



Land Use Conflict Risk Assessment

Proposed Molong BESS:

*1 Deight Street & 19 Back Saleyards Road, Molong
NSW 2866*

FOR: StorEnergy 3 Pty Limited

SLR PROJECT No: 620.041615.00016

Revision: 1.0

21 October 2025



Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	28 August 2025	Jarrold Dixon	Melissa Thomas	Kate Wheeler
1.1	21 October 2025	Jarrold Dixon	Clare Brennock	Kate Wheeler

Basis of Report

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with StorEnergy 3 Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

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Acronyms and Abbreviations

Term	Meaning
ABS	Australian Bureau of Statistics
ACHA	Aboriginal Cultural Heritage Assessment
ACHAR	Aboriginal Cultural Heritage Assessment Report
AC	Alternating current
AHD	Australian Height Datum
BESS	Battery Energy Storage System
BMP	Bushfire Management Plan
BMS	Battery Management System
CLEP	Cabonne Local Environmental Plan
CEMP	Construction Environmental Management Plan
C&I Guidelines	NSW EPA's Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities
COD	Commercial Operations Date
CLM Act	<i>Contaminated Land Management Act 1997 (NSW)</i>
CTMP	Construction Traffic Management Plan
DC	Direct Current
DCP	Cabonne Development Control Plan
Development Footprint	Includes the BESS Footprint, proposed access road on 1 Deight Street (Lot 99 DP1020247) and proposed Transmission Line (including easement) on 19 Back Saleyards Road
DMP	Dust Management Plan
DP	Deposited Plan
DPE	Department of Planning and Environment, known as DPHI
DPHI	Department of Planning, Housing and Infrastructure
DOP	Department of Planning, known as DPHI
EIS	Environmental Impact Statement
EOL	End of Life
EPA	Environmental Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021 (NSW)</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>
ft	Foot
ha	Hectares
kg	Kilogram
km	Kilometre (1,000 metres)
kV	Kilovolt (1,000 volts)



Term	Meaning
kVA	Kilovolt Amps
kW	Kilowatt (1,000 watts)
LGA	Local Government Area
Lot 1	19 Back Saleyards Road (Lot 1 DP542283)
Lot 99	1 Deight Street (Lot 99 DP1020247)
LSPS	Local Strategic Planning Statement
LUCRA	Land Use Conflict Risk Assessment
m	Metre
m ²	square metre
MLRA	Multi-Level Risk Assessment
mm	Millimetre
MW	Megawatts (1 x 10 ⁶ watts)
MWh	Megawatt hours
NEM	National Electricity Market
NOA	Naturally Occurring Asbestos
NSW	New South Wales
OMP	Operational Management Plan
PCT	Plant Community Types
Project Lots	1 Deight Street (Lot 99 DP1020247) and 19 Back Saleyards Road (Lot 1 DP542283)
SEAR's	Secretary's Environmental Assessment Requirements
SEED	Sharing and Enabling Environmental Data in NSW
SEPP	State Environmental Planning Policy (NSW)
SLR	SLR Consulting Australia Pty Ltd
SSD	State Significant Development
Stor	StorEnergy 3 Pty Ltd
TfNSW	Transport for New South Wales
TIA	Traffic Impact Assessment
TMP	Traffic Management Plan
Transport and Infrastructure SEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
VEC	vulnerable ecological community
Vegetation SEPP	<i>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (NSW)</i>
VMP	Vegetation Management Plan
WMP	Waste Management Plan



1.0 Introduction

1.1 Background

SLR Consulting Australia Pty Ltd (SLR) has been engaged by StorEnergy 3 Pty Ltd (Stor) to prepare a Land Use Conflict Risk Assessment (LUCRA) for a Battery Energy Storage System (BESS) facility in Molong, New South Wales (NSW).

The proposal involves the installation of a BESS facility located across two (2) Lots, 1 Deight Street, legally described as Lot 99 DP 1020247, and 19 Back Saleyards Road, legally described as Lot 1 DP 542283. Both properties are within Molong NSW, 2866.

The Project will involve the development, construction, operation, and eventual decommissioning of a BESS, with a capacity of 150 Megawatts (MW), 730 Megawatt Hours (MWh), connecting to the electricity grid at the existing Transgrid Molong 132/66 Kilovolt (kV) Transmission Substation via a new overhead transmission line (approximately 900m) ('the Project').

The BESS will comprise of battery units, inverters, transformers, a substation and ancillary infrastructure all within the Development Footprint. The battery units will be within individual containers (or enclosures), with each container measuring approximately 6 metres (m) or 20 feet (ft) in length with an approximate weight of 43,000 kilograms (kg).

1.2 Purpose of this document

The *Environmental Planning and Assessment Act 1979* (EP&A Act) and *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) form the statutory framework for the environmental impact assessment and planning approval of development in NSW. Both the EP&A Act and the EP&A Regulation are administered by the (Department of Planning, Housing and Infrastructure) DPHI.

The aims of the LUCRA are 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.
- 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.

This LUCRA has been prepared to address relevant requirements of the Secretary's Environmental Assessment Requirements (SEARs) issued for the project by the NSW DPHI and to support the project Environmental Impact Statement (EIS).

It should be noted that this report 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.



1.3 Report Structure

The structure of this LUCRA report is shown in Table 1.

Table 1 LUCRA Report Structure

Section	Title	Description
1.0	Introduction	Identifies the context of the project.
2.0	Policy Context	Summarises the relevant legislation and policy requirements that apply to the assessment.
3.0	Project Description	Describes the project, including location, project design, and access arrangements.
4.0	Site Description	Details the existing conditions of the Development Footprint and surrounds.
5.0	Assessment	Outlines the technical analysis to assess the LUCRA
6.0	Mitigation Measures	Outlines the recommended actions for the applicant following the lodgement of the SSD application.
7.0	Conclusion	Summarises the findings of the assessment and recommends approval conditions.

2.0 Policy Context

2.1 Secretary's Environmental Assessment Requirements (SEARS)

The proposal is a State Significant Development, and the Department of Planning, Housing and Infrastructure (DPHI) has issued Secretary's Environmental Assessment Requirements (SEARs). SEARs relevant to this study and where they are addressed are listed in Table 2 below. The Agency comments received in conjunction with the SEARs are listed in Table 3.

Table 2 SEARs Requirements

Key Issue	SEARs Requirements	Section where addressed
Department of Planning, Housing and Infrastructure		
Land	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;	Section 5.0
	An assessment of the potential impacts of the development on existing land uses on the site and adjacent land, including:	
	Agricultural land, flood prone land, nearby drinking water catchments, Crown lands, mining, quarries, mineral or petroleum rights (if relevant);	Section 5.2
	A soil survey to determine the soil characteristics and consider the potential for salinity, acid sulfate soils, and erosion to occur; and	Refer to the Land Resource Assessment.
	A cumulative impact assessment of nearby developments;	Section 5.3



Key Issue	SEARs Requirements	Section where addressed
An assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including:	Consideration of the zoning provisions applying to the land, including subdivision (if required);	Section 4.2.2.1
	Completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industries Land Use Conflict Risk Assessment Guide (if required); and	Section 4.0 & 5.0
	An assessment of impact on agricultural resources and agricultural production on the site and region.	Refer to the AIA (Appendix V of the EIS)

Table 3 Agency SEARs Comments

Agency SEARs Comments	Section where addressed
Department of Primary Industries and Regional Development	
Any risk to agricultural production on the site and surrounding land due to the project include issues of biosecurity breach, groundwater management, soil erosion and land use conflict. The requirement for a Land Use Conflict Risk Assessment (LUCRA) and agricultural land assessment including soil survey as set out in the draft SEARs is supported. Biosecurity management issues during and post construction must be assessed in relation to potential agricultural impacts (pest, weeds, and emergency animal diseases such as Japanese Encephalitis and Foot and Mouth Disease) including a risk assessment outlining the likely plant, animal, and community risks. The preparation of a Biosecurity Management Plan as part of the EIS is recommended as part of the Construction and Operations Environmental Management Plans. Please refer to DPI's Biosecurity Risk Management in Land Use Planning and Development Guide. To enable continuation of agricultural activities at the end of the project life, the site should be decommissioned to a minimum depth of 500mm. Any subdivision of the site as the result of the project does not result in additional dwelling eligibilities.	Section 5.0

2.2 Statutory Framework

Section 4.15 of the *EP&A Act* requires consideration of the likely impacts of the proposal, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality, as well as the suitability of the site for the development. This LUCRA considers the potential impacts of land use conflict between the project and its surrounds.

Cabonne Council in conjunction with Orange and Blayney Council's developed a Subregional Rural and Industrial Lands Strategy, that was adopted in 2008.

The Strategy was developed to overcome the Sub-Region challenges for future development, with the apparent conflict between development and environmental sustainability. The objective for the Strategy is to assist in maximising the economic benefits of development while it being undertaken in a manner that is environmentally appropriate for the long term. Sustainable growth encompasses ensuring new development does not have a negative social or economic impact on the existing communities.



The Strategy is intended to be utilised by the three Council's to negate or assist in minimising development of land use that is conflicting with existing land uses and environment over the coming decades.

In respect to the agricultural industry the Strategy seeks to ensure development does not result in agricultural land fragmentation. Furthermore, it seeks to prevent unjustified development of key agricultural land for rural lifestyle development and incompatible neighbouring land uses to agriculture.

The Strategy identifies the RU1 Primary Production zone as being land generally intended for primary production purposes and can also facilitate mining, forestry and energy generation (wind turbines). The acknowledgement of energy generation (wind turbines) in the zone's description demonstrates the awareness of the development of renewable infrastructure within the RU1 zone. BESS can be developed either as ancillary infrastructure to renewable generation or as a standalone facility to support grid reliability, and its typically compact footprint allows much of the land to remain available for primary production.

