

PROPOSED BATTERY STORAGE FACILITY - DEVELOPMENT APPLICATION

2049 THE BUCKETTS WAY, WARDS RIVER NSW 2422



Image_SE - artist's impression of the proposed battery storage system from the south east (indicative only, not to scale; refer to A100 and A300 for the layout and dimensions)

Consultant/Town Planner: Midcoast Town Planning (Tony Fish)

Amendments			 ENERBYTE Enerbyte Pty Ltd Prepared by: Enerbyte development team leo@enerbyte.com.au Survey: CalCo Surveyors DWG4765 28/10/2025 (AHD, MGA56). Civil design excluded.	Drawn CheckedENB LZ Date:16 September 2026 Project NO.ENB-DA2026/0256 Project StatusDEVELOPMENT APPLICATION ClientEnerbyte Pty Ltd Site:Lot 101 DP1083871 2049 THE BUCKETTS WAY, WARDS RIVER NSW 2422	DRAWING TITLE : Site and Location Drawings Coverpage PROJECT NAME : WARDS RIVER BESS	SCALE: As shown @ A3 REVISION NO. A DRAWING NO. A00
Rev.	Date	Details				
A	16.09.26	DA drawings (site survey incorporated)				

NOTES:
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SCHEDULE OF MATERIALS

Item	Envelope / description (mm)	No.
Battery storage container	12,123 x 2,430 x 2,926 high	4
HV Switchboard Kiosk	6,380 x 2,870 x 2,950 high	1
Power Conversion Station (PCS)	11,738 x 2,600 x 2,625 high	1
Water tank	3,600 dia x 2,400 high	1
Security fence	2,100 high chain wire	161 m
Vehicle gate	6,000 clear, in the fence on the driveway side	1
Driveway	4,000 wide gravel carriageway with turning head	1
Maintenance vehicle bay	5,500 x 2,700 compacted gravel, outside the fence	1

Equipment envelopes are supplier datasheet values. Fence, gate and driveway are indicative and subject to detailed design.

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2049 THE BUCKETTS WAY, WARDS RIVER NSW 2422

DRAWING LIST

Subset	Page Title	ID	Drawing Name
Site and Location Drawings	A00 Coverpage		Coverpage
Site and Location Drawings	A01 Drawing List		Drawing List and Location
Site and Location Drawings	A02 Site Survey		Site Survey 1:1000 (CalCo DWG4765)
Site and Location Drawings	A03 Full Site Plan		Full Site Plan (scale as shown)
Site and Location Drawings	A04 Part Site Plan		Part Site Plan 1:1000
Site and Location Drawings	A05 Part Site Plan APZ		Part Site Plan APZ 1:1000
Plans	A100 Proposed Ground Plan		Proposed Ground Plan 1:200
Plans	A101 Notification Plan	E-01..E-04	Elevations 1:400 and Full Site Plan
Elevations	A300 Elevations	E-01	South South East Elevation 1:200
Elevations	A300 Elevations	E-02	West South West Elevation 1:200
Elevations	A300 Elevations	E-03	North North West Elevation 1:200
Elevations	A300 Elevations	E-04	East North East Elevation 1:200

A02 Site Survey: CalCo Surveyors DWG4765, 28/10/2025, datum AHD, MGA zone 56; 1 m contours, spot levels, pegs, services and the surveyed lot boundary, as reproduced on the site plan updated 11/06/2026.

Location



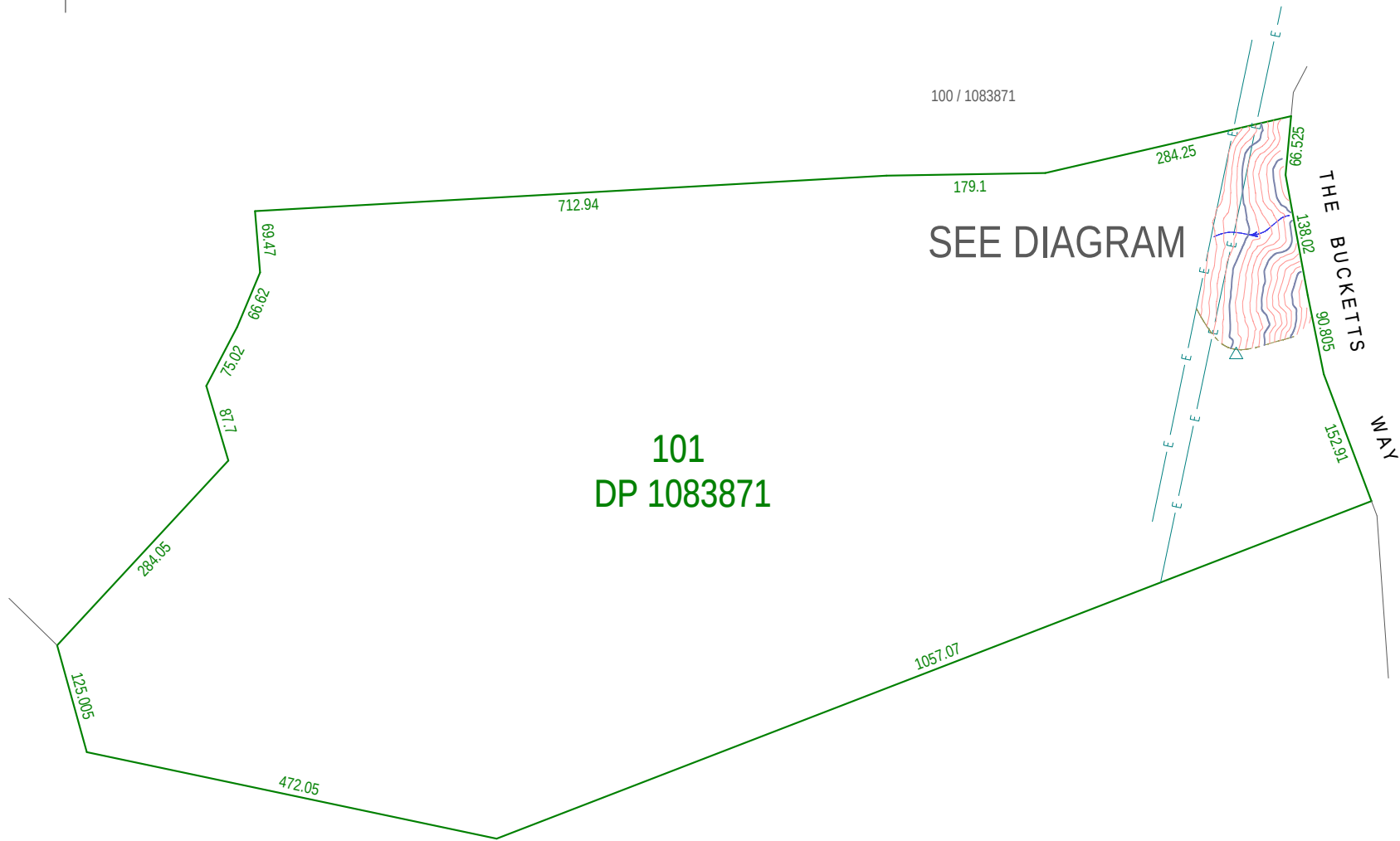
Lease centroid (WGS84): 32.239066 S, 151.928007 E Location plan 1:15000

