



Agricultural Impact 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: 1.1

21 October 2025



Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
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1.1	21 October 2025	Jarrold Dixon	Clare Brennock	Kate Wheeler

Basis of Report

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Acronyms and Abbreviations

Term	Meaning
AC	Alternating current
AIA	Agricultural Impact Assessment
ASS	Acid Sulfate Soils
BESS	Battery Energy Storage System
BOM	Bureau of Meteorology
BMS	Battery Management System
BSAL	Biophysical Strategic Agricultural Land
Cabonne LEP	<i>Cabonne Local Environment Plan 2012</i>
CWORP	Central West and Orana Regional Plan 2041
CTMP	Construction Traffic Management Plan
DC	Direct Current
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
DP	Deposited Plan
DPE	Department of Planning and Environment, known as DPHI
DPHI	Department of Planning, Housing and Infrastructure
DPI	Department of Primary Industries
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021 (NSW)</i>
ft	Foot
ha	Hectares
BESS Footprint	Footprint of BESS and ancillary infrastructure on 1 Deight Street (Lot 99 DP1020247)
kg	Kilogram
km	Kilometre (1,000 metres)
kV	Kilovolt (1,000 volts)
kVA	Kilovolt Amps
kW	Kilowatt (1,000 watts)
LSC	Land Soil Capability
LSSEG	Large-Scale Solar Energy Guideline
LGA	Local Government Area
CLSPS	Cabonne Local Strategic Planning Statement
Lot 1	19 Back Saleyards Road (Lot 1 DP542283)



Term	Meaning
Lot 99	1 Deight Street (Lot 99 DP1020247)
LUCRA	Land Use Conflict Risk Assessment
m	Metre
m ²	square metre
mm	Millimetre
MW	Megawatts (1 x 10 ⁶ watts)
MWh	Megawatt hours
NSW	New South Wales
SEAR's	Secretary's Environmental Assessment Requirements
SEED	Sharing and Enabling Environmental Data in NSW
SEPP	State Environmental Planning Policy (NSW)
Project Lots	1 Deight Street (Lot 99 DP1020247) and 19 Back Saleyards Road (Lot 1 DP542283)
SLR	SLR Consulting Australia Pty Ltd
SSAL	State Significant Agricultural Land
SSD	State Significant Development
Stor	StorEnergy 3 Pty Ltd
TMP	Traffic Management Plan
VMP	Vegetation Management Plan



1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been engaged by StorEnergy 3 Pty Ltd (Stor) to prepare an Agricultural Impact Assessment (AIA) 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) Transgrid 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. 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).

1.1 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 DPHI.

The aims of the AIA are to:

- Collate available data to inform an assessment of impact on agricultural resources and agricultural production of Lot 99 DP 1020247 (Lot 99) and the region.
- Assess the potential impacts of the development on existing land uses on Lot 99 and adjacent land, including consideration of agricultural land.
- Assess the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including an assessment of impact on agricultural resources and agricultural production on Lot 99 and the region.

This AIA is informed by the Land Use Conflict Risk Assessment (LUCRA) prepared for the Project.

1.2 Report Structure

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

Table 1 AIA 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.



Section	Title	Description
4.0	Site Description	Details the existing conditions of the Development Footprint, Lot 99 and surrounds.
5.0	Assessment	Outlines the technical analysis to assess the potential for impacts on agricultural land.
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 were 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;		Refer to LUCRA at Appendix I of EIS
	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 5.0
		A soil survey to determine the soil characteristics and consider the potential for salinity, acid sulfate soils, and erosion to occur; and	Refer to Land and Soil Capability Assessment (LSCA) appended to the EIS
		A cumulative impact assessment of nearby developments;	Section 6.0
	An assessment of the compatibility of the development with existing land uses, during	Consideration of the zoning provisions applying to the land, including subdivision (if required);	Section 4.2
		Completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industries Land Use Conflict Risk Assessment Guide (if required); and	Appendix I of EIS



Key Issue	SEARs Requirements	Section were addressed
	construction, operation and after decommissioning, including: An assessment of impact on agricultural resources and agricultural production on the site and region.	Section 5.0

Table 3 Agency SEARs Comments

Agency SEARs Comments	Section were 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 is not result in additional dwelling eligibilities.	Section 5.0 and Section 7.0

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 Lot 99 for the development. This AIA considers the potential impacts of the Molong BESS development has on agricultural land for Lot 99 and the wider region.

2.3 Assessment Guidelines

The Large-Scale Solar Energy Guideline (LSSEG) for State Significant Development (SSD) were issued August 2022 by the NSW Government. The guideline provides the community, industry, applicants and regulators with general guidance on the planning framework for the assessment and determination of State Significant large-scale energy projects under the *Environmental Planning and Assessment Act 1979*.

The Land and Soil Capability Assessment (LSCA) prepared by SLR Consulting includes the detailed analysis of the soil characteristics of the BESS Footprint, and an assessment in accordance with the Land and Soil Capability Assessment Scheme; Second Approximation (OEH, 2012). The LSC assessment concluded that the soil within the BESS footprint was LSC Class 3 (High-capability land) and LSC Class 4 (moderate capability land).



Appendix A of the LSSEG outlines the AIA requirements for SSD projects. There are three levels of assessment for an AIA, with the level of assessment required determined via a four stage process:

- 1) Land zoning.
- 2) Land and Soil Capability classification or Biophysical Strategic Agricultural Land (BSAL).
- 3) Site Verification and Soil Survey.
- 4) Determination of level of assessment required.

Refer to Figure 1 which outlines the pathway for determining the level of assessment required for the AIA.

There are three levels of AIA, each corresponding to the potential impact of the proposed development. A Level 1 (basic) assessment involves identifying and considering potential impacts on immediately adjacent agricultural land, in consultation with landholders. A Level 2 (reduced) assessment requires consideration of impacts and potential conflicts with agricultural land located within the Development Footprint. For projects with broader implications, a Level 3 (detailed) assessment is necessary. This level includes a comprehensive justification for the project and an evaluation of whether it would significantly affect the local or regional agricultural industry.

Through establishing the capability and productivity of the land the project will be developed on, an understanding of the potential impacts of the Project on agricultural land and associated industries can be developed.



