LAND USE CONFLICT RISK ASSESSMENT

Finley Battery Energy Storage System

BESS Pacific Pty Ltd

Job No: P001993_LUCRA
Rev: 001D
17 April 2025

Premise

DOCUMENT AUTHORISATION					
Revision	**Revision Date**	**Proposal Details**			
A	21/11/24	Draft for Internal Review			
B	25/03/25	Updated Draft for Internal Review			
C	01/04/25	Draft for External Review			
D	17/04/25	Final			
Prepared By		**Reviewed By**		**Authorised By**	
Jennifer Evans		Daniel Balkin		David Walker	
Hugh Shackcloth-Bertinetti					

ABBREVIATIONS

Abbreviation	Abbreviated term
AEP	Annual Exceedance Probability
AHD	Average Height Datum
AHIMS	Aboriginal Heritage Information Management System
AIA	Agricultural Impact Assessment
ASC	Australian Soil Classification
BAR	Bushfire Assessment Report
BAM	Biodiversity Assessment Method
BDAR	Biodiversity Development Assessment Report
BFAR	Bushfire Assessment Report
BESS	Battery Energy Storage System
BoM	Bureau of Meteorology
CEMP	Construction Environmental Management Plan
CRM	Customer Relationship Manager
DMP	Decommissioning Management Plan
DPHI	Department of Planning, Housing and Infrastructure
DPI	Department of Primary Industries
EEC	Endangered Ecological Communities
EIS	Environmental Impact Statement
EP&A Act	*Environmental Planning and Assessment Act 1979*
WIA	Water Impact Assessment
GDE	Groundwater Dependent Ecosystem
ha	hectares
km	kilometres
LGA	Local Government Area
LUCRA	Land Use Conflict Risk Assessment
m	metres
MW	Megawatt
MWh	Megawatt hour

NVIA	Noise and Vibration Impact Assessment
OEMP	Operational Environmental Management Plan
PCT	Plant Community Type
PHA	Preliminary Hazard Analysis
PSI	Preliminary Site Investigation
RAPs	Registered Aboriginal Parties
SEARs	Secretary's Environmental Assessment Requirements
SSD	State Significant Development
SSDA	State Significant Development Application
SHI	State Heritage Inventory
SIA	Social Impact Assessment

CONTENTS

TABLES

FIGURES

1. INTRODUCTION

1.1 Background

Premise Australia Pty Ltd (Premise) have been commissioned by the BESS Pacific c/o Gransolar Development Australia to prepare a Land Use Conflict Risk Assessment (LUCRA) to support State Significant Development Application (SSD-72430958) for a proposed Battery Energy Storage System (BESS) and ancillary infrastructure including transmission and connection works at Riverina Highway, Finley NSW 2713. The proposed development is known as Finley BESS and is located within the Berrigan Shire Council (BSC) Local Government Area (LGA).

The regional context of the proposed development is shown in **Figure 1**.

1.2 Scope

This LUCRA has been prepared to address relevant requirements of the Secretary's Environmental Assessment Requirements (SEARs) issued for the development by the NSW Department of Planning, Housing and Infrastructure (DPHI) and to support the 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; those matters are addressed in the EIS. This LUCRA is therefore to be read in conjunction with the EIS and associated technical reports.

Table 1 – Relevant SEARs

Source	Requirement
SEARs - Key Issues: Land	• *an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including:*
	– *completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industry's Land Use Conflict Risk Assessment Guide,*

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 use is perceived to infringe upon the rights, values or amenity of another. The LUCRA enables a systematic, consistent, and site-specific conflict assessment approach and seeks to make the identification and management of potential sources of conflict as explicit and objective as possible. Through evaluating land use compatibility and sources of land use conflicts appropriate risk reduction management strategies to minimise the potential for land use conflicts 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**
	• 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** **Section 2.3**
	• 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 3.2**

Source	Requirement	Addressed
Step 3: Risk reduction management strategies	Management strategies and mitigation measures that affect the probability and consequence of activities are identified.	**Section 3.3**
Step 4: Record LUCRA results	Revised risk rankings are calculated, and performance targets are set, detailing how the effectiveness of the strategy will be monitored.	**Section 4**

1.4 Study area terminology

The assessment of potential land use conflicts requires consideration of the proposed development in the context of surrounding land uses and activities.

This LUCRA has used two (2) study areas, 'the development site' and 'the locality', to assess and evaluate potential land use conflicts. 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 – Area Terminology

Term	Meaning
Development Site	The area occupied by the development and associated infrastructure, including: • A BESS situated within Lot 3 DP740920, 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 underground electrical transmission cables extending to the south-west of the BESS, transecting road reserves of Broockmanns Road and Canalla Road and Lot B DP961693 to facilitate a connection with land occupied by Transgrid Finley Substation. • A site access arrangement to connect to the Riverina Highway in the north, via Broockmanns Road and Canalla Road; and, • Landscaping surrounding the BESS.
Locality	The locality consists of land within 1 kilometre (km) of the BESS development footprint. The land use of this area would change to electricity generating works. Please note that the ancillary works of the development are not considered to represent a change to existing land uses. No locality surrounding the development footprint for the access arrangements or the electrical connection route have 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.

2. GATHER INFORMATION

2.1 Nature of the land use change and development proposed

2.1.1 THE DEVELOPMENT SITE

The entire footprint of the proposed development, including the area utilised for the BESS, the access arrangement, substation upgrade works, and the proposed transmission line are collectively referred to as the 'development site'.

The development site is located approximately 4.5 km west of the town of Finley in the Riverina region of NSW. The development site is located across several land parcels including:

- Lot 3 DP740920 (private land under agreement with the applicant),
- Lot B DP961693 (Transgrid Finley Substation); and
- The road reserves of Canalla and Broockmanns Roads.

The development site is zoned *RU1 - Primary Production* under the *Berrigan Local Environmental Plan 2013* (LEP).

The development site has an area of approximately 10 hectares (ha) and is depicted in **Figure 2**.

The proposed BESS infrastructure would occupy a footprint of approximately 3 ha within the southern extent of Lot 3 DP740920.

2.1.2 DEVELOPMENT PROPOSED

The development will involve the construction, operation and eventual decommissioning of a 100 MW_{AC} / 200 MWh BESS, connected via underground transmission cables directly to the existing adjacent Transgrid Finley Substation.

The Finley BESS will include the following key infrastructure:

- Site establishment works including clearing of grassed area within the BESS boundary and underboring for the transmission cable, bulk earthworks and temporary construction compound;
- Construction of hardstand, control room and switch gear, auxiliary transformer, battery enclosures, and inverter and transformer stations;
- Development site road works to formalise internal access road to accommodate heavy vehicles movements off Canalla Road and two light vehicle accesses to Broockmanns Road;
- Installation of approximately 80 20-foot modular containers comprising of Lithium-Ion batteries with the appropriate cooling and protection system and approximately 40 located externally to the modular containers;
- Construction of 132 kV TL route ~480m length underground transmission cables to facilitate connection to the existing Transgrid Finley 132/66 kV Substation and associated high voltage steel poles;
- Construction of ancillary works including parking areas, water tanks, storage structures, stormwater management infrastructure, CCTV, security lighting and fencing; and
- Vegetation buffer.

