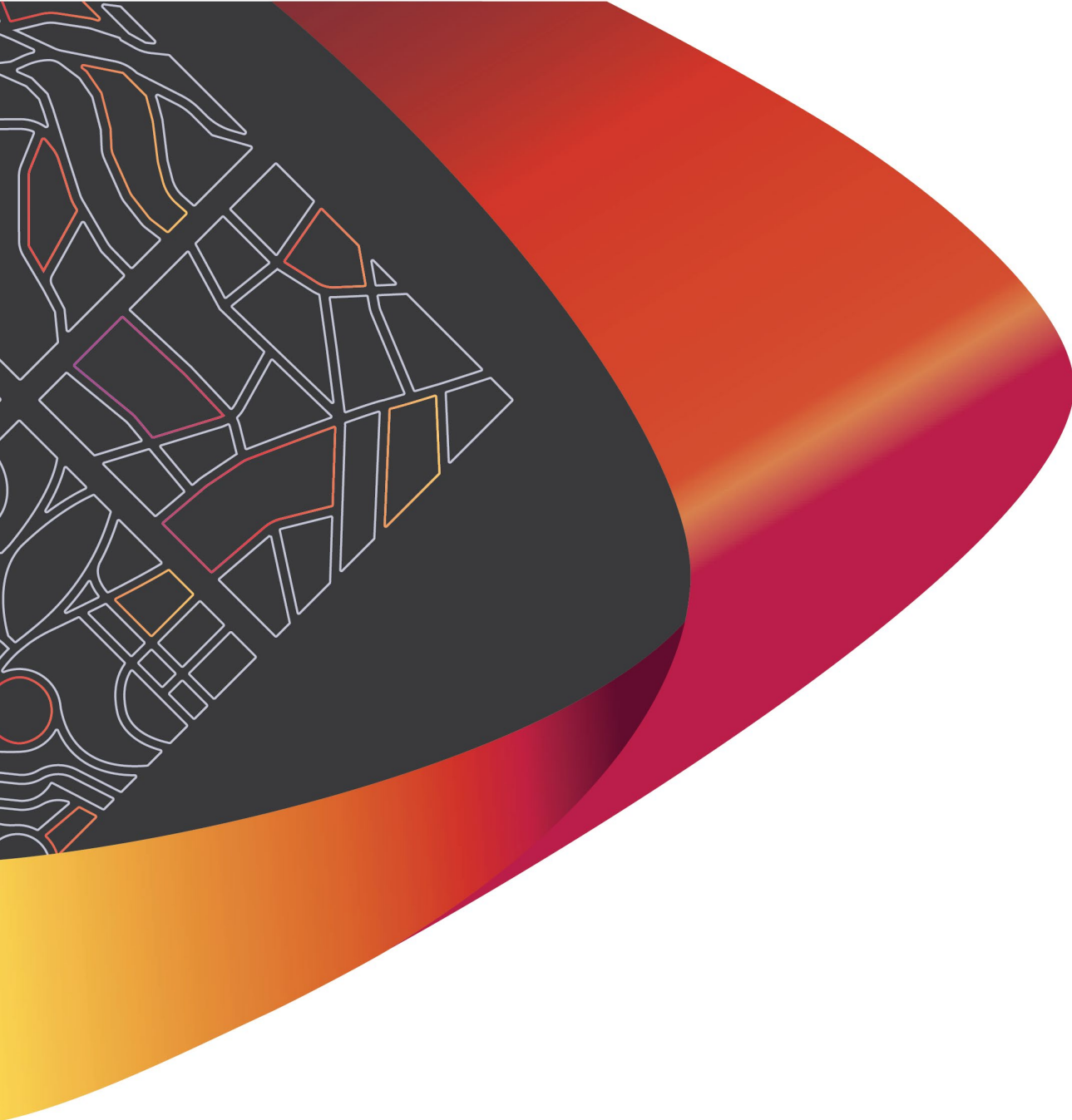




BESS ATLANTIC PTY LTD C/O GRANSOLAR DEVELOPMENT
AUSTRALIA

Jindera Battery Energy Storage System

LAND USE CONFLICT RISK ASSESSMENT



Premise

Report No: P002037_LUCRA

Rev: 001D

22 May 2025

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DOCUMENT AUTHORISATION					
Revision	Revision Date	Details			
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ABBREVIATIONS

Abbreviation	Abbreviated term
AA	Archaeological Assessment
ACHA	Aboriginal Cultural Heritage Assessment
AEP	Annual Exceedance Probability
AHD	Average Height Datum
AHIMS	Aboriginal Heritage Information Management System
AIA	Agricultural Impact Assessment
ASC	Australian Soil Classification
BRAR	Bushfire Risk Assessment Report
BAM	Biodiversity Assessment Method
BDAR	Biodiversity Development Assessment Report
BESS	Battery Energy Storage System
BoM	Bureau of Meteorology
CEMP	Construction Environmental Management Plan
Development Site	The area within the subject site on which the components of the project will be constructed.
DMP	Decommissioning Management Plan
DPHI	NSW Department of Planning, Housing and Infrastructure
DPI	Department of Primary Industries
EEC	Endangered Ecological Communities
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
FRIAR	Flood Risk and Impact Assessment Report
GDE	Groundwater Dependent Ecosystem
ha	hectares
HIS	Heritage Impact Statement
HRA	Hazard and Risk Assessment

km	kilometres
LGA	Local Government Area
LUCRA	Land Use Conflict Risk Assessment
m	metres
MW	Megawatt
NIA	Noise Impact Assessment
OEMP	Operational Environmental Management Plan
PCT	Plant Community Type
PHA	Preliminary Hazard Analysis
PRS	Preliminary Risk Screening
RAPs	Registered Aboriginal Parties
SEARs	Secretary's Environmental Assessment Requirements
SHI	State Heritage Inventory
SIA	Social Impact Assessment
SSD	State Significant Development
SSDA	State Significant Development Application
Subject Site	Defined as the land that is the subject of the application

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1. INTRODUCTION

1.1 Background

Premise Australia Pty Ltd (Premise) has been commissioned by the proponent (BESS Atlantic Pty Ltd c/o Gransolar Development Australia) to prepare a Land Use Conflict Risk Assessment (LUCRA) to support a State Significant Development Application (SSD-68815961) for a proposed Battery Energy Storage System (BESS) and associated works at 204 Ortlipp Road, Glenellen, NSW 2642. The proposed development is known as the Jindera BESS and is located within the Greater Hume Shire Local Government Area (LGA).

The development site is depicted in its regional context and local context in **Figure 1** and **Figure 2**.

1.2 Scope

This LUCRA has been prepared to address relevant requirements of the Secretary's Environmental Assessment Requirements (SEARs) issued for the project by the NSW Department of Planning, Housing and Infrastructure (DPHI) and to support the project Environmental Impact Statement (EIS). SEARs relevant to this LUCRA are provided in **Table 1**.

It should be noted that this LUCRA addresses the requirement to prepare a LUCRA but does not include a detailed consideration of site selection and suitability, zoning provisions or assessment of impacts. These matters are addressed in the EIS.

Table 1 – Relevant SEARs

Source	Requirement	Addressed
General Requirements	> <i>a strategic justification of the development focusing on site selection and the suitability of the proposed site with respect to potential land use conflicts with existing and future surrounding land uses (including existing land use, other proposed or approved energy facilities, major projects, rural/residential development, Crown lands within and adjacent to the project site and subdivision potential);</i>	Section 3 – Land Use Conflict Risk Assessment. Appendix A – Risk Assessment. Note: The strategic justification of the development, it's permissibility and feasible alternatives are addressed within the EIS.
	> <i>a detailed evaluation of the merits of the project as a whole having regard to:</i> <i>– the requirements in Section 4.15 of the Environmental Planning and Assessment Act 1979, including the objects of the Act and how the principles of ecologically sustainable development have been</i>	As above.

Source	Requirement	Addressed
	<i>incorporated in the design, construction and ongoing operations of the development;</i> <i>– the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses;</i> <i>– feasible alternatives to the development and its key components, including siting and project design alternatives to avoid areas of biodiversity value and the consequences of not carrying out the development; and</i> <i>– a detailed consideration of the capability of the project to contribute to the security and reliability of the electricity system in the National Electricity Market, having regard to local system conditions and the Department's guidance on the matter.</i>	
SEARS – Key Issues (Land)	> <i>a detailed justification of the suitability of the site and that the site can accommodate the proposed development having regard to its potential environmental impacts, land contamination, permissibility, strategic context and existing site constraints;</i>	Note: The suitability of the site with respect to environmental impacts land contamination, permissibility, strategic context and exiting site constraints, is detailed within the EIS.
	> <i>an assessment of the potential impacts of the development on existing land uses on the site and adjacent land, including:</i>	See below.
	<i>– agricultural land, flood prone land, nearby drinking water catchments, Crown lands, mining, quarries, mineral or petroleum rights (if relevant);</i>	Section 2.2- Nature of the locality.
	<i>– a soil survey to determine the soil characteristics and consider the potential for salinity, acid sulfate soils and erosion to occur; and</i>	Note: Further detail on the completion of a soil survey, soil characteristics and the potential for soil hazards is addressed within the EIS.

Source	Requirement	Addressed
	– <i>a cumulative impact assessment of nearby developments;</i>	Section 2.2 - Nature of the locality and within the EIS.
	> <i>an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including:</i>	See below.
	– <i>consideration of the zoning provisions applying to the land, including subdivision (if required);</i>	Section 2.2.1 – Land use zones.
	– <i>completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industry's Land Use Conflict Risk Assessment Guide.</i>	Section 3 – Land Use Conflict Risk Assessment. Appendix A – Risk Assessment.
	– <i>an assessment of impact on agricultural resources and agricultural production on the site and region.</i>	Note: Further detail on the completion of a soil survey, soil characteristics and the potential for soil hazards is addressed within the EIS and an Agricultural Impact Assessment (AIA).
NSW Department of Primary Industry (DPI) - Agriculture	DPI has reviewed the draft SEARs and the commitments made in the Scoping Report. While the required assessment of potential agricultural impacts is supported as outlined, other specific requirements should include: – <i>Any proposed subdivision resulting in lots that is smaller than the minimum lot size should not create additional dwelling entitlements.</i> – <i>Any Rehabilitation and Decommissioning Strategy should include removal of all above and below ground infrastructure to allow greater opportunity for irrigated agricultural activities following decommissioning.</i> – <i>A Pest and Weed Management Plan should address specific biosecurity, weed and pest impacts relating to irrigated agriculture and the irrigation system in the vicinity of the proposal (not just impacts relating to Biodiversity).</i> – <i>Rehabilitation plans during and post construction should detail appropriate groundcover management</i>	Section 3 – Land Use Conflict Risk Assessment. Appendix A – Risk Assessment. Note: Further consideration of impacts to agricultural resources and production is provided in the EIS and AIA.

Source	Requirement	Addressed
	<i>using locally native species to limit dust and other land use conflict issues.</i>	
NSW Department of Planning, Housing and Industry (DPHI) – Crown Lands	<i>The Department of Planning, Housing and Infrastructure – Crown Lands and Public Spaces has reviewed the proposal. Lineal Infrastructure (e.g. Pipelines and/or Electricity Transmission lines) traversing Crown land/roads</i> <i>In order for transmission lines to traverse a Crown road, the proponent will need to apply for an easement. To discuss easement requirements, please contact the Acquisitions team at the earliest opportunity at: cl.acquisitions@crownland.nsw.gov.au.</i> <i>Information regarding the easement process is available at the below link: https://www.crownland.nsw.gov.au/protection-and-management/easements</i> <i>As the easement process may be lengthy, it is also recommended that the proponent apply for a licence for the Crown road as soon as possible. A licence will temporarily authorise use and access for the infrastructure to traverse Crown road whilst the easement applications are being processed.</i> <i>Details on how to apply for a licence are available at the below link: https://www.crownland.nsw.gov.au/licences-leases-and-permits/apply-or-manage-licence</i> <i>It is important to note that licences or easements must be in place before infrastructure can traverse Crown land or roads.</i> <i>It is important to note that authority must be in place before Crown road can be used, traversed, accessed or infrastructure can be built.</i>	Section 2.2 - Nature of the locality. Section 2.2.5.1 - Crown land. Section 2.2.5.3- Native Title. Note: This LUCRA addresses land use conflict related to Crown Land. Further consideration of Crown Land is provided in the EIS.
NSW Department of Regional NSW -Mining Exploration and Geoscience (MEG)	<i>MEG has reviewed the information supplied and notes that the project site is covered by Exploration Licence (EL) 9366 (not EL6406 as noted in the scoping report.) EL 9366 is held by Krakatoa Australia Pty Ltd (Krakatoa) for Group 1 minerals. MEG notes that EL9366 expires on 3 March 2024 and advises the title holder has sought renewal and the title remains “in force” under the Mining Act. Project and based on the review has no specific comments in relation to Mining Act 1992.</i> <i>MEG acknowledges the proponent’s commitment to consult with Krakatoa, as required by the draft SEARs. MEG recommends early engagement with title holders to determine their interest in the area and exploration activities proposed in the vicinity of the project site.</i>	Section 2.2.5.2 – Mining and exploration titles.

Source	Requirement	Addressed
	<i>MEG has no additional requirements to those in the draft SEARs and advises the Proponent to actively monitor the MinView map viewer at https://minview.geoscience.nsw.gov.au for mining title changes that may interact with this project. MEG can assist with title holder contact details if required.</i>	

1.3 Methodology

This Land Use Conflict Risk Assessment (LUCRA) has been prepared in accordance with the *Land Use Conflict Risk Assessment Guide* (Department of Primary Industries, 2011) (the LUCRA Guide).

The LUCRA is a system to identify and assess the potential for land conflict to occur between neighbouring land uses. Land use conflicts occur when one land user is perceived to infringe upon the rights, values or amenity of another. The LUCRA enables a systematic, consistent, and site-specific conflict assessment approach. Through evaluating land use compatibility and potential land use conflicts appropriate risk reduction management strategies can be identified.

As stated in the LUCRA Guide, a LUCRA aims to:

- > accurately identify and address potential land use conflict issues and risk of occurrence before a new land use proceeds or a dispute arises
- > objectively assess the effect of a proposed land use on neighbouring land uses
- > increase the understanding of potential land use conflict to inform and complement development control and buffer requirements, and
- > highlight or recommend strategies to help minimise the potential for land use conflicts to occur and contribute to the negotiation, proposal, implementation and evaluation of separation strategies.

The assessment process in the LUCRA Guide has been applied to achieve the above aims. These steps are provided in **Table 2**, including a reference column to the section where each step is addressed in this report.

Table 2 – LUCRA steps

Source	Requirement	Addressed
Step 1: Gather information	> Describe the nature of the proposed land use change and the proposed development.	Section 2.1
	> Describe and record the major activities associated with the land use change and their frequency. Include periodic and seasonal activities that have the potential to be a source of a complaint or conflict.	Section 2.1
	> Appraise the topography, climate and natural features of the site and broader locality.	Section 2.2 Section 2.3

Source	Requirement	Addressed
	> Undertake a site history search, review the previous environmental assessments and approvals for the site.	Section 2.4
	> Inspect the site and interview relevant owners/operators of adjacent properties.	Section 2.5 Section 2.6
	> Describe and record the main activities of the adjacent properties and their frequency, include water-based activities that may be adversely impacted, such as oyster farming; and,	Section 2.2.2
	> Compare and contrast the proposed and adjoining/surrounding land uses and activities for incompatibility and conflict issues	Section 2.7
Step 2: Evaluate the risk level for each activity	Each proposed activity is recorded, and potential land use conflict is evaluated in consideration of the: > Probability of occurrence; and, > Consequence of the impact The risk ranking matrix is utilised to determine a risk ranking for each activity and results are recorded into an initial risk evaluation table.	Section 3 Appendix A
Step 3: Risk reduction management strategies	Management strategies and mitigation measures that affect the probability and consequence of activities are identified. Revised risk rankings are calculated, and performance targets are set, detailing how the effectiveness of the strategy will be monitored. The objective of this step is to identify and define controls that lower the risk ranking score to 10 or below.	Section 3.3 Appendix A
Step 4: Record LUCRA results	Key issues, risk level and recommended management measures are recorded and summarised. This record provides a valuable planning document for managers and planners and should be included in any relevant management plan.	Section 6