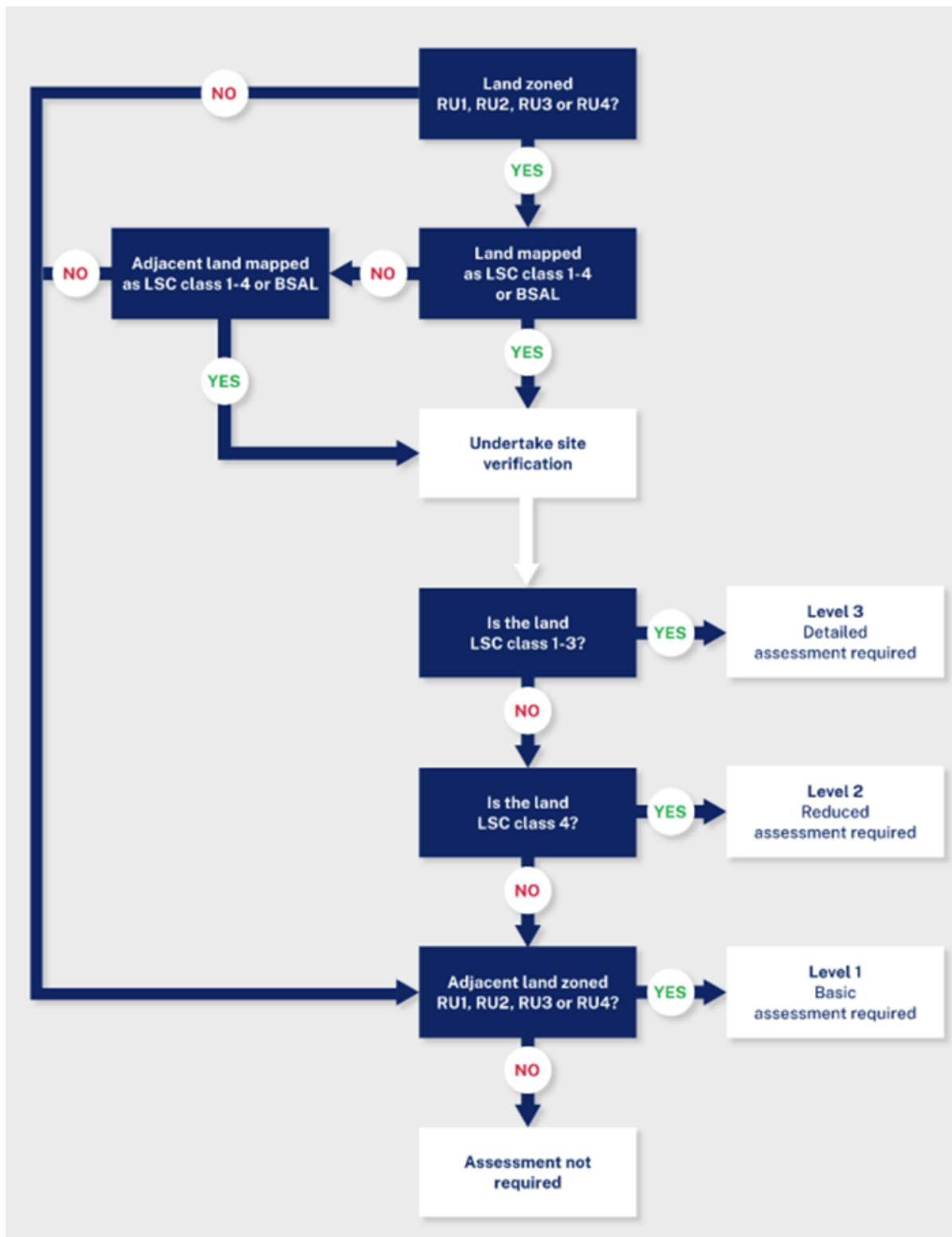


Figure 1 Levels of Agricultural Impact Assessment



2.3.1 SSAL

State Significant Agricultural Land (SSAL) is a classification developed by the NSW Department of Primary Industries (DPI) in 2021 to identify and protect the most biophysically valuable agricultural land across New South Wales. The Draft SSAL mapping initiative aims to support strategic land use planning by providing a consistent, evidence-based framework for recognising land that is inherently capable of sustaining high levels of agricultural productivity. These lands are characterised by favourable attributes such as high soil fertility, suitable pH levels, reliable rainfall, and low landscape limitations, making them well-suited for a wide range of agricultural enterprises.

The draft SSAL map was developed using a combination of statewide datasets and biophysical criteria, including data on rainfall, inherent soil fertility, LSC, and soil pH. It also incorporates existing datasets such as BSAL, irrigation areas, and North Coast farmland mapping. The mapping excludes socio-economic variables to ensure the classification remains stable over time and is not influenced by market or policy changes.

The SSAL map is intended to inform both state and local government decision-making, helping to minimise land use conflicts, preserve agricultural resources, and guide the sustainable development of rural and peri-urban areas. The draft mapping completed its public exhibition in January 2022 and is still currently not finalised.

Consideration of SSAL is not a specified requirement within the LSSE guidelines. Notwithstanding, Lot 99 is not identified within the draft mapping as being SSAL.

3.0 Project Description

3.1 Overview

The Proposal includes the construction of a BESS facility with a capacity of 150MW near the Molong 132/66kV substation operated by TransGrid.

The Development Footprint is located on land in the northeast periphery of the township of Molong, within the Cabonne Shire Council Local Government Area (LGA) and is zoned RU1 Primary Production in accordance with the Cabonne Local Environment Plan 2012 (Cabonne LEP). Access to the Project is to be provided via Back Saleyards Road.

Figure 2 shows the projects location in the regional context.

Figure 3 illustrates the projects location in the local context.

3.2 Project Summary

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 Transgrid Substation.

The BESS will comprise of battery units, inverters, transformers, a substation and ancillary infrastructure. The battery units will be within individual containers (or enclosures), with each container 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 4.

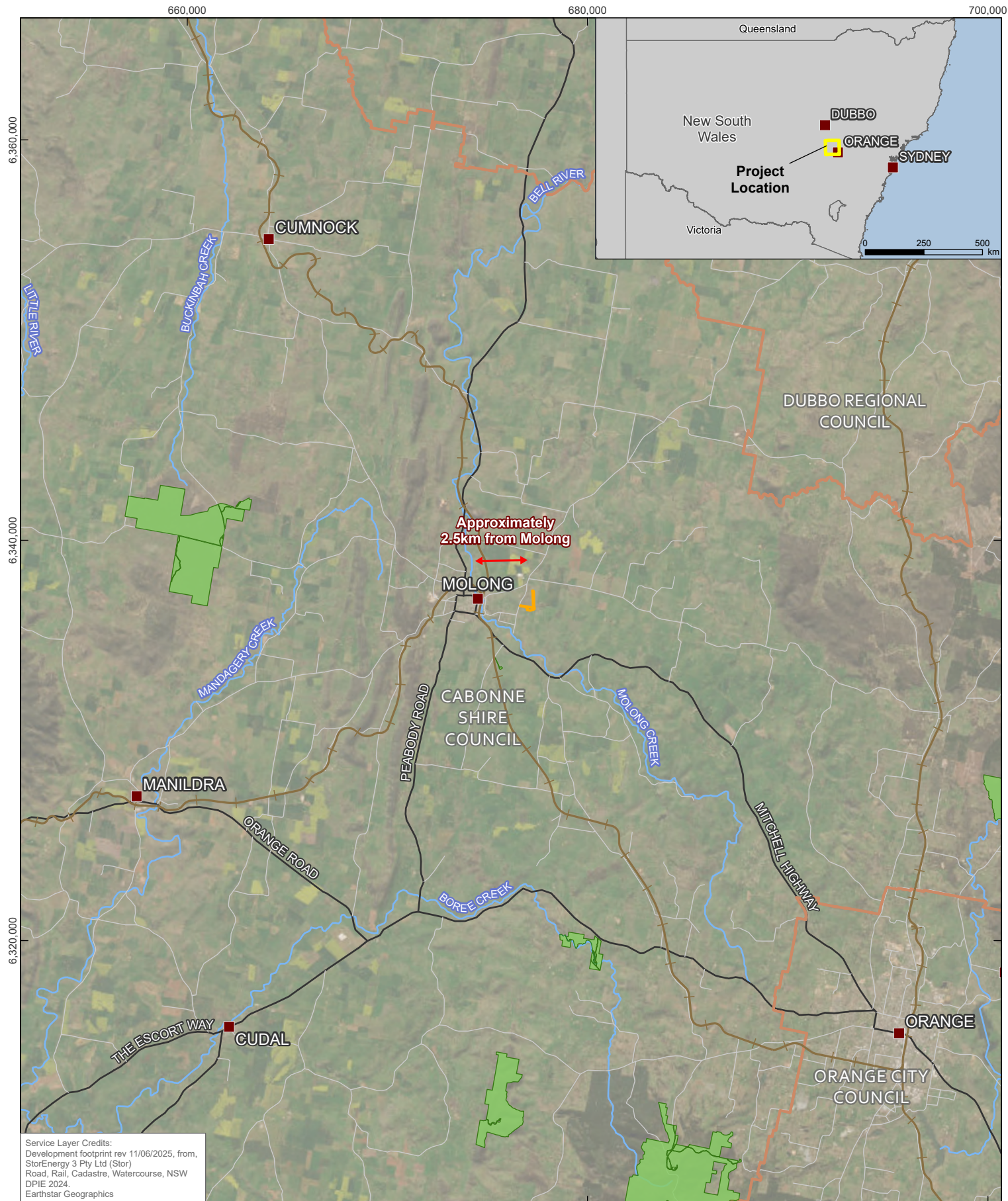
Table 4 Project Summary

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). • 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. • Acoustic attenuation (to be determined as part of a detailed assessment). • Construction of ancillary works including a parking area, water tank, Operations and Maintenance (O&M) building (including storage structures), stormwater management infrastructure, security lighting 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 on the Development Footprint Area. The BESS may be subject to capacity replenishment and/or capacity augmentation events as necessary to extend storage durations.
Site Access	Access to the project 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.