2.3 Assessment Guidelines

As outlined in Section 2.1, the SEARs requires consideration of the Land Use Conflict Risk Assessment Guide (DPI, 2011).

The guidelines note there are four key steps in undertaking a LUCRA:

- 1 Gather information about proposed land use change and associated activities.
- 2 Evaluate the risk level of each activity.
- 3 Identify risk reduction management strategies.
- 4 Record LUCRA results.

The requirements are summarised in Table 4.

Table 4 LUCRA Guidelines Summary

Requirement	Description	Where addressed in report
Step 1: Gather information LUCRA requires collection and consideration of site specific factors. To do this, the proponent will need to:	Describe the nature of the proposed land use change and proposed development	Section 4.2.1
	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 5.2
	Appraise the topography, climate and natural features of the site and broader locality	Section 4.2.3
	Undertake a site history search, review the previous environmental assessments and approvals for the site	Section 4.2.6
	Inspect the site and interview relevant owners/operators of adjacent properties	Section 4.2.7
	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 compare and contrast the proposed and	Section 4.2.1.3



Requirement	Description	Where addressed in report
	Adjoining/surrounding land uses and activities for incompatibility and conflict issues	Section 4.2.1.3 & 5.0
Step 2: Evaluate the risk level of each activity	A Risk Ranking Matrix, (Table 2) is used to rank the identified potential land use conflicts. The risk ranking matrix assesses the environmental, public health and amenity impacts according to the: - Probability of occurrence. - Consequence of the impact.	Section 5.2
Step 3: Risk Reduction Management strategies	The process of risk reduction aims to identify management strategies that affect the probability of an event occurring, such as the implementation of certain procedures; new technology or scientific controls that might lower the risk probability values. It is also appropriate to look at management strategies which affect consequences e.g. supply staff with a mechanism to change impacts or establish better communication procedures. Such matters can sometimes lower negative consequences.	Section 5.2 & 6.0
Step 4: Record LUCRA results	A record of the key issues, their risk level, and the recommended management strategies provides a valuable planning document for managers and planners. This information should be included in any relevant management plan. The results of a LUCRA can also be included in a development or planning proposal to show how it has informed the location, design and operation of a change in land use and/or development. Any key limitations, unknowns or assumptions in the LUCRA should be documented. Existing codes, policies or guidelines that have been used to develop conflict minimisation strategies should be referenced.	Section 5.2 & 6.0

3.0 Project Description

3.1 Overview

The Project will involve the development, construction, operation, and eventual decommissioning of a BESS with a capacity of 150 MW/ 730 MWh connecting via overhead transmission line directly to the existing Molong 132/66kV substation operated by Transgrid.

The BESS will comprise of battery units, inverters, transformers, a substation and ancillary infrastructure all within the Development Footprint measuring approximately 6m or 20ft in length with an approximate weight of 43,000kg.

The inverters will convert the electricity stored in the battery units from Direct Current (DC) to Alternating Current (AC), and vice versa, that will be directed through the proposed 132kV overhead lines (approximately 900m in length) to the existing Transgrid Molong Substation.

The proposal is considered State Significant under the Planning Systems State Environmental Planning Policy, as the proposed Electricity generating works are estimated to cost in excess of \$30 million.



A summary of the project is detailed in Table 5.

Table 5 Project Summary

Project Element	Description
Proposed Development – Construction and Operation Summary	The Project would generally involve the following components: • Transport of construction personnel, equipment and materials to and from the project during construction (dependent on construction schedule), including all associated heavy and light vehicle traffic movements. • Site establishment works including limited vegetation clearing within the Development Footprint, bulk earthworks and a temporary construction compound. • Road works to formalise a new driveway crossing from Back Saleyards Road and internal site access road for construction purposes and ongoing access. • Construction of hardstand/laydown areas, fencing, internal roads, control room, auxiliary transformer, battery enclosures, and inverter/transformer/switchgear stations (referred to as Power Conversion Stations (PCS)). • Construction of approximately 900m of overhead 132 kV transmission line to facilitate connection to the existing Transgrid's Molong Substation and associated high voltage concrete or steel poles and wiring. • Construction of ancillary works including a parking area, water tank, Operations and Maintenance (O&M) building (including storage structures), stormwater management infrastructure, security lighting, noise walls and fencing. • The installation of 264 BESS units (maximum) within individual, modular containers, on hardstand footings with a total capacity of 150 MW/730MWh. • The installation of 50 inverters on hardstand footings. • Installation of subsurface cabling infrastructure within the Development Footprint. • Commissioning and testing of all installed equipment in the Development Footprint. The BESS may be subject to capacity replenishment and/or capacity augmentation events as necessary to extend storage durations.
Site Access	Access to the BESS is proposed via a new vehicle crossover and driveway from Back Saleyards Road. An internal access road will be established to accommodate construction vehicles and vehicles associated with ongoing maintenance.
Grid Connection	A new overhead transmission line (132 kV) and associated high voltage steel poles will be constructed to connect the BESS to the existing Transgrid Molong 132/66 kV Transgrid Substation north of the Development Footprint. The transmission line poles will be up to 18 metres (m) in height with a minimum ground clearance of 7.5 m and located within the proposed 45m transmission line easement.
Construction Duration	Construction is anticipated to take approximately 22 months (14 months construction and 8 months commissioning).
Operation Life Expectancy	The operational life will be determined by the evolving nature of the technology, however is anticipated that the lifespan will be approximately 30 years from the Commercial Operation Date (COD).



Project Element	Description
Decommissioning	The BESS will be decommissioned, and the infrastructure removed, returning the Development Footprint to its original use following the approximate 30 year life expectancy.

4.0 Assessment

Land use conflicts occurs when land uses or activities are incompatible with the views, expectations or values of the surrounding community and are near each other. The conflicts most often occur due to different expectations and aspirations of landholders, as well as a lack of understanding of agriculture practices and poor land management. Land use conflicts can potentially constrain legal farming operations and reduce the feasibility of investment in agricultural operations.

4.1 Methodology

This LUCRA has been prepared in accordance with the Land Use Conflict Risk Assessment Guide (DPIE, 2011) (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.

In rural areas land use conflicts commonly occur between agricultural and residential uses. However, land use conflicts can und also occur between different agricultural enterprises and other primary industries including mining, forestry, aquaculture and fishing rural enterprises. Consideration of potential conflicts typically focus on rural and environmental protection issues. The most common impacts as:

- Air quality due to agricultural and rural industry (odour, pesticides, dust, smoke and particulates).
- Use and enjoyment of neighbouring land e.g. noise from machinery.
- Visual amenity associated with rural industry e.g. the use of netting, planting of monocultures and impacts on views.
- Soil erosion leading to land and water pollution.
- Clearing of native vegetation.
- Stock access to waterways.
- Harassment of livestock from straying domestic animals.
- Trespass.
- Changes to storm water flows or water availability.
- Poor management of pest animals and weeds.

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.



4.2 Gather Information

4.2.1 Nature of the Land Use Change and Development Proposed

4.2.1.1 Locality

The project is located within the Cabonne Shire Local Government Area (LGA) and is located approximately 2km east of the Molong Township (the local Post Office - Molong LPO has been used as central reference point). The Project Lots have frontage to both Deight Street and Back Saleyards Road along the western boundary. The Transgrid Substation on Lot 1 also has a secondary frontage to Euchareena Road within the northwestern corner of the site.

The Project Lots contains a few minor water bodies (dams) and intermittent creeks. The Site is bound to the south by Molong Creek, and is generally cleared land, with dispersed trees throughout the property (refer to Figure 2).

4.2.1.2 Site Details

The 'Development Footprint' extends across two (2) Lots, 1 Deight Street, legally described as Lot 99 DP 1020247, and 19 Back Saleyards Road, legally described as Lot 1 DP 542283. Both properties are within Molong NSW, 2866. For the purpose of this report, the combined lots that contain the Development Footprint will be referred to as 'The Project Lots' and individual Lots by their Lot number.

The proposed BESS and associated access is located on 1 Deight Street, which is referred to as Lot 99. This land is privately owned with the portion of the Development Footprint in Lot 99 being subject to a commercial lease. The proposed transmission line and existing Molong substation are located at 19 Back Saleyards Road, which is referred to as Lot 1. The proposed overhead transmission line and associated buffer on Lot 1 will be within an easement benefiting the project. The Development Footprint has an area of approximately 9.5 hectares (ha).