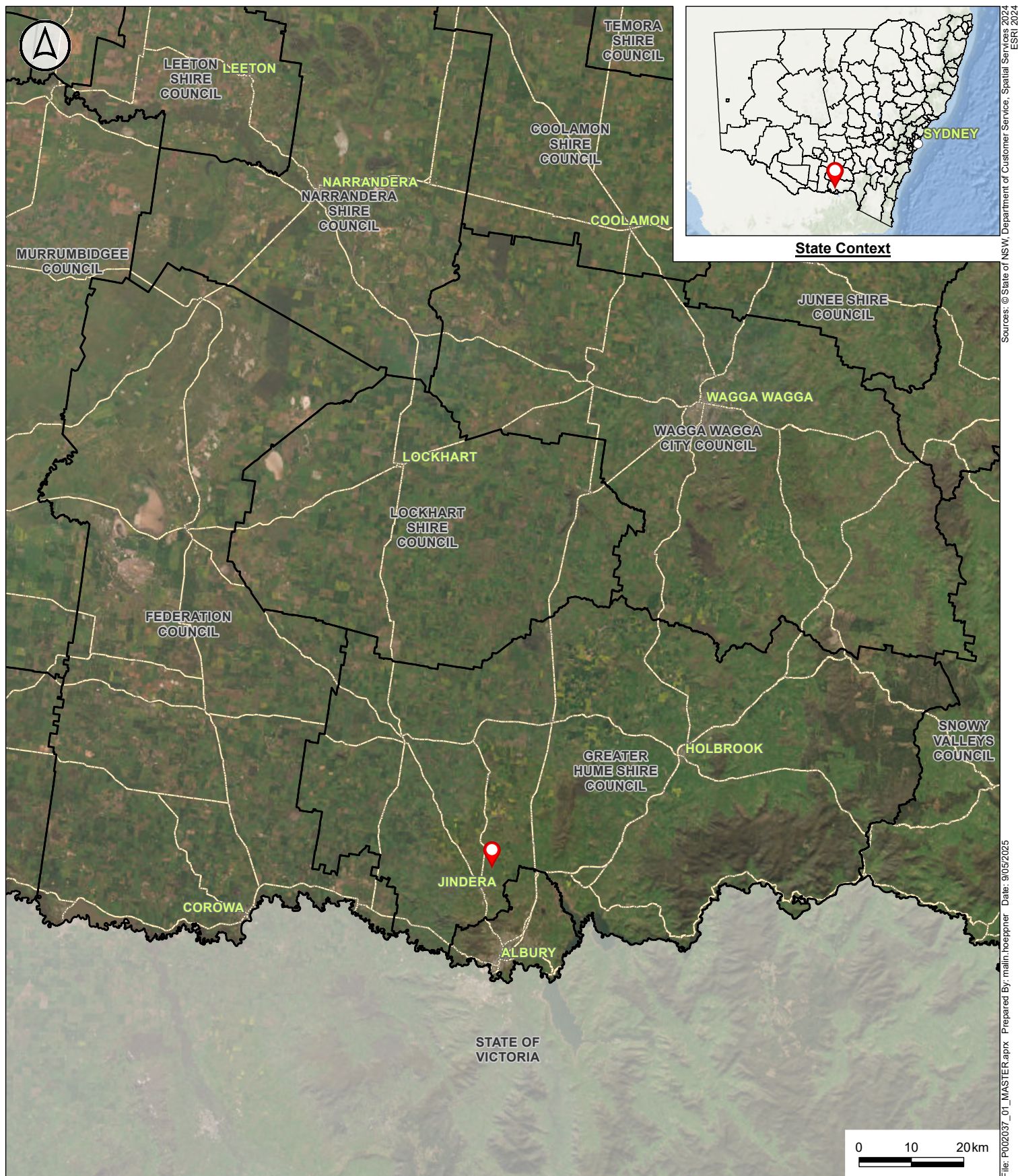
1.4 Study areas

The study areas for this LUCRA includes the development site and the locality. These terms are defined in **Table 3**.

The study areas were determined by considering surrounding land uses and the likely spatial extent of potential impacts that may cause land use conflict.

Table 3 – Study area terminology

Term	Meaning
Development Site	The area within the subject site on which the components of the project will be constructed. This area includes: > A BESS area situated within Lot 204 DP753342, consisting of containerised lithium-ion type batteries that will be manufactured offsite and delivered for installation, together with inverter stations and cabling; > A switching station and connection asset together with transformers, switchgear, control rooms and switch rooms; > A storage area, internal access tracks, on-site parking, security fencing, lighting and a temporary construction laydown area; > An electrical transmission line extending to the south-west of the BESS, transecting a crown road reserve, the road reserve of Ortlipp Road and Lot 1 DP588720 to facilitate a connection with TransGrid's Jindera Substation. > A site access arrangement to connect to Walla Walla Jindera Road in the west, via Ortlipp Road. > A watermain extension and easement works along Ortlipp Road together with watermain works along Lindner Road, Jindera, NSW; and, > Security fencing and vegetation screening surrounding the BESS.
Locality	The locality consists of land within 1 kilometre (km) of the BESS area. The land use of this area would change to electricity generating works. Note that ancillary components of the development are not considered to represent a change to existing land uses. No locality surrounding the access arrangement, water main easement or the electrical connection route has therefore been provided Section 2.2 of this LUCRA describes the nature of the locality and land uses surrounding the footprint of the proposed BESS.



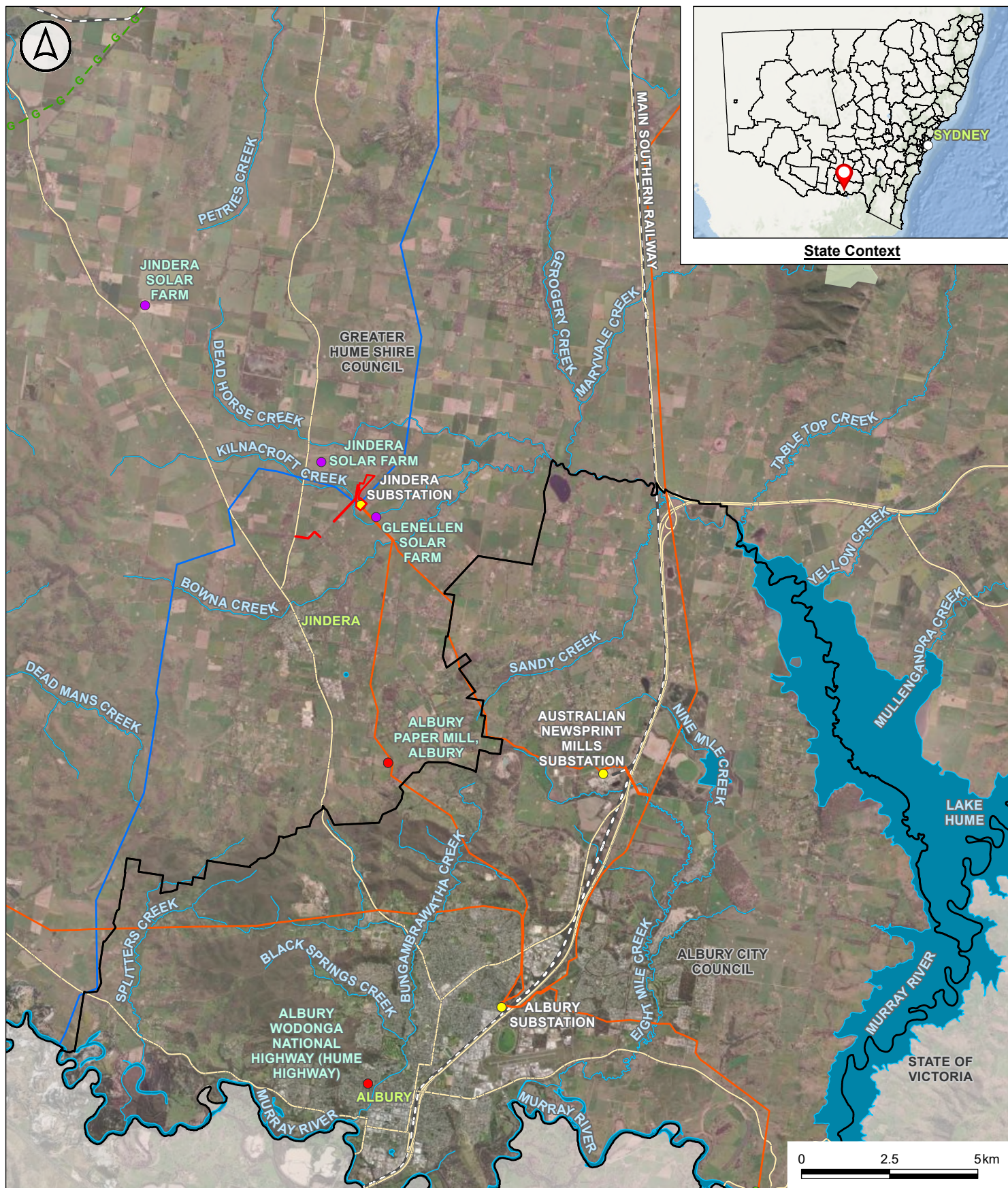
Legend

-  Site Locality
-  LGA Boundary
-  Major Road



Jindera BESS

Figure 1
Regional Context



Legend

- Development Site
- LGA Boundary
- Major Road
- Railway
- Major Water Body
- Major Watercourse
- NPWS Reserve
- Gas Pipeline

Electricity Transmission Line

- 330kV
- 132kV

Renewable Energy Projects

- In planning
- Approved

- Electricity Substation
- Major Projects

State Context

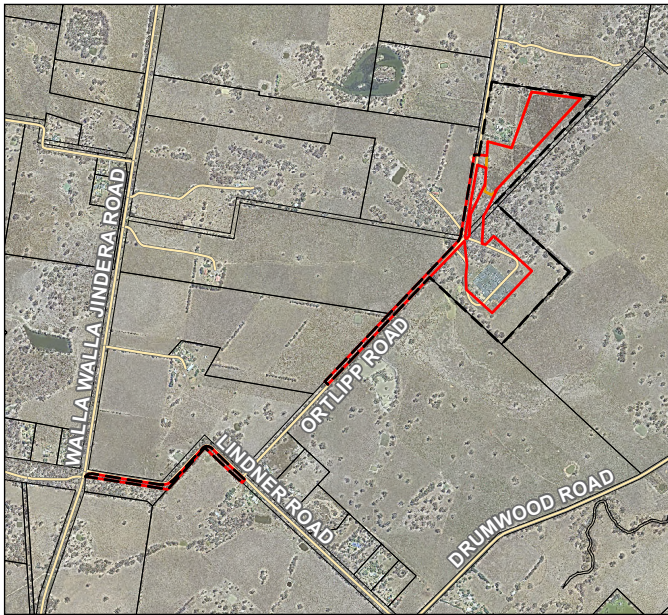
SYDNEY

0 2.5 5km

Premise

Jindera BESS

Figure 2
Local Context



Development Site



Legend

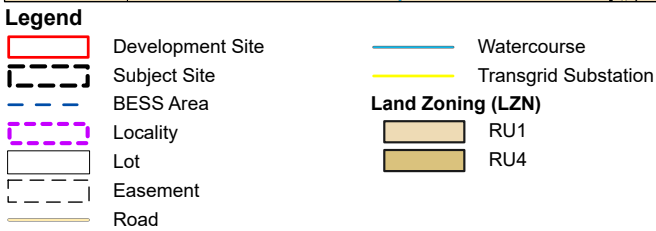
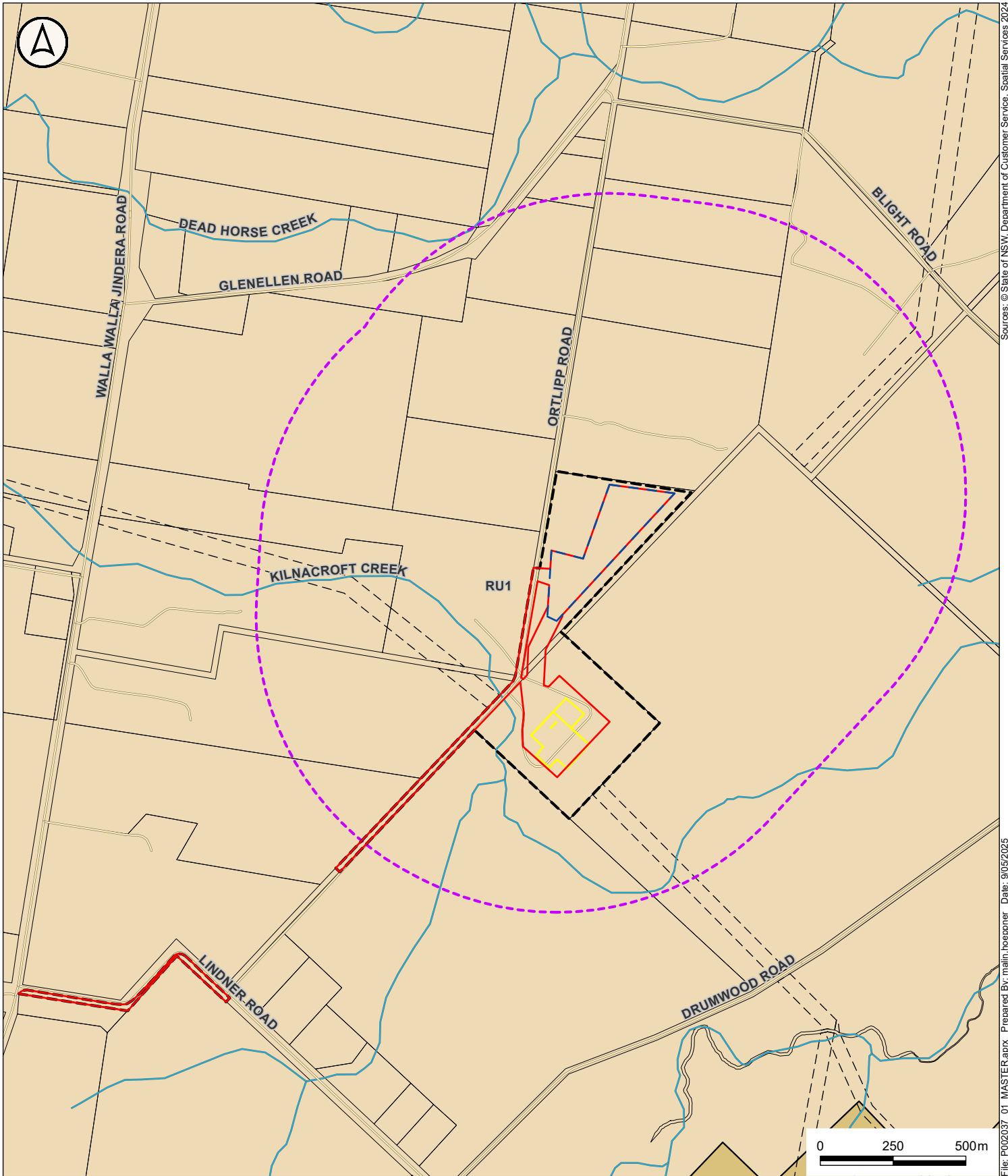
- Development Site
- Subject Site
- BESS Area
- Cadastre
- Road
- Watercourse
- Water Body
- Easement
- Electricity Transmission Line

- 40m Buffer from Top of Creek
- Transgrid Substation
- Proposed Underground Cables
- Proposed Overhead Tower
- Proposed Overhead Line
- Proposed Easement
- Proposed Fence
- Proposed Road Design
- Proposed Vegetation Screening

- Proposed BESS Design
- Proposed Inverter
- Proposed Watertank
- Proposed Control Room
- Proposed Aux Transformer
- Proposed Harmonic Filters
- Proposed Storage Container
- Noise Reduction Barrier
- Swale