Consultant/Town Planner: Midcoast Town Planning (Tony Fish)

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				Project Status DEVELOPMENT APPLICATION					
				Client Enerbyte Pty Ltd		PROJECT NAME :		DRAWING NO.	
				Site: Lot 101 DP1083871 2049 THE BUCKETTS WAY, WARDS RIVER NSW 2422		WARDS RIVER BESS		A01	

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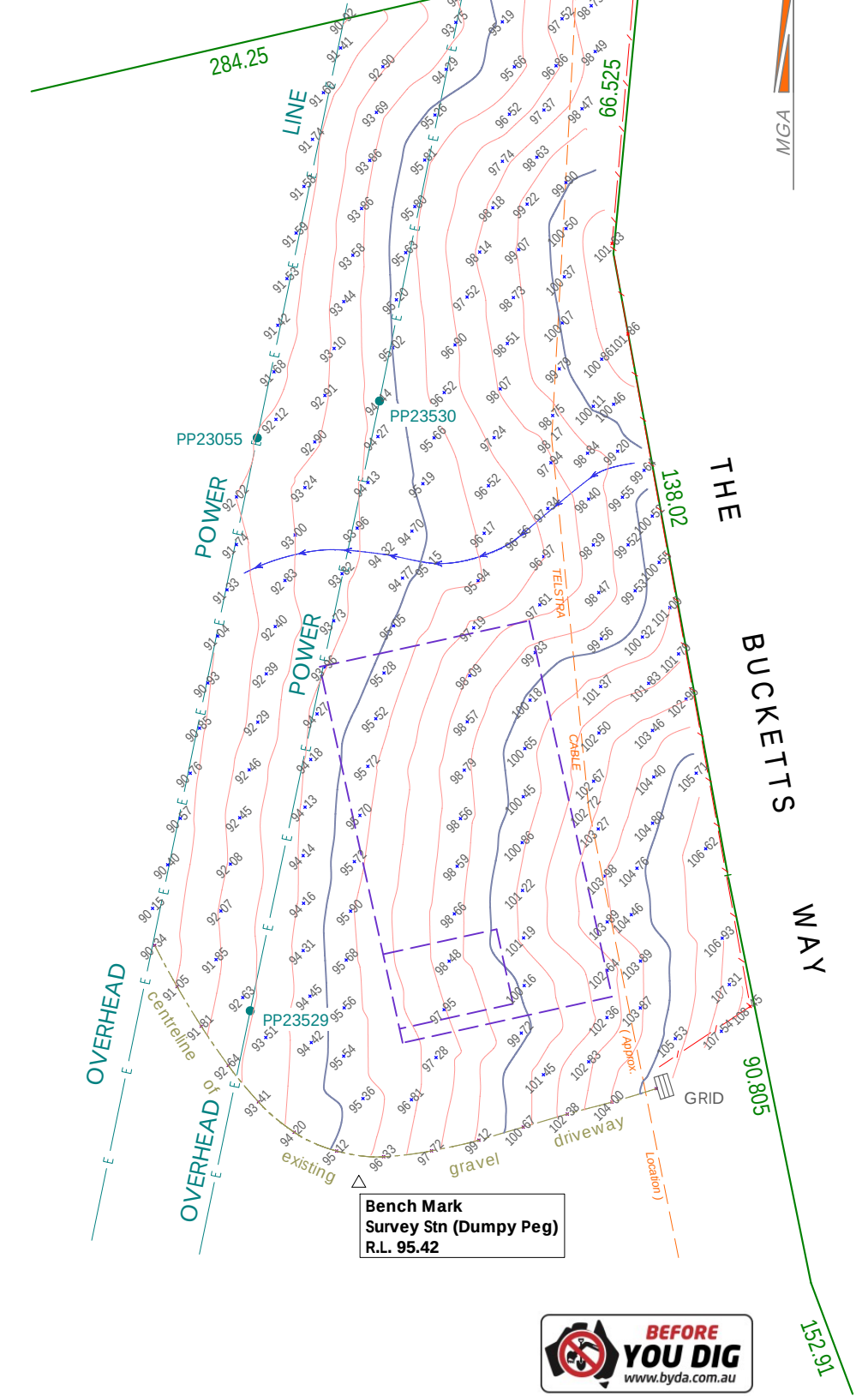


DIAGRAM

CONTOUR INTERVAL 1.0m



SCALE 1:1000 (A2)



34 KING STREET, GLOUCESTER
P.O. BOX 194 GLOUCESTER 2422.

Ph. 02 6558 2255

EMAIL - survey@calcosurveyors.com.au

PROJECT - BATTERY ENERGY STORAGE SYSTEM

CLIENT - WARDS RIVER BESS PTY LTD

PLAN OF PROPOSED SITE FOR BATTERY ENERGY STORAGE SYSTEM

Lot 101 DP 1083871
2049 The Bucketts Way, WARDS RIVER

1:5000 (A2)

DATUM - A.H.D.

