



McPhillamys Gold Infrastructure Project

Electricity Transmission Line - Scoping Report

November 2025

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ACRONYMS AND ABBREVIATIONS

ACHA	Aboriginal Cultural Heritage Assessment	EPL	Environment Protection Licence
AHD	Australian Height Datum	ES Act	NSW <i>Electricity Supply Act 1995</i>
ALR Act	NSW <i>Aboriginal Land Rights Act 1983</i>	ETL	Electricity Transmission Line
BAM	Biodiversity Assessment Method	Federal Minister	Federal Minister for the Environment and Water
BC Act	NSW <i>Biodiversity Conservation Act 2016</i>	FTE	Full-time equivalent
BDAR	Biodiversity Development Assessment Report	GHG	greenhouse gas
CCC	Community Consultation Committee	ICOMOS	International Council on Monuments and Sites
Cth DCCEEW	Commonwealth Department of Climate Change, Energy, the Environment and Water	IPC	Independent Planning Commission
DECCW	Department of Environment, Climate Change and Water	IWL	Integrated Waste Landform
DPE	Department of Planning and Environment	km	kilometres
DPHI	Department of Planning, Housing and Infrastructure	kV	kilovolt
DPIE	Department of Planning, Industry and Environment	LGA	local government area
DSEWPC	Department of Sustainability, Environment, Water, Population and Communities	m AHD	metres Australian Height Datum
Economic Development Strategy	<i>Orange, Blayney and Cabonne Regional Economic Development Strategy – 2023 Update</i>	MGIP	McPhillamys Gold Infrastructure Project
EIS	Environmental Impact Statement	MGP	McPhillamys Gold Project
EMF	electric and magnetic field	MW	megawatts
EPA	NSW Environment Protection Authority	MWh	megawatt hours
EP&A Act	NSW <i>Environmental Planning and Assessment Act 1979</i>	NPW Act	NSW <i>National Parks and Wildlife Act 1974</i>
EP&A Regulation	NSW <i>Environmental Planning and Assessment Regulation 2021</i>	NSW	New South Wales
EPBC Act	Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>	NSW DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water
EPI	Environmental Planning Instrument	RFS	New South Wales Rural Fire Service
		OEH	NSW Office of Environment and Heritage
		Planning Systems SEPP	NSW <i>State Environmental Planning Policy (Planning Systems) 2021</i>
		PoEO Act	NSW <i>Protection of the Environment Operations Act 1997</i>
		Regis	Regis Resources Limited
		SEARs	Secretary's Environmental Assessment Requirements
		SEPP	State Environmental Planning Policy

SIMP	Social Impact Management Plan
SSD	State Significant Development
SSI	State Significant Infrastructure
TfNSW	Transport for New South Wales
The Regional Plan	<i>Central West and Orana Regional Plan 2041</i>
TSF	tailings storage facility

1 INTRODUCTION

Regis Resources Limited (Regis) is proposing the McPhillamys Gold Infrastructure Project (MGIP) to enable the development of the approved McPhillamys Gold Project (MGP) located approximately 8 kilometres (km) north-east of Blayney in the central-western region of New South Wales (NSW) (Figure 1a).

On 11 September 2025, the NSW Minister for Planning and Public Spaces made an order under section 5.12(4) of the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act) to declare development for the purposes of the MGIP to be State Significant Infrastructure (SSI) under the EP&A Act¹. This order commenced on 19 September 2025 and the associated SSI declaration provides a clear approvals pathway for critical enabling infrastructure required for the MGP.

The MGIP proposes three infrastructure components (Figure 1a to 1b):

- an integrated waste landform (IWL) and supporting infrastructure for the co-disposal of waste rock and filtered tailings;
- a water supply pipeline between the Angus Place Colliery and the MGP mine site; and
- an electricity transmission line (ETL) to connect the MGP to the electricity grid.

This Scoping Report relates only to the ETL component of the MGIP (the Project).

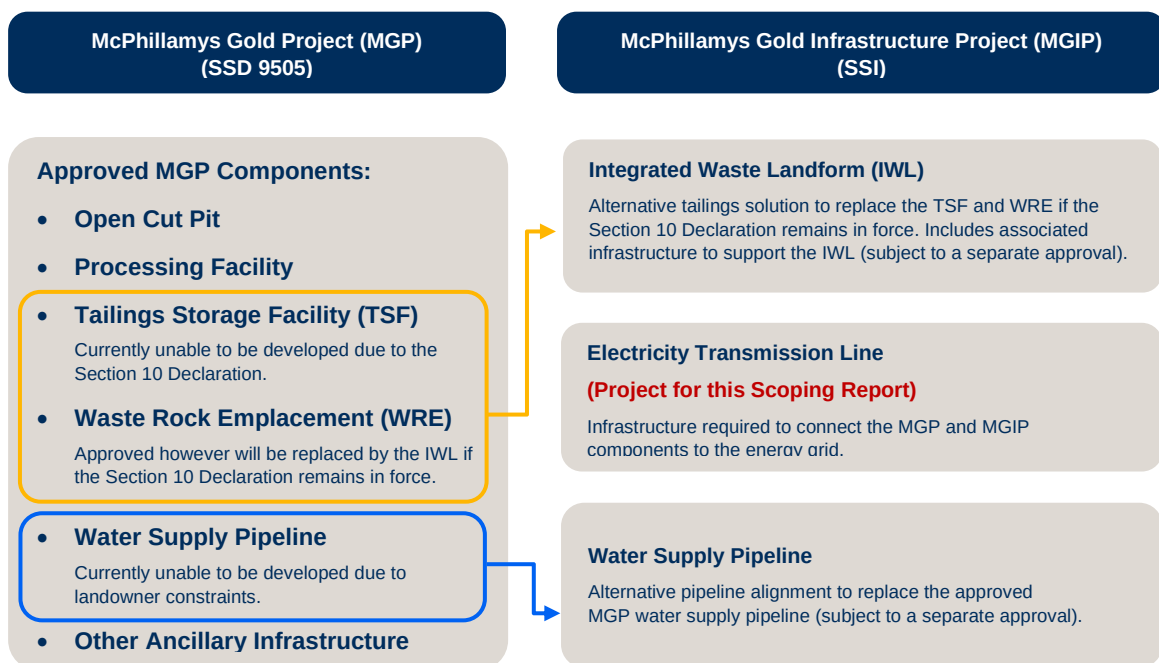
Relevant SSI Guidelines that have been considered in the preparation of this Scoping Report include:

- *State significant infrastructure guidelines - Preparing a scoping report* (NSW Department of Planning and Environment [DPE], 2022a);
- *Undertaking Engagement Guidelines for State Significant Projects* (Department of Planning, Housing and Infrastructure [DPHI], 2024); and
- *Cumulative Impact Assessment Guidelines for State Significant Projects* (DPE, 2022b).

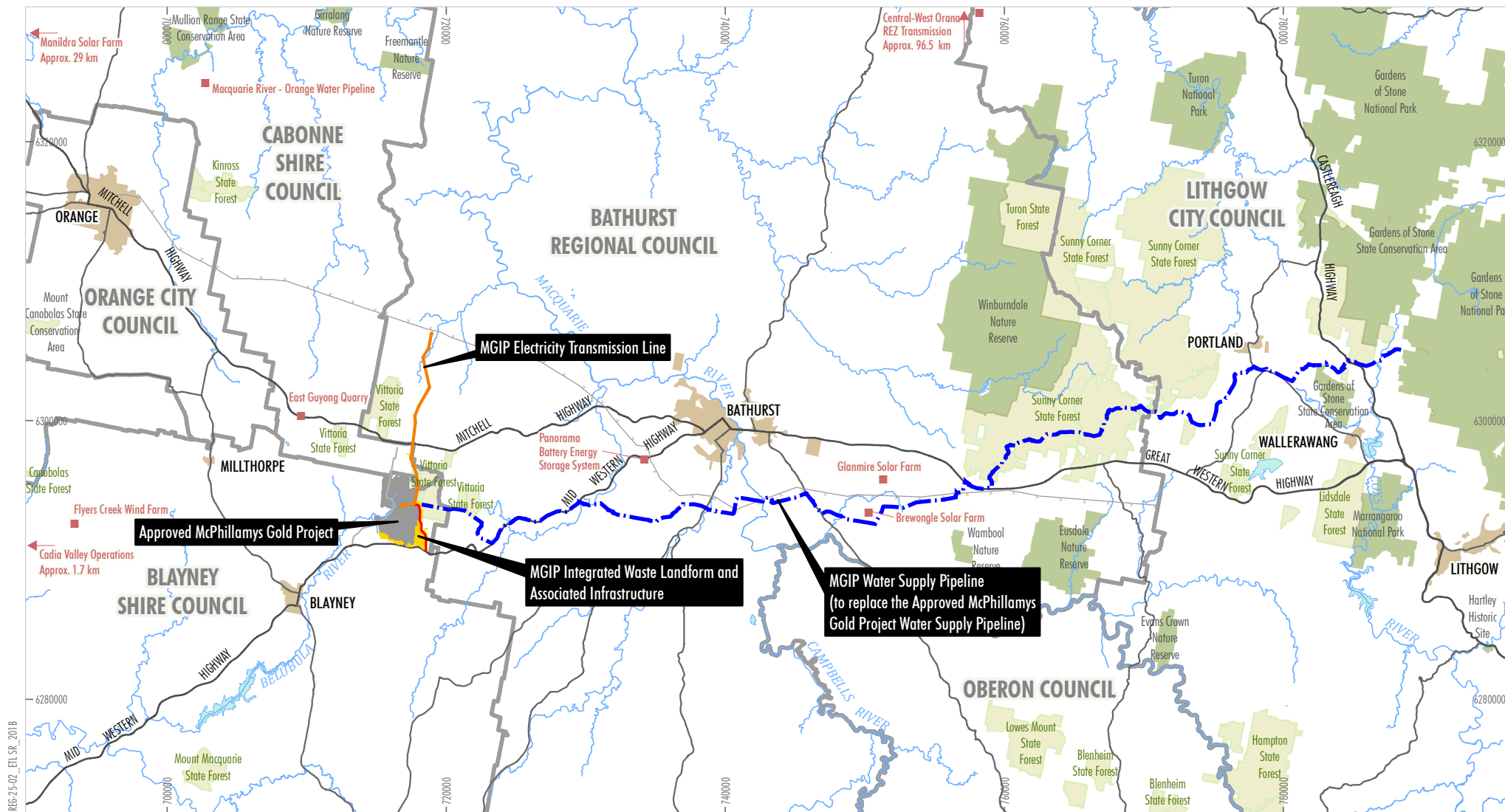
Separate Scoping Reports will be prepared for the IWL (including its supporting infrastructure) and water supply pipeline. A modification to the conditions of Development Consent State Significant Development (SSD) 9505 will also be required to integrate the MGIP components with the MGP.

An overview of the NSW approvals framework for the McPhillamys Gold Mine is shown in Plate 1.

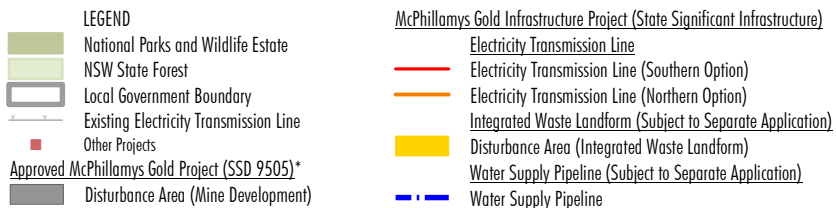
Plate 1
New South Wales Approvals Framework for the McPhillamys Gold Mine



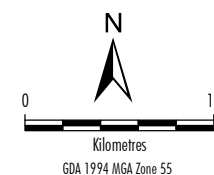
¹ The order made under section 5.12(4) of the EP&A Act refers to the "McPhillamys Enabling Infrastructure Project".



REG-25-02_ETL SR_2018



Note: * Not all components of the approved McPhillamys Gold Project SSD 9505 are shown.