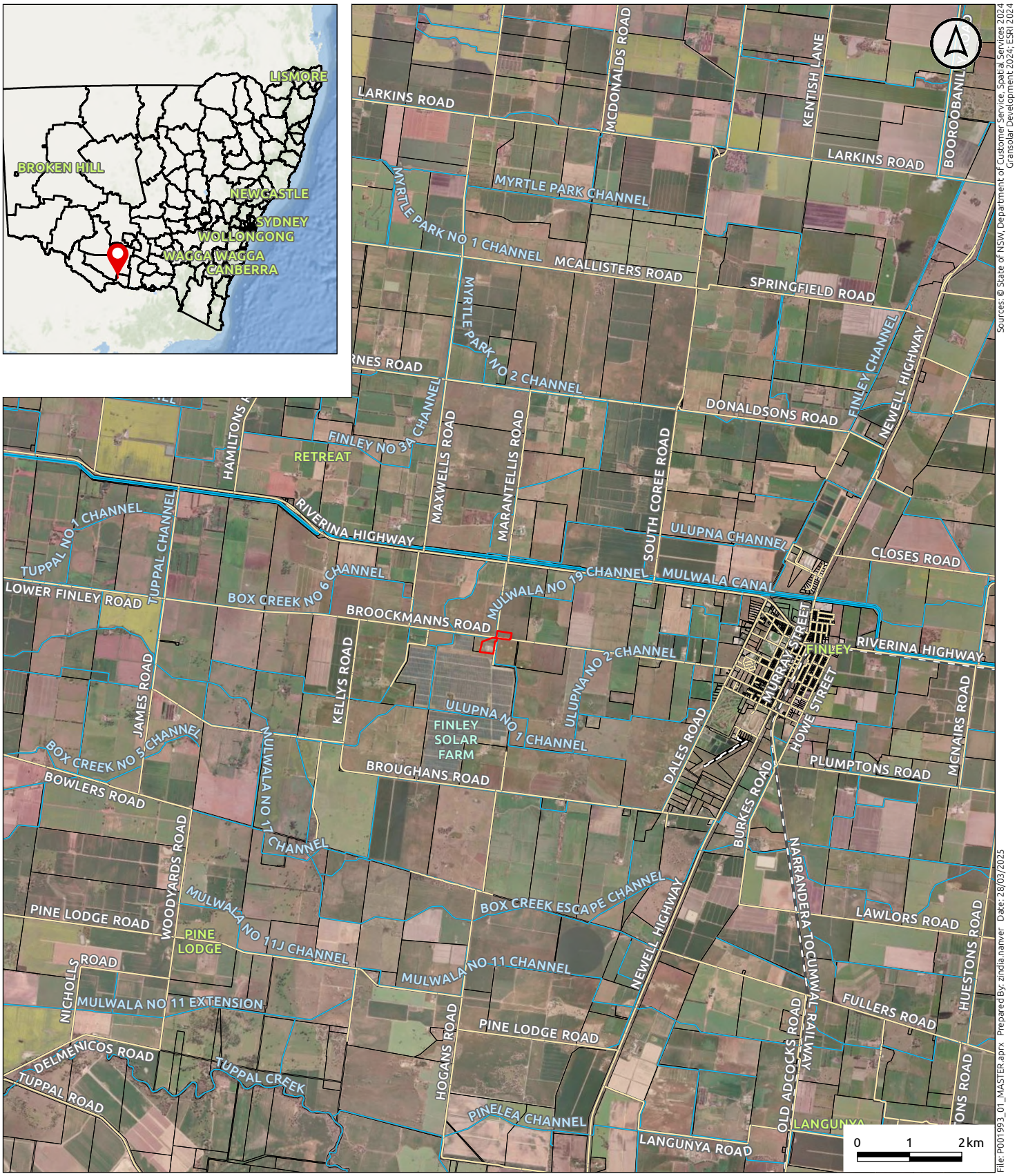
The construction phase is anticipated to take approximately 11 months (including a peak period of 3 months). Once operational, the development is designed to operate autonomously with limited human intervention. The proposed development is expected to have a lifespan of approximately 20 to 25 years. The development, however, may receive an extension of its lifespan during its operation subject to future infrastructure upgrades and approvals.

Decommissioning of the development would be conducted following the cessation of the project's lifespan and at that time would include suitable remediation works to return the site to its former agricultural landuse.

2.1.3 NATURE OF LAND USE CHANGE

The construction and operation of the BESS would change the existing land use of the south-western portion of the development site (mapped via the NSW Landuse 2017 v1.5 dataset) from a land use of irrigated cropping 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. The existing agricultural land use of the BESS footprint is likely to return following decommissioning.



File: P0001993_01_MASTER.aprx Prepared By: zindia.narver Date: 28/03/2025

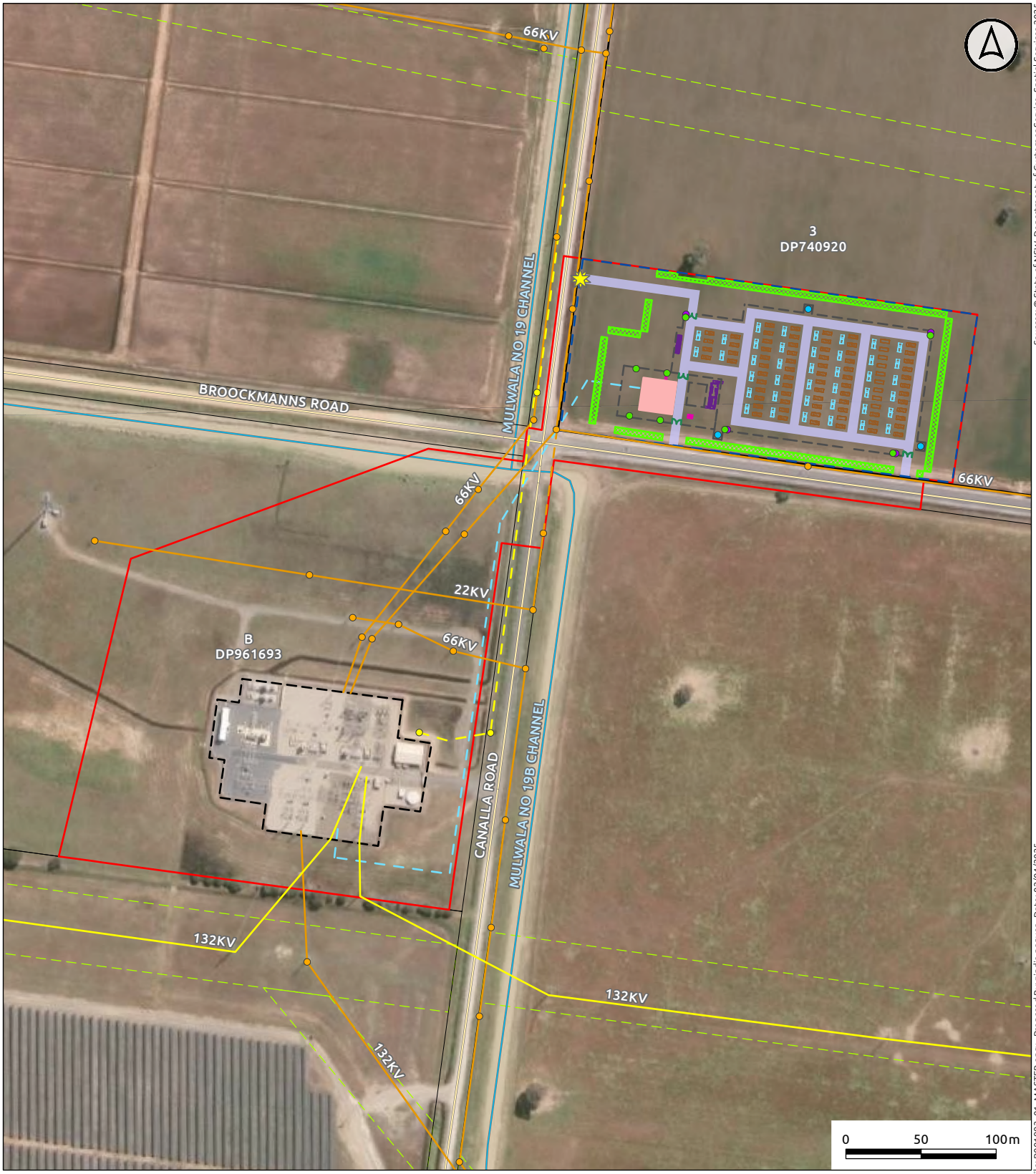
Legend

- Development Site
- Lot
- Major Road
- Railway
- Runway
- Major Water Body
- Major Watercourse

Premise

Finley BESS

Figure 1: Regional Context



Sources: © State of NSW, Department of Customer Service, Spatial Services 2025
Gransolar Development 2025; ESRI 2025

File: P0001993_01_MASTER.aprx Prepared By: zindia.narver Date: 02/04/2025

Legend

- Development Site
- BESS Lease Area
- Substation
- Primary Site Access (Heavy Vehicle)
- Subject Site
- Substation Site
- Lot
- Road
- Watercourse
- Easement
- Essential Energy Pole
- Transgrid Pit
- Essential Energy OH
- Essential Energy UG
- Transgrid OH
- Transgrid Optic Fibre

Proposed Layout

- Substation Switch Area
- Internal Road
- BESS Battery
- BESS Inverter Line
- BESS Buildings
- Fence
- Gate
- BESS Substation
- Proposed BESS underground line
- Vegetation
- Watertank
- CCTV Mast
- BESS Lighting Mast

Premise

Finley BESS

Figure 2
Development Site

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 6**.

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

The entire locality is also zoned *RU1 – Primary Production*.

Table 4 – Land Use Zones and Objectives

Zone	Objective
RU1	• *To encourage sustainable primary industry production by maintaining and* enhancing the natural resource base. • To encourage diversity in primary industry enterprises and systems appropriate for the area. • To minimise the fragmentation and alienation of resource lands. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To permit development that enhances the agricultural and horticultural production potential of land in the locality. • To permit low-key tourist and visitor accommodation that is compatible with the scenic amenity, and promotes the character, of the area. • To enab*le function centres to be developed in conjunction with agricultural uses.*

2.2.2 LAND USE MAPPING

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 depicted in **Figure 7**.

The development site and surrounding locality predominantly consists of the irrigated cropping land use. The transport and communication land use transects the development site along the alignment of Broockmanns Road and Canalla Road.

The extent of the development site occupied by Transgrid Finley Substation is mapped as containing a 1.84 ha area of the residential and farm infrastructure land use. The review of historical imagery has identified that this area has been occupied by Transgrid Finley Substation since at least 1991 (refer to **Section 2.4**). Consistent with the landuse mapping of other substations in NSW, this area is considered to be more appropriately characterised as '5.6.0 Utilities'.