28/10/2025

JOB No.

DRAWING No.

PLANNING DATA

Project Address	2049 The Bucketts Way, Wards River NSW 2422
Lot / Plan	Lot 101 DP1083871
Site Area (Ha)	78.13 (title); surveyed lot boundary per CalCo DWG4765
Lease Area	0.39 ha (46 x 84 m, site plan 11/06/2026)
Development Area	25.2 x 25.8 m fenced compound in the south-west corner of the lease
Zoning	RU2 Rural Landscape (MidCoast LEP 2022)
Local Government	MidCoast Council
DA Number	DA2026/0256, lodged 12/03/2026
Pre-lodgement	PL2025-0046, meeting 23/09/2025
Applicant	Wards River BESS Pty Ltd (ACN 670 274 021)
Town Planner	Midcoast Town Planning (Tony Fish)
Grid Connection	Essential Energy 33 kV network (subject to connection approval)
System	5.0 MW / 20.1 MWh BESS (4 x battery containers, 1 x 5 MVA PCS, 1 x HV kiosk)
Site Survey	CalCo Surveyors DWG4765, 28/10/2025 (see A02)
Survey Datum	Levels AHD (BM RL 95.42); coordinates MGA zone 56
Site Levels	RL 95 to 104 m AHD across the lease, falling west; NGL see A300
Easements	None registered on title

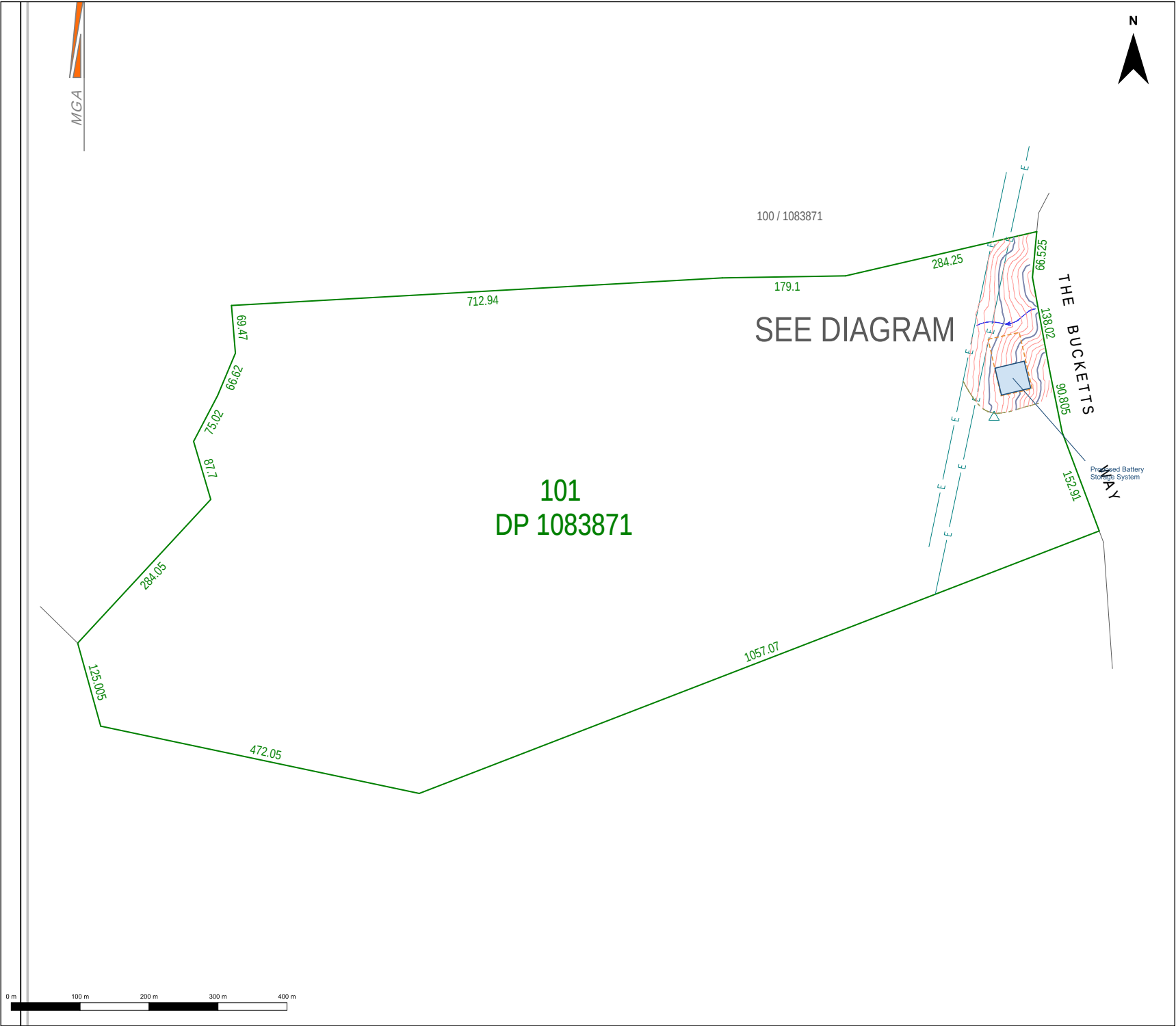
Location of proposed Battery Storage System