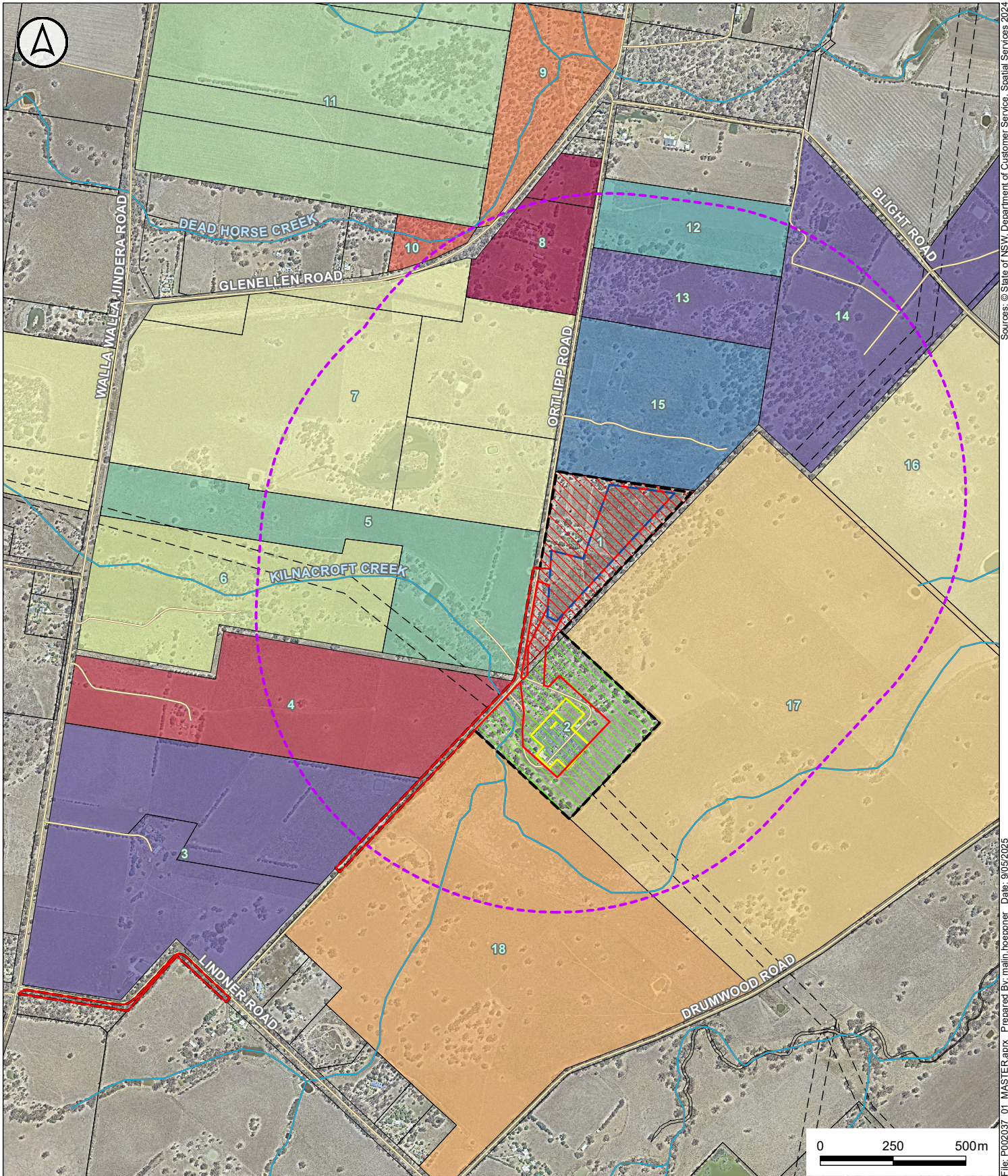
Jindera BESS

Figure 3
Subject Site and Development



Jindera BESS

Figure 4
Land Zoning in the Locality

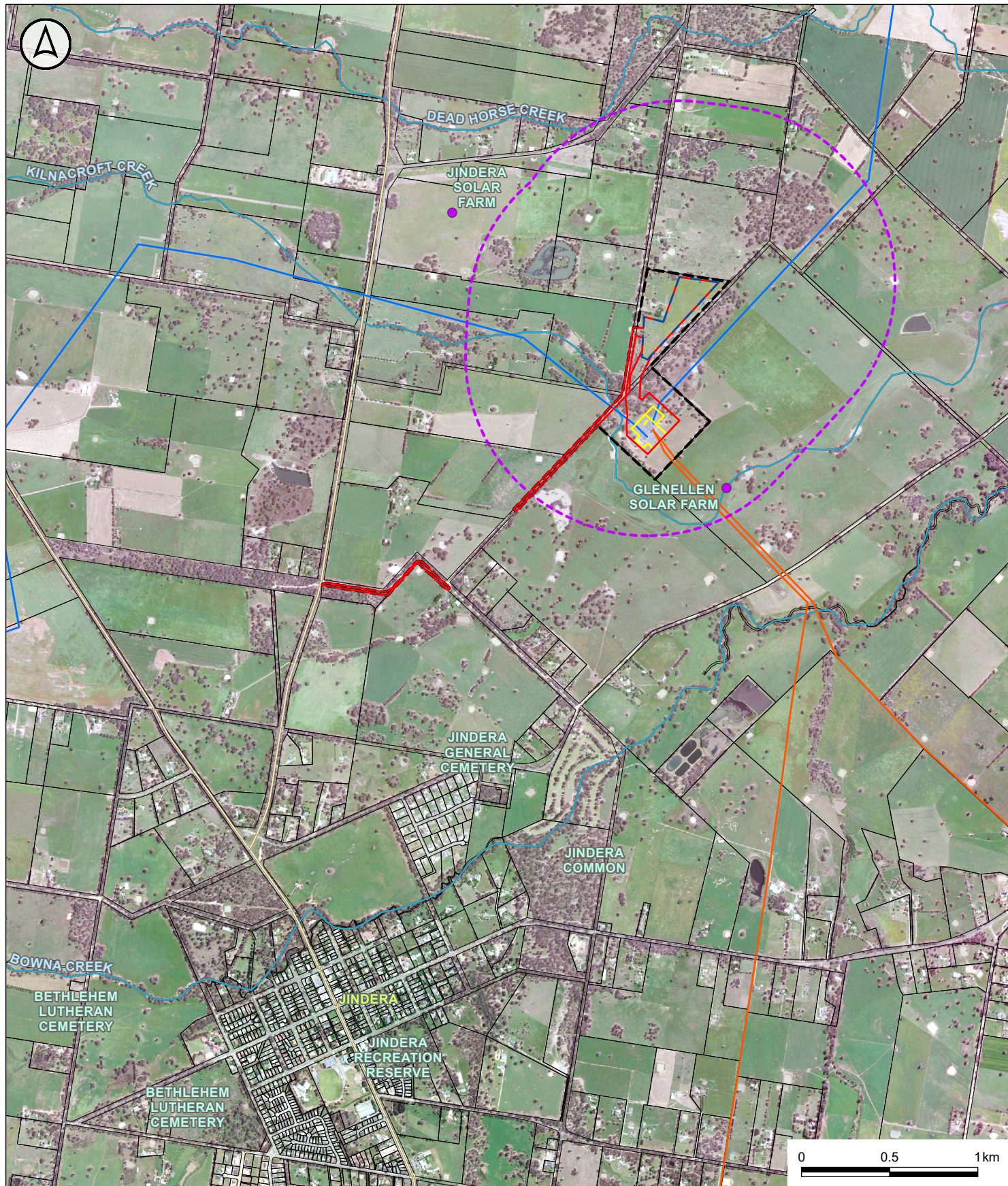


- Legend**
- Development Site
 - Subject Site
 - BESS Area
 - Locality
 - Lot
 - Road
 - Watercourse
 - Transgrid Substation
 - Easement
 - Land Ownership in the Locality
 - Site Landowner
 - Transgrid



Jindera BESS

Figure 5
Land Ownership in the Locality



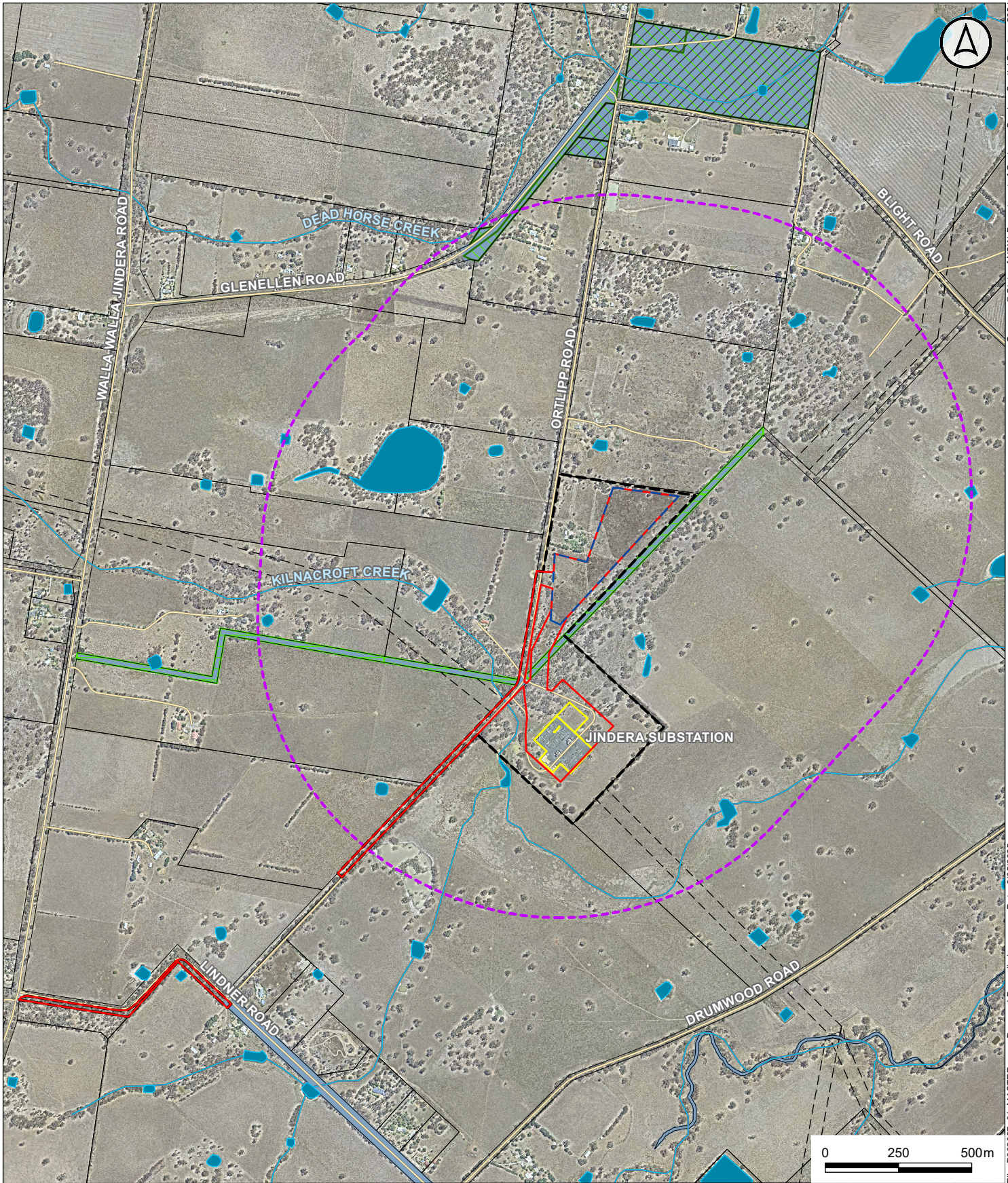
- Legend**
- Development Site
 - Subject Site
 - BESS Area
 - Locality
 - Lot
 - Major Road
 - Major Watercourse
 - Transgrid Substation

- Renewable Energy Projects**
- Approved
- Electricity Transmission Line**
- 132kV
 - 330kV



Jindera BESS

Figure 6
Surrounding Development



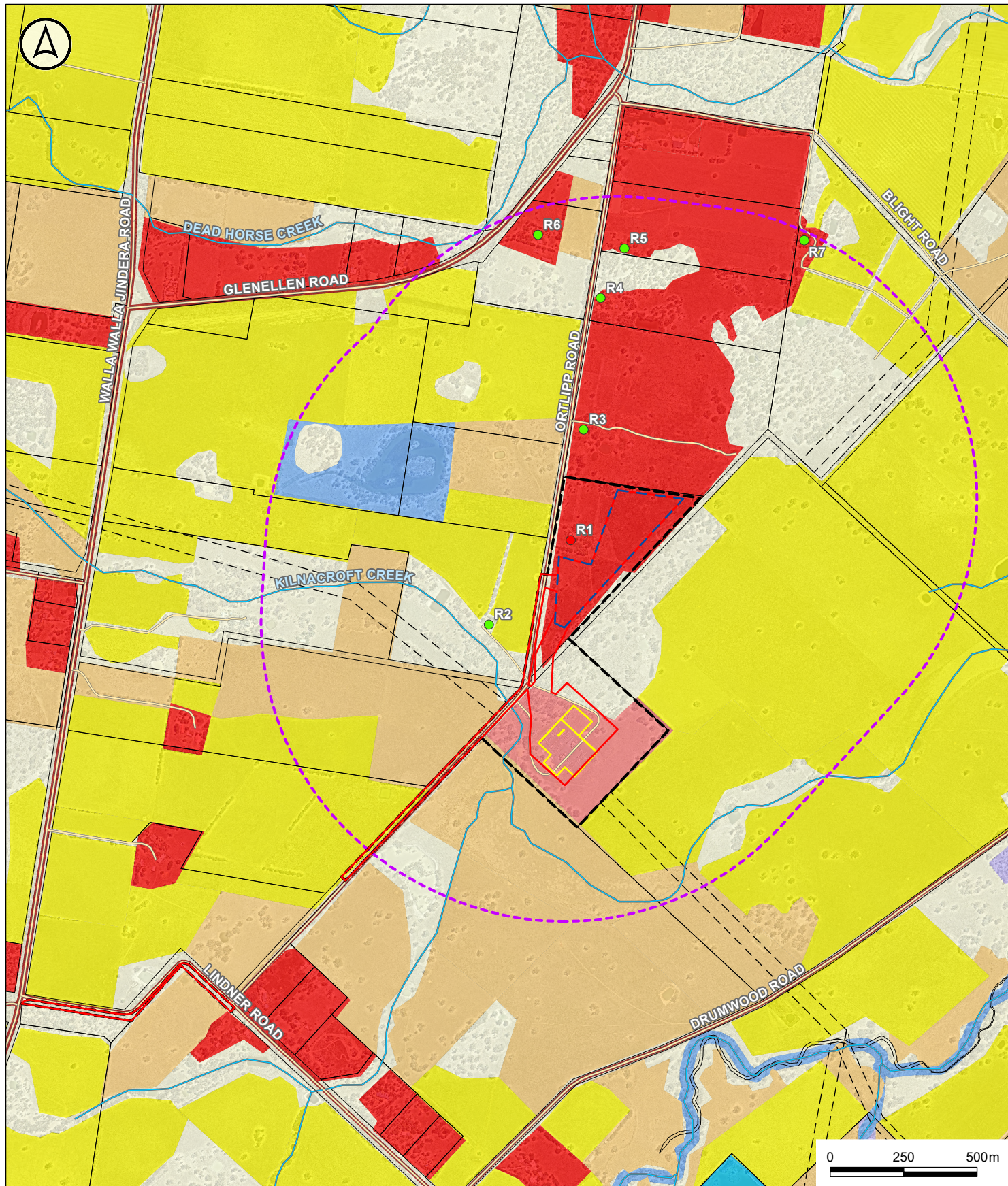
Legend

 Development Site	 Transgrid Substation
 Subject Site	 State Government Land Parcel
 BESS Area	 Crown Land
 Locality	 Crown Enclosure Permit
 Lot	 Crown Reserves
 Road	 Easement
 Water Body	
 Watercourse	



Jindera BESS

Figure 7
Crown Land



- Legend**
- Development Site
 - Subject Site
 - BESS Area
 - Locality
 - Lot
 - Easement
 - Road
 - Watercourse
 - Transgrid Substation

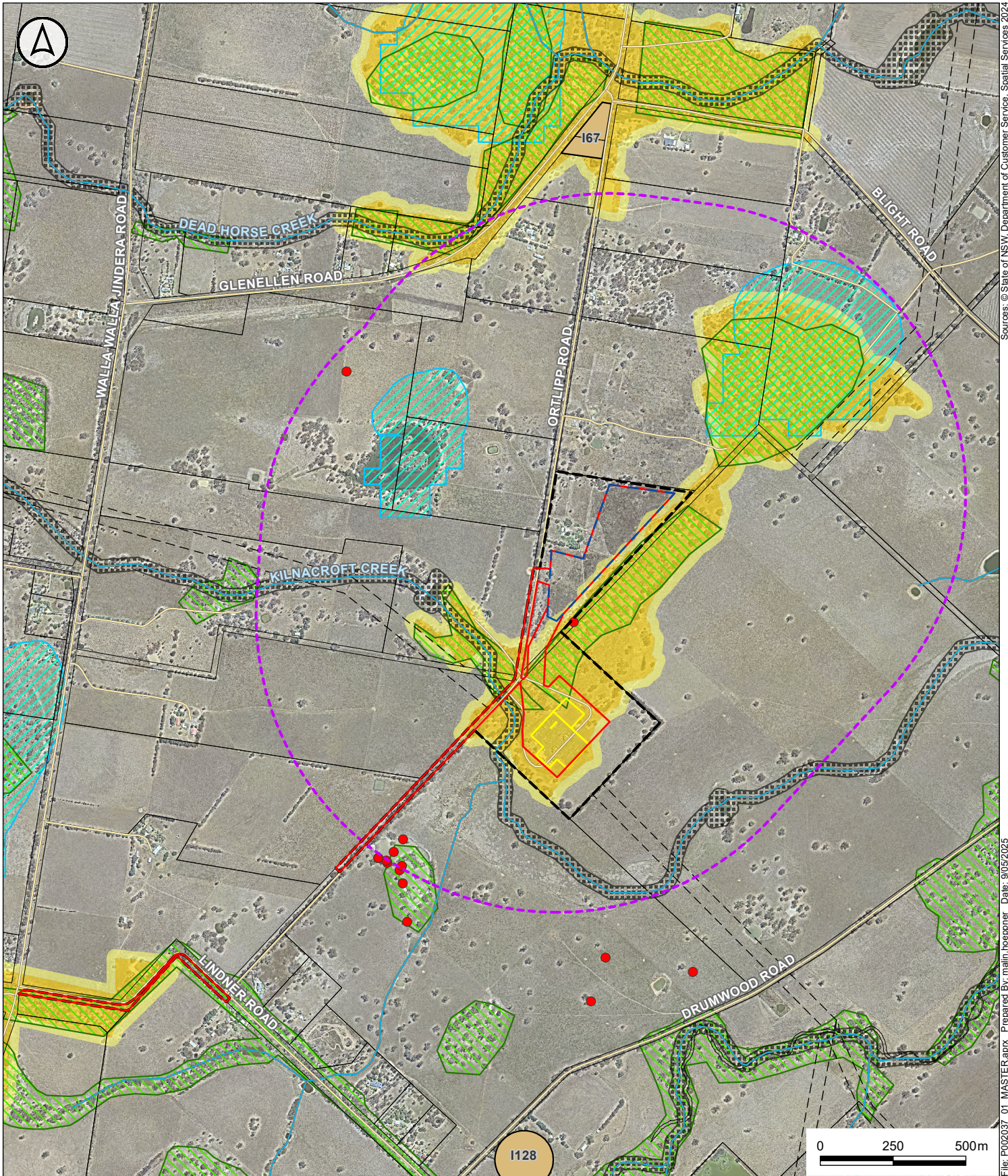
- NSW Landuse 2017 v1.5**
- 1.2.0 Managed resource protection
 - 2.1.0 Grazing native vegetation
 - 3.2.0 Grazing modified pastures
 - 3.3.0 Cropping
 - 5.4.0 Residential and farm infrastructure

- 5.6.0 Utilities
 - 5.7.0 Transport and communication
 - 6.2.0 Reservoir/dam
 - 6.5.0 Marsh/wetland
- Receivers**
- Associated
 - Non Associated



Jindera BESS

Figure 8
Land Use and Receptors Within the Locality



Legend

- Development Site
- Subject Site
- BESS Area
- Locality
- Easement
- Lot
- Road
- Watercourse

- Transgrid Substation
- Wetlands
- Biodiverse Riparian Land
- Terrestrial Biodiversity
- AHIMS Sites

Local Heritage

- Item - General

Bush Fire Prone Land

- Vegetation Category 2
- Vegetation Buffer



Jindera BESS

Figure 9
Environmental Features

2. INFORMATION GATHERING

2.1 Nature of the land use change and development proposed.

2.1.1 THE SITE

The proposed development is located approximately 2.4 km north of the town of Jindera in the Riverina region of NSW.