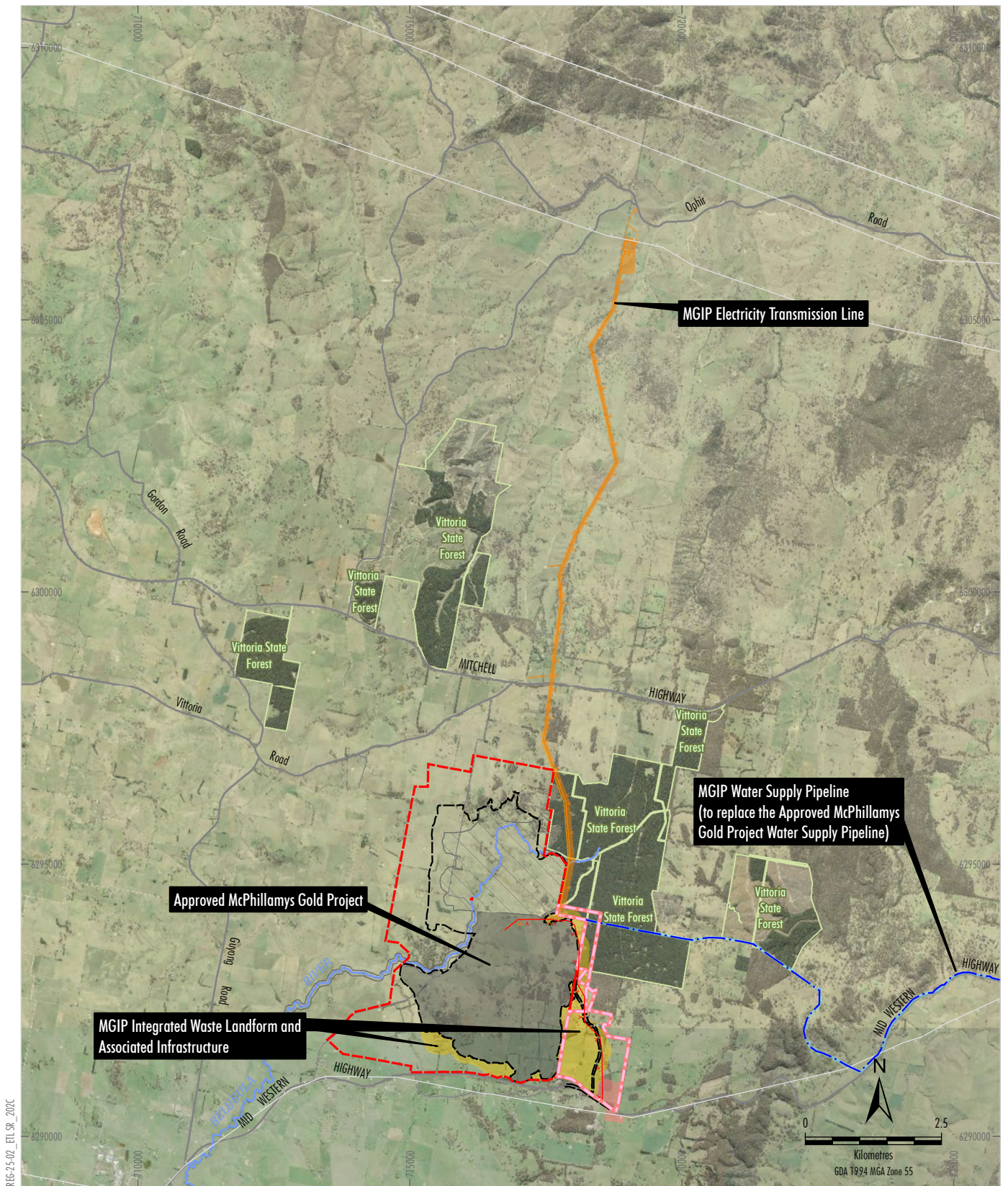
Source: NSW Spatial Services (2023); Regis (2020, 2022, 2025)

REGIS
RESOURCES LTD

McPHILLAMYS GOLD INFRASTRUCTURE PROJECT

Regional Location

Figure 1a



REG-25-02_EIT SR_2020

- LEGEND**
- NSW State Forest
 - Section 10 Declaration Area
 - Existing Electricity Transmission Line
 - Approved McPhillamys Gold Project (SSD 9505)*
 - Mining Lease Applications (MLA 574, MLA 613 & MLA 640)
 - Disturbance Area (Mine Development)
 - Disturbance Area (Mine Development) Relevant to the McPhillamys Gold Infrastructure Project

McPhillamys Gold Infrastructure Project (State Significant Infrastructure)

- Electricity Transmission Line
- Disturbance Area (Southern Option)
- Electricity Transmission Line (Southern Option)
- Disturbance Area (Northern Option)
- Electricity Transmission Line (Northern Option)
- Integrated Waste Landform
- Mining Lease Application (MLA 1)
- Disturbance Area (Integrated Waste Landform)
- Water Supply Pipeline (Subject to Separate Application)
- Disturbance Area (Water Supply Pipeline)
- Water Supply Pipeline

Source: NSW Spatial Services (2020); Regis (2020, 2022, 2025)



McPHILLAMYS GOLD INFRASTRUCTURE PROJECT
McPhillamys Gold Infrastructure Project Overview

Note: * Not all components of the approved McPhillamys Gold Project SSD 9505 are shown.

Figure 1b

1.1 PROPONENT DETAILS

LFB Resources NL (ABN: 90 073 478 574), a wholly owned subsidiary of Regis, is the Proponent for the Project. LFB Resources NL intends to submit an Environmental Impact Statement (EIS) for the Project to the NSW Department of Planning, Housing and Infrastructure (DPHI).

The contact details for LFB Resources NL are:

LFB Resources NL
Level 2, 516 Hay Street,
Subiaco WA 6008
Website: <https://regisresources.com.au/>

The Regis local NSW Office is located at 57 Adelaide Street, Blayney NSW 2799.

1.2 BACKGROUND TO THE PROJECT

1.2.1 Approved MGP

Development Consent SSD 9505 was granted for the MGP in March 2023 under Part 4 of the EP&A Act. The consent authorises an open cut gold mine and supporting infrastructure, with mining operations authorised for a period of 11 years following the construction period.

The approved MGP comprises two main components; the mine development, and a water supply pipeline (Figure 2).

Section 10 Declaration

On 13 August 2024, the former Federal Minister for the Environment and Water (the Federal Minister) made a declaration (the *Aboriginal and Torres Strait Islander Heritage Protection [Kings Plains] Declaration 2024*) over part of the MGP mine site under section 10 of the Commonwealth *Aboriginal and Torres Strait Islander Heritage Protection Act 1984* (Section 10 Declaration).

LFB Resources NL subsequently commenced judicial review proceedings in the Federal Court of Australia challenging the legal validity of the Section 10 Declaration and these proceedings are ongoing.

The Section 10 Declaration applies to land within the approved tailings storage facility (TSF) footprint and has the effect of preventing the approved TSF from being carried out. As such, if the Section 10 Declaration remains in force, the MGP cannot be carried out in its currently approved form (Figures 2).

However, if the Section 10 Declaration remains in force, it does not prevent LFB Resources NL from carrying out an alternative mining project which involves a revised tailings management solution outside of the land subject to the Section 10 Declaration, and subject to all necessary further approvals being obtained for the revised tailings management solution.

1.2.2 Power Supply to the Approved MGP

Development Consent SSD 9505 authorises the MGP to receive power from an ETL which is subject to a separate approval under the EP&A Act.

Regis has undertaken consultation with local energy providers TransGrid and Essential Energy to explore options to secure a reliable source of power to the MGP. The original alignment design established with these local energy providers involved connection from the MGP substation to an existing TransGrid line, located approximately 15 km north of the mine. The preferred alignment connected to the MGP from the western side of the approved TSF (Figure 2).

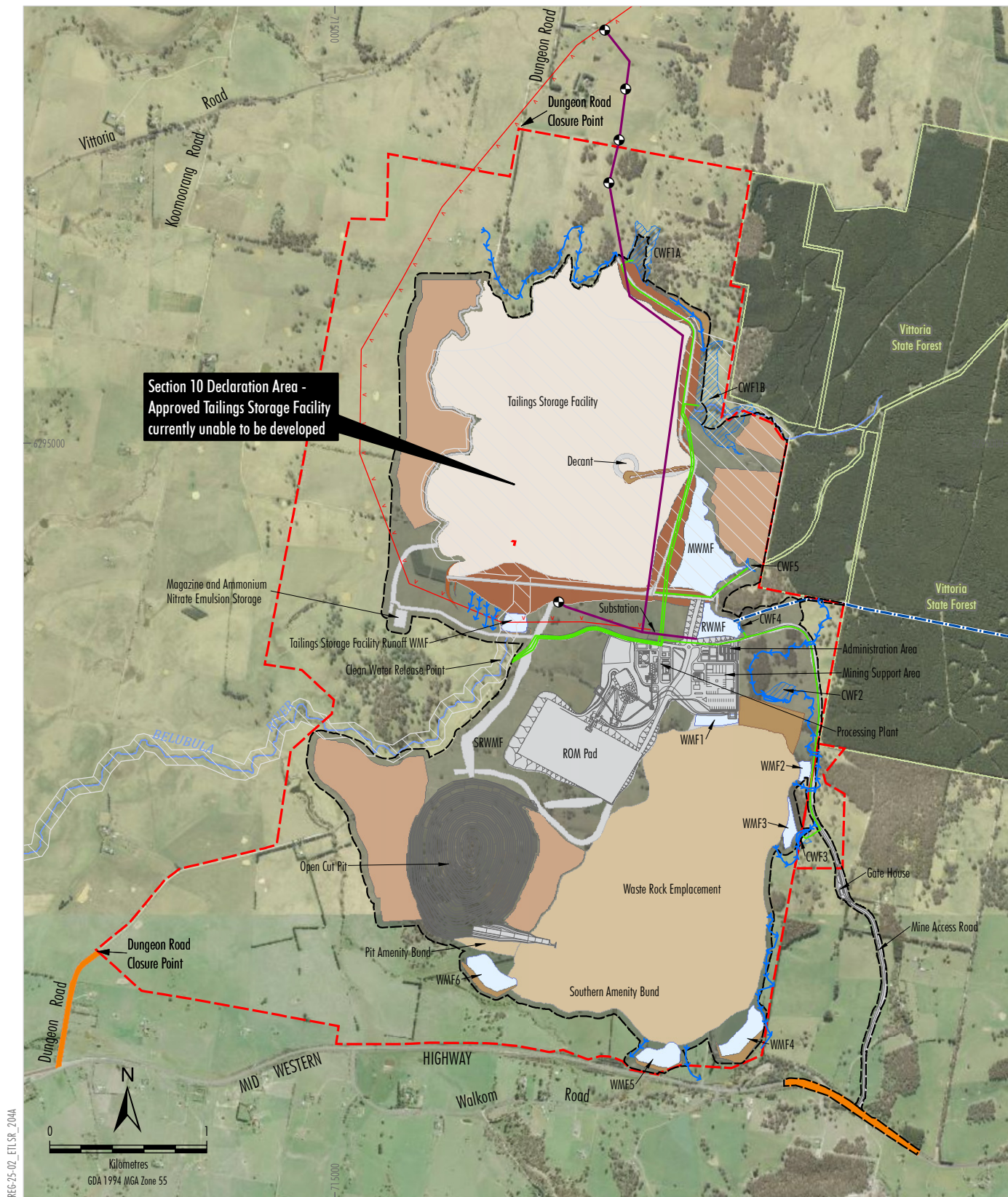
As a result of the Section 10 Declaration, and assuming this remains in force, this option is no longer viable as it would traverse an area of the Belubula River that is protected under the declaration (Figure 2).

Following further consultation with TransGrid and Essential Energy, Regis has developed two additional ETL options that avoid the Section 10 Declaration area – the ‘Northern’ and the ‘Southern’ ETL options (Figure 3).

The Northern ETL option traverses the eastern side of the MGP, through the Vittoria State Forest, to connect to an existing TransGrid line, approximately 15 km north of the MGP.

The Southern ETL option traverses through predominantly Regis-owned land to connect to an existing Essential Energy transmission line. This option is subject to an Essential Energy upgrade to an existing Essential Energy ETL immediately south of the MGP, to increase the ETL transmission capacity.

The Project is essential to enabling the MGP to proceed and to generate the associated economic and public benefits, which have been previously recognised by the NSW Independent Planning Commission (IPC) and NSW Government.



