

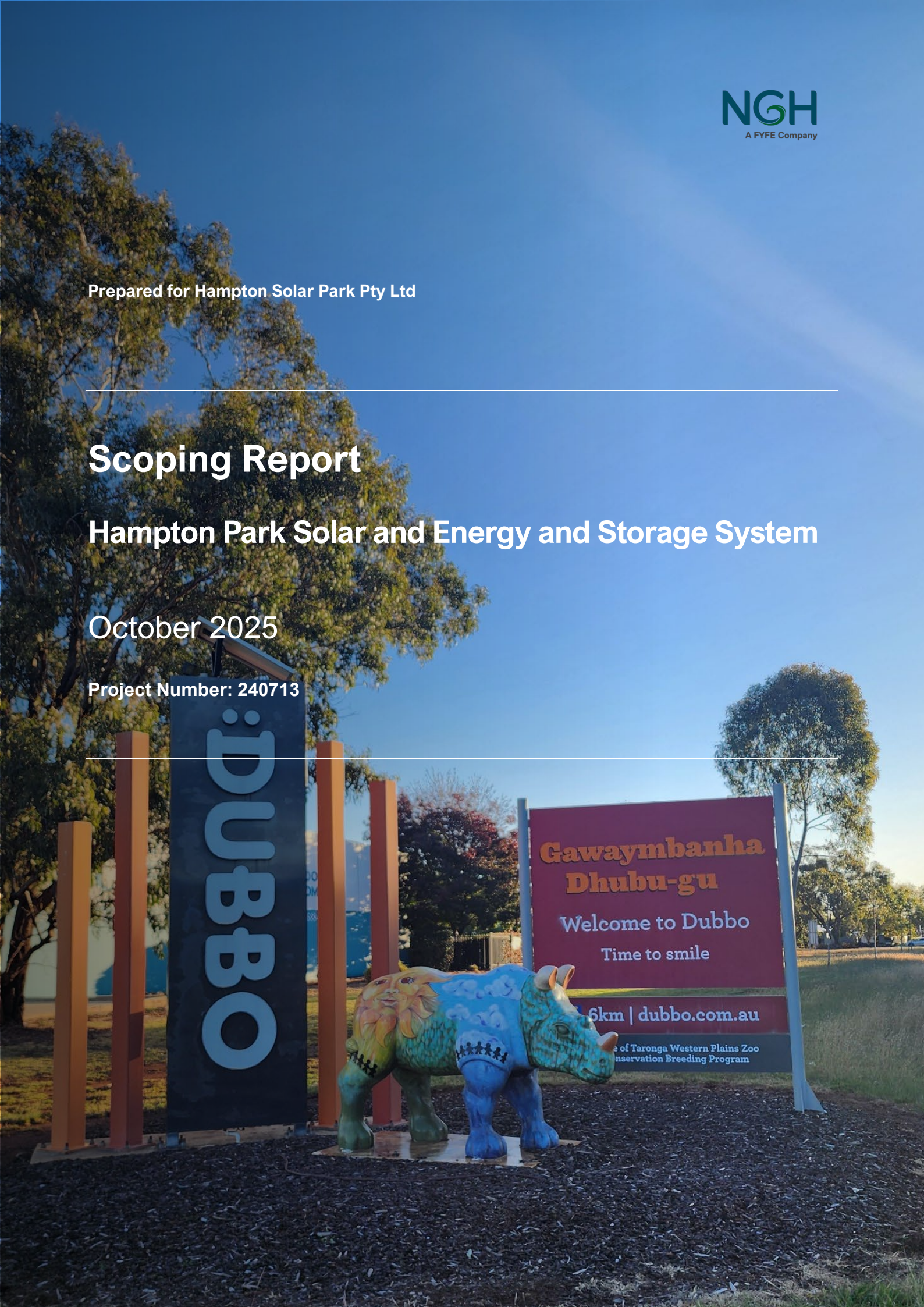
Prepared for Hampton Solar Park Pty Ltd

Scoping Report

Hampton Park Solar and Energy and Storage System

October 2025

Project Number: 240713



DUBBO

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of Taronga Western Plains Zoo
Conservation Breeding Program

Document verification

Project Title: Hampton Park Solar and Energy and Storage System

Project Number: 240713

Project File Name: 240713 Hampton Park SESS SR Final V2.0

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We acknowledge the Traditional Owners of this land and pay our respect to Elders past, present and emerging. We recognise that the First Nations peoples of Australia have traditionally managed the resources of this land in a sustainable way, and that they are the original custodians of the Australian environment.

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Acronyms and abbreviations

AC	Alternating Current
AHIMS	Aboriginal Heritage Information Management System
BC Act	<i>Biodiversity Conservation Act 2016</i> (NSW)
Biosecurity Act	<i>Biosecurity Act 2015</i> (NSW)
BSAL	Biophysical Strategic Agricultural Land
DA	Development Application
DCCEEW	Department of Climate Change, Energy, the Environment and Water (NSW) (formerly DPE)
DPE	(Former) Department of Planning and Environment (NSW) (now DCCEEW and DPPI)
DPPI	Department of Planning, Housing and Infrastructure (NSW) (formerly DPE)
DPIE	(Former) Department of Planning, Industry and Environment (NSW) (now DPE)
DRC	Dubbo Regional Council
EIS	Environmental impact statement
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth)
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i> (NSW)
GW	Gigawatt
ha	hectares
Heritage Act	<i>Heritage Act 1977</i> (NSW)
km	kilometres
kV	kilovolts
LEP	Local Environment Plan
LGA	Local government area
LSC	Land and Soil Capability
m	metres
MW	Megawatt
NEM	National Electricity Market

NPW Act	National Parks and Wildlife Act 1974 (NSW)
NSW	New South Wales
REZ	Renewable Energy Zone
SESS	Solar and Energy Storage System
SSD	State Significant Development
TEC	Threatened ecological community
TfNSW	Transport for NSW
TISEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
VPA	Voluntary Planning Agreement

Terms used in this report

Term	Description
Hampton Park Solar and Energy Storage System (SESS)	The construction, operation and decommissioning of approximately 180 megawatt (MW) Alternating Current (AC) at the point of connection solar farm. Comprising solar Photovoltaic (PV) modules, trackers, piles, inverters, transformers, access roads, cabling (above and below ground), onsite substations, associated operational facilities and a 180MW AC capacity decentralised Battery Energy Storage System (BESS) with up to 4 hours (approximately 800MWh) of storage duration.
The Project	Hampton Park Solar and Energy Storage System (SESS)
Applicant	Hampton Park Pty Ltd
Project Area	All lots and easements that are intersected by the Subject Land (described below). All lots and easements are listed in Section 1.4.2.
Subject Land	The area of land that is being investigated in detail for siting of the Project. For the purposes of the Scoping Report, the Subject Land is any land that could be subject to development/disturbance by the Project. In total, the Subject Land covers an area of approximately 213ha .
Infrastructure Layout	The Infrastructure Layout is currently indicative. It would be established within the Subject Land and be subject to the consideration of constraints identified through further detailed assessment and consultation.
Receiver	A ‘receiver’ is typically a residential dwelling that may be impacted by the Project.
Associated receiver	An ‘associated’ receiver is one where the land holder will host infrastructure or has reached an ‘impact agreement’ with the Applicant in relation to the development and management of impacts. These are also referred to as ‘Project associated’.
Non-Associated receiver	A residence on privately-owned land in respect of which the owner has not reached an agreement with the applicant in relation to the development. Non-associated receivers are required to be fully assessed for all environmental impacts, such as noise, vibration and visual impacts.

1. Introduction

1.1. Project outline

Australian Renewable Energy Services (ARES) is the ultimate owner of Hampton Solar Park Pty Ltd, (the Applicant) and is proposing the construction, operation and decommissioning of the Hampton Park Solar and Energy Storage System (SESS), (the Project). The Project would consist of a solar farm with a solar capacity of approximately 180 megawatt (MW) Alternating Current (AC) at the point of connection, coupled with a battery storage system of up to 4 hours of storage (approximately 800MWh in total), that would be distributed throughout the Subject Land rather than within a singular stand-alone configuration. It would supply electricity to the National Electricity Market (NEM) primarily during peak periods.

The Applicant is proposing to implement Agri-Solar practices within the Subject Land, including a dedicated area to trial crop growing beneath the solar panels. Section 6.1 of this report further details the practices and integration of agriculture and solar power.

This Scoping Report provides a high-level description of the Project, including its strategic context, statutory context, and identifies key environmental issues relevant to the Project and proposed investigation strategies for them.

1.2. Project objectives

New South Wales (NSW) is facing the increasing need to replace its ageing coal-fired power stations, which are becoming less reliable. To enable an affordable, secure and stable electricity grid, the need to shift to renewable energy and avoid energy unreliability is increasing. By combining renewables with energy storage technologies like the Hampton Park SESS, a reliable, affordable and secure electricity supply will be delivered as the coal-fired power stations retire due to their ageing and increasingly unreliable equipment.

The Project also aims to provide a meaningful contribution to NSW's net-zero transition by 2032 and its alignment with federal, state and local land use policies.

Specifically, the Hampton Park Solar and Energy Storage System (SESS) will seek to:

- Be responsive to the Subject Land's environmental constraints.
- Be responsive, transparent and sensitive to local social concerns.
- Optimise the generation and storage of renewable energy along an existing high voltage distribution line that passes through the Subject Land.
- Help address a real and current need that the national and NSW electricity market has for new generation capacity.
- Displace carbon dioxide (CO₂) and reduce emissions associated with energy production.
- Assist Australia's energy transition from fossil fuels to renewable energy and contribute to achieving the legislated target of net zero greenhouse gas emissions by 2050.

Strategies to minimise impacts and reflect local values will be further investigated as part of detailed environmental assessments and community engagement processes during the Project's Environmental Impact Statement (EIS) phase.

1.3. Applicant details

The Project is being developed by ARES on behalf of Hampton Solar Park Pty Ltd (the Applicant) (refer Table 1-1 below).

Table 1-1 Applicant details

Aspect	Detail
Applicant/company Name	Hampton Solar Park Pty Ltd
Address	L11, 88 Tribune Street South Brisbane QLD 4101
ABN	45 680 898 604
Contact	office@AREServices.com.au

ARES company personnel are experienced in renewable energy with a background in developing, constructing and managing utility scale solar farms and energy storage systems in Australia. ARES’ current portfolio spans across regional Victoria, Queensland and NSW, (refer to Table 1-2).

ARES is committed to open, transparent, and ongoing engagement with the local community to ensure landowners, neighbours, and stakeholders are well informed throughout the Project life cycle.

Table 1-2 ARES existing projects

Project Location	Project Type	Project Status
Bouldercombe (Qld)	BESS (400MW)	Preparing for Planning Approvals and Grid Connection
Camperdown (Vic)	BESS (60MW)	Preparing for Planning Approvals and Grid Connection
Cobden (Vic)	BESS (75MW)	Preparing for Planning Approvals and Grid Connection
Goondiwindi (Qld)	Hydrogen Production and Solar	In construction

1.4. Subject Land overview

1.4.1. The locality

Regional context

The Project would be located approximately 11 kilometres (km) southeast of the central business district of Dubbo, and approximately 4.5km northwest of the village of Wongarbron, within the Dubbo Regional Local Government Area (LGA).

Works for the Hampton Park SESS and associated ancillary infrastructure would be located at **77R Wellington Road, Dubbo, NSW 2830.**

Enabling infrastructure

The Subject Land is intersected by a 132 kilovolt (kV) distribution line that runs in a northwest/southeast direction and connects to the Essential Energy substations in Dubbo and Wellington. The Project is planned to connect directly into the 132kV distribution line. The connection type is subject to Essential Energy requirements.

Separate to this proposed project, Essential Energy is currently investigating a number of network augmentations in the broader vicinity. This includes the construction of new powerlines, duplication of existing powerline and construction of new switching stations. Depending upon timing, if those new Essential Energy assets are constructed, this proposed Project will potentially connect into a proposed Essential Energy switching station to facilitate the grid connection. This will be near the point of connection proposed by this development, however, the potential Essential Energy switching station could service a number of other connections. Any works proposed by Essential Energy would be approved separately and does not form part of the scope for this development.

The purpose of the Scoping Report and subsequent EIS is to capture all potential environmental impacts arising from the Project itself.

Roads and access

Main access will be provided to the Subject Land and is likely to be proposed from Bencubbin Drive off Wellington Road. Subject to a Traffic Impact Assessment, the access point could require an upgrade, to enable safe entry and exit from the site for all vehicles. At this stage, there is no secondary access being investigated for the Subject Land.

In the event of an emergency, the associated landholder's driveway through the Project Area would serve as an emergency egress option. No upgrades would be required; however further engagement with local emergency service providers will be undertaken during the EIS phase to confirm needs.

Transport for NSW also have plans to complete safety improvements on Wellington Road as part of their Towards Zero Safer Roads Program, between Bencubbin Drive and Eulomogo Creek Bridge in Eulomogo. The final details of the proposed works are unknown, and as such there is potential for intersection works at the Wellington Road/Bencubbin Drive intersection not associated with the Project.

Nearby residential considerations

The Project is proposed to be located near to two residential estates and other nearby towns within a 4km boundary. Close consideration towards the potential impacts to nearby residential properties will be assessed:

- The Firgrove Estate is located on the northern side of Wellington Road (Mitchell Highway)
- Bencubbin and Kurrajong Drive, with near residential properties.

1.4.2. Tenure

All lots and easements that are intersected by the Project has been classified as the **Project Area**. The area currently being investigated for siting of project elements has been classified as the **Subject Land**. These elements are detailed in Table 1-3 and Figure 1-1.

While the entirety of the Subject Land is being assessed for potential development, an early indicative Infrastructure Layout has been developed.

While an indicative Infrastructure Layout provides a clearer understanding of what could be constructed, the delineation of a broader Subject Land at this stage provides necessary flexibility for the Project to respond to the results of detailed investigations and consultation activities during the EIS stage. ‘Upper limit’ or ‘worst case’ assumptions will likely also be included in the EIS to provide flexibility into the detailed design stage, that occurs after approval. This builds conservatism into the environmental assessment and mitigation measures.

This approach will over-estimate impacts and over-scope mitigation strategies and is therefore considered conservative. It is underpinned by the Project’s commitment to capture a higher level of Project-specific detail within environmental management plans, developed in tandem with the final detailed design.

Table 1-3 Lots and easements being investigated for the siting of project elements

Owner	Proposed usage for the Project	Lot	Deposited Plan (DP) / easement	Area of Subject Land
Associated receiver	Siting of the PV array	35 198 A, C	DP754321 DP754331 DP103143	~203ha
Associated receiver	Ancillary infrastructure – (i.e. O&M buildings, onsite substation)	35	DP754321	~5ha
Dubbo Regional Council	Main site access off Bencubbin Drive (road corridor easement)	N/A	Bencubbin Drive	~5ha
Transport for NSW (TfNSW)	Potential intersection works off Wellington Road / Bencubbin Drive	N/A	Wellington Road / Bencubbin Drive	

Owner	Proposed usage for the Project	Lot	Deposited Plan (DP) / easement	Area of Subject Land
TOTAL				~213ha

The Applicant would lease part of the Project Area from the involved landholders for the operation of the Project. Electrical substations are treated as premises rather than fixtures due to the substantial and permanent nature of their construction. The need for subdivision, particularly in relation to the onsite substation would be confirmed and detailed in the EIS following further engagement with Essential Energy, the Applicant and the landowner.



LEGEND

- Project Area
- Subject Land

Lots and easements

- Road corridor easement
- Railway corridor easement
- Lot boundary
- Roads

Electricity Distribution Line

- 66kV
- 132kV

Datum: GDA2020 / MGA Zone 55



Hampton Park SESS
Figure 1-1 Project Area (Lots and easements)

Ref: 240713 Hampton Park SESS EIS 250328 | Tenure - Lots and easements Author: Martin Wyburn Date created: 26.09.2025 © NGH 2025 © ESRI 2022

1.5. Project design development

An indicative Infrastructure Layout, within the identified Subject Land was prepared based on early-identified constraints (Figure 3-1). As further constraints were identified through analysis and consultation, the Infrastructure Layout was refined to reflect these findings and reduce potential impacts (discussed further in Section 3).

The Infrastructure Layout and overall project design will continue to be refined in response to ongoing and future environmental assessments, ongoing consultation with the community as well as key government agencies throughout the EIS process. Further detail and issues for consideration are discussed in Section 6.

The key matters identified to date that have influenced the Project are detailed in Section 3.4 – Analysis of alternatives. The Infrastructure Layout has not yet been finalised in detail as key parameters such as Aboriginal heritage, biodiversity, visual, land and soil capability and noise impacts require further consideration. Potential impacts towards neighbours will fall within visual and noise assessments and following further considerations of key parameters, appropriate buffers and exclusions can be applied.

1.6. Related development

There is no additional development related to the Project at this stage.

All works associated with the construction and operation of the Project, including connection to the existing 132kV distribution line that runs through the Subject Land, will be assessed under this Development Application (DA).

Noting as outlined in Section 1.4.1 that the point of connection is proposed to be directly into the 132kV distribution line. The connection type is subject to Essential Energy requirements. Any augmentations in the broader vicinity proposed by Essential Energy would be approved separately and will not form part of the scope for this development approval.

1.7. Purpose of this document

This Scoping Report has been prepared to support the lodgement of a DA to the Department of Planning, Housing and Infrastructure (DPHI). An Environmental Impact Statement (EIS) is required to support the DA under Section 4.12(8) of the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act). The EIS is required as the Project has an estimated development cost exceeding \$30 million and is therefore classed as State Significant Development (SSD).

This Scoping Report provides a high-level description of the Project, including its strategic context, statutory context, and identifies key environmental issues relevant to the Project and proposed investigation strategies for them. The format and content within this scoping report is guided by the:

- *State significant development guidelines – preparing a scoping report* (DPE, 2022)
- *Large Scale Solar Energy Guideline* (DPE, 2022)
- *Technical Supplement for Landscape Character and Visual Impact Assessment* (DPHI, 2022)
- *Undertaking engagement guidelines for state significant projects* (DPHI, 2024)

Hampton Park Solar and Energy and Storage System

- *Social impact assessment guideline for state significant projects (DPIE, 2023)*
- *Cumulative impact assessment guidelines for state significant projects (DPIE, 2022).*

A detailed breakdown of the requirements from the *State Significant Development Guidelines – Preparing A Scoping Report* is included in Appendix B.

2. Strategic context

Context important to the development of this Project includes:

- Regional and local setting, zoning and key environmental features.
- Strategic need for energy generation and storage in NSW.

Together, these support the justification for the Project as set out below.

2.1. Regional setting

The Subject Land is situated within the Dubbo Regional LGA, within the Central West Region of NSW, with a population of 54,922 people as per the 2021 Census (Australian Bureau of Statistics, 2021). Most of the population is centralised around the regional towns of Dubbo and Wellington. There are two nearby estates or villages in proximity to the Subject Land, with the population as per the 2021 Census:

- Firgrove – approximately 0.3km north of the Subject Land
 - Population of 511 people
- Wongarbron – approximately 4.5km southeast of the Subject Land
 - Population of 665 people

The regional city of Dubbo is located approximately 11km northwest of the Subject Land. Dubbo has several facilities including Dubbo Base Hospital, banks, retail outlets, grocery stores, public and private schools, accommodation facilities including motels, caravan parks and short-term rentals.



Figure 2-1 Macquarie Street, Dubbo

Hampton Park Solar and Energy and Storage System

The Taronga Western Plains Zoo, formerly known as Western Plains Zoo and commonly known as Dubbo Zoo, is located approximately 5km south of the Dubbo city centre. Taronga Western Plains Zoo is a key inland tourist destination within NSW. It enhances visitation to the area and contributes to the region's economic and social vibrancy.

Dubbo is located on the Macquarie River, known as Wambuul by the Wiradjuri peoples, in Central West NSW, which holds both high cultural and environmental value for the region. The Macquarie River also has a high geographical significance for the region, providing water for irrigation and agricultural practices to the communities along its banks. The closest section of the Macquarie River is approximately 6.2km southwest of the Subject Land.



Figure 2-2 Macquarie River Walk, Dubbo (Source: Trip Advisor 2025)

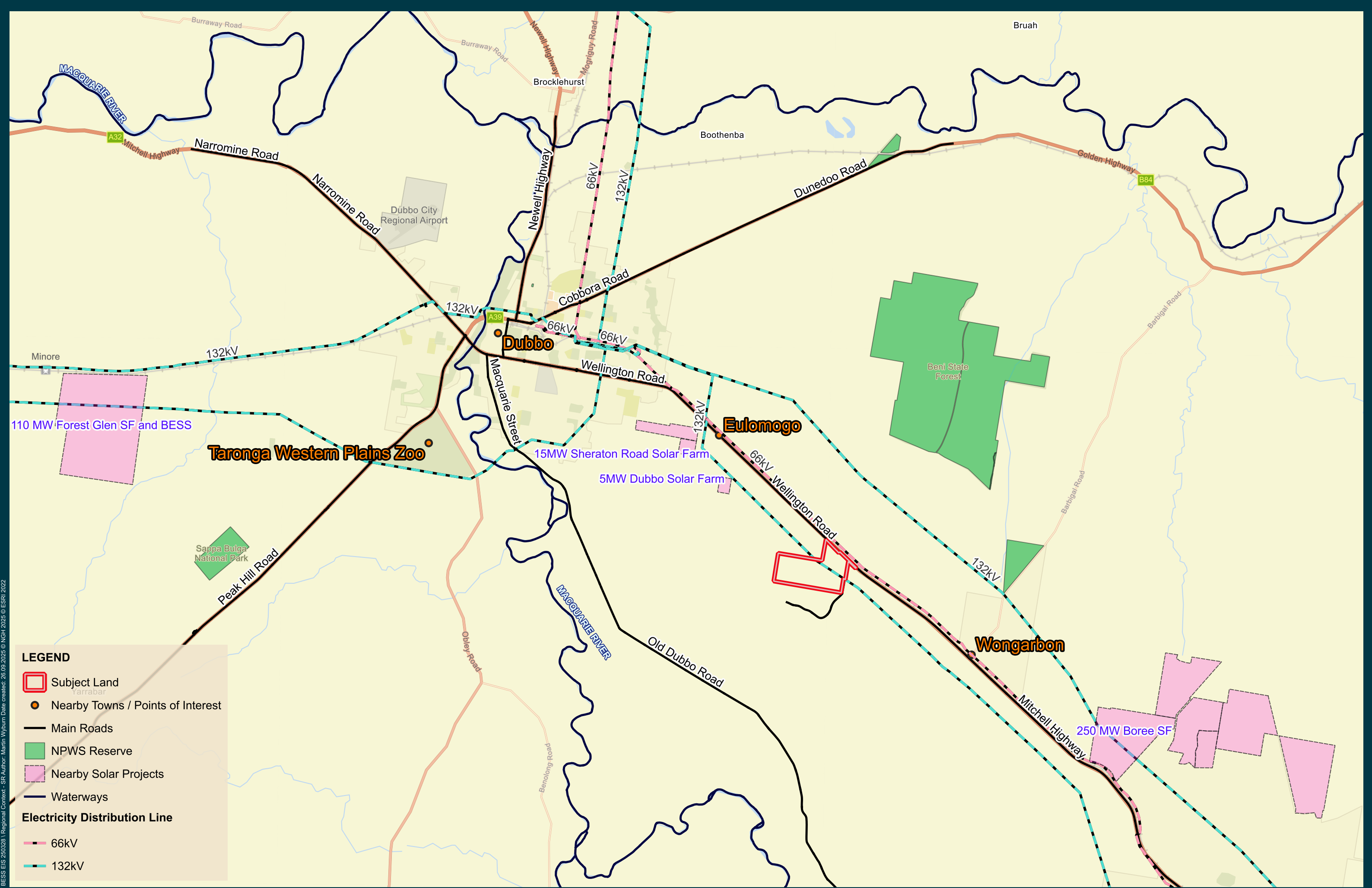
The Subject Land is within the declared Central-West Orana Renewable Energy Zone (REZ), one of five declared REZ's within NSW. It does not propose to connect to the grid through Energy Co's transmission line or access agreement and intends on utilising the existing high voltage distribution lines that pass through the Subject Land.

Noting the existing and future potential for renewable energy projects in the area, consideration of cumulative impacts in relation to the Project are discussed further in Section 2.5 and Section 6.12. Relevant solar farm projects are mapped below.

Scoping Report

Hampton Park Solar and Energy and Storage System

The Project's regional context is shown in Figure 2-3 overleaf.



LEGEND

- Subject Land
- Nearby Towns / Points of Interest
- Main Roads
- NPWS Reserve
- Nearby Solar Projects
- Waterways

Electricity Distribution Line

- 66kV
- 132kV

Datum: GDA2020 / MGA Zone 55

Scale bar: 0, 5, 10 km

Hampton Park SESS
 Figure 2-3 Regional Context

Ref: 240713 Hampton Park SF BESS EIS 250328 | Regional Context - SR Author: Martin Wyburn Date created: 26.09.2025 © NGH 2025 © ESRI 2022

2.2. Local setting

2.2.1. Zoning

The Subject Land is zoned Primary Production (RU1) under the *Dubbo Regional Local Environmental Plan 2022* (Dubbo LEP) (NSW Government, 2022) (refer to Figure 2-4). The objectives of this zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage a range of development for the purposes of tourism that supports the agricultural industry.*

As part of the Project, the Applicant is proposing to implement agri-Solar practices within the Subject Land, such as continued sheep grazing under the solar panel and a dedicated area for a crop trial. As such:

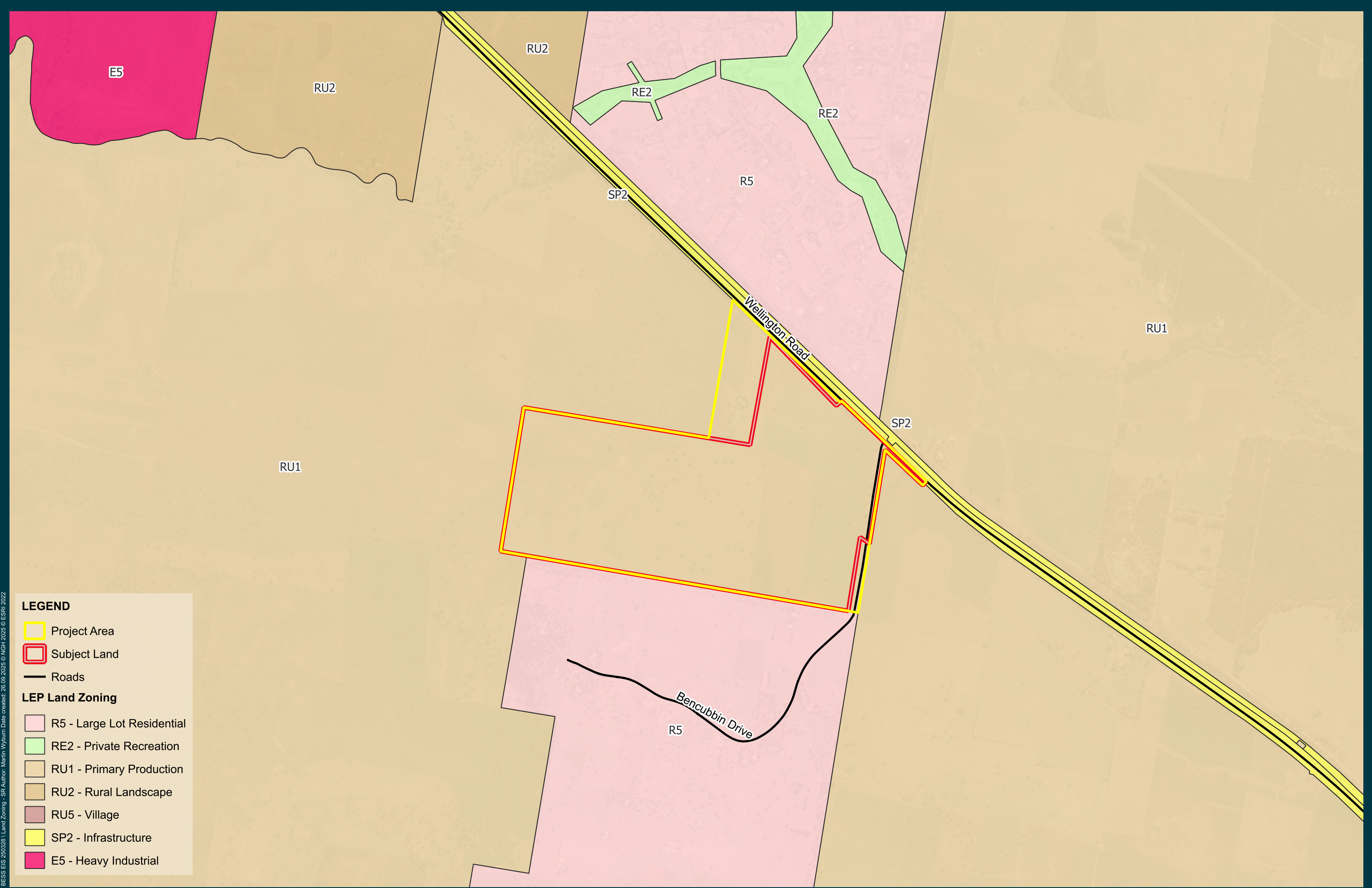
- The Project encourages diversity in primary industry enterprises through the proposed agri-solar.
- The Project will closely consider and assess potential impacts or conflict towards surrounding land uses or landholders.
- By nature of its construction and operation, the land is easily rehabilitated and can revert back to its current agricultural capacity on decommissioning.
- Through limiting/no subdivision, the land will also not be fragmented or alienated from proposed and future resource use.

This would allow the Project to remain aligned with the objectives of the RU1 land zoning as stated above, while being well placed to generate efficient renewable energy, supporting the transition of the network away from coal and gas generation.