4.2.1.3 Surrounding Land Use

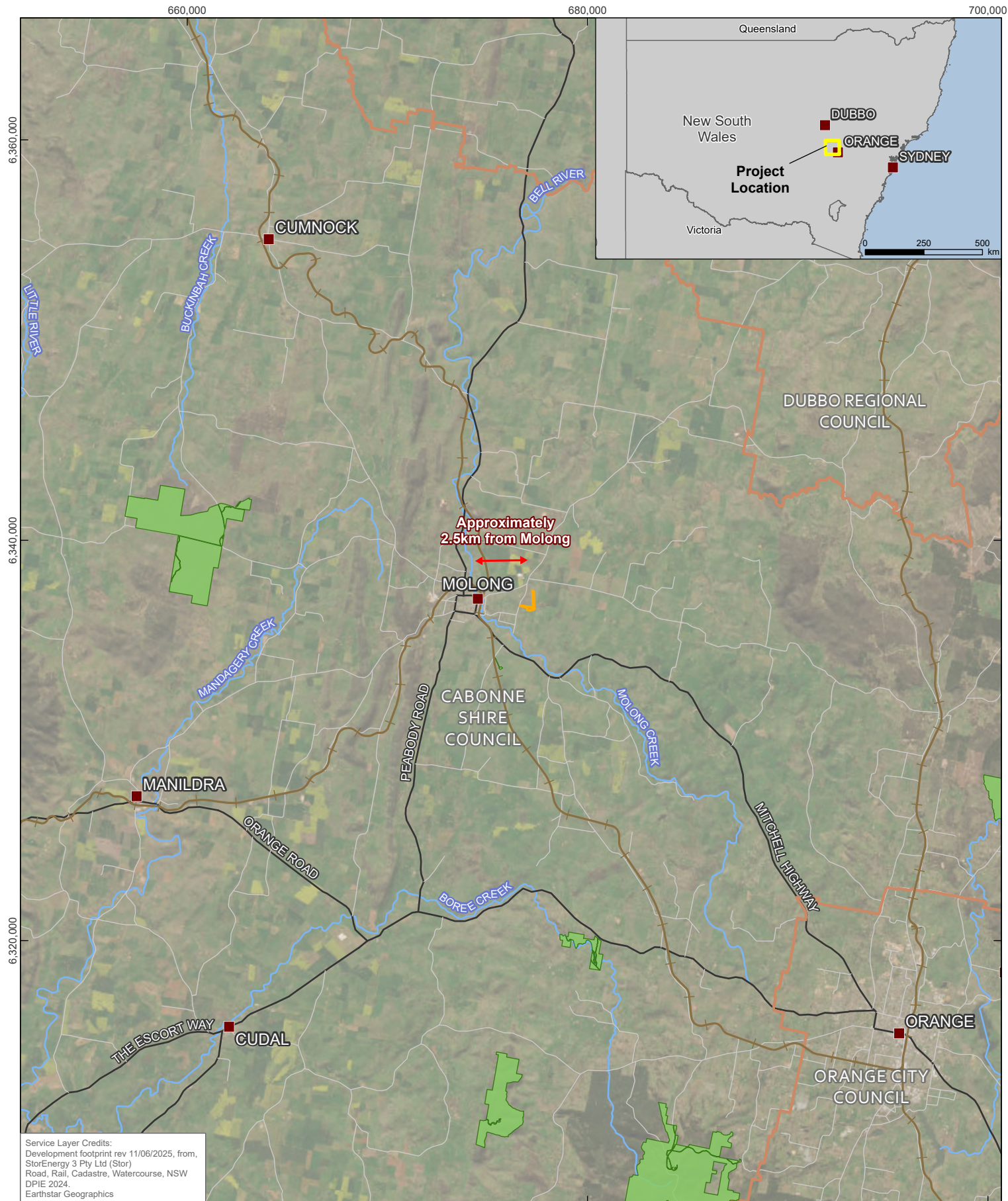
The surrounding area is characterised by a mixture of different land uses including predominantly rural land lots to the east, north and south with recreational and rural residential properties to the west.

Recreational activities comprising the Molong Showground and Golf Course are located west of Lot 1. Land south-west of the Development Footprint, is zoned R5 Large Lot residential under the Cabonne LEP and is therefore likely to support large residential lots (generally 4,000m² in size) in the future. Currently, this land is predominantly rural in nature with a mixture of grazing activities and rural residential dwellings.

To the south of Lot 99, beyond Molong Creek is further rural grazing land and the Mitchell Highway. West and north of the project is predominantly rural land with grazing and other agricultural activities as well as rural dwellings. The Molong Solar Farm is also located approximately 450m northeast of the project.

The proposed BESS development is not considered to create a significant conflict with the surrounding land uses, as outlined further in Section 5.0.





0 5 10 km

Coordinate System: GDA2020 MGA Zone 55

Scale: 1:250,000 at A4

Project Number: 620.041615

Date Drawn: 28-Jul-2025

Drawn by: NT

LEGEND

- Town/City
- Rail
- Watercourse
- Road**
 - Primary Road
 - Road
- Development Footprint (9.56 ha)
- Local Government Area
- NPWS Reserve

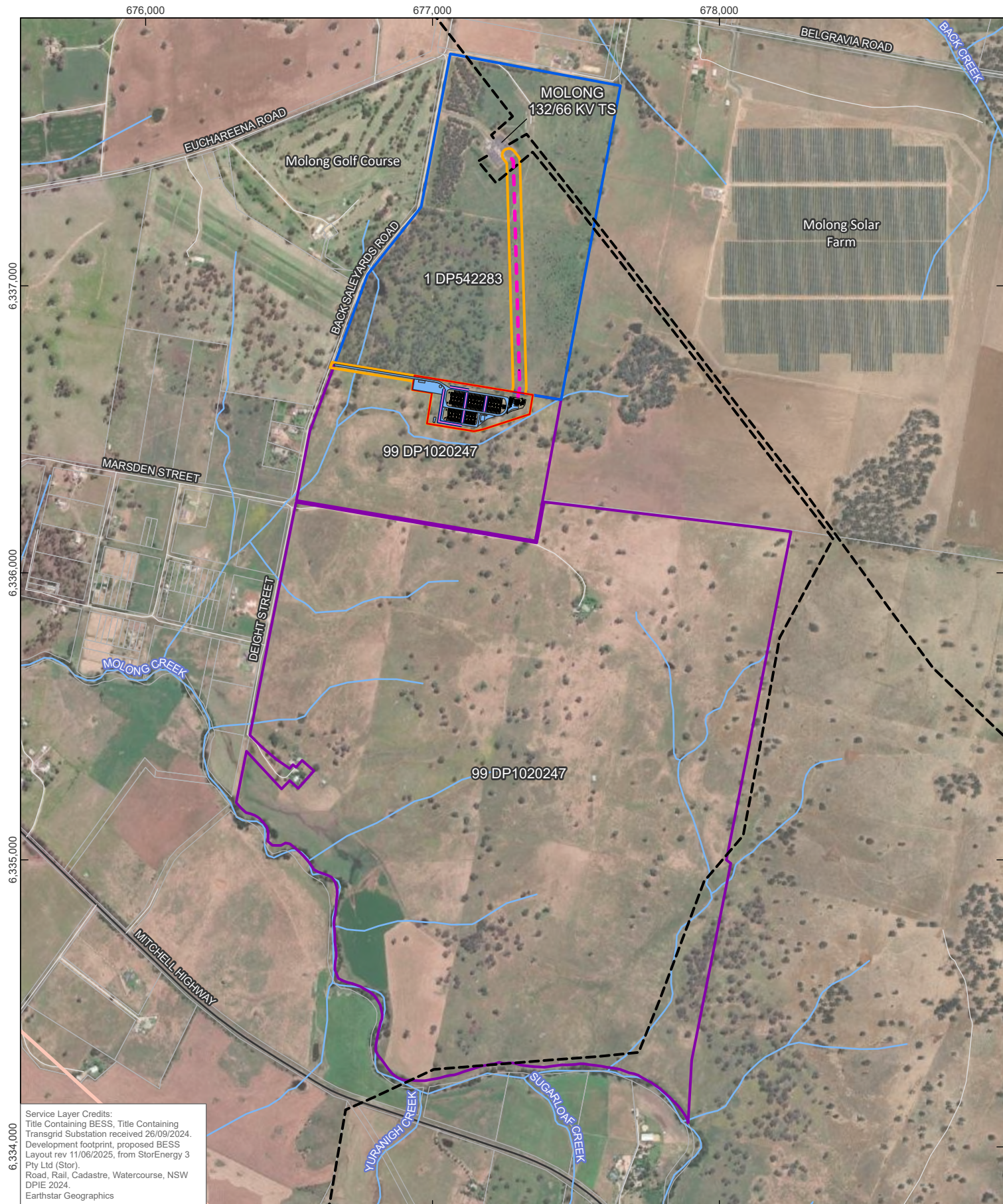
MOLONG BESS

REGIONAL LOCALITY PLAN



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FIGURE 1



Service Layer Credits:
 Title Containing BESS, Title Containing
 Transgrid Substation received 26/09/2024.
 Development footprint, proposed BESS
 Layout rev 11/06/2025, from StorEnergy 3
 Pty Ltd (Stor).
 Road, Rail, Cadastre, Watercourse, NSW
 DPIE 2024.
 Earthstar Geographics

Coordinate System: GDA2020 MGA Zone 55
 Scale: 1:17,500 at A4
 Project Number: 620.041615
 Date Drawn: 28-Jul-2025
 Drawn by: NT

LEGEND	
	Watercourse
	Primary Road
	Road
Transgrid Line	
	132kV
	66kV
	Cadastre
	Proposed Electricity Transmission Line
	Noisewall
	BESS Footprint (5.06 ha)
	Development Footprint (9.56 ha)
	BESS Layout
	Title Containing BESS
	Title Containing Transgrid Substation