REG-25-02_ETLSR_204A

- LEGEND**
- NSW State Forest
 - Section 10 Declaration Area
 - Approved McPhillamys Gold Project (SSD 9505)
 - Mining Lease Applications (MLA 574, MLA 613 & MLA 640)
 - Disturbance Area (Mine Development)
 - Open Cut Pit
 - Waste Rock Emplacement
 - Tailings Storage Facility (Embankment)
 - Tailings Storage Facility (Deposition Area)
 - Soil Stockpile Area
 - Infrastructure
 - Road Upgrade Extent

- Clean Water Facility
- Water Management Facility
- Clean Water Diversion Drain
- Clean Water Diversion Pipeline
- Indicative Production Groundwater Bore (Construction Phase)
- Indicative Production Groundwater Bore Pipeline
- Water Supply Pipeline
- 132 kV Electricity Transmission Line (Subject to Separate Approval)

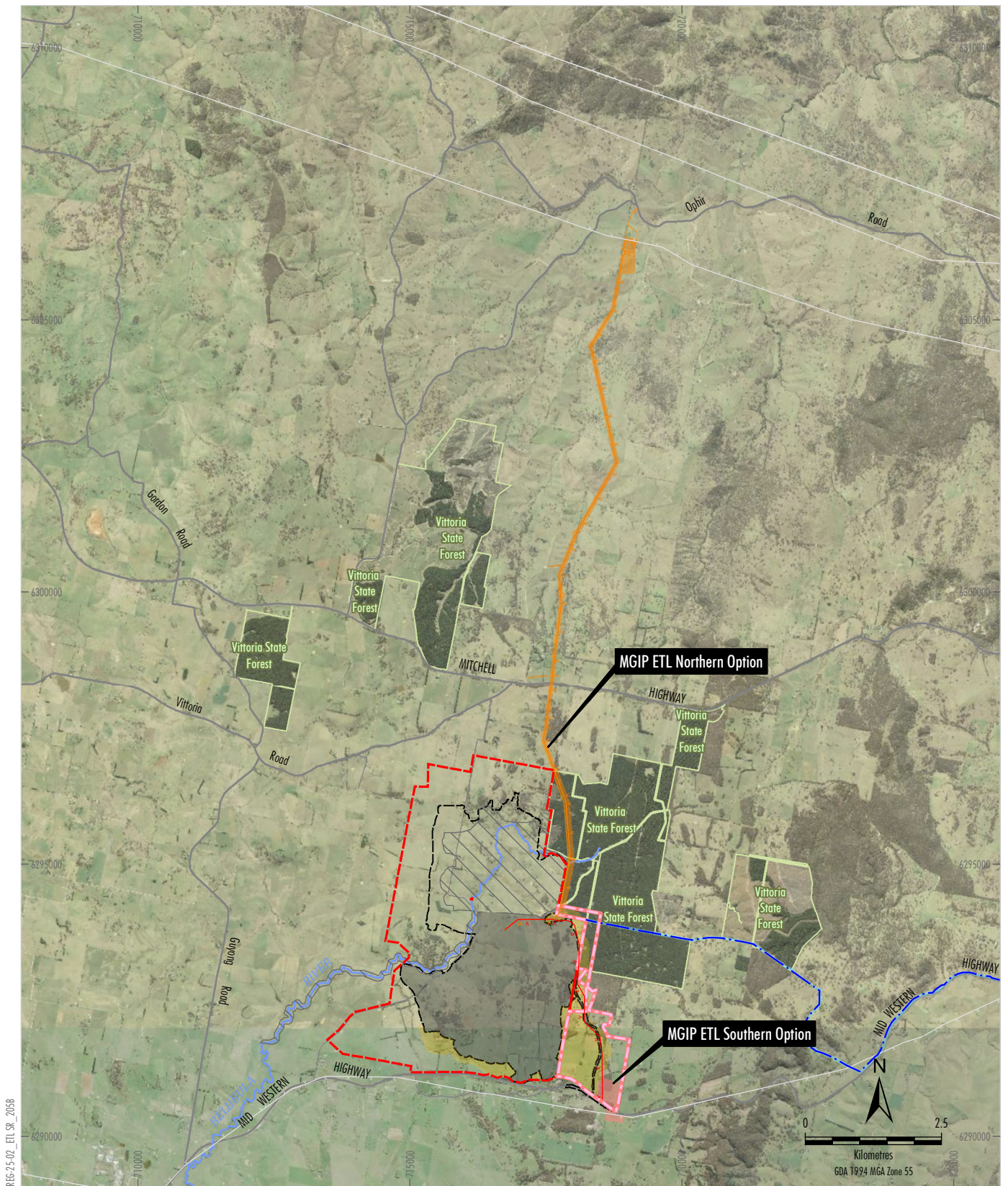
Source: NSW Spatial Services (2020); Regis (2020, 2022)



McPHILLAMYS GOLD INFRASTRUCTURE PROJECT

Approved McPhillamys Gold Project
and the Section 10 Declaration Area

Figure 2



REG-25-02_ETL SR_2058

- LEGEND**
- NSW State Forest
 - Section 10 Declaration Area
 - Existing Electricity Transmission Line
 - Approved McPhillamys Gold Project (SSD 9505)*
 - Mining Lease Applications (MLA 574, MLA 613 & MLA 640)
 - Disturbance Area (Mine Development)
 - Disturbance Area (Mine Development) Relevant to the McPhillamys Gold Infrastructure Project

McPhillamys Gold Infrastructure Project (State Significant Infrastructure)

- Electricity Transmission Line
- Disturbance Area (Southern Option)
- Electricity Transmission Line (Southern Option)
- Disturbance Area (Northern Option)
- Electricity Transmission Line (Northern Option)
- Integrated Waste Landform
- Mining Lease Application (MLA 1)
- Disturbance Area (Integrated Waste Landform)
- Water Supply Pipeline (Subject to Separate Application)
- Disturbance Area (Water Supply Pipeline)
- Water Supply Pipeline

Source: NSW Spatial Services (2020); Regis (2020, 2022, 2025)



McPHILLAMYS GOLD INFRASTRUCTURE PROJECT
Project Indicative Arrangement

Note: * Not all components of the approved McPhillamys Gold Project SSD 9505 are shown.

Figure 3

Regis is therefore seeking approval for the Project (i.e. Northern and Southern ETL options) to ensure a viable and reliable source of power to the MGP can be realised. Notwithstanding, only one ETL alignment would ultimately be implemented to enable the commencement of the MGP.

1.3 PROJECT OVERVIEW

The Project would provide the necessary infrastructure to supply power to the MGP. The potential ETL alignment options are:

- **Northern Option** – connection from the MGP substation to the existing TransGrid 132 kilovolt (kV) ETL (Line 948), via the eastern side of the approved MGP, and through the Vittoria State Forest (Figure 3).
- **Southern Option** – connection from the MGP substation to the existing Essential Energy Bathurst to Blayney 66 kV ETL (Line 81C) (this option is subject to line ETL upgrades by Essential Energy) (Figure 3).

The key Project components include:

- Construction and operation of a new ETL between the approved MGP substation and an existing nearby ETL (subject to the selection of an ETL alignment option), including:
 - transmission line;
 - access tracks;
 - construction laydown areas; and
 - other ancillary infrastructure.
- Connection and line diversion works (including a switching station) to allow connection of the new ETL to either the:
 - the Northern Option; or
 - the Southern Option.
- Decommissioning and rehabilitation activities.

Additional activities to support the Project include:

- disturbance, including vegetation clearance of areas required for the development of the Project components;
- works to upgrade or augment existing ETLs and substation infrastructure;
- new and upgraded temporary and permanent access tracks; and
- installation of temporary facilities required for construction of the Project (e.g. laydown and staging areas, stockpiling areas, parking areas and power supplies).

1.3.1 Objectives

The objectives of the Project are to:

- provide a reliable supply of electricity to the MGP;
- support the commencement of the MGP operations and realise the associated economic and employment benefits;
- comply with relevant environmental performance measures already approved by Development Consent SSD 9505 where practicable;
- avoid direct disturbance within the Section 10 Declaration area; and
- integrate the Project with the MGP and related developments.

These objectives will be expanded upon in the EIS.

1.3.2 Summary Of Key Avoidance, Minimisation and Offset Strategies

Key strategies that would be adopted to further avoid and minimise potential impacts of the Project would include:

- integration with approved MGP infrastructure;
- promoting the conservation of biodiversity, including threatened species and communities, through the establishment of suitable biodiversity offsets and progressive corridor rehabilitation;
- infrastructure design that considers:
 - local environmental constraints;
 - cultural values;
 - Project design;
 - outcomes of previous and ongoing stakeholder consultation; and
- optimisation of the Project to comply with relevant environmental performance measures of Development Consent SSD 9505, where practicable.

The EIS will detail the avoidance, minimisation, and offset strategies as informed by surveys and relevant technical studies.

1.3.3 Related Developments

Integration with the MGP

If the Project were approved, it would provide the MGP with a reliable supply of electricity for construction and operation activities of the mine development.

The MGP and the Project would be an integrated operation, with construction and operational activities creating the demand for electricity.

Integration with MGIP Components

The MGIP comprises an IWL (and supporting infrastructure) and a water supply pipeline which, together with the Project, provide the enabling infrastructure necessary for the MGP to operate.

The IWL would facilitate the co-disposal of tailings and waste rock as an alternative tailings management solution to the approved TSF.

The water supply pipeline would be constructed between the Angus Place Colliery and the MGP, transferring water from the Angus Place Colliery, Springvale Coal Services and the Mount Piper Power Station to the mine. The MGIP water supply pipeline would replace the pipeline approved for the MGP, which requires amendments due to constraints imposed by relevant landholders.

2 STRATEGIC CONTEXT

2.1 PROJECT MOTIVATION

The Project is proposed to provide infrastructure required to connect the MGP to the electricity grid and supply the electricity needed for the MGP development.

The Project alignment options are configured to optimise connection to existing and nearby ETLs which has the potential to improve the existing infrastructure.

In its Statement of Reasons for Decision for the MGP, the NSW IPC (2023) stated:

The Commission agrees with the Department's view that ... the Project [the MGP] would deliver a significant net benefit to the local region and the State of NSW.

The Project would not only support the MGP to realise its socio-economic benefits; it would also provide a strategic opportunity to support long-term network connectivity following the cessation of activities at the MGP.

2.2 PROJECT SPECIFIC CONTENT

2.2.1 Project Area

The Project would span across three local government areas (LGAs) within the Central West region of NSW (Figure 1a), namely:

- Blayney Shire Council;
- Cabonne Shire Council; and
- Bathurst Regional Council.

The EIS would include specific details of the disturbance area of the Project.

The Project would integrate with the approved MGP mine development which is located approximately 8 km north-east of Blayney, within the Blayney Shire LGA.

A preliminary Schedule of Lands for the Project is provided in Attachment A.

2.2.2 Land Use and Tenure

Land use activities surrounding the Project include mixed grazing, plantation forestry, scattered rural residences, and mining.

Northern ETL Option

The Northern ETL option would traverse Regis-owned land as well as privately owned, Crown land and State forest.

Southern ETL Option

The Southern ETL would be predominantly located on lands owned by Regis.

2.2.3 Aboriginal and Cultural Heritage

The Project is located within Wiradjuri Country, the acknowledged traditional lands of the Wiradjuri people.

The Project is not located within, and does not overlap, the Section 10 Declaration area. The EIS will include a new Aboriginal Cultural Heritage Assessment (ACHA) for the Project.

2.2.4 Natural and Built Features

The Project would be developed within modified agricultural landscapes, road easements and State forests, situated on the western slopes of the Great Dividing Range.

The surrounding topography is undulating, comprising rolling hills that typically range between 600 metres Australian Height Datum (m AHD) and 1,200 m AHD.

The Project crosses several watercourses including Rogans Creek, Swallow Creek, Jacksons Swamp, and a portion of the Belubula River not subject to the Section 10 Declaration (Figure 3).

The Project would potentially intersect with the Mitchell Highway or the Mid Western Highway, key transport corridors within the region.

2.2.5 Risks and Hazards

The following key risks and hazards would be considered via technical assessments as part of the EIS:

- bushfire;
- flooding;
- electromagnetic fields; and
- land contamination.

2.3 ALTERNATIVES CONSIDERED

The location and extent of the Project is constrained by the approved MGP and the location of existing electrical infrastructure required to feed power from the grid.

A number of alternatives to the Project have been considered, including the following:

- Do Nothing – this option represents the base case where no electricity supply would be installed. This option would not address the energy supply needs for the approved MGP or the broader MGIP.
- Duplication of the Existing 66 kV ETL from Bathurst – this option would involve duplicating the existing 66 kV ETL from the TransGrid Panorama Substation in Bathurst to the MGP. This option requires an ETL of approximately 23 km which would traverse across a larger number of privately-owned properties along the ETL easement.

The above alternatives have not been adopted, as their potential outcomes do not align with the objectives for the Project.

The preferred alternative is to utilise the existing 132 kV TransGrid ETL (Line 948) (i.e. the Northern Option), or the 66 kV Essential Energy ETL (Line 81C) (i.e. the Southern Option which is subject to ETL upgrades).