Development of electricity generating works is prohibited under the Dubbo LEP. Part 2.3 Division 4 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP) provides that development for the purpose of electricity generating works may be carried out by any person with consent on any land in a prescribed non-residential zone. The TISEPP prevails over the Dubbo LEP, and as such, the Project is permissible with consent under the provisions of the TISEPP, however close consultation will be undertaken with Council and it's planning team as the Project is further assessed.

The selection of the Subject Land to develop an energy facility supports the above objectives and it will:

- Be highly compatible with the existing 132kV distribution line that transects the Subject Land.
- Encourage employment opportunities during construction and operational phases.
- Be located on land zones appropriate to support electricity generation.
- Implement Agri-solar practices on land that is currently used for sheep grazing.
- Support development and investment for the region, through a Voluntary Planning Agreement (VPA), or similar, with Council.



LEGEND

- Project Area
- Subject Land
- Roads

LEP Land Zoning

- R5 - Large Lot Residential
- RE2 - Private Recreation
- RU1 - Primary Production
- RU2 - Rural Landscape
- RU5 - Village
- SP2 - Infrastructure
- E5 - Heavy Industrial

Datum: GDA2020 / MGA Zone 55

Scale bar: 0, 0.5, 1 km

Hampton Park SESS
Figure 2-4 Land Zoning

Ref: 240713 Hampton Park SESS EIS 250328 | Land Zoning - SR Author: Martin Wyburn Date created: 26.09.2025 © NGH 2025

2.2.2. Subject Land values

The Subject Land is intersected by a single 132kV distribution line, that connects to the Essential Energy Substation in Dubbo and the Wellington Substation.

The Subject Land includes residential dwellings of the associated landowners, farming land (predominantly grazing for sheep), several farm dams and limited overstorey vegetation (see Figure 2-5 below).



Figure 2-5 Existing Subject Land characteristics, including 132kV distribution line, grazed land and mature Kurrajong trees

There is one mapped waterway within the Subject Land, an unnamed ephemeral (short periods of flow) 1st order stream (under the Strahler Stream Order) that connects to Eulomogo Creek approximately 1.5km upstream. The Eulomogo Creek is a tributary of the Macquarie River, a 9th order stream, that connects approximately 7km from the boundary of the Subject Land. The Subject Land is not mapped as flood prone land.

The Subject Land is mapped as Class 3 in accordance with the Land and Soil Capability (LSC) Scheme statewide mapping (NSW OEH, 2012)¹. Class 3 is considered high capability land with moderate limitations that can still support high-impact land uses, such as cultivation, with careful management practices to avoid

¹ LSC; an eight-class rating of the inherent physical capacity of the land to sustain a range of land uses and management practices without leading to the degradation of soil, land and water resources.

Hampton Park Solar and Energy and Storage System

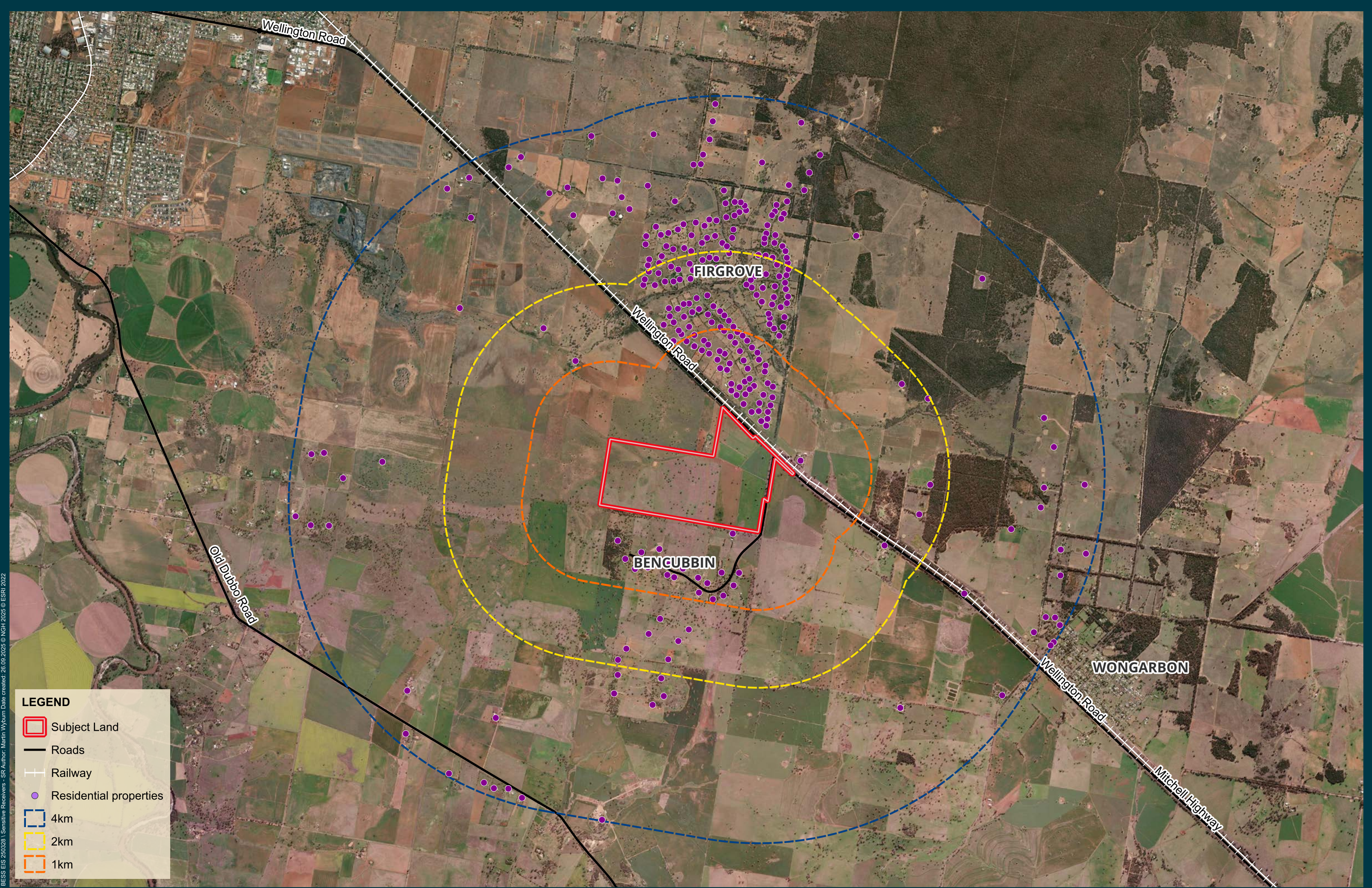
environmental degradation. An area of the Subject Land is mapped as potential Biophysical Strategic Agricultural Land (BSAL)². This is discussed further below in Section 6.1.

The entirety of the Project Area is mapped as Bushfire Prone Land Category 3 – medium bushfire risk. The vegetation in the road corridor of Wellington Road and Eulomogo Road is mapped as Category 0 bushfire prone vegetation buffer.

There are no current exploration and mining title leases across the Subject Land, and it is not located on mine subsidence prone land.

The Subject Land contains approximately 282 non-associated receivers within 4km (refer to Figure 2-6). The 4km visual line is a requirement of the visual assessment guidelines; *Technical Supplement of the Revised Large-Scale Solar Energy Guidelines* (DPHI, 2022). A Preliminary Visual Impact Assessment (PVIA) has been undertaken as part of the Scoping phase and is summarised in Section 6.2. Social considerations and consultation are also proposed to extend to all sensitive receivers within the 4km.

² BSAL is land with high quality soil and water resources capable of sustaining high levels of productivity.



LEGEND

- Subject Land
- Roads
- Railway
- Residential properties
- 4km
- 2km
- 1km

Datum: GDA2020 / MGA Zone 55



Hampton Park SESS
 Figure 2-6 Residential properties within 4km

Ref: 240713 Hampton Park SESS EIS 250328 | Sensitive Receivers - SR Author: Martin Wyburn Date created: 26.09.2025 © NGH 2025 © ESRI 2022

2.3. Policy context

The Project addresses key federal, state and local planning policies as set out below.

2.3.1. Federal

The Paris Agreement

The COP21, also known as the 2015 Paris Climate Conference, achieved a legally binding and universal agreement on climate with the aim of keeping global warming below 2 degrees Celsius, chiefly by reducing greenhouse gas emissions.

On September 8, 2022, the Labor Government's *Climate Change Bill 2022* passed the Senate and the House of Representatives.

The Bill enshrined into law (as the *Climate Change Act 2022*) an emissions reduction target of 43 percent from 2005 levels by 2030, and net zero emissions by 2050. In addition, the legislation ensures a whole-of-government approach to drive towards the target. The government has formally lodged this target as an enhanced Nationally Determined Contribution under the Paris Agreement.

The Act backs onto the Labor Government's Powering Australia plan, which is focused on creating jobs, cutting power bills and reducing emissions by boosting renewable energy.

The Project would form part of the Australian effort to help meet this target. The development of large-scale renewable energy generation is an important contribution to:

- Providing for further reductions in Green House Gas emission intensity for generation in the National Energy Market (NEM)
- Supporting the Government's Renewable Target (RET) of 20 percent renewable energy by 2020. While the Large-scale RET target was met January 2021 (see below), the scheme will continue to require high-energy users to meet their obligations under the policy until 2030.

Australia's Net Zero Plan 2025

Australia is experiencing the profound and accelerating impacts of climate change. Australia's average land temperature has increased by approximately 1.5°C since 1910. Australians are already living with increasing impacts from climate change, and are witnessing more frequent and severe events, such as droughts, floods, bushfires and heatwaves (DCCEEW, 2025).

Australia's National Climate Risk Assessment (NCRA) provides the first comprehensive government-led assessment of the risks Australia faces as a result of climate change. It presents a future of climate-fuelled extreme weather events, that increases pressure on our natural ecosystems and the livelihoods and communities that rely on them (DCCEEW, 2025).

On 18 September 2025, the Labor Government announced Australia's latest 2035 emissions target, as well as the Net Zero Plan along with a series of supporting documents, which outline how the targets will be achieved (DCCEEW, 2025).

The government has set a new national target to reduce emissions by 62–70% below 2005 levels by 2035. The new target is a significant step up from the 2030 target and provides a strong investment signal.

So far, the actions taken by government, businesses and households reduced Australia’s emissions in 2024 by 27% on 2005 levels. The most recent data for 2025 indicates emissions are now down 29%.

The Labour Government has adopted the Climate Change Authority’s recommendation (Climate Change Authority, 2025) and set Australia’s 2035 target.

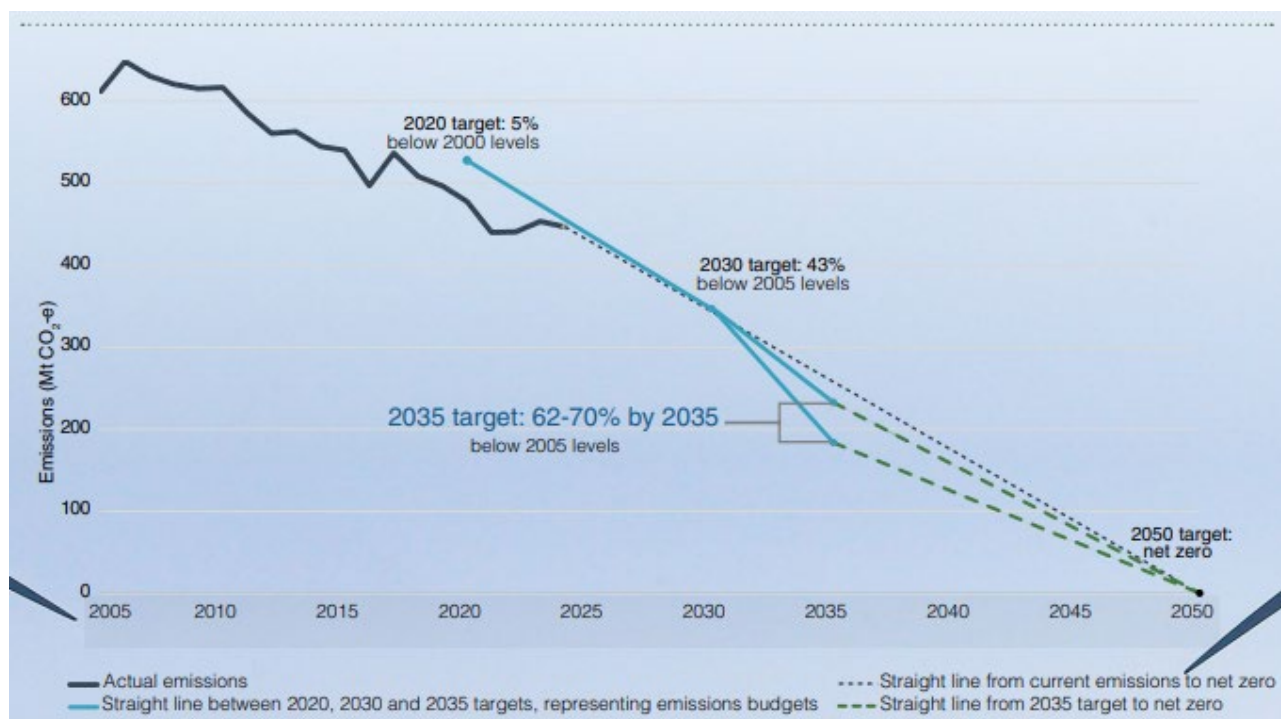


Figure 2-7 Australia’s emission reduction targets

To reach the 2035 target and net zero by 2050, there will be a focus effort on five CLEAN decarbonisation priorities:

- Clean electricity across the economy
- Lowering emissions by electrification and efficiency
- Expanding clean fuel use
- Accelerating new technologies
- Net carbon removals scaled up.

As detailed above, the Project would form part of the Australian effort to help meet this target.

Large-scale Renewable Energy Target

The Australian Government Clean Energy Regulator administers the Large-scale Renewable Energy Target which encourages investment in renewable energy power stations such as wind and solar farms. The Large-scale Renewable Energy Target of 33,000GW hours of additional renewable electricity generation was met at the end of January 2021 (Clean Energy Regulator 2021). The annual target will remain at 33,000GW hours until the scheme ends in 2030.

Hampton Park Solar and Energy and Storage System

The goal of the Large-scale Renewable Energy Target is to significantly increase the proportion of Australia's electricity generated from renewable sources, thereby reducing greenhouse gas emissions and promoting a sustainable energy future.

The Hampton Park SESS will contribute to meeting the renewable energy target.

Reduction plan 2021 and Nationally Determined Contribution (2022)

Australia's long term emissions reduction plan and the Nationally determined contribution to the United Nations via the Paris Agreement (developed during United Nations Framework Convention on Climate Change COP21) sets the nations goals towards zero emissions by 2050 and 43% below 2005 levels by 2030 (Department of Industry, Science, Energy and Resources, 2021). This was set to achieve the goal of avoiding a 1.5°C rise (from pre-industrial levels) in temperature by the end of the 21st century. The Project assists in this reduction through the storage of electricity which should be primarily sourced from renewables, not fossil fuels under the forecasted energy transition.

There have been seven COP's since COP21. The latest outcomes from COP28 highlighted the need to triple global renewable energy capacity globally to meet the goals of the Paris agreement (see The Paris Agreement above).

2024 Integrated Systems Plan

Published every two years, the Integrated Systems Plan details what, when, where, and how much electricity transmission, generation and storage is required in the NEM. This assists governments and industry to plan and invest to meet people's current and future energy needs.

The 2024 Integrated Systems Plan confirms that urgent investment is needed in new renewable energy generation, transmission, storage and flexible gas generation to continue to deliver secure, reliable and affordable energy, and reach the renewable electricity generation targets of NEM jurisdictions.

The key messages from the plan include:

- Household and business electricity consumption from the grid is forecast to nearly double by 2050.
- With coal expected to retire faster than currently announced, the NEM is forecast to need a seven-fold increase in large-scale wind and solar generation by 2050. The 2024 Integrated Systems Plan predicts a 90% (or 21 Gigawatts (GW)) closure of all coal plants by 2030, a significant increase from the forecast two-thirds of coal plants (or 14GW) from the 2022 Integrated Systems Plan.
- It also requires building close to 10,000km of new transmission lines and upgrades to existing networks by 2050 to connect new generation across the power system.
- Delivering the transmission projects identified in this plan are expected to avoid \$17 billion in additional costs to consumers if those projects were not delivered.

The 2024 Integrated Systems Plan sets out how the Australian Energy Market Operator has identified the optimal development path for the NEM and is a roadmap through the energy transition. The 2024 Integrated Systems Plan shifts from the 2022 Integrated Systems Plan, the adjustment being in response to economic, physical and environmental policy changes. The Australian Energy Market Operator states that "there will be a demand for 82GW of utility-scale wind and solar in the NEM by 2034-35, and 126GW by 2049-50. 34GW of this energy would need to come from NSW".

Hampton Park Solar and Energy and Storage System

In response to an accelerated timeline for the closure of coal fired energy plants, the optimal development path is Step Change. Step Change is predicted to be the lowest cost, resilient and practical path to the NEM's energy future rather than Progressive Change which reflects slower economic growth and energy investment or Green Energy exports which is focused on strong industrial decarbonisation and low emission energy exports. Under forecasts for the Step Change scenario (AEMO, 2023), the optimal development path requires investment that would:

- Triple grid scale variable renewable energy by 2030 and increase it seven-fold by 2050. Focus grid scale generation in REZs. Almost quadruple the firming capacity using utility scale batteries, hydro and gas-powered generation Support a fourfold increase in rooftop solar capacity.
- Leverage system security services and operational approaches.

There is an earlier need for renewable energy with a need for 6GW of new renewable energy per year compared to 4GW in the 2022 Integrated Systems Plan to replace the coal generation capacity that is exiting faster, to meet the higher demand forecast compared to the 2022 Integrated Systems Plan.

2.3.2. New South Wales Government

NSW Electricity Infrastructure Roadmap

The NSW Electricity Infrastructure Roadmap ('The Roadmap') aims to redefine NSW as a modern, global energy superpower by delivering the electricity infrastructure needed to support a modern prosperous economy (NSW DPIE, 2020). The roadmap sets out a plan to transition the electricity sector from the existing power sources that are coming to the end of their lives, to cleaner, cheaper and more reliable energy sources including wind, solar, batteries and pumped hydro.

The Roadmap aims to:

- Deliver approximately 12GW of new transmission capacity through the established Central-West Orana, New England and South-West Renewable Energy Zones by 2030.
- Support an estimated 3GW of new firm capacity in the NSW grid by 2030.
- Attract up to \$32 billion in private investment in regional energy infrastructure investment by 2030.
- Support over 6,300 construction and 2,800 ongoing jobs by 2030, primarily in regional Australia.
- Save around \$130 a year on the average NSW household electricity bill and \$430 a year on the average small business electricity bill between 2023 and 2040.
- Contribute to the NSW Governments' Net Zero Plan by delivering 90M tonnes of reduced carbon emissions by 2030 (NSW Energy, 2020).

The Roadmap reiterates the need to act now given four of the five coal fired power stations in NSW are anticipated to close within 15 years, starting with the Liddell power station that closed in 2023 and Eraring that is planned to close in 2027. These power stations provide, as of 2020 power mix generation, around three quarters of NSW's electricity supply and two thirds of the firm capacity needed during summer heat waves, and as they age, tend to fail more frequently resulting in reliability problems. The infrastructure needed to replace coal fired power stations has long lead times, further justifying the need for action to coordinate and unlock investment before they close.

The Hampton Park SESS is strongly justified due to its potential to contribute to the aims of the Roadmap by providing reliable energy supply and storage to the NEM.

NSW Climate Change (Net Zero Future) Act 2023

The NSW Climate Change (Net Zero Future) Act 2023 was agreed on 11 December 2023. It aims to ‘set objective for New South Wales to be more resilient to a changing climate; and to establish the Net Zero Commission to monitor, review and report on progress towards the 2030 and 2050 targets and the objective and to exercise other related functions’.

The Act commits the NSW government to effective action on climate change to ensure a sustainable and fair future for the people, economy and environment of NSW. It legislates:

- Guiding principles for action to address climate change that consider the impacts, opportunities and need for action in NSW.
- Emission reduction targets for NSW:
 - 50% reduction of 2005 levels by 2030
 - 70% reduction on 2005 levels by 2035
 - Net zero by 2050.
- An object for NSW to be more resilient to a changing climate.
- Establishing an independent, expert Net Zero Commission to monitor, review, report on and advise on progress towards these targets (NSW Government, 2023).

This Act supports the Commonwealth governments’ *Climate Change Act 2022*.

NSW Network Infrastructure Strategy 2023

The NSW Network Infrastructure Strategy 2023 is the NSW Government’s 20-year plan aimed at coordinating and enhancing the state’s energy infrastructure to support renewable energy integration and ensure energy resilience (EnergyCo, 2023). The NSW Network Infrastructure Strategy is designed to focus on connecting new generation and storage capabilities within the state’s five REZ’s. This strategy is part of the broader objectives outlined in the *Electricity Infrastructure Investment Act 2020*.

The strategy proposes options to deliver a total capacity of 14GW of network infrastructure by 2033, with additional options for further capacity to enhance energy resilience and support a net-zero future, The strategy aims to ensure that all new network infrastructure undergoes rigorous coordination and planning in order to be developed in a timely and efficient manner, while balancing flexibility with the need for certainty, especially for communities. The key principles of the NSW Network Strategy are as follows:

- Coordination and integration to connect infrastructure to the REZ’s.
- Building capacity of the network and bolstering energy resilience.
- Development through extensive stakeholder engagement.
- Strategic planning to guide investment in generation, storage and firming infrastructure.

The Project would assist in supplying and providing energy storage and firming infrastructure to the region.

NSW Transmission Infrastructure Strategy 2018

The NSW Transmission Infrastructure Strategy is the NSW Government’s plan to unlock private sector investment in priority energy infrastructure projects, which can deliver least-cost energy to customers to 2040 and beyond (NSW Department of Planning and Environment, 2018). The strategy states that for every 20 projects looking to connect to the grid, only one can. This comes despite the fact that in October 2018

Hampton Park Solar and Energy and Storage System

more than 20,000MW of large-scale projects were progressing through the planning system, representing more than \$27 billion in potential investment, mostly in regional NSW. The NSW Transmission Infrastructure Strategy sets a plan to facilitate private sector investment in energy projects throughout the state. The NSW Transmission Infrastructure Strategy sets out the following guiding principles:

- Supporting projects that may contribute to lowering energy bills.
- Taking a technology neutral approach to energy generation projects.
- Private sector led investment.
- Regional economic growth and increased job opportunities.
- Ongoing secure and reliable energy to power the NSW economy.

The strategy also outlines the aim to boost NSW connectivity through large-scale transmission connections with surrounding states and regional areas. This would be primarily spearheaded by upgrades and infrastructure in defined energy zones.

NSW Electrical Strategy 2019

The three objectives of the NSW Government for the state's electricity system, as stated in the NSW Electricity Strategy (NSW DPIE, 2019), are reliability, affordability and sustainability.

The NSW Government's Electricity Strategy would:

- Improve the efficiency and competitiveness of the NSW electricity market by reducing risk, cost, Government caused delays and by encouraging investment in new price-reducing generation and energy saving technology.
- Prompt Government to act if there is a forecast breach of the Energy Security Target which private sector projects are unlikely to address. This should be done in a way that minimises costs to consumers and taxpayers and does not give rise to moral hazard risk.
- Ensure that there are appropriate powers available for Government to analyse and respond to electricity supply emergencies if they arise.

Renewables are now the most economic form of new generation and battery storage is a critical part of this transition.

NSW Net Zero Plan

In March 2020, the NSW Government released the NSW Net Zero Plan Stage 1 2020-2030. This plan sets out how the NSW Government will deliver on these objectives over the next decade. The Net Zero Priorities include to:

- Drive uptake of proven emissions reduction technologies that grow the economy, create new jobs or reduce the cost of living.
- Empower consumers and businesses to make sustainable choices.
- Invest in the next wave of emissions reduction innovation to ensure economic prosperity from decarbonisation beyond 2030.
- Ensure the NSW Government leads by example.

The Net Zero Plan Stage 1:2020-2030 is the foundation for NSW's action on climate change and goal to reach net zero emissions by 2050.

The proposed Hampton Park SESS aligns with this goal.

Renewable Energy Zones (REZ's)

To strategically maximise benefits and smooth the transition to greater renewable energy development, the Integrated Systems Plan identified REZ locations that can connect to the existing transmission network and:

- Reduce the need to build transmission lines into new areas.
- Reduce project connection costs and risks.
- Optimise the mix of generation, storage and transmission line investment across multiple connecting parties.
- Co-locate and optimise the otherwise 'lumpy' investments in network and system support infrastructure.
- Promote regional expertise and employment at scale.

The Central-West Orana REZ covers approximately 20,000 square kilometres, with an initial capacity of 4.5 gigawatts (GW) proposed to be unlocked (EnergyCo, 2025). The REZ aims to bring renewable energy generation projects (such as wind and solar) together with energy storage (such as batteries) and connect them to the electricity network. EnergyCo is working closely with the developers of major generation projects with planned connections to the REZ transmission project.

The Central-West Orana was the first REZ to be declared in Australia. The location was chosen following a detailed statewide geospatial mapping exercise undertaken by the NSW Government in 2018. This initial analysis sought to identify optimal locations to host renewable energy generation around the State, including areas with strong renewable energy resource potential, proximity to the existing electricity network, and consideration of potential interactions with existing land uses, including agricultural lands and biodiversity conservation.

As detailed above, the Project is not connecting to the EnergyCo REZ transmission project. However, the Subject Land is strategically co-located with an existing 132kV distribution line which distributes electricity across the region. Despite this, the generation and storage capabilities of the Project would still support the increased renewable energy input into the grid and help with balancing electricity demands while coal fired power stations are decommissioned.



Figure 2-8 Declared Central-West Orana REZ (AEMO, 2024)

State Environmental Planning Policy (Transport and Infrastructure 2021 – Regional Cities)

The State Environmental Planning Policy (Transport and Infrastructure) 2011 (TISEPP) facilitates planning pathways for essential infrastructure in NSW, including renewable energy-related infrastructure. It provides regulatory certainty and efficiency and identifies the approval process and assessment requirements for infrastructure proposals.

The NSW Government’s Electricity Infrastructure Roadmap sets out a 20-year plan to deliver this generation infrastructure, as well as storage, firming and transmission infrastructure that will also be needed to power NSW into the future.

The substantial and rapid investment in renewable energy infrastructure has the potential to create or exacerbate land use conflicts in regional NSW. As such, it was identified it was important to balance the use of land to ensure NSW can benefit from its renewable energy sources whilst also minimising impacts on its regional communities and future land uses.

The Government’s Regional Plans identify regional cities that are strategically important to the ongoing growth and development of regional NSW. Significant population growth is predicted in regional NSW over the next few decades, most of which is expected to be concentrated in regional cities such as Bathurst, Orange, Tamworth, Dubbo and Wagga Wagga given the lifestyle and employment opportunities.

Hampton Park Solar and Energy and Storage System

To manage the emerging land use conflicts associated with utility-scale solar and wind energy developments, the NSW Government amended the TISEPP to include specific matters of consideration for utility-scale solar and wind energy development near certain regional cities. These matters would apply to regional cities at risk of encroaching solar and wind development and would seek to protect land identified for future growth and the character and visual landscape qualities of these areas.

The matters of consideration apply to land within 10 kilometres of land zoned B3 - Commercial Core, and within 5 kilometres of any residential land zoned R1 – General Residential, R2 – Low Density Residential and R3 – Medium Density Residential.

There is no land zoned B3 or R3 within the Dubbo city, and as such the TISEPP map below (Figure 2-9) reflects a 5km buffer from all land zoned R1 and R2.

The currently exhibited draft Dubbo Regional Housing Strategy, in relation to the Dubbo’s regional growth, is detailed further below in Section 2.3.3.

Compatibility with regional growth and residential land use will be considered in the EIS.