The development site, being the area on which the components of the project will be constructed, is located across several land parcels, including:

- > Lot 204 DP753342 (private land under agreement with the applicant),
- > Lot 1 DP588720 (land hosting the TransGrid Jindera Substation);
- > Crown Land including unidentified Crown Land along Ortlipp Road and a Crown Enclosure Permit situated between Lot 204 DP753342 and Lot 1 DP588720; and,
- > The road reserves of Ortlipp Road and Lindner Road.

The development site is zoned *RU1 - Primary Production* under the *Greater Hume Local Environmental Plan 2012* (LEP).

The development site has an area of approximately 18.85 hectares (ha) and is depicted with a red boundary in **Figure 3**.

The proposed BESS would occupy a footprint of approximately 6.98 ha within the northern extent of the development site within Lot 204 DP753342.

2.1.2 DEVELOPMENT PROPOSED

The proposed development will include the following key infrastructure and works:

- > Transport of construction personnel associated heavy and light vehicles and materials to and from the development site during construction (dependent on construction schedule).
- > Site establishment works including vegetation clearing within the BESS boundary and Transmission Line (TL) footprint, bulk earthworks and a temporary construction compound.
- > Road works to formalise internal site access road to accommodate heavy vehicles and a new driveway crossing.
- > Construction of hardstand, crushed-rock internal roads, control room and switch gear, auxiliary transformer, battery enclosures, and inverter and transformer stations.
- > Construction of overhead 330 kV TL to facilitate connection to the existing JINDERA 330/132 kV Transmission Substation and associated high voltage steel poles.
- > Installation of an acoustic barrier.
- > Construction of ancillary works including parking area, water tank, storage structures, stormwater management infrastructure and security lighting and fencing.

- > Vegetative screening.
- > The installation of 200 lithium batteries within individual, modular containers, on hardstand footings.
- > The installation of 100 inverters on hardstand footings.
- > Installation of subsurface wiring infrastructure throughout the development site.
- > Installation of an expanded concrete footing on the TransGrid Jindera Substation.
- > Watermain extension: Underboring and installation of piping along Ortlipp Road to extend the local water-main to site.
- > Easement works along Ortlipp Road.
- > Replacement and implementation of watermain piping and associated works along Lindner Road (underboring).
- > Decommissioning of the BESS at the end of life (EOL).

The proposed layout for the development is depicted in **Figure 3**. The final layout is subject to detailed design.

Construction of the development is estimated to take up to 10 months (including a peak period of two months) and will include site clearing and earthworks. The proposed development is expected to have a life span of approximately 20 - 25 years, however, infrastructure may be upgraded to extend the operational life.

2.1.3 NATURE OF LAND USE CHANGE

The construction and operation of the BESS would change the existing land use of the northern portion of the development site (mapped via the NSW Landuse 2017 v1.5 dataset) from a land use of residential and farm infrastructure to electricity generating works.

Areas within the locality and surrounding the proposed BESS are expected to continue to support their existing land use where practicable. As detailed via the assessment provided in **Section 3**, no significant changes to existing activities surrounding the BESS or land use conflicts are expected to occur as a result of the proposed development.

The existing residential and farm infrastructure land use of the BESS area is likely to return following decommissioning.

2.2 Nature of the locality

2.2.1 LAND USE ZONES

Land use zones within the locality are detailed in **Table 4** and depicted in **Figure 8**.

The entire development site and locality is zoned *RU1 – Primary Production* via the LEP. The justification of the proposed development and its permissibility is addressed within the EIS.

Table 4 –Land use zones and objectives

Zone	Objectives
RU1	> <i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i> > <i>To encourage diversity in primary industry enterprises and systems appropriate for the area.</i> > <i>To minimise the fragmentation and alienation of resource lands.</i> > <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i> > <i>To allow for non-agricultural land uses that will not restrict the use of other land in the locality for agricultural purposes.</i>

2.2.2 LAND OWNERSHIP

Land holdings within the locality are depicted in **Figure 5** with different land holdings represented by different colours. In summary:

- > Land within the boundary of the development site is predominantly owned by a single private agricultural landholding which hosts the BESS area. Remaining portions of the development which contain:
 - The transmission easement south of the BESS, transects land owned by one (1) a single private agricultural landholding, a Crown land parcel owned by the NSW State Government and Land owned by TransGrid.
 - The access arrangement for the proposed BESS, transects land owned by the NSW State Government along the road reserve of Ortlipp Road.
 - The water main extension for the proposed BESS, transects land owned by the NSW State Government along the road reserve for Lindner Road.
- > Land ownership throughout the locality is generally comprised of a mixture of privately owned agricultural and rural residential landholdings.
- > The NSW Government own several land parcels throughout the locality including Crown land parcels together with land along the alignment of Ortlipp and Lindner Road.

Future land uses may alter existing ownership in the locality (refer to **Section 2.2.4**).

2.2.3 EXISTING LAND USES

A review of the NSW Landuse 2017 v1.5 mapping from the DPIE SEED Portal identified a range of land uses in the locality. Land uses within the development site and locality are outlined in **Table 5** and **Figure 8**.

The development site predominantly consists of the residential and farm infrastructure land use. The grazing native vegetation land use is mapped within the transmission easement and the transport and communication land use is mapped along the alignment Ortlipp Road and Lindner Road. The portion of the development site occupied by TransGrid's Jindera Substation is mapped with the Utilities land use.

Other notable land used in the locality include cropping, grazing modified of pastures, grazing native vegetation and marsh/wetland land uses.

Table 5 – Land uses within the locality

Land Use	Area (ha)	%
2.1.0 Grazing native vegetation	94.49	20.50
3.2.0 Grazing modified pastures	1.26	15.46
3.3.0 Cropping	191.37	41.52
5.4.0 Residential and farm infrastructure	69.70	15.12
5.6.0 Utilities	15.35	3.33
5.7.0 Transport and communication	4.21	0.91
6.5.0 Marsh/wetland	14.50	3.15
TOTAL	460.89	100%

2.2.3.1 Residential and farm infrastructure

There are no residential dwellings located within the development site.

Farm infrastructure within the development site and surrounding locality is limited to several dams, fences, landscaped areas and internal access tracks. No groundwater bores have been identified within the development site or surrounding locality (refer to **Section 2.3.5**).

As shown in **Figure 8**, there are approximately seven (7) receivers located within the locality of the BESS area, including:

- > One (1) associated receiver located to the north;
- > Five (5) non-associated residential receivers located to the north; and,
- > One (1) non-associated residential receiver located to the east.

The closest receiver to the BESS area is the landowner of Lot 204, DP753342 204 Ortlipp Road. This receiver is located approximately 140 m from the nearest BESS units at the development site and a similar distance from the nearest equipment in the BESS sub-station.

The closest non-associated receiver to the BESS area is situated within the eastern extent of Lot 1 DP749584 and located approximately 300 m to the east of the nearest BESS units.

2.2.3.2 Agriculture

The NSW Landuse 2017 v1.5 mapping dataset identifies that agricultural land uses impact the development site and locality (see **Figure 8**).

Agriculture is the dominant land use in the locality, occupying the majority of land surrounding the proposed BESS area. Agricultural land use within the locality includes:

- > Cropping land uses which occupy the majority of land to the east and west of the BESS area. This land use is located approximately 70 m west of the BESS area at its closest point.
- > Grazing of native vegetation land uses which impact the proposed transmission easement and scattered parcels throughout the locality predominantly to the north, east and west of the BESS area. This land use is located approximately 70 m west of the BESS area at its closest point.
- > Grazing of modified pasture land uses, which are scattered throughout the locality to the west, east and northeast of the development site. This land use is located approximately 280 m west of the BESS area at its closest point.

The project is situated within the Riverina Murray Region and the Murray Sub Region. The Department of Primary Industries (DPI) Agricultural Industry Snapshot for Planning – Murray Sub Region identifies the gross value of agricultural production of this region at over \$1,090 million for the year between 2015 and 2016 (DPI, 2020). The gross value of agricultural production (GVP) of the GHSC LGA is \$219.4 million and comprises 20.1 % of the Murray subregions total agricultural GVP. The top three (3) commodities, beef, broadacre crops and wool, contribute \$77.4 million, 74.21 million and \$24.01 million to the GVP of the GHSC LGA, respectively (DPI, 2020).

The development site and locality are not mapped as containing any land identified via Strategic Regional Land Use Policy including Strategic Agricultural Land - Biophysical (otherwise referred to as 'BSAL'). Portions of the development site and proposed BESS area are mapped as containing State Significant Agricultural Land (SSAL) via the Draft SSAL Map. No guidelines or policies, however, currently apply to the identification of land via the SSAL map and as stated by DPI, "the identification of land as SSAL according to the draft SSAL map does not currently result in any changes to the ways you can use your land" (DPI, 2025).

2.2.3.3 Infrastructure

An overview of infrastructure impacting the development site and locality is provided below. These features are depicted in **Figure 6**.

2.2.3.3.1 Roadways

Key roads that would be utilised during the construction and operation of the BESS include:

- > Internal access roads, including the installation of a new access arrangement provided along the western boundary of Lot 204 DP753342 to connect to Ortlipp Road.

- > Ortlipp Road, which extends in a general north to south alignment through the development site approximately 60 m west of the BESS area. Ortlipp Road terminates at a connection to Glenellen Road approximately 1.4 km north of the BESS area and extends southwards to connect to Lindner Road.
- > Lindner Road, which extends in a general east to west alignment approximately 1.7 km to the south of the BESS area. Lindner Road extends southwards to connect to Walla Walla Jindera Road approximately 21.6 km southwest of the BESS area.

The boundary of the development site includes portions of Ortlipp Road and Lindner Road, which would be developed in consideration of the requirements of Transport for NSW (TfNSW) and Greater Hume Shire Council (GHSC) to provide suitable access to the project.

The expected transportation route for containerised batteries, other materials (e.g. aggregates) and construction material has been assessed by the TIA with vehicles travelling from Albury and Wondoga via Urana Road. No oversize and over mass (OSOM) vehicles will be required during construction with the exception of a one-off transportation of the transformer. The transformer would be transported to the development site from the Port of Melbourne from the port of Melbourne

Ongoing consultation with TfNSW has occurred in relation to the assessment of potential traffic impacts and is outlined in the project Transport Impact Assessment (TIA) prepared by SLR (2025). Measures to reduce risk to the traffic environment should form part of the application and are anticipated to reduce the likelihood of significant land use conflicts.

2.2.3.3.2 Substation

The TransGrid Jindera Substation occupies an area of approximately 2.2 ha and is located in the southeastern extent of the development site. The substation is situated within the southwestern extent of Lot 1 DP588720 approximately 280 m south of the BESS area (refer to **Figure 3**). The proposed BESS would connect into this electrical infrastructure via a new transmission line.

2.2.3.3.3 Servicing infrastructure

A Before You Dig Australia (BYDA) search has identified servicing infrastructure throughout the locality of the development site. Ongoing liaison with service providers would occur through detailed design to ensure that any impacts to infrastructure, both within the development site and locality, are limited and managed to their satisfaction.

2.2.3.3.4 Electrical infrastructure

As shown in **Figure 6**, there are several transmission lines throughout the locality. These include:

- > Three (3) transmission lines connected to the existing TransGrid Jindera Substation, including:
 - One (1) set of TransGrid owned 330 kV transmission lines which extend northeast from the substation, facilitating connections near Culcairn and to the south of Wagga Wagga.
 - One (1) set of TransGrid owned 330 kV transmission lines which extend west from the substation. This transmission line changes alignment west of Walla Walla Jindera Road, extending southwards to transect the New South Wales and Victoria state border.

- Two (2) sets of TransGrid owned 132 kV transmission lines which extend southwest from the substation, transecting Drumwood Road. These lines separate northwards of Four Mile Creek providing connections near Ettamogah Rail Hub in the southwest and to Albury in the south.
 - One (1) set of Essential Energy owned 22 kV transmissions lines which extend southward facilitating connections to low voltage transmission lines associated with properties to the south near the intersection of Drumwood Road and Lindner Road.
- > Additional sets of 22 KV lines owned by Essential Energy transect land to the east and north of the BESS providing intermittent connections to low voltage overhead and underground lines associated with the existing dwellings to the east and north, including within Lot 204 DP753342.

2.2.3.3.5 Drainage infrastructure

A review of the *Water Management (General) Regulation 2018* (NSW) hydro line spatial data (NSW Government, 2025) has identified drainage infrastructure, including farm dams and ponds, throughout the locality. Drainage infrastructure within the locality is shown in **Figure 4** and includes:

- > A total of approximately fourteen (14) farm dams scattered throughout the locality predominantly to the west of the BESS area. These farm dams and ponds are isolated from direct connections to watercourses and streams mapped via the hydroline spatial data. The closest farm dam to the BESS area is situated approximately 120 m to the north, within Lot 203 DP753342.
- > Approximately three (3) ponds situated along the alignment of a mapped watercourse to the south of the TransGrid Jindera Substation, and
- > A pond and associated drainage channel occupying an area of approximately 4.7 ha to the west of the development site within Lot 148 DP753342. This area is mapped via the NSW Landuse 2017 dataset as containing the Marsh/Wetlands landuse.

A BYDA search has been completed for the project and has not identified any underground water pipes or underground drainage infrastructure within the extent of the BESS area. Notwithstanding it is acknowledged that a water main extension is proposed as a component of the development along the alignment of Lindner Road. An updated BYDA search must be completed by all contractors prior to commencing earthworks on site.

Ongoing liaison with Council and any other relevant service providers would occur through detailed design to ensure that any impacts to drainage infrastructure is limited and managed to the satisfaction of the provider.

2.2.3.4 National parks and nature reserves

There are no national parks or nature reserves located within the development site or the locality. The closest national parks or nature reserves include:

- > Tabletop Nature Reserve mapped as a nature conservation land use and situated approximately 13.7km northeast of the development site at its closest point, and
- > Benambra National Park mapped as a nature conservation land use and situated approximately 18.7 km northwest of the development site at its closest point.

2.2.3.5 Reservoirs and dams

No reservoirs or dam land uses were identified within the locality via NSW Land Use 2017 mapping. The closest land mapped with this land use is situated approximately 2 km south of the development site and consists of a four (4) reservoir/dams occupying an area of approximately 2 ha.

As detailed in **Section 2.3.4**, a review of satellite imagery has identified several farm dams throughout the BESS Site and locality.

2.2.3.6 Rivers

A review of the NSW Landuse 2017 dataset did not identify any areas within the development site or locality as containing the river land use. The closest land mapped with the river land use is associated with the Murray River and is located approximately 8 km south of the development site at its closest point.

2.2.3.7 Marsh and Wetlands

A review of the NSW Landuse 2017 dataset has identified the marsh/wetland land use within the locality of the BESS area. As noted in **Section 2.2.3.3.5**, this area is occupied by a pond and associated drainage channel covering an area of approximately 4.7 ha to the west of the development site within Lot 148 DP753342.

2.2.4 DEVELOPMENT APPROVALS AND MAJOR PROJECTS

A review of GHSC's website has not identified any future developments planned within the locality of the development.

A review of the NSW major projects planning portal application tracker, however, has identified several other state significant projects. Major projects within proximity are shown on **Figure 6** and include:

- > Jindera Solar Farm (SSD 9549) which was originally approved on 22 December 2020 and occupies land adjacent to Ortlipp Road. The solar farm occupies a project area of approximately 521 ha with a footprint of approximately 337 ha (DPIE, 2020). The footprint of the solar farm is located approximately 90 m northwest of the proposed Jindera BESS, within Lot 140 DP753342, at its closest point. The solar farm received a subsequent approval for a modification for an underground transmission line upgrade on 25 October 2023. The current approved layout for Jindera Solar Farm, as presented in the latest modification application prepared by NGH Pty Ltd (2023), is reproduced as **Figure 10**.
- > Glenellen Solar Farm (SSD-9550) was originally approved on 15 December 2023 and occupies land adjacent to Ortlipp Road, to the south of TransGrid's Jindera Substation and to the east of the development site. The solar farm occupies a project area of approximately 398 ha with a footprint of approximately 309 ha (DPE, 2023). The footprint of the solar farm is located approximately 200 m southeast of the proposed Jindera BESS, within Lot 101 DP791421, at its closest point. The solar farm received subsequent approval for a minor modification to consent conditions relating to the commencement of construction following the preparation of a Traffic Management Plan and Accommodation and Employment Strategy. A separate modification application dated 25 February 2025 (Mod 2) is currently under assessment and proposes an alternative access point from the TransGrid Jindera Substation to the Glenellen Solar Farm Collector Substation. The current approved

layout for Glennellen Solar Farm, as presented in an Amendment report prepared by Eco Logical Australia Pty Ltd (2022), is reproduced as **Figure 11**.