Further consideration of alternatives will be undertaken as a component of the EIS and will include measures to avoid, mitigate, rehabilitate and monitor the potential impacts of the Project.

2.4 CUMULATIVE IMPACTS WITH OTHER DEVELOPMENTS

The EIS will consider whether the Project is likely to generate cumulative impacts in conjunction with other developments/projects, in accordance with the *Cumulative Impact Assessment Guidelines for State Significant Projects* (DPE, 2022b).

A summary of other developments/projects in the vicinity of the Project is set out in Table 1 and shown on Figure 1a.

Due to the temporary nature of construction activities, it is unlikely that the Project would incur significant, cumulative impacts with other existing or proposed developments.

Notwithstanding, the EIS will consider any potentially relevant interactions with environmental matters for these projects (e.g. social, road transport) to assess any potential cumulative impact.

2.5 KEY STRATEGIC PLANNING DOCUMENTS

2.5.1 Central West and Orana Regional Plan 2041

The *Central West and Orana Regional Plan 2041* (DPE, 2022c) (the Regional Plan) applies to the Central West and Orana region which includes the Blayney Shire, Cabonne Shire and Bathurst Regional LGAs.

The Regional Plan outlines strategic land use planning priorities for the Central West and Orana region to 2041 (DPE, 2022c).

The Regional Plan recognises the need to support future electricity demands and modernise the electricity system for the State (Objective 2 of the Regional Plan).

The Regional Plan also recognises the significance of mineral resource development and includes the sustainable management of extractive resource land and growth of the critical minerals sector as an objective (Objective 3 of the Regional Plan).

The Project is generally consistent with the objectives of the Regional Plan as follows:

- The Project would enable the commencement of the approved MGP by connecting the MGP to the electricity grid.
- The Project includes consideration of the potential impacts on transport infrastructure.
- The Project would include consideration of potential water resources impacts including surface and groundwater systems as well as cumulative impacts.
- The Project would provide the relevant modern infrastructure to support grid connectivity, and support future electrical demand.
- The Project would incorporate avoidance, mitigation and management strategies to minimise impacts on the environment.

Table 1
Summary of Potentially Relevant Approved Major Projects

Project ¹	Overview	Status	Distance from the Project
Blayney LGA			
Flyers Creek Wind Farm	Flyers Creek Wind Farm is owned by Iberdrola Australia. The wind farm site is located within the Blayney and Cabonne LGAs in the Central West region of NSW. Flyers Creek Wind Farm is approved to consist of up to 44 wind turbines with a generational capacity between 88 – 132 megawatts (MW) (Iberdrola Renewables Australia Pty Limited, 2021).	Approved (2014) – Operational	Located approximately 20 km west.
Cadia Valley Operations	- Cadia Valley Operations is an existing open cut and underground gold mining operations. - The construction/development workforce is approximately 860 personnel, and an additional workforce (300-700 personnel) are required during intermittent shutdown periods. The operational workforce is approximately 945 personnel (Newmont Corporation ([Australia], 2023). - Cadia Valley Operations has submitted a Scoping Report (Umwelt Australia Pty Ltd [Umwelt], 2024) proposing to extend the life of mine, continuing their existing operations beyond 2031.	Approved (2010) – Operational	Located approximately 25 km west.
Cabonne LGA			
Manildra Solar Farm	- Manildra Solar Farm is an operational tracking array photovoltaic solar farm development with a generational capacity of 50 MW (Infigen Energy Ltd, 2015). - The approximate decommissioning timeframe for the Solar Project is 2042. - The operational workforce for this Project consists of one site manager and security staff (NGH Environmental Pty Ltd, 2010).	Approved (2012) – Operational	Located approximately 65 km north-west.
East Guyong Quarry	- The Quarry is a basalt quarry products operation, which is owned and operated by Hanson Construction Materials Pty Ltd. - The operational workforce at this Project is approximately up to 20 personnel (Umwelt, 2018).	Approved (2012) – Operational	Located approximately 8 km west.

Table 1 (continued)
Summary of Potentially Relevant Approved Major Projects

Project ¹	Overview	Status	Distance from the Project
Bathurst LGA			
Panorama Battery Energy Storage System	- The Panorama Battery Energy Storage System is a proposed 100 Megawatt (MW) 200 Megawatt Hours (MWh) Battery Energy Storage System and associated ancillary infrastructure adjacent an existing 132 kilovolt (kV) substation operated by TransGrid. - The construction workforce for this Project is expected to be approximately 20 full-time equivalent (FTE) jobs during the peak of site activity. Approximately one FTE worker required during operations (SLR Consulting Australia Pty Ltd, 2024).	EIS under Assessment	Located approximately 17 km north.
Brewongle Solar Farm	- Edify Energy Pty Ltd proposes to develop a 90 MW Solar Farm and associated infrastructure including a battery energy storage of up to 90 MW/360 MWh. - The construction workforce for this Project is expected to be approximately 200 FTE personnel. Operational workforce expected to be 5 FTE employees (Edify Energy Pty Ltd, 2025).	Currently preparing Response to Submissions	Located approximately 48 km northeast.
Glanmire Solar Farm	- The Glanmire Solar Farm is an approved 60 MW (alternating current) (77 MW direct current) solar farm with an operational life of approximately 40 years, located. - Proposed operational workforce of 1-3 personnel (NGH Consulting Pty Ltd, 2022).	Approved (2024) Not commenced	Located approximately 45 km east-northeast.
Bathurst LGA, Cabonne LGA and Orange City LGA			
Macquarie River - Orange Water Pipeline	- The Macquarie River to Orange water pipeline is a completed project constructed to address the water supply needs of Orange. - The pipeline is approximately 37 km in length and 375 millimetres in diameter, between the upper Macquarie River and Suma Park Dam.	Approved (2013) Operational	Located approximately 28 km northwest.
Warrumbungle Shire LGA			
Central-West Orana REZ Transmission	- Central-West Orana REZ Transmission consists of new twin double circuit 500 kV transmission lines between Wollar and the proposed substations at Merotherie and Elong Elong, and connections from these lines to renewable energy generation and storage projects in the CWO REZ (Energy Corporation of NSW, 2023). - The construction workforce would have a peak of around 1,800 FTE workers.	Approved (2024)	Located approximately 100 km north.

¹. Refer to Figure 1a for project locations.

2.5.2 Orange, Blayney and Cabonne Regional Economic Development Strategy – 2023 Update

The *Orange, Blayney and Cabonne Regional Economic Development Strategy – 2023 Update* (Department of Regional NSW, 2023) (the Economic Development Strategy) outlines strategies to guide government policy and investment decisions to enhance resilience and drive sustainable, long-term economic growth.

The Economic Development Strategy identifies mining as a key industry and the development of new and/or expanded mines is identified as an opportunity for the Orange, Blayney and Cabonne LGAs.

The significance of the mining industry is reflected in the following strategy included in the Economic Development Strategy:

Enable sustainable growth in the region's agriculture, agribusiness, mining and manufacturing industries by supporting access to a skilled local labour force, industrial land and supporting industries.

The rationale for this strategy is to encourage increased diversity in key industries to boost the region's economic resilience and help to build capability to encourage increased value-add activities within the region (Department of Regional NSW, 2023).

The Project would be consistent with the Economic Development Strategy as it would result in the optimisation of the approved MGP, supporting the continued growth of mineral resource development and associated benefits to the Orange, Blayney and Cabonne LGAs.

2.5.3 Other Strategic Plans

The following strategic planning related documents would also be considered in the planning of the Project and the preparation of the EIS:

- *Bathurst Regional Local Environmental Plan 2014*;
- *Cabonne Local Environmental Plan 2012*;
- *Blayney Local Environmental Plan 2012*;
- *Biodiversity Assessment Method* (NSW Department of Planning, Industry and Environment [DPIE], 2020a);
- *NSW Transmission Infrastructure Strategy* (DPE, 2018);
- *NSW Network Infrastructure Strategy 2023* (EnergyCo, 2023);

- *NSW Electricity Infrastructure Roadmap* (DPIE, 2020b);
- *NSW Electricity Strategy* (DPIE, 2019);
- *State Infrastructure Strategy 2022-2042* (Department of State Development, Infrastructure, Local Government and Planning, 2022); and
- The NSW guidelines for controlled activity approvals series.

2.6 AGREEMENTS OR PARTNERSHIPS

It is anticipated that, should the Project be approved and developed, the Project would seek to enter into third-party agreements with any of the following depending on the selected route option:

- TransGrid – Agreement to facilitate connection to its 132 kV ETL (Line 948).
- Essential Energy – Agreement to facilitate connection to its 66 kV ETL (Line 81C).
- Third-party landholders – Agreement to construct the ETL within the proposed easements (Section 5).

Regis (on behalf of LFB Resources NL) would engage with the Blayney, Cabonne and Bathurst Regional Councils regarding any Planning Agreement for the Project.

3 PROJECT DESCRIPTION

3.1 CONCEPTUAL PROJECT DESCRIPTION

3.1.1 Project Layout

The Project would comprise of an ETL between a connection point within the approved MGP to an existing ETL for connection to the grid.

The Project area has largely been constrained to previously cleared land which was historically used for rural and agricultural land uses, particularly grazing activities.

The physical layout and design of the Project would continue to be refined in consideration of outcomes of key environmental assessments and the conceptual design process.

Environmental constraints within the Project area and associated avoidance, minimisation and offset measures are described in Section 1.3.2.

3.1.2 Project Components

Key components of the Project layout include:

- a transmission line;
- switching station (depending on final commercial arrangements with the connection party);
- access tracks;
- construction laydown areas; and
- other ancillary infrastructure.

A summary of key components of the Project is provided in Table 2.

3.2 USES AND ACTIVITIES

3.2.1 Construction Activities

The Project construction period is anticipated to commence as soon as practicable, following granting of necessary consents, approvals and licences. Construction is anticipated to take up to approximately 9 months to complete.

It is anticipated the Project would employ approximately 30 to 50 FTE roles during the construction phase. It is expected that construction of the Project would be undertaken by a third-party under a commercial arrangement.

Standard construction hours would be from 7.00 am to 6.00 pm Monday to Friday, and 8.00 am to 1.00 pm on Saturdays, with no works on Sundays or Public Holidays.

Additional out-of-hours works may be required at the request of Transport for NSW (TfNSW), the NSW Police (i.e. road closures) or property owners to minimise specific impacts.

Prior to the commencement of construction activities, preparatory works would include, but not be limited to:

- site survey and demarcation activities;
- upgrades to existing access tracks (or create additional temporary tracks where required);
- clearing vegetation;
- removing and stockpiling topsoil where required;
- installation of temporary erosion and sediment controls; and
- installation of temporary buildings and site security to support construction activities.

The general sequence of construction activities is expected to include:

- ground clearance works;
- development of access tracks and/or upgrade existing access roads;
- construction of laydown areas;
- delivery of Project components and construction materials;
- installation of utility poles, including:
 - auger boring of holes for utility poles;
 - dressing utility poles with insulators and other hardware on the ground, prior to standing;
 - standing up utility poles and backfilling holes;
 - reeling out phase conductors and ground wire; and
 - raising and attaching conductors to utility pole insulators;
- collection of all packaging and other construction material for appropriate recycling, reuse or disposal;
- construction of a switching station to support connection to the existing 132 kV or 66 kV ETL; and
- removal of any temporary erosion and sediment controls and temporary facilities and rehabilitation of these areas.

Table 2
Summary of the Project

Component	Description
Project Life	- Approximately 13 years. - Opportunities for the infrastructure to continue to provide future public benefit by enhancing electricity security would be investigated.
Alignment Options	- Northern ETL: Traverses the eastern side of the MGP via the Vittoria State Forest, connecting to an existing TransGrid line. - Southern ETL: Traverses through predominantly Regis-owned land to connect with an existing Essential Energy transmission line, subject to an upgrade to increase the ETL transmission capacity.
Construction	- Duration of up to 9 months. - Standard construction hours are from 7.00 am to 6.00 pm Monday to Friday and 8.00 am to 1.00 pm on Saturdays, with no works on Sundays or Public Holidays¹. - Connection and line diversion works (including a switching station) to allow connection of the new ETL. - Installation of temporary facilities (e.g. laydown and staging areas, stockpiling areas, parking areas and power supplies).
Operations	Operating hours 24 hours per day, seven days per week.
Workforce	- Up to 50 FTE roles at peak periods during the construction phase. - The Project would not generate any permanent roles, however, would require maintenance personnel to periodically conduct maintenance or repair activities as required.
Rehabilitation	- Progressive rehabilitation within the ETL corridor. - If no opportunity for future use is identified, decommissioning activities would include de-energisation of electricity and transmission infrastructure, removal of ETL components and removal of fencing and associated ancillary infrastructure.