Project Element	Description
	The Transmission Line poles will be up to 18m 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 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.
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.





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

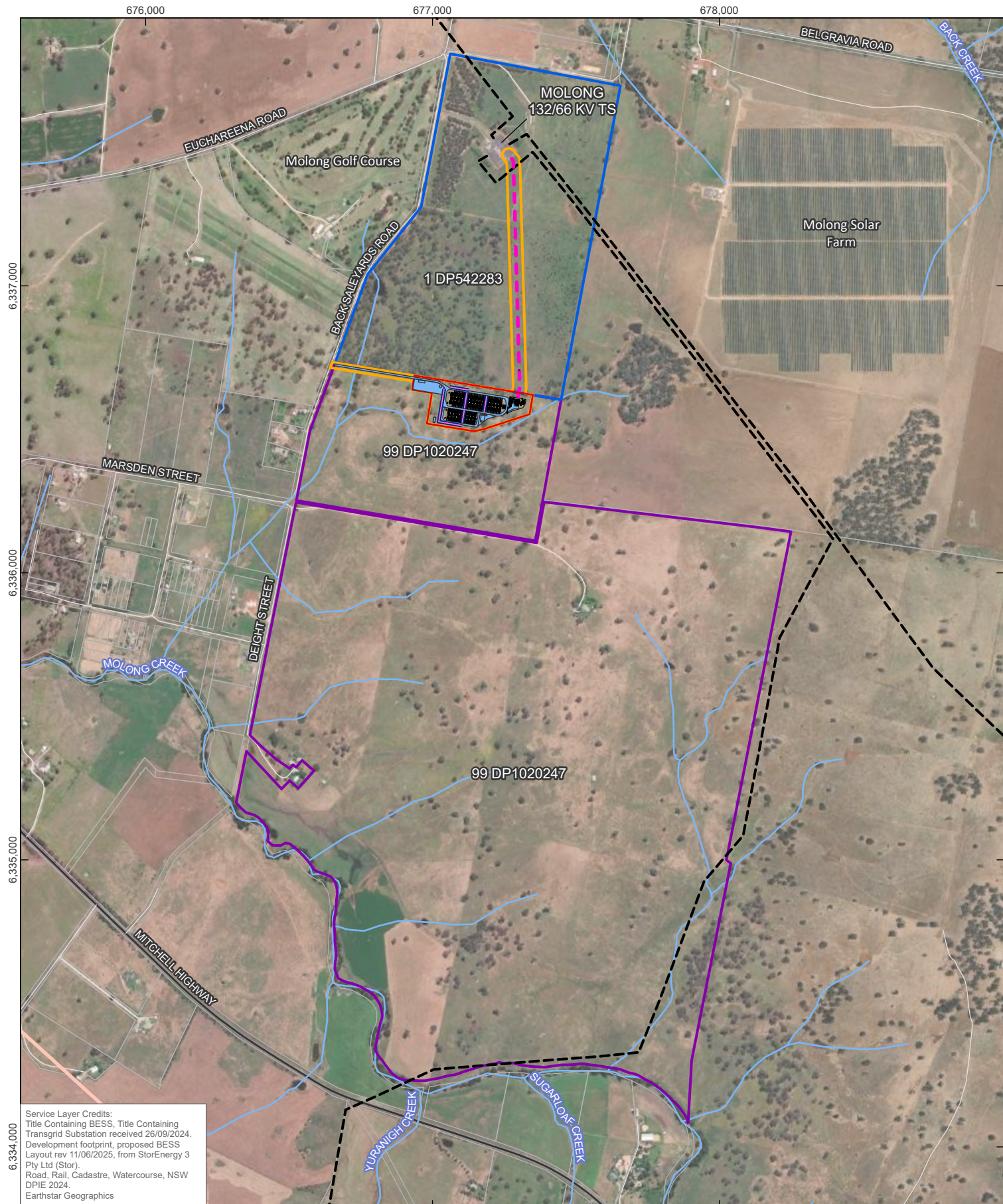
MOLONG BESS

REGIONAL LOCALITY PLAN



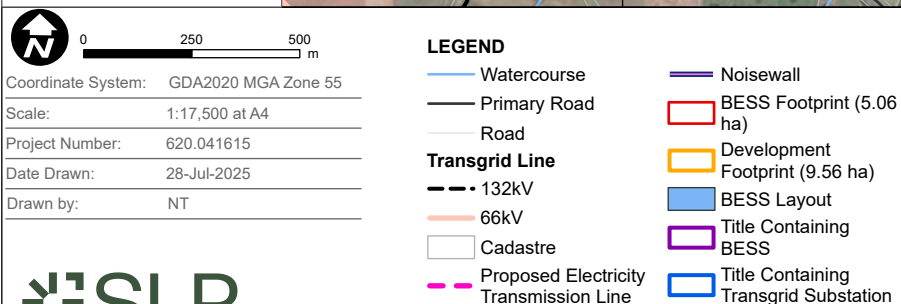
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FIGURE 2



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



MOLONG BESS

SITE OVERVIEW



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FIGURE 3

4.0 Regional and Site Context

4.1 Locality and Context

The project is located within the Cabonne Shire LGA and is located approximately 2 kilometres (km) east of the Molong Township (the local Post Office - Molong LPO has been used as central reference point). The Lots associated with the proposed development have frontage to both Deight Street and Back Saleyards Road along the western boundary. Lot 1 also has frontage to Euchareena Road with a secondary access located in the northwestern portion of the site.

The project lots contains a few minor water bodies (dams) and intermittent creeks, with Molong Creek located approximately 1.2km south of the Development Footprint. The land is generally cleared, with dispersed trees throughout the Development Footprint (refer to Figure 3).

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. This land is subject to a planning proposal for the 'Golf Course Heights Estate' development that will likely 635 rural residential lots 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.

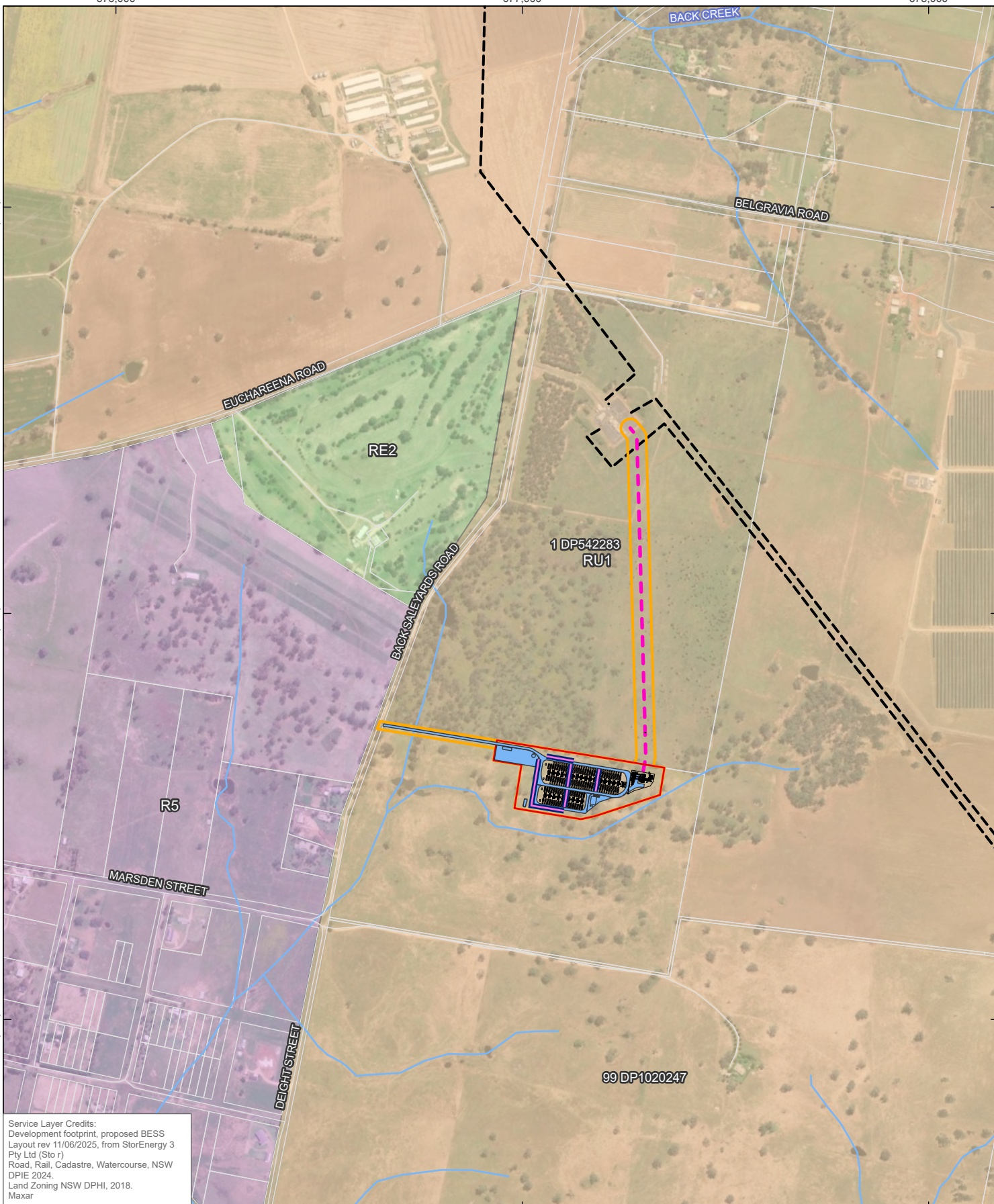
The project sits approximately 2km east of the Molong Township (the local Post Office - Molong LPO has been used as central reference point). The township of Molong has an approximate population of around 2,600 people (Australian Bureau of Statistics, 2021). The town features one main 'strip' of retail and commercial activities that also extend into adjoining streets.

