

# Subsequent Business paper



Ordinary Meeting of Council

to be held at

Council Administration Centre

180 Mort Street, Lithgow

on

Wednesday 29 April 2026

at 6:30 PM

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# ORDER OF BUSINESS

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## 1. Administration Reports

### 1.1. P&P - 29/04/2026 - Lake Lyell Pumped Hydro EIS Submission

#### Strategic Direction:

##### Developing Our Built Environment

To provide a choice of effective public and private transport options, suitable entertainment and recreational facilities, and lifestyle choices while enhancing the existing rural areas, villages and towns that make up the Lithgow LGA.

##### Responsible Governance & Civic Leadership

To develop community confidence in the organisation by the way it is directed, controlled and managed.

**Author:** Sandra Politi – Manager Development

**Department:** Development

**Responsible Officer:** Shaun Elwood - Director People and Place

#### Executive Summary

The Environmental Impact Statement (EIS) for the Lake Lyell Pumped Hydro Energy Storage project was placed on public exhibition on 31 March 2026. The project involves constructing a 440MW underground power station and an upper reservoir at Mount Walker, with an estimated operational lifespan of 80 to 100 years.

##### Project Overview

- **Capacity:** 3,080 MWh storage (8 hours) or 440 MW generation.
- **Infrastructure:** New upper dam (5.3 GL), main access tunnels, and grid connections.
- **Workforce:** Up to 658 construction jobs; 50 operational roles.
- **Timeline:** 4–5 year construction phase starting in 2026/27.

##### Regulatory Context

- **Determining Authorities:** NSW Minister for Planning and Public Spaces and the Commonwealth Minister for the Environment.
- **Public Participation:** Submissions are open to the public and various state agencies (e.g., EPA, Transport for NSW, Rural Fire Service).

##### Council Position and Submission

Attached to this Report is the Council's draft Submission. In accordance with Council's January 2025 resolution, the Submission notes that Council opposes the project. However, the draft Submission includes recommended mitigation conditions should the project proceed. These recommendations focus on:

- **Local Infrastructure:** Roads, transport, waste, water, and sewer services.
- **Community Impacts:** Managing noise, vibration, dust, and social effects.
- **Environment:** Biodiversity protection and tourism impacts.
- **Voluntary Planning Agreement:** VPA to be entered with Council.

## **Administration's Recommendation**

THAT Council note the draft Lake Lyell Pumped Hydro EIS submission proposed for lodgement.

### **Attachments**

1. LCC Draft Submission Lake Lyell EIS [1.1.1 - 18 pages]

### **Reference to any relevant previous minute**

Minute 25-6 of the ordinary meeting of Council held on 28 January 2025

25 - 6 RESOLVED

THAT Council administration be requested to present a submission opposing the Project, when and if they are to be submitted.

MOVED: Councillor M Ticehurst      SECONDED: Councillor E Fredericks  
CARRIED

### **Background and discussion**

The Environmental Impact Statement (EIS) for the Lake Lyell Pumped Hydro Energy Storage project was on public exhibition from 31 March 2026 to 28 April 2026. Council has sought, and been advised that, an extension of the date for lodgement of Council's submission will be provided to allow for discussion at the Ordinary Meeting of Council on 29 April 2026.

The EIS comprises the main document and 27 Appendices consisting of specific reports addressing the various aspects of the project, including mitigation measures.

The EIS can be accessed on the Department of Planning's Major Projects webpage - [Lake Lyell Pumped Hydro Energy Storage | Planning Portal - Department of Planning and Environment](#).

#### Project overview

The Lake Lyell Hydro Energy Storage Project consists of the development of a new underground pumped hydroelectric power station with a capacity up to 440 megawatts, an upper dam and reservoir, main access tunnels, an intake/outlet at the Farmers Creek arm of Lake Lyell, a grid connection, temporary worker accommodation, and ancillary infrastructure.

The preferred location for the temporary worker accommodation is Magpie Hollow Road, adjacent to Lake Lyell, with an alternative site proposed on Silcock Street. Only one site will be utilised.

#### Facts and figures

- Construction phase – 4-5 years commencing 2026/27.
- Storage up to 3,080 megawatt hours for 8 hours or generate up to around 440 megawatt hours for a shorter period.
- Mount Walker – Construction of an upper reservoir to hold 5.3 gigalitres of water (about 2,100 Olympic-sized swimming pools).
- Lake Lyell – acts as the lower reservoir to hold 33.5 gigalitres of water.
- Energy generated is conveyed to the national energy grid via high voltage power lines.
- Estimated to operate for 80 – 100 years.
- Up to 658 jobs during the peak period of construction.
- 50 ongoing jobs during operation.

#### Regulatory context

The NSW Minister for Planning and Public Spaces is the determining authority for the project as it has been designated as Critical State Infrastructure.

As the project is deemed a “controlled action” under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth), approval by the Commonwealth Minister for the Environment is also required.

### Submissions

The public may make a submission on the proposal, and it is expected that individuals and businesses will lodge a submission on aspects they are concerned about.

Typically, the following State agencies will make a submission in relation to their area of expertise:

- Crown Lands,
- DPE Water,
- DPI Agriculture,
- DPI Fisheries,
- Environmental Protection Authority,
- Fire & Rescue NSW,
- Heritage Council of NSW,
- Mining Exploration and Geoscience,
- Rural Fire Service,
- Transport for NSW,
- Transgrid, and
- Water NSW.

### Council's submission

As Councillors would be aware, at the Ordinary Meeting of Council held on 28 January 2025, a Motion was moved in relation to the Lake Lyell Pumped Hydro project *“that Council administration be requested to present a submission opposing the Project, when and if they are to be submitted.”* The motion was carried (Min. No. 25-6).

The draft Submission attached to this report notes Council's opposing position to the proposal while recognising that the application may be approved despite Council's position. Therefore, the Submission recommends that if the proposal is approved, conditions be placed on the consent to assist in reducing the Council's and community's risk exposure from the development and address the following matters:

1. impacts to Council services, such as local roads and transport, waste, water, sewer and tourism;
2. broader impacts to the community, such as noise, vibration, dust, biodiversity and social impacts; and
3. a requirement to enter a Voluntary Planning Agreement with Council.

### **Consultation and Communication**

Not applicable.

### **Policy**

Not applicable.

**Legal**

Not applicable.

**Risk Management**

Not applicable

**Financial**

- Budget approved - \$10,000
- Cost centre - 800104
- Expended to date - \$6,000
- Future potential impact - TBC