¹ Construction generally from 7.00 am to 6.00 pm, Monday to Sunday, excluding Public Holidays. Certain compliant activities may occur 24 hours, consistent with SSD 9505.

Any additional construction activities required due to additional Project components determined during the conceptual design process will be described in the EIS.

3.2.2 Operational and Maintenance Activities

Operational activities for the Project would include ongoing maintenance and repairs to the ETL and other infrastructure including, but not limited to, the following:

- vegetation management;
- access track maintenance;
- insulator and conductor repair;
- utility pole replacement; and
- routine inspections.

The Project would not generate any permanent roles, however, would require maintenance personnel to periodically conduct maintenance or repair activities as required.

3.2.3 Project Variability

The EIS would assess the full development of the Project. This would include consideration of the maximum disturbance extent required for the Project, peak vehicle movements required for construction, and peak material handling rates during construction for each ETL alignment option.

While the EIS and any subsequent approval would define peak limits for some aspects of the Project (e.g. disturbance extent), the ability for flexibility in the final design and operation of the Project would be sought, such as the specific location and route option.

3.2.4 Decommissioning

Regis would consider opportunities for the Project infrastructure to continue to provide future public benefit by enhancing electricity security.

Should no opportunity for future use be identified, decommissioning activities would include, but not be limited to:

- de-energisation of electricity and transmission infrastructure;
- removal of ETL (e.g. overhead powerlines, utility poles, phase conductors); and
- removal of fencing and other associated ancillary infrastructure.

3.3 FURTHER REFINEMENTS TO BE CONSIDERED

Further consideration of refinements to the Project would be undertaken as a component of the EIS, including consideration of additional measures to avoid, mitigate, rehabilitate, monitor and/or offset the potential impacts of the Project.

4 STATUTORY CONTEXT

4.1 PERMISSIBILITY AND STRATEGIC PLANNING

4.1.1 Applicability of Division 5.2 of Part 5 of the Environmental Planning and Assessment Act 1979

Approval for the MGIP will be sought under the SSI provisions (i.e. Division 5.2) under Part 5 of the EP&A Act. The EP&A Act and the NSW *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) generally set the framework for planning and environmental assessment in NSW.

Under section 5.12(4) of the EP&A Act, specified development on specified land is SSI if it is specifically declared to be SSI by an order of the Minister for Planning and Public Spaces (published on the NSW legislation website) that amends a State Environmental Planning Policy (SEPP) for that purpose.

Section 2.14 of the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) provides that a development is declared SSI for the purposes of the EP&A Act if it is specified in Schedule 4 of the Planning Systems SEPP.

In September 2025, the NSW Minister for Planning and Public Spaces made an order under section 5.12(4) of the EP&A Act which declares development for the purposes of the MGIP to be SSI and amended Schedule 4 of the Planning Systems SEPP for that purpose.

As such, the MGIP is required to be assessed and approved under Part 5, Division 5.2 of the EP&A Act.

The NSW Minister for Planning and Public Spaces is the approval authority for SSI developments (including the MGIP) under Part 5 of the EP&A Act.

4.1.2 Permissibility of the MGIP and Environmental Planning Instruments

Determining whether development is permissible without development consent under Part 4 of the EP&A Act can be relevant to identifying whether a particular development can be approved as SSI under the EP&A Act.

However, as development for the purposes of the MGIP is SSI pursuant to section 5.12(4) of the EP&A Act (being a provision which applies irrespective of the permissibility of development under Part 4 of the EP&A Act), it is not necessary to consider whether the MGIP would be permissible without development consent under Part 4 of the EP&A Act.

Additionally, it is noted that section 5.22 of the EP&A Act relevantly provides that:

- (1) *Part 4 and Division 5.1 do not, except as provided by this Division, apply to or in respect of State significant infrastructure (including the declaration of the infrastructure as State significant infrastructure and any approval or other requirement under this Division for the infrastructure).*
- (2) *Part 3 and environmental planning instruments do not apply to or in respect of State significant infrastructure, except that—*
 - (a) *they apply to the declaration of infrastructure as State significant infrastructure or as critical State significant infrastructure (and to the declaration of development that does not require consent), and*
 - (b) *they apply in so far as they relate to section 3.16, and for that purpose a reference in that section to enabling development to be carried out in accordance with an environmental planning instrument or in accordance with a consent granted under this Act is to be construed as a reference to enabling State significant infrastructure to be carried out in accordance with an approval granted under this Division.*

As such, in accordance with section 5.22(2) of the EP&A Act, Environmental Planning Instruments (EPIs) do not apply to or in respect of the MGIP (subject to the limited exceptions specified in section 5.22(2)).

Despite this, the EIS may still address relevant requirements of EPIs that would have applied if the MGIP was not SSI pursuant to section 5.12(4) of the EP&A Act.

4.1.3 Planning Provisions

Relevant provisions and objectives of the following SEPPs that would have applied to the MGIP but for its SSI declaration may be considered in the EIS:

- Planning Systems SEPP;
- *State Environmental Planning Policy (Resources and Energy) 2021;*

- *State Environmental Planning Policy (Transport and Infrastructure) 2021*;
- *State Environmental Planning Policy (Resilience and Hazards) 2021*; and
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

4.1.4 Planning Strategies

Strategic planning documents that will be considered in the planning of the MGIP and the preparation of the EIS are listed in Section 2.5.

4.2 OTHER APPROVALS AND LICENSES

4.2.1 Biodiversity Conservation Act 2016

Section 1.7 of the EP&A Act states that the EP&A Act has effect subject to the provisions of Part 7 of the NSW *Biodiversity Conservation Act 2016* (BC Act).

Section 7.9 of the BC Act states that an SSI application is to be:

...accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.

A Biodiversity Development Assessment Report (BDAR) will be prepared for the Project in accordance with the BC Act.

As the MGP is approved to develop within the area approved for disturbance under Development Consent SSD 9505, the Project does not seek approval to disturb land within the approved MGP footprint. All disturbance within the approved footprint would be undertaken pursuant to Development Consent SSD 9505 and as per its conditions, including its existing offset requirements.

4.2.2 Electricity Supply Act 1995

The objects of the NSW *Electricity Supply Act 1995* (ES Act) include to confer on "network operators" (as defined in the ES Act) such powers as are necessary to enable them to construct, operate, repair and maintain their electricity works.

It is intended that the EIS will address the ES Act to the extent that this Act is relevant to the Project.

4.2.3 Protection of the Environment Operations Act 1997

The NSW *Protection of the Environment Operations Act 1997* (PoEO Act) and its regulations set out the general obligations for environmental regulation in NSW.

Under section 48 of the PoEO Act it is an offence to carry out a 'schedule activity' without an Environment Protection Licence (EPL).

As the Project is not considered to involve a 'scheduled activity' identified in Schedule 1 of the PoEO Act therefore, it is considered that an EPL is not required for the Project.

Notwithstanding, the following restrictions would be applicable to the Project:

- the proposed activity must not pollute waters;
- waste from the activity must not be wilfully or negligently disposed of in a manner that harms or is likely to harm the environment;
- waste must not be transported to a place that cannot lawfully be used as a waste facility for that waste;
- there must be no litter in or on a public place or an open private place caused by workers; and
- any environmental incident that involves actual or potential harm to the health or safety of human beings or to ecosystems must be reported to the NSW Environment Protection Authority (EPA).

Subject to the development of the construction methodology, it is possible that the Project may involve a scheduled activity. If so, an EPL would be obtained for the Project.

4.2.4 Fisheries Management Act 1994

In accordance with section 5.23(1)(b) of the EP&A Act, a permit under sections 201, 205 or 219 of the NSW *Fisheries Management Act 1994* is not required if the Project is approved as SSI.

4.2.5 Heritage Act 1977

In accordance with section 5.23(1)(c) of the EP&A Act, an approval under Part 4, or an excavation permit under section 139, of the NSW *Heritage Act 1977* is not required if the Project is approved as SSI.

4.2.6 Aboriginal Land Rights Act 1983

Under section 36(3) of the NSW *Aboriginal Land Rights Act 1983* (ALR Act), local Aboriginal land councils can make a claim for certain Crown land which, if granted, is transferred to freehold title.

Where the Project intersects with Crown land, further investigations will be undertaken as part of the EIS to identify whether there are any potential claims under the ALR Act.

Consultation would also continue to occur with Aboriginal communities as part of the EIS.

4.2.7 National Parks and Wildlife Act 1974

In accordance with section 5.23(1)(d) of the EP&A Act, an Aboriginal heritage impact permit under section 90 of the NSW *National Parks and Wildlife Act 1974* is not required if the Project is approved as SSI.

4.2.8 Rural Fires Act 1997

In accordance with section 5.23(1)(f) of the EP&A Act, a bush fire safety authority under section 100B of the NSW *Rural Fires Act 1997* is not required if the Project is approved as SSI.

4.2.9 Roads Act 1993

The Project is likely to require works in the public road network, such as the erection of a structure, or the carrying out of work in, on or over a public road, or the disturbance of the surface of a road.

Consent under section 138 of the NSW *Roads Act 1993* is required for works in the public road network. However, section 5.24(1) of the EP&A Act provides that such a consent cannot be refused if it is necessary for carrying out approved SSI and is to be substantially consistent with the SSI approval.

4.2.10 Crown Land Management Act 2016

The NSW *Crown Lands Management Act 2016* provides for the ownership, use and management of Crown land in NSW.

To the extent that the Project traverses portions of Crown land, the EIS is intended to address this Act in further detail.

4.2.11 Commonwealth Environment Protection and Biodiversity Conservation Act 1999

The Project will be referred by Regis to the Federal Minister for the Environment and Water for consideration as to whether it constitutes a 'controlled action' and requires approval under the EPBC Act.

If the Project is determined to be a controlled action by the Federal Minister for the Environment and Water, then the Project would likely be assessed under the applicable assessment bilateral agreement with the NSW Government.

4.3 PRE-CONDITIONS TO EXERCISING THE POWER TO GRANT APPROVAL

Where relevant, pre-conditions to exercising the power to grant approval for the MGIP that may be considered when preparing the Secretary's Environmental Assessment Requirements (SEARs) for the Project are presented in Attachment B. For completeness, relevant pre-conditions as well as mandatory matters required for consideration, that would have applied but for the MGIP SSI declaration may be presented in the EIS.

A more detailed analysis of the relevant statutory context (including the pre-conditions to exercising the power to grant approval) is proposed to be included in the EIS.

5 COMMUNITY ENGAGEMENT

5.1 PREVIOUS ENGAGEMENT

Regis undertook extensive stakeholder engagement, including consultation with key government agencies and the community from 2017 for the MGP. The ongoing consultation during this time identified and addressed potential issues, opportunities, risks and community concerns.

A Community Consultation Committee (CCC) for the MGP was established in late 2018 and remains ongoing, in accordance with the *Community consultative committee guideline – State significant projects* (DPE, 2023a).

In addition, Regis consulted widely during 2023 and 2024, as part of the preparation of the draft Social Impact Management Plan (SIMP) for the MGP.

Engagement has included discussions with government agencies, landowners, businesses, near neighbours, infrastructure providers, and other key stakeholders using a range of informal and formal stakeholder engagement tools.

Consultation with Aboriginal stakeholders began in 2013 in accordance with the *Aboriginal cultural heritage consultation requirements for proponents 2010* (NSW Department of Environment, Climate Change and Water [DECCW], 2010a).

The outcomes of the extensive engagement undertaken for the MGP were used to inform and refine the design, mitigation and management measures for the MGIP.

These measures will be further refined for the EIS undertaken for the Project, including in consideration of feedback from ongoing stakeholder engagement.

More recently, Regis has engaged with the DPHI, CCC, affected landholders and regulators regarding the MGIP.

On 15 October 2025, Regis met with the DPHI to provide an overview of the MGIP.

In October 2025, Regis provided an update to the CCC regarding the determination of the MGIP as SSI. Regis also advised the CCC that Scoping Reports (including this Scoping Report) would be prepared and submitted with the DPHI and made publicly available on the Major Projects Portal.

Regis also provided an update to directly affected private landowners in October 2025 regarding the determination of the MGIP as SSI and advised that the Scoping Reports would be prepared and submitted with the DPHI.