4.2 Land Zoning

Pursuant to the Cabonne LEP 2012 the development footprint is zoned RU1 Primary Production as illustrated on the LEP zoning map extract in Figure 4.

Zoning surrounding the development footprint is primarily RU1 Primary Production to the north, east and south. To the west of Back Saleyards Road the land is zoned R5 Large Lot Residential and RE2 Private Recreation for the Molong Golf Course.





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



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



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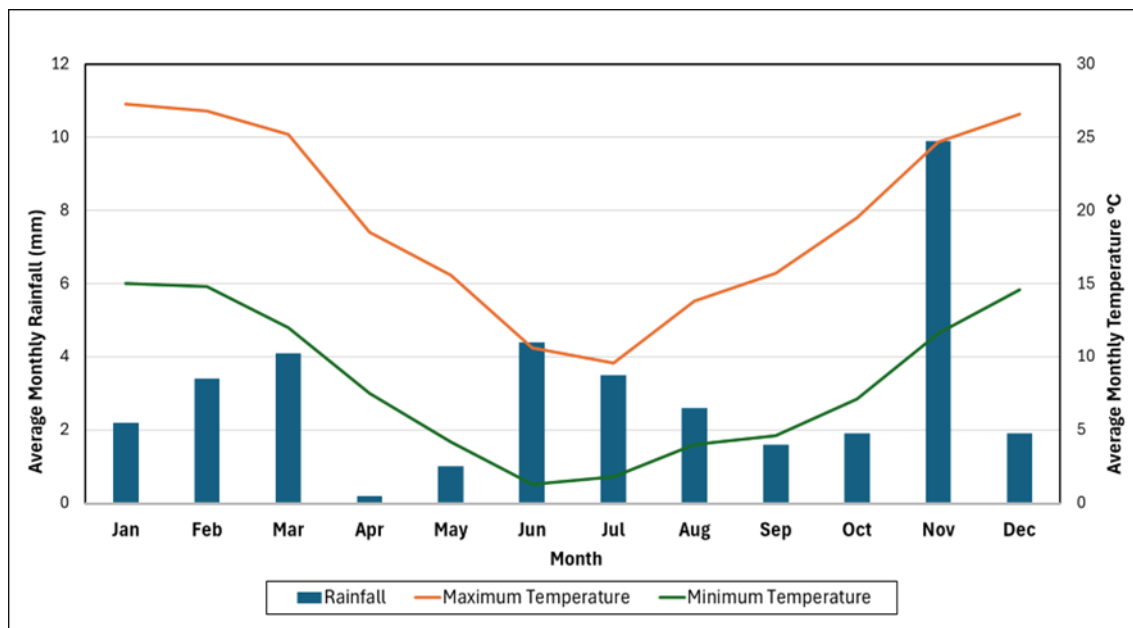
FIGURE 04

4.3 Climate and rainfall

The Bureau of Meteorology (BOM) operates a climate data weather stations across Australia. The following climate data weather stations, and their approximate distances from the Development Footprint were used in summarising the local climactic conditions:

- Molong (Hill St) (065023) approximately 1.5 km from the Project - average monthly rainfall.
- Orange Agricultural Institute (063254) approximately 33 km from the Project - minimum and maximum monthly average temperatures.
- Weather stations were selected primarily based on proximity to Project and secondarily based on the volume of available data. SLR has summarised monthly rainfall and minimum and maximum temperatures for the project area. Monthly rainfall and minimum and maximum temperatures have been plotted in Figure 5.

Figure 5 Summarised Local and Regional Meteorological Data



Based on the meteorological climate data summarised for the project and surrounding area, the following summaries can be made:

- The average monthly rainfall ranges from 0.2 millimetres (mm) in April to 9.9 mm in November.
- The average minimum temperature ranges from 1.3 °C in June to 15 °C in January.
- The average maximum temperature ranges from 9.6 °C in July to 27.3 °C in January.

4.4 Regional landform

The Central Tablelands region of New South Wales encompasses an area of approximately 3.1 million hectares (ha), forming part of the broader Great Dividing Range system. The region is geographically situated between the Central West and Blue Mountains and is defined by a diverse array of landforms, elevations, and geological formations that contribute to its environmental complexity and planning significance.



The region includes the LGAs of Bathurst Regional Council, Orange City Council, Blayney Shire Council, Oberon Council, Lithgow City Council, Mid-Western Regional Council (Mudgee), and portions of Cabonne and Lachlan Shire Councils.

Topographically, the Central Tablelands is characterised by a combination of elevated plateaus, undulating hills, and prominent escarpments. Elevations typically range from 500 to 1,300 metres above sea level, with the highest point being Mount Canobolas (1,395 m), an extinct volcano located near Orange. The surrounding basaltic plains and volcanic landforms have given rise to fertile red soils that support intensive agriculture, particularly viticulture and orchard production.

The eastern portion of the region, particularly within the Blue Mountains, features dramatic sandstone landforms including gorges, cliffs, and deeply incised valleys. These have formed through prolonged fluvial erosion and are of both ecological and scenic significance. Major watercourses such as the Macquarie River and Cudgegong River traverse the region, forming part of the Murray–Darling Basin and contributing to the development of fertile alluvial plains and riparian corridors. Geologically, the Central Tablelands contains a mixture of sedimentary, metamorphic, and igneous rock types, with notable granitic outcrops and historical gold-bearing formations.

4.5 Regional land use including any significant agricultural industries and/or infrastructure

The Central West and Orana region is at the geographic heart of NSW. The region broadly experiences a temperate climate with hot summers and cool winters with higher annual rainfall patterns in the eastern parts of the region compared to the western parts of the region (Central West and Orana Regional Plan 2041 (CWORP), 2022).

The Cabonne Local Strategic Planning Statement (CLSPS, 2020) notes that the Central West and Orana regions comprise a significant portion of the state of NSW. The area covers 118,245 square kilometres or 14.5% of NSW across 19 LGAs. Cabonne sits centrally within the Central West and borders Orana to the north. Cabonne is centrally located within the regions. The major industries within Cabonne are agriculture (beef, wool and cropping), mining (gold and copper) and tourism.

Molong has a long rural history producing wheat, sheep, wool, cattle, fruit and wine. Agriculture forms the second largest industry in the LGA, contributing \$178 million to Cabonne's annual economy. All communities within Cabonne are supported and leverage off the agricultural sector with agricultural land making up approximately 92% or 556,500Ha of the shire. Beef and sheep meat together represent \$47million annually to the economy, whilst wool production contributes \$29million. A significant amount of the region's orchard fruits (\$26million, representing 62% of the overall regional output) and wine grapes (\$4million), represent 40% of the regional output (LSPS, 2020).