Proposed lease area 46 x 84 m (site plan 11/06/2026)

Security fence 2.1 m

Lot boundary, dimensions and adjoining lots per the site survey

- NOTES:
1. Refer to Part Site Plan A04 for additional details.
2. Base plan: lot boundary, dimensions and adjoining lots as drawn by the surveyor
(CalCo Surveyors DWG4765, 28/10/2025, MGA zone 56); see A02 Site Survey.
3. Lease per the site plan updated 11/06/2026; the proposed Battery Storage
System occupies the fenced compound only.
4. Security fence 2.1 m high around the compound, alignment from the
indicative site layout for this site, with a vehicle gate where the driveway crosses it.



Consultant/Town Planner: Midcoast Town Planning (Tony Fish)

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				Project Status	DEVELOPMENT APPLICATION					
				Client	Enerbyte Pty Ltd	PROJECT NAME :				DRAWING NO.
				Site:	Lot 101 DP1083871	WARDS RIVER BESS				A03
					2049 THE BUCKETTS WAY, WARDS RIVER NSW 2422					

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Power Conversion Station (PCS)

Battery Storage Containers

HV Switchboard Kiosk

20 KL water tank (bushfire fighting purposes)

Security fence 2.1 m

Maintenance vehicle bay

Proposed lease area 46 x 84 m (site plan 11/06/2026)

Survey contours 1 m (AHD); Telstra cable; overhead power

NOTES:

1. Concrete slabs to engineer's specifications.

2. Proposed 4 m wide gravel driveway to connect to the existing gravel driveway shown on the site survey; alignment indicative.

3. Turning Head (Type B) to satisfy bushfire access requirements.

4. One compacted gravel maintenance vehicle bay (5,500 x 2,700 mm) beside the driveway, outside the fenced compound.

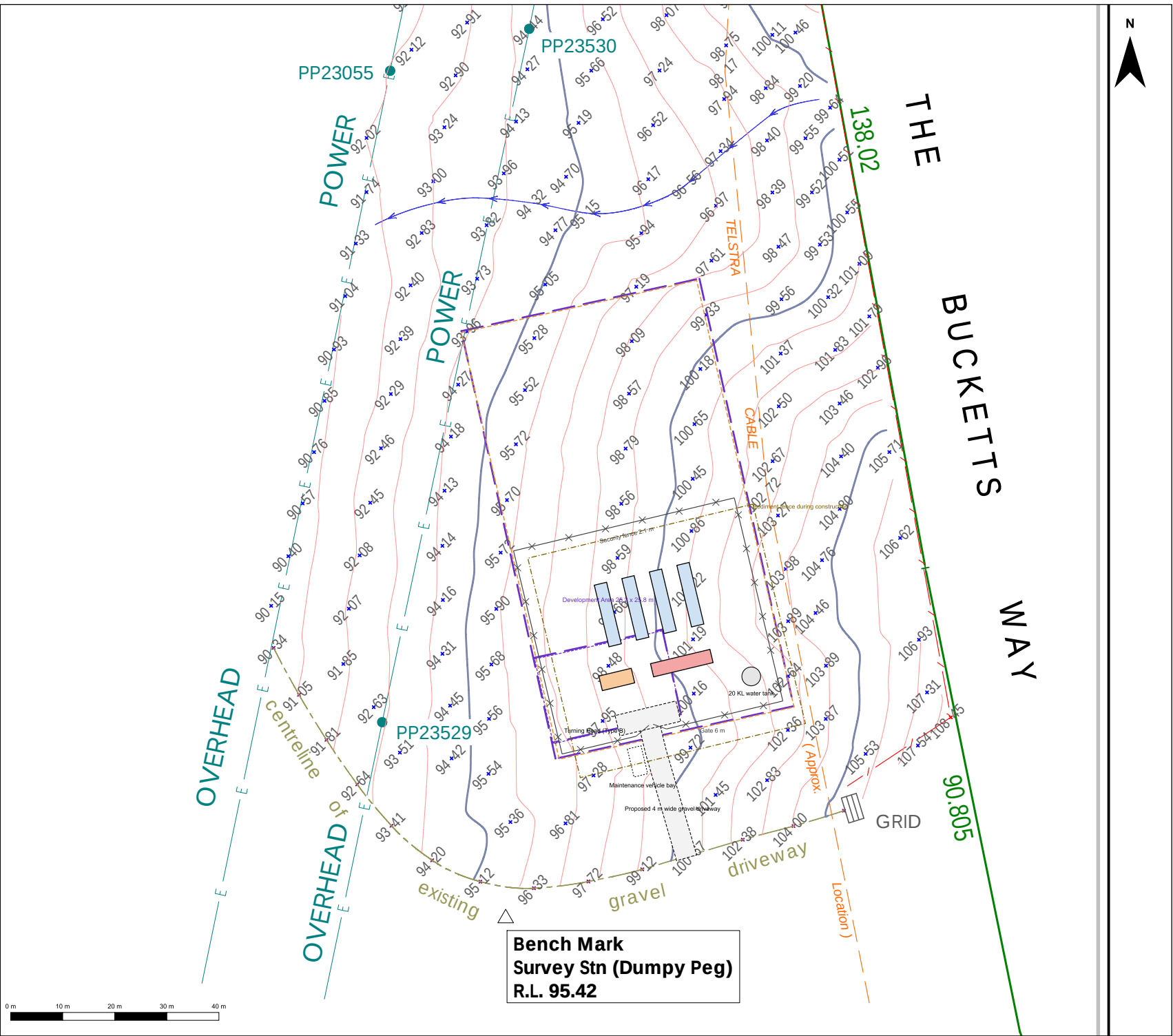
5. Minimum 20,000 L water tank for bushfire fighting purposes.