5.2 COMMUNITY VIEWS

The major issues of concern for the local community in relation to the MGP, as reported by the CCC in their annual report for 2019 and 2020 (MGP CCC, 2020), include:

- visual impacts;
- noise, blasting and air quality;
- impacts on water resources and water quality (particularly in relation to the Belubula river);
- effects on residential amenity and property values;
- rehabilitation and final landform; and
- employment and other benefits to the Blayney district.

The DPE (now DPHI) (2022d), in its Assessment Report recognised that positive impacts of the MGP will be experienced in the wider community, particularly through increased employment and economic opportunities.

The NSW IPC (2023) also recognised the potential for the MGP to deliver positive social impacts to both the local and regional economy through the creation of employment opportunities, with subsequent benefits to the local business and service providers.

The issues and concerns raised for the MGP have been considered as part of the initial design of the MGIP, including the Project. The Project design philosophy has taken regard to previous issues raised and constraints identified as part of the approved MGP.

The Project has been proposed to enable the positive socio-economic impacts of the MGP recognised by the community, NSW Government and NSW IPC to be realised.

5.3 PROPOSED ENGAGEMENT PROGRAM

A community and stakeholder engagement program has been developed in accordance with the *Undertaking Engagement Guidelines for State Significant Projects* (DPHI, 2024) and the *State significant infrastructure guidelines – preparing an environmental impact statement* (DPIE, 2022).

The key objectives of the program are to:

- engage with the NSW Government and key stakeholders;
- seek input from key stakeholders on the elements of the Project;
- recognise and respond to local interest or concerns regarding the Project;
- continue the ongoing dialogue between Regis and their key stakeholders; and
- build upon existing relationships made by Regis and the knowledge gained during the MGP assessment process.

The issues raised and outcomes of the community and stakeholder engagement program will be reported in the EIS.

The community and stakeholder engagement program will include, but not be limited to, the following stakeholders:

- directly affected landowners and the local community;
- Registered Aboriginal Parties and broader Aboriginal community stakeholders;
- Blayney Shire Council;
- Cabonne Shire Council;
- Bathurst Regional Council;
- TransGrid;
- Essential Energy;
- NSW DPHI;
- NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW);
- Commonwealth Department of Climate Change, Energy, the Environment and Water (Cth DCCEEW);
- NSW EPA;
- NSW DCCEEW Water Group (formerly DPE – Water);
- NSW DCCEEW (Conservation Programs, Heritage and Regulation);
- NSW National Parks and Wildlife Service;
- NSW Department of Primary Industries and Regional Development (includes Mining Exploration and Geoscience, and NSW Resources Regulator);
- Natural Resources Access Regulator; and
- NSW Rural Fire Service (RFS).

The community and stakeholder engagement program also recognises other key stakeholders, including:

- the MGP CCC;
- the Kings Plains residents and other near neighbours;
- the residents of the Blayney Shire, Cabonne Shire and Bathurst Regional LGAs;
- the Belubula Headwaters Protection Group;
- other industries and businesses in the area, including agricultural enterprises, retail and hospitality businesses and mining-related support services;
- Local, State and Federal elected representatives;
- neighbouring mining operations;
- infrastructure owners;
- industry groups;
- potential downstream infrastructure providers; and
- environment and community groups.

The community and stakeholder engagement program will keep the community informed about the Project and obtain their feedback using a variety of consultation mechanisms, such as:

- public availability of key documents (e.g. this Scoping Report and the EIS);
- consultation with the Aboriginal community in accordance with the requirements of the *Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW, 2010a);
- continued consultation with the CCC in accordance with *Community consultative committee guideline – State significant projects* (DPE, 2023a);
- community information mechanisms to present and discuss more detailed aspects of the Project and environmental assessments; and
- meetings with government agencies and other stakeholders.

Feedback would be sought from the community through the engagement outlined above.

Engagement would be developed and undertaken with reference to the Community Participation Objectives outlined in the *Undertaking Engagement Guidelines for State Significant Projects* (DPHI, 2024), being:

- open and inclusive;
- easy to access;
- relevant;
- timely; and
- meaningful.

The level of engagement with the community will vary depending on their social locality (e.g. those in the primary social locality will be consulted with to a greater degree) and interest in specific Project or assessment matters.

6 PROPOSED ASSESSMENT OF IMPACTS

6.1 OVERVIEW

DPHI has published Categories of Assessment Matters as part of the *State significant infrastructure guidelines – preparing an environmental impact statement* (DPIE, 2022) that includes a generic checklist of matters to assist proponents to:

- consider all matters;
- filter out any matters that are not relevant to the Project; and
- inform the likely level of assessment required in the EIS.

The Categories of Assessment Matters have been reviewed to identify the key potential environmental issues associated with the construction, operation, decommissioning and rehabilitation of the Project.

Key potential environmental issues are those environmental aspects that will require Project-specific assessment to assess the potential impacts and develop measures to avoid, mitigate and/or monitor the potential impacts of the Project.

The proposed level and scope of assessments have been identified to assist DPHI with preparing the SEARs for the Project under section 5.16 of the EP&A Act.

The proposed level and scope of assessments were determined based upon the following:

- understanding of the local and regional context and the Project;
- feedback and outcomes from stakeholder consultation undertaken for the MGP;
- the scale and nature of the likely impacts;
- the sensitivity of the receiving environment with consideration of previous assessment undertaken for the approved operations;
- potential cumulative impacts of the Project and other operations;
- the ability to avoid, minimise and/or offset the impacts of the Project; and
- the complexity of the technical assessments relevant to the Project.

6.2 PREVIOUSLY IDENTIFIED MATTERS

The EIS will consider relevant previous assessment outcomes as well as the conditions of Development Consent SSD 9505 conditions.

The EIS would adopt a standard assessment approach that addresses both direct and indirect impacts of the Project. Existing baseline data obtained from assessments undertaken for the MGP would be used, where relevant, to inform or supplement technical assessments for the Project.

Where relevant, cumulative impacts of the integrated operations, i.e. the Project, the MGP and other components of the MGIP, would be considered in the EIS (e.g. the road transport assessment would adopt this approach).

The key matters identified as requiring further assessment in the EIS for the Project are provided in Table 3. Suitably qualified and experienced specialists would be commissioned to conduct the studies outlined in Table 3.

No matters not requiring further assessment have been identified for the Project.

Mitigation measures for the Project would be consistent with Development Consent SSD 9505 conditions, where practical, to allow for integration into approved management and monitoring conditions.

6.3 CUMULATIVE IMPACT ASSESSMENT

Table 3 summarises the environmental assessment matters that would include a cumulative impact assessment.

Cumulative impact assessments in the EIS will:

- take into consideration past, present and reasonably foreseeable planned development that are relevant due to their proximity and potential to interact with potential Project impacts;
- outline how cumulative impacts may be managed through strategic planning or policy; and
- document how cumulative impacts have been considered and seek to assess, to the fullest extent practical, the Project's relative contribution to those potential cumulative impacts.

Given the temporary and geographically dispersed nature of construction activities for the Project, no significant, cumulative impact with other existing or proposed developments are considered likely (Table 3).

Table 3
Key Matters Requiring Further Assessment in the EIS

Assessment Matter		Level of Assessment	Scope of Assessment	Cumulative Impact Assessment	Relevant Legislation, Plans, Policies and Guidelines
Biodiversity	Terrestrial Flora and Fauna	Detailed	BDAR prepared in accordance with the NSW <i>Biodiversity Assessment Method 2020</i> (DPIE, 2020a) (the BAM), including: - Assessment of potential impact on any terrestrial species, populations, ecological communities or their habitats. - Identification of measures that would be implemented to maintain or improve the biodiversity values of the surrounding region in the medium to long-term. Focused engagement with NSW DCCEEW (Environment and Heritage Group).	- MGP. - Other components of the MGIP (IWL and water supply pipeline).	- BC Act and its associated regulations. - the Biodiversity Assessment Method (BAM). <i>Biodiversity Assessment Method 2020 Operational Manual – Stage 1</i> (DPE, 2022e). <i>Biodiversity Assessment Method 2020 Operational Manual – Stage 2</i> (DPE, 2023b). <i>Biodiversity Assessment Method 2020 Operational Manual – Stage 3</i> (DPIE, 2020c). <i>Developments adjacent to National Parks and Wildlife Service lands</i> (DPIE, 2020g). <i>Surveying threatened plants and their habitats</i> (DPIE, 2020e). <i>EPBC Act Matters of National Environmental Significance – Significant impact guidelines 1.1</i> (Commonwealth of Australia, 2013). <i>Survey guidelines for Australia's threatened mammals</i> (Department of Sustainability, Environment, Water, Population and Communities [DSEWPC], 2011a). - Threatened Ecological Communities and Threatened Species Guidelines (various). <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (DPE, 2022b).

Table 3 (continued)
Key Matters Requiring Further Assessment in the EIS

Assessment Matter		Level of Assessment	Scope of Assessment	Cumulative Impact Assessment	Relevant Legislation, Plans, Policies and Guidelines
Biodiversity (continued)	Aquatic	Standard	<u>Aquatic Ecology Assessment</u> (BDAR main text) considering substantial existing baseline data and implementation of standard mitigation measures. <u>Focused engagement</u> with NSW DCCEEW (Environment and Heritage Group).	• MGP. • Other components of the MGIP (IWL and water supply pipeline).	• the BAM. • <i>Biodiversity Assessment Method 2020 Operational Manual – Stage 1</i> (DPE, 2022e). • <i>Biodiversity Assessment Method 2020 Operational Manual – Stage 2</i> (DPE, 2023b). • <i>Biodiversity Assessment Method 2020 Operational Manual – Stage 3</i> (DPIE, 2020c). • <i>Why Do Fish Need To Cross The Road? Fish Passage Requirements For Waterway Crossings</i> (Fairfull and Witheridge, 2003). • <i>The NSW State Groundwater Dependent Ecosystems Policy</i> (Department of Land and Water Conservation, 2002). • <i>Methods for the identification of high probability groundwater dependent vegetation ecosystems</i> (Department of Primary Industries – Office of Water, 2016). • <i>Survey guidelines for Australia's threatened fish</i> (DSEWPC, 2011b). • <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (DPE, 2022b).

Table 3 (continued)
Key Matters Requiring Further Assessment in the EIS

Assessment Matter		Level of Assessment	Scope of Assessment	Cumulative Impact Assessment	Relevant Legislation, Plans, Policies and Guidelines
Heritage	Aboriginal Cultural Heritage	Detailed	<u>Aboriginal Cultural Heritage Assessment</u> prepared in accordance with the <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> (DECCW, 2010a), <i>Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales</i> (DECCW, 2010b) and <i>Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW</i> (NSW Office of Environment and Heritage [OEH], 2011), including: - Assessment of impacts on items of Aboriginal cultural heritage and Aboriginal cultural values. - Investigation of measures to avoid, mitigate, monitor and manage the potential impacts of the Project. <u>Focused engagement</u> with interested Aboriginal parties and NSW DCCEEW (Environment and Heritage Group). Regis will investigate opportunities to optimise and streamline consultation with and the involvement of Aboriginal stakeholders for the three ACHAs prepared for the MGIP components.	- MGP. - Other components of the MGIP (IWL and water supply pipeline).	<i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> (DECCW, 2010a). <i>Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales</i> (DECCW, 2010b). <i>Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW</i> (OEH, 2011). <i>The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance</i> (Australian International Council on Monuments and Sites [Australian ICOMOS], 2013). <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (DPE, 2022b).

Table 3 (continued)
Key Matters Requiring Further Assessment in the EIS

Assessment Matter		Level of Assessment	Scope of Assessment	Cumulative Impact Assessment	Relevant Legislation, Plans, Policies and Guidelines
Heritage (continued)	Historical Heritage	Standard	<u>Historic Heritage Assessment</u>, including: - Assessment of potential impacts on non-Aboriginal cultural heritage. - Investigation of measures to avoid, mitigate, monitor and manage the potential impacts of the Project. <u>Focused engagement</u> with interested stakeholders.	- MGP. - Other components of the MGIP (IWL and water supply pipeline).	<i>Assessing heritage significance</i> (NSW DCCEEW, 2025). <i>Guidelines for preparing a statement of heritage impact</i> (DPE, 2023d). <i>Assessing Significance for Historical Archaeological Sites and 'Relics'</i> (NSW Heritage Office, 2009). <i>Historical Archaeology Code of Practice</i> (Heritage Office Department of Planning, 2006). <i>Australian Historic Themes</i> (Australian Heritage Commission, 2001). <i>Investigating Heritage Significance: A Guide to Identifying and Examining Heritage Items in NSW</i> (Heritage Council of NSW, 2021). <i>The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance</i> (Australian ICOMOS, 2013). - EPBC Act Matters of National Environmental Significance – Significant impact guidelines 1.1 (Commonwealth of Australia, 2013). <i>NSW Heritage Manual</i> (Heritage Office and Department of Urban Affairs and Planning, 1996). <i>Criteria for assessing excavation directors</i> (Heritage NSW, 2019). <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (DPE, 2022b).