The main regional agricultural commodities have shown sustained growth in terms of value of production. The region's agriculture industry is estimated to produce \$2.4 billion of agricultural commodities annually, including \$1.3 billion from wine, beef, wool, vegetables, cotton, wheat, fruit and timber. This represents 18% of all agricultural production in NSW annually. Cabonne LGA is one of the fastest-growing LGAs in the Central West, primarily due to its diverse agricultural sector, but also due to its proximity to Orange (CWORP, 2022).

Agricultural production values for the Cabonne LGA totals \$265 million, detailed in Table 5. The main agricultural production by value is from lamb and sheep production, accounting for almost 60% of the value of agricultural commodities produced (ABARES, 2021*).



Table 5 Regional Agricultural Production

Agricultural Production Gross	%	Value (\$M)
Sheep and lambs	22.94%	60.71
Meat cattle	17.28%	45.74
Poultry	14.55%	38.52
Wheat	13.66%	36.16
Apples	11.81%	31.27
Canola	5.23%	13.84
Cherries	3.54%	9.36
Barley	2.69%	7.13
Dairy Cattle	1.89%	5
Oats	1.18%	3.11
Wine grapes	1.04%	2.75
Other	4.19%	11.08
Total gross agricultural production	100	

Source: ABARES (2021*)*2021 is the latest agricultural data available from ABS.

As outlined in Table 5, the most significant forms of agricultural activity in the Cabonne LGA is sheep and lambs, meat cattle, poultry and wheat, comprising 68% of the agricultural production value. Table 6 provides a breakdown of the estimated value per animal for the three main livestock industries in the Cabonne LGA, utilising the ABARES 2021 data. Table 7 provides the estimated value per hectare for wheat in the Cabonne LGA.

Table 6 Estimated Value Per Animal in Cabonne LGA

Type	Gross Value (\$m)	Animals (no)	Estimated Value per animal (\$)
Sheep and lambs	61	731,495	\$83.39
Meat cattle	46	71,451	\$643.80
Poultry	39	1,030	\$37,864.08

Table 7 Estimated Value Per Hectare in Cabonne LGA

Type	Gross Value (\$m)	Area (ha)	Production (t)	Estimated Value per hectare(\$)
Wheat	36	35,549	122,926	\$1,012.69

4.6 Land subject to the Project

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 'Project Lots' and individual Lots by their Lot number.



The BESS footprint and proposed access is located on 1 Deight Street, which is referred to as Lot 99. The proposed transmission line and existing Molong Transgrid Substation are located at 19 Back Saleyards Road, which is referred to as Lot 1.

The land supporting the BESS footprint and internal access road on Lot 99 will be leased from the landowner whereas the proposed overhead transmission line and associated buffer on Lot 1 is proposed as an easement. All these areas, collectively referred to in this report as the Development Footprint, are currently predominantly used for agricultural purposes or Transgrid purposes, with an approximate area of 9.59ha.

The Development Footprint contains dispersed standalone trees as well as clusters of vegetation throughout.

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.

4.7 Existing agricultural land uses (e.g. orchards, vineyards, breeding paddocks, intensive livestock areas)

The Development Footprint and surrounding land on Lot 99 has been continuously used for agricultural purposes since 2000 under the ownership of the current landholder. Lot 99 currently supports a rotation grazing system between ewes and cattle. Through correspondence with the landowner it is understood that a typical rotation will include 900 ewes and a few steers. The landowner does not lease any other part of Lot 99.

4.8 The history of agricultural practices across the Development Footprint

The Development Footprint and surrounding land on Lot 99 has been historical used agricultural purposes since at least 1964. Historical aerial imagery demonstrates the land immediately surrounding the Development Footprint has been used for agricultural purposes continuously since 1964 to today. The land has continuously been used for livestock grazing, with imagery showing pastured fields.

Refer to Figure 6, Figure 7 and Figure 8 which provides historical aerial imagery of Lot 99 and Lot 1.



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EUCHAREENAROAD

BACKSLEYAROSROAD

MARSDEN STREET

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. Imagery: NSW Historical
 Imagery, Department of Customer Service



0 100 200 m

Coordinate System: GDA2020 MGA Zone 55

Scale: 1:7,500 at A4

Project Number: 620.041615

Date Drawn: 06-Aug-2025

Drawn by: NT

LEGEND

- Watercourse
- Road
- BESS Footprint
- Development Footprint

MOLONG BESS

HISTORICAL IMAGERY 1963



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 6

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EUCHAREENAR ROAD

BACKSLEYARDS ROAD

MARSDEN STREET

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. Imagery: NSW Historical
 Imagery, Department of Customer Service



Coordinate System: GDA2020 MGA Zone 55

Scale: 1:7,500 at A4

Project Number: 620.041615

Date Drawn: 06-Aug-2025

Drawn by: NT

LEGEND

- Watercourse
- Road
- BESS Footprint
- Development Footprint

MOLONG BESS

HISTORICAL IMAGERY 1982



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 7

676,500

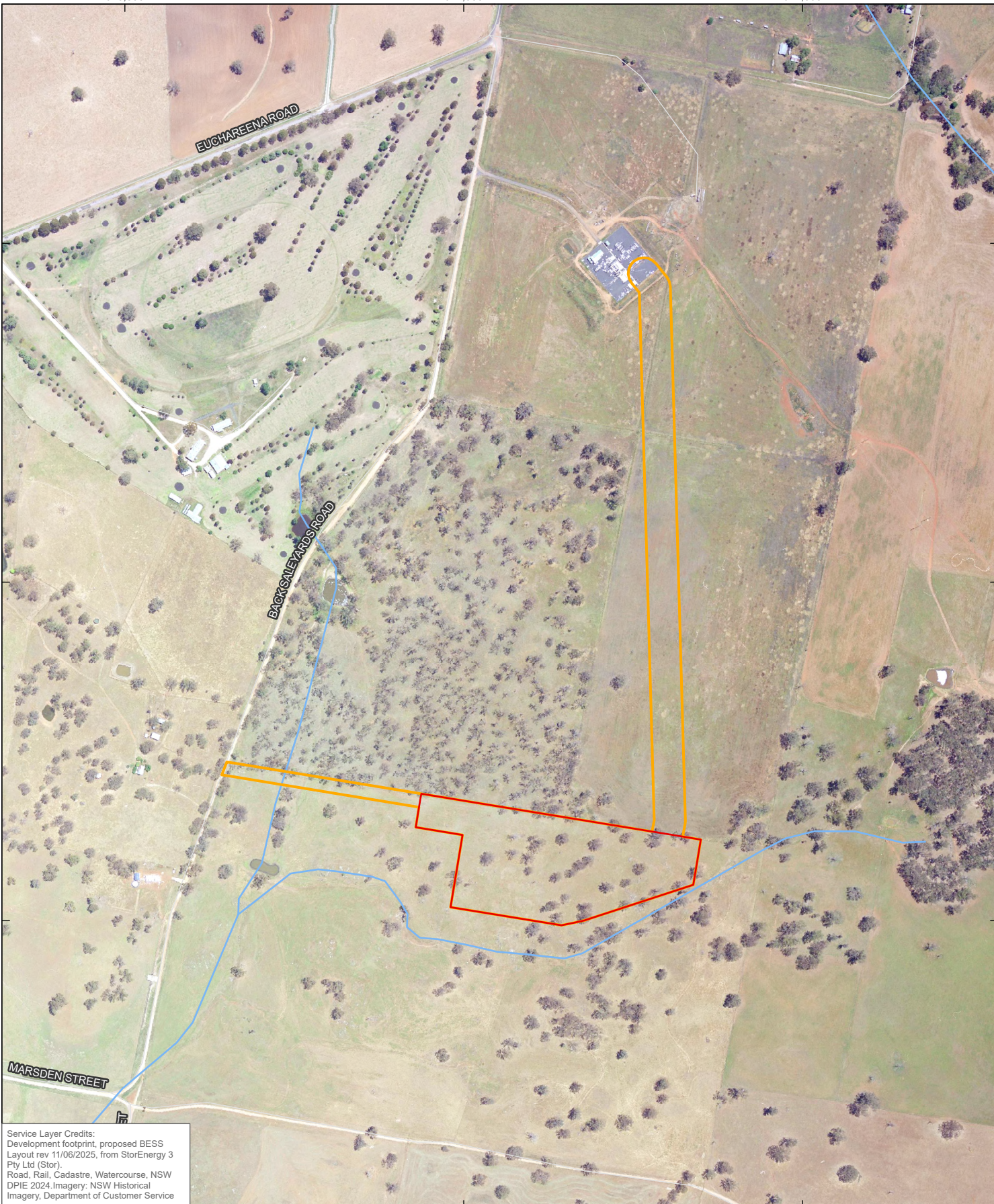
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Service Layer Credits:
 Development footprint, proposed BESS
 Layout rev 11/06/2025, from StorEnergy 3
 Pty Ltd (Stor).
 Road, Rail, Cadastre, Watercourse, NSW
 DPIE 2024 Imagery: NSW Historical
 Imagery, Department of Customer Service