MOLONG BESS

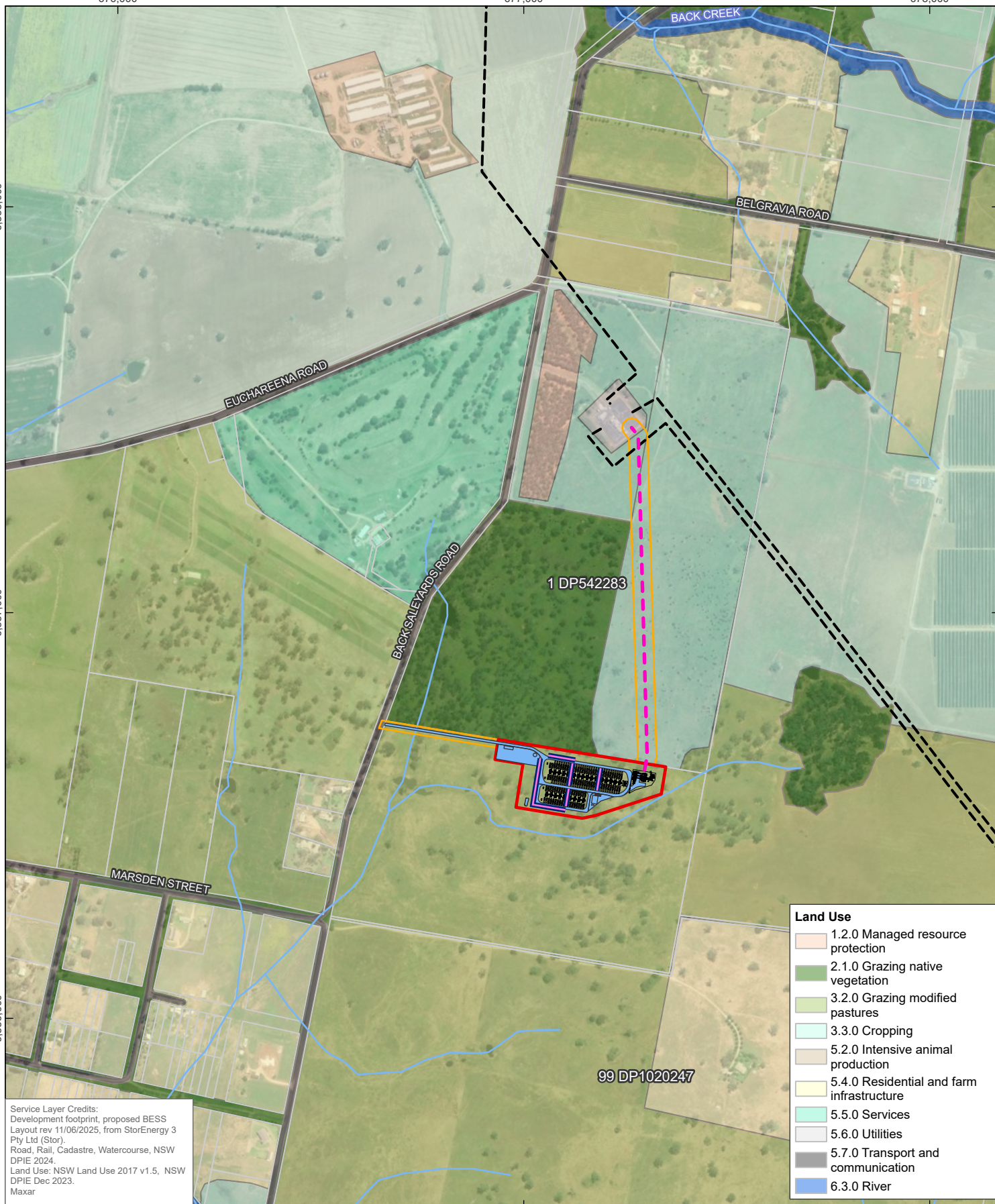
SITE OVERVIEW



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Path: H:\Projects-SLR\620-BNE\620-BNE\620.041615.00001 Stor Energy NSW\06 SLR Data\01 GIS\GIS\NSW_Stor.aprx\620041615_LUCRA_F02_Site Overview

FIGURE 2



Coordinate System: GDA2020 MGA Zone 55

Scale: 1:12,500 at A4

Project Number: 620.041615

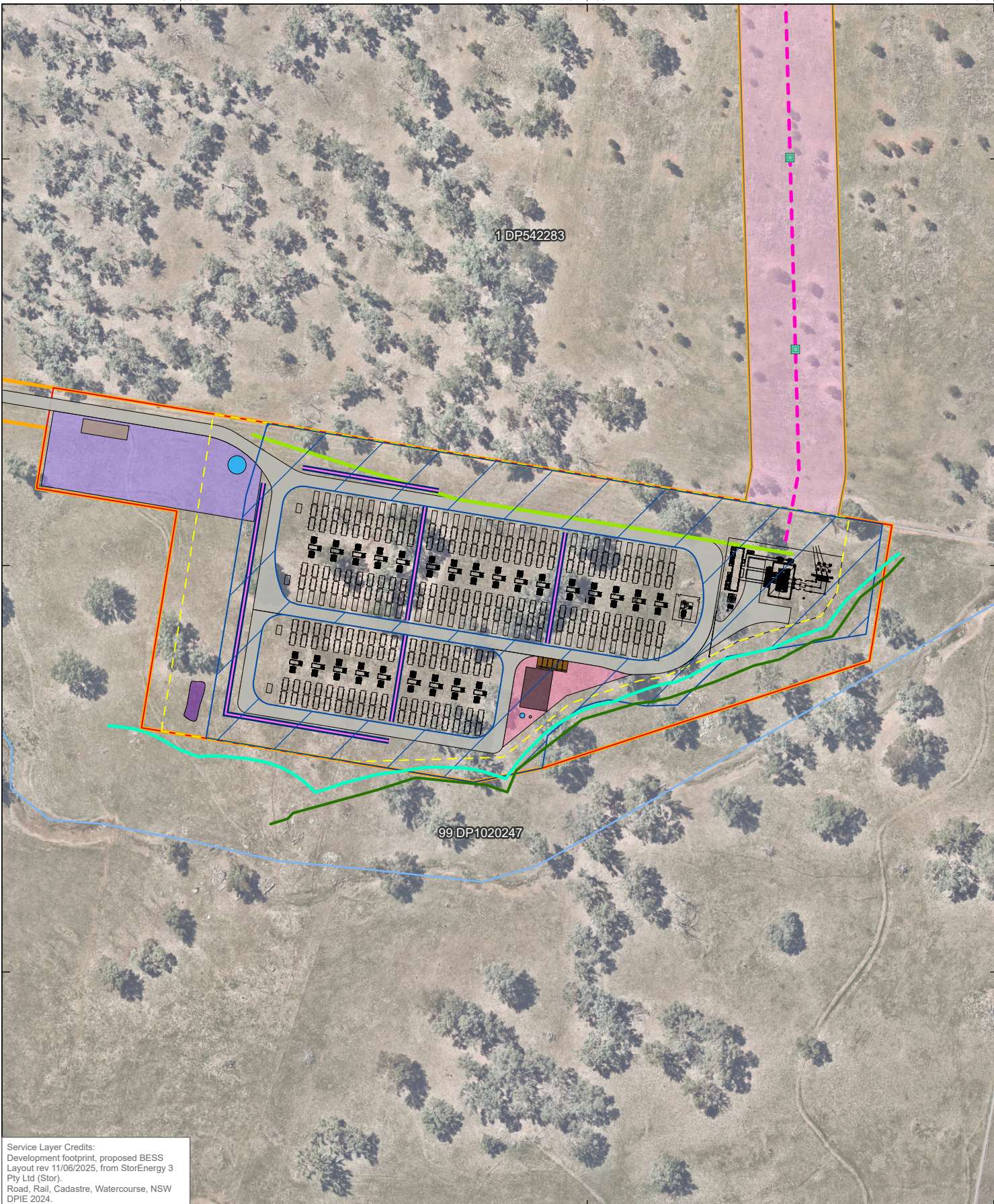
Date Drawn: 28-Jul-2025

Drawn by: NT

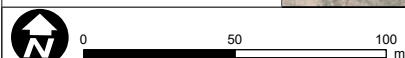


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FIGURE 3



Service Layer Credits:
Development footprint, proposed BESS
Layout rev 11/06/2025, from StorEnergy 3
Pty Ltd (Stor).
Road, Rail, Cadastre, Watercourse, NSW
DPIE 2024.



Coordinate System: GDA2020 MGA Zone 55

Scale: 1:2,500 at A4

Project Number: 620.041615

Date Drawn: 07-Aug-2025

Drawn by: NT



LEGEND

- | | | |
|--|---------------------------------|-----------------------|
| Watercourse | Heritage Buffer (50m) | Internal Road |
| Proposed Electricity Transmission Line | Top of Bank 40m Buffer | Laydown Area |
| Noisewall | Fence line | O&M Building |
| Swale (Indicative) | Transmission Tower (Indicative) | Sewerage Holding Tank |
| BESS Infrastructure | Car Parking Spaces | Washdown Bay |
| BESS Footprint (5.06 ha) | Construction Compound | Water Tank |
| Development Footprint (9.56 ha) | Detention Basin | Proposed Easement |
| | | APZ (Indicative) |

MOLONG BESS

BESS OVERVIEW

FIGURE 4

4.2.1.4 Development Details

A detailed description of the project is outlined in Chapter 3 of the EIS.

4.2.1.5 Nature of Land Use Change

The construction and operation of the BESS would change the existing land use of the disturbance area from agriculture (grazing native vegetation) to electricity generating works. Areas outside the Development Footprint, however, within the Project Lots will continue to support existing land uses.

The operational life of the Project will be determined by the evolving nature of the technology, however is anticipated that the lifespan will be approximately 30 years from the commercial operations date (COD). The Project is proposed to be decommissioned and the infrastructure removed following the End of Life (EOL) of the BESS, with works required to return the site as close as possible to its original state and use. The existing agricultural land use over the Development Footprint of the project is likely to return following this decommissioning stage.

4.2.2 Nature of the Precinct Where the Land Use Change and Development is Proposed

4.2.2.1 Land Use Zones

The site occurs within the Cabonne LGA and therefore is subject to the Cabonne Local Environmental Plan, 2012 (CLEP 2012).

The Project is to be located on land zoned 'RU1 – Primary Production' under the CLEP 2012. The Project is considered to meet the definition of 'electricity generating works' which is not permitted with consent under the CLEP 2012. As such, all works associated with the BESS are proposed in accordance with the provisions of State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP).