Table 3 (continued)
Key Matters Requiring Further Assessment in the EIS

Assessment Matter		Level of Assessment	Scope of Assessment	Cumulative Impact Assessment	Relevant Legislation, Plans, Policies and Guidelines
Access	Road Transport	Standard	<u>Road Transport Assessment</u>, including: - Assessment of changes in traffic volumes on the surrounding road network in accordance with the <i>Guide to Transport Impact Assessment (GTIA) v1.1</i> (Road and Traffic Authority, 2024). - Assessment of any requirements for road and intersection upgrades. - Investigation of measures to mitigate and/or monitor the potential incremental impacts of the Project. <u>Focused engagement</u> with TfNSW, Blayney Shire Council, Cabonne Shire Council and Bathurst Regional Council.	- MGP. - Other components of the MGIP (IWL and water supply pipeline). - Other relevant current or future developments.	<i>Guide to Traffic Impact Assessment (GTIA) v1.1</i> (Road and Traffic Authority, 2024). <i>Future Transport Strategy</i> (TfNSW, 2020). <i>Guide to Traffic Management</i> (Austroads, 2020). <i>Australian Code for the Transport of Dangerous Goods by Road & Rail</i> (Commonwealth of Australia, 2024). <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (DPE, 2022b).
Land	Contaminated Land	Standard	<u>Land Contamination Assessment</u>, including: - Assessment of potential for contaminated land within the Project area and identification of contaminated sites. - Assessment of the suitability of the land for the Project. - Investigation of required remediation works. <u>Focused engagement</u> with relevant stakeholders, Blayney Shire Council, Cabonne Shire Council and Bathurst Regional Council.	- MGP. - Other components of the MGIP (IWL and water supply pipeline).	<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>. <i>Managing Land Contamination Planning Guidelines SEPP 55 – Remediation of Land</i> (EPA, 1998). <i>Guidelines for consultants reporting on contaminated land</i> (EPA, 2020a). <i>National Environment Protection (Assessment of Site Contamination) Measure</i> (National Environment Protection Authority, 2013). <i>Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997</i> (EPA, 2015). <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (DPE, 2022b).

Table 3 (continued)
Key Matters Requiring Further Assessment in the EIS

Assessment Matter		Level of Assessment	Scope of Assessment	Cumulative Impact Assessment	Relevant Legislation, Plans, Policies and Guidelines
Land (continued)	Land Suitability Land Capability Land Use Compatibility	Standard	<u>Land Resource Assessment</u> prepared in accordance with the: - Delineation of soil landscape units present in the Project area. - Identification of Land and Soil Capability classes in the Project area. - Investigation of measures to avoid, mitigate, monitor and manage the potential impacts of the Project. <u>Focused engagement</u> with neighbouring landholders, Blayney Shire Council, Cabonne Shire Council and Bathurst Regional Council.	- MGP. - Other components of the MGIP (IWL and water supply pipeline).	<i>The land and soil capability assessment scheme: second approximation</i> (OEH, 2012a). <i>Guidelines for Surveying Soil and Land Resources</i> (McKenzie et al., 2008). <i>Australian Soil and Land Survey Field Handbook</i> (The National Committee on Soil and Terrain, 2024). <i>NSW Invasive Species Plan 2023-2028</i> (NSW Department of Primary Industries [DPI], 2023). <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (DPE, 2022b).
Social	Way of Life Community Accessibility Culture Surroundings Livelihoods	Standard	<u>Social Impact Assessment</u>: prepared in accordance with the <i>Social Impact Assessment Guideline for State Significant Projects</i> (DPHI, 2025), including: - Assessment of potential social impacts of the Project on the adopted social locality in consideration of impacts on surroundings, culture, livelihood, accessibility and community. - Investigation of measures to mitigate potential impacts of the Project. <u>Focused engagement</u> with relevant stakeholders, Blayney Shire Council, Cabonne Shire Council and Bathurst Regional Council.	- MGP. - Other components of the MGIP (IWL and water supply pipeline). - Other relevant current or future developments.	<i>Social Impact Assessment Guideline for State Significant Projects</i> (DPHI, 2025). <i>Community consultative committee guideline – State significant projects</i> (DPE, 2023a). <i>Undertaking Engagement Guidelines for State Significant Projects</i> (DPHI, 2024). <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (DPE, 2022b).

Table 3 (continued)
Key Matters Requiring Further Assessment in the EIS

Assessment Matter		Level of Assessment	Scope of Assessment	Cumulative Impact Assessment	Relevant Legislation, Plans, Policies and Guidelines
Air	Atmospheric Emissions	Standard	<u>Air Quality Assessment</u> including. • Characterisation of the background air quality environment. • Assessment of potential construction and operational scenarios, and cumulative air quality impacts. • Investigation of measures to mitigate potential impacts of the Project. <u>Greenhouse Gas Calculation Report</u> prepared in accordance with the National Greenhouse Accounts Factors – For individuals and organisations estimating greenhouse gas emissions (Commonwealth Department of Climate Change, Energy, the Environment and Water [Cth DCCEEW], 2025), including: • Development of annual inventories of Scope 1, 2 and 3 greenhouse gas (GHG) emissions for construction, operation, decommissioning and post-closure phases, with consideration of contemporary policies and plans. • Assessment of the Project's contribution to state and national GHG inventories and targets. • Investigation of measures to avoid, mitigate and/or monitor the potential impacts on air quality and GHG emissions. <u>Focused engagement</u> with the local community and landholders.	• MGP. • Other components of the MGIP (IWL and water supply pipeline).	• <i>Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales</i> (EPA, 2016). • <i>Guidance on the assessment of dust from demolition and construction</i> (Institute of Air Quality Management, 2024). • <i>National Greenhouse Accounts Factors – For individuals and organisations estimating greenhouse gas emissions</i> (Cth DCCEEW, 2025). • <i>NSW Climate Change Policy Framework</i> (OEH, 2016). • <i>Net Zero Plan Stage 1: 2020-2030</i> (DPIE, 2020f) and relevant implementation updates. • <i>Climate Change Action Plan 2023-26</i> (EPA, 2023a). • <i>EPA Climate Change Policy</i> (EPA, 2023b). • <i>NSW Guide for Large Emitters</i> (EPA, 2025). • <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (DPE, 2022b).
	Particulate Matter Gases				

Table 3 (continued)
Key Matters Requiring Further Assessment in the EIS

Assessment Matter		Level of Assessment	Scope of Assessment	Cumulative Impact Assessment	Relevant Legislation, Plans, Policies and Guidelines
Amenity	Visual	Standard	Visual Assessment prepared in accordance with the <i>Practice Note EIA-N04 Guideline for landscape character and visual impact assessment</i> (TfNSW, 2023). Focused engagement with local community and landholders and those concerned about potential impacts on visual amenity.	• MGP. • Other components of the MGIP (IWL and water supply pipeline).	• <i>Practice Note EIA-N04 Guideline for landscape character and visual impact assessment</i> (TfNSW, 2023). • <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (DPE, 2022b).
	Noise Vibration Blasting	Standard	Noise Assessment, including: • Characterisation of the existing environment. • Modelling and assessment of potential noise impacts as a result of construction activities, including road traffic, in accordance with relevant guidelines, including the <i>Draft Construction Noise Guideline</i> (EPA 2020b), <i>Noise Policy for Industry</i> (EPA, 2017), and the <i>NSW Road Noise Policy</i> (DECCW, 2011). • Investigation of measures to mitigate and/or monitor the potential impacts of the Project. Focused engagement with the local community and landholders concerned about potential impacts on acoustic amenity, and the EPA.	• MGP. • Other components of the MGIP (IWL and water supply pipeline).	• <i>Draft Construction Noise Guideline</i> (EPA, 2020b). • <i>Noise Policy for Industry</i> (EPA, 2017). • <i>NSW Road Noise Policy</i> (DECCW, 2011). • <i>Assessing Vibration: a technical guideline</i> (Department of Environment and Conservation, 2006). • <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (DPE, 2022b).

Table 3 (continued)
Key Matters Requiring Further Assessment in the EIS

Assessment Matter		Level of Assessment	Scope of Assessment	Cumulative Impact Assessment	Relevant Legislation, Plans, Policies and Guidelines
Hazards and Risks	Bushfire	Standard	<u>Bushfire Management Assessment</u> of potential bushfire risk, including development of bushfire management and mitigation measures to minimise bushfire related risks to and from the Project. <u>Focused engagement</u> with local NSW RFS.	• MGP. • Other components of the MGIP (IWL and water supply pipeline).	• <i>Planning for Bush Fire Protection 2019</i> (RFS, 2019). • <i>Planning for Bush Fire Protection Addendum 2025</i> (RFS, 2025). • <i>AS3959:2018 – Construction of buildings in bushfire-prone areas</i>. • <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (DPE, 2022b).
	Electro and Magnetic Field	Detailed	<u>Electric and Magnetic Field (EMF) Assessment</u> prepared in consideration of the latest advice of the Australian Radiation Protection and Nuclear Safety Agency, including development of EMF management and mitigation measures to minimise EMF related risks from the Project. <u>Focused engagement</u> with relevant stakeholders, Blayney Shire Council, Orange Shire Council and Bathurst Regional Council.	• MGP. • Other components of the MGIP (IWL and water supply pipeline).	• <i>Guidelines for limiting exposure to time-varying electric and magnetic fields (1 Hz to 100 kHz)</i> (International Commission on Non-Ionizing Radiation Protection, 2010). • <i>EMF Management Handbook</i> (Energy Networks Association, 2016). • <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (DPE, 2022b).

Table 3 (continued)
Key Matters Requiring Further Assessment in the EIS

Assessment Matter		Level of Assessment	Scope of Assessment	Cumulative Impact Assessment	Relevant Legislation, Plans, Policies and Guidelines
Water Resources	Hydrology Water Quality Water Availability	Standard	<u>Water Resources Assessment</u> including: - Development of an erosion and sediment control and water management strategy for the construction and operational phases of the Project. - Confirmation that the Project avoids material interaction with flooding from Belubula River, Rogans Creek, Swallow Creek, Jackson Swamp and other nearby watercourses. - Investigation of measures to mitigate and/or monitor the potential impacts of the Project. <u>Focused engagement</u> with the local community and landholders concerned about potential impacts on water resources and flooding, as well as the EPA and NSW DCCEEW.	- MGP. - Other components of the MGIP (IWL and water supply pipeline).	<i>Charter: National Water Quality Management Strategy</i> (Commonwealth of Australia, 2018). <i>Managing Urban Stormwater: Soils and Construction – Volume 1</i> (Landcom, 2004). <i>Managing Urban Stormwater: Soils and Construction – Volume 2A</i> (NSW Department of Environment and Climate Change, 2008). <i>Controlled activities – Guidelines for watercourse crossings on waterfront land</i> (DCCEEW, 2024a). <i>Controlled activities – Guidelines for outlet structures on waterfront land</i> (DCCEEW, 2024b). <i>The NSW Aquifer Interference Policy</i> (DPI, 2012). <i>The NSW Groundwater Quality Protection Policy</i> (Department of Land & Water Conservation, 1998); <i>The NSW State Rivers and Estuaries Policy</i> (NSW Water Resources Council, 1993). <i>NSW Water Quality and River Flow Objectives</i> (DECCW, 2006). <i>Erosion and Sediment Control on Unsealed Roads</i> (OEH, 2012b). <i>Australian Rainfall & Runoff 2019</i> (Commonwealth of Australia, 2019). <i>NSW Floodplain Management Manual</i> (DPE, 2023c). <i>Australian and New Zealand Guidelines for Fresh and Marine Water Quality</i> (ANZG, 2018). <i>Cumulative Impact Assessment Guidelines for State Significant Projects</i> (DPE, 2022b).