Coordinate System: GDA2020 MGA Zone 55

Scale: 1:7,500 at A4

Project Number: 620.041615

Date Drawn: 06-Aug-2025

Drawn by: NT

LEGEND

- Watercourse
- Road
- BESS Footprint
- Development Footprint

MOLONG BESS**HISTORICAL IMAGERY 2003**

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 8

4.9 Soil type, fertility and land and soil capability

The Development Footprint contains predominantly Euchrozems soils with Alluvial soils within Lot 99 adjacent to Molong Creek south of the Development Footprint. Euchrozems soils are red, strongly-structured clay soils with a somewhat lower clay content near the surface.

The Development Footprint is classified by the NSW DPE eSPADE mapping as having 'moderate limitations' and is rated as Land & Soil Capability Class 3. Class 3 land has agricultural limitations that must be managed to prevent soil and land degradation. However, the limitations can be overcome by a range of widely available and readily implemented land management practices.

The Development Footprint is identified as BSAL on the NSW Planning Spatial Viewer as regulated under the State Environmental Planning Policy (Resources and Energy) 2021.

Contaminated land is not recorded on or in the general vicinity of the Development Footprint. Two contaminated land sites are recorded in the Cabonne LGA, being BP Cabonne and Former Gasworks which are located in the Molong Township.

The Development Footprint and surrounds are not identified as having an acid sulfate soil risk according to the available data.



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EUCHAREENAROAD

BACKSALEYAROSROAD

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MARSDEN STREET

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.
 ASC Soil Classification, CSIRO Aug, 2024
 Maxar



0 100 200 m

Coordinate System: GDA2020 MGA Zone 55

Scale: 1:7,500 at A4

Project Number: 620.041615

Date Drawn: 06-Aug-2025

Drawn by: NT

LEGEND

Watercourse

Road

Transgrid Line

132kV

Australian Soil Classification

Ferralsols

Proposed Electricity
Transmission Line

BESS Footprint

Development Footprint

BESS Layout

MOLONG BESS

ASC SOIL TYPE



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FIGURE 9

Path: H:\Projects-SLR\620-BNE\620-BNE\620.041615.00001 Stor Energy NSW\06 SLR Data\01 GIS\GIS\NSW_Stor.aprx\620041615_AIA_F09_ASC Soil Types

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MARSDEN STREET

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. Image: Nearmap 2025



Coordinate System: GDA2020 MGA Zone 55

Scale: 1:7,500 at A4

Project Number: 620.041615

Date Drawn: 06-Aug-2025

Drawn by: NT

LEGEND

— Watercourse

— Road

Transgrid Line

--- 132kV

Soil Landscape Group

Euchrozems

- - - Proposed Electricity
Transmission Line

BESS Footprint

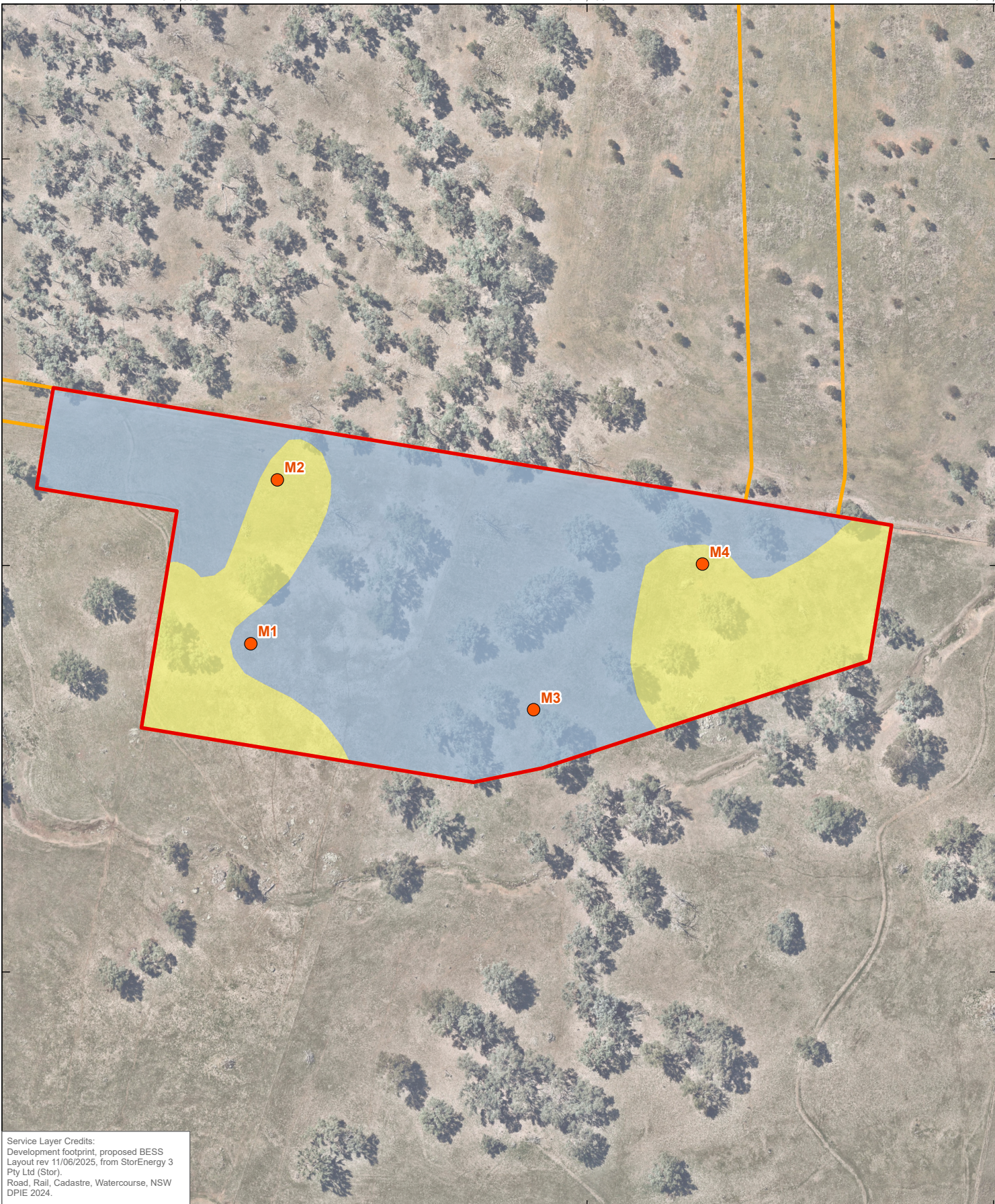
Development Footprint

BESS Layout

MOLONG BESS**SOIL LANDSCAPE UNITS**

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 10



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

MOLONG BESS

**VERIFIED LAND AND
SOIL CAPABILITY CLASSIFICATION**



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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 11