All other existing land uses surrounding the development site are expected to continue into the future. As detailed via the EIS the project design has been refined to limit impacts to surrounding land uses.

The development is not expected to prevent the establishment of other future land uses. The development site would be able to support a variety of future land uses after decommissioning such as agriculture, or other developments subject to the attainment of development consent. The majority of infrastructure associated with the proposed development would be removed at the end of the project life. A determination during project decommissioning would be made in regard to the retention of any development infrastructure.

Figure 10 – Jindera Solar Farm Approved Layout (NGH 2023)

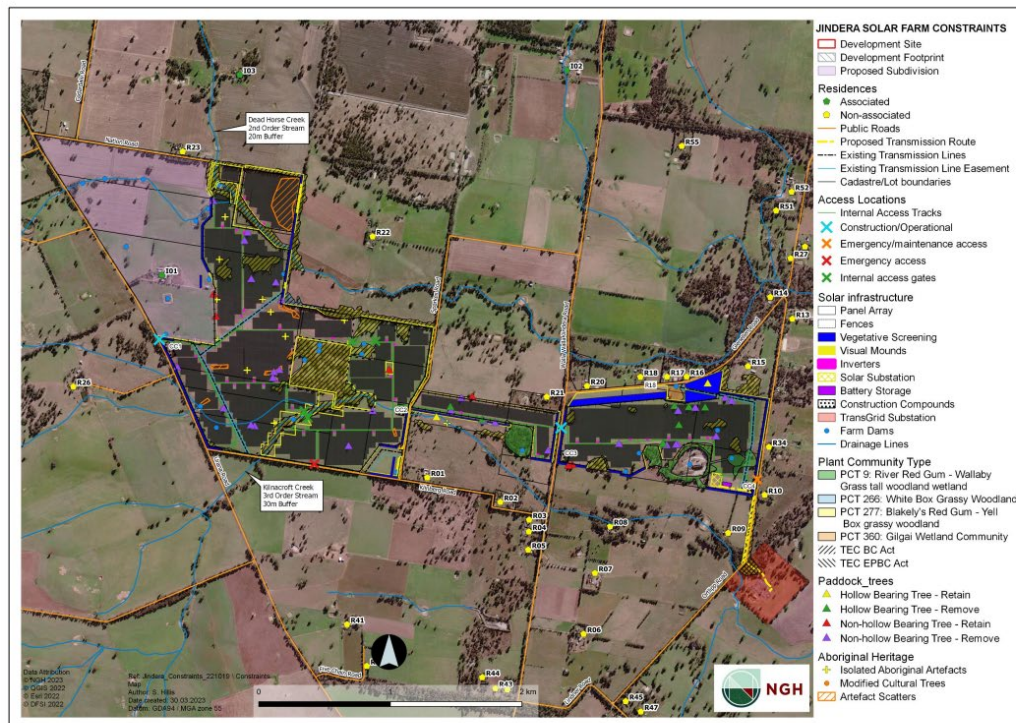


Figure 1-2 Constraints map and general layout of the Project (as modified)

Figure 11 – Glenellen Solar Farm Approved Layout (Eco Logical Australia, 2022)

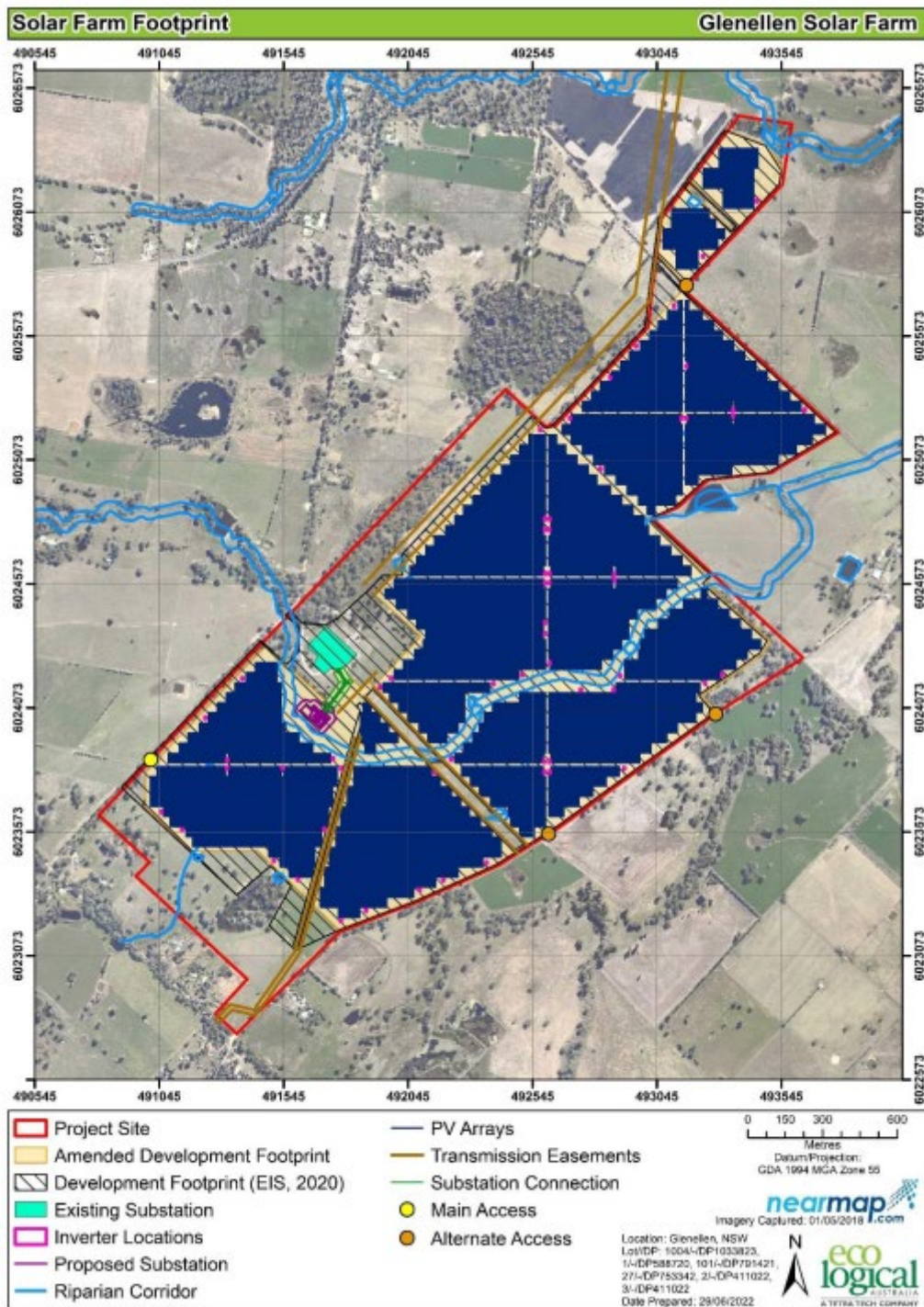


Figure 3: Amended Project Footprint

2.2.5 LAND TENURE

2.2.5.1 Crown land

A review of the NSW ePlanning Portal Spatial Viewer has identified Crown Land within the development site and locality.

Crown enclosure permits, licences, leases and reserves in the locality are summarised in **Table 6** and depicted in **Figure 7**. Crown Land mapped via the NSW ePlanning Portal without a dedicated enclosure permit, licence, lease or reserve is included as unidentified Crown land.

The proposed electrical connection for the BESS transects a Crown Land parcel located between Lot 204 DP753342 and Lot 1 DP588720. This Crown Land is identified as Crown enclosure permit 647270. A transmission easement is to be provided along the route of the proposed electrical connection and will facilitate the protection of electrical infrastructure. A licence under the *Crown Lands Management Act 2017* will be sought to authorise the use and access for electrical infrastructure traversing the Crown land parcel.

The proposed access arrangement for the development transects an unidentified Crown Land parcel located along the Ortlipp Road, between Lot 1 DP588720 and the southeastern corner of Lot 7 DP74584. This Crown Land parcel extends from the western boundary of enclosure permit 647270 and transects the Ortlipp Road to connect to Crown enclosure permit 662912.

The proposed water main extension for the development transects an unidentified Crown Land parcel located along the Linder Road, between Lot 2 DP841083 and adjacent Lot 1001 DP1033823

Table 6 – Crown Land

Type	Crown Land ID	Location description
Crown Enclosure Permits	647270	Transects the northern extent of the development site between Lot 204 DP753342 and Lot 1 DP588720. This enclosure permit extends further north along the eastern boundary of Lot 204 DP753342 before terminating near the northeastern corner of an adjacent lot, Lot 101 DP791421, approximately 360 m north of the development site.
	662912	Adjacent to the western boundary of the development site and Ortlipp Road. This enclosure permit extends further west along the northern boundary of an adjacent lot, Lot 3 DP749584, before terminating near Walla Wall Jindera Road, approximately 1.5 km west of the development site.
Crown Licences	-	No Crown Licences within the development site or locality.
Crown Leases	-	No Crown Leases within the development site or locality.
Crown Reserves	R14313	Approximately 900 m northwest of the development site along Glenellen Road.

Type	Crown Land ID	Location description
	R81633	Approximately 1 km north of the development site near Glenellen Road within Lot 205 DP753342 and Lot192 DP753342/
Unidentified Crown Land	-	Transects the northern extent of the development site along the alignment of Ortlipp Road west This Crown Land parcel extends from the western boundary of enclosure permit 647270 and transects the Ortlipp Road to connect to Crown enclosure permit 662912.
	-	Transects the southern extent of the development site along the alignment of Lindner Road. This parcel extends further southwest of the intersection of Lindner Road and Ortlipp Road terminating near Drumwood Road approximately 1 km to the southwest of the development site.

2.2.5.2 Mining and exploration titles

The development site and locality are not located within or near a mine subsidence district.

A review of Minview spatial mapping, however, identifies that the development site and locality is located within the boundary of a mining exploration licence, EL9366 held by Krakatoa Australia Pty Ltd. EL9366 was originally granted on 3 March 2022 and is for exploration of Group 1 metallic minerals. The licence was last renewed on 19 May 2024 and is due to expire on 3 March 2027.

Engagement with Krakatoa Australia has occurred during the preparation of the EIS to introduce the proposed development and its placement within EL9366 Consultation would continue during the refinement of detailed design and construction phase of the project to address potential impacts associated with mining and exploration licences and is considered likely to identify and minimise the potential for any land use conflicts.

As detailed via **Section 2.2.4**, the reversibility of the project, would allow the development site to return to its existing land use and is not expected to prevent the establishment of other future land uses including for the purposes of mining exploration.

2.2.5.3 Native Title

Division 2 of the NSW *Aboriginal Lands Act 1983* (AL Act) provides conditions under which the NSW Aboriginal Land Council and Local Aboriginal Land Councils may make a formal claim for land to the Native Title Registrar.

A review of the National Native Title Tribunal's Native Title Register (NNTT NTR) and Native Title Vision mapping on 9 May 2025 did not identify any Native Title claims or applications, or Indigenous Land Use Agreements applying to the development site under the *Commonwealth Native Title Act 1993* (Native Title Act).

The closest Native Title determination is situated approximately 25 km southwest of the development site (Tribunal No VCD1998/001). The closest Native Title Application was lodged on 9 November 2023 and is situated approximately 18 km south of the development site (Tribunal No VC2023/001).

While no record of Native Title applying to the development site or locality is available via the NNTT NNTR, it is acknowledged that the establishment of Crown Land has not necessarily extinguished native title rights and interests. Accordingly, there is therefore the potential for parcels of Crown Land to be impacted by undetermined Aboriginal Land Claim's (ALC).

As detailed in **Section 2.2.5.1**, Crown Land parcels are mapped within the development site and locality. Ongoing consultation with Local Land Services, Crown Land and the Local Aboriginal Land Council will continue to address concerns during the approval process and is anticipated to minimise the potential for any land use conflicts.

2.3 Environmental features

2.3.1 TOPOGRAPHY

The development site is relatively flat and features a slight southern aspect. The locality is predominantly characterised by flat agricultural lands with undulating topography adjacent to watercourses.

A review of elevation via Google Earth Mapping identifies a high point of approximately 230 m Average Height Datum (AHD) within the western portion of the development site, along the alignment of Lindner Road. A low point of 218 m AHD is identified within the central portion of the development site, along the alignment of Ortlipp Road near TransGrid's Jindera Substation.

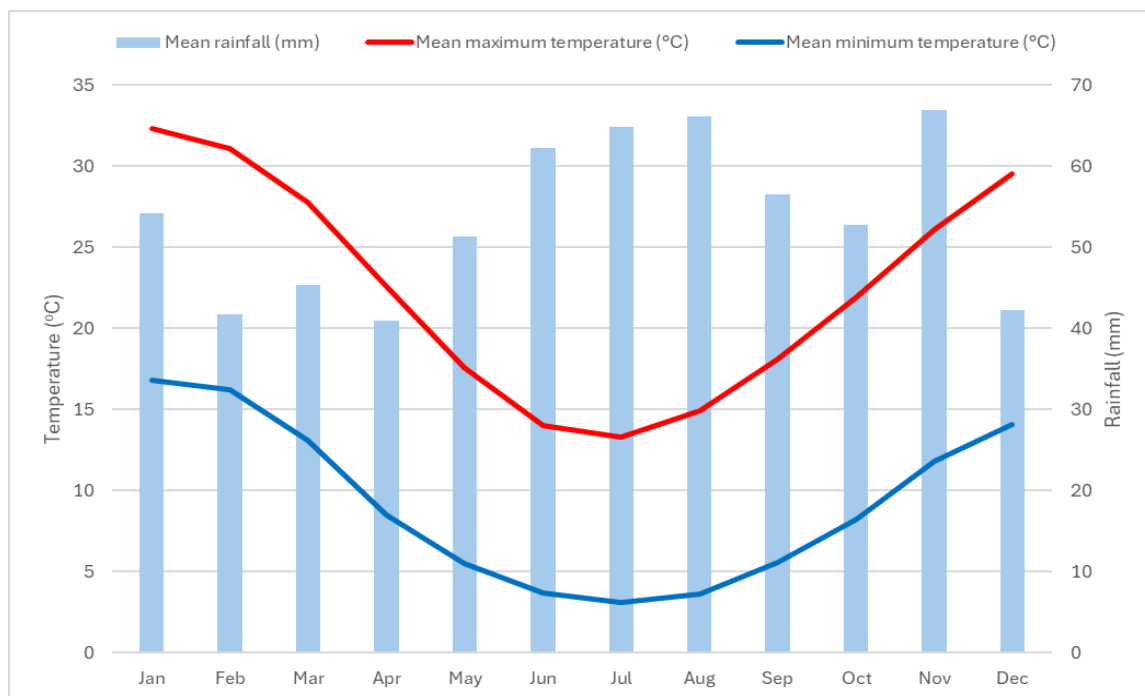
2.3.2 CLIMATE

The closest Australian Bureau of Meteorology (BoM) weather station with daily weather observations is the Albury Airport AWS (Station 072160), located approximately 16.5 km south of the development site.

Summary climate statistics between 1993 to 2024 are provided below and depicted in **Figure 12**:

- > The mean annual maximum temperature is 22.5°C and the mean annual minimum temperature is 9.2°C. Records indicate that January is the warmest month and July is the coldest (BoM, 2024).
- > Mean annual rainfall is 646.5 mm and records indicate monthly mean rainfall received at the development site is highest in the November (BoM, 2024).

Figure 12 – Summary Climate Statistics



2.3.3 VEGETATION

The development site and several areas throughout the locality are mapped as containing Terrestrial Biodiversity under the LEP (refer to **Figure 9**).

A Biodiversity Development Assessment Report (BDAR) prepared by SLR (2025) accompanies the EIS. The BDAR details that the project is predominantly cleared with native vegetation occurring in a modified state.

The following Plant Community Types (PCTs) have been identified with respect to the proposed development:

- > PCT 277 – Blakely’s Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion which is assessed as existing in the following two condition states:
 - Moderate, being areas that contain a mature canopy with degraded understorey
 - Low, being areas of regrowth, with a degraded understorey.

The BDAR has detailed that the proposed development would remove approximately 1.3 ha of native vegetation commensurate with PCT 277 in various conditions.

Given the conclusions of the BDAR and subsequent to the implementation of mitigation measures, no significant land use conflicts associated with biodiversity are anticipated to occur as a result of the proposed development.

2.3.4 SURFACE WATER

The southern extent of the development site is transected by Kilnacraft Creek which extends in a general northwest to southeast alignment. This watercourse is identified as 3rd Strahler order stream draining westward to connect to Bowna Creek which passes through the township of Jindera.

A review of NSW ePlanning Spatial Viewer portal did not identify any mapped riparian land within the development site or locality. The alignment of Kilnacraft Creek, however, is mapped via Fisheries spatial data as containing Key Fish Habitat.

As specified in **Section 2.2.3.5**, several other forms of drainage infrastructure including farm dams and ponds are scattered throughout the locality, predominantly to the west of the proposed BESS area.

The proposed development site has been designed to avoid surrounding watercourses and the potential for impacts to surface waters. Whilst it is recognised that a watercourse transects the extent of the development, the portion transected is limited to impacts associated with establishing a transmission easement and access arrangement. Transmission infrastructure and access arrangements are considered capable of being designed to avoid significant impacts to surface water.