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ATTACHMENT A

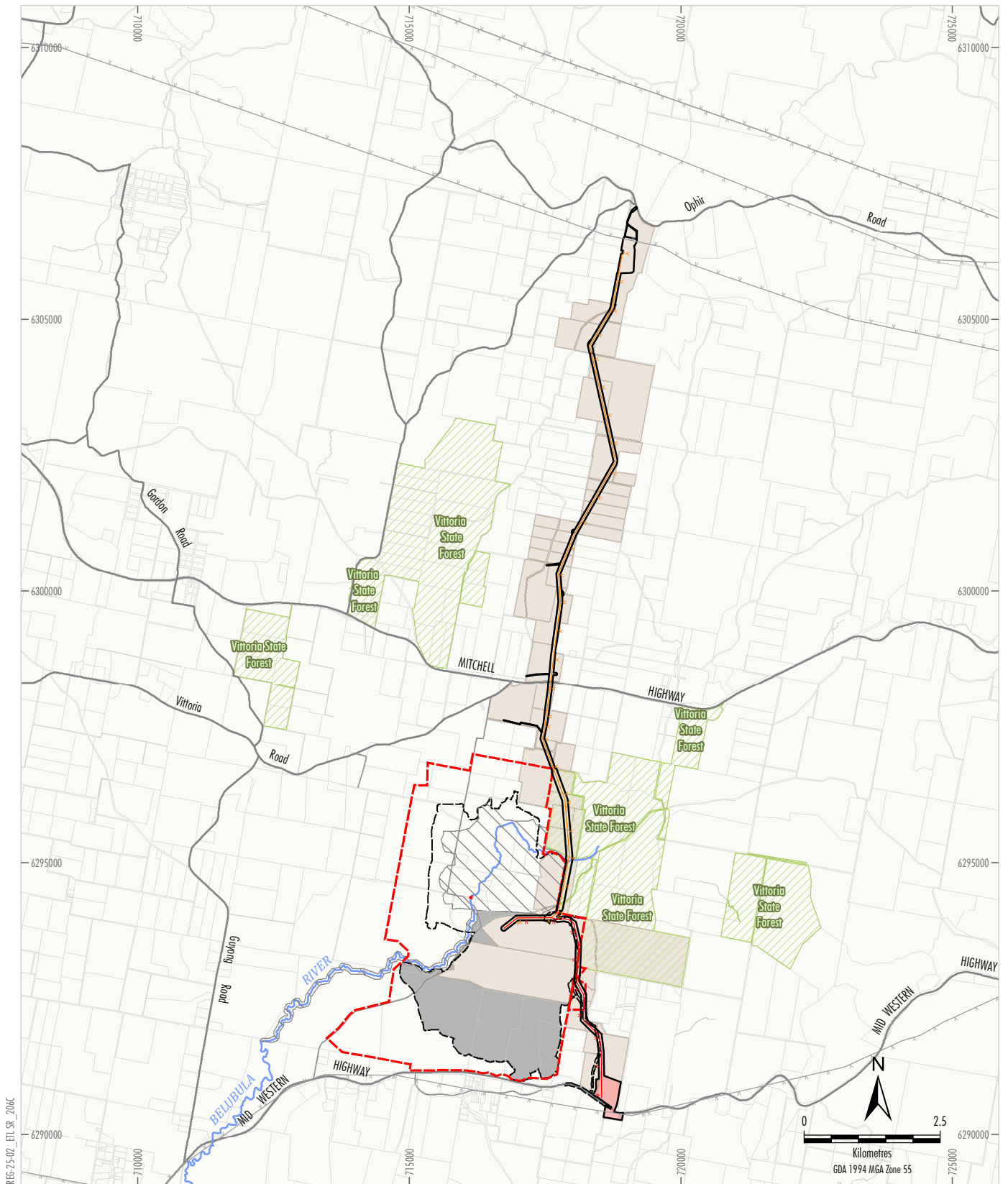
INDICATIVE ELECTRICITY TRANSMISSION LINE INFRASTRUCTURE APPLICATION AREA SCHEDULE OF LANDS

Table A-1
Indicative ETL Infrastructure Application Area Schedule of Lands

Tenure Type	Lot	Deposited plan (DP)
NSW Government	127	750414
NSW Government	128	750414
NSW Government	110	750414
Freehold	1	801034
Freehold	95	750414
Freehold	5	131283
Freehold	142	750414
Freehold	2	820991
Freehold	57	750414
Freehold	3	820991
Freehold	1	820991
NSW Government	84	750414
Freehold	47	750413
Freehold	1	794024
Crown	153	750413
Freehold	2	794024
Crown	157	705323
Freehold	158	705323
Freehold	41	750413
Freehold	D	37372
Freehold	2	533362
NSW Government	351	599058
Freehold	69	750413
NSW Government	94	750413
NSW Government	3	750413
Crown	7300	1147749
Freehold	141	750414
Freehold	45	750414
Freehold	153	750414
Freehold	93	750414
Freehold	90	750414
Freehold	10	850193
Freehold	66	750414
Freehold	69	750414
Freehold	67	750414
Freehold	155	750414

Table A-1 (continued)
Indicative ETL Infrastructure Application Area Schedule of Lands

Tenure Type	Lot	Deposited plan (DP)
Freehold	68	750414
Freehold	23	750366
Freehold	A	358506
Freehold	61	750414
Freehold	65	750414
Freehold	62	750414
Freehold	64	750414
Freehold	1	873051
Freehold	63	750414
Freehold	157	750414
Freehold	156	750414
Freehold	6	794024



- LEGEND**
- NSW State Forest
 - Section 10 Declaration Area
 - Land Parcels Relevant to the ETL Infrastructure Application Area
 - Existing Electricity Transmission Line
 - Approved McPhillamys Gold Project (SSD 9505)*
 - Mining Lease Applications (MLA 574, MLA 613 & MLA 640)
 - Disturbance Area (Mine Development)
 - Disturbance Area (Mine Development) Relevant to the McPhillamys Gold Infrastructure Project

- McPhillamys Gold Infrastructure Project (State Significant Infrastructure)**
- Electricity Transmission Line
 - Disturbance Area (Southern Option)
 - Electricity Transmission Line (Southern Option)
 - Electricity Transmission Line (Northern Option)
 - Indicative ETL Infrastructure Application Area

Note: * Not all components of the approved McPhillamys Gold Project SSD 9505 are shown.

Source: NSW Spatial Services (2020); Regis (2020, 2022, 2025)



McPHILLAMYS GOLD INFRASTRUCTURE PROJECT
Indicative ETL Infrastructure Application Area

Figure A1

ATTACHMENT B

PRE-CONDITIONS TO GRANTING APPROVAL AND MANDATORY MATTERS FOR CONSIDERATION

Table B-1
Applicable Pre-conditions to Granting Approval

Statutory Reference	Pre-condition	Relevance
NSW Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)		
section 181(6)	<i>The proponent of State significant infrastructure specified in subsection (5) must—</i> (a) <i>arrange for the Minister to publish notice of the application on the NSW planning portal, and</i> (b) <i>give notice of the application during the relevant period by—</i> (i) <i>giving written notice to the owner of the land, or</i> (ii) <i>an advertisement published in a newspaper circulating in the area in which the infrastructure will be carried out</i>	The Project falls within the scope of the SSI identified in section 181(5)(d) of the <i>NSW Environmental Planning and Assessment Regulation 2021</i> (EP&A Regulation). Accordingly, to make the SSI application for the Project in accordance with section 181(5)(d), Regis would arrange for the Minister for Planning to publish notice of the application on the NSW Planning Portal and would also give written notice of the application to the owner of the land or arrange for an advertisement to be published in newspapers circulating in the areas which the Project will be carried out.
section 191	<i>The environmental impact statement must comply with the environmental assessment requirements notified under section 176 or the Act, section 5.16(4)</i>	Regis will submit the EIS in a manner that complies with the requirements of section 5.16(4) of EP&A Regulation.

Table B-1 (continued)
Applicable Pre-conditions to Granting Approval

Statutory Reference	Pre-condition	Relevance
NSW Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) (continued)		
section 192 (see also section 190)	(1) <i>An environmental impact statement must contain the following—</i> (a) <i>a summary of the environmental impact statement,</i> (b) <i>a statement of the objectives of the development, activity or infrastructure,</i> (c) <i>an analysis of feasible alternatives to the carrying out of the development, activity or infrastructure, considering its objectives, including the consequences of not carrying out the development, activity or infrastructure,</i> (d) <i>an analysis of the development, activity or infrastructure, including—</i> (i) <i>a full description of the development, activity or infrastructure, and</i> (ii) <i>a general description of the environment likely to be affected by the development, activity or infrastructure and a detailed description of the aspects of the environment that are likely to be significantly affected, and</i> (iii) <i>the likely impact on the environment of the development, activity or infrastructure, and</i> (iv) <i>a full description of the measures to mitigate adverse effects of the development, activity or infrastructure on the environment, and</i> (v) <i>a list of the approvals that must be obtained under another Act or law before the development, activity or infrastructure may lawfully be carried out,</i> (e) <i>a compilation, in a single section of the environmental impact statement, of the measures referred to in paragraph (d)(iv),</i> (f) <i>the reasons justifying the carrying out of the development, activity or infrastructure, considering biophysical, economic and social factors, including the principles of ecologically sustainable development set out in section 193.</i> <i>Note—</i> <i>A cost benefit analysis may be submitted or referred to in the reasons justifying the carrying out of the development, activity or infrastructure.</i> (2) <i>This section is subject to the environmental assessment requirements that relate to the environmental impact statement.</i>	The MGIP EISs will contain the information required under sections 190 and 192 of the EP&A Regulation.

Table B-1 (continued)
Applicable Pre-conditions to Granting Approval

Statutory Reference	Pre-condition	Relevance
NSW Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) (continued)		
section 192 (see also section 190) (continued)	(3) <i>This section does not apply if—</i> (a) <i>the Planning Secretary has waived the requirement for an application for environmental assessment requirements in relation to an environmental impact statement for State significant development, and</i> (b) <i>the conditions of the waiver specify that the environmental impact statement must instead comply with requirements set out or referred to in the conditions.</i> (4) <i>A document adopted or referred to by an environmental impact statement is taken to form part of the statement.</i>	(as above)
NSW Biodiversity Conservation Act 2016 (BC Act)		
section 7.9	(1) <i>This section applies to—</i> (a) <i>an application for development consent under Part 4 of the Environmental Planning and Assessment Act 1979 for State significant development, and</i> (b) <i>an application for approval under Division 5.2 of the Environmental Planning and Assessment Act 1979 to carry out State significant infrastructure.</i> (2) <i>Any such application is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.</i> (3) <i>The environmental impact statement that accompanies any such application is to include the biodiversity assessment required by the environmental assessment requirements of the Planning Agency Head under the Environmental Planning and Assessment Act 1979.</i>	The SSI application for the Project will be accompanied by a BDAR and the EIS will include the biodiversity assessment required by the SEARs.

Table B-2
Applicable Mandatory Matters for Consideration

Statutory Reference	Mandatory Consideration
Considerations under the NSW Environmental Planning and Assessment Act 1979 (EP&A Act)	
section 1.3	<i>The objects of this Act are as follows—</i> <i>(a) 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,</i> <i>(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i> <i>(c) to promote the orderly and economic use and development of land,</i> <i>(d) to promote the delivery and maintenance of affordable housing,</i> <i>(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,</i> <i>(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</i> <i>(g) to promote good design and amenity of the built environment,</i> <i>(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,</i> <i>(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,</i> <i>(j) to provide increased opportunity for community participation in environmental planning and assessment.</i>
section 5.19(2)	<i>The Minister, when deciding whether or not to approve the carrying out of State significant infrastructure, is to consider—</i> <i>(a) the Planning Secretary's report on the infrastructure and the reports, advice and recommendations contained in the report, and</i> <i>(b) any advice provided by the Minister having portfolio responsibility for the proponent, and</i> <i>(c) any findings or recommendations of the Independent Planning Commission following a review in respect of the State significant infrastructure.</i>
Considerations under the NSW Biodiversity Conservation Act 2016 (BC Act)	
section 7.14(2)	<i>The relevant authority, when determining in accordance with the Environmental Planning and Assessment Act 1979 any such application, is to take into consideration under that Act the likely impact of the proposed development on biodiversity values as assessed in the biodiversity development assessment report. The relevant authority may (but is not required to) further consider under that Act the likely impact of the proposed development on biodiversity values.</i>
section 7.16(3)	<i>If the relevant authority is of the opinion that proposed State significant development or State significant infrastructure that is the subject of an application to which this Division applies is likely to have serious and irreversible impacts on biodiversity values, the relevant authority—</i> <i>(a) is required to take those impacts into consideration, and</i> <i>(b) is required to determine whether there are any additional and appropriate measures that will minimise those impacts if consent or approval is to be granted.</i>