Other features of the development site and locality, not directly shown via the NSW Landuse mapping, including surrounding infrastructure and natural features, have been considered in **Section 2.3.3.**

Table 5 – NSW Land Use Mapping within the Locality

Land Use	Area (ha)	%
2.1.0 Grazing native vegetation	6.67	1.70
4.3.0 Irrigation cropping	372.05	94.78
5.4.0 Residential and farm infrastructure	5.87	1.49
5.7.0 Transport and communication	7.94	2.02
TOTAL	**393.07**	**100%**

2.2.3 DEVELOPMENT APPROVALS AND MAJOR PROJECTS

A review of BSC'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 8** and include:

- South Coree BESS (SSD-77238990) proposed to be located immediately adjacent to the development site, with the corresponding BESS situated generally to the east of Finley BESS at 384 Broockmanns Road. This development application is currently in planning and awaiting the preparation of an EIS. The proposed layout for South Coree BESS, as presented in the Scoping Report prepared by NGH Pty Ltd (2024), is reproduced as **Figure 3**.
- Berrigan BESS (SSD-78106206) proposed to be located immediately adjacent to the development site, north of Transgrid Finley Substation, with the corresponding BESS situated generally to the west of Finley BESS, at 16891 Riverina Highway. This development application is currently in planning and awaiting the preparation of an EIS. The proposed layout for Berrigan BESS, as presented in the scoping report prepared by Cogency Australia Pty Ltd (2024), is reproduced as **Figure 4**.
- Finley Solar Farm (SSD – 8540) which was originally approved on 29 January 2018 and is located immediately adjacent to the southwest of the development, south of Transgrid Finley Substation. The solar farm received a subsequent approval for a modification for a substation upgrade on 4 June 2018 and is currently operational. The current approved layout for Finely Solar Farm, as presented in the latest modification application report prepared by ESCO (2018), is reproduced as **Figure 5**.
- Tarleigh Park Solar Farm (SSD – 8436) which was approved on 18 May 2018 and is located approximately 25.5 km west of the development site at 260 Parfreys Road, Blighty.
- Finley South Solar Farm (SSD-10299) located approximately 9.8 km southwest of the development site at 670 Lawlors Road, Finley. This development application was withdrawn following issue of the issue of SEARs dated 9 May 2019.

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 3 – South Coree BESS, Proposed Layout (NGH, 2024)

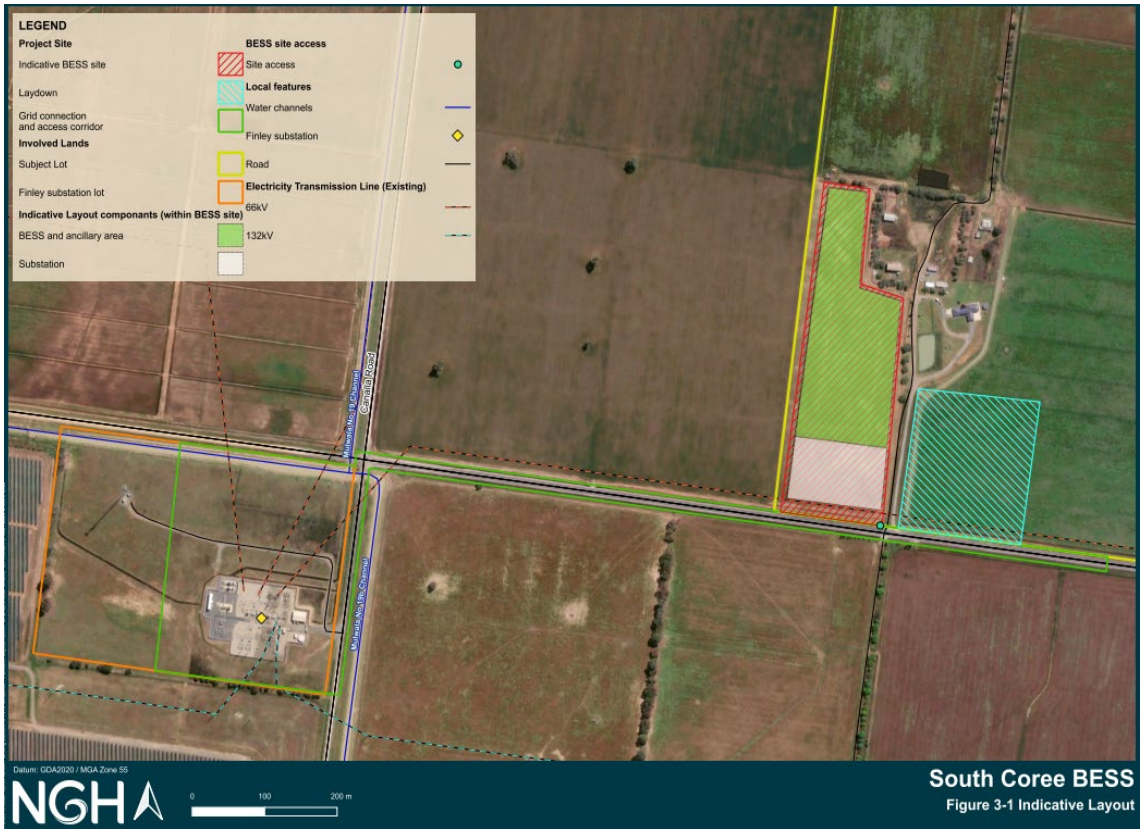


Figure 4 – Berrigan BESS, Proposed Layout (Cogency Australia, 2024)

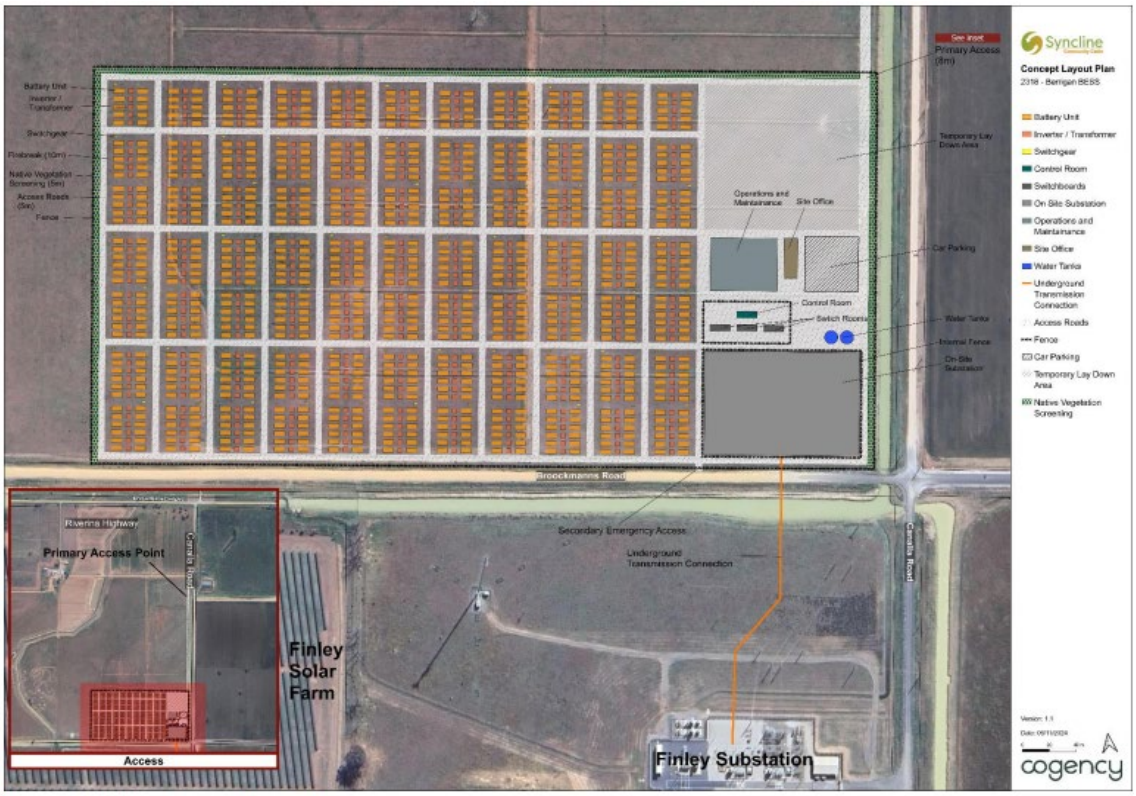
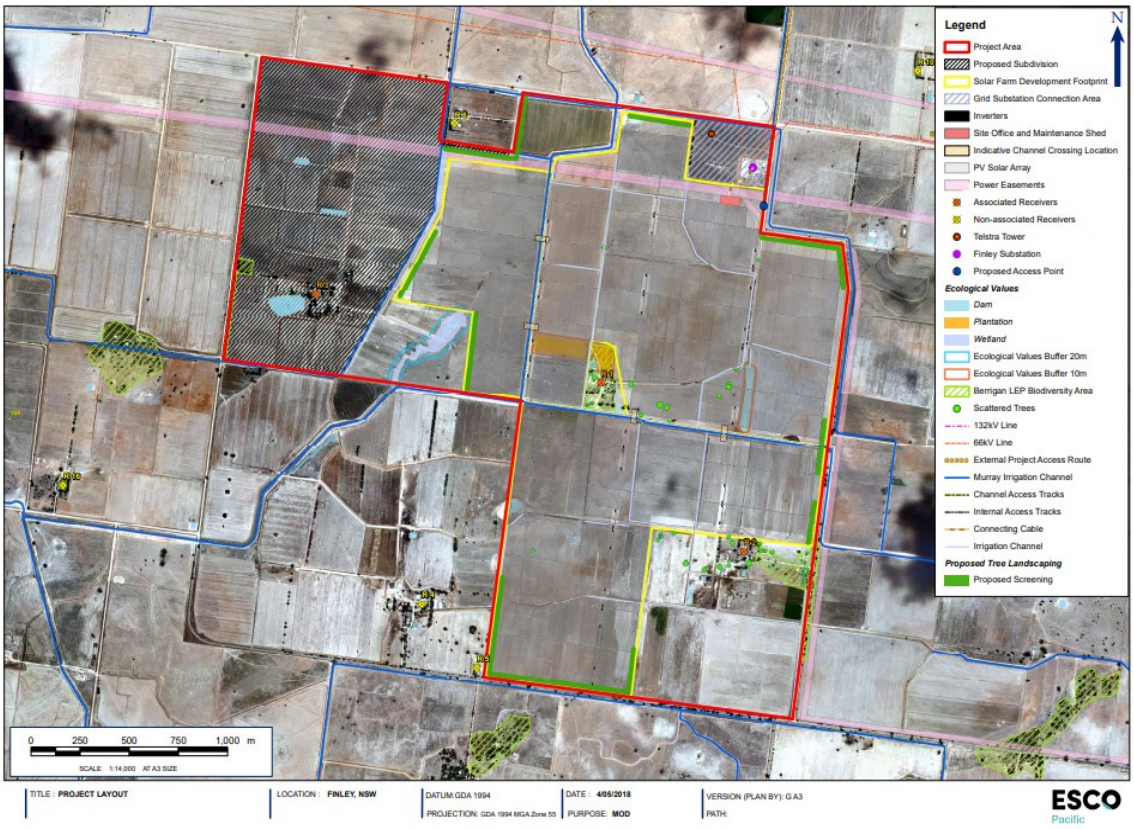