Figure 5 shows the land use zones within 2 km of the Development Footprint which include:

- RU1 Primary Production
- RE2 Private Recreation
- SP2 Infrastructure (Classified Road)
- R5 Large Lot Residential.

4.2.2.2 Land Ownership

Land ownership of the Project Lots is outlined in Table 6.

Table 6 Land Ownership Details

Reference	Description	Ownership
Lot 99 (Title containing BESS)	1 Deight Street is legally described as Lot 99 DP 1020247 and has an approximate size of 339.3ha. This lot is currently used for predominantly agricultural purposes	Private
Lot 1 (Title containing Transgrid Substation)	19 Back Saleyards Road is legally described as Lot 1 DP 542283 and is approximately 74.9ha. This lot contains the Transgrid Molong 132/66 Kilovolt (kV) Substation.	TransGrid
Back Saleyards Road	The section of Back Saleyards Road where it adjoins the site access, will be upgraded to enable construction vehicle ingress	Cabonne Shire Council



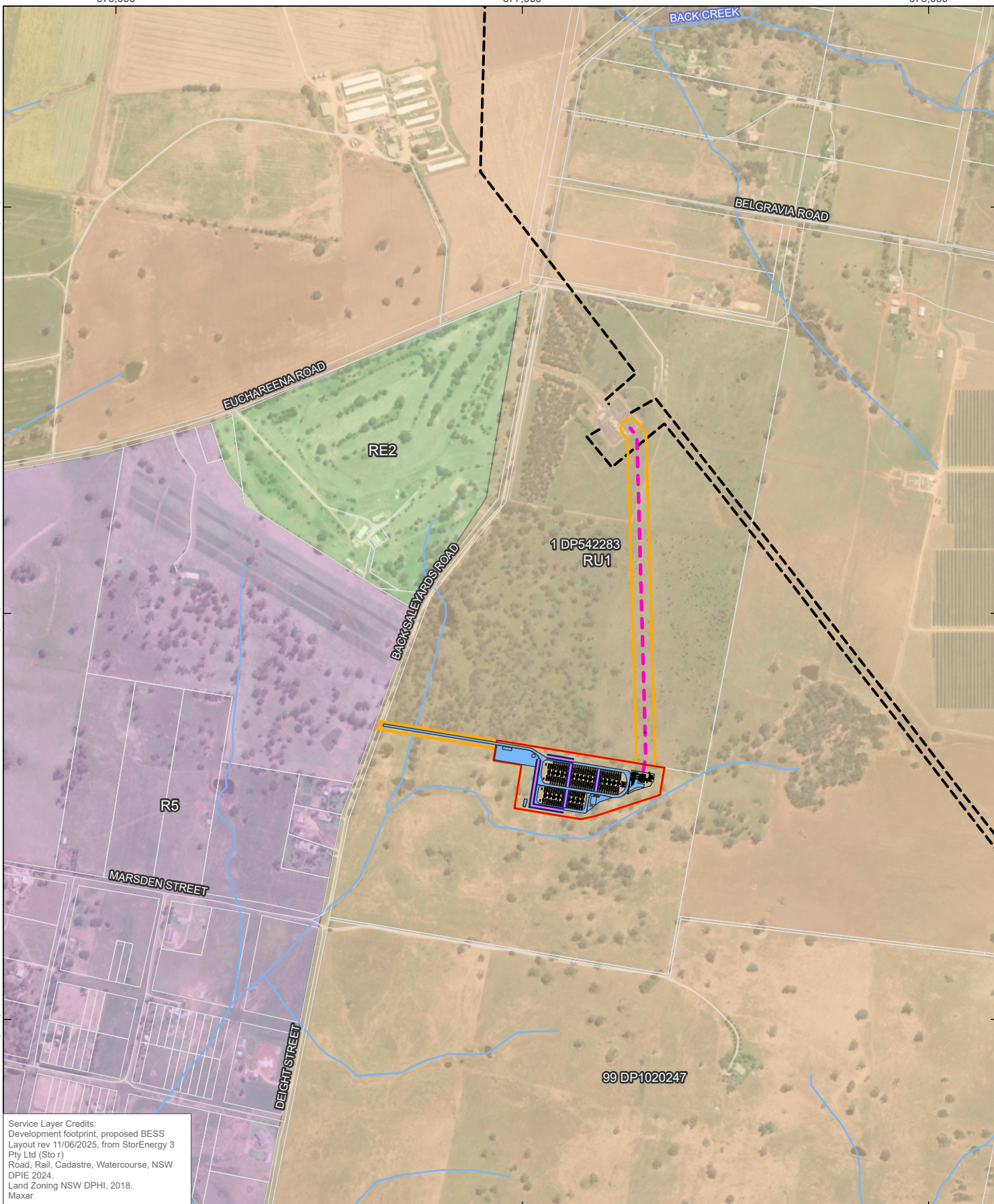
Reference	Description	Ownership
	and egress. Back Saleyards Road will be monitored during construction and maintained in consultation with Council.	

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 Project Lots and locality (1km radius of the site) are as follows:

- Grazing native vegetation
- Grazing modified pastures
- Residential and Farm Infrastructure
- Cropping
- Utilities
- Services
- Managed resource protection
- Intensive animal production.





Service Layer Credits:
Development footprint, proposed BESS
Layout rev 11/06/2025, from StorEnergy 3
Pty Ltd (Stor)
Road, Rail, Cadastre, Watercourse, NSW
DPIE 2024
Land Zoning NSW DPHI, 2018.
Maxar



0 250 500 m

Coordinate System: GDA2020 MGA Zone 55

Scale: 1:12,500 at A4

Project Number: 620.041615

Date Drawn: 28-Jul-2025

Drawn by: NT

LEGEND

Land Use Zoning

- R5 - Large Lot Residential
- RE2 - Private Recreational
- RU1 - Primary Production
- SP2 - Classified Road

Watercourse

Road

Transgrid Line

132kV

Cadastre

Proposed Electricity Transmission Line

Noisewall

BESS Footprint (5.06 ha)

Development Footprint (9.56 ha)

BESS Layout

MOLONG BESS

LAND ZONING MAP



DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

FIGURE 5

4.2.3 Topography, Climate and Natural Features

The Project Lots are located at a local elevation ranging from 555 – 610 m Australian Height Datum (AHD), with a gradual gentle gradient to the south. The Development Footprint is located near a regionally moderate elevation. With undulating low hills with elevation ranges of 540 – 690 m.

4.2.4 Regional Landscape

4.2.4.1 Landform

The Project lies within the NSW South Western Slopes Region on the lower inland slopes of the Great Dividing Range. This region occupies 10% of NSW and extends from north of Cowra through southern NSW into western Victoria (NPWS, 2003). The region is dominated by sub-humid climate characterised by hot summers with no dry season.

The Project Lots lie wholly within the Upper Slopes (Inland Slopes) IBRA Subregion. This subregion is characterised by Ordovician to Devonian folded and faulted sedimentary sequences with inter-bedded volcanic rocks and large areas of intrusive granites. Soils are shallow stony soils on steep slopes, texture contrast soils grading from red subsoils on upper slopes to yellow subsoils on lower slopes. Alluvial sands, loams and clays, with extensive red-brown earths on undulating plains and more extensive grey clays on alluvium.

4.2.4.2 Hydrology

The Molong BESS project is located within a gently undulating agricultural landscape with small intermittent watercourses that generally feed into the Molong Creek which is located 1.2km from the Development Footprint. There is a small intermittent watercourse more than 40m from the southern extent of the Development Footprint, running in a western direction toward a small pond near Back Saleyards Road.

4.2.4.3 Vegetation

According to NPWS (2003), the vegetation is typically composed of Dwyer's Gum on granite, Red Ironbark on sedimentary rocks, Hill Red Gum White Cypress Pine, Red Stringybark in the ranges, Grey Box, Yellow Box, White Cypress Pine, Belah on lower areas, Poplar Box Kurrajong, Wilga, Red Box, in the north, Mallee in the central west, Myall, Rosewood, Yarran on grey clays, Yellow Box, Polar Box, Belah on alluvial loams and River Red Gum or Black Box along streams.

4.2.4.4 Access

The project is located east of the Molong Township and has direct access to Deight Street. Deight Street is a no through road to the south, bound by Molong Creek.

To the north Deight Street becomes Back Saleyards Road which connects to Euchareena Road and directing traffic west to the Molong Township or northeast to the township of Euchareena.

Deight Street connects to Marsden Street, which links to the Mitchell Highway to the west.

The visual quality of the landscape surrounding these access corridors are defined by a gently sloping, undulating terrain. The road verges are generally vegetated with glimpses toward the surrounding landscape.



4.2.5 Local Landscape

4.2.5.1 Landform

The Development Footprint is located within a gently undulating agricultural landscape with small intermittent watercourses that generally feed into the Molong. Molong Creek is identified as 'Key Fish Habitat', however is separated from the Development Footprint by approximately 1.2km.

The elevation of the Development Footprint ranges from 577m to 600m above sea level, generally sloping north to south. There is an unnamed first order stream running in a western direction more than 40m from the southern extent of the Development Footprint toward a small farm dam near Back Saleyards Road. There is also an unnamed first order creek west of the BESS Footprint that crosses the proposed access road.

The Development Footprint contains predominantly Euchrozems soils. Euchrozems soils are red, strongly-structured clay soils with a somewhat lower clay content near the surface.

A Land and Soil Classification (LSCA) assessment was undertaken by SLR to determine the LSC around the BESS Footprint. The assessment found the entire LSC Study Area to be LSC Class 3 (High-capability land) and LSC Class 4 (moderate capability land). Class 3 land is considered to have moderate limitations while Class 4 is considered to have moderate to high limitations for agricultural use.