676,000

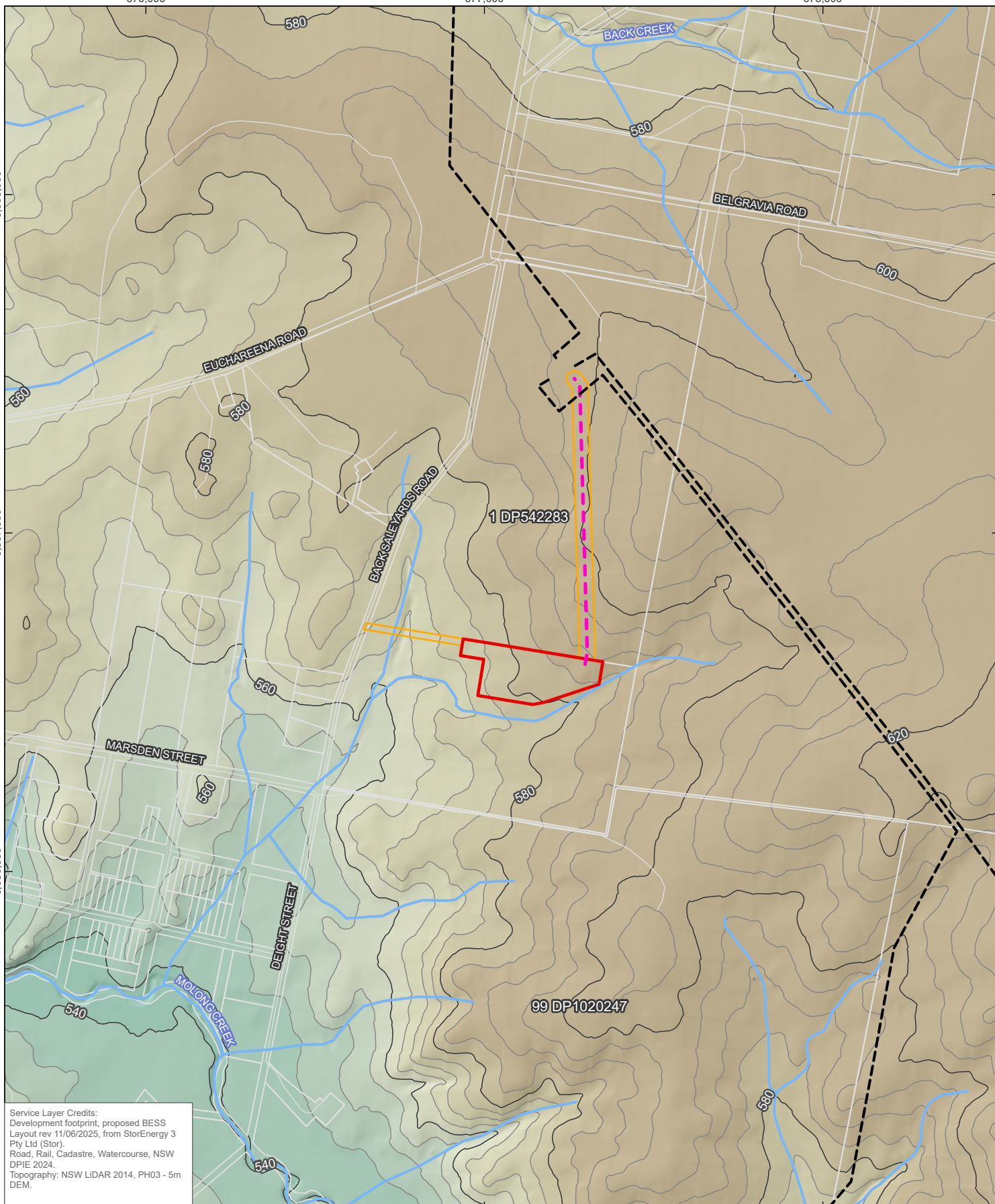
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Service Layer Credits:
 Development footprint, proposed BESS
 Layout rev 11/06/2025, from StorEnergy 3
 Pty Ltd (Stor).
 Road, Rail, Cadastre, Watercourse, NSW
 DPIE 2024.
 Topography: NSW LiDAR 2014, PH03 - 5m
 DEM.

0 250 500
 m

Coordinate System: GDA2020 MGA Zone 55

Scale: 1:15,000 at A4

Project Number: 620.041615

Date Drawn: 28-Jul-2025

Drawn by: NT

LEGEND

- Watercourse
- Primary Road
- Road
- Topographic Contour (20m AHD)
- Topographic Contour (5m AHD)

Transgrid Line

- 132kV

- Cadastre
- Proposed Electricity Transmission Line
- BESS Footprint (5.06 ha)
- Development Footprint (9.56 ha)

Elevation (mAHD)



MOLONG BESS

TOPOGRAPHY



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 12

4.10 The agricultural productivity

The NSW Department of Primary Industries Gross Margin Budgets for Livestock can be utilised to estimate the productivity of the land within Lot 99 and the Development Footprint. The below table utilises 2024 and 2025 data for first cross ewes and growing out steers to estimate the production of the grazing land within the Project Lots, specifically Lot 99.

Table 8 Gross Margin Budgets for Livestock

		Lot 99		Development Footprint	
Livestock	Estimated Gross Margin per hectare (DPI)	Grazing Land (ha)	Lot 99 Gross Margin	Grazing Land	Development Footprint Gross Margin
Growing-out Steers	\$555.03	339	\$188,155.17	5.561	\$3,086.52
First Cross Ewes	\$355.69	339	\$120,578.91	5.561	\$3,400.40

It is acknowledged that the Economic Impact Assessment has undertaken a separate assessment on the Project's economic impact on the agricultural output of Lot 99. The findings are similar to that of this AIA, however, a different methodology was adopted for the EIA which has provided a separate costing impact. Both methods are appropriate in determining the economic impact.

4.11 Consultation

Engagement and consultation associated with the Project has been conducted with both community and agency stakeholders. Specifically for the this AIA consultation has been undertaken directly with the landowner of Lot 99. The landowner advised the current and former use of the site and stated they do not anticipate any impacts to agricultural support services from changes in land use at the property. The landowner advised that weeds are required to be sprayed and the area around the fencing maintained to reduce biosecurity concerns.

5.0 Assessment

The LSC assessment determined the BESS footprint has LSC Class 3 (3.5 ha) and LSC Class 4 (1.6 ha) land. A conservative approach has been undertaken for this AIA, with a Level 3 detailed agricultural assessment prepared for the entire BESS footprint, inclusive of the Class 4 land. A level 3 assessment requires the Level 2 AIS assessment to be undertaken as well as a more detailed analysis.

Table 9 Requirements of Level 2 AIA assessment

Assessment required	Content and form	Section
Project description Describe the nature, location, intensity and duration of the project and include a map of the project area.	- Project description - Location - Duration - Areas of Lot 99 that would be disturbed or temporarily removed from agricultural use	Section 3.2 Section 4.6 Section 3.2 Section 4.6



Assessment required	Content and form	Section
Regional context Describe the regional context.	• Zoning of the project Lots • Climate and rainfall • Regional landform • Regional land use including any significant agricultural industries and/or infrastructure	Section 4.2 Section 4.3 Section 4.4 Section 4.5
Site characteristics and land use description Describe the nature and location of agricultural land that may be impacted by the development. Describe the current agricultural status and productivity of the proposed development area and surrounding locality, including the land capability as per Office of Environment and Heritage's Land and soil capability assessment scheme.	• Land subject to the project • Existing agricultural land uses (steers and first cross ewes) • The history of agricultural practices across the Development Footprint • Soil type, fertility and land and soil capability • Map showing the verified LSC class of the Project Lots • Map showing the topography of the Project Lots including Lot 99 and Lot 1 • The agricultural productivity of Lot 99	Section 4.6 Section 4.7 Section 4.8 Section 4.9 Section 4.10
Land use conflict risk assessment Conduct an assessment of potential land use conflicts, including completing an assessment according to the Department of Primary Industries' Land Use Conflict Risk Assessment Guide.	• <i>Land use compatibility and conflicts</i> • <i>Discuss compatibility of the development with the existing land uses on the site and adjacent land (e.g. aerial spraying, dust generation and biosecurity risk) during operation and after decommissioning, with reference to the zoning provisions applying to the land</i>	Refer to LUCRA – Appendix I of the Environmental Impact Statement (EIS)
Impacts on agricultural land Identify and describe the nature, duration and consequence of any potential impacts on agricultural land subject to the project and in the wider region.	• Project impacts on identified agricultural lands including, but not limited to, potential weeds, pests, dust, bushfire, livestock, crop production • Impacts to agricultural productivity • Project potential to permanently remove agricultural land and/or fragment or displace existing agricultural industries • Cumulative impacts of multiple solar energy projects on agriculture in the region	Section 5.2 Section 5.1 Section 5.2 Section 6.0
Mitigation strategies Outline strategies that may be adopted to mitigate potential impacts on agricultural land and minimise land use conflict.	• Strategies to mitigate project impacts on agricultural land • Co-location with existing agricultural practices and the feasibility of agrisolar where it would result in a meaningful benefit (see the Clean Energy Council's Australian Guide to Agrisolar for Large-Scale Solar).	Section 7.0



5.1 Impacts to the agricultural productivity

As discussed within this report a large extent of the Development Footprint is currently utilised as grazing fields for livestock, in particular first cross ewes and steers. Once in the operational stage the predominant impact of the project will be within the BESS area at Lot 99 DP1020247, as the BESS footprint is solely located within this lot.