Figure 4 – Project Concept Layout Plan

Figure 5 – Finely Solar Farm, Approved Layout (ESCO, 2018)



2.2.4 LAND TENURE

2.2.4.1 Crown Land

A review of the NSW ePlanning portal spatial viewer did not identify any crown land parcels, enclosure permits, licences leases or reserves contained within the development site or surrounding locality.

2.2.4.2 Mining and exploration titles

The development site and locality are not located within or near a mine subsidence district. A review of Minview identifies that no exploration or mining titles or applications currently apply to the site or the locality.

2.2.4.3 Native Title

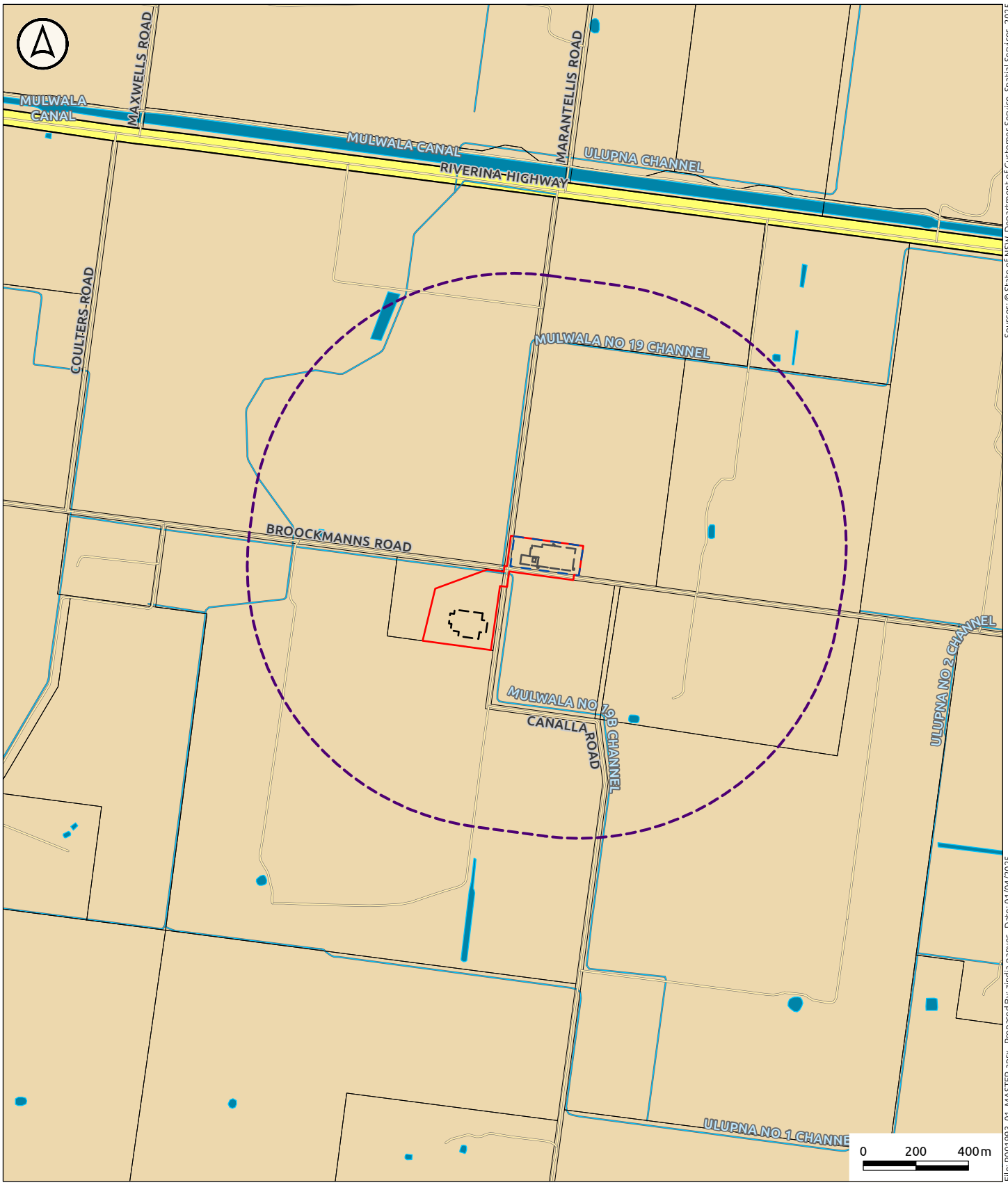
Division 2 of the NSW *Aboriginal Lands Act 1983* (AL Act) provides conditions under which the NSW Aboriginal Land Council and Local Aboriginal Land Councils may make a formal claim for land to the Native Title Registrar.

A review of the National Native Title Tribunal's Native Title Register (NNTT NTR) and Native Title Vision mapping on 5 March 2024 did not identify any Native Title claims or applications, or Indigenous Land Use Agreements applying to the site under the *Commonwealth Native Title Act 1993* (Native Title Act).

The closest Native Title determination is situated approximately 44 km west of the site (Tribunal No VC2021/001).

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). Accordingly, there is therefore potential for parcels of Crown Land to be impacted by undetermined Aboriginal Land Claim's (ALC).

As detailed in **Section 2.2.4.1**, no Crown land is mapped within the development site and as such no undetermined ALCs as a risk to the proposed development.



File: P0001993_01_MASTER.aprx Prepared By: zindia.nanver Date: 01/04/2025

Legend

- Development Site
- BESS Lease Area
- Substation
- Locality (1km Buffer)
- Indicative BESS Security Fence
- Lot
- Road
- Water Body
- Watercourse

