



# BUSINESS PAPER

## EXTRAORDINARY MEETING

Monday 2 February 2026

10:00

Council Chambers

### **COUNCIL'S VISION**

To build and maintain sustainable communities while retaining the region's natural beauty.

### **COUNCIL'S MISSION**

To provide services and facilities to enhance the quality of life and economic viability within the Council area.

### **COUNCIL'S AIMS**

To perform services in a cost efficient, effective and friendly manner in order to achieve Council's Mission in meeting the annual objectives and performance targets of the principal activities Council undertakes on behalf of the community.

## EXTRAORDINARY MEETING OF COUNCIL

The following items are submitted for consideration -

<b>1</b>	<b>ENVIRONMENT AND PLANNING</b> .....	<b>4</b>
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## Request for an Extraordinary Meeting

I, Councillor John Searl, I, Councillor Simon Pierce and I, Councillor Robert Cameron (Deputy Mayor) in accordance with the Upper Lachlan Shire Council's Code of Meeting Practice, request to call an Extraordinary Meeting of Council to be held on Monday 2 February 2026 at 10.00 am in the Crookwell Council Chambers.

The Extraordinary Meeting of Council shall deal only with Councillors adopting a resolution to call upon AGL to comply with the NSW Department of Planning and Housing and Infrastructure Secretary's Environmental Assessment Requirements to engage meaningfully with the local community and to address the Dalton community's request for an open and transparent consultation via a public meeting in relation to the proposed Gas Fired Power Station in the Dalton area, and that a public meeting be held in Dalton at a time which allows for the participation of community residents.



Cr J Searl

27 January 2026



Cr S Pierce

27 January 2026



Cr R Cameron

27 January 2026

# **1 ENVIRONMENT AND PLANNING**

The following item is submitted for consideration -

1.1 AGL Dalton Gas Fired Power Station 6

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## ENVIRONMENT AND PLANNING - 2 February 2026

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**ITEM 1.1**                      **AGL Dalton Gas Fired Power Station**

**FILE REFERENCE**    **I26/10**

**AUTHOR**                      **Director Environment and Planning**

### **ISSUE**

Councillor John Searl has called an extraordinary meeting to address concerns as raised by residents from Dalton and surrounds with respect to the communication process being implemented by AGL for a potential development of a gas turbine power station by AGL.

**RECOMMENDATION**      That -

1. Council write to AGL requesting compliance with the NSW Department of Planning and Housing and Infrastructure Secretary's Environmental Assessment Requirements.
2. AGL engage meaningfully with the local community and to address the Dalton community's request for an open and transparent consultation via a public meeting in relation to the proposed Gas Fired Power Station in the Dalton area.
3. A public meeting be held in Dalton at a time which allows for the participation of community residents.

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### **BACKGROUND**

Councillors have signed a Notice of Motion to call an Extraordinary Council Meeting to urgently address Dalton and surrounding community concerns about insufficient consultation related to a potential new State Significant development by AGL in the Dalton locality.

AGL are investigating the potential to construct a gas fired power station at 404 Walshs Road, Dalton, approximately 4.5km north of the community.

Based on the nature of the development it is suggested that it would be captured as State Significant Development and therefore any associated process must adhere to the relevant NSW Government Guidelines, with such functions being carried out under the *Environmental Planning and Assessment Act 1979*.

A previous consent was issued for a gas-powered power station in 2010 (MP10-0035), which this such application lapsing some time ago.

It is Council's understanding that AGL are investigation the option to submit a new application for a gas turbine power station on the same site and as a result have commenced the 'scoping phase' of the process in accordance with State Government's guidelines. As part of this process the applicant is required to 'facilitate effective engagement' and as such have commenced seeking feedback form the community.

## REPORT

AGL are exploring the feasibility of constructing a gas turbine power station at Lot 184 DP754111, 404 Walshs Road, Dalton.

Figure 1: Property location.



Based on the nature of the proposed development being electricity generating works it is suggested that same will be classified as State Significant Development under the *Environmental Planning and Assessment Act 1979* and *State Environment Planning Policy (Planning Systems) 2021* (Schedule 1).

Where development is classified as State Significant Development the proponent shall adhere to the relevant guidelines as developed and implemented by the NSW State Government. An initial step in the process is for the proponent to lodge an application for and obtain the Secretary's environmental assessment requirements (SEARs) for the proposed land use. This process requires the proponent to submit with such an application a 'scoping proposal' which in summary must address:-

- describe the project;
- include an analysis of feasible alternatives;
- provide an early indication of community views and identify what engagement will be carried out; and
- identify the matters that require further assessment.