6. Sediment fence to be installed around the works area during construction.

7. Site levels per survey (CalCo DWG4765, AHD); earthworks (cut/fill) and pad levels to be determined by the civil engineer; none shown on this issue.

8. Security fence 2.1 m high around the compound, alignment from the indicative site layout for this site, with a vehicle gate where the driveway crosses it.

9. Refer to Ground Plan A100 for equipment dimensions and setting out.



Consultant/Town Planner: Midcoast Town Planning (Tony Fish)			A04 Part Site Plan 1:1000																					
Amendments <table><tr><td>Rev.</td><td>Date</td><td>Details</td></tr><tr><td>A</td><td>16.09.26</td><td>DA drawings (site survey incorporated)</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>			Rev.	Date	Details	A	16.09.26	DA drawings (site survey incorporated)													ENERBYTE Enerbyte Pty Ltd Prepared by: Enerbyte development team leo@enerbyte.com.au Survey: CalCo Surveyors DWG4765 28/10/2025 (AHD, MGA56). Civil design excluded. Drawn Checked ENB LZ Date: 16 September 2026 Project NO. ENB-DA2026/0256 Project Status DEVELOPMENT APPLICATION		DRAWING TITLE : SCALE: As shown @ A3 REVISION NO. A	
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Power Conversion Station (PCS)

Battery Storage Containers

HV Switchboard Kiosk

Security fence 2.1 m

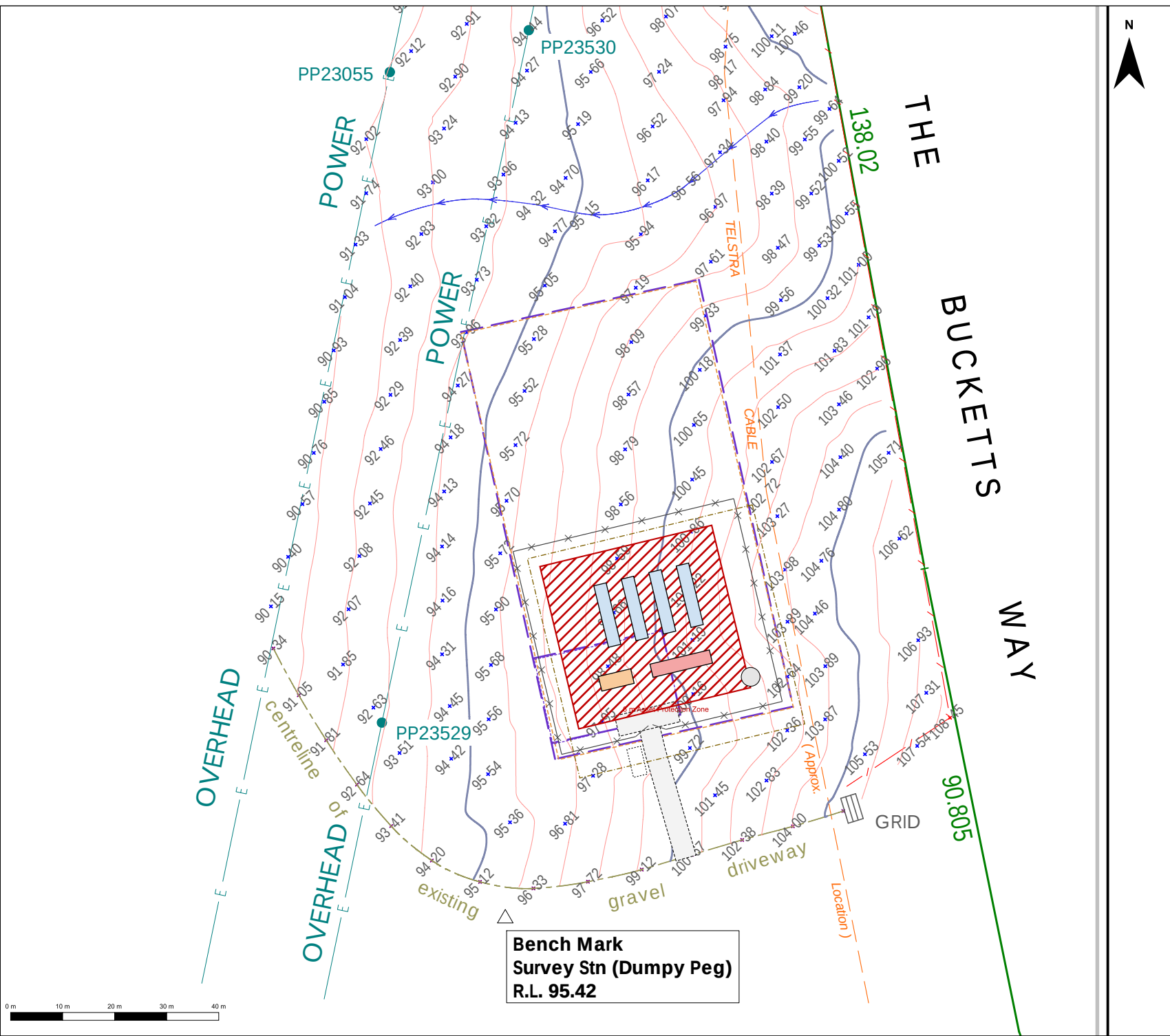
6 m Asset Protection Zone

NOTES:

1. 6 metre Asset Protection Zone to be maintained around battery storage system components.