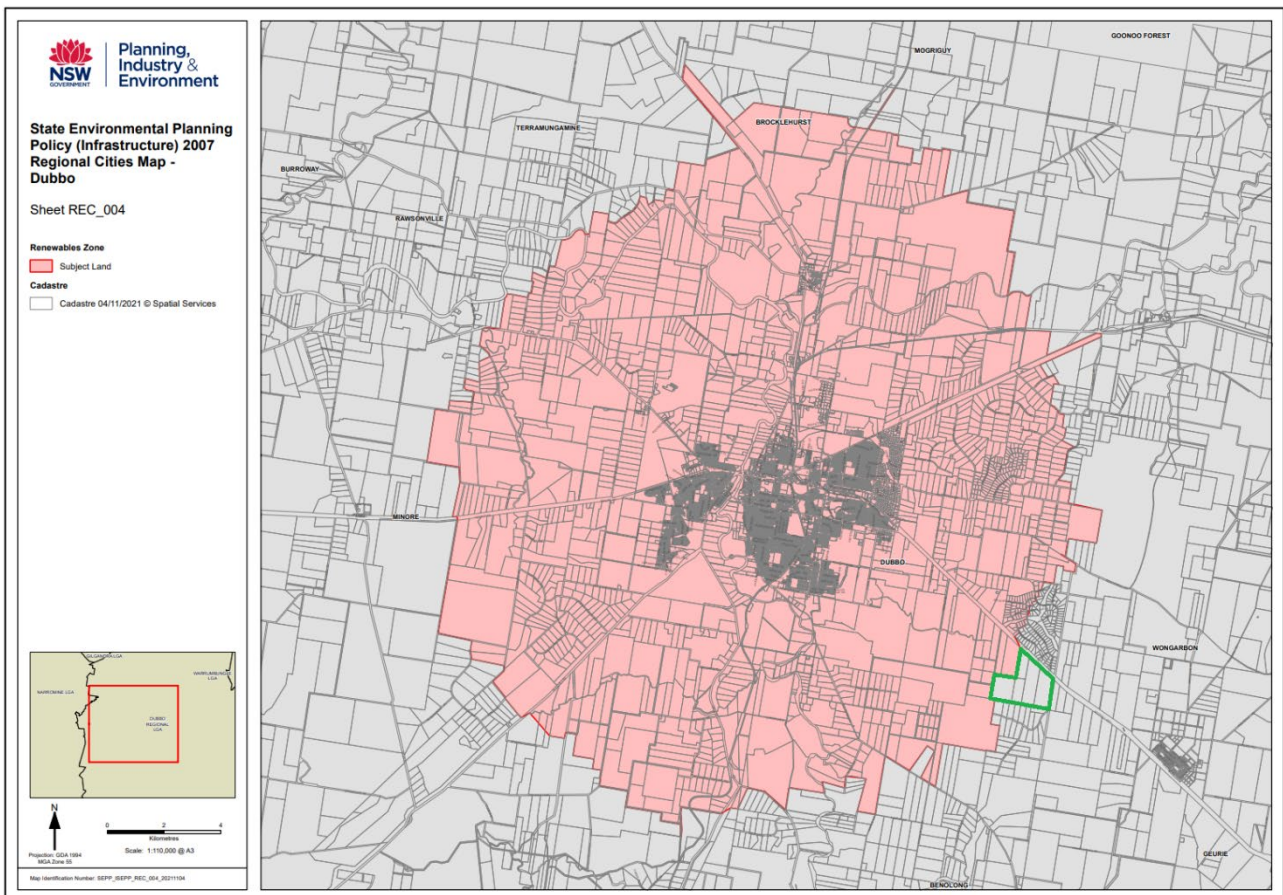


Figure 2-9 Regional Cities Map for Dubbo

2.3.3. Regional/local policy

Draft Dubbo Regional Housing Strategy 2025

The Draft *Dubbo Regional Housing Strategy 2025* (Dubbo Regional Council, 2025) guided by the *Dubbo Short-term Accommodation Strategy* (Dubbo Regional Council, 2023) sets out Council's approach to guiding residential development across Dubbo, Wellington and surrounding villages over the next 20 years. It was informed by both currently available housing evidence and community engagement.

The Strategy responds to a projected population growth of 7,875 or 9,034 people (both reported on in the Strategy) between 2024 and 2041, which will generate demand for around 5,011 additional dwellings (an average of 295 dwellings per year). Based on current development trends, however, the Strategy notes that only 3,427 dwellings (202 per year) are likely to be delivered without intervention, leaving a projected shortfall of 1,584 dwellings by 2041.

To address this, the Strategy identifies a theoretical capacity of approximately 22,603 additional dwellings **across existing zoned residential land** (14,683 in Dubbo, 6,389 in Wellington, 895 in villages, and 635 in other areas).

In practice, the strategy recognises that delivery will fall below this due to infrastructure constraints, environmental limitations, and market conditions.

The Strategy highlights four key themes:

1. **Supply** – The region has significant undeveloped residential zoned land. There is approximately 6,760ha of vacant residentially zoned land in the region, including four Urban Release Areas with potential for 14,450 dwellings. Around two years of housing supply is currently approved and ready for development, but the market is dominated by greenfield projects and rental availability is critically tight, with vacancy rates in Dubbo below 1%.
2. **Choice** – More than 85% of the existing stock is detached housing, and this trend is expected to continue (84% of new housing projected to be detached). Engagement identified unmet demand for medium-density options, aged care, and temporary worker accommodation. The Strategy acknowledges that there will be additional demand for temporary worker housing in the short-to-medium term due to a number of renewable energy projects in the region. It encourages leveraging the Central West-Orana Renewable Energy Zone to deliver housing with legacy infrastructure benefits.
3. **Infrastructure Alignment** – Water, sewer, and transport upgrades are essential for expansion. While villages generally have capacity within their footprints, infrastructure costs and environmental constraints may limit growth.
4. **Affordable Housing** – An estimated 23.8% of rental households (1,447 households) are in unaffordable housing, with social and affordable stock having declined in recent years. The Strategy sets a direction for Council to facilitate and support viable affordable housing mechanisms.

The Strategy sets out detailed interventions for Dubbo, Wellington, and villages. For Dubbo, the focus is on higher-density housing around centres, dual occupancies in low-density zones, and the delivery of major greenfield areas such as the North-West Urban Release Area (5,500 dwellings), Central-West (up to 3,250

dwelling across staged rezonings), South-West (up to 6,000 dwellings), and Keswick Estate (up to 1,900 dwellings).

As detailed above, the Strategy focuses on existing vacant residential zoned areas, and the four urban release areas.

The Project Area is currently zoned as RU1 Primary Production, not residential and while the Project Area is identified within the Strategy (Figure 2-10) as an area with ‘theoretical housing capacity’, the draft Strategy recognises that “*this is a hypothetical measure which provides an indication of what could be delivered, but it is important to note that it is highly unlikely to achieve such development yields in practice as it does not consider market factors, infrastructure servicing requirements or the regulatory environment*” (p 20).

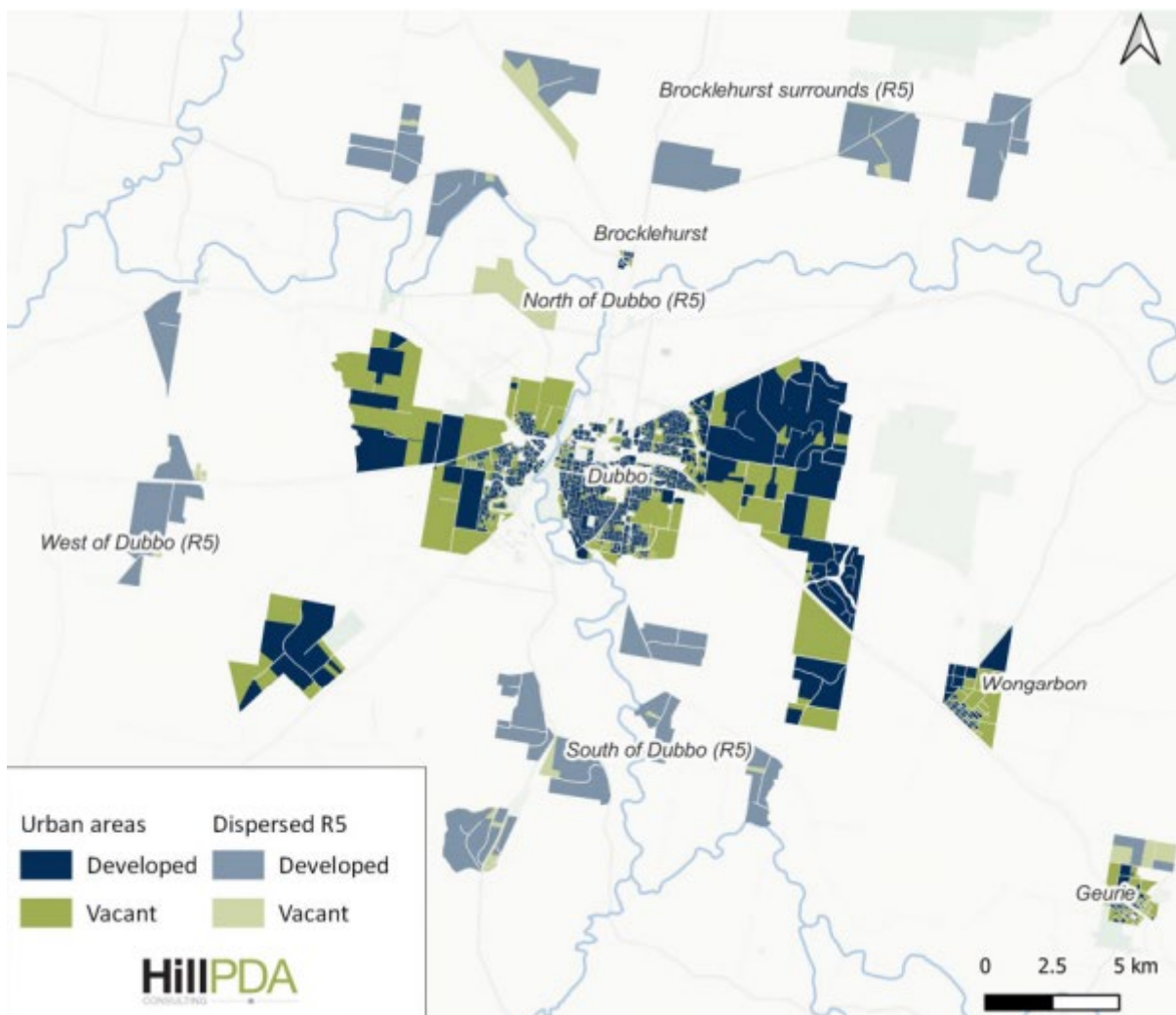


Figure 2-10 Developed and vacant land as per the Draft *Dubbo Regional Housing Strategy 2025*

Wongarbron is identified in the Strategy as a village with capacity for modest housing growth while retaining its local character and rural setting. The village currently has 239 dwellings (2024), with no recent dwelling take-up and a projected demand for 25 additional dwellings by 2041. Based on historic delivery rates, this would result in a shortfall of around 18 dwellings. Planned interventions include a minor extension of the village zone (up to 46 dwellings), changes to minimum lot sizes on existing R5 Large Lot Residential land

(yielding up to 32 dwellings across two sites), and rezoning of land in eastern Wongarbron to provide up to 36 dwellings.

The Project falls outside of the designated area for growth for the Wongarbron village and the four Urban Release Areas, and as such would not impede future growth developments.

Central West and Orana Regional Plan 2041

The Central West and Orana Regional Plan 2041 is a 20-year land-use blueprint designed to foster sustainable growth by tackling future challenges such as climate change, housing affordability, and economic development (DPE, 2022). The plan incorporates 19 LGA's, including major centres like Bathurst, Dubbo, and Orange, and establishes a comprehensive framework for land use. It emphasises the importance of housing, job creation, infrastructure development, environmental sustainability, and community connectivity. The plan anticipates a population growth to approximately 325,000 by 2041, with a focus on directing most new developments to key urban hubs like Bathurst, Dubbo, and Orange. Additionally, it aims to enhance regional resilience, support agricultural productivity, and improve transport links to better connect communities and markets.

The Regional Plan's Part 1 Objective 2 'Support the State's transition to Net Zero by 2050 and deliver the Central – West Orana Renewable Energy Zone' addresses the region's goal in adapting to climate change and resilience to threats from it. It addresses 'the need to deliver the planned REZ through rigorous assessment and consultation as well as recognising that there may also be opportunities for renewable energy investment elsewhere in the region'.

This Hampton Park SESS would support the region in the achievement of these goals and directly contributes to Objective 2 of the Regional Plan by:

- Contributing to the national renewable energy target.
- Promoting energy security through a more diverse energy mix.
- Taking advantage of the region's transmission infrastructure and exploring its potential to connect with the electricity network.
- Increasing energy efficiency and moving to lower emission energy sources.

Dubbo Local Strategic Planning Statement (LSPS) 2020

The Dubbo Local Strategic Planning Statement (LSPS) outlines Dubbo Regional Council's 20-year vision for land use planning within the Dubbo Regional LGA. It sets the strategic direction, considering economic, social, and environmental factors, and details how future changes will be managed. The LSPS also specifies the actions needed to achieve this vision.

The LSPS guides the evolution of development controls in the Dubbo Regional LEP and Development Control Plans to meet community needs. Any proposals to amend zoning and planning controls in the Dubbo LEP must align with the LSPS's priorities and actions.

The Council adopted the LSPS on 22 June 2020.

The Dubbo LSPS outlines Planning Themes and Priorities that will shape the next 20 years within the Dubbo LGA. The Planning Themes are as follows:

- Infrastructure
- Economy
- Housing
- Liveability
- Sustainability

The Project aligns with several of the Planning Themes and the associated Planning Priorities.

- **Infrastructure – Planning Priority 3: Promote renewable energy generation.** The Project aligns with Priority 3 through providing reliable energy supply while investigating VPA options with Council while avoiding and/or minimising environmental impacts.
- **Sustainability – Planning Priority 18: Develop resilience to climate change.** The Project would aid in reducing CO2 emissions through solar renewable energy and mitigate the effects of climate change.
- **Sustainability – Planning Priority 19: Create an energy, water and waste efficient city.** The Project would help Dubbo reduce the reliance on non-renewable energy sources and progress towards a more self-sufficient energy generating regional city.

While not directly linked to the Project, Planning Priority 11 and 13 relate to growth in villages and R5 zoned land. The Dubbo LSPS identifies that growth opportunities for housing should remain within urban boundaries and not disrupt primary production. The Dubbo Rural Areas Development Strategy 1995 – 2015 and the Rural Issues Paper 2019 discuss sustainable development and agricultural practices and the balance between development conflicts with environmental matters. The Subject Land is situated within land zoned RU1, and adjacent to land zoned R5. As per the above documents, any potential plans for rezoning or expansion for urban areas would not align with the Dubbo LSPS Housing Planning Theme and Priority 11 and 13. The Community Strategic Plan (see below) reiterates these planning priorities through a key objective in Theme 1.2.2, ensuring that adequate land is available in the villages for development

The Subject Land is located within land zoned RU1 – Primary Production; the implementation of Agri-solar practices would allow for agricultural production to occur throughout the life of the Project.

‘Towards 2040’ Community Strategic Plan

The ‘Towards 2040’ Community Strategic Plan is the highest strategy that will guide and influence the direction of Dubbo Regional Council, the community and other levels of Government through to 2040. This strategic plan aims to provide a comprehensive blueprint for sustainable development and community well-being in the Dubbo region.

Theme 6 outlined the Community Strategic Plan highlights the objectives and strategies relating to Environmental Sustainability. The Project supports objectives 6.1 and 6.2 through providing renewable energy opportunities within region, utilising Dubbo’s high solar resource, and actively responding to the impacts of climate change.

Dubbo Regional Local Environmental Plan 2022

The Dubbo Regional Local Environmental Plan (LEP) 2022 is a statutory document that guides land use planning and development.

The Dubbo Regional Council LGA previously had two Local Environmental Plans, being the Dubbo Local Environmental Plan 2011 and the Wellington Local Environment Plan 2012. These two LEPs have been consolidated into the Dubbo Regional Local Environmental Plan 2022, gazetted on 25 March 2022.

The Subject Land is zoned Primary Production (RU1) under the Dubbo LEP. Electricity generating works are prohibited within this zone under the LEP.

As stated in Section 2.2.1 above, the development of a prescribed non-residential zone is permissible with consent under the TISEPP. As such, the TISEPP prevails over the Dubbo LEP, and the Project is permissible with consent on land zoned RU1.

Dubbo Development Control Plan 2013

The Dubbo Development Control Plan (DCP) 2013 provides detailed guidelines and standards for development within the former Dubbo City Council LGA. It complements the now consolidated Dubbo LEP 2011 and Wellington LEP 2012 by offering specific provisions for various types of development proposals. The plan aims to ensure that developments are well-designed, environmentally sustainable, and meet community needs. It covers aspects such as building design, landscaping, access, and infrastructure requirements.

The objectives of the DCP are as follows:

- Promote good quality and environmentally sustainable development;
- Provide guidance to prospective proponents and the community of Council's requirements to undertake development;
- Elaborate on further explain the requirements of the former Dubbo Local Environmental Plan 2011 (as amended from time-to-time);
- Provide criteria to assist Council in assessing applications; and
- Provide development controls and requirements that are easily understood by the community and proponents.

The Dubbo DCP came into effect on May 6, 2013, and serves as a crucial tool for developers and planners to understand the expectations and requirements for development in the region.

Although not a requirement of SSD Projects, the Hampton Park SESS would support the objectives of the DCP 2013.

2.4. Project justification

In addition to its important contribution to the national and NSW electricity markets, providing new generation capacity and storage to assist the market transition from coal to renewable generation, the Project has clear socio-economic and environmental benefits. These are summarised below and detailed further in Section 5 and Section 6.

2.4.1. Socio-economic benefits

Socio-economic benefits of the Project would accrue through:

Hampton Park Solar and Energy and Storage System

- Providing diversification of land use and additional income stream within the rural economy.
- Providing employment and economic stimulus, primarily through the construction phase.
- Providing ongoing community benefits to spread the economic benefits of the Project through the operational phase.
- Putting downward pressure on electricity prices.

Solar is a valuable natural resource and a way of diversifying regional economies. Solar farms can be developed to have a minor and largely reversible impact on the agricultural capacity of the sites they occupy, while providing an additional income stream to associated landholders. The proposed dual land-use would allow a continued agricultural production and capacity for the host landowner during operation.

In addition to providing an additional income stream to associated landholders, the Project is expected to create approximately 100-200 full time equivalent jobs during the key construction period and approximately 4 permanent jobs during operation. Largely due to the influx of workers, the Project would generate economic stimulus in Dubbo and surrounding areas including Wellington, Parkes and Forbes. These areas would provide accommodation, food, fuel and trade equipment and services, mostly during the construction phase. During operation of the solar farm, economic benefits would be less, focussing on monitoring and inspections, maintenance, repair and upgrade of infrastructure, much of which is likely to be provided by the resident labour force.

To spread the economic benefits of the Project through the operational phase and to address those members of the community which may be impacted but not directly involved with the Project, the Hampton Park SESS will include a Community Benefit Scheme. This would be developed with input from the community.

The Applicant has committed to entering into a Voluntary Planning Agreement (VPA) with Dubbo Regional Council. Community investments will be used to address specific local needs.

Finally, the Australian Energy Market Commission's analysis (AEMC, 2024) indicated that multiple renewable energy projects are also likely to put downward pressure on the wholesale electricity prices, which has the potential to reduce electricity bills for households and businesses across NSW. As a utility scale solar project with ancillary storage, the Project is well placed to make a meaningful contribution to lowering electricity prices for consumers.

In March of 2025, the Clean Energy Investor Group released a report that shows without renewables and battery storage, Australian households and businesses would have faced wholesale electricity prices up to \$80/MWh higher in 2024, along with an increased risk of blackouts (CEIG, 2025).

Clean Energy Investor Group's modelling compares the 2024 grid to one reliant on coal and gas, isolating the full downward pressure renewables place on power prices:

- Without renewables, the power shortfall would likely be filled by expensive gas turbine generation increasing total system costs and making energy less affordable.
- Reliance on ageing coal-fired plants would strain already outdated infrastructure, risking blackouts and price spikes.
- More gas would be diverted away from manufacturing and industry, pushing up costs.

2.4.2. Environmental benefits and impact minimisation

The development of the Hampton Park SESS will result in clear environmental benefits through its contribution to the electricity market's transition away from coal to less polluting, renewable generation options. This is important to reduce release of pollutants into the environment and the harmful effects of climate change.

Climate change presents specific risks to regional rural economies and biodiversity. The 2022 Intergovernmental Panel on Climate Change report (IPCC, 2022) states with a high level of confidence that energy diversification, including with decentralised renewable generation can reduce vulnerabilities to climate change especially for rural communities.

The Project will have the ability to produce approximately 255,500MWh of renewable energy per year, which will:

- Displace about 217,000 tonnes of CO₂ emissions per year
 - This is the equivalent of taking 47,000 cars off the road, assuming an average car emits 4.6 tonnes annually
- Power 47,000 typical Australian homes based on ration of the typical Australian home using 15kWh per day.

The Project would be designed to reflect the environmental values and sensitivities of the Subject Land. Soil resources, landscape character and visual amenity, important habitat and heritage values are all being investigated at this early planning stage to consider the implementation of appropriate avoidance and protection strategies of these values, through all stages of the Project. Specific management considerations would accompany the final project design to ensure that impacts that cannot be avoided would be minimised to an acceptable degree.

2.4.3. Subject Land suitability

The Project is well placed to generate efficient renewable energy due to its proximity to the existing high voltage 132kv distribution lines that pass through the site, with Essential Energy advising the network has available grid capacity. Dubbo receives on average 5.0kWh/m² of solar exposure per day (BOM, 2024), and its location provides high solar irradiance.

The Project also supports the transition of the network away from coal generation.

The Subject Land has been evaluated against the Large-Scale Solar Energy Guidelines for State Significant Development (DPE, 2022). This process allows the opportunity to avoid or minimise negative impacts at the outset. Design and assessment of the Project can then be undertaken with a focus on mitigating and managing unavoidable impacts. Table 2-1 and Table 2-2 outline the suitability of the site for the Project. On this basis, the site is considered to have favourable conditions for solar development.

Table 2-1 Site selection criteria - site conditions

Process of site selection	
Proximity to the existing distribution infrastructure	The Project has an existing 132 kV distribution line connection option situated within the Subject Land.
Available connection capacity	Essential Energy has currently advised the network has available grid capacity. The connection will utilise the Essential Energy 132kV network.
Level of solar radiation	<p>The Wollombi (Macquarie River) weather station (station number 65090) approximately 10km from the Subject Land, shows a good average daily mean solar irradiance of 5.0kWh/m². This is further supported by the solar resource map of Global Solar Atlas which indicates that the range of daily irradiance at the Project Area, is between the lowest 4.4kWh/m² and highest irradiation of 6.521kWh/m² (source (BOM, 2025)) and a Global horizontal irradiation of 5.271kWh/m²</p> <p>For a ground-mounted large scale PV array system, the annual average PV power output and global irradiation at the Subject Land is approximately 2165.4kWh m² (Global Solar Atlas, 2025). In comparison, the Sydney area outputs approximately 1807.4 kWh m².</p>
Distance to major towns, cities or other major energy users	The Subject Land is located approximately 11km from the regional city of Dubbo. The Project would provide renewable energy that would support Dubbo and surrounding area while being located outside of the TI SEPP Regional Cities 10km buffer (see Section 2.3.2).
Proximity to major roads and transport infrastructure	The Subject Land is located off Wellington Road. Wellington Road forms part of the Sydney to Western NSW corridor and is an important route for freight and livestock transporters, local commuters, tourism operators, caravanners and holiday makers.
Size and shape of land parcels	The Subject Land is approximately 213ha, that is currently used for agricultural purposes (currently cropping and sheep/cattle grazing). The Subject Land is comprised of multiple large lots that ideally suit solar energy generation developments. The Subject Land is comprised of low undulating hills with large open areas that reduce construction costs.
Development restrictions including land use zoning and	<p>The Subject Land is zoned RU1 – Primary Production.</p> <p>The Applicant is exploring options that would allow for continuation of existing sheep grazing over the Subject Land. This has been used successfully on other solar farm projects across the state as a solution for ground cover management.</p>

Process of site selection	
<p>proximity to regional cities.</p>	<p>The Project would be designed and constructed to be highly reversible, protecting important site values and restoring the site to existing agricultural capability during the decommissioning stage.</p> <ul style="list-style-type: none"> • Pile driven array mounts for the solar array are proposed, which result in minimal ground disturbance. • Groundcover beneath panels would be retained and managed; extensive landform modification is not proposed beneath the arrays. Ground cover management would include rehabilitation with species selected to support grazing enterprises, regular monitoring and weed control. • Grazing would be utilised to manage the groundcover, while also allowing some continued agricultural production onsite. • The Subject Land is located outside the areas marked for growth for the city of Dubbo, as identified in the TISEPP (formally the State Environmental Planning Policy (Infrastructure) 2007).

While site investigations are preliminary at this stage, early results indicate the following key constraints, as outlined in Table 2-2. These will be the subject of further detailed investigations as the Project design is refined, and mitigation strategies developed. This will ensure the project is responsive to its site context.

Table 2-2 Site selection criteria - Constraints

Areas of constraint	Applicability to the Project
<p>Land and soil</p>	<p>The Subject Land is located on Class 3 in accordance with the LSC Scheme statewide mapping (NSW OEH, 2012). An area of the Subject Land is also mapped as potential Biophysical Strategic Agricultural Land (BSAL) (refer Section 6.1).</p> <p>Impacts to land and soil capability would be covered in detail in the Agricultural Impact Assessment as part of the EIS.</p>
<p>Native vegetation</p>	<p>The majority of the site where solar infrastructure is proposed is exotic (non-native), with some areas of scattered vegetation and native grassland. Where impacts to biodiversity may occur micro siting to be undertaken in the EIS process will minimise impacts to habitat features, such as prioritising avoidance of scattered native trees.</p> <p>Impacts to threatened entities would be covered in detail in the Biodiversity Development Assessment Report (BDAR), prepared as part of the EIS phase.</p>
<p>Potential residences</p>	<p>Approximately 282 non-associated receivers are located within 4km of the Subject Land. Of the 282 non-associated receivers, 74 require intermediate assessment in</p>

Areas of constraint	Applicability to the Project
	the EIS phase. Consultation will be undertaken to understand amenity impacts and effectiveness of mitigation.
Waterways	There is one unnamed perennial Strahler order 1 stream that drains and eventually connects to the Macquarie River offsite.
Aboriginal/Heritage significance	An extensive Aboriginal Heritage Information Management System (AHIMS) search (7 Nov 2023) identified 10 Aboriginal sites within 2km of the Subject Land (refer to Section 6.8). There are no sites within the Subject Land or the wider Project Area. A detailed assessment including consultation with Registered Aboriginal Parties will be undertaken in the EIS.
Land zoning	The land is zoned under RU1 (Primary Production) which allows development for the purpose of electricity generating works under the TISEPP.

2.5. Likelihood for cumulative impacts

The Project has the potential to result in cumulative impacts, most notably other current or potential proposed state significant developments within the REZ. Key impacts for consideration have been identified as social and economic impacts and traffic and access impacts. These are discussed in Section 6.12 and would be assessed in detail in the EIS in accordance with the *Cumulative Impact Assessment Guidelines for State Significant Projects* (NSW Department of Planning, Industry and Environment, 2021).

2.6. Project agreements

Associated and non-associated receivers within and surrounding the Subject Land are shown in Figure 2-6.

An agreement has been made with the involved landholder. At this stage, no other agreements have been entered into with neighbouring properties or other groups. The Applicant may seek to enter into additional project agreements in consultation with nearby neighbours, or if relevant EIS assessments identify that critical impact criteria cannot be met at a non-associated receiver.

The Applicant is committed to offering community benefits as a result of the Project and will continue to consult with the Dubbo Regional Council, local community and other Project stakeholders throughout development of the EIS.

3. The Project

The Project would consist of a solar and energy storage system with a capacity of approximately 180 megawatt (MW) alternating current (AC) at the point of connection, coupled with a battery storage system of up to 4 hours of storage (approximately 800MWh in total) that would be distributed throughout the Subject Land, rather than within a singular stand-alone configuration. The Project would supply electricity to the NEM.

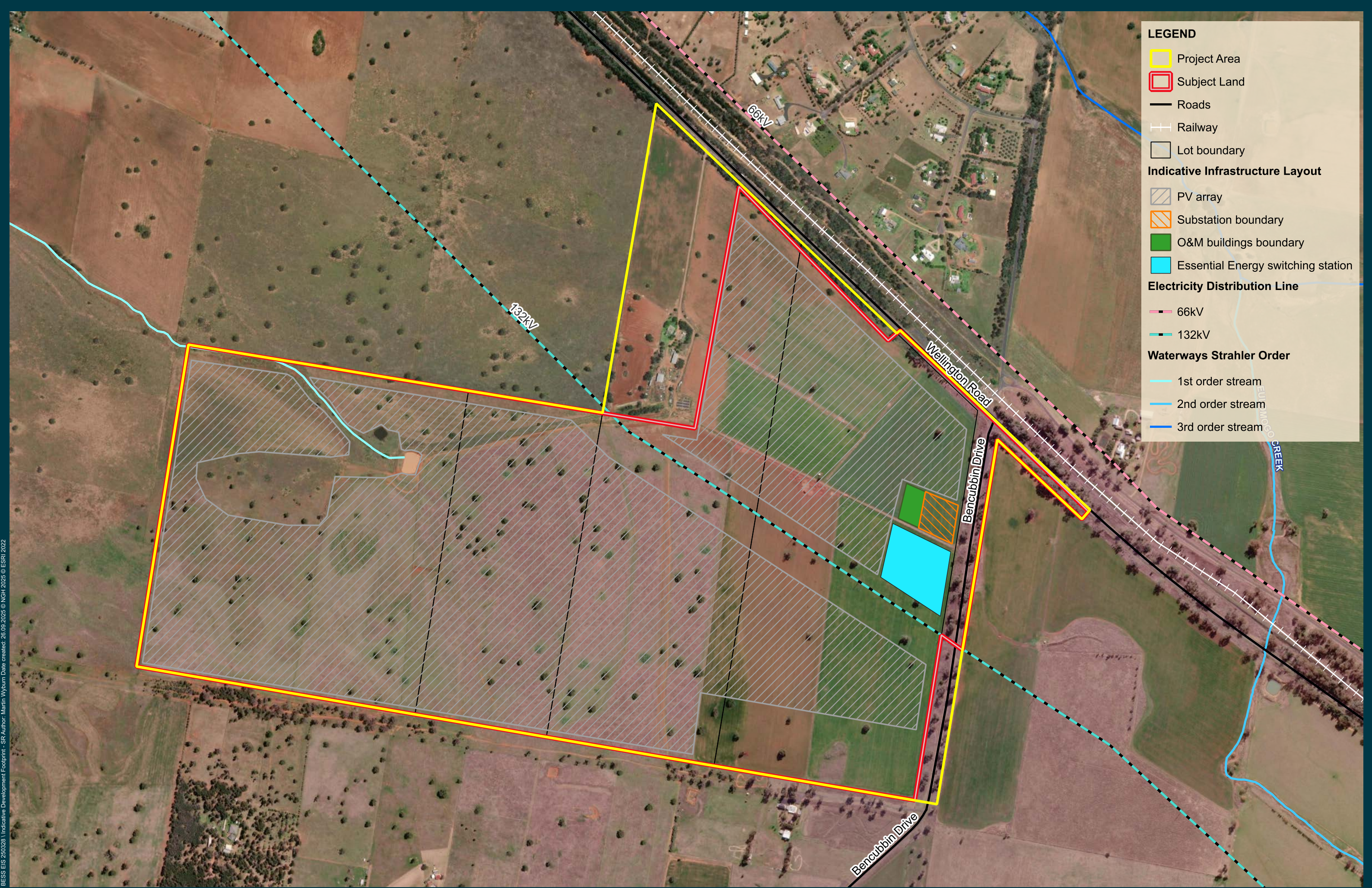
The Subject Land (i.e. the area under investigation) is approximately 213ha in total, with the current indicative Infrastructure Layout excluding high-constraint areas (refer to Table 2-2 above). The Project would utilise Bencubbin Drive for the Project's site access, at this early planning stage.