Refer to Figure 6 for a map detailing the verified soil classes for the LSC Study Area.

The Development Footprint is not identified as being steep slope, landslip, or mine subsidence.

4.2.5.2 Vegetation

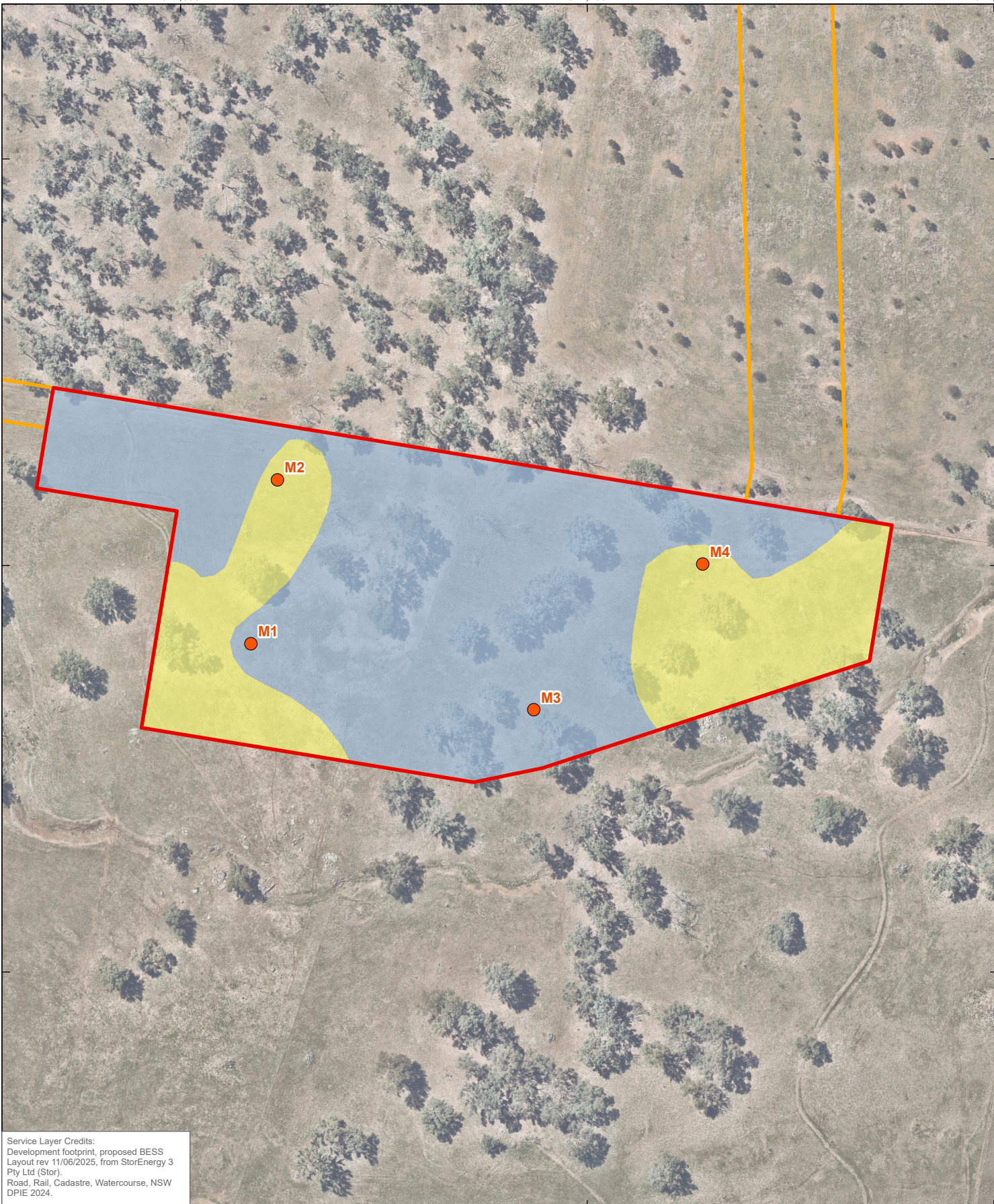
The vegetation communities within the Development Footprint include:

- Plant Community Type (PCT) 277 Blakely's Red Gum – Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion.
- PCT 0 Non-native vegetation.

PCT 277 is typically a tall woodland to about 20m high, with limited to no shrub layer and a grassy ground layer. This community occurs as two broad conditions states across much of the subject land. Some areas of PCT 277 within the subject land included mature canopy trees dominated by Yellow Box (*Eucalytus melliodora*) and in lesser abundance Apple Box (*Eucalytus bridgesiana*). The lower strata is dominated by introduced species, with limited native shrubs and forbs, with the exception of some native grass species including Red Grass (*Bothriochloa macra*), Lobed Wallaby Grass (*Rytidosperma auriculata*), and Windmill grass (*Chloris truncata*).

Non-native vegetation (PCT 0) within the Development Footprint consists of exotic pastures and historically cleared land with introduced forbs and grasses including four High Threat Weeds (HTW) including Great Brome (*Bromus diandrus*), Common Cocklebur (*Xanthium strumarium*), Serrated Tussock (*Nassella trichotoma*) and Paspalum (*Paspalum dilatatum*). Other exotic species include Perennial Ryegrass (*Lolium perenne*), Soft Brome (*B. hordeaceus*), Yellow Star Thistle (*Centaurea solstitialis*), Paterson's Curse (*Echium plantagineum*), Meadow Salsify (*Tragopogon pratensis*), Lambs Tongue (*Plantago lanceolata*) and Clovers (*Trifolium* spp).





Service Layer Credits:
Development footprint, proposed BESS
Layout rev 11/06/2025, from StorEnergy 3
Pty Ltd (Stor).
Road, Rail, Cadastre, Watercourse, NSW
DPIE 2024.



Coordinate System: GDA2020 MGA Zone 55

Scale: 1:2,500 at A4

Project Number: 620.041615

Date Drawn: 18-Sep-2025

Drawn by: AS

LEGEND

● Sample Location

▭ LSC Study Area

▭ Development Footprint (9.56 ha)

Land and Soil Capability

▭ Class 3

▭ Class 4

MO LONG BESS

**VERIFIED LAND AND
SOIL CAPABILITY CLASSIFICATION**



DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

Path: \\au.slr.local\Corporate\Projects-SLR\620-BNE\620-BNE\620.041615.00001 Stor Energy NSW\06 SLR Data\01 GIS\GIS\NSW_Stor.aprx\620041615_LUCRA_F6_Verified Land and Soil Capability Classification

FIGURE 6

4.2.6 Site History

The Project Lots, and surrounding areas, have retained their predominantly agricultural land use with the construction of infrastructure projects including the Molong Substation in 1960 and Molong Solar Farm in 2021.

A review of historical aerial imagery shows agricultural practises occurring on Lot 99 from 1963 onwards. A review of the NSW Environmental Protection Authority (EPA) Contaminated Land Record and the List of Notified Contaminated Sites was undertaken on 26 June 2025, and the Project Lots were not identified as having recorded contamination on site. A review of the NSW Department of Regional NSW Naturally Occurring Asbestos (NOA) map, hosted on the SEED (SEED 2024) was undertaken on 11 June 2025. The review indicated that the Project Lots were not on the register and that the Project Lots were in an area of known geological unites with low asbestos potential.

4.2.7 Consultation

Engagement and consultation associated with the Project has been conducted with both community and agency stakeholders. A variety of communication methods were employed to inform stakeholders of the development and included (but not limited to) targeted traditional mailout, newspaper advertisement, online Survey, agricultural survey, pop up events, project website and stakeholder meetings. Stakeholders that were engaged included Cabonne Council, Canobolas Orange Rural Fire Service, and the Orange Local Aboriginal Land Council.

A comprehensive breakdown of the community consultation undertaken for the project has been undertaken as part of the Engagement Summary Report (Appendix S) and Chapter 5 of the EIS.

5.0 Land Use Conflict Risk Assessment

5.1 Risk Identification and Risk Ranking

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:

- 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



Probability					
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	Example/Implications
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	- Harm or death to animals, fish, birds or plants - Long term damage to soil or water - Odours so offensive some people are evacuated or leave voluntarily - Many public complaints and serious damage to Council's reputation - Contravenes Protection of the Environment & Operations Act and the conditions of Council's licences and permits. Almost certain prosecution under the POEO Act
2	Major	- Serious and/or long-term impact to the environment - Long-term management implications - Serious impact on the community - Neighbours are in serious dispute	- Water, soil or air impacted, possibly in the long term - Harm to animals, fish or birds or plants - Public complaints. Neighbour disputes occur. Impacts pass quickly - Contravenes the conditions of Council's licences, permits and the POEO Act - Likely prosecution
3	Moderate	- Moderate and/or medium-term impact to the environment and community - Some ongoing management implications - Neighbour disputes occur	- Water, soil or air known to be affected, probably in the short term - No serious harm to animals, fish, birds or plants - Public largely unaware and few complaints to Council - May contravene the conditions of Council's Licences and the POEO Act - Unlikely to result in prosecution



Level	Descriptor	Description	Example/Implications
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	- Theoretically could affect the environment or people but no impacts noticed - No complaints to Council - Does not affect the legal compliance status of Council
5	Negligible	- Very minor impact to the environment and community - Can be effectively managed as part of normal operations - Neighbour disputes unlikely	- No measurable or identifiable impact on the environment - No measurable impact on the community or impact is generally acceptable

5.2 Risk Assessment

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

A risk ranking is determined based on probability and consequence, and a revised risk ranking is determined based on implementation of identified management strategies.

The full suite of mitigation measures are outlined within the relevant specialist consultant reports which support the EIS.