Subject to the implementation of appropriate mitigation measures the proposed development is considered unlikely to result in any significant impact to surrounding farm dams, ponds or any watercourses. The implementation of a soil and erosion management plan and other standard construction measures would limit the potential for the proposed development to result in adverse impacts to the surrounding water environment during the construction phase.

2.3.5 GROUNDWATER

The development site is not mapped as containing groundwater vulnerability via the LEP.

The proposed development is not anticipated to result in any significant impact to groundwater resources. Battery units associated with the project will self-contained and designed to control potential leaks preventing the leaching of contaminants into the soil of the development site. Potential contaminants where required will be stored and maintain in appropriately bundled areas to minimise the potential for contamination with site management plans detailing appropriate procedures for the clean-up of spills including the provision of spill kits and soil removal.

A review of the Water NSW groundwater bore mapping on 18 March 2025 did not identify any bores within the extent of the development site or locality. The closest bores are situated approximately 4 km northeast of the BESS area (GW003704) and 2.9 km southwest of the portion of the development site along Lindner Road.

A Flood Risk and Impact Assessment Report (FRIAR) has been prepared by Water Technology (2025) and accompanies the EIS. The FRIAR details that the project would not intercept groundwater and indicates that there is negligible risk to groundwater or groundwater dependent ecosystems. The implementation of mitigation measures specified in the FRIAR, is anticipated to minimise the potential for land use conflicts.

2.3.6 FLOODING

The development site is not identified as being within a flood planning area via the LEP. Notwithstanding it is recognised that the development site is transected by a 3rd order stream, Kilnacroft Creek, with several other surface features situated through the locality of the project.

The FRIAR, prepared by Water Technology (2025), identifies flooding risks currently impacting the development site and assesses the potential impacts of the development on surrounding surface waters. Hydrological and hydraulic modelling was undertaken as a component of the FRIAR. Based on the modelled flood depth, velocity, and hazards levels, the development site is generally categorised as having a low flood risk.

Modelling of the post development case has indicated that the development has limited potential to influence regional surface water levers, with local changes to flood level observed within and outside the project area. Several recommendations, however, are provided within the FRIAR to reduce potential risks associated with flooding and drainage, including with respect to the elevation of infrastructure, the design of footings, mitigation measures in the form of swale/cut off drains and culverts to prevent external impacts and the implementation of best practice principals for stormwater and sediment control.

The implementation of mitigation measures specified in the FRIAR is anticipated to minimise the potential for land use conflicts with respect to flood potential and surface and groundwater management.

2.3.7 BUSHFIRE

The development site and locality contain bush fire prone land (BFPL) mapped via the NSW ePlanning Spatial viewer (refer **Figure 9**).

A Bushfire Risk Assessment Report (BRAR) has been prepared by SLR (2025) and accompanies the EIS. The BRAR provides several recommendations to ensure that bushfire risks to the development site and locality are minimised. The implementation of mitigation measures specified in the BRAR is anticipated to minimise the potential for land use conflicts.

2.3.8 GEOLOGY AND SOILS

An Agricultural Impact Assessment (AIA) has been prepared by Premise (2025) to accompany the EIS.

The AIA details that the majority of the development site including the access arrangement, transmission easement, water main extension and substation, is within the Colluvium 38491 (Qrc) Formation geological unit. The remainder of the development site is occupied by the Shepparton Formation geological unit.

The AIA included the completion of a soil survey to consider hazards within the development site and to verify its classification under the Land and Soil Capability Assessment Scheme (OEHL, 2012). Through the analysis of survey results and potential hazards, the AIA has determined that soils are consistent with a Land and Soil Capability of Class 4 (Moderate to Severe Limitations). The AIA concludes that the development site is suitable for the proposed development and details that impacts to adjacent agricultural land, soil, and agricultural production are minimal.

2.3.9 CONTAMINATED LAND

A review of the NSW Environmental Protection Agency (EPA) Contaminated Land Record and List of NSW contaminated sites notified to the EPA (dated 9 April 2025) was conducted on the 9 May 2025. No previously recorded contaminated sites have been identified within the GHSC LGA.

The closest contaminated site is situated approximately 19 km to the south of the development site and consists of a former caltex service station located at 842 David Street, Albury.

The review of available records confirms that there are no known contaminated sites at or near the development site. The development site is considered unlikely to be contaminated due to significant distances from known contaminated sites listed under the NSW EPA contaminated land record and list of notified sites.

2.3.10 HAZARDS

A Hazard and Risk Assessment (HRA) has been prepared by SLR (2025) to accompany the EIS. The HRA included the completion of a preliminary risk screening (PRS) and preliminary hazard analysis (PHA) in accordance with the requirements of *State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)*. The PRS within the HRA details that the quantity of dangerous goods and associated potential hazards comply with the screening requirements with respect to the Australian Dangerous Goods Code.

The PHA within the HRA was prepared to assess the hazards and risks associated with the installation and operation of the lithium-ion batteries and has identified the following hazards as high risk:

- > Hazards associated with Bushfire.
- > Hazards associated with lithium-ion batteries in the BESS, specifically overheating and fire.

Overall, the HRA concludes that the risk issues associated with the BESS can be adequately mitigated. Additionally, the BESS will not pose an additional fire hazard that has the potential to increase the extent or severity of a bushfire event. The proposed BESS capacity also comfortably site within the Project site space with appropriate separation distances for the protection of personnel and equipment.

The BESS units are not anticipated to be associated with measurable electromagnetic field (EMF). The only measurable EMFs present outside the border of the Project site would almost entirely be from the existing transmission lines within the vicinity of the development site. These impacts have been adequately mitigated and the residual risk is considered low.

2.3.11 HERITAGE

A review of the State Heritage Inventory (SHI) online database for the Greater Hume Shire LGA and Schedule 5 of the LEP was undertaken on the 18 March 2025. No items of local or state heritage significance were identified at or in the immediate vicinity of the development site.

A Heritage Impact Statement (HIS) has been prepared by Premise (2025) to accompany the EIS. The HIS has confirmed that there are no items of heritage significance located within the development site. In addition, no significant impacts to surrounding local heritage sites, listed under the LEP, are anticipated to result from the proposed development.

An Aboriginal Cultural Heritage Assessment (ACHA) and Archaeological Assessment (AA) have been prepared by Virtus Heritage (2025) to identify the presence of aboriginal sites which may be impacted by the proposed development. The ACHA and AA were informed by the completion of a site inspection, which identified two (2) additional Aboriginal sites impacting the development site. Several recommendations, are provided within the ACHA and AA to reduce potential risks associated with impacts to aboriginal heritage, including the archaeological mitigation and the preparation of a design methodology in consultation with registered aboriginal parities.

The implementation of mitigation measures specified in the HIS, ACHA and AA are anticipated to minimise the potential for land use conflicts associated with heritage impacts.

2.3.12 LOCAL COMMUNITY

A Social Impact Assessment (SIA) has been prepared by SLR (2025) to accompany the EIS. The SIA provides an analysis of the local community and details feedback received from engagement undertaken during the scoping stage and preparation of the EIS. The SIA identifies that the proposed development has the potential to result in the following social impacts:

- > Potential Positive impacts:
 - During construction, associated with the generation of employment, economic stimulus and opportunities for skill development in the emerging renewable energy sector
 - During operation, associated with regional and state energy security and grid stability.
- > Potential Negative Impacts

- During construction, associated with amenity impacts to nearby sensitive receivers, traffic impacts, pressure to an already constrained labour market and impacts to aboriginal cultural heritage values
- During operation, associated with impacts to community perceptions of safety related to fire risks and changes to the rural character and agricultural identity including in combination with the impacts provided by nearby solar farm development.

The SIA concludes that the project would contribute to Australia's renewable energy transition and that subject to the implementation of appropriate management can be delivered with acceptable social outcomes. The implementation of mitigation measures specified in the SIA is anticipated to minimise the potential for land use conflicts.

2.4 Site history

The development site is generally cleared of vegetation due to historic agricultural activities.

A review of the NSW Government Historical Imagery Viewer (NSW Government, 2025) has confirmed that the development site and locality have been used for rural agricultural land uses since at least 1961. The following is noted based on historical aerial imagery provided in **Figure 13** to **Figure 16**:

- > The development site and locality have historically comprised of rural agricultural land holdings with scattered residential dwellings and associated farm infrastructure, including sheds, farm dams and paddock fencing.
- > The land currently occupied by the TransGrid's Jindera Substation was utilised for cropping activities since at least 1961, up until the substation and associated infrastructure were constructed between 1973 and 1987.
- > The dwelling for the associated receiver situated to the west of the proposed BESS, has been present since at least 1987.
- > Additional vegetation has been planted within the boundary of the development site, along the northern and western boundary of Lot 204 DP753342 between 1996 and present.

Figure 13 – Historic Aerial Imagery - 1961

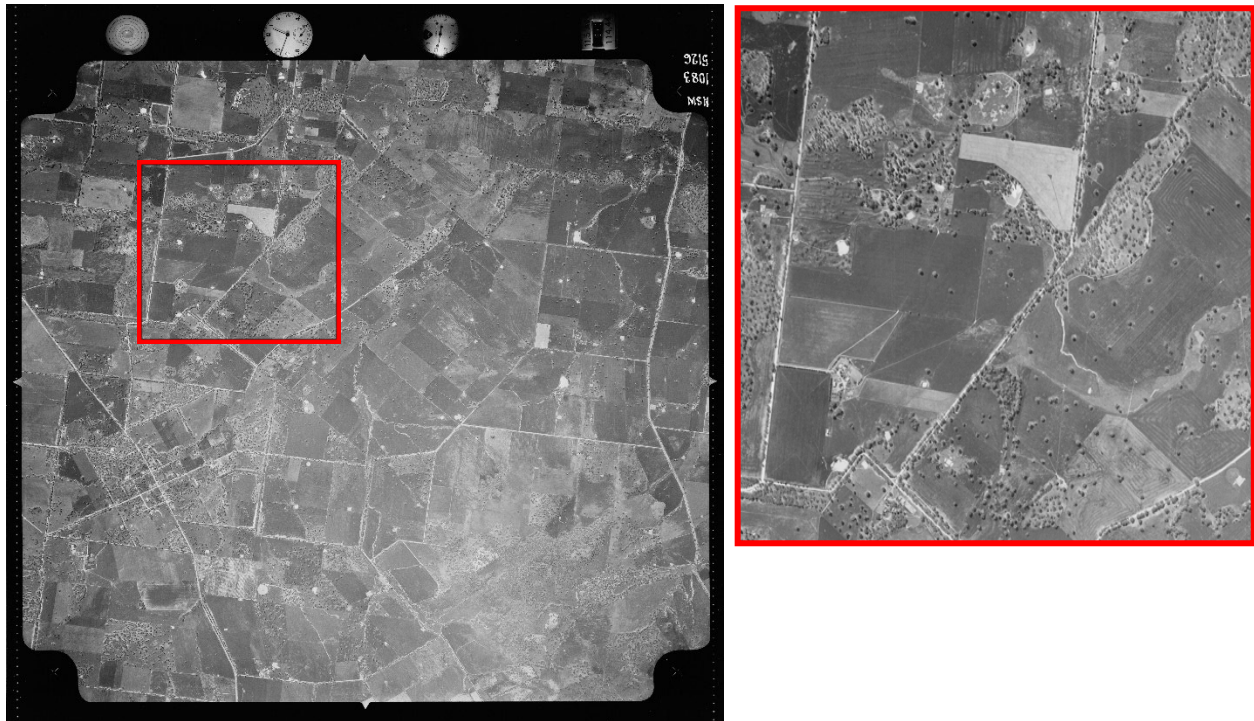


Figure 14 – Historic Aerial Imagery – 1973

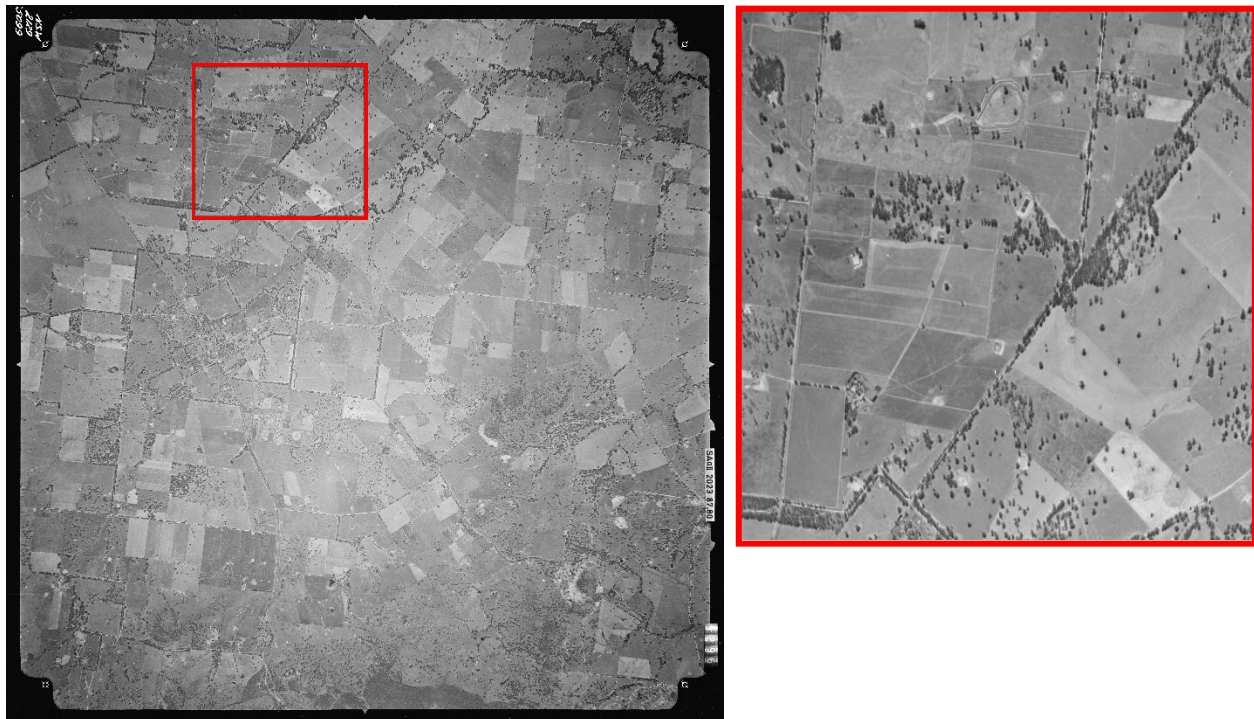


Figure 15 – Historic Aerial Imagery – 1987

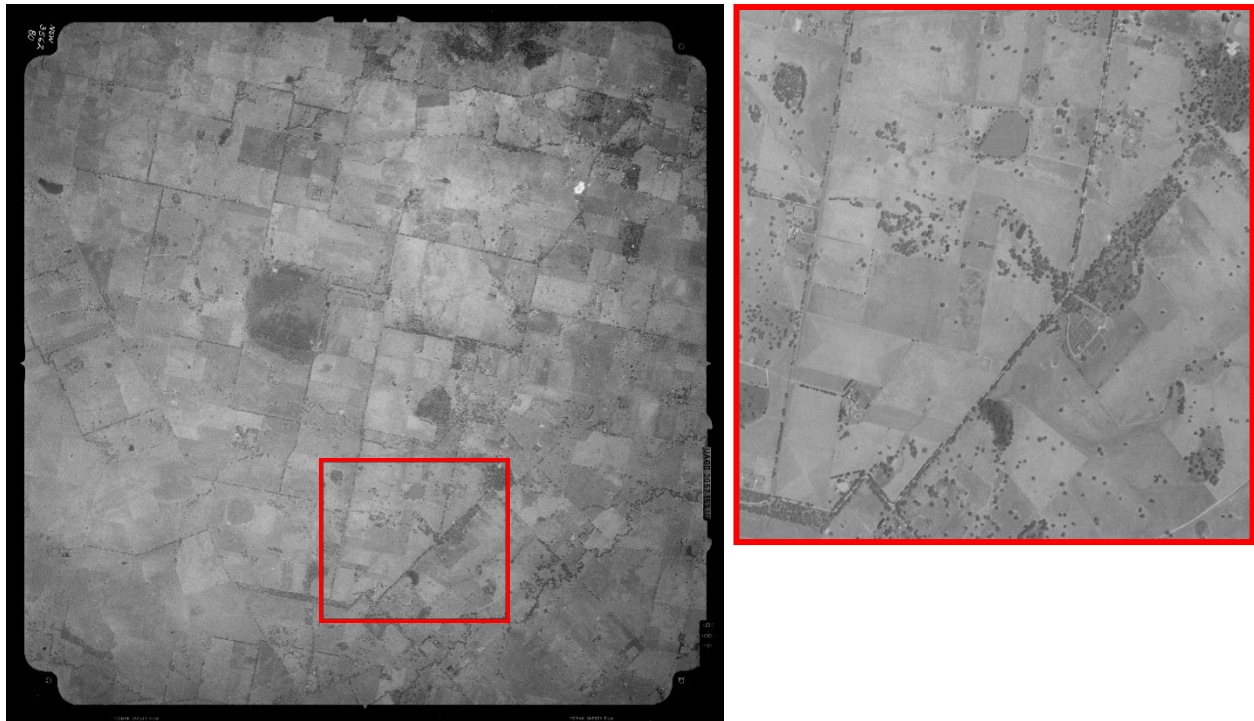


Figure 16 – Historic Aerial Imagery - 1996



2.5 Site inspection

A site inspection was completed by Premise on 19 September 2024. The inspection provided insight into the current nature, use and operation of land within the development site and locality.