3.1. Project description

The Project is likely to include the following infrastructure:

- Single axis tracking PV modules supported by tracker units. The modules may reach a peak height of 2.5m when at full tilt.
- Solar and battery energy storage inverters / Power Conversion Units (PCU)
- Medium voltage (MV) transformers
- Decentralised battery containers dispersed through the solar array with a combined storage duration of approximately 4 hours
- Project transformer station and switch room, control room, maintenance facility
- Internal access track and underground/overhead cabling
- Intersection and road upgrades, as required
- Security fencing
- Landscape plantings to soften the view of infrastructure.

The Subject Land boundary and Infrastructure Layout is provided in Figure 3-1, and is indicative only. The final Infrastructure Layout that will be assessed in the EIS will be informed by community and stakeholder consultation, and detailed environmental investigations.



LEGEND

- Project Area
- Subject Land
- Roads
- Railway
- Lot boundary

Indicative Infrastructure Layout

- PV array
- Substation boundary
- O&M buildings boundary
- Essential Energy switching station

Electricity Distribution Line

- 66kV
- 132kV

Waterways Strahler Order

- 1st order stream
- 2nd order stream
- 3rd order stream

Datum: GDA2020 / MGA Zone 55



Hampton Park SESS
Figure 3-1 Indicative Infrastructure Layout

Ref: 240713 Hampton Park SESS EIS 250328 | Indicative Development Footprint - SR Author: Martin Wyburn Date created: 26.09.2025 © NGH 2025

3.1.1. Project delivery

The Project has been in development since late-2024. The undertaking of environmental studies and the ongoing consultation program will shape the Project and inform the Project approval process.

Pending Project approval, the Project delivery post approval can be separated into four key phases: Site establishment, construction, operation and decommissioning. The details of these phases are outlined below in Table 3-1 and would be described in more detail during the EIS phase.

Staging of the Project is currently considered unlikely.

Table 3-1 Indicative Project delivery timeline

Phase	Approximate commencement	Approximate duration
Project approval process	Early 2025	15-18 months
Construction	Early 2027	12-15 months
Operations	Mid 2028	Approximately 30 years
Decommissioning	SESS expected to be in operation for 30-40 years with potential for extension	3-6 months following the cessation of operations

Construction work hours

Construction hours will be addressed in further detail in the EIS but are ordinarily limited by legislation to:

- 7am to 6pm Monday to Friday
- 8am to 1pm Saturday
- Quiet works between 1pm and 6pm Saturday
- No work on Sunday or public holidays.

Quiet works are activities that are inaudible at non-associated receivers, and may include wiring, testing, and equipment fit out.

The delivery of materials requiring an escort and/or emergency works may occur outside of the above construction hours. Any additional planned outside hours work would be considered in the EIS.

3.1.2. Subject Land establishment – Pre-construction

The site establishment phase would include the establishment of the site access and associated road treatments required to facilitate the traffic movements for the construction phase. This period would be undertaken over approximately six months. The details of the access treatments would be covered in the EIS and informed by the Traffic Impact Assessment (TIA).

During this stage, activities such as marking no go zones and compound area marking would occur. Additional pre-construction works that may be undertaken also include installation of fencing, installation of vegetative screening, artefact survey and/or salvage, overhead line safety marking and geotechnical drilling and/or surveying.

The Applicant would also undertake groundcover management practices and regenerative agriculture procedures during the pre-construction stage. Soil sampling would be undertaken to inform soil amelioration practices to improve soil quality before any soil disturbance works commence.

3.1.3. Construction

The construction phase would begin following the road upgrades, if required, and is expected to take approximately 12-15 months. During peak construction there would be approximately 100-200 FTE workers onsite. Construction will involve the following key activities:

- Contractor mobilisation
- Site establishment including site access, access treatments (if required), any needed and approved clearing and grubbing, security fencing, temporary construction facilities/laydown, safety controls and environmental controls
- Earthworks and internal access roads, as required
- Construction of foundations for ancillary infrastructure and battery pads
- Delivery of module components and trackers
- Delivery of cabling, communication, and earthing components
- Trenching
- Piling and installation of PV array and module components
- Delivery and installation of inverter-transformer stations
- Overhead powerline connection
- Construction of ancillary buildings and structures
- Testing and commissioning
- Removal of construction facilities/laydown and reinstatement of temporary construction areas.

Materials

The following materials would be required to construct the Project. More information on material quantities will be provided in the EIS with final Project design.

- Aggregates, gravel road base, and concrete
- Fencing, gates and lighting
- Cabling, and conduit
- PV array modules and tracker units
- Container-based modules containing the battery units

Hampton Park Solar and Energy and Storage System

- Inverters and transformer stations
- Building structures (including temporary structure for construction)
- Control room and switchgear.

Construction equipment

The following typical equipment would be used throughout the construction of the Project. Further details and quantities of the equipment will be provided in the EIS:

- Excavators
- Mobile cranes
- Graders
- Concrete truck and pumps
- Truck and dogs
- Telehandlers
- Forklifts
- Drum / padfoot rollers
- Wheeled loader
- Trencher
- Water truck
- Hand tools.

Groundcover

Leading up to the commencement of construction, the existing continuous groundcover would be maintained across the Subject Land within the PV array areas. Groundcover would be monitored to ensure all areas are maintained and consistent throughout the Subject Land. During construction, any disturbed areas would be monitored and progressively rehabilitated to remain at a high level of groundcover.

Ongoing pest and weed control practices would be implemented during construction to eradicate existing priority weeds and minimise any potential weed infestations.

3.1.4. Operation

It is anticipated that the Project would operate for approximately 30 to 40 years. The Hampton Park SESS would be operational 24/7 with energy production from the solar farm and battery charging and discharging occurring during the day and battery charging and discharging (potentially) occurring during the night. Battery discharge timing and duration would be dictated by energy demand and grid capacity. Much of the Project operations would be operated remotely, but emergency response, inspections and regular maintenance (e.g. vegetation management) would be carried out by on-site workers. Approximately four FTE employees would work on the site during operation.

Strategic management practices would be implemented during the operation of the Project to maintain active sheep grazing and groundcover (pasture) within the Subject Land, as part of the associated landholder lease agreement. Groundcover would be monitored and maintained to a high standard throughout the lifespan of the Project. Operational weed management would reduce any potential occurrence of priority weeds.

3.1.5. Decommissioning

If the Project is not repowered at the end of its operational life, then it will be decommissioned. The decommissioning phase would involve removal of all above and below ground infrastructure and return of the Subject Land to the existing, or an improved state.

The full decommissioning process will be at the expense of the Project owner in accordance with the DA conditions of consent. Potential impacts associated with Project decommissioning process will be assessed and reported on in the EIS Decommissioning commitments will be set out within contracts with the associated landowner and the development consent.

3.2. Estimated Development Cost

The estimated development cost of the Project would be in excess of \$30 million. The final estimated development cost amount would be detailed in a report submitted to the DPHI in concurrence with the EIS. The estimated development cost will consider the full cost of the Project, excluding the land value, but including any mitigation measures necessary to construct and operate the Project.

3.3. Restrictions or covenants over the land

There are no known restrictions or covenants that apply over the Subject Land.

As detailed above, the Subject Land is intersected by a 132kV distribution line that runs in a northwest/southeast direction and connects to the Essential Energy Substation in Dubbo and the Wellington Substation. Infrastructure has been appropriately excluded from any distribution line easements (excluding cabling and internal access roads).

3.4. Analysis of alternatives

Alternatives considered below include statements regarding alternative site locations and alternative energy generating/storage technologies. Alternative technologies were not extensively considered as the site selected was done so on the grounds of solar capability and grid connection. As such, this section provides a deeper analysis of site selection than alternative technologies.

3.4.1. Site location

The site for placement of the Hampton Park SESS was selected on the basis of ease of connection to the grid having a 132kV distribution line passing through the Subject Land, good grid capacity, it has been used for an extended period for grazing and will have the ability to retain grazing enterprises during operation.

The Dubbo area is considered as being suitable for large scale solar with a township that is able to support the development by providing labour, accommodation and supplies and high solar irradiance numbers (refer to Section 2.4.2).

3.4.2. Site layout

During the early planning stages, the Applicant identified additional lots that could be utilised for development. Based on feedback from near neighbours, the landowners, discussions with DPHI, and early site studies, the preliminary investigation area was refined to avoid or reduce impacts. Key changes include:

- **Reduction of site size**, resulting in the deduction of approximately 160ha, almost half of the original Subject Land when the Project was announced
- **Setbacks and exclusions** to increase distance from nearby dwellings
- **Excluding higher-value agricultural land** from the indicative infrastructure layout where practicable
- **Avoidance of watercourses/creek corridors** and sensitive drainage lines, including the Eulomogo Creek
- **Targeted layout adjustments** to reduce potential biodiversity, visual, noise, traffic and construction impacts
- **Reduction of cumulative impacts** to other nearby proposed projects and residential areas by increasing the distance between major projects. Figure 3-2 below shows the additional lots that have been excluded from the Project. The additional lots represented 247ha of agricultural land (or 160ha of investigation area).

The additional lots are no longer considered for development.

3.4.3. Generation technology

PV solar technology was chosen for electricity generation because it is cost-effective, low profile, durable, utilises non-toxic metal composition and flexible regarding layout and siting. It is a proven and mature technology which is readily available for broad scale deployment at the Subject Land. Solar generation is well suited to the particular characteristics of the Subject Land (refer to Section 2.4.2) and can be rapidly deployed to assist in meeting both state and national climate change targets.

There are two common PV array technologies that are used in the development of solar farms. They are:

- Cadmium telluride photovoltaics (CdTe)
- Crystalline silicon

As technologies are evolving, developers, including the Applicant, are moving away from the CdTe PV arrays which contain heavy metals that have the potential to contaminate the local environment if the panels were to break.

The Applicant has chosen to go with the Crystalline silicon technology, which does not contain toxic heavy metals, and are made of simpler materials. The materials that typically make up Crystalline Silicon PV panel are (Clean Energy Council, 2025):

- 77% glass
- 10% aluminium
- 9% polymers
- 3% silicon
- <1% copper, silver and tin
- <0.01% lead for soldering.

The International Energy Agency confirmed the only potential human and environmental concerns in commercially produced PV modules are the trace amounts of lead in the solder of modules. That is the material used to join the panels together (Clean Energy Council, 2025).

3.4.4. Storage technology

The Applicant explored options for the layout for battery energy storage facility early on. These were:

- A standalone centralised layout for the battery energy storage near other infrastructure, i.e. onsite substation
- A decentralised layout for the battery energy storage that would have individual battery containers distributed throughout the Subject Land.

The Applicant has chosen the decentralised battery energy storage layout for the Project. With this layout option, certain environmental impacts such as operational noise and visual amenity could be more appropriately mitigated and managed through flexibility in design/layout.

Over recent years, the underlying technology surrounding battery energy storage development has been evolving at an increasingly rapid rate. The Applicant would utilise the latest technical and cost-efficient technology available at the time of construction. At this stage, it is proposed to utilise a Lithium-iron phosphate (LFP) chemistry.

While other battery technology exists, LFP battery technology is currently selected as the preferred option based on the following criteria:

- Minimal risk of thermal runaway
- Safety, fire management and containment
- Ability to support the network to increase renewable energy penetration
- Ability to provide energy during periods of peak demands
- Minimal environmental impact
- Safety and ease of integration
- Demonstration and maturity of technology
- Value for money.

3.4.5. Grid connection

The Project is currently considering connection directly into the existing overhead high voltage 132kV distribution line via a new dedicated solar farm switching station.

3.4.6. Strategic need - options considered

Option 1: The 'do nothing' option

The do-nothing option considers the consequences of not carrying out the Project. **The strategic need for the Project is outlined in Section 2 of this report.** In summary, the Project is needed to address the state's current need for new generation methods that address climate change commitments that are moving away from reliance on fossil fuels. Not undertaken, the Project would not assist in the transition away from fossil fuel reliant energy production.

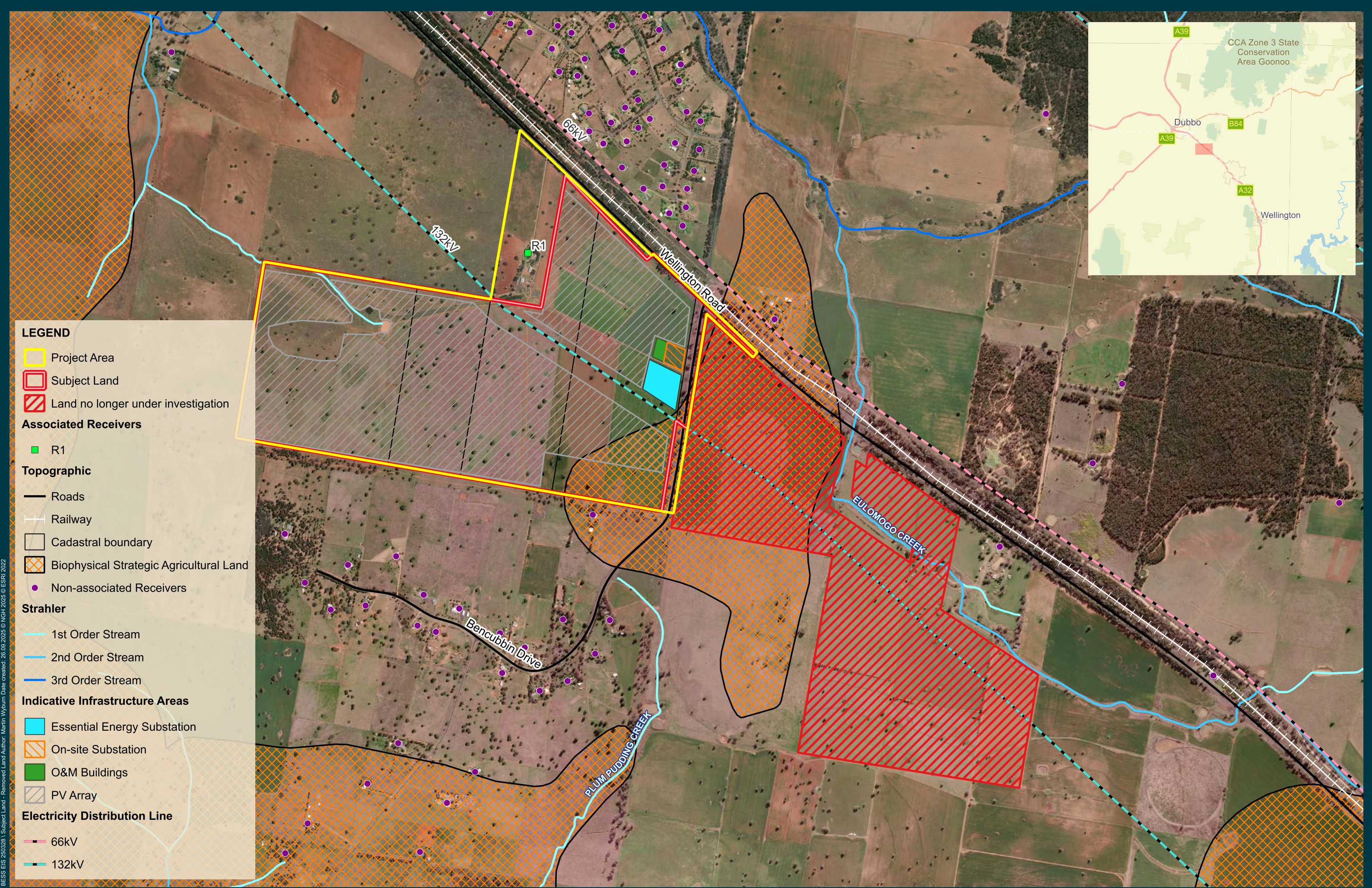
The do-nothing option would not have any of the potential environmental impacts associated with a solar farm project. However, would also not have any of the project benefits as described above.

Option 2: Constructing the Hampton Park SESS

The Hampton Park SESS is proposed and designed to connect into the existing overhead 132kV distribution line via an onsite switching station. The key advantages and disadvantages of this option are summarised in Table 3-2. Mitigation measures were considered to avoid environmental impacts associated with the construction, operation and decommissioning of the Project.

Table 3-2 The advantages and disadvantages of constructing the Hampton Park SESS

Advantages of Option 2	Disadvantages of Option 2
<ul style="list-style-type: none"> • Aligns with the strategic needs and Project justification. • At a 180MWac capacity this option could displace about 255,500 tonnes of CO₂ per year emissions compared to typical coal fired production • Ability to avoid key environmental impacts such as high value biodiversity and traffic upgrades. • Broader benefits to the community through the community benefits fund to be developed in consultation with Dubbo Regional Council. • Grazing enterprises can continue during operation. 	<ul style="list-style-type: none"> • Potential for environmental impacts that will be minimised through mitigation measures to be developed in the EIS.



LEGEND

- Project Area
- Subject Land
- Land no longer under investigation

Associated Receivers

- R1

Topographic

- Roads
- Railway
- Cadastral boundary
- Biophysical Strategic Agricultural Land
- Non-associated Receivers

Strahler

- 1st Order Stream
- 2nd Order Stream
- 3rd Order Stream

Indicative Infrastructure Areas

- Essential Energy Substation
- On-site Substation
- O&M Buildings
- PV Array

Electricity Distribution Line

- 66kV
- 132kV

Hampton Park SESS

Figure 3-2 Land no longer under investigation

Ref: 240713 Hampton Park SESS EIS 250328 \ Subject Land - Removed Land Author: Martin Wynnum Date created: 26.09.2025 © NGH 2025

4. Statutory context

The following table sets out the statutory context of the Project. It is categorised in accordance with Table 1 of the DPHI Scoping report guidelines (DPHI, 2022) (refer to Table 4-1).

Table 4-1 Statutory context

Category	Statutory requirements	Relevance to Project
Power to grant consent	<p>State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)</p> <p>Environmental Planning and Assessment Act 1979 (EP&A Act) & Environmental Planning and Assessment Regulation 2021</p>	<p>Section 20 of Schedule 1 of the Planning Systems SEPP states that the following is considered an SSD:</p> <p><i>Development for the purpose of electricity generating works or heat or their co-generation (using any energy source, including gas, coal, biofuel, distillate, waste, hydro, wave, solar or wind power) that:</i></p> <p><i>(a) has an estimated development cost of more than \$30 million...</i></p> <p>The Project would have an EDC of more than \$30 million. Therefore, the Project is classified as “State Significant Development” under division 4.7 of the EP&A Act.</p> <p>The Minister for Planning and Public Spaces is the consent authority for SSD, and SSD applications are assessed by DPHI (unless specific conditions occur e.g., where 50 or more people have objected to the application, the local council has objected to the application; and/or the applicant has disclosed a reportable political donation), whereby the Independent Planning Commission (IPC) would be the consent authority.</p> <p>The provisions of the EP&A Act are regulated by the control authority through the application of the Environmental Planning and Assessment Regulation 2021.</p>
Permissibility	State Environmental Planning Policy (Transport)	The Subject Land is located within land zoned RU1 (Primary Production), under the Dubbo LEP.

Category	Statutory requirements	Relevance to Project
	and Infrastructure) 2021 (TISEPP), Dubbo Regional Local Environmental Plan 2022 (Dubbo LEP)	Section 2.36(1)(b) of the TISEPP states development for the purpose of electricity generating works may be carried out by any person with consent on any land in a non-prescribed residential zone. The land is zoned RU1 and under Section 2.35 of the TISEPP, a non-prescribed residential zone. The provisions of the TISEPP prevail over the Dubbo LEP.
Other approvals	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act), <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act), <i>Roads Act 1993</i> State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP), <i>Fisheries Management Act 1994</i> <i>Heritage Act 1977,</i>	<p>EPBC Act approval</p> <p>If a matter of national environmental significance is impacted by the Project, an EPBC Act referral would be undertaken. At this stage of the assessment process, multiple potential Threatened Ecological Communities (TECs) have been identified within the Subject Land as potentially being impacted by the Project. The wooded areas within the Subject Land may also conform to a TEC listed as Serious and Irreversible Impact (SAII) under the BC Act. Without avoidance or minimal impact to the TECs, referral is considered likely. Additional surveys during the EIS would be required to confirm the presence of the TEC.</p> <p>Consistent approvals</p> <ul style="list-style-type: none"> • Section 4.42 of the EP&A Act states “An authorisation of the following kind cannot be refused if it is necessary for carrying out State significant development that is authorised by a development consent under this Division and is to be substantially consistent with the consent” • Consent under section 138 of the Roads Act for road upgrades to the public road network • Part 8 Division 5 of the EP&A Reg specifies the form and content of EISs, which provide the basis for the Secretary’s Environmental Assessment Requirements (SEARs) issued for Projects • Section 59 of the EP&A Reg addresses public participation for SSD • Section 251 of the EP&A Reg requires an EDC of a DA in order for the Planning Secretary to make their determination. <p>Approvals not required</p>

Category	Statutory requirements	Relevance to Project
	<p><i>National Parks and Wildlife Act 1974 (NPW Act),</i></p> <p><i>Rural Fires Act 1997,</i></p> <p><i>Water Management Act 2000 (WM Act)</i></p> <p><i>Real Property Act 1900</i></p>	<p>Section 4.41 of the EP&A Act excludes the following approvals when the project is an SSD.</p> <ul style="list-style-type: none"> • A Fisheries permit under the Section 201 and 219 of the <i>Fisheries Management Act 1994</i> • An excavation permit for details heritage surveys under Section 139 of the <i>Heritage Act 1977</i> • An Aboriginal heritage impact permit under Section 90 of the <i>National Parks and Wildlife Act 1974</i>³ • The Project would not require a bushfire safety authority under Section 100B of the <i>Rural Fires Act 1997</i> • A water use approval (Section 89), a water management work approval (Section 90) and an activity approval (Section 91) under the <i>Water Management Act 2000</i> would not be required • Subdivision under the <i>Real Property Act 1900</i>.
<p>Pre-condition to exercising the power to grant consent</p>	<p>State Environmental Planning Policy (Transport and Infrastructure) 2021</p>	<ul style="list-style-type: none"> • In accordance with Section 2.119 The consent authority must not grant consent unless it is satisfied of certain matters relating to vehicular access to the classified road, impacts on the safety, efficiency and operation of the classified road and sensitivity of development fronting the classified road • Section 2.122 of the Transport and Infrastructure SEPP requires ‘traffic generating development’ to be referred to TfNSW.
<p>Mandatory matters for consideration</p>	<p>Consideration under the EP&A Act and EP&A Regulation</p>	<p>The EIS would consider the following objects of the EP&A Act in detail.</p> <p>Section 1.3 - Relevant objects of the Act:</p> <ul style="list-style-type: none"> • To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State’s natural and other resources • To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment • To promote the orderly and economic use and development of land

³ Note that the Project will comprehensively assess impacts to Aboriginal heritage as part of an Aboriginal Cultural Heritage Assessment (ACHA) during the EIS.

Category	Statutory requirements	Relevance to Project
		<ul style="list-style-type: none"> To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats. <p>Section 4.15 - Relevant environmental planning instruments and any proposed instruments:</p> <ul style="list-style-type: none"> State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Primary Production and Rural Development) 2021 Dubbo Regional Local Environmental Plan 2024 Dubbo Regional Council Development Control Plan 2013 - DCP provisions do not apply to SSDs in accordance with Section 2.10 of the Planning Systems SEPP. <p>Note: The provisions of the TISEPP prevail over the provisions of the Dubbo LEP 2024 and Dubbo Regional Council Development Control Plan 2013, however specific relevant provisions of the LEP would be considered in the EIS.</p> <p>Relevant planning agreement or draft planning agreements:</p> <ul style="list-style-type: none"> The Applicant is undertaking planning agreement discussions with council, with more detail to be provided at the EIS stage. <p>Regulations</p> <ul style="list-style-type: none"> EP&A Regulation 2021 Environment Protection and Biodiversity Conservation Regulations 2000. <p>Under the provisions of the Act the Project would also consider:</p> <ul style="list-style-type: none"> Likely impacts of the development (environmental, social and economic) Suitability of the site for development

Category	Statutory requirements	Relevance to Project
		<ul style="list-style-type: none"> • Submissions made in accordance with the Act or regulations • Public interest.
<p>Mandatory matters for consideration (specific instruments)</p>	<p><i>Biodiversity Conservation Act 2016 (BC Act)</i></p> <p>State Environmental Planning Policy (Biodiversity and Conservation) 2021,</p> <p>State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP),</p> <p><i>Native Title Act 1993</i></p>	<ul style="list-style-type: none"> • The Project would require a Biodiversity Development Assessment Report (BDAR) prepared in accordance with Section 7.9 of the <i>Biodiversity Conservation Act 2016</i>. The BDAR will be undertaken in consultation with the DPHI's Regional Delivery Conservation Programs, Heritage and Regulation Group (RD CPHR) • A Preliminary Hazard Analysis (PHA) will be completed that addresses Section 3.7 of the State Environmental Planning Policy (Resilience and Hazards) 2021 for energy storage systems <ul style="list-style-type: none"> ○ A risk screening will be included in the PHA that addressing the SEPP 33 (Hazardous and Offensive Development Application) Guidelines. • A Preliminary Site Investigation would be undertaken in accordance with the NEPM due to previous agricultural cropping activities. • A native title search was undertaken on 26 May 2025 and returned no native title or active native title cases over the Subject Land.

5. Engagement

Early engagement has commenced for the Project, with proactive engagement undertaken by the Applicant and NGH summarised below. A more detailed summary with supporting information can be found attached as Appendix C.

Engagement to inform the Scoping Report preparation has been undertaken in accordance with the following guidelines:

- *Department of Planning and Environment – Revised Large-Scale Solar Energy Guideline (DPE, 2022)*
- *State Significant Development Guidelines – preparing a Scoping Report (DPE, 2022)*
- *Undertaking Engagement Guidelines for State Significant Projects (DPHI, 2024)*

5.1. Community and stakeholder engagement

As outlined in the Engagement Summary Report (Appendix C), a Community and Stakeholder Engagement Strategy (CSES) aimed to achieve the following objectives:

- Introduce the Project to the local community and nearby neighbours early on in the planning process
- Identify key issues early and understand the local concerns and sensitivities to be considered in the Project design
- Listen to feedback to help understand the scope of the technical assessments required to consider and address concerns
- Build awareness and ensure that the community and stakeholders have the opportunity to ask questions at the earliest stage.

The methodology to announce the Project consisted of:

- A two-stage posted letter approach, with identified ‘near’ receivers, and all remaining receivers within a 4km radius of the site
- A dedicated feedback email address
- An online community feedback survey
- Newspaper advertisements
- Face-to-face meetings
- Community information and feedback drop-in sessions
- Supporting materials, including a fact sheet, Frequently Asked Questions (FAQs), and a Project website page.

Based on the stakeholder analysis and approach, a stakeholder register was developed by NGH, which enabled the distribution of materials and consultation with both the wider community as well as identified stakeholders.

Early lessons learned

The Project was introduced to the community and near neighbours via a postal letter, and it is understood that letters, either did not arrive in a consistent staged manner as intended, or in some cases, were not delivered at all. Therefore, moving forward, using gathered community communications data, engagement will be staged focusing on those most impacted in the first instance, to ensure near neighbours and adjoining lot owners have adequate time to receive information, ask questions and request for meetings prior to

engagement activities with the broader community. The Applicant acknowledges the importance of building community relationships to build trust, credibility and community reputation to ultimately work towards a social licence to operate.

5.1.1. Results from community and stakeholder engagement

All consultation activities and feedback have been recorded to track interactions, record and measure data to understand the recurring topics; ensuring that feedback is used to inform Project planning and engagement efforts going forward. It also enables the Project team to continue to monitor emerging themes over time and going forward, demonstrate how community input has been considered.

The initial approach to engagement was to be held over a five-week period, however after responding to feedback from the community, the engagement and consultation period was extended by five weeks, to allow more time for the community to speak with the Applicant, ask questions and complete the online community feedback survey and/or provide their feedback via written email. This period ran from mid-May 2025 up until late-July 2025. Stakeholder engagement efforts have and will continue.

The engagement data prior to and following the community information sessions held on 3 and 4 June 2025, indicate that there was concern towards the consultation process. Although the Project remains in the Scoping phase, many community members perceived the engagement approach as rushed, with insufficient transparency prior to the public announcement on 15 May 2025. The community expressed frustration and disappointment with the execution and comprehensiveness of the initial notification process and expressed an expectation that engagement on a renewable energy project should occur prior to the finalisation of any agreements with the hosting landholders.

Challenges and some opportunities were identified in relation to the Project and the most common are summarised below in Table 5-1 and Table 5-2.

Table 5-1 Identify Project challenges from community consultation

Challenges
<ul style="list-style-type: none"> • Repairing relationships with near neighbours heavily involved in STOP campaign • Visual impacts, particularly in lifestyle areas intertwined with local identity and health • Property-related concerns, including land value and insurance implications • Fire safety concerns, particularly around lithium battery management and emergency response planning • Communicating potential Project benefits and gathering vital community benefit data • Cumulative construction impacts when considering neighbour access and safety concerns • Noise concerns during both construction and operation, with a focus on cumulative effects • Education and information to distinguish SESS, from a standalone Solar Farm and/or Battery Energy Storage System.