Table 10 Management Strategy

Activity	Identified potential conflict	Probability (P)	Consequence (C)	Risk ranking	Management Strategy	Revised Risk Ranking (P;C)	Performance target
Visual Amenity	Visibility of construction activities from neighbouring properties and the road network.	C	4	8	Mitigation measures to be incorporated as per the LVIA.	5 (D;4)	Effectiveness will be measured as part of the Construction Environmental Management Plan (CEMP) and Operational Environmental Management Plan (OEMP).
	Visibility of project infrastructure from residences and the road network.	C	4	8		5 (D;4)	Effectiveness will be measured as part of the CEMP and OEMP
	Visibility of project during night hours from security lighting.	D	4	5	Where possible, have the security lighting installed as passive infrared lighting and directed internally towards the BESS.	2 (D,5)	Effectiveness will be measured as part of the CEMP and OEMP.
Agricultural land and productivity	Removal of agricultural land	A	5	11	The Project is considered to be a temporary and reversible change in land use. Upon decommissioning the Project infrastructure will be decommissioned and the study area returned to its pre-existing land use, namely suitable for	2 (D;5)	Rehabilitation objectives and strategies (including performance measures) will be established in the
	Reduced agricultural productivity of land during.	C	5	4		2 (D;5)	



Activity	Identified potential conflict	Probability (P)	Consequence (C)	Risk ranking	Management Strategy	Revised Risk Ranking (P;C)	Performance target
	operation and construction.				the grazing of sheep and cattle, or another land use as agreed by the project owner and the landholder at that time of decommissioning. The BESS Footprint within the Development Footprint will occupy a small portion of Lot 99, approximately 5 hectares. This is not a significant amount of Lot's land, which has over 300 hectares of agricultural land. The remainder of the landholding will be retained for use for rural purposes.		arrangements with landowner
	Impacts of construction on livestock behaviour.	D	4	5	The Project has been located along the northern boundary of Lot 99 and not in the centre of the grazing field. This strategic location reduces impacts to grazing area and reduces fragmentation. During construction the livestock can be rotated to a separate paddock During the operational stage of the development the livestock's behaviour should be monitored.	2 (D,5)	Effectiveness will be measured as part of the CEMP and OEMP.
	Biosecurity impacts	E	10	10	The Project may pose biosecurity risks primarily through the introduction and spread of invasive plant	3(E,4)	Effectiveness will be measured as part of the CEMP and OEMP.



Activity	Identified potential conflict	Probability (P)	Consequence (C)	Risk ranking	Management Strategy	Revised Risk Ranking (P;C)	Performance target
					species, pests, or pathogens during construction and operational phases. These risks can arise from the movement of machinery, materials, and personnel between the BESS and remaining agricultural land, particularly if equipment is not adequately cleaned. To mitigate these impacts, biosecurity measures will be incorporated into the CEMP and OEMP. The biodiversity management practises should be in accordance with DPI's <i>Managing biosecurity risks in land use planning and development guide</i>		
Livestock management	Livestock entering BESS area or construction roads, and becoming injured.	C	5	4	Management of livestock during construction to minimise conflict will be addressed within the CEMP. Following construction, the BESS area will be fenced to prevent livestock access and interference. An OEMP will be developed for the operational aspects. Access roads will be speed limited to reduce conflicts with livestock.	2 (D;5)	Effectiveness will be measured as part of the CEMP.



Activity	Identified potential conflict	Probability (P)	Consequence (C)	Risk ranking	Management Strategy	Revised Risk Ranking (P;C)	Performance target
	Livestock entering BESS area or construction roads, and causing damage or outages.	C	3	13	Perimeter fencing around the disturbance area of the development to minimise chance of livestock entering the development during construction or operation	6 (E, 3)	
Proximity to Town Centre	Impacts of traffic during construction.	B	3	17	Development of a Construction Traffic Management Plan (CTMP) which identifies and seeks for construction traffic to avoid peak traffic hours, with Molong and the wider road network region.	8 (C, 4)	Effectiveness will be measured as part of the Construction CTMP
Water quality	Impacts of construction activities on water quality.	C	4	8	An Erosion and Sediment Control Plan (ESCP) will be prepared as part of the CEMP for the Project across the Development Footprint. The ESCP will be prepared in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004), known as 'the Blue Book', and Volume 2A Installation of Services (DECC 2008a).	5 (D;4)	Effectiveness will be measured as part of the CEMP.
	Impacts of ongoing operation on water quality, including potential for run	C	5	4	Placement of an erosion resistant surface below the edges of battery structures, such as reinforced concrete or a layer of crushed rock.	2 (D;5)	On-going monitoring will be undertaken to ensure that stormwater infrastructure is



Activity	Identified potential conflict	Probability (P)	Consequence (C)	Risk ranking	Management Strategy	Revised Risk Ranking (P;C)	Performance target
	off, sediment or contaminant impacts off site.				Stormwater management infrastructure to be constructed to ensure water is conveyed to appropriate locations for disposal.		operating effectively.
Flooding	Risk of additional flooding to adjoining land.	D	4	5	Implementation of mitigation strategies outlined in the Flood Impact Assessment (Appendix M of the EIS).	1 (E,5)	Ongoing monitoring will be undertaken including review of any complaints received.
Air quality	Dust generation during construction activities.	B	4	12	Preparation and implementation of a Dust Management Plan which provides a list of practical mitigation measures to minimise potential offsite dust nuisance to receptors situated near the project entrance. At minimum, the management plan should implement watercart treatment and speed limits for unsealed access roads uses by construction vehicles in the vicinity of residential dwellings. The DMP will form part of the CEMP.	8 (C;4)	Effectiveness will be measured as part of the CEMP.



Activity	Identified potential conflict	Probability (P)	Consequence (C)	Risk ranking	Management Strategy	Revised Risk Ranking (P;C)	Performance target
	Dust generation during ongoing operation.	C	4	8	An onsite speed limit of 40 km/hr to reduce dust generation on any unsealed sections of access road. When necessary, the application of binders to unsealed sections of the site access road to reduce dust.	8 (C;4)	Ongoing monitoring will be undertaken including review of any complaints received.
Noise	Impacts of construction noise and vibration on residents.	A	3	20	Implement noise mitigation measures identified within the Noise Impact Assessment which includes: - No construction work outside of Standard Construction Hours as proposed - A Construction Noise and Vibration Management Plan (CNVMP) be prepared as part of the CEMP.	8 (C;4)	Effectiveness will be measured as part of the CNVMP.
	Impacts of operational noise on residents.	D	5	2	The Noise Impact Assessment has not identified any exceedance of project noise at the identified residential receivers with the operation of the proposal. Plant equipment shall be maintained to ensure that it is functioning efficiently.	1 (E;5)	Ongoing monitoring will be undertaken including review of any complaints received.
Safety	Exposure of residents to hazardous	C	1	22	Implementation of the Prevention / Protection	6 (E;3)	Protection and prevention safeguards will be



Activity	Identified potential conflict	Probability (P)	Consequence (C)	Risk ranking	Management Strategy	Revised Risk Ranking (P;C)	Performance target
	events or substances.				Safeguards identified within the Hazard and Risk Assessment.		reviewed after any incident occurring and updated as necessary
	BESS explosion and/or thermal runaway reaction.	C	1	22	The BESS units will have a Battery Management System (BMS), including automatic shut down in case of any safe limits of voltage, current and temperature being exceeded. The units will also have an explosion control system.	10 (E;2)	
	Impact of fires, should they spread to adjoining land.	C	1	22	Project design to include adequate separation distances between main transformer and BESS units and between battery units. In a non-BESS initiated fire, firefighting practice would protect BESS units by keeping batteries cool with water. Provision of water tank is to be included within the design, for firefighting purposes	10 (E;2)	Protection and prevention safeguards will be reviewed after any incident occurring and updated as necessary
Security	Change in land use resulting in increased activity on site during the projects construction period and potential theft or vandalism at	D	3	9	A zero-tolerance policy on theft will be implemented on-site throughout the project's construction and operation period. Surrounding landholders, project landholders, and law enforcement will be provided	5 (D;4)	Compliance will be measured in the CEMP and OEMP.



Activity	Identified potential conflict	Probability (P)	Consequence (C)	Risk ranking	Management Strategy	Revised Risk Ranking (P;C)	Performance target
	neighbouring properties.				with the primary contractor's contact information. The CEMP will include a Code of Conduct for the project's workers (particularly to avoid anti-social behaviour at peak construction times).		
	Change in land use resulting in vandalism and theft of project infrastructure and construction materials.	C	4	8	A zero-tolerance policy on theft will be implemented on-site throughout the project's construction and operation period. Surveillance cameras and signs will be implemented to deter vandalism and theft. Chain mesh security fencing will be installed to control access.	5 (D;4)	Compliance will be measured in the CEMP
Traffic	Impacts of construction traffic (including heavy vehicles) on the function and efficiency of the road network.	A	2	23	Preparation and implementation of a CTMP.	8 (C;4)	Effectiveness will be measured as part of the CTMP.
	Impacts of construction traffic (including heavy vehicles) on agricultural / livestock or local	B	2	21	Preparation and implementation of a CTMP.	8 (C,4)	Effectiveness will be measured as part of the CTMP.