Land Zoning

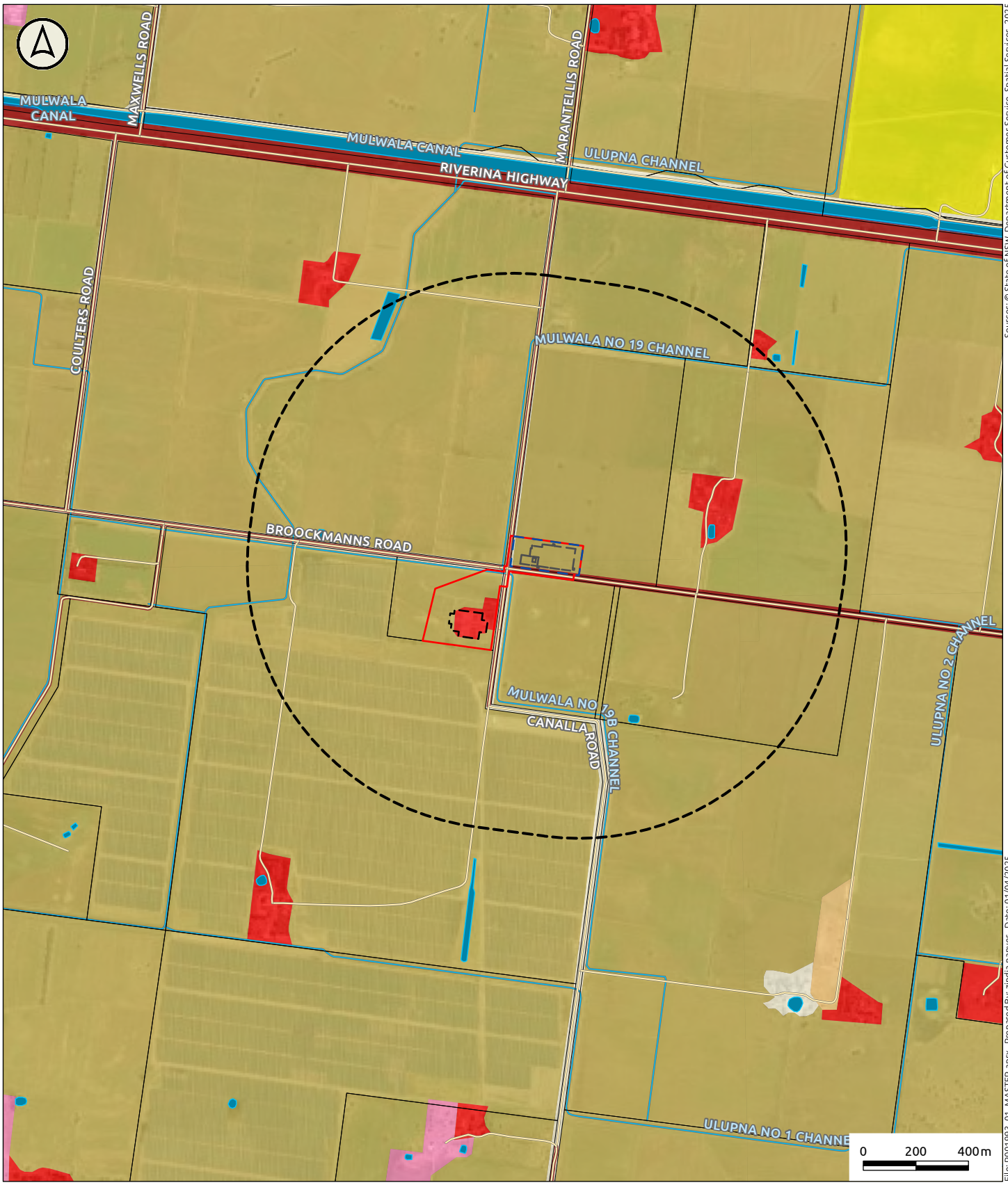
- RU1 - Primary Production
- SP2 - Infrastructure

Premise

GRANSOLAR DEVELOPMENT

Finley BESS

Figure 6: Land Zoning



File: P0001993_01_MASTER.aprx Prepared By: zindia.nanver Date: 01/04/2025

Legend

- Locality (1km Buffer)
- Development Site
- BESS Lease Area
- Substation
- Indicative BESS Security Fence
- Lot
- Road
- Water Body
- Watercourse

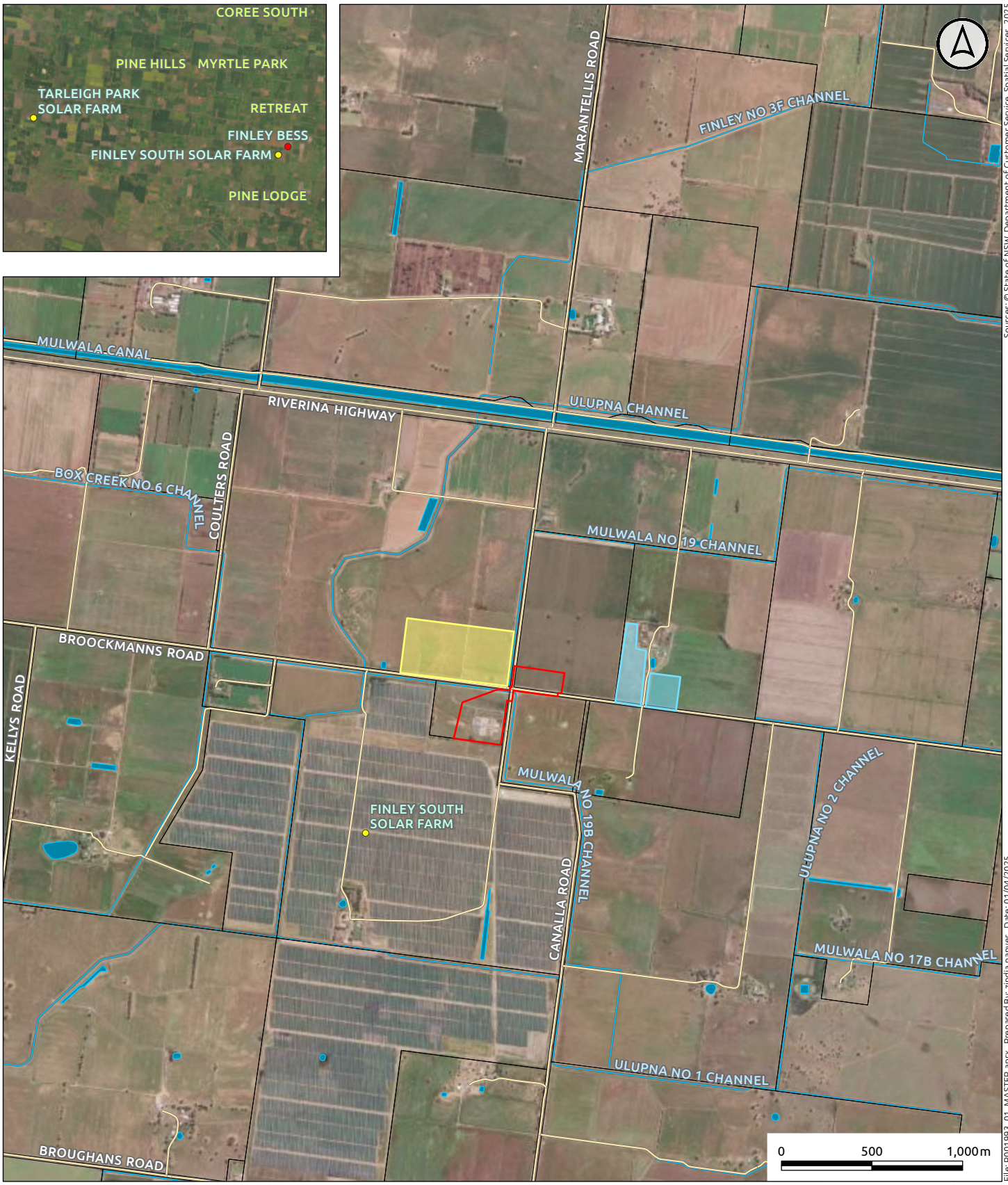
Land Use 2017

- 2.1.0 Grazing native vegetation
- 3.2.0 Grazing modified pastures
- 3.3.0 Cropping
- 4.3.0 Irrigated cropping
- 5.2.0 Intensive animal production
- 5.4.0 Residential and farm infrastructure
- 5.7.0 Transport and communication
- 6.4.0 Channel/aqueduct

Premise

Finley BESS

Figure 7: Land Use



File: P0001993_01_MASTER.aprx Prepared By: zindia.nanver Date: 01/04/2025

Legend

- Development Site
- Development Site 2km Buffer
- Road
- Water Body
- Watercourse

Approved Renewable Projects

- Solar Farm

Renewable Projects In Planning

- South Coree BESS
- Berrigan BESS

Premise

Finley BESS

Figure 8: Surrounding Development

2.3 Environmental features

2.3.1 TOPOGRAPHY

The development site is relatively flat. The surrounding locality is predominantly characterised by flat agricultural land with undulating topography adjacent to watercourses and irrigation channels.

A review of elevation within the site via Google Earth Mapping identifies high points of approximately 111 m Average Height Datum (AHD) including along the of the access route, within the northeastern extent of Transgrid Finley Substation and within the southern portion of location proposed for the BESS. A low point of 107 m AHD is identified along the northern portion of Canalla Road south of the connection with the Riverina Highway.