Table 5-2 Identify Project opportunities from community consultation

Opportunities
<ul style="list-style-type: none"> • Use community engagement data to tailor ongoing efforts to community need • Prioritise visual impact analysis as a clearly highlighted primary point of concern • Address risks to fire, biodiversity, waterways, ecosystems in a clear and comprehensive manner • Collaborating on revegetation and protection of local creek systems • Investigating safety and security upgrades at the Bencubbin and Wongarbron Highway intersections • Supporting local infrastructure improvements • Exploring multiple site access points to minimise disruption to Bencubbin and Kurrajong Drive residents • Providing mental health resource recommendations in response to community wellbeing concerns • Identifying local renewables support networks and champions, as support was still present in community • Local employment, training, and partnerships, including suggestions to work with local TAFE and use local contractors.

Overall community sentiment

The engagement activities undertaken throughout the Scoping phase demonstrated that there is a high level of opposition to the Project from the Dubbo and Wongarbron communities. Mixed levels of concern were raised from identified stakeholders and wider community members in the broader region during the engagement period.

5.2. Agency engagement

5.2.1. DPHI consultation

The Applicant and NGH met with DPHI representatives via videoconference on 23 June 2025 in the form of a pre-lodgement meeting. The Applicant and NGH gave DPHI an overview of the Project and a summary of engagement undertaken to date, generally as explained in the sections above.

DPHI raised the following key concerns:

- Visual and noise impacts from the nearest receivers, especially to the north of the site
- Impacts on potential growth of Dubbo
- Agricultural impacts noting that the Subject Land contains mapped Class 3 land and BSAL
- Worker’s accommodation.

5.2.2. NSW Rural Fire Service

The Applicant undertook consultation with NSW Rural Fire Service representatives to discuss the Project and any potential issues regarding bush fire protection.

NSW Rural Fire Services noted the following:

- A Bush Fire Assessment Report is to be prepared and submitted at the Environmental Impact Statement (EIS) stage in accordance with Appendix 2 of *Planning for Bush Fire Protection 2019* (PBP 2019). This report must assess the extent to which the proposed development conforms with or deviates from the requirements set out in PBP 2019. The assessment must also address the aims and objectives of PBP 2019, with specific reference to the relevant requirements outlined in Section 8.3.5 - *Wind and Solar Farms* and Section 8.3.9 - *Hazardous Industry*.
- NSW RFS noted that the pre-DA advice is not intended to provide pre-approval of bush fire risk assessment to support a development application. The aim of the service is to identify any potential issues in relation to bush fire risk assessment before a formal development application is lodged. The advice issued is preliminary in nature and no detailed assessment of the site or development is undertaken at this stage. The service is not to be used for the purpose of submitting revised information/bush fire engineering brief for further review of the original advice.

5.2.3. Dubbo Regional Council

The Applicant undertook consultation with Council planning staff to discuss the Project and understand matters of interest to Council. Three meetings were undertaken in person or via Microsoft Teams, between late 2024 to mid-2025. The following matters were discussed:

- The Project and its planning timelines
- Engagement approach with the local community
- Voluntary Planning Application (VPA) for community benefits
- Accommodation plans for construction and temporary workers
- Sourcing of construction and operational water
- Use of Council waste facilities and proposed recycling
- Traffic access and transport routes into and around the region.

Council also requested an advance copy of the Scoping Report, so Council and Councillors had sufficient time to draft their Secretary; s Environmental Assessment Requirements (SEARs) agency advice. A draft copy of the Scoping Report was shared with Council early October 2025.

Matters raised by Council will be addressed in the EIS, as detailed in Section 6 of this Scoping Report.

5.3. Key issues

In summary, this analysis has demonstrated that the trust in Project's positive benefits and justification is low, with consideration for a small number of the wider community with a neutral sentiment for the Project at this stage.

Based on the feedback and engagement activity to date, the main concerns relate to visual amenity, loss of agricultural land, fire risk and management and the consultation process. The potential impact on property value was also discussed with several near neighbours, whilst mental and physical health concerns were raised in a discussion.

There was high participation in early consultation has provided valuable insights into stakeholder concerns and community dynamics. Feedback received provides the Applicant with the opportunity to focus on:

- Maintaining consistent, transparent communication

- Sharing technical results in plain language. Intensifying engagement with directly affected residents and key influencers.
- Open conversations on the planning process and site selection, particularly in relation to regional and local policies such as Dubbo Regional Council's development and growth strategies.

For the broader community across the Dubbo Council area, there is potential to discuss meaningful community benefits, including energy literacy, environmental stewardship, and local infrastructure upgrades which could be administered through a VPA with Local Council, ensuring the Project delivers a lasting benefit to the region.

5.4. Future engagement activities

Future engagement activities for the EIS will continue to align with the Engagement Guidelines. Specifically, this continuation of engagement would include:

- Engage with DPHI to further discuss the likely expectations for engagement, impact analysis/mitigation and community benefit planning required in the EIS stage.
- Share decisions on mitigations with the non-associated sensitive receivers, DRC, First Nations Groups, and the wider community.
- Work closely with non-associated sensitive receivers throughout the DA process, including participation within specialist assessments and sharing information about their outcomes with them.
- Continue attempts to engage and foster relationships with the Dubbo First Nations community.
- Be open and transparent with stakeholders and be committed to share information about the Proposal throughout the entire planning process.
- Work proactively to develop strong relationships with neighbours, residents, and community members.
- Mitigate impacts, continue discussions regarding VPA with DRC and deliver a sophisticated communications and engagement program that engages with the wider community.

5.4.1. Ongoing consultation activities

The Applicant is committed to providing ongoing consultation activities for the local community, through online and in-person engagement such as:

- Webinars explain the current findings of the Project
- Post SEAR's consultation to discuss the SEARs and environmental assessments to be undertaken
- Future consultation events throughout the EIS phase.

5.4.2. EIS exhibition and submissions report

Once the EIS is completed and submitted to DPHI, the report will be placed on public exhibition for a minimum of 30 days, mandated by the EP&A Act. During the exhibition period, government agencies and the community (both individuals and organisations) will have the option to make a written submission to the DPHI for consideration in its assessment of the project. Each submission can either be in support, objection or a general comment about the EIS.

Once all the submissions are received, the Applicant prepares a Submissions Report that addresses the submissions. If any significant changes to the Project occur following the consideration of submissions, then

an Amendment Report would also be submitted. The Amendment Report outlines all the changes from the EIS to the revised Project and updates environmental impact assessments where appropriate.

6. Environmental assessment

The environmental matters below are considered the key issues requiring investigation in the detailed EIS stage. Matters that require no further assessment are also stated in Section 6.14.

6.1. Land use

6.1.1. Existing environment

Geology and soils

The Subject Land is located within the Brigalow Belt South Interim Biogeographic Regionalisation for Australia (IBRA) region and the Talbragar Valley IBRA subregion, and across the Goonoo Slopes and Dubbo Basalts Mitchell Landscape (OEH, 2025). The climate of this bioregion varies from subhumid to hot and semi-arid. The derived landscapes are also varied, ranging from basalt to quartz soils. Only a small area of this bioregion is under management, comprised mainly of national parks and reserves. Most of the bioregion has been cleared.

The Brigalow Belt South bioregion features bedrock of Jurassic and Triassic quartz sandstone and shale, with some conglomerate and basalt areas. The landscape includes rugged sandstone cliffs and plateaus, narrow gorges with colluvial fans, and more subdued valleys with alluvial debris. This region is part of the Surat Basin, contributing to the Great Australian Basin's water intake. Volcanic activity, particularly from the Liverpool Range and Warrumbungles, has significantly influenced the soil and vegetation. The current landscape is dominated by Quaternary sediments, with alluvial fans and outwash slopes impacting soil quality and vegetation.

Around Dubbo, the predominant soils are alluvial soils, typically brown loam or clay, located on prior streams, abandoned channels, or within slight depressions on undulating plains (NPWS, 2003). A search of the state eSPADE (NSW DPHI, 2025) soil mapping database identified that there are two mapped soil landscapes within the Subject Land, being the Wongarbon landscape and Eulomogo landscape. Soils within the Subject Land and surrounding area are classified as well drained Chromosols and Ferrosols as per the Australian Soil Classification (ASC), with minor sheet erosion and gully erosion.

The Subject Land is not mapped as containing Acid Sulfate Soils or saline soils.

Land use

Land use in the Subject Land is predominantly mapped as cropping in the NSW statewide land use map (refer to Figure 6-1), with other land uses including grazing, modified pastures and grazing native vegetation. The Subject Land is currently used for sheep and cattle grazing, with some cropping. The access point off Bencubbin Drive is mapped as grazing native vegetation. The land use surrounding the Subject Land comprises cropping, grazing modified pastures, grazing native vegetation, rural residential with/without agriculture and residential and farm infrastructure.

The Subject Land falls within the Land and Soil Capability (LSC) Assessment coarse statewide mapping as Class 3 (approximately 213ha) (refer to Figure 6-2). The surrounding area is predominantly coarsely mapped

Hampton Park Solar and Energy and Storage System

as LSC Class 3 and 5 land, with approximately 308,000ha of Class 3 land mapped within an approximate 30km buffer from the Project.

Given the finite and largely reversible nature of the Project and the availability of Class 3 land within the area, it is unlikely to lead to fragmentation of the mapped LSC with the surrounding landscape.

LSC Class 3 is highly capable land that is capable of sustaining high-impact land uses, such as cropping, utilising more intensive, readily available and widely accepted management practices (NSW OEH, 2012). Careful management of limitations is required for cropping and intensive grazing to avoid land and environmental degradation.

A section of the Indicative Layout (approximately 5ha) is also mapped as Biophysical Strategic Agricultural Land (BSAL) (refer to Figure 6-2). BSAL refers to land with higher quality soil and water resources that have the potential to sustain high levels of agricultural productivity. (NSW Government, 2025). BSAL is identified and mapped to ensure its protection from potential harmful activities.

Appendix A of the Large-Scale Solar Energy Guidelines (Department of Planning and Environment, 2022) state a 'level 3 assessment – detailed' Agricultural Impact Assessment is required where solar energy projects are proposed on land verified as LSC classes 1–3 or BSAL. These land classes help identify the state's most productive land which have the least limitations for sustaining various land uses.

The Subject Land is mapped as State Significant Agricultural Land (SSAL) as per the draft SSAL mapping (NSW DPI, 2025).

There is no active exploration licences mapped across the Subject Land (MinView, 2025), and the Project is not located on mine subsidence prone land.

Contamination

A search of the Section 58 and 60 of the *Contaminated Land Act 1997* (CLM Act) (NSW EPA, 2025) in February 2025 found 16 current sites listed for the Dubbo LGA. No listed sites are within 4km of the Subject Land. There are 15 facilities listed on the National Pollution Inventory (NPI) within the Dubbo Regional LGA. The closest listed facility is the Mirambee Feedlot, situated approximately 4km south on 123L Old Dubbo Road, Dubbo.

There is no mapped Naturally Occurring Asbestos (NOA) mapped across the Subject Land (SEED, 2025).

The Subject Land and surrounding land have been historically utilised for agricultural activities, specifically cropping. In addition to this, a 132kV distribution line is located within the Subject Land. Agricultural activities are listed as potentially contaminating land use activities within Table 1 of the Managing Land Contamination Planning Guidelines (EPA, 1998). Therefore, a Preliminary Site Investigation (PSI) including preliminary soil sampling is required to determine if there is potential for soil contamination within the site.

6.1.2. Issues for consideration

Geology and soils

Soil impacts generally are considered low and easily managed with erosion and sediment controls, and solar array layout designs. Batteries and substations, and other structures requiring concrete footings generally require only a small proportion of the total Subject land.

A soil survey will be undertaken to verify the actual LSC classes onsite. This will inform the Agricultural Impact Assessment and it will assist to develop measures to mitigate and minimise impacts.

Land use

The Project would involve some earthworks and ground disturbance for access tracks and infrastructure, as well as piling for the PV arrays. This would be limited to the Subject Land and access point. As much as possible, the intention will be to retain stable pasture beneath the arrays. Concerns about the impact on agricultural land were raised in community and stakeholder interactions, focusing on the loss of productive farmland, incompatibility with grazing operations, and long-term risks to rural livelihoods. The concerns raised would be appropriately addressed in the relevant specialist studies undertaken as part of the EIS. These include soil, agricultural and social assessments, primarily.

The impact of the Project on all adjacent land uses, such as residences, cropping areas, grazing areas, would be assessed in detail in the EIS as a Land Use Conflict Risk Assessment (LUCRA).

As detailed above, the Subject Land is mapped as Class 3 LSC (approximately 213ha) with 5ha of the Indicative Layout being mapped as BSAL.

A level 3 detailed Agricultural Impact Assessment will be completed in the EIS due to the potential presence of LSC Class 3 and BSAL land within the Subject Land according to statewide mapping.

The objectives of the AIA are to:

- assess whether the project would significantly impact the local or regional agricultural industry, including production and supply chains
- provide justification for the project considering other alternatives which would have lesser impacts on agricultural land
- provide an analysis of whether site design should be amended to reduce impacts.

At this stage, the Applicant is avoiding (where possible) and minimising the impacts on potential BSAL areas.

The Agricultural Impact Assessment will follow the requirements included in Appendix A of the *Large-Scale Solar Energy Guideline* (Department of Planning and Environment, 2022). The Agricultural Impact Assessment will identify mitigation measures appropriate to the sensitivity of the site's soils and solar development impact.

The baseline soil surveys undertaken for the Agricultural Impact Assessment will be referenced when considering the final mitigation measures for soils, contamination, and erosion. Land and soil classification verification would be undertaken due to the presence of Class 3 land on the Subject Land, as well as verification of the mapped BSAL within the Subject Land.

As mentioned above, continuation of sheep grazing would help limit the fragmentation of agricultural land across the Subject Land and the broader region during operation and after decommissioning of the Project, as the land remains as active agricultural land. The implementation of a crop trial would further reduce land use fragmentation during operation by allowing ongoing agricultural practices.

Project specific commitment to soil and land use may include soil amelioration, nutrient analysis and rehabilitation across the lifespan of the Project, to be advised by the AIA and baseline soil surveys. Continuation of existing sheep grazing over the Subject Land during operation of the Project would be investigated further as an appropriate solution for ground cover management.

Contamination

As required under Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021, an assessment to determine the potential for land contamination is required.

A Preliminary Site Investigation with supplementary sampling would be undertaken to determine whether previous land uses have led to land contamination within the Subject Land.

Depending on the findings of the assessment, further intrusive sampling may be required to identify any potential contaminants of concern present within the Subject Land and measures for decontamination.



LEGEND

- Project Area
- Subject Land
- Railway
- RoadSegment

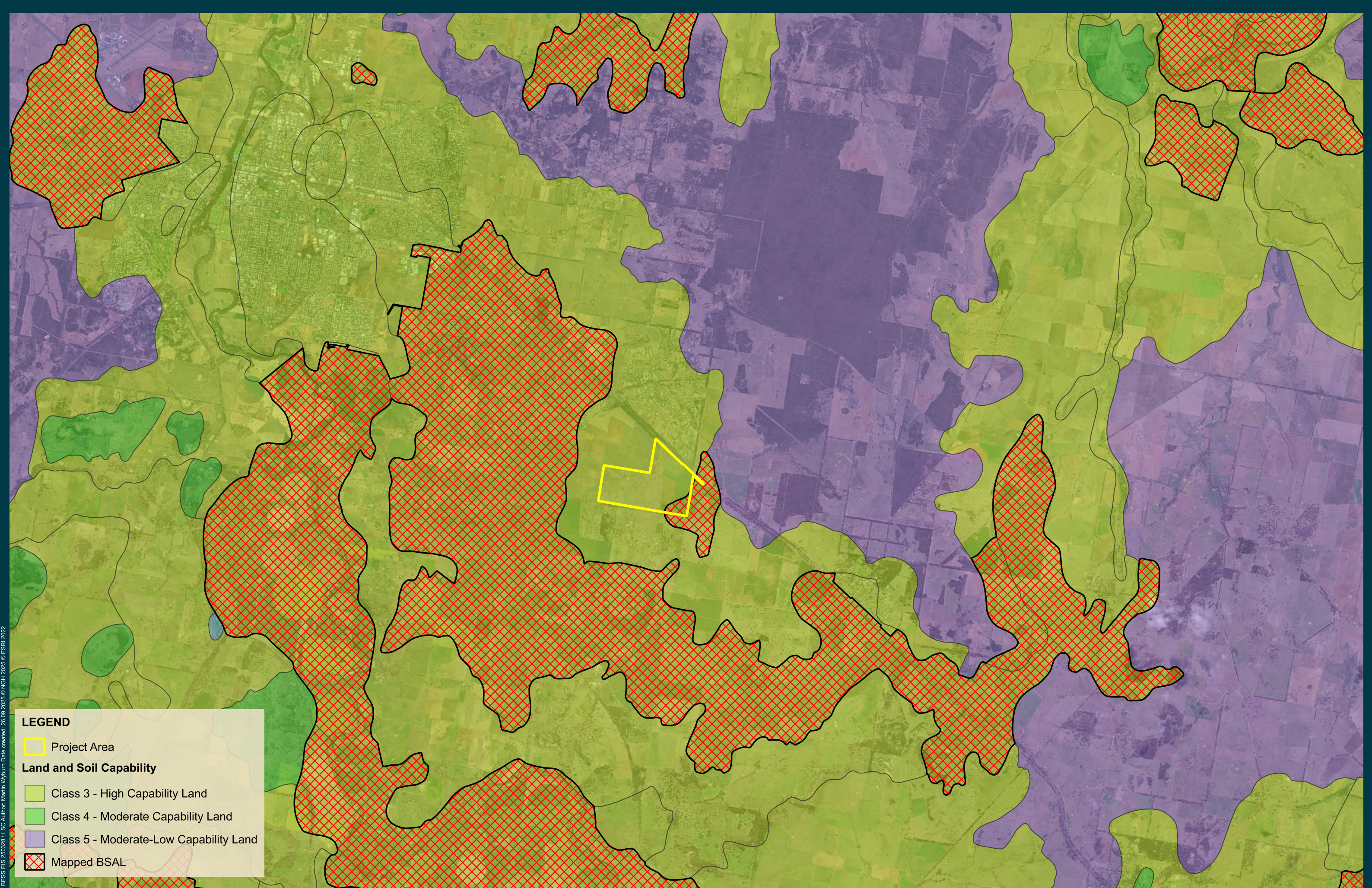
NSW Landuse Clipped 2km

- 2.1.0 Grazing native vegetation
- 3.2.0 Grazing modified pastures
- 3.3.0 Cropping
- 5.4.0 Residential and farm infrastructure
- 5.4.2 Rural residential with agriculture
- 5.4.3 Rural residential without agriculture
- 5.4.5 Farm buildings/infrastructure
- 5.7.2 Roads

Datum: GDA2020 / MGA Zone 55



Ref: 240713 Hampton Park SESS EIS 250328 | NSW Landuse Author: Martin Wyburn Date created: 26.09.2025 © NGH 2025



LEGEND

- Project Area
- Land and Soil Capability**
- Class 3 - High Capability Land
- Class 4 - Moderate Capability Land
- Class 5 - Moderate-Low Capability Land
- Mapped BSAL

Datum: GDA2020 / MGA Zone 55

NGH 0 5 10 km

Hampton Park SESS

Figure 6-2 Land and Soil Capability (statewide mapping)

Ref: 240713 Hampton Park SESS EIS 260328 | LSC Author: Martin Wyburn Date created: 26.09.2025 © NGH 2025

6.2. Landscape and visual amenity

A Preliminary Visual Impact Assessment (PVIA) was prepared by Moir Landscape Architecture Pty Ltd (Moir) in accordance with *Technical Supplement – Landscape and Visual Impact Assessment, Large-Scale Solar Energy Guideline August 2022* (DPE, 2022). The PVIA is attached as Appendix E of this Scoping Report.

6.2.1. Existing environment

Under the Technical Supplement, key public viewpoints within 2.5km of the project need to be identified and private viewpoints (residences) within 4km. A viewshed analysis was undertaken to identify receivers with visibility of the Project using a 5m digital elevation model, receiver height of 1.5m and a indicative infrastructure layout height of 3.5m (lightweight components of the substation that extend beyond 4m in height are not considered) (refer to Figure 6-3).

The viewshed analysis is a preliminary assessment tool based on a ‘bare earth scenario’ and does not consider existing vegetation or other mitigating factors that may filter or screen views. It therefore represents a worst-case visual scenario at this early stage.

Community consultation in regard to landscape and visual amenity

An online community survey was carried out by the Applicant to collect opinions from the respondents concerning the Project. 509 individuals responded to the survey and a number of categories and findings has been identified regarding the concern of the Project's visual impacts to the neighbourhood.

The survey revealed that aspects such as landscape, farming and natural environment were most valued by the community while recreational, cultural and historic aspects appeared less frequently in the response.

The emphasis of visual amenity of the region as the centrepiece of the respondents' lifestyle, wellbeing and decision to live in the area was addressed. Some more key findings include importance of productive farmland, ecological and sentimental values of the mature kurrajong trees to the community and a strong opposition to the visual transformation that large scale solar infrastructure would bring (refer to Table 6-1).

Various landscape attributes were rated by the respondents, and most landscape attributes were rated as "High" by around 80% of the respondents. The only landscape attribute showed a relatively low rating is "Townships", with only around 50% of the respondents rated it as "High", and a relatively large portion of the respondents rated it as "Moderate" or even "Low".

Table 6-1 Key findings from online survey regarding landscape and visual amenity (Source, Moir 2025)

Key Findings	Description
Rural landscape and farmland	Respondents valued wide open views, paddocks, and productive farmland for cropping and grazing.
Kurrajong trees	The presence of century-old Kurrajong trees was frequently mentioned as iconic, irreplaceable, and important to cultural identity and wildlife.
Scenic views from homes	Many described personal outlooks as offering some of the "best views in Dubbo," often overlooking valleys, farmland, and city lights.
Local landmarks and lookouts	Commonly cited scenic spots included Mugga Hill, Bourke Hill, Bald Hill, Mt Arthur, and roads such as Bencubbin Drive and River Road.
Opposition to visual change	Respondents strongly opposed solar panels in visible locations, citing concerns about glare, aesthetics, and property values.

Public viewpoints on roads or railways within 2.5km

A total of 18 public viewpoints were selected to represent roads and rail receivers at this preliminary stage within 2.5km. These include:

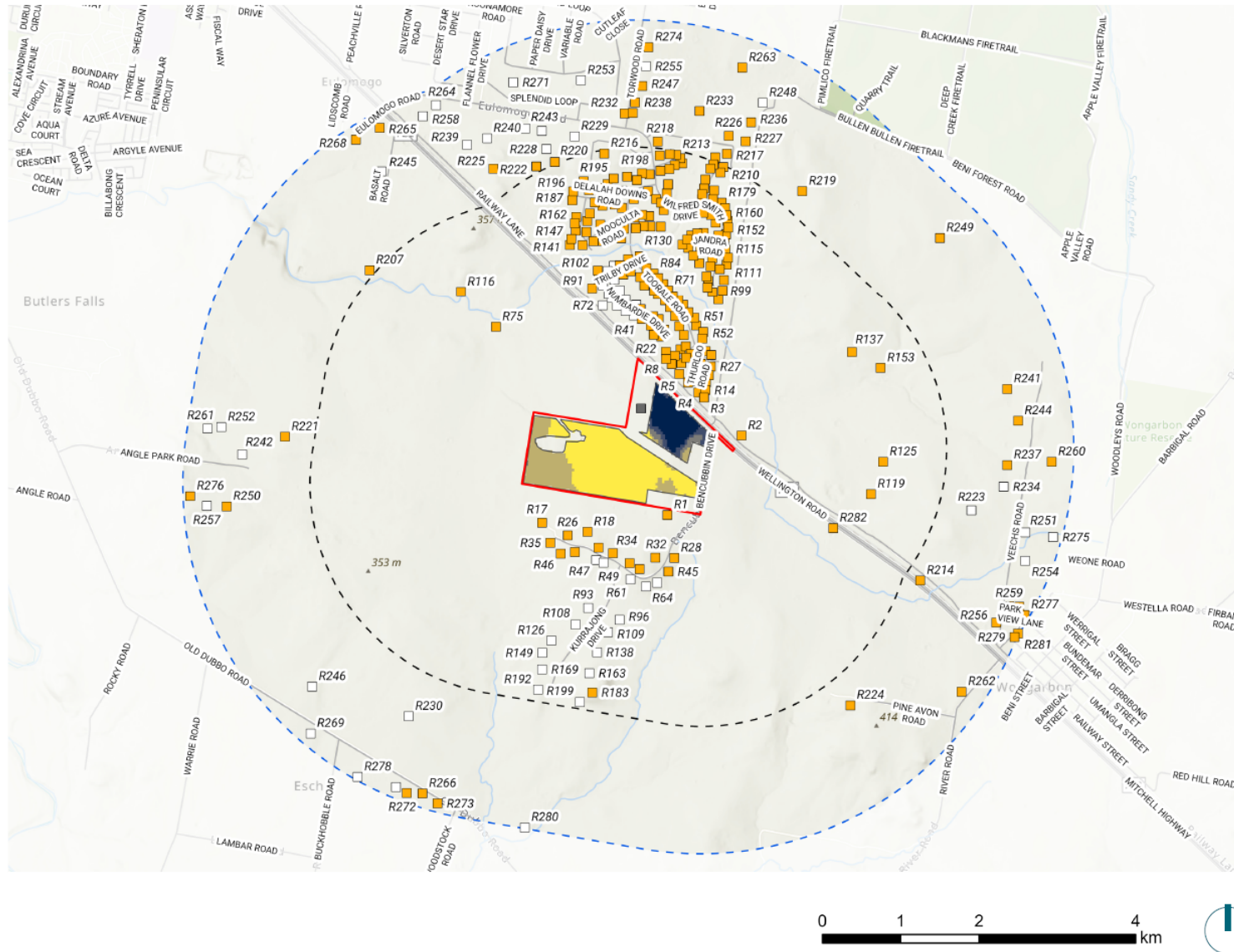
- Bencubbin Drive x3
- Delalah Downs Road
- Eulomogo Road x2
- Jandra Road x2
- Numbardie Drive
- Railway Lane x3
- Toorale Road
- Wellington Road x4
- Wilfred Smith Drive

Representative viewpoint locations were selected for roads identified within the 2.5km visual line from the Project, with regards to the viewshed mapping to represent the worst-case scenario views. These viewpoints will be confirmed during the fieldwork component during the EIS phase.

Private viewpoints within 4km

The preliminary stage of identifying non-associated dwellings involves a desktop analysis of potential receiver locations, involving a conservative estimate of dwelling locations. Subsequent ground truthing exercises will be undertaken during the EIS phase to accurately confirm the nature and occupancy of these identified locations, refining the quantity of non-associated dwellings requiring further assessment.

A preliminary assessment has identified 282 non-associated dwellings within a 4km visual line of the Subject Land.



Reverse Viewshed Map

Refer to Section 5.2

LEGEND

- Project Area
- Infrastructure Layout
- Non-Associated Receiver
- Associated Receiver
- Receiver With No Visibility (Based on Viewshed Mapping)
- 2.5km from Project Area
- 4km from Project Area
- Watercourse
- Roads

Visibility to the Number of Receivers

- Up to 40 Receivers
- Up to 80 Receivers
- Up to 120 Receivers
- Up to 160 Receivers
- Up to 197 Receivers

NOTE

Viewshed Mapping is a preliminary assessment tool representing a bareground scenario—i.e., a landscape without screening, structures, or vegetation. As accurate information on the height and coverage of vegetation and buildings is unavailable, it is important to note that the map is based solely on topographic information. Therefore, this form of mapping should be acknowledged as representing the worst-case scenario.