Activity	Identified potential conflict	Probability (P)	Consequence (C)	Risk ranking	Management Strategy	Revised Risk Ranking (P;C)	Performance target
	transport activities.						
	Impacts of construction traffic on wildlife.	C	3	13	Construction work to be contained to the standard construction hours, to reduce night-time driving, when wildlife conflict is more likely.	5 (D,4)	Effectiveness will be measured as part of the CTMP.
	Impact of operational traffic on the function and efficiency of the road network.	E	5	1	Traffic associated with the operation of the facility will be minimal and will not affect the function of the road network.	1 (E;5)	No actions required
Weeds and pest management	Introduction and increased distribution of weeds during construction as a result of increased vehicle and pedestrian movements.	B	4	12	To manage the transfer of weeds and pathogens to and from work areas, a washdown bay will be included at the access to clean vehicles and equipment prior to arrival and when leaving the work areas. The focus will be to minimise the transfer of soil and seed material. This will occur during vegetation clearing and construction and operation. The Project's CEMP and OEMP will include weed management protocols, such as measures for the identification, management, and ongoing monitoring of weeds on-site.	5 (D;4)	Effectiveness will be measured as part of the CEMP and OEMP.



Activity	Identified potential conflict	Probability (P)	Consequence (C)	Risk ranking	Management Strategy	Revised Risk Ranking (P;C)	Performance target
					Training staff and conducting site briefings to communicate environmental features to be protected and the measures implemented to protect them		
	Impacts of any weed control measures to adjoining land.	D	3	9	Incorporate biosecurity measures into the OEMP to reduce impacts to adjacent vegetation in adjoining lot.	5 (D,4)	Effectiveness will be measured as part of the OEMP
Waste	Increased waste production during construction.	B	4	12	The CEMP will detail procurement, material ordering and waste management and disposal procedures to be followed during construction. Minimal waste will be created during operation of the facility.	7 (B;5)	Effectiveness will be measured as part of the CEMP.
	Risk of waste to adjoining properties, or pest and vermin from poor management.	C	4	8	Waste related impacts have been assessed and operational and construction measures have been proposed through the Waste Management Plan (WMP). During both stages of the development construction works and staff should work in accordance with the WMP.	1(E,5)	Effectiveness of the WMP
Social	Increased demand on local services and accommodation from construction phase	C	3	13	Early and ongoing consultation throughout the construction process should be had with key stakeholder.	8 (C,4)	Effective measured by engagement with key stakeholders.



Activity	Identified potential conflict	Probability (P)	Consequence (C)	Risk ranking	Management Strategy	Revised Risk Ranking (P;C)	Performance target
	Impacts on local and regional employment	D	4	5	During construction the development will utilise local employment within the workforce where possible. As the BESS Footprint is minor, it is unlikely to have an impact on the existing agricultural workforce and subsequent supply chains in the region.	5 (D,4)	Effective measured by engagement with key stakeholders.
Infrastructure	Risk to damage of existing infrastructure as a result of the construction phase.	C	3	13	The CEMP will be developed to minimise instances of potential public infrastructure damage. Workers should operate in accordance with the CEMP. Notwithstanding, the above, a Pre-Construction Dilapidation Report should be undertaken. The specified area for the Dilapidation Report should be confirmed with the relevant authorities. Any damage caused to public infrastructure through the construction phase is to be rectified by the developer.	8 (C,4)	CEMP & Dilapidation Report
Decommissioning	Ability to restore site to be used agriculturally	C	3	13	12 months prior to the projects end of life, a decommissioning plan should be prepared outlining the principles and strategies to minimise waste and reduce potential environmental impacts. Due to	5 (D,4)	Decommissioning Plan



Activity	Identified potential conflict	Probability (P)	Consequence (C)	Risk ranking	Management Strategy	Revised Risk Ranking (P;C)	Performance target
					the continuing advancements in technology, it is recommended the decommissioning plan be prepared as close the projects end life as possible.		



5.3 Cumulative Impacts

As identified in the EIS, there are other projects in the locality that warrant consideration of cumulative impacts, regarding effects on regional agricultural activity. These project locations are summarised in Table 11.

Table 11 Cumulative Impacts Table

Project Name	LGA	Project Status	Project Summary	Approximate Distance to Project	Cumulative Impacts
Department of Planning, Housing and Infrastructure (SSD)					
Manildra Solar Farm SSD-9550	Cabonne	Operational	50 MW solar farm	18km southwest	Reduction of agricultural land within the Cabonne LGA. The reduced land available may potentially impact productivity and have a knock-on impact to the agricultural supply chain.
Kerrs Creek Wind Farm SSD-62199230	Dubbo Regional	Lodged (SEARS received, EIS being prepared)	441 MW wind farm	14km northeast	- There is a potential for a cumulative impact with construction traffic. However, as assessed in the Traffic Impact Assessment (TIA) (Appendix L), due to their separation from the Project and different construction routes, no adverse cumulative impacts are expected nor any upgrades to the road network needed. - Accommodation shortages could be experienced during the construction phase, the regional towns short term accommodation booked out by the construction workforce. - A reduction of agricultural land within the wider region. The reduced land available may potentially impact productivity and have a knock-on impact to the agricultural supply chain. During construction additional material required may be purchased in the region, reducing potential resources for the agricultural sector.



Project Name	LGA	Project Status	Project Summary	Approximate Distance to Project	Cumulative Impacts
Aquila Wind Farm SSD-67667971	Dubbo Regional	Lodged (SEARS received, EIS being prepared)	300MW wind farm with BESS	26km northeast	- There is a potential for a cumulative impact with construction traffic. However, as assessed in the Traffic Impact Assessment (TIA) (Appendix L), due to their separation from the Project and different construction routes, no adverse cumulative impacts are expected nor any upgrades to the road network needed. - Accommodation shortages could be experienced during the construction phase, the regional towns short term accommodation booked out by the construction workforce. - A reduction of agricultural land within the wider region. - A shortfall in the region of materials and supply as they have been used for the construction of the projects. - Reduced water supply with the Projects requiring a consistent water supply during construction.
Joint Regional Planning Panels					
Molong Solar Farm (DA) 2017/155	Cabonne	Operational	25MW solar farm	670m east	- Increased chance of biosecurity impacts, with the two developments located in close proximity. With the chance of weeds or pests to spread between each other. - Potential for visual impacts with a cluster of electrical infrastructure - Loss of agricultural land for the town of Molong.
Electricity Generation Works (Solar Farm)	Orange	Approved	5MW solar farm	22km southeast	There is a potential for a cumulative impact with construction traffic. However, as assessed in



Project Name	LGA	Project Status	Project Summary	Approximate Distance to Project	Cumulative Impacts
					the Traffic Impact Assessment (TIA) (Appendix L), due to their separation from the Project and different construction routes, no adverse cumulative impacts are expected nor any upgrades to the road network needed. Accommodation shortages could be experienced during the construction phase, the regional towns short term accommodation booked out by the construction workforce

The cumulative impacts resulting from the Project occurring concurrently with surrounding developments have been carefully considered as part of the LUCRA assessment process. These impacts that have been identified in Table 11 above have been considered throughout the design and planning process. It is considered through the successful implementation of the mitigation measures outlined in Section 6.0 of this report and further detailed in the EIS, the potential cumulative effects can be effectively managed to ensure there is not a significant impact on the surrounding land uses.

6.0 Recommended Mitigation Measure

Table 12 includes a summary of the recommended mitigation measures that have been outlined in the LUCRA.

Table 12 Mitigation Measures

Impact	Mitigation Measures and Monitoring Requirements
Weeds	Prepare and implement a Construction Environmental Management Plan, which should include biosecurity management measures and outlines specific mitigation measures to minimise the chance of foreign weeds. The biosecurity management practises should be in accordance with the DPI's <i>Managing biosecurity risks in land use planning and development guide</i> .
Visual Impact	Noise walls to be finished in a muted, no-reflective green tone.
Pests	Prepare and implement an Operational Environmental Management Plan, which should include biosecurity management measures. The biosecurity management practises should be in accordance with the DPI's <i>Managing biosecurity risks in land use planning and development guide</i>
Fire	Each battery unit should be installed with a battery management system
Fire	Project layout design to ensure sufficient separation between battery units
Traffic	Prepare and implement a Construction Traffic Management Plan
Dust	Prepare and implement a Construction Environmental Management Plan



Impact	Mitigation Measures and Monitoring Requirements
Noise	Prepare and implement a Construction Noise and Vibration Management Plan.
Noise	Restrict construction hours to the standard construction hours.
Noise	Noise and/or vibration monitoring will be conducted (as appropriate) in response to any complaints received to verify that levels are not substantially above the predicted levels.
Light	Direct lights downward as much as possible and lighting should be aimed inward towards the BESS where possible and away from the Development Footprint boundaries.
Stormwater	Implement a stormwater water management system in accordance with the Blue Book
Erosion	Implement an erosion and sediment control plan for the construction phase of the project
Damage to public infrastructure	Develop a dilapidation report prior to construction, with the developer required to undertake make good works if public infrastructure is damaged as a result of construction
Waste	Development and implantation of a Waste Management Plan

The mitigation measures outlined in the above table are also detailed in the Environmental Impact Statement (EIS), which provides a more comprehensive explanation of each measure. These mitigation strategies have been informed by a range of technical studies conducted as part of the overall assessment of the Project.

7.0 Conclusion

SLR has been engaged by Stor to prepare a LUCRA for a BESS facility in Molong, New South Wales.

This LUCRA has been prepared in accordance with the Land Use Conflict Risk Assessment Guide and has utilised the guide's risk ranking matrix to determine the level of impact the Project will have on surrounding land uses.

The assessment identified in the initial risk evaluation, 34 potential conflicts, which were broken down into 18 low risk, 10 moderate risk and 6 high use conflicts. The initial high risk land use conflict relates to the potential for noise, construction traffic impacts and fire and hazard safety.

Following implementation of the mitigation measures which included the development and implementation of a CEMP and OEMP, all identified conflicts return a low risk rating. It is therefore concluded through the correct mitigation measures the Project is considered to be a compatible development for the surrounding land uses and the region.



8.0 References

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