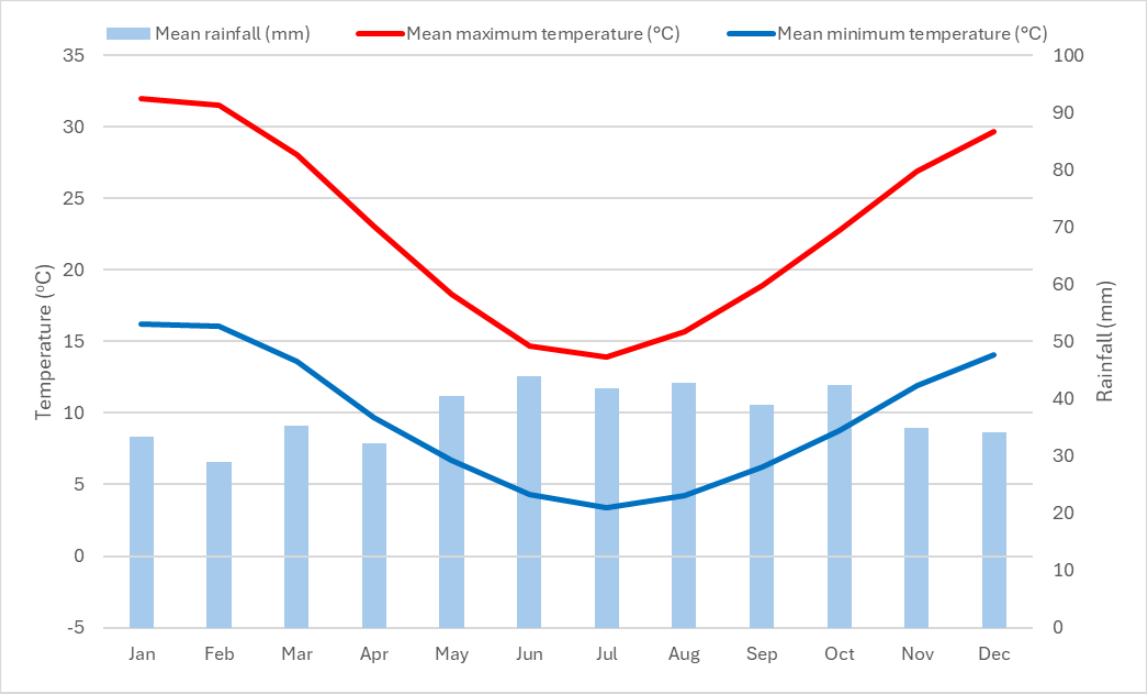
2.3.2 CLIMATE

The closest Australian Bureau of Meteorology (BoM) weather station with daily weather observations is Tocumwal Airport (Station 074106), located approximately 20.7 km southwest of the development site. Other BoM weather stations are closer, but only provide daily rainfall and solar exposure statistics.

Summary climate statistics are provided below and depicted in **Figure 9.**

- The mean annual maximum temperature is 23.0°C and the mean annual minimum temperature is 9.6°C. Records indicate that January is the warmest month and July is the coldest (BoM, 2025).
- Mean annual rainfall is 449.0 mm and records indicate monthly mean rainfall received is highest in June (BoM, 2025).

Figure 9 – Summary Climate Statistics



2.3.3 FEATURES OF THE SITE AND LOCALITY

The development site and surrounding locality is characterised by agricultural production and historically disturbed as a result of previous land clearing and cropping activities.

As detailed via the Biodiversity Development Assessment Report (BDAR) prepared by Premise (2025), the proposed development is located in an area generally lacking biodiversity values with poor condition native vegetation and limited threatened species habitat due to the sites' long history of agricultural land use and the lack of any intact remnant woodland on the study area

A review of the State Heritage Inventory (SHI) online database for the LGA and Schedule 5 of the LEP was undertaken on the 7 March 2025. No items of local or state heritage significance or heritage conservation areas are located at or in the immediate vicinity of the development site. As detailed via the Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared by Premise (2025), the development site has been assessed as having low archaeological potential and no artefactual material. Sensitive landscapes have been observed as a result of an archaeological survey.

The proposed BESS is to be located in the southern portion of Lot 3 DP740920. This lot has historically been used for irrigated cropping and is bound by Broockmanns Road to the south and Canalla Road to the west. An existing connection to Broockmanns Road is provided along the southern boundary of Lot 3 DP740920. Heavy vehicle access for the construction of the BESS is to be provided via a new connection to Canalla Road. Two (2) light vehicle access arrangements are proposed to connect to Broockmanns Road.

The development includes an electrical transmission line (ETL) to facilitate a connection to the Transgrid Finley Substation located on Lot B DP961693. The Transgrid Finley substation lot is located to the southwest of Lot 3 DP740920 and is bound by Broockmanns Road in the north and Canalla Road in the east. Several overhead electricity transmission lines transect the development site and land throughout the locality to facilitate connections to the Transgrid Finley Substation including along the alignment of Broockmans Road and Canalla Road.

No natural watercourses are located in the development site. However, the Mulwala No. 19 Channel is located south of Broockmanns Road in the northern extent of Lot B DP961693. This channel forms part of the Berriquin Irrigation System managed by Murray Irrigation Pty Ltd. The project transmission line would be constructed under this channel via underboring methods. Other waterways in the surrounding region include Mulwala Canal located 1.4 km north of Lot 3 DP740920, the Ulupna Channel situated 850 m to the east of the development site and the Murray River located 17 km south 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 the satisfaction of the provider.

There are no residential dwellings located within the extent of the development site. Farm infrastructure within the development site and surrounding locality is limited to several dams, fences, landscaped areas and internal access tracks. The closest residential dwelling is located approximately 250 m to the northeast of the development site at 384 Broockmanns Road.

The Finley Solar Farm (SSD) is additionally located approximately 400 m to the south of the development site, at 198 Canalla Road and covers an approximate area of 385 ha. This solar farm has been operational since 2019 and is also connected to the Transgrid Finley Substation. Other major projects in proximity to the proposed development, including future developments currently in planning and under assessment, have been considered in **Section 2.2.3.**

Further detail on natural features relevant to the development (i.e vegetation plant community types and classification of surrounding roadways) is provided in the EIS and supporting specialist assessments.

2.4 Site history

The site is generally cleared of vegetation due to historic agricultural activities. Including the construction of artificially constructed irrigation channels across the region and their utilisation for irrigation farming.

A review of the NSW Government Historical Imagery Viewer (NSW Government, 2024) has confirmed that the development site and surrounding locality has been used for rural agricultural land uses since at least 1968. The following is noted based on historical aerial imagery provided in **Figure 10** to **Figure 13**:

- The development site and locality have historically been comprised of rural agricultural land holdings with scattered residential dwellings and associated farm infrastructure, including sheds, farm dams and paddock fencing.
- The extent of vegetation across the development site and locality has remained generally consistent since 1968.
- Surrounding land uses and receivers in the locality have remained generally consistent since at least 1968.
- Transgrid Finley Substation has been present within the development site since at least 1991.

Figure 10 – Historic Aerial Imagery - 1968

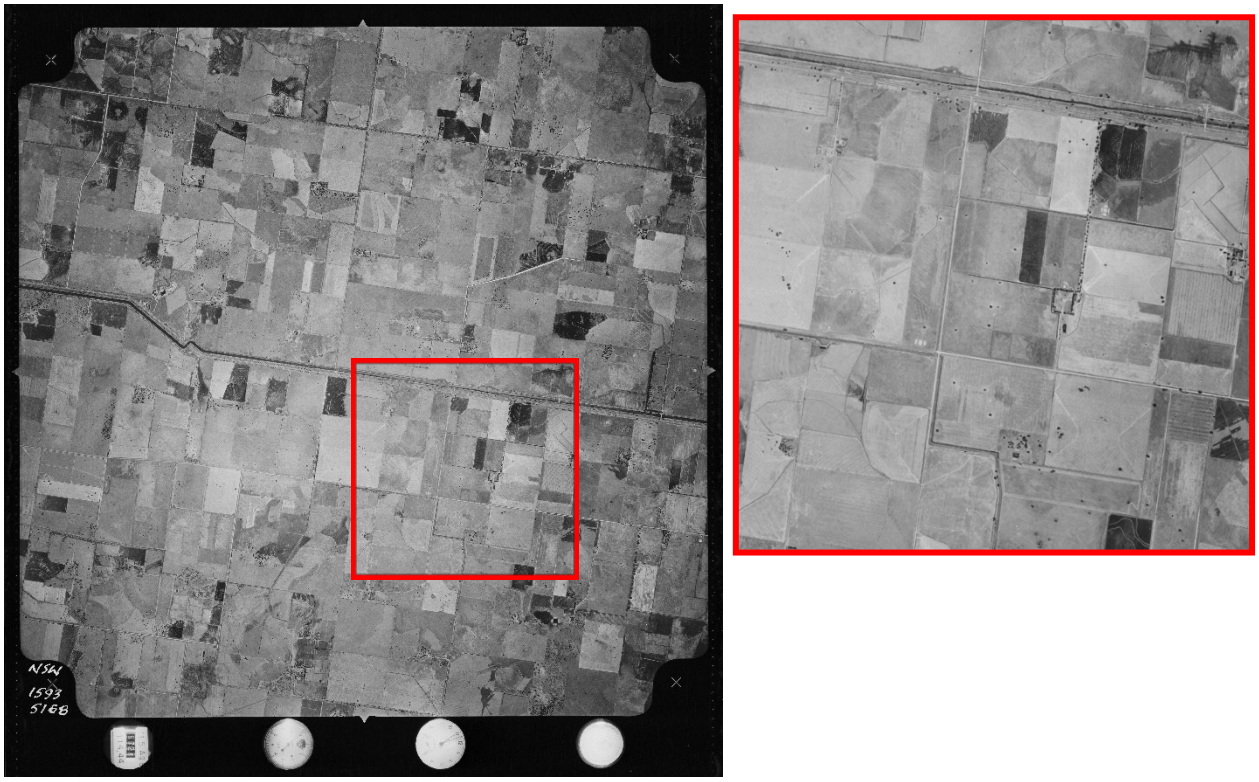
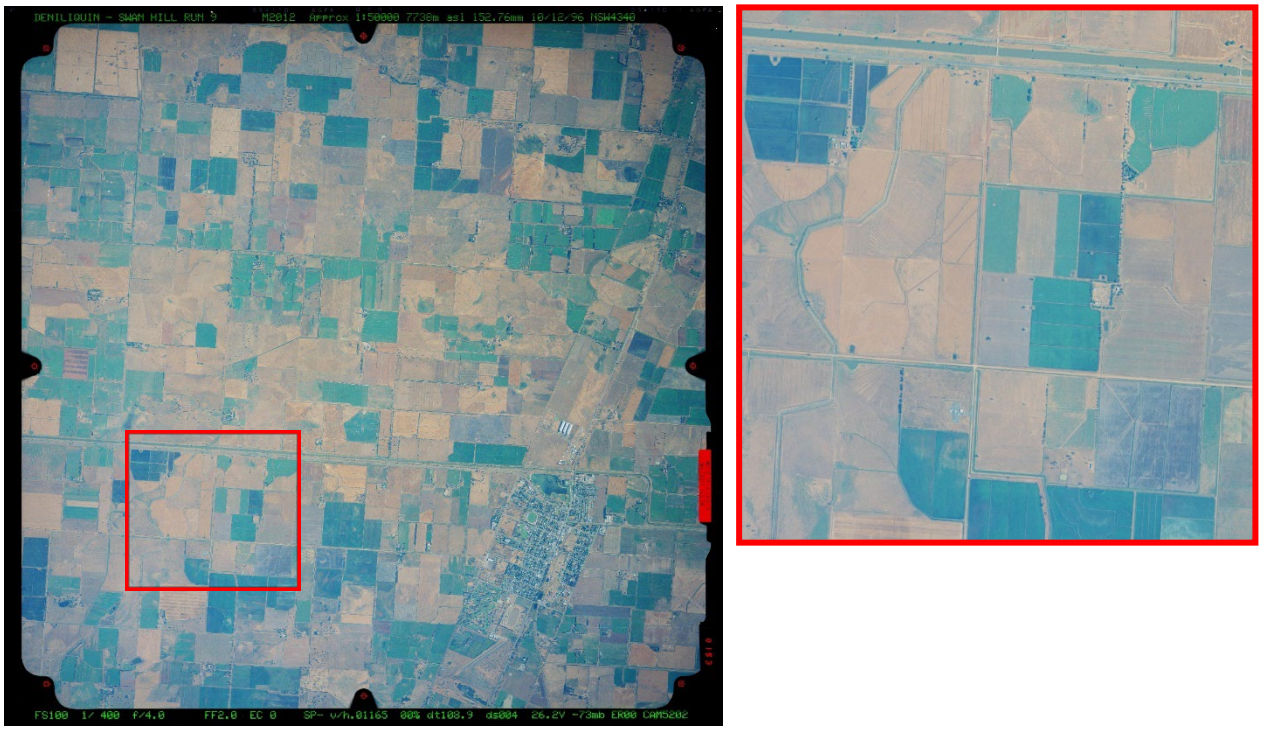