Figure 6-3 PVIA Reverse Viewshed Analysis (Source: Moir, 2025)

6.2.2. Issues for consideration

Based on the preliminary assessment, the following viewpoints require intermediate assessment in the EIS phase (refer to Figure 6-4):

- 74 non-associated receivers within 4km
 - 47 non-associated receivers with potential moderate preliminary visual impact
 - 27 non-associated receivers with potential high preliminary visual impact
- Two public viewpoints within 2.5km

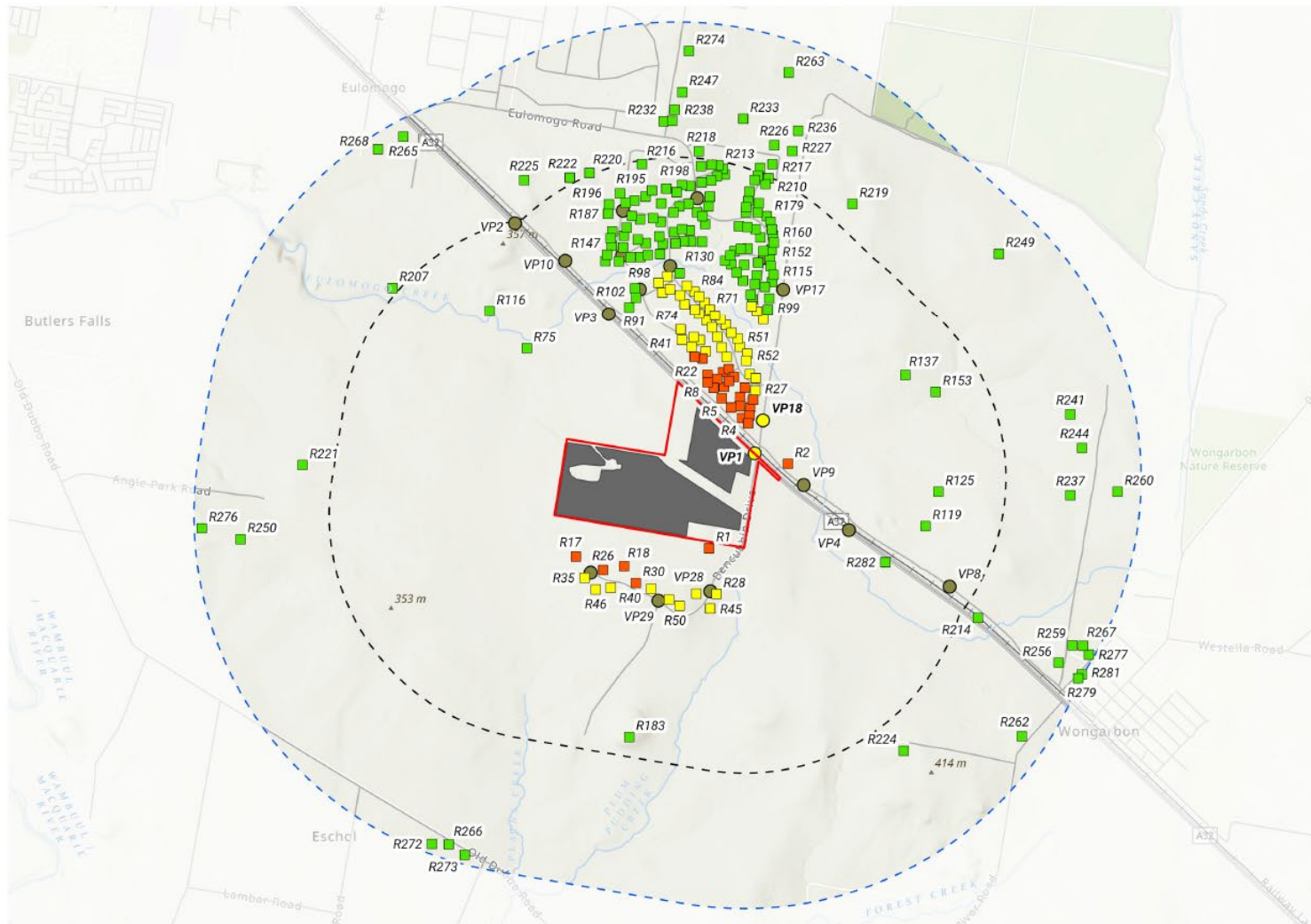
There are 57 non-associated dwellings, which equals to 20.3% of the 282 non-associated dwellings in the area, do not share a line of sight towards the Project. Due to the broad and flat topography characteristic of the surrounding landscape of the Project, the majority of the dwellings in the area are theoretically expected to be able to view the Project. Preliminary desktop analysis and observations from a preliminary site visit identified that intervening vegetation, built structures, and roadside planting are likely to fragment and screen direct views of the Project from nearby non-associated receivers and public roadways. Roadside planting is significant in the area, in particular, dense roadside vegetation along the Mitchell Highway (Wellington Road) is expected to screen or limit views for receivers to the north. In flat terrain, vegetation screening on the Subject land can be a highly successful mitigation strategy to soften views to infrastructure. These factors indicate that the actual visual impact may be much reduced, when examined in more detail.

A Landscape Character and Visual Impact Assessment (LCVIA) will be prepared in accordance with the Guideline and the Technical Supplement during the EIS phase. During the preparation of the LCVIA, detailed site investigations will be undertaken from areas identified in the preliminary assessment as having potential visibility towards the Project.

The LCVIA will include an assessment of the landscape and visual impact resulting from all associated infrastructure and ancillary structures, and consideration of cumulative impacts of nearby infrastructure. Further assessment will be undertaken to assess potential impacts of glint and glare using industry standard methodology. The cumulative impacts of surrounding renewable energy projects will be assessed as part of the LCVIA to evaluate potential effects on the broader regional landscape character.

The LCVIA will also include an assessment of any potential glint and glare impacts arising from the Project, which would be detailed in the EIS.

On-site and off-site visual landscape mitigation strategies will be developed in response to further assessment and community consultation. Mitigation will be a requirement for all non-associated receivers where the detailed assessment confirms moderate or high visual impacts. The purpose of the mitigation strategies will be to ensure the Project is integrated into the existing landscape and to mitigate identified visual impacts to an acceptable level. There are opportunities within the Subject Land for landscape planting to further ameliorate visual impacts of the Project and will be explored in detail in the EIS phase.



Simple Assessment Results

Refer to Section 6.9

LEGEND

- Project Area
- Infrastructure Layout
- 2.5km from Project Area
- 4km from Project Area
- Roads
- Watercourse
- Railway

Non-Associated Receivers:

- Potential High Visual Impact Rating
- Potential Moderate Visual Impact Rating
- Potential Low Visual Impact Rating

Public Viewpoints:

- Public Viewpoint requiring NO further assessment
- Public Viewpoint requiring further assessment

Figure 6-4 Preliminary (simple assessment) findings (Source: Moir, 2025)

6.3. Noise and vibration

6.3.1. Existing environment

The Subject Land is located within a rural setting, subject to regular background noise impacts including farming equipment, and road traffic on Wellington Road. There are approximately 282 existing non-associated residential receivers within 4km of the Subject Land as shown in Figure 2-6 in Section 2.2.2 above.

The Subject Land and locality is generally gently undulating with low relief, however there is a notable ridgeline to the south of the Subject Land which would provide topographic and noise screening to receivers located on Kurrajong Drive and the southern side of Bencubbin Drive.

6.3.2. Issues for consideration

Construction vehicles and machinery use during the construction phase would be most relevant in contributing to noise and vibration impacts.

During the operation of the Project, noise levels have the potential to be greater than the existing levels on the Subject Land. Operational noise would be generated from the solar tracking system, BESS, PCUs, substation, switchgear and any maintenance works undertaken at the Subject Land.

A construction and operational Noise and Vibration Impact Assessment (NVIA) would be undertaken as part of the EIS to assess the potential noise impacts for nearby receivers.

The report would include an assessment of road traffic noise as a qualitative assessment for offsite traffic movements inclusive of a review of existing traffic numbers compared with future traffic movements required for the Project. The assessment would be undertaken in accordance with the Interim Construction Noise Guideline (Department of Environment & Climate Change, 2009), NSW Noise Policy for Industry (NSW Environment Protection Authority, 2017), Assessing Vibration: A Technical Guideline (Department of Environment and Conservation NSW, 2006) and NSW 'Road Noise Policy' (Department of Environment, Climate Change and Water, 2011).

Noise levels experienced by noise-sensitive receivers would be modelled and any identified exceedances would be considered iteratively, developing mitigation strategies to achieve compliance with the relevant criteria. While some increase is allowable, the Project will aim to avoid significant increases in noise for nearby dwellings.

It is noted that, as stated in Section 3.4.2, the layout of the BESS would be decentralised with individual battery containers distributed throughout the Subject Land. With this layout option, operational noise can be more appropriately mitigated and managed than that of a singular larger centralised layout.

6.4. Access and traffic

6.4.1. Existing environment

Key project components must be imported for this Project. There are four indicative haulage routes currently under consideration for the Project, although alternative routes may also be explored. The proposed routes will be investigated during the EIS phase to assess their feasibility, including road capacities, clearances, and other logistical details.

- Port of Newcastle – ~390km: The port of Newcastle to Bencubbin Dr via the Golden Highway and the Mitchell Highway
- Port Botany (Sydney) – ~410km: Port Botany to Bencubbin Dr via the Blue Mountains and the Mitchell Highway
- Port Botany (Sydney) – ~520km: Port Botany to Bencubbin Dr via the Golden Highway and the Mitchell Highway
- Port Botany (Sydney) – ~595km: Port Botany to Bencubbin Dr via the Hume Highway and the Mitchell Highway.

Port Botany is the most likely port that would be accessed for delivery of international freight and components. The Port of Newcastle may also be utilised. The final haulage route would be investigated further in the EIS phase.

The proposed route from Newcastle and the use of Beni Street has been discussed with Council, who were supportive of the route given it is currently utilised for heavy vehicle movements and avoids movements of heavy vehicles through Dubbo city.

Over size and over mass vehicles would be required for transportation of select substation infrastructure during construction, in addition to heavy and light vehicles. Over mass vehicles may be required for transportation of battery energy storage infrastructure, depending on the selected technology.

Wellington Road/Mitchell Highway is a major inland national highway that serves as a crucial link for both passenger and freight transportation between Queensland and the northern and central regions of NSW.

According to the Transport for NSW 'Combined Higher Mass Limits (HML) and Restricted Access Vehicle (TfNSW, 2024), these highways are approved for 19m, 23m and 25m/26m B-double routes. They are also either in 4.6m High Vehicle approved areas or the route is approved for 4.6m High Vehicles.

TfNSW's Traffic Volume Viewer (TfNSW, 2024) located on Wellington Road, approximately 34km south of Wellington (station ID: T6171S) shows a daily average traffic count of 2,394, 69% light vehicles and 31% heavy vehicles. This is the closest traffic counter along Wellington Road to Dubbo. Traffic volumes during certain times of the year, such as harvest and sowing would likely experience an increase in traffic volumes.

There would be one construction site access point off Bencubbin Drive directly onto the Subject Land.

6.4.2. Issues for consideration

Concerns about traffic disruption were raised by the local community. These concerns focused on increased traffic, road safety, and construction impacts along the Mitchell Highway. The community and stakeholders

Hampton Park Solar and Energy and Storage System

cited already dangerous conditions, potential road damage from heavy vehicles, noise impacts on peace and wellbeing, and unclear access arrangements during construction.

The Project would result in increased traffic on the road network during the construction phase. Activities that would increase the number of vehicles on the road include:

- Construction of the PV array and BESS hardstands for the BESS container units
- Delivery of the key infrastructure components, including PV array components, BESS containers, PCUs, HVAC units, switch gear rooms, control room, cabling, fencing, sand and fill
- Delivery of site personnel.

Intersection upgrades, surface upgrades/sealing and other improvements to existing roads may be required in response to the increased construction traffic, to safely access the site. Investigation of construction impacts to road assets and road safety will require detailed assessment.

During operation, low numbers of light vehicle movements are anticipated to deliver operational staff and maintenance crews to site. The occasional heavy vehicle may be utilised to deliver replacement infrastructure components to the site

A Traffic Impact Assessment (TIA) (including a haulage assessment) will be undertaken by a specialist in consultation with the road's authorities as part of the EIS to:

- Assess the peak and average traffic generation, including over-dimensional vehicles and construction worker transportation
- Assess the likely transport impacts to the site access route(s), particularly in relation to the capacity and condition of the roads, road safety and intersection performance
- A cumulative impact assessment of traffic from nearby developments
- Provide details of measures to mitigate and / or manage potential impacts including a schedule of all required road upgrades, road maintenance contributions, and any other traffic control measures, developed in consultation with the relevant road authority.

The TIA will consider the following:

- *Austroads Guide to Traffic Management Part 12 and TfNSW supplement*
- *Austroads Guide to Road Design and TfNSW supplements*
- *TfNSW Guide to Traffic Generating Developments*
- *Unsealed Roads Manual: Guidelines to Good Practice (2009).*

The scope of the assessment is likely to include (but not be limited to):

- Review of any previous traffic impact assessments conducted in the surrounding area of the Subject Land
- Preparation of construction, operational and decommissioning traffic impact assessments
- Detailed haulage routes for oversize and over-mass components delivered from ports to Subject Land including swept path analysis, traffic flows and required augmentations
- An assessment for any bridges situated along the haulage route, if any.
- Consultation with relevant stakeholders including councils, government agencies and regulators
- Traffic volume assessment, for both light and heavy vehicles, in the surrounding area of the Subject Land for the various phases of the Project's lifetime

Hampton Park Solar and Energy and Storage System

- Assessment of the existing road network's capacity to accommodate the type and volume of traffic produced by the project during construction, operation and decommission (including road upgrades and additions if necessary)
- Assessment of ongoing road maintenance and traffic control measures where necessary
- Schedule of potential impact identification and mitigation strategies where necessary.

Post-approval, a Dilapidation Report would also be required to ensure roads are restored to their pre-construction condition, and management plans, such as traffic and dust suppression plans, would be implemented to minimise disruption during construction.

6.5. Socio and economic impacts

As part of the Scoping phase, a Preliminary Social Impact Assessment (PSIA) is required to be prepared in accordance with the *Social Impact Assessment Guideline* (DPHI, 2025) and the *Technical Supplement – Social Impact Assessment Guideline for State Significant Projects* (DPHI, 2025).

A PSIA has been undertaken by social impact specialists at NGH to gain initial insights into the potential social impacts and benefits of this Project, with the outcomes informed by six interviews. The full report is included as Appendix D.

6.5.1. Existing environment

The Dubbo LGA sits entirely on the lands of the Wiradjuri people. The Dubbo Regional LGA stretches across 7,536km² and recorded population of 54,922 people in 2021, with the median age being 36 years. At the time of the 2021 Census, 16.6% of the population identified as Aboriginal and/or Torres Strait Islander. Population growth is projected to continue at approximately 1.02% per year, reaching 66,341 by 2041 (Delos Delta, 2023). Southeast Dubbo (where the Project is proposed), is expected to account for nearly 39% of this growth. Demographically, the region has a higher proportion of residents under 15 and aged 25–34 compared to the state average, but a slightly smaller share of working-age adults.

As stated in Section 2.3.3, the draft *Dubbo Regional Housing Strategy 2025* has been developed which sets out Council's approach to guiding residential development across Dubbo, Wellington and surrounding villages over the next 20 years.

Economically, Dubbo Regional LGA plays a central role in the broader Central Orana region. In 2023, Dubbo's Gross Regional Product (GRP) was \$3.79 billion, accounting for 0.6% of NSW's Gross State Product. Agriculture remains foundational, contributing \$250 million in 2020, while energy and water supply, including renewables, contributed \$160 million, with expected growth linked to the CWO REZ (Delos Delta, 2023; Dubbo Regional Council, 2023, 2025). Other key industries include food manufacturing (\$115 million), road transport (\$73 million), tourism (\$333 million in visitor spending in 2021), and mining, especially non-ferrous and critical minerals (Delos Delta, 2023; Dubbo Regional Council, 2023, 2025). Population-serving sectors such as health, education, and construction added \$904 million to the economy. The arts and recreation sector, contributing \$30 million in 2020, is also expanding above the state average, enhancing local liveability and the visitor economy (Department of Regional NSW, 2023).

The local workforce numbered around 28,196 in December 2024 (up from 24,172 in 2014), reflecting steady employment growth (Dubbo Regional Council, 2025). The unemployment rate was 3.6% in 2021, below the state average of 4.9% (2021 Census). EnergyCo's 'Community and Employment Benefit Program for Renewable Energy Zones' plan notes that a key program objective outcome is to "improve and create local employment opportunities through training and skills programs or infrastructure that increases the capacity of the local community to benefit from local employment and income generating opportunities" (EnergyCo, 2024b, p. 13). Therefore, there will be likely opportunities for training and employment for local workforce on multiple projects over the lifespan of the CWO REZ creating potential for a growing industry.

6.5.2. Issues for consideration

The PSIA has identified potential social impacts and benefits arising from the Project. The key potential benefits and impacts of this Project and their associated level of assessment to be undertaken as part of the full Social Impact Assessment within the EIS phase of the Project are summarised in Table 6-2 below. Draft recommended enhancement and mitigation measures, directly responding to the identified potential social impacts and benefits are suggested. Further work is required to refine, develop, add to, and test the suggested mitigation measures that are detailed within these overarching management strategies, as part of the Social Impact Assessment to be undertaken within the Project’s EIS phase.

Table 6-2 Social impact level of assessment required in the Social Impact Assessment

Potential impact	Assessment level in full SIA
Livelihoods	
Increased local employment opportunities	Standard
Increase in local economic activity	Standard
Potential impacts to property values and insurances	Standard
Community	
Potential changes to community cohesion	Detailed
Change in community feel	Detailed
Accessibility	
Increased pressure on housing and accommodation	Detailed
Increased traffic on local roads	Standard
Increased pressure on social infrastructure and services	Standard
Way of life and health and wellbeing	
Environmental concerns	Standard
Impacts on privacy, peace and enjoyment	Detailed

Potential impact	Assessment level in full SIA
Stress and anxiety	Detailed
Amenity impacts (air quality, noise)	Detailed
Culture	
Potential damage to Aboriginal cultural assets	Standard
Local cultural significance	Standard
Surroundings	
Change to landscape character and visual amenity	Detailed
Safety risks (Bushfire)	Standard
Loss of prime agricultural land	Standard
Decision-making systems	
Perceived lack of procedural fairness and exclusion from decision-making	Detailed
Increased participation in decision making	Detailed

6.6. Hazards – including bushfire

An 'environmental hazard' has the potential to threaten the environment or human health. Hazards may be natural or artificial or result from the interaction between human activity and the natural environment. Hazards relevant to the Project include risks associated with hazardous materials, electromagnetic fields, and fire.

6.6.1. Hazardous Material – issues for consideration

Designated development is a category of development under Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act) that involves a higher level of assessment and scrutiny due to the potential risk it poses to the environment.

The proposed 180MW battery storage system exceeds the 30MW threshold for Designated Development (Schedule 3, Part 2 Section 7 of the Environmental Planning and Assessment Regulation 2021), and as such a Preliminary Hazards Assessment is required.

The Preliminary Hazard Analysis (PHA) would be prepared by a specialist as part of the EIS in accordance with *Hazardous Industry Advisory Paper No. 4, Risk Criteria for Land Use Safety Planning* (DoP, 2011), *Hazardous Industry Planning Advisory Paper No. 6 'Hazard Analysis'* (DoP, 2011a) and *Multi-level Risk Assessment* (DoP, 2011b).

The PHA would detail the potential hazards and controls to mitigate hazards to ensure the fire prevention and protection systems are adequate to protect the battery storage system. The Engineering, Procurement and Construction (EPC) contractor and Applicant's approach to managing risks would be guided by the PHA. The objective of the PHA and identified mitigation measures would be to minimise the likelihood of occurrence and respond to an event if it occurs to minimise its impact.

A preliminary risk screening will also be completed in accordance with the Resilience and Hazards SEPP (former SEPP 33) to assess the development's potential for significant off-site effects from the storage, handling, or transport of dangerous goods, including identifying hazard classes and quantities, to determine if it's a potentially hazardous or offensive development.

6.6.2. Electromagnetic fields – issues for consideration

Electric and magnetic fields (EMFs) are produced within the vicinity of existing powerlines, such as the existing 132kV distribution line that transects the Subject Land. Additional infrastructure proposed within the Project such as inverters, batteries, transformer, connecting powerlines and the substation would produce additional EMF within their vicinity.

The EMF levels associated with the proposed infrastructure would be below the guideline for public exposure and are not expected to have any adverse impact on human health. Standard design provisions are expected to ensure impacts comply with relevant guidelines.

As part of the EIS, an assessment of electromagnetic fields will be undertaken against the *International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields*.

6.6.3. Bushfire – issues for consideration

The entirety of the Project Area is mapped as Bushfire Prone Land Category 3 – medium bushfire risk (refer to Figure 6-5). The vegetation in the road corridor of Wellington Road and Eulomogo Road is mapped as Category 0 bushfire prone vegetation buffer.

As the Subject Land is mapped as bushfire prone land, the EIS would include a standalone Bushfire Assessment Report (BFAR) in accordance with the Rural Fire Services Planning for Bushfire Protection 2019 (NSW RFS, 2019) as the key guidance document. The Applicant recognises that RFS are bushfire managers, and these agencies would be engaged in the process of developing bushfire management strategies and management plans.

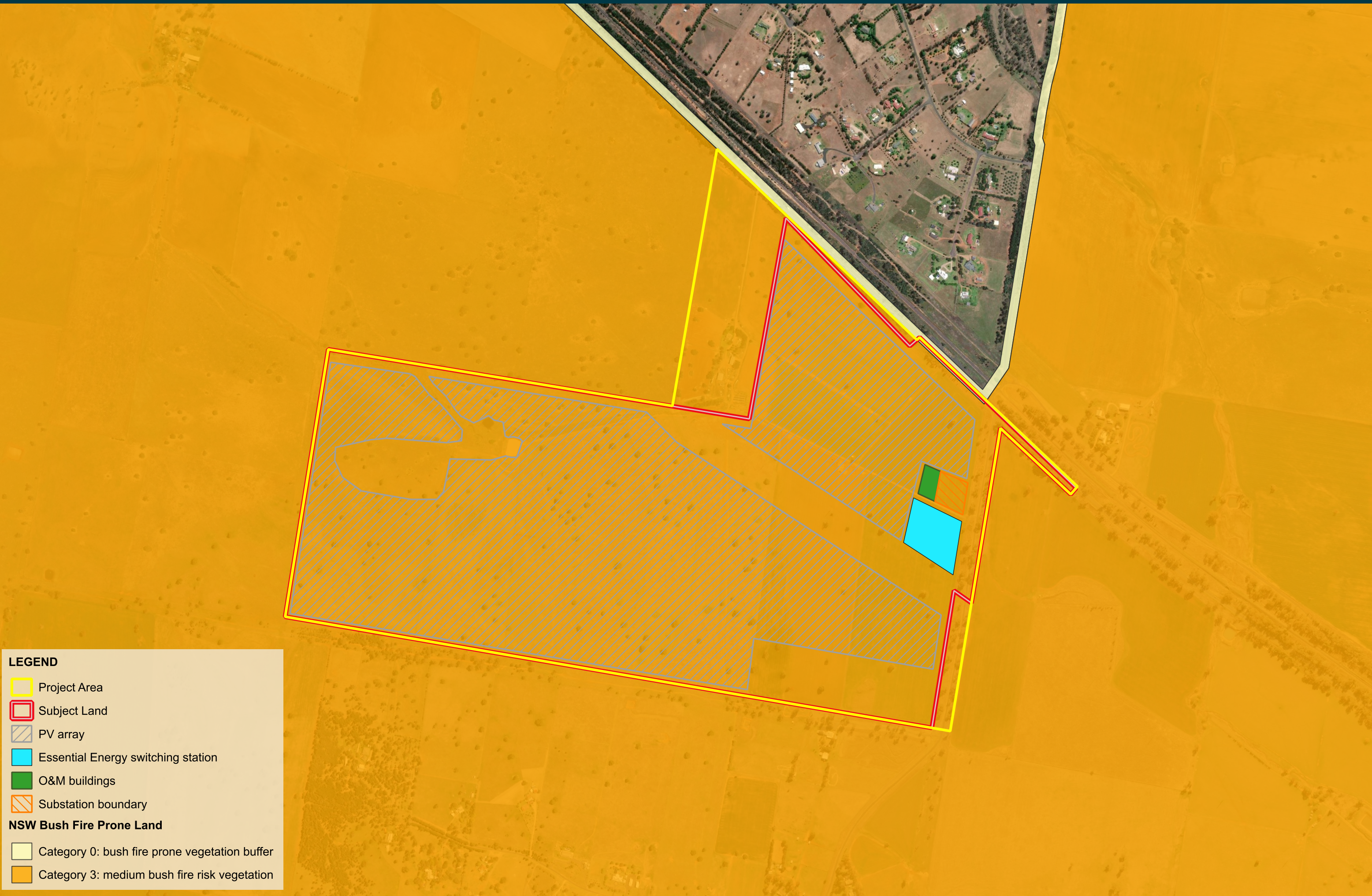
Nearby residents raised concern of the heightened perception of risk that strong valley winds could accelerate the spread of fire to neighbouring communities, with many doubting the local Rural Fire Service has capacity to manage such an event.

Bushfire exit plans were raised about the Project layout in relation to the neighbouring estates, with Bencubbin and Kurrajong Drive residents. It is noted that the proposed access road of Bencubbin Drive is also a one way in/out for nearby residents of Bencubbin Drive and Kurrajong Drive. The Applicant is exploring alternative egress from the Subject Land.

Details regarding water supply for firefighting and appropriate asset protection management would all be outlined in the BFAR as part of the EIS. The BFAR may include appropriate bushfire protection measures such as:

- Asset protection zone buffers across the site
- Affording buildings and their occupants protection from exposure to a bushfire
- Providing a defensible space to be located around buildings
- Providing appropriate separation between a hazard and buildings
- Ensuring appropriate operational access and egress for emergency service personnel and occupants is available
- Providing ongoing management and maintenance of bushfire management plans
- Ensuring that utility services are adequate to meet the needs of firefighters
- Emergency protocols

Ref: 240713 Hampton Park SESS EIS 250328 | Bushfire Author: Martin Wyburn Date created: 14.10.2025 © NGH 2025 © ESRI 2022



LEGEND

- Project Area
- Subject Land
- PV array
- Essential Energy switching station
- O&M buildings
- Substation boundary

NSW Bush Fire Prone Land

- Category 0: bush fire prone vegetation buffer
- Category 3: medium bush fire risk vegetation

Datum: GDA2020 / MGA Zone 55



Hampton Park SESS
Figure 6-5 Bushfire Prone Land

6.7. Biodiversity

6.7.1. Approach

The Subject Land and the intersection of Bencubbin Drive and Wellington Road was investigated utilising the following information sources and data obtained during the initial site assessment on 19-21 February 2025 and an additional site assessment in August 2025:

- BioNet species sightings search of flora and fauna and communities listed as threatened under the NSW *Biodiversity Conservation Act 2016* (BC Act).
- Protected Matters Search Tool for species and populations listed as threatened under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
- Biodiversity Values Map (BVM).
- Areas of Outstanding Biodiversity Value.
- NSW Department of Planning State Vegetation Type Mapping (SVTM).
- Key Fish Habitat

The SVTM was used in the desktop assessment to identify potential Plant Community Types (PCTs) inside the Subject Land and Wellington Road Corridor. The SVTM extent map shows the distribution of the vegetation classification types within the limits of present-day native vegetation cover, across all of NSW.

A Biodiversity Technical Report (BTR) was prepared using the above databases and site survey data collected. The BTR is summarised below and attached as Appendix F of this report.

6.7.2. Existing environment

Vegetation

The Subject Land has historically been used for cropping and grazing and consists primarily of paddocks with native and exotic trees. Paddocks are dominated by exotic flora species, with native species being present in some areas, however with a very low coverage (<5%). Native vegetation communities in the Subject Land consist of remnant woodland patches in the west, and small patches of derived native grassland that persist on rocky rises within the Subject Land (Figure 6-6). Kurrajong (*Brachychiton populneus*) are the most abundant tree species within the Subject Land and primarily occur as scattered trees over cropped land. The site also includes White Box (*Eucalyptus albens*) and White Cypress Pine (*Callitris glaucophylla*), as well as exotic Peppercorn (*Schinus* spp.). There is limited mid-storey vegetation in the Subject Land.

The Bencubbin Drive and Wellington Road corridors consist of a native woodland and derived grassland, with some patches of exotic vegetation. Canopy species include White Cypress Pine, Kurrajong and White Box, with mid-storey and ground layer native flora, and a variety of exotic species also present.



Figure 6-6 Native vegetation in the Subject Land: woodland and native grassland in the west of the Subject Land (left), and a patch of Kurrajongs in the centre of the Subject Land (right)

Plant Community Types

Two PCT's have been confirmed to occur within the Subject Land and Wellington Road corridor, being:

- PCT 266 White Box grassy woodland in the upper slopes sub-region of the NSW Southwestern Slopes Bioregion (refer to Figure 6-7)
- PCT 267 – White Box - White Cypress Pine - Western Grey Box shrub/grass/forb woodland in the NSW Southwestern Slopes Bioregion (Figure 6-8).

Within the Subject Land, PCT 266 was recorded as both woodland (moderate-condition and scattered trees) and derived grassland (low condition). Moderate-condition woodland occurs primarily in the west of the Subject Land, characterised by White Box canopy with native groundcover, as well as patches of four or more Kurrajong trees <50 m apart (as per the BAM). In the Bencubbin Drive and Wellington Road corridors, native woodland that did not contain White Cypress Pine (*Callitris glaucophylla*) was determined to represent PCT 266. PCT 266 derived grassland occurs along the creek in the north-west of the Subject Land and on rocky rises that have not been subject to recent cropping. The scattered Kurrajong trees are also likely to be remnants of PCT 266 that was present prior to historic clearing.

PCT 267 in the Subject Land occurs as a patch of White Cypress Pine (*Callitris glaucophylla*) in the west of the Subject Land, and in the Wellington Road corridor. It is characterised by a native canopy consisting of White Cypress Pine (*Callitris glaucophylla*), White Box (*Eucalyptus albens*), and one Yellow Box (*Eucalyptus melliodora*), with associated native mid-storey and groundcover. Refer to Figure 6-9 for existing PCTs mapped across the Subject Land. Further targeted flora and fauna surveys would be undertaken as part of the EIS phase to inform the Biodiversity Development Assessment Report (BDAR).

