

DATE OF DEFERRAL	23 September 2026
DATE OF PANEL BRIEFING	15 September 2026
PANEL MEMBERS	Alison McCabe (Chair), Roberta Ryan, Amanda Wetzel, Digby Rayward, James Campbell
APOLOGIES	Stephen Leathley
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 8 September 2026.

MATTER DEFERRED

PPSHCC-405 – Dungog - DA259/2025 -2243 Stroud Hill Road, Alison and 2114 Stoud Hill Road, Stroud Hill - 5Mw Battery Energy Storage System (as described in Schedule 1)

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings observed at the site inspection listed at item 8 in Schedule 1.

The Panel had the benefit of a briefing from both the applicant and Council. The Council assessment report recommends approval of the application.

The Battery Energy Storage System (BESS) has a 5MW capacity and operates independently and has a separate connection to the Grid.

The Panel is satisfied with respect to siting and appearance of the proposal having regard to the surrounding context and location next an existing substation and considers that the site, subject to additional documentation, is likely to be suitable for the use.

The Panel acknowledges the need for and the benefit of these facilities. However, they need to be designed to respond to the characteristics and constraints of the site and provide sufficient information to properly consider the merits and satisfy the jurisdictional requirements of the relevant Environmental Planning Instruments.

Arising from the Panel deliberations the following information is required for the Panel to determine the matter:

- 1) RL's for the finished ground level and overall height of the structure. The documentation must show no increase in ground height in the vicinity of the Essential Energy Infrastructure.
- 2) Confirmation of the proposed battery technology to inform an assessment of whether the proposal is a potential hazardous industry.
- 3) A Fire Incident Management Plan.
- 4) Concept Plans for the access road including stormwater, drainage, and sedimentation and erosion controls during construction.
- 5) Information to satisfy the provisions of clause 6.5 Drinking Water Catchment and 6.8 William River Catchment under DLEP 2014. Information is to include but not limited to:
 - a. Detailed assessment of contaminant reduction and post developed stormwater in line with current best practice.
 - b. Catchment delineation plans showing flow directions and relevant site constraints.
 - c. Consideration of firewater containment and spills management to address liquid-cooling systems and fire suppression runoff.

- d. Music (or similar) modelling demonstrating how NorBE is achieved (including civil and stormwater works).
- 6) A decommissioning strategy that could be implemented to ensure appropriate rehabilitation and recycling at the end of the facility's operational life.
- 7) Clarify inconsistencies in the Flood Assessment Report, including the Flood Planning Level and Probable Maximum Flood height, and identifying measures, if any that are required to withstand any flood affection.
- 8) Clarification of any nighttime lighting and whether it is controlled by sensors.

The Panel agreed to defer the determination of the matter for the applicant.

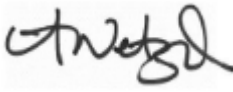
The decision to defer the matter was unanimous.

ACTIONS

The Development Application is deferred for the following:

1. The Applicant to provide the information at points (1) to (8) above.
2. A formal written request to amend the application is required to be uploaded to Planning Portal within four weeks outlining:
 - a. Particulars sufficient to indicate the nature of the change of the development, as required under section 37 of the Environmental Planning and Assessment Regulation 2021
 - b. Updated technical reports relied on in the amended application.
3. Council is requested to provide an addendum assessment report responding to the matters above, which is to be uploaded to the Planning Portal within 3 weeks of the upload of the Applicants required information to the Planning Portal.
4. When the updated assessment report is received the Panel will determine the application by way of electronic determination.

If the outstanding information is not provided the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Roberta Ryan
 Amanda Wetzel	 Digby Rayward
 James Campbell	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSHCC-405 – Dungog - DA259/2025
2	PROPOSED DEVELOPMENT	5Mw Battery Energy Storage System
3	STREET ADDRESS	2243 Stroud Hill Road, Alison and 2114 Stoud Hill Road, Stroud Hill
4	APPLICANT/OWNER	G8 Energy Pty Ltd Lindy & Janne Ryan and Essential Energy
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - Dungog Local Environmental Plan 2014 - Draft environmental planning instruments: Nil - Development control plans: - Dungog Development Control Plan No. 1 - Planning agreements: Nil - Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council Assessment Report: 7 September 2026 - Written submissions during public exhibition: 7 - Total number of unique submissions received by way of objection: 6
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Applicant Briefing: 15 September 2026 <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Amanda Wetzel, Digby Rayward, James Campbell <u>Applicant representatives</u>: Robert Ibrahim, Jack Morrissey, Jennifer Evans <u>Council assessment staff</u>: Phillip Carroll, Thomas Frankham, Jenny Webb <u>Department staff</u>: Carolyn Hunt, Holly McCann - Final briefing to discuss Council's recommendation: 15 September 2026 <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Amanda Wetzel, Digby Rayward, James Campbell <u>Council assessment staff</u>: Phillip Carroll, Thomas Frankham, Jenny Webb <u>Department staff</u>: Carolyn Hunt, Holly McCann
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report