Figure 11 – Historic Aerial Imagery - 1976

Figure 12 – Historic Aerial Imagery - 1991

Figure 13 – Historic Aerial Imagery - 1996



2.5 Site inspection

Site inspections were completed on 15 January 2025 and 20 February 2025. The inspections have provided insight into the current nature, use and operation of land within the 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 Urbis Ltd (2025).

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

- Invitations for Individual Briefings sent to the site landowner, neighbouring dwellings, elected officials State and federal MPS and community groups.
- A community newsletter issued on 20 January 2025. The newsletter included details on the proposal, an explanation on how to provide feedback and an invitation to attend information sessions and undertake a survey to support completion of a Social Impact Assessment.
- Two (2) community information pop-up sessions held at Finley School on Arts Hall on 30 and 31 January 2025, providing 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 phoneline 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 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 Finley Solar Farm)
- Infrastructure (including land uses identified for transport and communication and utilities together with surrounding infrastructure for servicing and roadways).
- Resource protection (including 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 (e.g., surrounding agricultural businesses, John Laing for Finley Solar Farm, Samsung C& T Renewable Energies Australia for South Coree BESS and Syncline Energy Pty Ltd for Berrigan BESS)
- Service provider (e.g., energy and telecommunications)
- Public authorities and companies (e.g., Council, Murray Irrigation Pty Ltd)
- Associations
- Indigenous community
- Individuals (e.g. occupants of residential dwellings)

> **Conflict of interest** – this describes the potential conflict of interest each stakeholder has in relation to the proposed development and existing land uses. 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 risk ranking matrix to estimate risk, provided in **Table 6**. Associated tables for determining probability and consequence are provided in **Table 7** and **Table 8**, 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.

Table 6 - 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 7 - 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 8 - Measure of Consequence

Level	Descriptor	Description
1	Severe	> Severe and/or permanent damage to the environment > Irreversible > Severe impact on the community > 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.

Level	Descriptor	Description
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

Initial risks rankings are provided for each potential land use conflict with consideration of their probability and consequence without the implementation of mitigation measures. Revised risk rankings for each potential conflict are then determined based on the 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 **3.4**.

A detailed risk assessment is provided in **Appendix A** and summarised in **Table 9.**

Table 9 – 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

Land Use	Stakeholders	Category	Initial Risk	Revised Risk
		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
		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
		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 > Associations > Individuals > Indigenous community	Environmental concerns - water	13	9
		Environmental concerns - biodiversity	13	9
Water storage and supply	> Public authorities and companies > Business operators > Private property owners > Indigenous Community	Risk to property - infrastructure	13	8
		Competing industries - expansion	13	8
		Health and safety - water	13	8
		Economic interests - insurance	17	8
Average risk ranking			**12.41**	**7.03**

3.3 Risk reduction management strategies

Consistent with the LUCRA Guide, an objective of a LUCRA is to identify and define management strategies which lower the initial risk of each identified potential conflict to a revised risk ranking score of 10 or below.

> 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.

Management strategies and performance monitoring targets for managing the effectiveness of mitigation strategies have been used to determine revised risk rankings within the full risk assessment table provided 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.

3.5 Limitations/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; and
- 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.

3.6 Key documents

This LUCRA has been prepared in accordance with the LUCRA guide and with consideration of the recommendations and conclusions provided in specialist assessments supporting the EIS.

All documents reviewed to prepare this LUCRA are detailed within the reference list provided at the end of this document.

4. CONCLUSIONS AND RECOMMENDATIONS

This LUCRA has identified potential land use conflicts associated with the proposed development and evaluated their risk according to the implementation of management strategies.

A total of 39 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 27 risks with a risk ranking of greater than 10 which are considered high risk.

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 12.41 to a revised risk ranking of 7.03 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

5. REFERENCES

Ares, 2025. OSOM Route Study.
Assured Environmental, 2025. Noise Impact Assessment
BoM, 2025. Monthly Climate Statistics, Summary Statistics
Clean Energy Council (CEC), 2025. Fact Sheet: Renewable energy rising: Property values and insurance. Retrieved from: https://cleanenergycouncil.org.au/for-consumers/fact-sheets/local-benefits-of-renewable-energy-projects-8481a5bc6764f03190370663d69da6ab
Cogency Australia, 2024. Scoping Report, Berrigan Battery Energy Storage System (BESS). Retrieved from: https://www.planningportal.nsw.gov.au/major-projects/projects/berrigan-battery-energy-storage-system-bess
DPI, 2011. Land Use Conflict Risk Assessment Guide. Retrieved from: https://www.dpi.nsw.gov.au/__data/assets/pdf_file/0018/412551/Land-use-conflict-risk-assessment-LUCRA-guide.pdf
ESCO, 2018. Finley Solar Farm proposal, Modification Application. Retrieved from: https://www.planningportal.nsw.gov.au/major-projects/projects/mod-1-substation-upgrade
Insurance Council of Australia (ICA), 2024. Farm Insurance and Energy Infrastructure. Retrieved from: https://insurancecouncil.com.au/wp-content/uploads/2024/05/Updated-ICA_Briefing_Farm-Insurance-and-Energy-Infrastructure_May-2024.pdf
NGH, 2024. Scoping Report, South Coree BESS. Retrieved from: https://www.planningportal.nsw.gov.au/major-projects/projects/south-coree-battery-energy-storage-system
NSW Government, 2025. The Historical Imagery Viewer.
NSW Legislation, 2025. Berrigan Local Environmental Plan 2013
Peak Land Management, 2025. Bush Fire Assessment Report
Premise, 2025, Aboriginal Cultural Heritage Assessment Report
Premise, 2025. Agricultural Impact Assessment
Premise, 2025. Biodiversity Development Assessment Report
Premise, 2025. Water Impact Assessment
Premise, 2025. Traffic Impact Assessment.
Premise, 2025. Visual Impact Assessment
Riskcon, 2025. Preliminary Hazard Analysis
Urbis, 2025. Engagement Report.
Urbis, 2025. Social Impact Assessment

Appendix A
Risk Assessment

Table 10 – 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 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 Assessment Report (BFAR) 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 Preliminary Hazard Analysis (PHA) accompanying the EIS. The PHA identifies those risks at the development site boundary are not considered to exceed the acceptable risk criteria. • Compliance with mitigation measures specified in the BFAR, PHA 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
		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 Water Impact Assessment (WIA). Appropriate mitigation measures are specified within the WIA and the EIS to minimise impacts to watercourse health and quality. • Compliance with mitigation measures specified within the WIA and 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