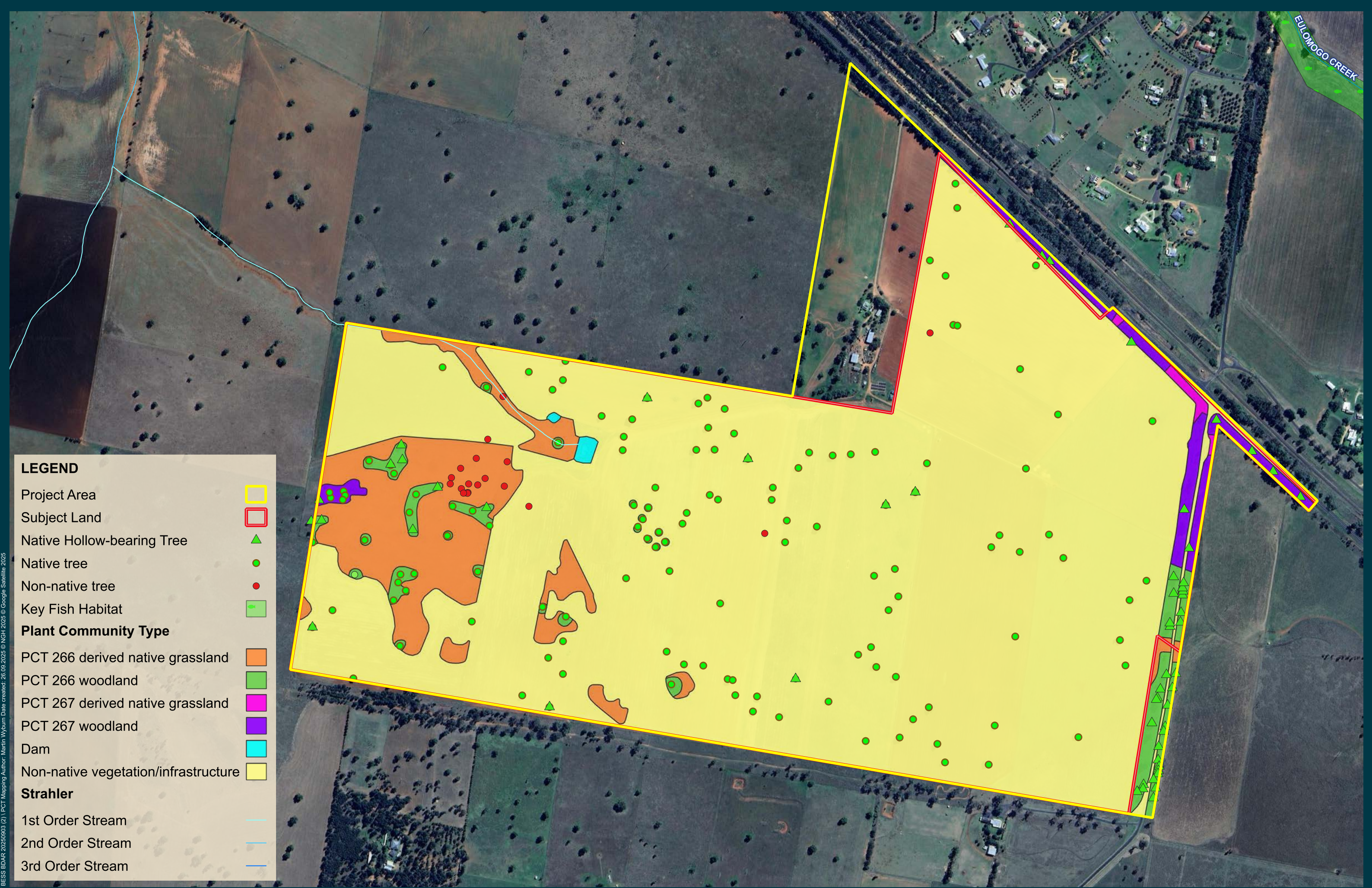
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Figure 6-7 PCT 266 in the Subject Land (left) and Wellington Road corridor (right)



Figure 6-8 PCT 267 in the Subject Land (left) and Wellington Road corridor (right)



LEGEND

- Project Area
- Subject Land
- Native Hollow-bearing Tree
- Native tree
- Non-native tree
- Key Fish Habitat
- Plant Community Type**
- PCT 266 derived native grassland
- PCT 266 woodland
- PCT 267 derived native grassland
- PCT 267 woodland
- Dam
- Non-native vegetation/infrastructure
- Strahler**
- 1st Order Stream
- 2nd Order Stream
- 3rd Order Stream

Datum: GDA2020 / MGA Zone 55

Hampton Park SESS

Figure 6-9 Plant Community Types and Biodiversity Features

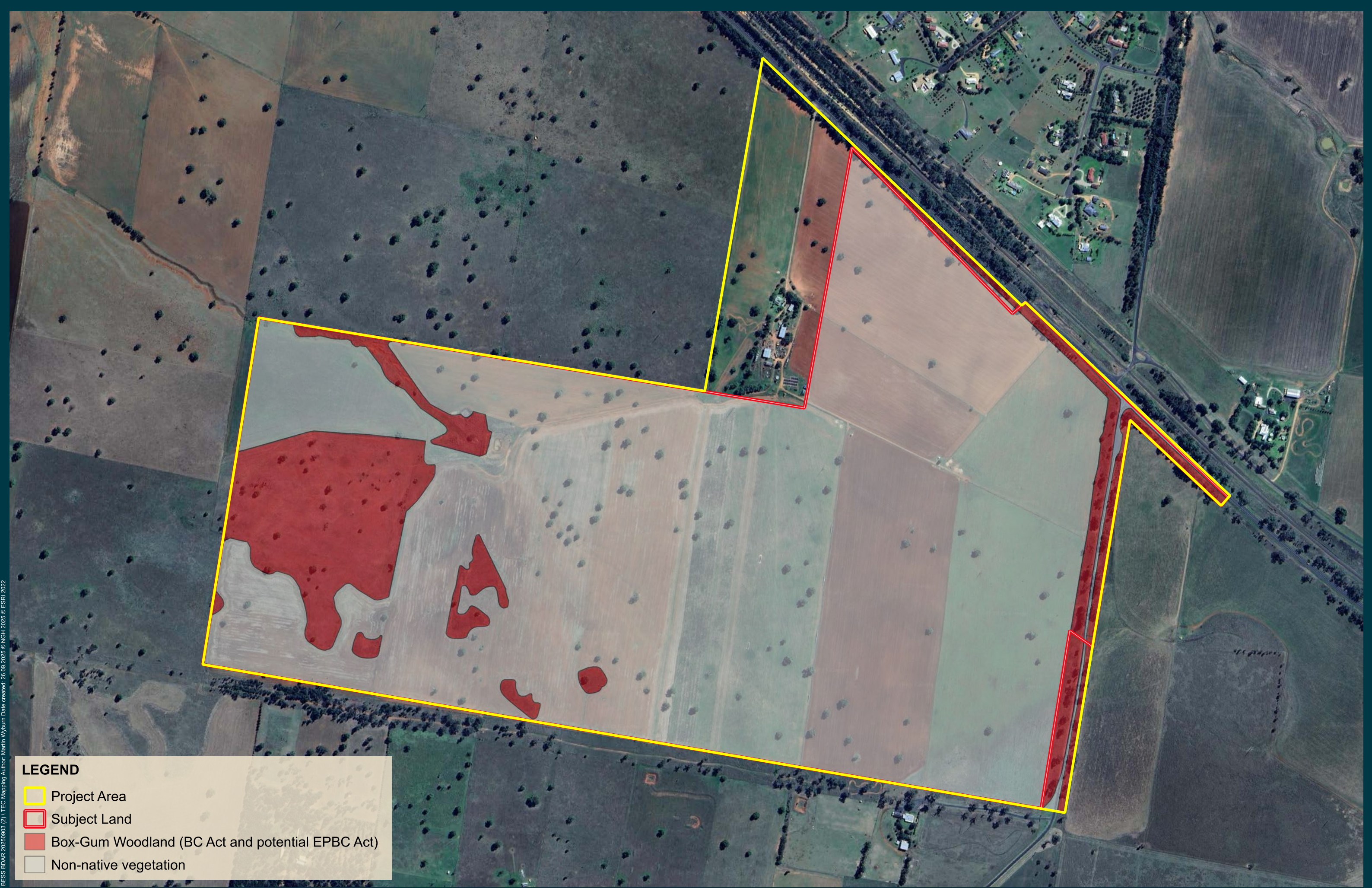
Ref: 240713 Hampton Park SESS BESS BDAR 20250903 (2) \ PCT Mapping Author: Martin Wyburn Date created: 26.09.2025 © NGH 2025 © Google Satellite 2025

Threatened Ecological Communities

One NSW *Biodiversity Conservation Act 2016* (BC Act) listed Threatened Ecological Community (TEC) has been determined to be present within the Subject Land and road corridors. Both PCT 266 and PCT 267 meet the criteria to form part of the *White Box - Yellow Box - Blakely's Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, Southeastern Highlands, NSW Southwestern Slopes, Southeast Corner and Riverina Bioregions* TEC.

PCT 266 and PCT 267 also have the potential to conform to the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) TEC, *White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland* (Box-Gum Woodland TEC). Vegetation integrity plots would be undertaken as part of the EIS in these zones to confirm whether or not the community meets both the state and Commonwealth criteria.

Refer to Figure 6-10 for a map of the TECs within the Subject Land.



LEGEND

- Project Area
- Subject Land
- Box-Gum Woodland (BC Act and potential EPBC Act)
- Non-native vegetation

Datum: GDA2020 / MGA Zone 55

Hampton Park SESS

Figure 6-10 Potential Threatened Ecological Communities

Ref: 240713 Hampton Park SESS BDAAR 20250903 (2) \TEC Mapping Author: Martin Wyburn Date created: 26.09.2025 © NGH 2025

Threatened species and terrestrial habitat

Background searches completed have identified 43 (BioNet Atlas) and 44 Protected Matters Search Tool possible threatened species and eight migratory species within 10km of the Subject Land. Threatened species recorded in BioNet within the locality include but are not limited to Grey-crowned Babbler (*Pomatostomus temporalis temporalis*), Superb Parrot (*Polytelis swainsonii*), Little Eagle (*Hieraaetus morphnoides*), Spotted Harrier (*Circus assimilis*), and Brown Treecreeper (*Climacteris picumnus victoriae*).

Habitat values confirmed to be within the Subject Land and Wellington Road corridor include:

- Woody debris, deadwood, fallen trees and leaf litter which could provide habitat for threatened flora and fauna (Figure 6-11).
- Hollows in living trees and stags, and deep crevices in bark which may provide habitat for threatened fauna (Figure 6-12).
- Scattered trees and wooded vegetation patches providing vegetation connectivity for state and federally listed threatened flora and fauna.
- Rocky outcrops which could provide habitat for threatened reptiles (Figure 6-12).
- Dams and drainage lines that may provide aquatic habitat for a range of fauna species (Figure 6-13).

One threatened species, Spotted Harrier (*Circus assimilis*), was incidentally recorded during the August 2025 site assessment. This species is listed as Vulnerable under the BC Act and is assessed as an ecosystem credit species under the Biodiversity Assessment Method (BAM) (it does not generate an additional species credit offset obligation). This species is not listed under the EPBC Act, and as such, further Commonwealth assessment is not required for this species.



Figure 6-11 HBT in the Wellington Road corridor and stag in the Subject Land



Figure 6-12 Fallen timber and rocky habitat in the west of the Subject Land

Aquatic habitat

Aquatic habitat in the Subject Land consists of one 1st order Strahler stream, as well as two dams, all of which are situated in the north-west of the Subject Land (refer to Figure 6-13). No aquatic vegetation was observed within the dams. The mapped Strahler stream had no flow at the time of the site visit.

Terrestrial Groundwater Dependent Ecosystem (GDE) mapping occurs across the entire Subject Land. There was no aquatic habitat present within the Wellington Road corridor, however, it is also mapped as a Terrestrial GDE. There is no Aquatic GDE mapping in the Subject Land.



Figure 6-13 Aquatic habitat in the Subject Land two dams in the northwest, one of which was dry at the time of the site assessment

Serious And Irreversible Impacts (SAII)

Threatened entities that are most at risk of extinction from development related impacts are listed as a Serious and Irreversible Impact (SAII) entities (OEH, 2025). An impact can be regarded as serious and irreversible if it is likely to contribute significantly to the risk of a threatened species (including endangered populations) or ecological community becoming extinct.

The SAI entities predicted to occur within the Subject Land and Wellington Road corridor as well as their principal listing is detailed in Table 6-3. A review of the BAM Calculator after detailed floristic surveys may produce additional species at risk of SAI to those listed below.

Table 6-3 SAI entities predicted to occur within the Subject Land or Wellington Road corridor

Name	Type	Credit type	SAI principle	Likelihood of occurrence (as per Appendix A)
<i>Anthochaera phrygia</i> , Regent Honeyeater	Fauna	Ecosystem & species	1, 2	Unlikely – the site is not in a Regent Honeyeater Important Area
<i>Chalinolobus dwyeri</i> , Large-eared pied bat	Fauna	Species	4	Unlikely – no suitable roosting habitat on site
<i>Indigofera efoliata</i> , Leafless indigo	Flora	Species	2, 3	Potential – known to occur in the area
<i>Lathamus discolor</i> , Swift parrot	Fauna	Ecosystem & species	1	Unlikely – the site is not in a Swift Parrot Important Area
<i>Miniopterus orianae oceanensis</i> , Large bent-winged bat	Fauna	Ecosystem & species	4	Unlikely – no suitable habitat on site
White Box Yellow Box Blakely’s Red Gum Woodland	Threatened Ecological Community (BC Act)	Ecological community	1, 2	Known – PCT 266 and 267 in the Subject Land conforms to the BC Act TEC.

6.7.3. Biodiversity constraints

Preliminary biodiversity constraints have been identified for the Project through desktop review and site inspection as discussed above. Potential constraints have been classified into three categories:

- **Low** – the areas with the least amount of potential impacts to biodiversity. These areas include cropped paddocks and land dominated by exotic vegetation.
- **Moderate** – Areas consist of scattered trees over exotic groundcover, with no hollow-bearing trees present.
- **High** – the areas to be avoided if possible. These areas include native vegetation in the form of PCTs as well as the known and potential TECs present, and habitat features for threatened species such as hollow-bearing trees and rocky habitat.

These constraints are shown in Figure 6-14. At this preliminary stage, the results should be regarded as high-level guidance only. They will be refined through more detailed field assessments, including vegetation integrity (VI) plots, as part of the Biodiversity Development Assessment Report (BDAR) to be prepared during the Environmental Impact Statement (EIS) phase of the Project. project.

Areas mapped as a higher constraint do not represent areas that should be precluded from development. Notably there are no areas at this stage of assessment that have been assessed as having unacceptable risks to the extent to which complete exclusion of the area would be necessary.

LEGEND

- Project Area
- Subject Land

Preliminary Constraints

- Moderate - Farm dam
- Moderate - Native (Scattered tree)
- High - Native (In TEC)
- ▲ High - Hollow bearing tree
- High - BC and potential EPBC listed TEC
- Low - Exotic



Datum: GDA2020 / MGA Zone 55



Hampton Park SESS
 Figure 6-14 Preliminary Biodiversity Constraints

Ref: 240713 Hampton Park SESS BDAR 20250903 (2) | Bio Constraints Author: Martin Wyburn Date created: 26.09.2025 © NGH 2025

6.7.4. Issues for consideration

Biodiversity Development Assessment Report

As the Project is classified as SSD, the Biodiversity Offset Scheme (BOS) will be triggered and a BDAR will be required as part of the EIS phase.

An assessment of the biodiversity values and the likely biodiversity impacts of the Project, in accordance with Section 7.9 of the BC Act, having regard to the Biodiversity Assessment Method 2020 (BAM) will be documented in the BDAR.

Further detailed ecological surveys, investigation and assessment would be undertaken in accordance with the BAM (BAM, 2020) and reported in the BDAR. Consultation with the Regional Delivery for Conservation Programs and Heritage and Regulation (CPHR) Group will be reported in the BDAR. Further consideration of avoidance, minimisation of impact and mitigation measures would be developed where appropriate and reported in the BDAR.

A credit obligation is anticipated to be generated, which may be retired through various options including payment into the Biodiversity Conservation Fund (BCF), establishment of a stewardship site to generate credits or the purchase of credits from the Biodiversity Credits Market.

Category 1 – Exempt Land and Scattered Tree Assessment

In accordance with the Draft NVR Map, extensive areas of the Subject Land are identified as Category 1 – Exempt Land. During the August 2025 site assessment, these areas were observed to be dominated by exotic vegetation and show long-term evidence of intensive agricultural use, suggesting the Category 1 designation is appropriate (which is exempt from most aspects of the BAM). Alternatively, representative plot and data may be collected as part of the BDAR; no credit obligation is expected to be generated for these areas.

The scattered tree module will be applied to trees on the Subject Land that meet the definition of scattered trees as per Appendix B of the BAM 2020. A credit obligation is expected to be generated for these scattered trees.

Serious and Irreversible Impacts

Entities at risk of SAIL are assessed under the NSW BC Act using the BAM. Assessment against the SAIL criteria will be required in the BDAR. SAIL impacts must be taken into consideration, and the Project must minimise or endeavour to eliminate impacts to SAIL entities. One TEC which has been confirmed present within the Subject Land and one flora species which may occur within the Subject Land are listed as SAIL entities (Table 6-3). Further SAIL entities may be determined following further habitat evaluation or BAM-C assessment.

Referral under the EPBC Act

At this stage, the potential impacts to EPBC-listed entities remain unclear. Additional targeted species surveys, along with validation of EPBC-listed Threatened Ecological Communities (TECs), will be required to

confirm their presence and extent. The outcomes of these surveys will determine whether an EPBC referral is warranted.

6.8. Aboriginal heritage

6.8.1. Approach

This section is intended to provide initial insight into the Project's possible impacts on Aboriginal objects and identify appropriate assessment pathways based on industry codes of practice, which set guidelines for assessing Aboriginal Heritage in NSW, and the relevant legislation requirements. As part of this approach, appropriate database searches were undertaken for this desktop preliminary assessment.

In NSW, Aboriginal heritage is principally protected by two legislative acts:

- *National Parks and Wildlife Act 1974 (NSW) (NPW Act)* and its subordinate legislation, the *National Parks and Wildlife Regulation 2019*; and
- *Environmental Planning and Assessment Act 1979 (NSW) (EP&A Act)*.

All Aboriginal objects have blanket protection under the NPW Act. An Aboriginal object may not be harmed (including movement) without approval from Heritage NSW.

6.8.2. Existing environment

Where native title does exist in relation to the Subject Land, the Applicant would comply with the provisions of the Native Title Act 1993. A search of the Register of Native Title Claims on the 23 January 2025 identified that no determined Native Title exists over the Subject Land and that there is no active Native Title claims across the Subject Land.

A search of relevant heritage registers for Aboriginal sites and places provides an indication of the presence of previously recorded sites. A search of the NSW State Heritage Inventory (SHI) database was conducted in February 2025 which indicated that the one previously recorded Aboriginal Places listed under the NPW Act within the Dubbo Regional LGA is approximately 8.7km northwest of the Subject Land.

An extensive search of the Aboriginal Heritage Information Management System (AHIMS) was also undertaken on the 17 January 2025 which identified 103 previously recorded Aboriginal sites and no recorded Aboriginal Places within an approximately 130km² area focused on the Subject Land (AHIMS Client Service ID (966642)). The results of the AHIMS search are summarised in Table 6-4 below and shown in Figure 6-15. No previously recorded AHIMS sites are located within the Subject Land. The closest previously recorded site is located 50m from the northern boundary of the Subject Land and falls outside of the Project Area. The main site types recorded to date within the AHIMS search area are artefacts (n=52; 50.4%) and modified trees (n=33; 32%). It is important to note that an absence of sites within the Subject Land does not ensure the absence of Aboriginal sites, objects or the potential for sites to occur within that area. A register search only reflects past survey efforts, however, as a starting point the search will indicate whether any previously recorded sites are known within or adjacent to the Subject Land.

Table 6-4 Breakdown of previously recorded Aboriginal sites in the search area.

AHIMS Site Type	Number	%
Artefact (1 or more)	52	50.4
Modified Tree	33	32
Artefact and Hearth	6	5.8
Grinding Groove	3	2.9
Artefact and Potential Archaeological Deposit	2	1.9
Artefact and Burial	1	0.9
Artefact, Burial and Hearth	1	0.9
Artefact, Burial, Hearth and Modified Tree	1	0.9
Artefact, Hearth and Ochre Quarry	1	0.9
Artefact and Ochre Quarry	1	0.9
Hearth	1	0.9
Potential Archaeological Deposit	1	0.9
Total	103	100%

In addition to the above searches there is a range of landscape features within NSW which are generally accepted to have higher potential to contain Aboriginal objects. It is therefore necessary to consider whether there are landscape features of undisturbed land that may contain Aboriginal objects within the Subject Land. Landforms with increased Aboriginal heritage potential include:

- Areas within 200m of water
- Areas located within a sand dune system
- Areas located on a ridge top, ridge line or headland
- Areas located within 200m below or above a cliff face or
- Areas within 20m of a cave, rock shelter or cave mouth.

None of these landforms are particularly relevant to the Project, as they do not occur in the Subject Land. There is a 1st order drainage system within the western portion of the Subject Land that is currently draining into a dam; however, this level of waterway is generally ephemeral and unlikely to contain substantial evidence of human habitation. The landform, in general, is fairly flat and does not meet any of the other landforms that are likely to contain high potential for Aboriginal heritage. Despite this, there are a high number of previously recorded culturally modified trees in the area. Two modified trees have been recorded within 200m of the Subject Land. Given the high number of trees currently located within the Subject Land, there is a possibility of this site type occurring within the area. In addition to this, there is a potential of finding

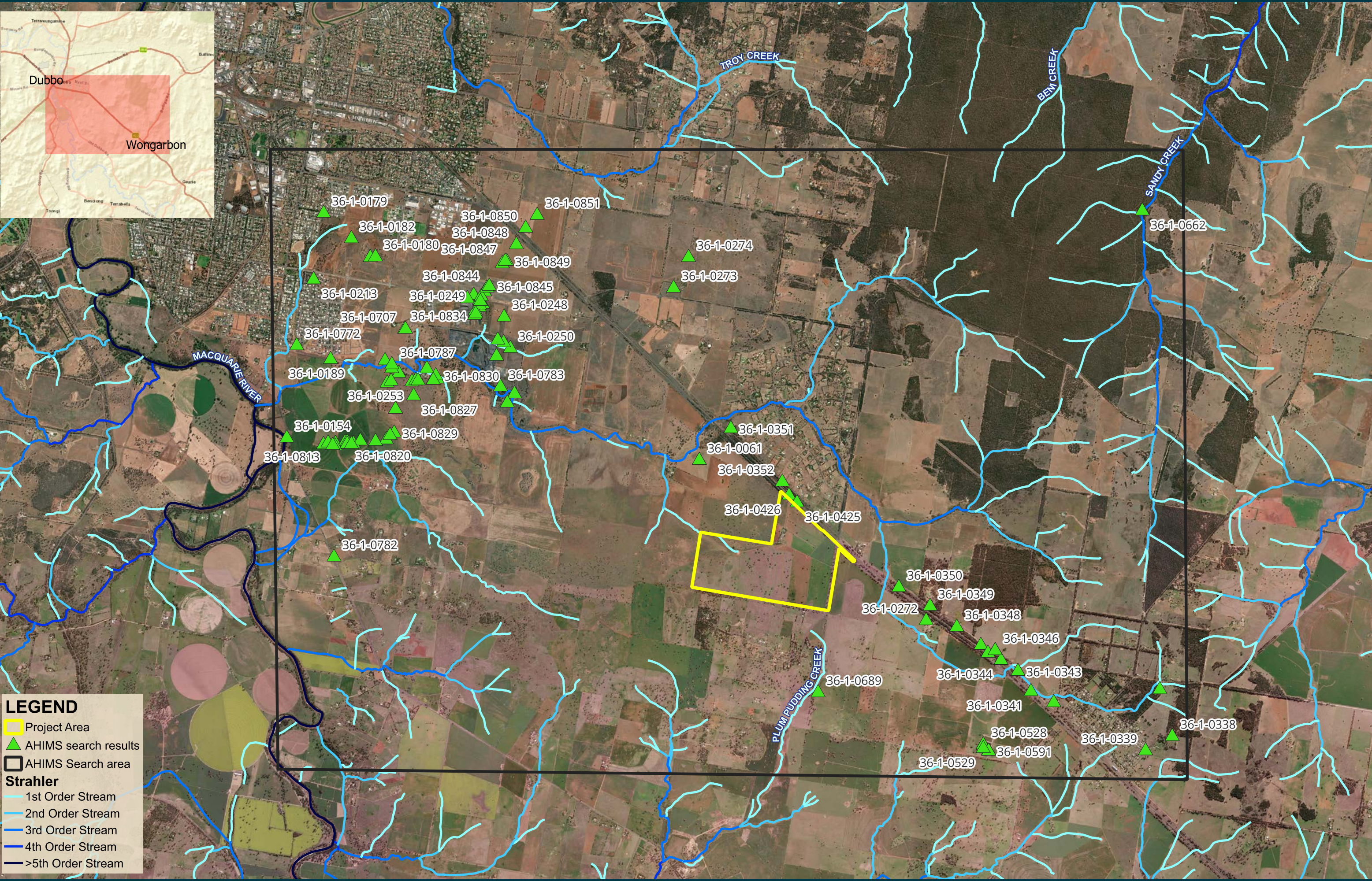
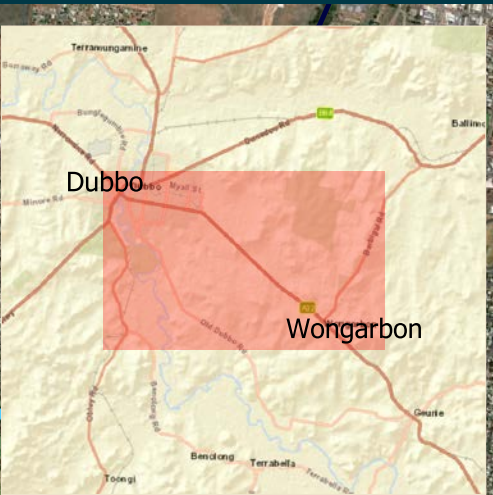
artefacts within the Subject Land, particularly in association with the 1st order drainage line. Based on this assessment there are landscape features within the Subject Land that have potential for Aboriginal objects to occur.

6.8.3. Issues for consideration

Given the presence of known Aboriginal objects within the region, it is possible that other Aboriginal sites may also be present within the Subject Land, especially in areas which have previously not been subject to any field inspection. A number of site types were identified through the AHIMS search of the search area that are of a culturally sensitive nature (refer Table 6-4), so there is a likelihood of encountering similar sites within the Subject Land. Risks in relation to Aboriginal heritage will be confirmed based on the results of a field inspection and the assessment of the area proposed to be impacted within the Subject Land.

An Aboriginal Cultural Heritage Assessment (ACHA), which includes Aboriginal community consultation with registered Aboriginal stakeholders will be undertaken in conjunction with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW, 2010) and the *Guide to Investigating Assessing and Reporting on Aboriginal Cultural Heritage in NSW* (OEH, 2011) to appropriately assess any proposed impacts on Aboriginal objects or places within the Subject Land.

An ACHA and its associated Aboriginal community consultation will be undertaken as part of the EIS.



LEGEND

- Project Area
- ▲ AHIMS search results
- AHIMS Search area

Strahler

- 1st Order Stream
- 2nd Order Stream
- 3rd Order Stream
- 4th Order Stream
- >5th Order Stream

Datum: GDA94 / MGA zone 55



Hampton Park SESS
Figure 6-15 AHIMS search results

Ref: 240713 Hampton Park SF BESS Heritage 250115 AHIMS Author: Martin Wyburn Date created: 26.09.2025 © NGH 2025

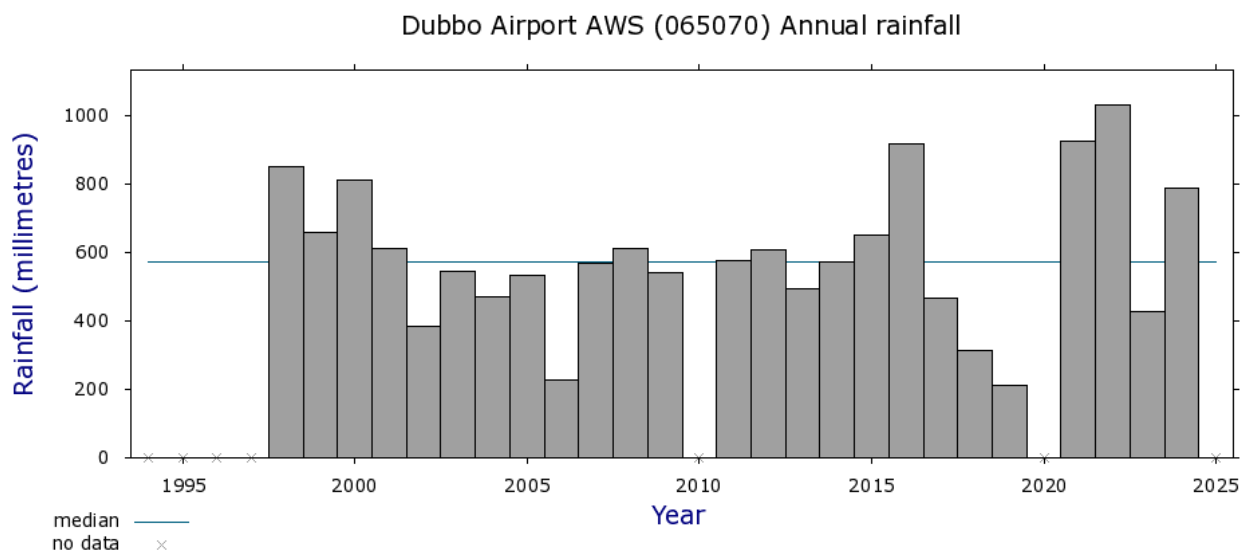
6.9. Hydrology, groundwater and water use

6.9.1. Existing environment

Desktop searches indicate that the Subject Land is not located on flood prone land, and there are no mapped aquatic groundwater dependant ecosystems. The entirety of the Subject Land is mapped as terrestrial groundwater dependant ecosystems.

The Subject Land sits within the Macquarie-Bogan catchment area. This catchment is part of the broader Murray-Darling Basin and plays a significant role in the region's water management and flood planning. The Macquarie River, which flows through Dubbo, is a key waterway in this system, supporting both urban water supply and agricultural activities (NSW Government, 2025). The Macquarie Catchment currently has a water sharing plan in place.

