roads are cut off?

### **Construction effect on road quality**

Calala Lane is already a scarcely maintained road. The SIA indicates that the construction phase will increase truck traffic by about 230 construction vehicles per day. The SIA does not seem to provide a plan for the maintenance or improvement of Calala Lane.

I am concerned that Calala Lane will further degrade on account of the additional construction and operational traffic.

### **Depreciation in property value**

The cumulative effect of all of the matters raised above are the almost certain and intuitive reduction in our property values.

In the Social Impact Assessment Section 6.8.6 Perceived impact to property value - mitigated, completed by Urbis Pty Ltd the mitigated impact is assessed as low. I would hardly call a large-scale BESS at your back door "minor magnitude".

Item 6.8.5 of the Social Impact Assessment (hereafter 'SIA') says: *"There were no technical studies required to assess the economic impacts of the BESS and therefore no direct evidence linking the presence of a BESS with devalued properties"*

We have spoken with three different Real Estate Agents from Tamworth who have all agreed the Calala BESS will have a negative impact on our property price and prices in the direct area.

An increase in house insurance prices is also a high possibility.

### **Future Expansion**

Will Equis be able to further develop the available land to include a waste to energy facility, a solar component or expand to include hydrogen and battery recycling facilities?

I trust the above is taken into consideration by the Department in considering the planning proposal.

Yours faithfully

**Billie Spanswick**