It is suggested that AGL as part of the scoping phase, is attempting to seek feedback from the community with respect to their views on a proposed gas turbine power station. The NSW Government have implemented *State Significant Development Guidelines – preparing a scoping report*, which sets out the government's expectation with respect to how a scoping report is to be developed, its content and form.

## **Environment and Planning**

### **AGL DALTON GAS FIRED POWER STATION cont'd**

The Guideline is specific in noting that the scale and impacts of these types of projects can vary significantly. Consequently, it is important to ensure that the level of assessment and community engagement carried out for each project is proportionate to the scale and likely impacts of the project.

From a consultation process the scoping report should summarise the key findings of any community engagement carried out to date and give an early indication of community views on the project.

Table 1 from Appendix A – Requirements for engagement from the NSW State Governments *Undertaking Engagement Guidelines for State Significant Development* outlines the minimum requirements that the proponent must undertake from a consultation perspective.

Excerpt from Table 1: Appendix A – Requirements for engagement from the NSW State Governments *Undertaking Engagement Guidelines for State Significant Development*

**Table 1: Engagement at each phase in the environmental assessment**

Phase	Expectation
<b>Project is being scoped</b>	
Scoping	<p>The <b>proponent</b> must:</p> <ul style="list-style-type: none"><li>• identify any early engagement that has been carried out that is relevant to the project (e.g. engagement undertaken as part of a prior planning process)</li><li>• identify the key stakeholders for further engagement (i.e. individuals, special interest groups, councils and government agencies with an interest in or that are likely to be affected by the project)</li><li>• plan how they intend to engage with the community, council and government agencies, so that the engagement is proportionate to the scale and nature of the project and the likely level of community interest in the project.</li></ul> <p>The <b>community</b> is able to:</p> <ul style="list-style-type: none"><li>• take up any early engagement opportunities to understand the project</li><li>• provide feedback to the proponent about aspects of the project which they support, do not support, or wish to be adjusted</li><li>• provide clear reasons for any concerns to enable the proponent to consider possible alternative approaches to address the issues</li><li>• alert the proponent to any matters they feel have not been considered.</li></ul>
Application for SEARS	<p>The <b>Department</b> will:</p> <ul style="list-style-type: none"><li>• consult with relevant government agencies and councils when preparing project-specific SEARs, including any requirements for engagement during the preparation of the EIS.</li></ul>

The Guidelines do not specify the required type and nature of the consultation process; it simply advises that the consultation must be proportionate to the scale and nature of the project and the likely level of community interest in the project. Council must also be mindful that the scoping proposal should determine what community engagement should be carried out during the preparation of the Environmental Impact Statement.

Council could argue and recommend that based on the high level of community interest that a public meeting is warranted. However, Council is not able to require / enforce the proponent to undertake such a community meeting.

## ***Environment and Planning***

### **AGL DALTON GAS FIRED POWER STATION cont'd**

AGL appear to only be at the stage of developing the 'scoping report' and if the project were to proceed to obtaining a SEARs, Council has a further opportunity to provide input into the process. This feedback could incorporate comments around Council's and the community's expectations with respect to the consultation process and provide community concerns to be tabled and addressed in the defined manner.

A State Significant Development application is referred to the Independent Planning Commission for determination if it meets specific criteria indicating high public interest or controversy. This may occur if the local council objects, 50 or more unique public objections are received, or the applicant has disclosed a reportable political donation. An Independent Planning Commission may require a public hearing if requested by the Minister.

It is understood that that AGL has distributed a community newsletter that allowed community members to make an appointment to clarify, raise concerns or similar with respect to the project.

Council have tabled as part of this report the AGL community notice shared publicly in mid-January 2026 by AGL to various community groups and Council.

### **CONCLUSION**

Based on the information provided AGL are investigating the potential to construct a gas turbine power station in the immediate vicinity of Dalton. AGL have commenced an initial consultation process potentially for submission with the scoping report when applying for the SEARs.

If the above outline is correct Council is advised that AGL is meeting the relevant State Government Guidelines with respect to State Significant Development.

Council has the opportunity to raise concerns from the community and suggested consultation requirements if and when a SEARs is issued.

### **POLICY IMPACT**

Nil

### **OPTIONS**

A recommendation in the form of a notice of motion is provided by Councillors Searl, Cameron and Peirce for consideration by Council.

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

Nil

**RECOMMENDATION** That -

1. Council write to AGL requesting compliance with the NSW Department of Planning and Housing and Infrastructure Secretary's Environmental Assessment Requirements.
2. AGL engage meaningfully with the local community and to address the Dalton community's request for an open and transparent consultation via a public meeting in relation to the proposed Gas Fired Power Station in the Dalton area.
3. A public meeting be held in Dalton at a time which allows for the participation of community residents.