2. APZ width shown is indicative and is to be confirmed against the applicable bushfire assessment for this site.

3. Security fence 2.1 m high around the compound, alignment from the indicative site layout for this site, with a vehicle gate where the driveway crosses it.



Consultant/Town Planner: Midcoast Town Planning (Tony Fish)			A05		Part Site Plan - APZ																																																												
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Power Conversion Station (PCS)

Battery Storage Containers

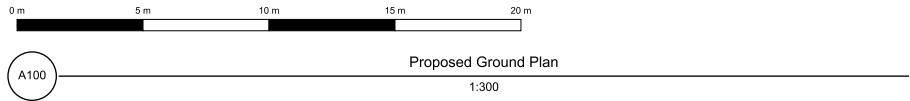
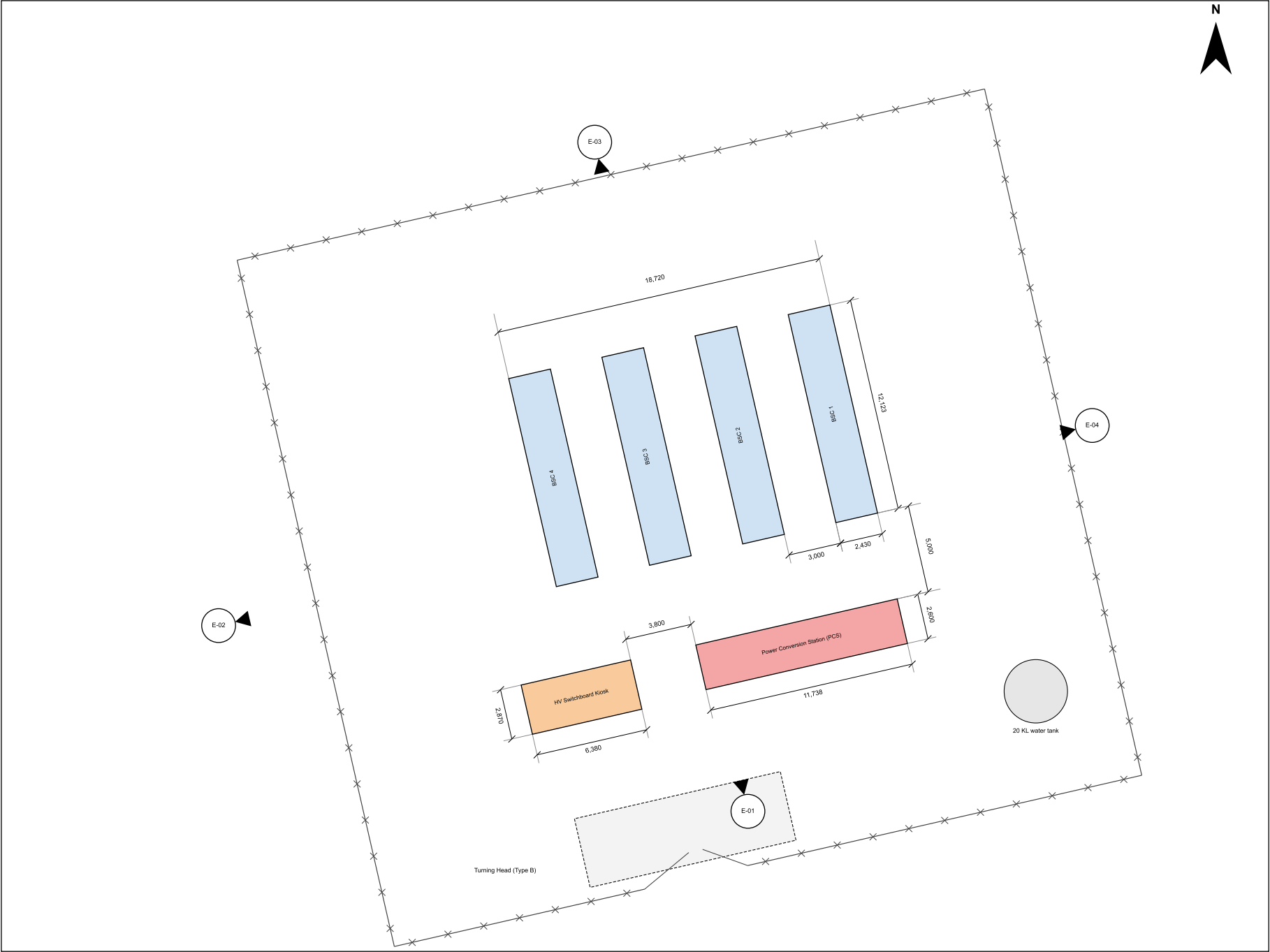
HV Switchboard Kiosk

20 KL water tank

Security fence 2.1 m

- NOTES:**
- Battery containers shown as 12,123 x 2,430 x 2,926 mm envelopes at 3,000 mm clear spacing, as per the elevation details lodged with the DA. Container size and count may vary with the final OEM selection.
 - Power Conversion Station (PCS) = Ingeteam Ingecon Sun Power Station IPS FSK 5000 kVA (2 x storage inverters + transformer), 11,738 x 2,600 x 2,625 mm.
 - Monitoring and HV switchboard pad mounted kiosk 6,380 x 2,870 x 2,950 mm.
 - Lot boundary, contours (1 m, AHD), spot levels and services from the site survey by CalCo Surveyors, DWG4765, 28/10/2025 (see A02); lease and development area per the site plan updated 11/06/2026.
 - Cut/fill, pad levels, foundations and drainage are excluded from this issue (civil engineer).
 - Security fence 2.1 m high, set out not less than 10 m clear of the equipment, with a 6 m vehicle gate where the driveway crosses it.
 - Existing overhead power line and Telstra cable as surveyed; the equipment is not closer than 15 m to the Telstra cable nor 30 m to the overhead power line. Confirm services before excavation (Dial Before You Dig).
 - 20 KL water tank (bushfire fighting purposes) inside the compound near the gate.