Representative photographs for built and environmental features, and land uses in the locality are provided in **Appendix B**.

2.6 Consultation

Engagement during the preparation of the EIS has included commitments and approaches to ongoing forms of consultation. A detailed overview of engagement activities for the project is provided in the EIS and an Engagement Report prepared by SLR (2024).

The following forms of engagement are detailed in the Engagement Report and have been undertaken during the preparation of the development application:

- > A targeted traditional mail-out to surrounding receivers identified via publicly accessible information. A total of 36 letters were dispatched to surrounding receivers providing an invitation to provide feedback on the project and to schedule meetings with the project team.
- > Email notification to key stakeholders including organisation authorities, first nations organisations and local community groups.
- > A newspaper advertisement campaigns circulated throughout October to increase the awareness of the Project and to promote opportunities to provide feedback. Digital and print advertisements ran in the Border Mail newspaper between 27 September to 12 October, and in the Jindera News newspaper between 1 October to 30 October.
- > Two (2) community information sessions held near 82 Urana Street, Jindera on 10 October 2024 and at Jindera Community Hall at 109 Urana Street on 12 October 2024. The information sessions provided an opportunity for members of the community provide raise questions and provide feedback to representatives of the project.
- > A dedicated community survey for the project, developed to understand local sentiment and feedback on the proposed development.
- > Ongoing monitoring of a dedicated community phonenumber and email address for project feedback

Feedback and concerns raised during engagement have been considered within the EIS and for the preparation of the risk assessment provided in **Section 3** of this report.

Consultation with regulatory authorities, the community and other relevant stakeholders will continue throughout project construction and operation, as required, to ensure that future concerns are appropriately identified and addressed.

2.7 Potential incompatibility and conflict issues

Potential conflict can arise from incompatibility of land uses or conflicting interests over the use of land by the land occupier, surrounding landowners or users, or other stakeholders with an interest in the

development site and locality. Without the implementation of appropriate mitigation measures, the proposed development has the potential to conflict with surrounding land uses, activities or environments.

To identify potential land use conflicts associated with surrounding land users and other potential stakeholders, the risk assessment in **Section 3** addresses the following:

- > **Surrounding land uses** determined via desktop and site information identified during the preparation of the LUCRA, including:
 - Agricultural (including land uses identified for agricultural production)
 - Residential (including land uses identified for residential and farm infrastructure)
 - Renewable Energy Generation (including land associated with the operation of nearby Solar Farms)
 - Infrastructure (including land uses identified for transport and communication and utilities together with surrounding infrastructure for servicing and roadways).
 - Resource protection (including land uses identified for managed resource protection and land containing areas of vegetation, natural watercourses, areas of heritage significance, parks, reserves or recreational land).
 - Water storage and supply (including land containing irrigation networks, reservoirs and dams).
- > **Stakeholders** – this includes those who may own, occupy, use the land (where known) or have an interest in the land. The following categories of stakeholders have been adopted for the risk assessment:
 - Private property owner
 - Business operator
 - Service provider i.e., energy, irrigation and telecommunications
 - Public authorities
 - Associations
 - Indigenous community
 - Individuals
- > **Conflict of interest** – this describes the potential conflict of interest each stakeholder has in relation to the proposed development. The following categories of potential conflicts have been adopted for the risk assessment:
 - Competing industries
 - Land ownership
 - Economic interest
 - Access and traffic
 - Environmental concern
 - Nuisance
 - Risk to property
 - Health and safety

- Quality of life
- Security and privacy
- Amenity

Further detail on potential land uses risks associated with each surrounding land use is provided within **Appendix A.**

3. LAND USE CONFLICT RISK ASSESSMENT

3.1 Introduction

The LUCRA process evaluates the probability and consequence of potential land use conflicts and uses a matrix to estimate risk, provided in **Table 7**. Associated tables for determining probability and consequence are provided in **Table 8** and **Table 9**, respectively.

A risk ranking of 25 is the highest magnitude of risk; a highly likely, very serious event. A rank of 1 represents the lowest magnitude or risk an almost impossible, very low consequence event.

Risk Rankings have been categorised in terms of their probability and consequence as follows:

- > Low Risk, risk ranking between 1 and 10.
- > Moderate Risk, risk ranking between 11 and 19.
- > High Risk, risk ranking between 20 and 25.

Table 7 – Risk ranking matrix

CONSEQUENCE	PROBABILITY				
	A -Almost Certain	B - Likely	C - Possible	D - Unlikely	E - Rare
1- Severe	25	24	22	19	15
2 – Major	23	21	18	14	10
3 – Moderate	20	17	13	9	6
4 – Minor	16	12	8	5	3
5 - Negligible	11	7	4	2	1

Table 8 – Probability table

Level	Descriptor	Description
A	Almost Certain	Common or repeating occurrence.
B	Likely	Known to occur, or 'It has happened'
C	Possible	Could occur, or 'I've heard of it happening'
D	Unlikely	Could occur in some circumstances, but not likely to occur
E	Rare	Practically impossible

Table 9 – Measure of consequence

Level	Descriptor	Description
1	Severe	- Severe and/or permanent damage to the environment and community. - Irreversible. - Neighbours are in prolonged dispute and legal action involved.
2	Major	- Serious and/or long-term impact to the environment and community. - Long-term management implications. - Neighbours are in serious dispute.
3	Moderate	- Moderate and/or medium-term impact to the environment and community. - Some ongoing management implications. - Neighbour disputes occur.
4	Minor	- Minor and/or short-term impact to the environment and community. - Can be effectively managed as part of normal operations. - Infrequent disputes between neighbours.
5	Negligible	- Very minor impact to the environment and community. - Can be effectively managed as part of normal operations. - Neighbour disputes unlikely.

3.2 Risk assessment

The risk assessment identifies and evaluates potential land use conflicts associated with the proposed development.

A risk ranking is determined based on probability and consequence, and a revised risk ranking is determined based on implementation of identified management strategies. Additional detail on the identification of initial risks and risk reduction management strategies for the project is provided within **Section 3.3** and **3.3**.

A detailed risk assessment is provided in **Appendix A** and summarised in **Table 10**.

Table 10 – Summary of detailed risk assessment

Land Use	Stakeholders	Category	Initial Risk	Revised Risk
All Land Uses	All Stakeholders	Health and safety - EMF	14	10
		Risk to property - fire	18	9
		Risk to property - flood	13	5
		Competing industries - cumulative impacts	18	9
Agriculture	> Private property owners > Individuals > Business operators > Associations	Competing industries – agricultural expansion	13	9
		Competing industries – land suitability	13	5
		Access and traffic - interaction	8	5
		Nuisance – livestock behaviour	8	5
		Nuisance – air quality (dust)	8	5
		Environmental concern – weeds	13	9
		Nuisance - waste	5	3
		Amenity - waste	8	5
Infrastructure	> Public authorities and companies > Service Providers	Risk to property - infrastructure	13	9
		Land ownership – public authorities	17	8

Land Use	Stakeholders	Category	Initial Risk	Revised Risk
		Access and traffic – access/services	17	8
		Competing industries – future project expansion	17	8
Renewable Energy Generation	> Business operators > Public authorities and companies	Nuisance – air quality (dust)	8	5
		Access and traffic - access/services	17	8
		Competing industries – future project expansion	17	8
		Economic interests - insurance	17	8
Residential	> Private property owners > Individuals > Public authorities and companies > Service providers	Economic interest - demand	13	8
		Access and traffic - commute	8	5
		Access and traffic - access/services	8	5
		Nuisance - noise	17	8
		Nuisance - waste	5	3
		Quality of life	13	8
		Security	13	8
		Privacy	13	9
		Health and safety – air quality	8	5
		Nuisance – air quality (dust)	8	5
		Amenity - visual	13	8
		Land ownership - foreign	8	2
		Economic interest - insurance	17	8
Resource Protection		Environmental concerns - heritage	13	9

Land Use	Stakeholders	Category	Initial Risk	Revised Risk
	> Public authorities and companies	Environmental concerns - water	13	9
	> Associations	Environmental concerns - biodiversity	13	9
	> Individuals			
	> Indigenous community			
Water storage and supply	> Public authorities and companies	Risk to property - infrastructure	13	8
	> Business operators			
	> Private property owners			
	> Indigenous Community	Health and safety - water	13	8
Average risk ranking			12.39	7.00

3.3 Risk reduction management strategies

Consistent with the LUCRA Guide, an objective of the LUCRA is to identify and define management strategies that lower the risk of each identified potential conflict to a risk ranking score of 10 or below. This is to be achieved through the implementation of:

- > Management strategies developed to minimise the effects or potential for each land use conflict to occur and
- > Performance monitoring targets for each management strategy, detailing how the effectiveness of the strategy will be monitored (i.e., environmental management plans)

Management strategies and performance monitoring targets for managing the effectiveness of mitigation measure implementation are defined below and have been used to determine revised risk rankings within the full risk assessment table in **Appendix A**.

3.4 Performance monitoring

Performance monitoring is required to ensure management strategies minimise the risk of potential land use conflicts during all stages of the project.

Various management plans will be prepared and implemented during the construction, operational and decommissioning phases of the project, including:

- > Construction Environmental Management Plan (CEMP)

- > Operational Environmental Management Plan (OEMP)
- > Decommissioning Management Plan (DMP)
- > Any other management plan specified in the EIS or conditions of consent (if approved)

The management plans will address all requirements specified in the EIS and supporting documents, as well as any consent conditions (if approved). These plans will provide documented requirements for performance measures and monitoring during each stage of the project.

Performance will also be monitored through the outcomes of consultation during all phases of the project. Monitoring community feedback and concerns are key to assessing the performance of management strategies.

4. LIMITATIONS AND ASSUMPTIONS

This LUCRA has relied on the following information to evaluate potential land use conflicts:

- > Observations made via a site inspection.
- > Consultation with surrounding landowners and stakeholders.
- > Desktop research and mapping of the development site and locality.
- > Information provided by the applicant.

The following limitations apply to this LUCRA:

- > Mitigation measures from the EIS and supporting impact assessments, where implemented effectively, are likely to reduce the risk of potential land use conflicts. However, the implementation of mitigation measures may not reduce the risk of all potential land use conflicts.
- > The identification of land uses and conflicts within this LUCRA may be limited by the detail and number of responses received during consultation. There is potential for other land uses and conflicts, not previously identified, to occur within the locality.

5. KEY DOCUMENTS

All documents reviewed as part of this LUCRA are provided in the references in **Section 7**.

6. CONCLUSION

This LUCRA has identified potential land use conflicts for the proposed development of Jindera BESS and evaluated their risk.

A total of 38 potential land use conflicts have been identified.

The initial risk ranking evaluates the likelihood and consequence of potential land use conflicts without the implementation of management strategies. The initial risk ranking identified 12 low risks and 26 moderate risk conflicts.

The revised risk ranking evaluates the likelihood and consequence of potential land use conflicts following the implementation of management strategies. The revised risk ranking for all identified land use conflicts has been reduced to a value of less than 11, which is consistent with the LUCRA objective to lower the revised risk ranking to 10 or below.

In summary the overall average risk ranking of all identified potential land use conflicts has been reduced by the implementation of management measures from an initial risk ranking of 12.39 to a revised risk ranking of 7.00 which is considered low risk.

The effective implementation of management strategies (detailed in **Appendix A**) is likely to minimise the risk of potential land use conflicts.

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Appendix A

Risk Assessment

Table 12 – Risk assessment

Land use	Stakeholders	Category	Potential Land Use Conflict	Initial risk ranking			Risk reduction management strategy	Revised risk ranking			Performance target and monitoring
				P	C	R		P	C	R	
All Land Uses	All Stakeholders	Health and safety - EMF	Land users in the locality may be concerned about electro-magnetic fields (EMF) resulting from electrical infrastructure associated with the development.	D	2	14	- Consideration of EMF impacts resulting from the development has been undertaken as part of a Hazard and Risk Assessment (HRA) accompanying the EIS. EMF exposure levels are not expected to exceed the International Commission on Non-Ionizing Radiation Protection reference level for the general public. No adverse impacts to human health at the development site or in the locality are therefore anticipated. On this basis, specific mitigation measures are not required. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	E	2	10	Performance targets will be determined via management plans specified by the EIS (and specialist impact assessments) and development consent conditions (if approved). Monitoring will be undertaken in accordance with those management plans.
		Risk to property - fire	Land users in the locality may be concerned about the risk of fires occurring at the development site and their potential to spread to surrounding land.	C	2	18	- Consideration of potential bushfire impacts has been undertaken as part of a Bushfire Risk Assessment Report (BRAR) accompanying the EIS. Appropriate mitigation measures are specified within the bushfire assessment to minimise the risk of bushfire incidents including their risk to people and potential to damage surrounding land. - Consideration of potential risks of fire hazards arising from BESS has been undertaken as part of a HRA accompanying the EIS. The HRA concludes that the risks associated with the proposed development are capable of being adequately managed with suitable engineering controls, operational controls and management controls in place. - Compliance with mitigation measures specified in the BRAR, HRA and EIS are anticipated to reduce the risk of potential conflicts related to bushfires. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	3	9	As above

Land use	Stakeholders	Category	Potential Land Use Conflict	Initial risk ranking			Risk reduction management strategy	Revised risk ranking			Performance target and monitoring
				P	C	R		P	C	R	
		Risk to property - flood	Land users in the locality may be concerned about the risk of flooding resulting from the development and their potential to spread and impact surrounding land.	C	3	13	- Consideration of impacts to surrounding watercourses has been undertaken as part of a Flood Risk and Impact Assessment Report (FRIAR). Appropriate mitigation measures are specified within the FRIAR and the EIS to minimise impacts to watercourse health and quality. - Compliance with mitigation measures specified within the EIS is anticipated to reduce the risk of conflict related to flooding. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	4	5	As above
		Competing industries – cumulative impacts	Stakeholders may have concerns regarding the potential for cumulative impacts arising from the proximity of existing and future developments (i.e., Glenellen Solar Farm)	C	2	18	- A review of documentation for managed by Council has not identified any projects within the locality. - A review of the NSW major project website has identified several SSD applications (refer to Section 2.2.4) - Consideration of potential cumulative impacts has been undertaken as part of the EIS. Appropriate mitigation measures (where required) are specified in the EIS to minimise the potential for cumulative impacts to occur at or near the development site. - Compliance with management measures specified within the EIS and specialist assessments is anticipated to reduce the risk of conflict related to cumulative impact. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	3	9	As above
Agriculture	- Private property owners - Individuals - Business operators - Associations	Competing industries – agricultural expansion	The placement of the BESS on agriculturally viable land may cause conflict with surrounding agricultural operators interested in expanding their operations onto the development site.	C	3	13	- The reversibility of the project would allow the development site to be returned to its existing land use, therefore minimising potential for long term conflict and impacts to future agricultural activities. - Existing consultation and engagement for the project has not identified any intent for surrounding agricultural industries to expand operations onto the development site. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	3	9	As above
		Competing industries – land suitability	Stakeholders may have concerns that the construction and operation of the BESS may alter and disturb existing soil properties, undermining the suitability of the land for	C	3	13	- Consideration of potential impacts to soil and land capability has been undertaken via the Agricultural Impact Assessment (AIA). Appropriate mitigation measures are specified in the AIA to minimise impacts to soils. - Based on the assessment of existing soils within the development site the AIA determines that there is limited agricultural suitability and productivity potential for the development site and that the proposed development is unlikely to have a significant impact on agricultural productivity.	D	4	5	As above

Land use	Stakeholders	Category	Potential Land Use Conflict	Initial risk ranking			Risk reduction management strategy	Revised risk ranking			Performance target and monitoring
				P	C	R		P	C	R	
			future agricultural production.				- Compliance with mitigation measures specified in the AIA is anticipated to reduce the risk of potential conflicts related to future land capability for agriculture. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).				
		Access and traffic - interaction	Use of surrounding roadways during construction of the BESS may cause conflict by interacting with agricultural transport activities.	C	4	8	- Consideration of potential traffic impacts has been undertaken via a Transport Impact Assessment (TIA). Appropriate mitigation measures are specified within the TIA to minimise impacts to the traffic environment. - Compliance with mitigation measures specified within the TIA is anticipated to reduce the risk of conflict related to traffic for agricultural land users. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved)	D	4	5	As above
		Nuisance – livestock behaviour	Construction activity disturbances may affect livestock behaviour and/or breeding.	C	4	8	- Consideration of potential noise and vibration impacts has been undertaken as part of the EIS and within a Noise Impact Assessment (NIA). Appropriate mitigation measures are specified within the EIS and NIA to minimise noise and vibration impacts. - Based on the preliminary separation distances, the type of development and the mitigation proposed, adverse impacts from noise and vibration during construction and operation are not predicted. - Compliance with mitigation measures within the EIS and NIA is anticipated to reduce the risk of conflict related to noise and vibration impacts on agricultural land users. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	4	5	As above
		Nuisance – air quality (dust)	Excess dust generated by construction activities may cause conflict by impacting the operations and productivity of surrounding agricultural land	C	4	8	- Consideration of potential dust impacts has been undertaken as part of the EIS. Appropriate mitigation measures are specified within the EIS to minimise the risk for dust to spread throughout the development site and onto neighbouring land. - Compliance with mitigation measures specified within the EIS is anticipated to reduce the risk of conflict related to air quality impacts. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	4	5	As above
		Environmental concern - weeds	Pedestrian and vehicle movements during construction may affect the distribution of weeds which could impact agricultural	C	3	13	Consideration of impacts to biodiversity has been undertaken via a Biodiversity Development Assessment Report (BDAR). Appropriate mitigation measures are specified within the BDAR to minimise the risk for weeds to spread throughout the development site and onto neighbouring land.	D	3	9	As above