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	
		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., Finley Solar Farm).	C	2	18	• A review of documentation managed by Council has not identified any projects within the locality. • A review of the NSW major project website has identified a several SSD applications (refer to **Section 2.2.3**) (i.e., South Coree BESS and Berrigan BESS). • 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 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 future agricultural production.	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. • 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).	D	4	5	As above
		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 Traffic 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

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	
		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 productivity at the development site and locality.	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. • 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. • 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).	D	3	9	As above
		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 the EIS. Appropriate mitigation measures are specified within the EIS to ensure that waste is appropriately stored and disposed of. • Compliance with waste management measures specified within the 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

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	
		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 the EIS. Appropriate mitigation measures are specified within the EIS to minimise the risk of attracting pest animals and/or vermin. • Compliance with mitigation measures specified in the 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 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 TfNSW, 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

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	
		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. • Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	D	4	5	
		Competing industries – future project expansion	The construction of the BESS may cause conflict with operators of surrounding project (e.g. John Laing) 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	Economic interest - demand	Concerns may arise regarding increased demand for services and infrastructure that may result from the	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.	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	
	• Individuals (i.e. occupants of residential dwellings) • Public authorities • Service providers		development, including increased accommodation for workers, availability of medical facilities and capacity of surrounding waste facilities.				• 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).				
		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 private 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 the EIS. Appropriate mitigation measures are specified within the EIS to ensure that waste is appropriately stored and disposed of. • Compliance with waste management measures specified within the 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

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	
		Quality of life	The presence of the BESS may affect the quality of life of a resident if they are, or perceived to be, impacted by the BESS.	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 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).	C	4	8	As above
		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. • Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).	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	
		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 and a VIA. Appropriate mitigation measures are specified within the EIS and VIA 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
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 Report (ACHAR). Appropriate mitigation measures are specified within the ACHAR to minimise impacts to heritage. • Compliance with mitigation measures specified within the ACHAR 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.	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	
							• Implement all measures specified in management plans identified in the EIS and/or consent conditions (if approved).				
		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 WIA, 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 BDARA 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 irrigation infrastructure and water resources 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 irrigation channels. • Compliance with construction management measures specified within the 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	
		Competing industries - expansion	The construction of the BESS may cause conflict with surrounding service operators and public authorities (e.g. Murray Irrigation) who may be interested in expanding their operations onto the site in the future.	C	3	13	• A review of documentation for surrounding irrigation activities has not identified any intent for surrounding industries to expand operations onto the site. • Existing consultation and engagement for the project has not identified any intent for surrounding operators to expand operations onto the 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).	C	4	8	As above
		Health and safety - water	Stakeholders may be concerned about activities, associated with the BESS that may result in the	C	3	13	• Consideration of impacts to surrounding watercourses has been undertaken as part of the WIA, AIA, and EIS. Appropriate mitigation measures are specified within specialist assessments and the EIS to minimise impacts to watercourse health and quality.	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	
			sedimentation and contamination of surrounding water sources including surface and groundwater resources.				• 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).				
		Economic interests - insurance	The placement of the BESS in proximity to irrigation 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
Please note this table has used abbreviations for formatting purposes, P=Probability, C=Consequence and R=Risk.											

Appendix B
Site Inspection Photos

BESS – Looking northwest

BESS – Looking south

BESS near Brookman Road Access – Looking southwest.

BESS – Looking South

BESS – Looking southeast

BESS – Looking north

Broockmanns Road, Access to BESS – Looking East

Broockmanns Road, Access to BESS – Looking West

Canalla Road, Adjacent to BESS – Looking South

Canalla Road, Adjacent to BESS – Looking north

Intersection Of Riverina Highway and Canalla Road – Looking Southwest

Intersection of Riverina Highway and Canalla Road – Looking northwest

Intersection of Canalla Road and Broockmanns Road – Looking southwest

Intersection of Canalla Road and Broockmanns Road – Looking north

Transgrid Finley Substation – Looking southwest

Mulwala No. 19 Channel – Looking northeast

Canalla Road near Finley Solar Farm – Looking east

Canalla Road near Finley Solar Farm – Looking northeast

Canalla Road near Finley Solar Farm – Looking north

Canalla Road near Finley Solar Farm – Looking northwest

Canalla Road near Finley Solar Farm – Looking northwest

Canalla Road near Finley Solar Farm – Looking west

Broockmanns Road, North of Finley Solar Farm – Looking northeast

Broockmanns Road, North of Finley Solar Farm – Looking east

Broockmanns Road, North of Finley Solar Farm – Looking southeast

Broockmanns Road, North of Finley Solar Farm – Looking south

Broockmanns Road, east of BESS – Looking south

Broockmanns Road, east of BESS – Looking southwest

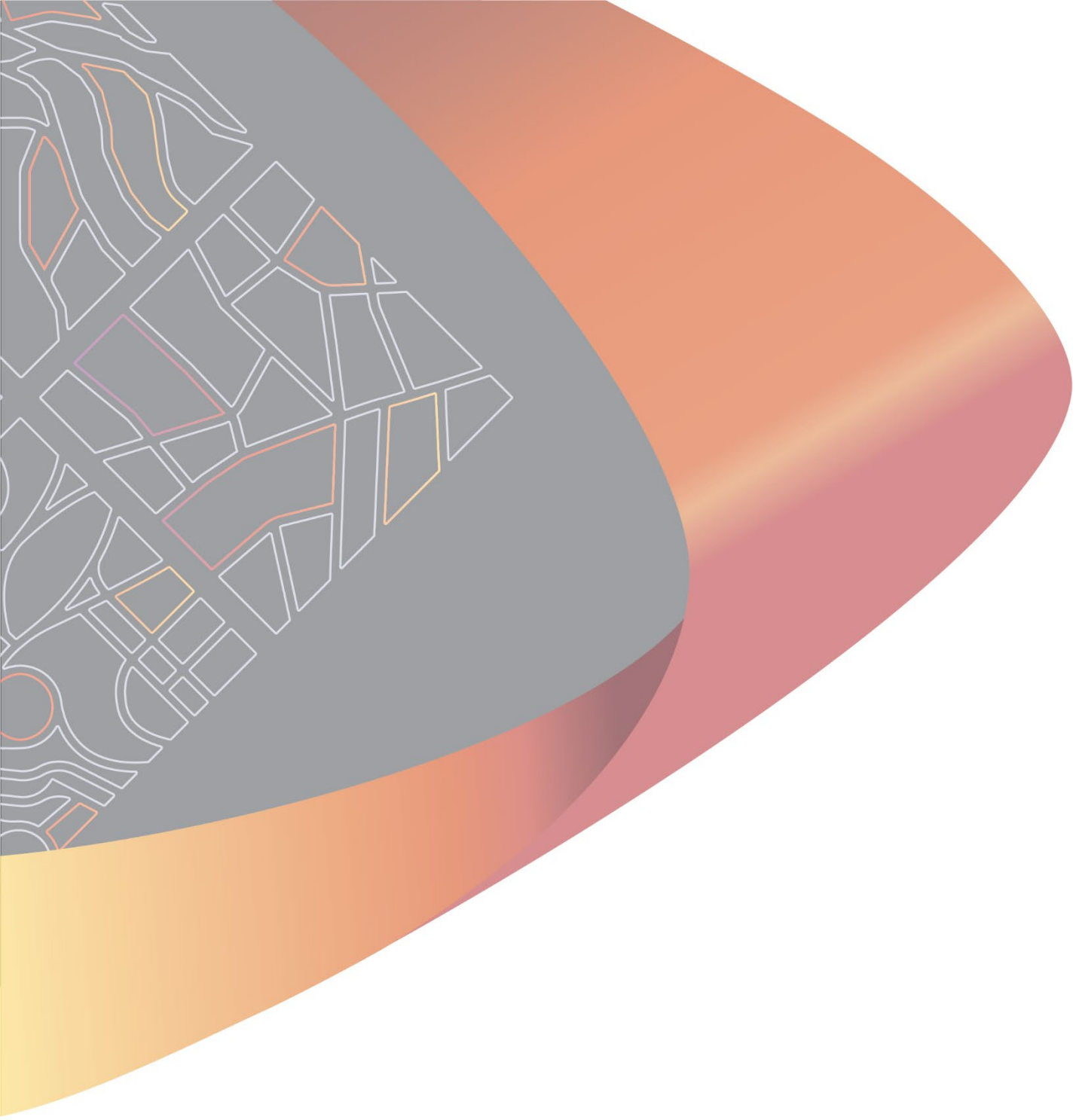
Broockmanns Road, east of BESS – Looking northwest

Broockmanns Road, east of BESS – Looking north

Intersection Of Riverina Highway and Canalla Road – Looking east

Intersection Of Riverina Highway and Canalla Road – Looking southeast

Intersection Of Riverina Highway and Canalla Road – Looking south	Intersection Of Riverina Highway and Canalla Road – Looking southwest
	



Premise