Areas (m²)	
4 x Battery Storage Container	117.84
1 x HV Switchboard Kiosk	18.31
1 x Power Conversion Station (PCS)	30.52
TOTAL	166.66
Fenced compound (43.6 x 40.0 m, indicative)	1,742



Consultant/Town Planner: Midcoast Town Planning (Tony Fish)

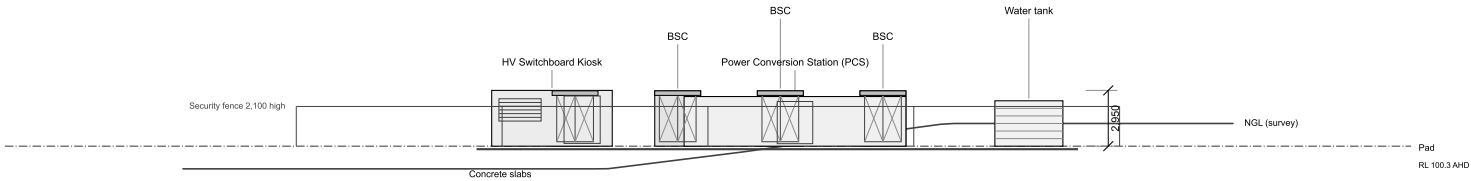
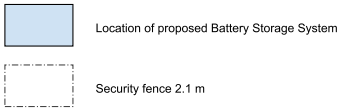
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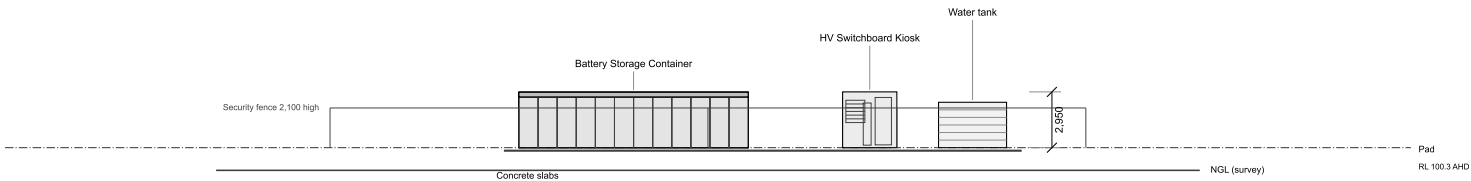
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E-01

South South East Elevation

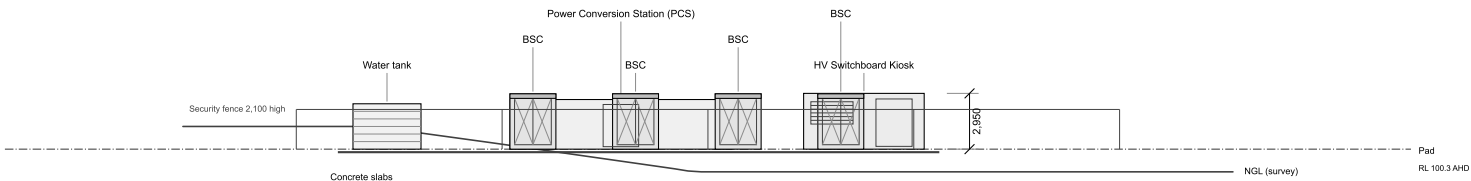
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E-02

West South West Elevation

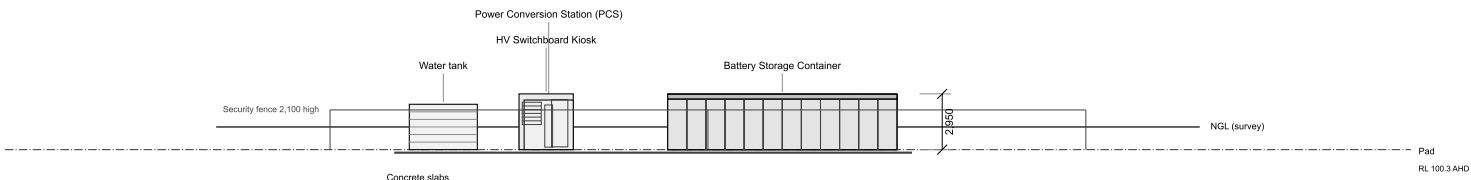
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E-03