**ATTACHMENTS**

1. <a href="#">↓</a>	AGL_Community_Notice_Jan_2026_v4	Attachment
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### **AGL plans to develop new electricity generation projects in NSW ahead of our targeted closure of coal-fired generation in NSW by the end of 2033.**

We are seeking community feedback about the potential development of a gas-fired power station on AGL owned land, located on Walshs Road in Dalton, approximately 4km north of the township.

No decision has been made to submit a development application. We are in the early stages of investigation and actively seeking engagement and feedback from community members.

The technology we are exploring is a gas turbine power station. We are also investigating the option to develop a grid scale battery as part of the project.

Gas-powered generation can operate when other technologies such as wind, solar, coal, hydro or battery power cannot provide enough electricity to meet demand. If developed, the current expectation is that the power station would be operated intermittently as a peaking power station. A peaking power station can start up at short notice to supply electricity when more is required to meet power demands from homes and businesses across the community.

AGL has looked at numerous NSW locations and the site at Dalton is desirable because of its proximity to a major gas pipeline and electricity grid connection.

#### **Capacity and operation**

Current investigations are considering a gas-fired power station with capacity of approximately 600 to 700MW, however the size of project is in the very early stages of investigation and may change from this.

Operating times would vary throughout the year, depending on electricity demand and seasonal changes. The size of the grid-scale battery being considered as part of the project has not yet been explored.

The plan would be to make the power station capable of operating at full capacity at short notice so it could provide a rapid response to renewable energy generation supply and community demand.

#### **Air quality**

AGL will monitor and work to minimise impacts on air quality. If the project proceeds, this will include:

- Air quality assessments conducted and reviewed in compliance with NSW Environment Protection Authority requirements; and
- A comprehensive air quality management plan, including real time monitoring during construction and operation.

### Noise management

AGL acknowledges community concerns about noise impacts from the potential project during construction and operation.

- **Regulatory Oversight:** The NSW Environment Protection Authority sets strict noise limits which would be applicable should this project proceed.
- **Construction Phase:** Machinery and vehicles would generate some noise during early works and construction. However, due to the natural topography and the large buffer land available, noise impacts on surrounding residents are expected to be minimal.
- **Operational Phase:** Turbine noise would be mitigated through measures such as noise restriction enclosures, barriers, and natural buffers. Specific noise characteristics (tonality or low frequency) will be assessed once turbine technology is confirmed, and AGL will assess the potential for noise mitigation as part of the project design phase.

### Visual impact

The site under consideration for the project has some natural visual shielding provided by the surrounding environment. During design AGL would use measures such as shielded nighttime lighting, and natural environmental buffers to help minimise visual impact on surrounding properties. Further details on turbine type, emission stack height, and additional infrastructure will be shared as early investigations progress.

### Water use and management

AGL understands that water supply is a critical issue for rural communities. All practically possible technologies will be explored should the project proceed, including testing potential on-site bores to determine if sufficient groundwater is available and to ensure there would be no impact on surrounding groundwater should on-site bore water be utilised.

### Traffic and road safety

Traffic management is an important consideration for both road safety and the impact on local roads and transport infrastructure.

A detailed traffic management plan will be developed as part of the project approval process, prepared in consultation with Upper Lachlan Shire Council, Dalton residents, and other stakeholders. The plan will address safe movement of vehicles, minimise disruption to local roads, and ensure compliance with all regulatory requirements.

### How could the local community benefit from this project?

AGL is committed to ensuring that communities hosting our projects share in the benefits. We will work closely with community members, Traditional Custodians, and local councils to identify benefit sharing arrangements that reflect local priorities as our investigations proceed and are keen to hear from you with ideas on how we can help support the region.

Should the project proceed, it will also bring local economic opportunities. These include jobs in construction, electrical and civil works, site maintenance, logistics and environmental management. Where possible, we prioritise local suppliers and contractors to support the local economy as part of our environmental, social and governance commitments.

## Get in touch

Our goal is to keep the community informed and provide opportunity for feedback and discussion.

Over the coming months, we will:

- Share more information about the potential project, including its purpose, impact and benefits;
- Outline the steps we are taking to assess and manage any potential project impacts; and
- Provide opportunity for feedback, discussion and questions from community members.

We'd like to hear your thoughts, answer your questions, and understand what matters to you.

You are welcome to get in touch via any of the following methods:

**Phone:** 1800 039 600

**Email:** [AGLcommunity@agl.com.au](mailto:AGLcommunity@agl.com.au)

 [surveyMonkey.com/r/7TP9QTC](https://surveyMonkey.com/r/7TP9QTC)