Land use	Stakeholders	Category	Potential Land Use Conflict	Initial risk ranking			Risk reduction management strategy	Revised risk ranking			Performance target and monitoring
				P	C	R		P	C	R	
			productivity at the development site and locality.				- Consideration of potential impacts to soil and land capability has been undertaken via the Agricultural Impact Assessment (AIA). Appropriate mitigation measures are specified in the AIA to minimise impacts to soils and agricultural productivity. - Compliance with mitigation measures specified with the BDAR, AIA and EIS is anticipated to reduce the risk of conflict relating to the spread of weeds. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).				
		Nuisance - waste	Waste generated by the development has the potential to enter surrounding agricultural land.	D	4	5	- Consideration of waste related impacts has been undertaken as part of a Waste Management Plan (WMP) and in the EIS. Appropriate mitigation measures are specified within the WMP and EIS to ensure that waste is appropriately stored and disposed of. - Compliance with waste management measures specified within the WMP and EIS is anticipated to reduce the risk of conflict related to waste entering surrounding residential land. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	E	4	3	As above
		Amenity - waste	Waste generated by the development may increase the presence of pest animals and/or vermin which could impact agricultural productivity.	C	4	8	- Consideration of waste related impacts has been undertaken as part of a WMP and in the EIS. Appropriate mitigation measures are specified within the WMP and EIS to minimise the risk of attracting pest animals and/or vermin. - Compliance with waste management measures specified within the WMP and EIS is anticipated to reduce the risk of conflict related to pest animals and/or vermin - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	4	5	As above
Infrastructure	- Public Authorities - Service Providers	Risk to property - infrastructure	Stakeholders may have concerns that construction activities associated with the BESS may damage existing infrastructure (i.e., any identified telecom connections, transmission lines, gas pipelines).	C	3	13	- A consideration of potential impacts to surrounding service provider and public infrastructure has been undertaken as part of the EIS. Appropriate mitigation measures are specified within the EIS to minimise the risk of construction activities damaging existing infrastructure. - Compliance with construction management measures specified within the EIS is anticipated to reduce the risk of conflict related to damaging existing infrastructure. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	3	9	As above

Land use	Stakeholders	Category	Potential Land Use Conflict	Initial risk ranking			Risk reduction management strategy	Revised risk ranking			Performance target and monitoring
				P	C	R		P	C	R	
		Land ownership – public authorities	Public authorities and service operators may have concerns about the use of land they own or manage.	B	3	17	- Access to the development site will transect portions of land managed by Crown Lands, TransGrid and Council. Consideration of impacts related to land ownership and tenure has been undertaken as part of the EIS. - Consultation with managers and operators of infrastructure potentially impacted by the project would occur during the detailed design construction and operational phases of the project, minimising the potential for significant impacts and potential land use conflicts. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	C	4	8	As above
		Access and traffic – access/services	Altered traffic conditions during construction may impact on access arrangements for surrounding private properties, service providers together with traffic conditions for other major projects within the region.	B	3	17	- Consideration of potential traffic impacts has been undertaken via a TIA. Appropriate mitigation measures are specified within the TIA to minimise impacts to the traffic environment. - The construction of the project has the potential to generate traffic impacts associated with access to surrounding infrastructure and requires the implementation of road upgrades. - Compliance with mitigation measures specified within the TIA is anticipated to reduce the risk of conflict related to the traffic environment. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	C	4	8	As above
		Competing industries – future project expansion	The construction of the BESS may cause conflict with surrounding service providers or public authorities (e.g. Council) who may be interested in expanding development onto the development site in the future.	B	3	17	- Consultation with managers and operators of surrounding infrastructure would occur during the detailed design construction and operational phases of the project, minimising the potential for significant cumulative impacts and potential land use conflicts. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	C	4	8	As above
Renewable Energy Generation	- Business operators - Public Authorities	Nuisance – air quality (dust).	Excess dust generated by construction activities and by vehicle movements along access roads may cause conflict by impacting the operations of surrounding renewable energy generation.	C	4	8	- Consideration of potential dust impacts has been undertaken as part of the EIS. Appropriate mitigation measures are specified within the EIS to minimise the risk for dust to spread throughout the development site and onto neighbouring land. - Compliance with mitigation measures specified within the EIS is anticipated to reduce the risk of conflict related to air quality impacts. - Separation distances for dust originating from the development (if applicable) will be included as a management strategy. - Ongoing consultation with stakeholders will identify and address concerns if they arise.	D	4	5	As above

Land use	Stakeholders	Category	Potential Land Use Conflict	Initial risk ranking			Risk reduction management strategy	Revised risk ranking			Performance target and monitoring
				P	C	R		P	C	R	
							Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).				
		Access and traffic - access/services	Altered traffic conditions may impact on access arrangements for surrounding properties and service providers.	B	3	17	- Consideration of potential traffic impacts has been undertaken via a TIA. Appropriate mitigation measures are specified within the TIA to minimise impacts to the traffic environment. - Compliance with mitigation measures specified within the TIA is anticipated to reduce the risk of conflict related to the traffic environment and surrounding - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	C	4	8	As above
		Competing industries – future project expansion	The construction of the BESS may cause conflict with operators of surrounding projects who may be interested in expanding development onto the development site in the future.	B	3	17	- Consultation with applicants, proponents and operators of other developments would occur during the detailed design construction and operational phases of the project, minimising the potential for significant cumulative impacts and potential land use conflicts. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	C	4	8	As above
		Economic interests - insurance	The placement of the BESS in proximity to renewable energy infrastructure may affect insurance premiums for operators.	B	3	17	- A review of publications made by the Insurance Council of Australia (2024) and the Clean Energy Council (2024) indicates that property values and insurance premiums for surrounding land are unlikely to be significantly impacted by the proximity the project: - Consultation with The Insurance Council of Australia is to occur throughout the approval process. The results of this consultation will be shared with other relevant stakeholders, including surrounding landowners and business operators. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	C	4	8	As above
Residential	- Private property owners - Individuals (i.e. occupants of residential dwellings)	Economic interest - demand	Concerns may arise regarding increased demand for services and infrastructure that may result from the development, including increased accommodation for workers, availability of medical facilities and capacity of surrounding waste facilities.	C	3	13	- Consideration of impacts related to the increased demand for surrounding services and infrastructure has been undertaken as part of the EIS. Appropriate mitigation measures are specified within the EIS to minimise the risk for logistical issues associated with the increased demand for existing infrastructure and services. - Compliance with management measures specified within the EIS is anticipated to reduce the risk of conflict related to the availability of existing services and infrastructure. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	C	4	8	As above

Land use	Stakeholders	Category	Potential Land Use Conflict	Initial risk ranking			Risk reduction management strategy	Revised risk ranking			Performance target and monitoring
				P	C	R		P	C	R	
	- Public authorities - Service providers	Access and traffic - commute	Use of surrounding roadways for the proposed BESS may affect the commute of residents in the locality.	C	4	8	- Consideration of potential traffic impacts has been undertaken via a TIA. Appropriate mitigation measures are specified within the TIA to minimise impacts to the traffic environment. - Compliance with mitigation measures specified within the TIA is anticipated to reduce the risk of conflict related to the traffic environment. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	4	5	As above
		Access and traffic - access/services	Altered traffic conditions during construction may impact on access arrangements for surrounding properties and service providers.	C	4	8	- Consideration of potential traffic impacts has been undertaken via a TIA. Appropriate mitigation measures are specified within the TIA to minimise impacts to the traffic environment. - Compliance with mitigation measures specified within the TIA is anticipated to reduce the risk of conflict related to the traffic environment. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	4	5	As above
		Nuisance - noise	Increased noise generated by construction activities and vehicle movements may be perceived as nuisance to surrounding residential properties.	B	3	17	- Consideration of potential noise and vibration impacts has been undertaken via a NIA and as part of the EIS. Appropriate mitigation measures (where required) are specified within the NIA and EIS to minimise noise and vibration impacts. - Compliance with mitigation measures specified in the NIA and EIS is anticipated to reduce the risk of conflict related to noise and vibration impacts to residential land users. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	C	4	8	As above
		Nuisance - waste	Waste generated by the development has the potential to enter surrounding residential land.	D	4	5	- Consideration of waste related impacts has been undertaken as part of a WMP and in the EIS. Appropriate mitigation measures are specified within the WMP and EIS to ensure that waste is appropriately stored and disposed of. - Compliance with waste management measures specified within the WMP and EIS is anticipated to reduce the risk of conflict related to waste entering surrounding residential land. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	E	4	3	As above
		Quality of life	The presence of the BESS may affect the quality of life of a resident if they are, or	C	3	13	Consideration of potential impacts to surrounding residents has been undertaken as part of a Social Impact Assessment (SIA) accompanying the EIS. Appropriate mitigation	C	4	8	As above

Land use	Stakeholders	Category	Potential Land Use Conflict	Initial risk ranking			Risk reduction management strategy	Revised risk ranking			Performance target and monitoring
				P	C	R		P	C	R	
			perceived to be, impacted by the BESS.				measures are specified within the SIA and EIS to minimise the potential impact of the development on quality of life. - Compliance with visual and noise management measures specified within a NIA and EIS is anticipated to reduce the risk of conflicts related to impacts on quality of life. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).				
		Security	The change in land use may attract people to the area who may not otherwise visit the area. This may be perceived to adversely affect a resident's security.	C	3	13	- Compliance with the following crime management measures is anticipated to reduce the risk of conflict related to the increased risk of vandalism and theft for surrounding residents: - Maintenance of the existing key access point to ensure the delineation between private and public is clear; - Existing boundary fencing is to be maintained and/or installed to ensure site access is controlled; - Appropriate signage should be installed; - Landscaping is to be maintained to remove opportunities for concealment. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	C	4	8	As above
		Privacy	The change in land use may be perceived to affect the privacy of a residential land user.	C	3	13	- Consideration of potential privacy related impacts has been undertaken as part of the EIS. Appropriate mitigation measures are specified in the EIS to minimise the potential for privacy issues to occur at or near the development site. - Compliance with privacy management measures specified within the EIS is anticipated to reduce the risk of conflicts related to privacy issues for surrounding residential land users. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	3	9	As above
		Health and safety – air quality	Dust generated by construction activities and by vehicle movements along access roads has the potential to impact air quality and may have adverse health implications for residential land users within the locality.	C	4	8	- Consideration of potential dust impacts has been undertaken as part of the EIS. Appropriate mitigation measures are specified within the EIS to minimise the risk for dust to spread throughout the development site and onto neighbouring land. - Compliance with mitigation measures specified within the EIS is anticipated to reduce the risk of conflict related to air quality impacts. - Separation distances for dust originating from the development (if applicable) will be included as a management strategy. - Ongoing consultation with stakeholders will identify and address concerns if they arise.	D	4	5	As above

Land use	Stakeholders	Category	Potential Land Use Conflict	Initial risk ranking			Risk reduction management strategy	Revised risk ranking			Performance target and monitoring
				P	C	R		P	C	R	
							Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).				
		Nuisance – air quality (dust)	Excess dust generated by construction activities and by vehicle movements along access roads has the potential to impact the cleanliness of residential land within the locality.	C	4	8	- Consideration of potential dust impacts has been undertaken as part of the EIS. Appropriate mitigation measures are specified within the EIS to minimise the risk for dust to spread throughout the development site and onto neighbouring land. - Compliance with mitigation measures specified within the EIS is anticipated to reduce the risk of conflict related to air quality impacts. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	4	5	As above
		Amenity - visual	The change in visual amenity resulting from the BESS, including the visibility of any cleared vegetation and earthworks, may conflict with the interests of stakeholders who wish to maintain existing views of the locality.	C	3	13	- Consideration of visual impacts to surrounding amenity has been undertaken as part of the EIS. Appropriate mitigation measures are specified within the EIS to minimise the risk of altered amenity for surrounding residents within the locality. - Compliance with mitigation measures specified within the EIS is anticipated to reduce the risk of conflict related to visual amenity. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	C	4	8	As above
		Land ownership - foreign	Stakeholders may have concerns regarding the ownership of the development site i.e., whether it is a foreign-owned company.	C	4	8	- Engagement for the project has introduced the applicant and the BESS project to surrounding stakeholders. Notification to stakeholders outlined the applicant's ownership and consultation has provided an opportunity for stakeholders to provide feedback. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	5	2	As above
		Economic interest - insurance	Stakeholders may be concerned that the placement of the BESS in proximity to residential land may affect insurance premiums and land values for surrounding private property owners.	B	3	17	- A review of publications made by the Insurance Council of Australia (2024) and the Clean Energy Council (2024) indicates that property values and insurance premiums for surrounding land are unlikely to be significantly impacted by the proximity the project: - Consultation with The Insurance Council of Australia is to occur throughout the approval process. The results of this consultation will be shared with other relevant stakeholders, including surrounding landowners and business operators. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	C	4	8	As above

Land use	Stakeholders	Category	Potential Land Use Conflict	Initial risk ranking			Risk reduction management strategy	Revised risk ranking			Performance target and monitoring
				P	C	R		P	C	R	
Resource protection	- Public authorities - Associations - Individuals - Indigenous community	Environmental concerns - heritage	Stakeholders may be concerned about impacts to heritage items or values at the development site and locality.	C	3	13	- Consideration of impacts to heritage has been undertaken with the preparation of an Aboriginal Cultural Heritage Assessment (ACHA), Archaeological Assessment (AA) and Heritage Impact Statement (HIS). Appropriate mitigation measures are specified within the ACHA, AA and HIS to minimise impacts to heritage. - Compliance with mitigation measures specified within the ACHA, AA and HIS is anticipated to reduce the risk of conflict related to environmental features, culturally sensitive land and heritage - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	3	9	As above
		Environmental concerns - water	Stakeholders may be concerned about potential changes to water quality, quantity and surface water flows that may affect the development site and locality.	C	3	13	- Consideration of impacts to surrounding watercourses has been undertaken as part of the FRIAR, AIA and EIS. Appropriate mitigation measures are specified within specialist assessments and the EIS to minimise impacts to watercourse health and quality. - Compliance with mitigation measures specified within the EIS is anticipated to reduce the risk of conflict related to watercourse health and quality. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	3	9	As above
		Environmental concerns - biodiversity	Stakeholders may be concerned about potential impacts to biodiversity within the development site and locality	C	3	13	- Consideration of impacts to biodiversity has been undertaken via a BDAR. Appropriate mitigation measures are specified within the BDAR to minimise risks to surrounding biodiversity. - Compliance with mitigation measures specified with the BDAR is anticipated to reduce the risk of conflict related to biodiversity. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	3	9	As above
Water storage and supply	- Public Authorities - Service Operators - Private property owners\ - Indigenous Community	Risk to property - infrastructure	Stakeholders may have concerns that construction activities associated with the BESS may damage existing infrastructure (i.e., irrigation channels)	C	3	13	- A consideration of potential impacts to surrounding drainage infrastructure and water resources has been undertaken as part of the FRIAR and EIS. Appropriate mitigation measures are specified within the FRIAR and EIS to minimise the risk of construction activities damaging existing irrigation channels. - Compliance with construction management measures specified within the FRIAR and EIS is anticipated to reduce the risk of conflict related to damaging existing irrigation infrastructure and water resources. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	C	4	8	As above

Land use	Stakeholders	Category	Potential Land Use Conflict	Initial risk ranking			Risk reduction management strategy	Revised risk ranking			Performance target and monitoring
				P	C	R		P	C	R	
		Health and safety - water	Stakeholders may be concerned about activities, associated with the BESS that may result in the sedimentation and contamination of surrounding water sources including surface and groundwater resources.	C	3	13	- Consideration of impacts to surrounding watercourses has been undertaken as part of the FRIAR, AIA, and EIS. Appropriate mitigation measures are specified within specialist assessments and the EIS to minimise impacts to watercourse health and quality. - Compliance with mitigation measures specified within the EIS is anticipated to reduce the risk of conflict related to watercourse health and quality. - Ongoing consultation with stakeholders will identify and address concerns if they arise. - Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	C	4	8	As above

Please note this table has used abbreviations for formatting purposes, P=Probability, C=Consequence and R=Risk.

Appendix B

Site Inspection Photos

Northern extent of Ortlipp Road – Looking north	Northern extent of Ortlipp Road – Looking south	BESS Area–Looking north	BESS Area–Looking northwest
			
Ortlipp Road, Adjacent Property - Looking west	Ortlipp Road, Adjacent Property - Looking southwest	TransGrid Jindera Substation, Access driveway – Looking southeast	TransGrid Jindera Substation, Access driveway – Looking northwest
			

TransGrid Jindera Substation, Access driveway – Looking west	TransGrid Jindera Substation, Access driveway – Looking south	Glenellen Solar Farm, construction works – Looking Southwest	Glenellen Solar Farm, construction works – Looking Southwest
			
Lot 203 DP753342, Existing Dwelling – Looking southeast	Lot 203 DP753342, Existing Dwelling – Looking southeast	Lot 203 DP753342, Existing Dwelling – Looking east	Lot 203 DP753342, Existing Dwelling – Looking east
			

Ortlipp Road near Blight Road West – Looking North	Existing Dwelling along Ortlipp Road, near Blight Road West – Looking Northwest	Existing Dwelling along Ortlipp Road, near Blight Road West – Looking west	Ortlipp Road, near Blight Road West – Looking Southwest
			

