

Record of site inspection



New South Wales Government
Independent Planning Commission

SITE INSPECTION NOTES		
Project:	Steel River East Battery Energy Storage System (SSD -77450458)	
Meeting location:	The project site and surrounding area	
Date:	27/02/2026	
Time:	13:00 – 14:00	
ATTENDEES		
Commissioners:	Janett Milligan Alex O'Mara	Panel Chair Panel Member
Office of the IPC:	Isaac Clayton	Senior Planning Officer
Applicant:	David McLaren Alana Kosklin	Senior Engineer, Ausgrid Community Engagement Lead, Ausgrid
LOCATIONS AND KEY OBSERVATIONS		
1) Entrance to Site, 1 McIntosh Drive Mayfield East <ul style="list-style-type: none">• Introductions and acknowledgement of Country• The Panel observed the proposed eastern site access and the location of the adjoining data centre, electrical substation and the temporary parking area		
2) Southern Site boundary, McIntosh Drive <ul style="list-style-type: none">• The Panel observed the alignment of the 132kV transmission line and the cycle way adjoining the site's southern boundary• The Panel observed the operation of the adjoining concrete plant		
3) Eastern Site boundary, Tourle Street <ul style="list-style-type: none">• The Panel observed the interface between the Site's eastern boundary and the adjoining Tourle Street Road reserve• The Panel noted the site is elevated above the road reserve's carriageway• The Applicant noted the location of the Application's laydown areas and the northeastern corner of the development's operational footprint		
4) Northwestern site boundary and internal driveway <ul style="list-style-type: none">• The Panel observed the operation and heavy vehicle use of the existing driveway within the Site• The Panel observed the existing overland flow regime during a storm event and the Applicant noted the proposed location of drainage infrastructure• The Panel observed the Site's landform in the vicinity of the proposed containerised battery units and the Applicant noted the location of the underground 33kV connection		
5) Drive through Steel River Industrial Estate <ul style="list-style-type: none">• The Panel observed the development and existing land uses surrounding the Site, within the Steel River Industrial Estate• The Panel observed the childcare centre and place of public worship located on Murray Dwyer Circuit and the 'PopPop Lake' detention basin off Riverside Drive		
Meeting closed at: 14:00		

Office of the Independent Planning Commission

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SITE INSPECTION MAP



LOCALITY TOUR MAP



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SITE INSPECTION PHOTOS

Figure 1 – Adjoining data centre



Figure 2 – Transmission lines along southern boundary



Figure 3 – Eastern boundary interface with Tourle Street



Figure 4 – existing access driveway through the site



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Figure 5 – Substation infrastructure and associated site works



Figure 6 – Northern section of BESS compound



Figure 7 – Western boundary of BESS compound adjacent to existing driveway



Figure 8 – Substation infrastructure and associated site works