As stated in Section 6.1, there is mapped Biophysical Strategic Agricultural Land within the Subject Land, which would be verified during the EIS phase. An important part of the verification process is investigating rainfall within the local region. Annual rainfall, taken from the Bureau of Meteorology (BOM, 2025), is shown in Figure 6-16 below.



Climate Data Online, Bureau of Meteorology
Copyright Commonwealth of Australia, 2025

Figure 6-16 Annual rainfall within the Dubbo region (Source: (BOM, 2025))

There is one mapped groundwater bore within the Project Area, but outside the Subject Land. The average groundwater depth and standing water level within the surrounding area is shown in Figure 6-17 below. It should be noted that this data is an average for the surrounding area and not a 100% representation of what the groundwater level may be on-site. Further investigations during the EIS would be undertaken.

A council owned watermain also runs along the Mitchell Highway, on the northern border of the Project.

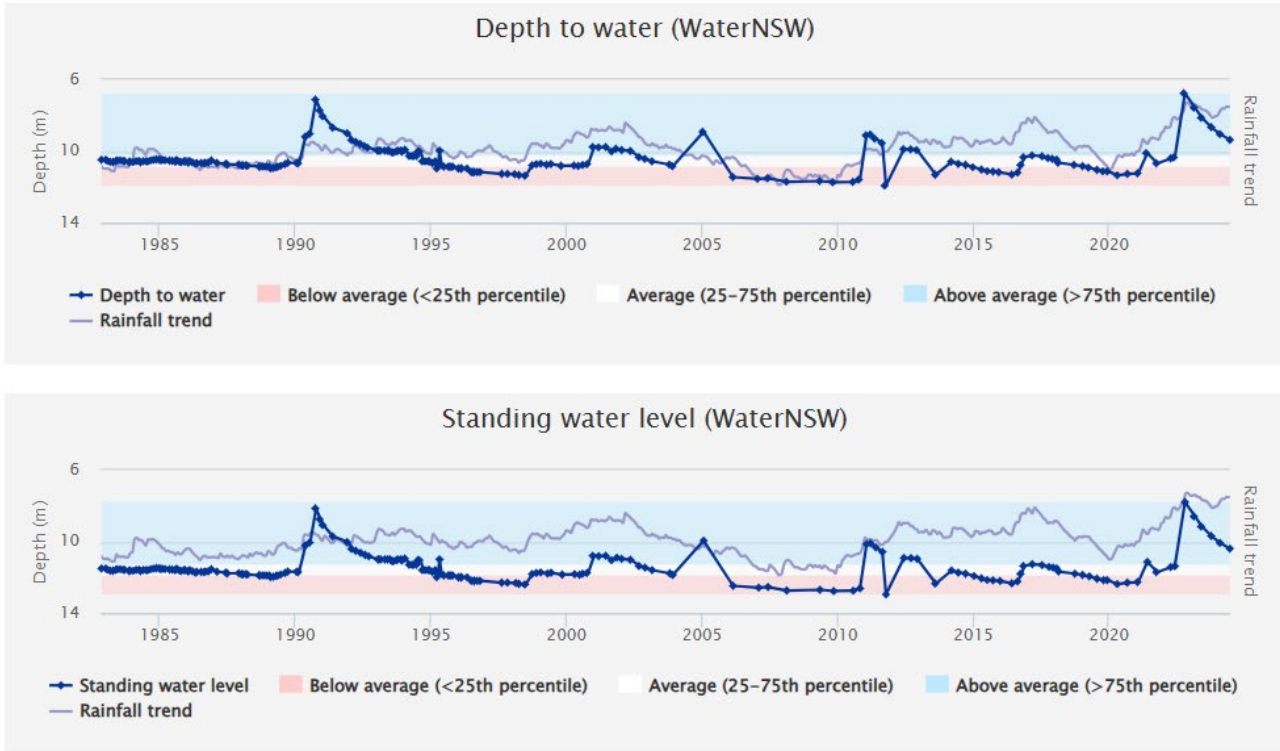


Figure 6-17 Bore log groundwater depth within the surrounding area (Source: (BOM, 2025))

There is one 1st order Strahler stream which flows into Eulomogo Creek downstream of the Firgrove estate, as well as two dams, all of which are situated in the north-west of the Subject Land. The 2nd order Strahler stream Eulomogo Creek is located approximately 600m east, outside of the Subject Land. Eulomogo Creek is a tributary of the Macquarie River, a 9th order stream, that connects approximately 7km from the boundary of the Subject Land.

The Subject Land is beyond the extent of the flood mapping/flood study provided by Dubbo LGA flood study (NSW Dept Water Resources, 1998). It is not mapped as flood prone land under the LEP.



LEGEND

- Project Area
- Subject Land

Hydrology features

- 1st Order Stream
- 2nd Order Stream
- 3rd Order Stream
- Waterbody
- Key Fish Habitat
- Groundwater Bore

Terrestrial Groundwater Dependent Ecosystems

- High potential GDE - from regional studies
- Low potential GDE - from regional studies

Datum: GDA2020 / MGA Zone 55



Hampton Park SESS
Figure 6-18 Hydrology

Ref: 240713 Hampton Park SESS EIS 250328 \ Hydrology - SR Author: Martin Wyburn Date created: 26.09.2025 © NGH 2022

6.9.2. Issues for consideration

Multiple water sources are being explored for the construction of the Project in consultation with Dubbo Regional Council. These include:

- Use of existing bores
- Connection to the site via the watermain on the Mitchell Highway
- Use of a Council managed standpipe
- Extraction from an existing dam in Wongarbron.

Water extraction exceeding 3.5ML from a bore or surface water (i.e. a dam) will require a controlled activity approval as per Section 91 of the *Water Management Act 2000* (WM Act).

The WM Act defines waterfront land as the bed of any river, lake or estuary and any land within 10, 20, 30 and 40 metres of the riverbanks, lake shore or estuary mean high water mark, in accordance with best practice guidelines (refer to Figure 6-19 below). In these waterfront areas, permanent infrastructure would be avoided or minimised, as informed by further hydrological studies. In overland flow areas, which do not meet the definition of waterfront land under the WM Act, permanent infrastructure may be considered.

Water quantities and sources required for construction and operation will be detailed in the EIS as part of the Project Description section.

Detailed assessment including hydrological hazard modelling will guide infrastructure placement, to protect the hydraulic function of waterways and prevent erosion. The EIS would assess the impacts to waterways and include appropriate mitigation measures, such as buffering these areas for avoidance, in accordance with the best practice guidelines where possible (i.e. the Guidelines for Controlled Activities on Waterfront Land; (DPI, 2012)). Any potential impacts on waterways, either adjacent to the Subject Land or downstream, would be investigated during the EIS phase.

Watercourse type	VRZ width (each side of watercourse)	Total RC width
1 st order	10 metres	20 m + channel width
2 nd order	20 metres	40 m + channel width
3 rd order	30 metres	60 m + channel width
4 th order and greater (includes estuaries, wetlands and any parts of rivers influenced by tidal waters)	40 metres	80 m + channel width

Figure 6-19 Recommended riparian corridor widths (DPE, 2022)

6.10. Historical heritage

In NSW, historical heritage is principally protected by three legislative acts:

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC);
- *Heritage Act 1977* (NSW); and
- *Environmental Planning and Assessment Act 1979* (NSW)

6.10.1. Existing environment

Desktop searches were undertaken on the 23 January 2025 of the relevant historical heritage registers including the Australian Heritage Database, State Heritage Inventory (SHI) and Section 170 registers, as well as LEP maps to identify any items that are currently listed within or adjacent to the Subject Land. The Australian Heritage Database (AHD) includes items on the National and Commonwealth Heritage Lists while the SHI includes items on the State Heritage Register and items listed by state agencies and local government. The results of the Australian Heritage Database search indicated that:

- There are 23 heritage sites listed on the Register of National Estate (a non-statutory archive) within the Dubbo LGA. No items of national, Commonwealth or world heritage significance are located within or adjacent to the Subject Land. However, the regionally listed Wongarbone Nature Reserve is located 4.5km east of the Subject Land.

The search results of the NSW SHI database indicate that:

- There are no locally listed heritage items within the Dubbo Regional LGA.
- There are 16 previously recorded items on the State Heritage Register within the Dubbo Regional LGA. None are located within the Subject Land. The closest listed state heritage items are within the outskirts of the town of Dubbo 14km northwest of the Subject Land.

6.10.2. Issues for consideration

No known heritage places or items were located from a desktop search of the AHD and SHI/LEP. Therefore, from a desktop search, NGH has not identified any known or previously recorded historical heritage places or items within the Subject Land.

The probability of finding unrecorded but significant historical heritage within the Subject Land is low but still possible, such as agricultural artefacts and navigation markers. Further investigation as part of the EIS is required to confirm that there is no impact to significant historical heritage, and this can be completed during future fieldwork at the site. This fieldwork would occur in tandem with the ACHA for Aboriginal heritage, as part of the site walkover.

6.11. Waste management and resource use

6.11.1. Existing environment

Policy context

Waste

The legal requirements for the management of waste are established under the NSW *Protection of the Environment Operations (Waste) Regulation 2005* (POEO Act). Unlawful transportation and deposition of waste is an offence under section 143 of this act.

The NSW *Waste Avoidance and Resource Recovery Act 2001* sets out the resource management hierarchy principles to encourage the most efficient use of resources and to reduce environmental harm. Adopting these Principles is also consistent with the principles of Ecologically Sustainable Development.

The Project's resource management options would be considered against a hierarchy of the following order:

- Avoidance of unnecessary resource consumption
- Resource recovery (including reuse, reprocessing, recycling and energy recovery)

Disposal

The NSW Waste Avoidance and Resource Recovery Strategy (EPA 2014), the 'WARR Strategy', provides a framework for achieving these statutory objectives. Adopting the above principles would encourage the most efficient use of resources and reduce costs and environmental harm in accordance with the principles of ecologically sustainable development.

Regional waste capabilities

The Subject Land is currently used for agricultural activities, and therefore current waste streams pertain to agricultural products such as chemical disposal, machinery waste (e.g., batteries, tyres), and general waste such as packaging and minor building materials.

Sourcing local resources and disposal options and building local capabilities for separation, reuse and recycling are important to reducing the wastage related with transporting wastes large distances for disposal. Specific waste management facilities in the Dubbo LGA and the materials they accept are:

- Whylandra Waste and Recycling Centre:
 - Steel/metal
 - Batteries
 - Commercial waste
- Wellington Waste Transfer Station
 - Steel/metal
 - Batteries
 - Commercial waste
- Village and Rural Waste Transfer Stations, located at:
 - Ballimore
 - Eumungerie

Hampton Park Solar and Energy and Storage System

- Geurie
- Stuart Town
- Toongi
- These facilities accept low quantity residential waste only

6.11.2. Issues for consideration

The Project would generate several waste streams and utilise a variety of materials during the construction phase, including:

- Excavated materials (soil)
- Packaging from solar panels and other infrastructure
- Vegetation
- Liquid waste
- Putrescible waste.

All waste produced by the Project will be classified, handled and managed in accordance with the Waste Classification Guidelines – Part 1 Classifying Waste (NSW EPA, 2014) and Resource Recovery Orders and Exemptions issued by EPA guided by the Waste Classification Guidelines Part 1: Classifying waste and Resource Recovery Orders and Exemptions issued by NSW EPA.

The waste and resource management hierarchy, as described in *the NSW Waste Avoidance and Resource Recovery Strategy 2014 – 21*, is a tool used to quantify and prioritise methods of waste management, ensuring that resource management options are considered against a hierarchy of:

- Avoidance of unnecessary resource consumption
- Resource recovery (including reuse, recycling, reprocessing and energy recovery)
- Disposal.

A summary of the waste hierarchy is presented in Figure 6-20 below.

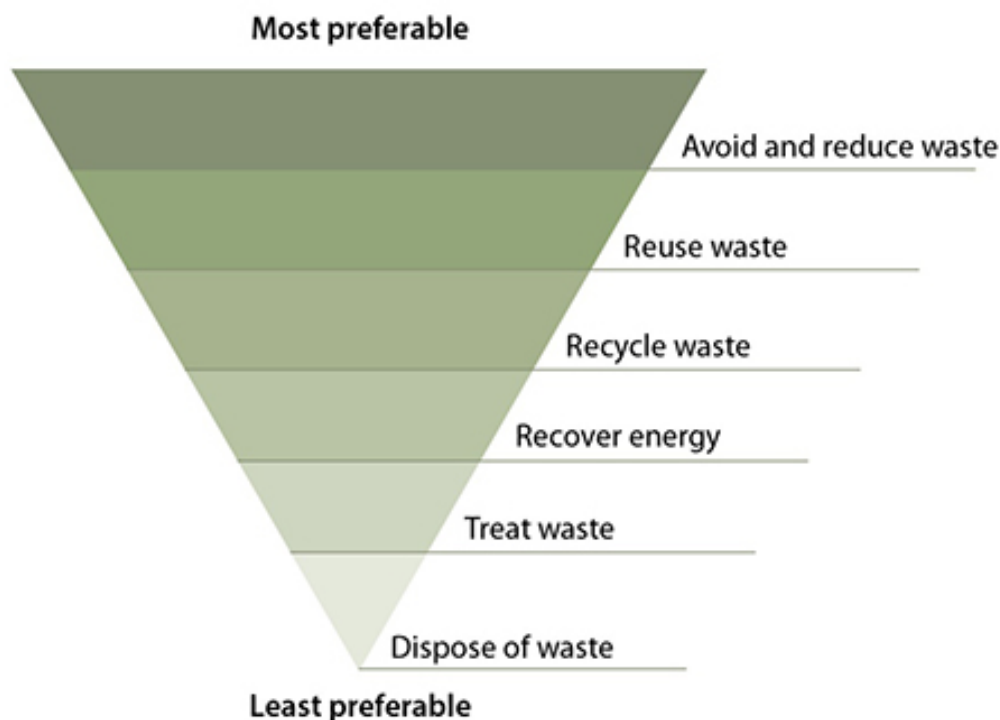


Figure 6-20 Waste management hierarchy - extract from *NSW Waste Avoidance and Resource Recovery Strategy 2014 - 21*, (NSW EPA, 2014)

Adopting these principles is also consistent with the principles of Ecologically Sustainable Development. The EP&A Act references five principles relevant to Ecologically Sustainable Development:

1. Intergenerational equity
2. Protection of biodiversity and maintenance of essential ecological processes
3. Integration of economic, social and environmental factors
4. The precautionary principle
5. Adoption of policy instruments such as improved valuation, pricing and incentive mechanisms.

The Project is committed to adopting these principles throughout the entirety of the Project's lifespan.

During the Project's operational stage, there would be minimal waste produced, with all waste mainly associated with maintenance activities and use of machinery and vehicles, and water requirements. Any waste generated during operation would be dealt according to relevant guidelines stated above.

Decommissioning of the site would generate a large volume of waste. The waste would involve solar panels, batteries, inverters, cabling and any other items that were similarly used during the construction of the Project. A suitable reuse/ recycling plan will be investigated in the EIS phase. The EIS will also study waste management in detail and advise on mitigating impacts resulting from this waste.

Dubbo was also a pilot site for the Second Life Solar Project (SLS, 2025), an initiative funded by the NSW Government, aimed at reusing second hand serviceable solar panels, to solve the end of life management of solar panels and provide a circular solution for the industry.

Community members and stakeholders have expressed concerns about the Applicant's decommissioning and land rehabilitation plan, seeking assurances that end-of-life procedures will be managed responsibly, the local environment will be protected for ecological and agricultural reasons, Project infrastructure will be recycled wherever possible, and the responsibility of this will remain with the Applicant. The Applicant

acknowledges these concerns for the long-term health of the site, surrounding environment and recycling practices surrounding infrastructure. The Applicant has communicated to the community that binding agreements will be in place with both the landowner and DPHI should the project be approved for development to ensure environmental compliance against any form of industrial pollution.

The Project would investigate all feasible options for reuse and recycling of infrastructure during the EIS phase.

Resource use and availability

While increasing scarcity of resources and environmental impacts are emerging from the use of non-renewable resources, the supply of the materials required for the Project's construction are still being investigated. The Project's potential impact on the availability of local or regional resources would be assessed as part of the EIS.

In operation, electricity production using photovoltaics emits no pollution, produces no greenhouse gases, and uses no finite fossil-fuel resources. It is anticipated that only limited amounts of fuels would be required for maintaining and operating vehicles during operation of the Project.

It is likely that some electrical components, such as inverters, transformers, and electrical cabling, would need replacement over the proposed life of the Project. This would require further use of metal and plastic based products. An analysis of the lifecycle of key Project components would be detailed within the EIS.

6.12. Cumulative impacts

6.12.1. Existing environment

Cumulative impacts relate to the combined potential effects of different impact areas of the Project as well as the potential interaction with other Projects in the local area. They may occur concurrently or sequentially.

The relevant cumulative impacts are those associated with other known or foreseeable developments occurring in proximity to the Project. Cumulative impacts have been considered possible for projects within 50km of the Project (regional scale). However, the scale of cumulative impacts occurs at different scales as detailed in Table 6-5.

Table 6-5 Scale of cumulative impacts

Impact	Scale	Justification
Social and economic	Regional	Regional impacts on accommodation, employment and service providers. Being within the Central-West Orana REZ, cumulative impacts on social and economic impact
Landscape and visual	Local	The Project will have low cumulative impacts on landscape and visual amenity. The SSD Boree Solar Farm, along with the regionally significant developments of Geurie, Dubbo, Sheraton Road and South Keswick solar farms has been considered to be within the vicinity of the Hampton Park SESS. These developments are considered to not likely significantly increase cumulative landscape and visual amenity, due to a combination of scale and/or distance from the Project.
Noise and vibration	Local	The Project will have negligible cumulative operational, or construction impacts on noise and vibration, Boree Solar Farm has been considered to be within the vicinity of the Hampton Park SESS, but is not likely to significantly increase cumulative operational and construction noise and visual amenity. Cumulative construction traffic may however create a cumulative noise and vibration impact, if all projects are utilising the same route.
Biodiversity	Local	The Project will have low cumulative impacts on biodiversity and will be considered in relation to other projects underway within the REZ.
Land use	Local	The Project will have low cumulative impacts on land use. Current land use would be continued during operation so fragmentation with surrounding land use would be minimal.
Hazards	Local	The Project will have low cumulative impacts on hazards, including bushfire.

Impact	Scale	Justification
Aboriginal Heritage	Local	Localised cumulative impacts with proposed and existing projects
Non-aboriginal heritage	Nil	The Project will have no cumulative impacts on non-aboriginal heritage
Access and traffic	Regional	Regional cumulative impacts on traffic and access
Air quality	Local	The Project is unlikely to have ongoing cumulative impacts on air quality
Waste management	Local	Localised cumulative impacts on waste management with nearby renewable developments
Water	Local	Localised cumulative impacts on water supply and demand due to nearby renewable developments

As detailed in Table 3-1 above, construction is expected to commence in 2027. The Project will commence operations in 2028 and will operate for approximately 30 years. Potential cumulative impacts associated with the construction and operation of the Project are detail below in Table 6-6.

Table 6-6 Cumulative impacts associated with timeline

Stage	Project timeframe	Likely impact	Duration	Potential cumulative impact
Assessment	18 months	Minor	Temporary	Social and economic
Approved	2 months	Nil	Nil	Nil
Pre/construction	26 months	Moderate to major	Temporary	Social and economic Access and traffic Air quality
Operation	30 years	Minor	Operations	Social and economic
Decommissioning	18 months	Moderate	Temporary	Social and economic Access and traffic Air quality

Major Projects undergoing assessment or determined since 1 January 2020 are listed on the Major Projects Register within the Dubbo Regional LGA and surrounding area (current status as of July 2025) are shown in Table 6-7.

Table 6-7 Nearby relevant Projects

Project	Stage	Status	Distance from Project (km)	Indicative timeframe	Specific cumulative impacts to consider	Project overlap
Dubbo Solar Farm	Approved	Operating	2.5km northwest	Currently operating	Social and economic	Operational overlap
Sheraton Road Solar Farm	Approved	Construction	4km northwest	Currently in construction	Social and economic	Operational overlap
South Keswick Solar Farm	Approved	Operating	4.2km northwest	Currently operating	Social and economic	Operational overlap
Boree Solar Farm	Scoping	Assessment	6.5km east	Construction unknown Operational period unknown	Social and economic Access and traffic	Potential assessment overlap (Comms and Social) Potential Construction overlap Operation overlap
Geurie Solar Farm	Approved	Determination	16km southeast	Construction unknown	Construction unknown	Potential Construction overlap Operation overlap
Forest Glen Solar Farm	Approved	Determination	19km west	Construction unknown Operational period 35 years	Social and economic Access and traffic	Operation overlap

Project	Stage	Status	Distance from Project (km)	Indicative timeframe	Specific cumulative impacts to consider	Project overlap
Maryvale Solar Farm	Approved	Operation	21km southeast	Construction 2019 Operational period 25 years	Social and economic	Operation overlap
Bodangora Wind Farm	Approved	Operation	25km east	Operational period unknown	Social and economic	Operation overlap
Wellington North Solar Farm	Approved	Construction	26km southeast	Construction 2019 Operational period 30 years	Social and economic Access and traffic	Operation overlap
Wellington Solar Farm	Approved	Operation	27km southeast	Operational period 30 years	Social and economic	Operation overlap
Suntop Solar Farm	Approved	Operation	28km south southeast	Operational period 30 years	Social and economic	Operation overlap
Spicers Creek Wind Farm and BESS	Approved	Determination	29km northeast	Construction unknown Operational period 30 years	Social and economic Access and traffic	Potential construction overlap and operation overlap
Wellington South BESS	Approved	Determination	30km southeast	Construction 2023 Operational period 20 years	Social and economic Access and traffic	Potential construction overlap and operation overlap

Project	Stage	Status	Distance from Project (km)	Indicative timeframe	Specific cumulative impacts to consider	Project overlap
Orana BESS	Approved	Construction	30km southeast	Construction 2023 Operational period 20 years	Social and economic Access and traffic	Operation overlap
Wellington Town BESS	Withdrawn	N/A	31km southeast	N/A	N/A	N/A
Uungula Wind Farm and BESS	Approved	Determination	36km east	Construction unknown Operational period 30 years	Social and economic Access and traffic	Potential construction overlap and operation overlap
Apsley BESS	Approved	Determination	37km southeast	Construction unknown Operational period 30 years	Social and economic Access and traffic	Potential construction overlap and operation overlap
Burrendong Wind Farm	Response to Submissions	Assessment	42km southeast	Construction unknown Operational period 30 years	Social and economic Access and traffic	Potential construction overlap and operation overlap
Sandy Creek Solar Farm	Response to Submissions	Assessment	44km northeast	Construction 2026 Operational period 40 years	Social and economic Access and traffic	Potential construction overlap and operation overlap
Dapper Solar Farm	Prepare EIS	Assessment	45km northeast	Construction unknown Operational period 30 years	Social and economic Access and traffic	Potential construction overlap and operation overlap

Project	Stage	Status	Distance from Project (km)	Indicative timeframe	Specific cumulative impacts to consider	Project overlap
Cobbora Solar Farm and BESS	Prepare EIS	Assessment	48km northeast	Construction 2023 (delayed) Operational period 30 years	Social and economic Access and traffic	Potential construction overlap and operation overlap

6.12.2. Issues for consideration

The Projects detailed within Table 6-7 and shown in Figure 2-3 are considered to potentially have cumulative impacts in relation to social and economic, and access and traffic impacts.

Table 6-8 below within the *Cumulative Impact Assessment Guidelines for State Significant Projects* (NSW Department of Planning, Industry and Environment, 2021) detailed the level of cumulative assessment required, while Table 6-9 overleaf provides a summary of the cumulative impacts to be assessed.

Table 6-8 Level of cumulative assessment required

Assessment	Description
Detailed	The project may result in significant impacts on the matter, including cumulative impacts.
Standard	The project is unlikely to result in significant impacts on the matter, including cumulative impacts.
N/A	No potential overlap in impacts between a future project (e.g. Project A) and the proposed project that would warrant any consideration in the cumulative impact assessment

Table 6-9 Cumulative Impact Assessment Scoping Summary

Project	Potential overlap				
	Social and economic	Landscape and visual	Access and traffic	Water Supply/Demand	Waste Management
Dubbo Solar Farm					
Sheraton Road Solar Farm					
South Keswick Solar Farm					
Boree Solar Farm					
Geurie Solar Farm					
Forest Glen Solar Farm					
Maryvale Solar Farm					
Bodangora Wind Farm					
Wellington North Solar Farm					
Wellington Solar Farm					
Suntop Solar Farm					
Spicers Creek Wind Farm and BESS					
Wellington South BESS					
Orana BESS					
Wellington Town BESS					
Ungula Wind Farm and BESS					
Apsley BESS					
Burrendong Wind Farm					

Project	Potential overlap				
	Social and economic	Landscape and visual	Access and traffic	Water Supply/Demand	Waste Management
Sandy Creek Solar Farm					
Dapper Solar Farm					
Cobbora Solar Farm and BESS					

Potential cumulative impacts would be assessed within the EIS in line with the *Cumulative Impact Assessment Guidelines for State Significant Projects* (NSW Department of Planning, Industry and Environment, 2021).

The timing of works associated with the proposed developments nearby would be monitored throughout the EIS stage to ensure appropriate mitigation measures are implemented, particularly in relation to construction traffic and pressure on local services and facilities within Dubbo Regional LGA and the broader region.

6.13. Matters not requiring further assessment

The environmental matters below require no further assessment in this Project. These additional matters have been considered in reference to the matters included in Appendix B of the State significant development guidelines – preparing a scoping report (DPE, 2022), refer to Table 6-10.

Table 6-10 Impact matters requiring no further assessment

Impact	Description
Marine Port facilities	The Project does not propose a modification to port or airport facilities. It is noted that materials deliveries via ports will be assessed under the following impact headings: <ul style="list-style-type: none"> • Traffic and access (refer to Section 6.6) • Hazards (refer to Section 6.4)
Rail facilities	The Project does not propose a development that directly impacts rail facilities.
Odour	The Project does not propose a development that would be likely to produce odours.
Coastal hazards	The Project is not located nearby any coastal areas and as such does not address coastal hazards.
Dams safety	The project does not propose to construct, maintain or decommission a dam.

7. Conclusion

This Scoping Report has outlined the Project and established the strategic and legislative context of the Project. The Project would be assessed under Part 4 of the EP&A Act and classed as SSD under the Planning Systems SEPP. At this stage, referral under the EPBC Act is not considered likely but this will be investigated further as a priority.

The Project now proposed has undergone a significant refinement, in response to early engagement and biodiversity surveys. As the Project proceeds into the EIS Phase, the Applicant is committed to a strong engagement and communications campaign focused on what’s changed to address concerns, sharing of benefits, community and stakeholder partnerships and ongoing proactive management of issues.

The Project-specific SEARs are now sought to guide the preparation of the EIS. As well as detailed investigations, the EIS will set out the mitigation measures required to manage the impacts of the project to an acceptable level and will include further input from the community and other stakeholders through a robust continued engagement process.

An overview of the potential impacts identified throughout this report and how it will be addressed in the EIS have been provided in Table 7-1 below.

Table 7-1 Overview of impacts identified at scoping phase

Matter	Potential impacts identified	Assessment proposed during EIS
Geology and soils (Section 6.1)	LSC Class 3 land within Subject Land BSAL within Subject Land	Level 3 Agricultural Impact Assessment (AIA)
Land use (Section 6.1)	Land use conflicts with existing Subject Land and surrounding land uses	Land Use Conflict Risk Assessment (LUCRA)
Contamination (Section 6.1)	Disturbance of potentially contaminated land from previous land uses	Preliminary Site Inspection (PSI) with supplementary sampling
Landscape and visual amenity (Section 6.2)	Landscape and visual amenity impact on surrounding public and private receivers	Landscape Character and Visual Impact Assessment (LCVIA)
Noise and vibration	Construction and operation noise and vibration impacts on nearby	Noise and Vibration Impact Assessment (NVIA)

Matter	Potential impacts identified	Assessment proposed during EIS
(Section 6.3)	sensitive receivers	
Access and traffic (Section 6.4)	Impacts on local and state road network from construction and operation	Traffic Impact Assessment (TIA)
Socio and economic (Section 6.5)	Both potential impacts and benefits on local/regional economics, housing and community cohesion	Social Impact Assessment (SIA)
Hazards – PHA (Section 6.6)	Potential risks and consequences arising from Project infrastructure (namely the battery energy storage system)	Preliminary Hazards Analysis (PHA) Preliminary risk screening
Hazards – Bushfire (Section 6.6)	Risk of a bushfire moving through the Subject Land. Bencubbin Drive is also a one way in/out for nearby residents.	Bushfire Assessment Report (BFAR)
Biodiversity (Section 6.7)	Impacts on threatened species and communities. Impacts on potential SAI species.	Biodiversity Development Assessment Report (BDAR)
Aboriginal heritage (Section 6.8)	Disturbance of potential Aboriginal heritage items/sites not already identified	Aboriginal Cultural Heritage Assessment (ACHA)
Hydrology, groundwater and water use (Section 6.9)	Distance on existing waterways and changes to surface water and groundwater flows	Flood Impact Assessment (FIA)
Historic heritage (Section 6.10)	Disturbance of potential historic heritage items/sites not already identified	Addressed within the heritage chapter of the EIS
Waste management and resource use	Impacts on local and regional resource availability and waste	Addressed within waste management and resource use

Matter	Potential impacts identified	Assessment proposed during EIS
(Section 6.11)	streams on nearby waste and recycling facilities	chapter in EIS.
Cumulative impacts (Section 6.12)	Impacts on local and regional areas in relation to other state significant projects	Addressed within cumulative impact chapter in EIS.

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