North North West Elevation

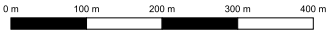
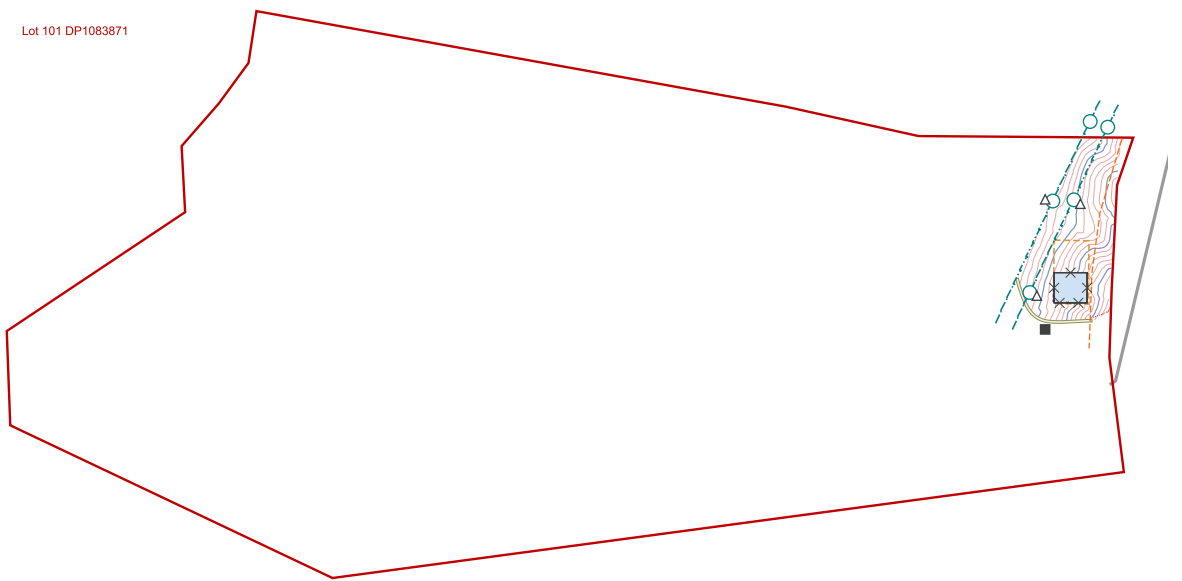
1:400



E-04

East North East Elevation

1:400



A03

Full Site Plan

1:10000

Consultant/Town Planner: Midcoast Town Planning (Tony Fish)

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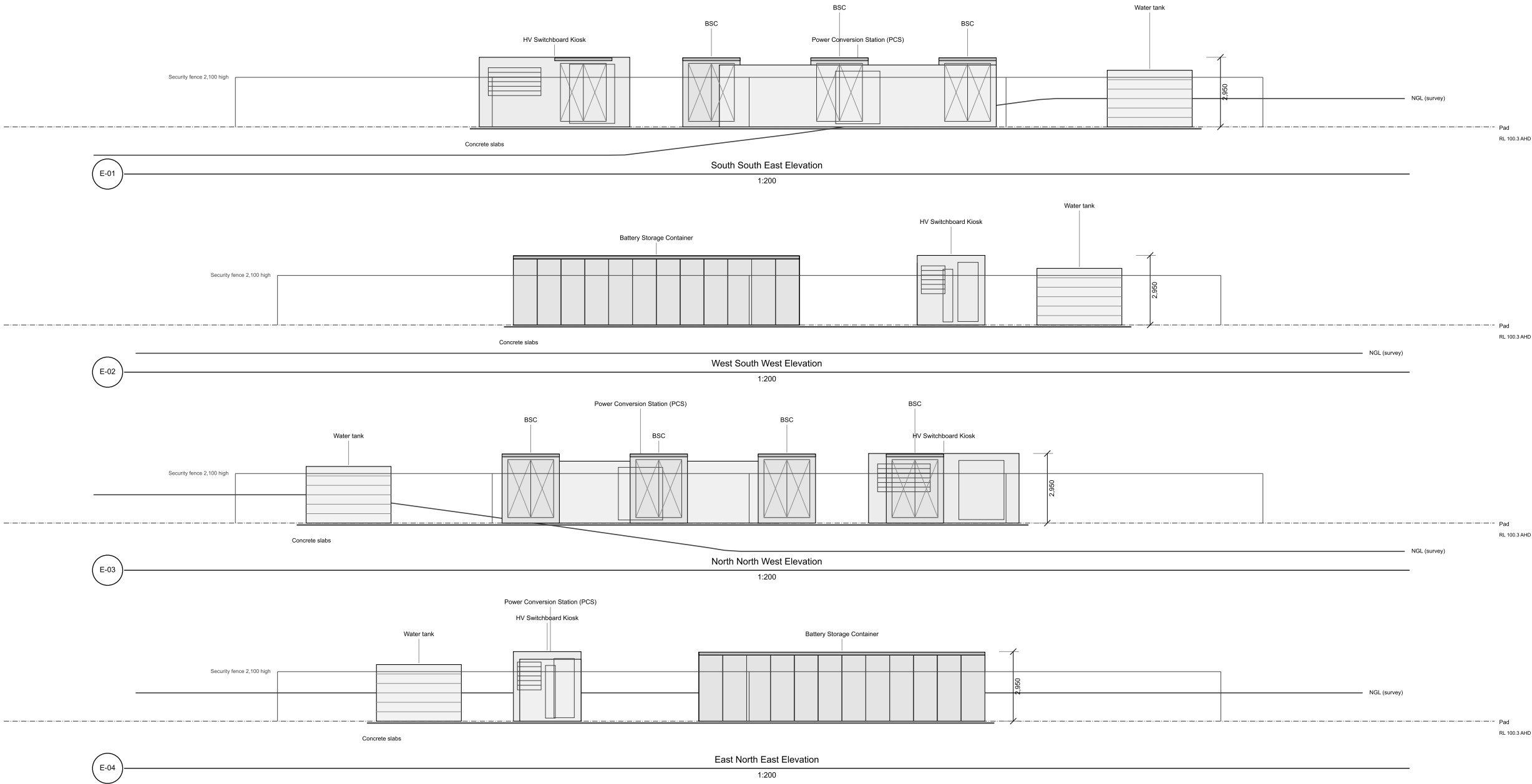
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NOTES:

For further information regarding the Battery Storage Containers, HV Switchboard Kiosk and Power Conversion Station (PCS) please refer to the manufacturer's details and specifications.

Natural ground level (NGL) RL 100.3 m AHD at the compound centre, from the site survey spot levels (CalCo DWG4765); the ground falls across the compound, so proposed pad levels, cut/fill and footings are to be set by the civil engineer.



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				Site:Lot 101 DP1083871 2049 THE BUCKETTS WAY, WARDS RIVER NSW 2422					

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