The BESS footprint including the access track comprises 5.561ha, with the total land parcel size for Lot 99 DP1020247 being approximately 339 hectares. This portion of the Development Footprint being 1.64% of the total area of Lot 99, which demonstrates the development will not have a significant impact on the existing productivity of the Lot from an agricultural perspective.

There are 556,500ha of agricultural land within the Cabonne LGA. The removal of 5.561ha of agricultural land from this development would represent a loss of agricultural land within the Cabonne LGA of 0.0001%.

From a productivity viewpoint, the impact the proposal will have on Lot 99 can be measured against the Gross Margin Budgets for Livestock, referenced in Table 8. The total Gross Margin loss as a result of the development would be \$6,486.92, which represents a Gross Margin loss of 2.1% for Lot 99. Countering this is that the land holding has been able to diversify its income streams via leasing a small section of their land for the BESS development.

As per the EIS, the proposed development will have a lifespan of approximately 30 years from the commercial operations date. At the Project's end of life, the development will be decommissioned and land rehabilitated to enable the land to be reinstated to its original use.

5.2 Impacts to the agricultural productivity of surrounding lands

The Development Footprint, as identified in Section 4.2, is surrounded by RU1 Primary Production zoned land, while the town of Molong has a strong agricultural presence. The potential impacts from the Project on the adjacent and surrounding agricultural lands is identified in Table 10 below.

Table 10 Potential Project Impacts to Surrounding Agricultural Land

Activity	Identified Potential Impact
Land use compatibility and conflicts	Refer to LUCRA, at Appendix I of the EIS
Weeds	Potential to bring invasive weeds into the area as a result of increased vehicle and pedestrian movements. Furthermore, construction activities will disturb the soil, creating opportunities for invasive or noxious weeds to establish and spread. Additionally, areas around the BESS infrastructure may become less actively managed, further encouraging weed growth. This could increase the risk of weed infestations spreading to adjacent farmland, potentially affecting crop productivity and increasing the need for additional weed control measures by neighbouring farmer. This can be mitigated during the construction stage through a Construction Environmental Management Plan, which outlines specific mitigation measures to minimise the chance of foreign weeds. A vegetation management plan should be developed for the operational stage of the Project, which outlines practises to minimise the chance of weeds spreading from the development into other farming areas.



Activity	Identified Potential Impact
Pests	Construction activities, equipment movement, and soil disturbance can inadvertently bring pest species into the agricultural area. The pests, could potentially spread to nearby farms, threatening crops, pasture, and stored produce, and potentially increasing the need for additional measures by the impacted farms, creating an economic burden. Furthermore, reduced activity around certain parts of the BESS may create sheltered environments that encourage pest habitation.
Bushfire	Although rare, thermal runaway events or electrical faults within BESS units can lead to fires, which may threaten adjacent crops, pasture, fencing, and farm infrastructure. Such incidents could result in direct loss of agricultural productivity and long-term soil degradation. It is important to incorporate robust fire prevention, detection, and response strategies into BESS design and operational protocols to safeguard the surrounding agricultural landscape
Dust	Dust from earthworks, vehicle movements, and material stockpiles can settle on crops, reducing photosynthesis efficiency, stunting growth, and potentially affecting crop quality and market value. Dust can also degrade pasture quality, impacting livestock health and productivity. In the CEMP dust control measures should be adopted and implemented throughout the construction phase.
Acoustics and Vibration	Construction activities, heavy vehicle movements, and operational noise from cooling systems or inverters can disrupt the surrounding environment, potentially affecting sensitive crops and causing stress responses in livestock. There are however no known sensitive crops in the surrounding area and livestock can be rotated away from the Project as needed.
Light Spill	Bright lighting from construction activities and security systems may disrupt the natural light cycles essential for certain crops, potentially affecting growth patterns and yields. For livestock, excessive or poorly directed lighting can alter feeding and resting behaviours, leading to increased stress and reduced productivity. In this case, the Project does not adjoin any crops areas and livestock can be rotated away from the Project as needed.
Traffic	Higher traffic volumes can damage local farm access roads, cause delays for farm machinery movements, and increase the risk of accidents involving livestock or farm equipment. Dependent on when construction occurs, there is the potential for construction vehicles to impact the road network during the harvesting period, which would create delays for the agricultural sector. During the operational phase of the development, it is not anticipated for traffic to conflict with the agricultural sector, as there will be minimal operational traffic, with only two staff required. A CTMP should be developed and implement for the construction phase of the Project.
Erosion and sediment	Soil disturbance from earthworks, vehicle movement, and vegetation clearing can lead to increased sedimentation in adjacent fields and waterways, degrading soil quality and reducing crop productivity. Sediment-laden runoff may also contaminate farm dams and irrigation systems, impacting water quality for both crops and livestock. To mitigate these risks, an erosion and sediment control plan should be developed in accordance with the Managing Urban Stormwater – Soils and Construction Volume 1 (Landcom 2004).



Activity	Identified Potential Impact
Water Supply	During the peak construction phase of the Project, it is anticipated that 27,000 litres of potable water will be required per month, while additional non-potable water will be required for dust suppression and other construction activities. This is potentially taking away the water supply for the agricultural practices in the region. Discussions have been undertaken with local water suppliers who can supply potable and non-potable water without adversely impacting broader water demands.
Flooding	Earthworks, temporary drainage modifications, and soil compaction can disrupt natural runoff patterns, potentially leading to localised flooding in adjacent cropping areas or pasture. This can damage crops, delay planting or harvesting, and reduce overall soil health and productivity. In addition, increased sediment and pollutant loads carried by floodwaters can further impact farm water quality and infrastructure. A Flood Impact Assessment has been undertaken and confirms the development will not redirect flood waters to neighbouring properties.

5.3 Project Alternatives

In general terms, BESS facilities require large areas of land located adjacent to, or in close vicinity to, an existing substation facility. These characteristics are generally consistent with rural and agricultural land. As a consequence, there are limited number of suitable locations for BESS proposals. Other site-specific constraints such as topography, existing use(s) and vehicular access can further reduce the viability of potentially suitable alternative locations for BESS facilities.

Several locations were considered during the site selection process for the Project, with regard made to the following:

- Appropriate zoning of land to facilitate development consent for a BESS.
- Availability of access to the BESS Site via roads capable of allowing truck access.
- Proximity to the existing Transgrid substation to minimise impacts of easements.
- Selection of a construction location that would avoid and/or minimise impacts to high quality native vegetation and protected fauna.
- Area with existing abundance of middle-of-the-day generation and known curtailment issues, and hence the benefit of an energy storage project for the region
- An area that would not result in, or be subject to, potential flood impacts.
- Minimising impacts to surrounding private or public owned land and residential dwellings due to noise and visual amenity concerns.
- Due diligence assessment on risk items, such as soils, hydrology, ecology, that through further assessment have concluded the site is suitable for the BESS use.

Through undertaking a site sequential approach, the chosen Development Footprint was deemed the most appropriate for the project. To reduce the agricultural impacts, the location of the BESS footprint is the in the north eastern corner of Lot 99 reduces fragmentation of the agricultural field, reduces impacts to the grazing livestock.



6.0 Cumulative Impacts

A summary of the cumulative impacts of State Significant Developments and Regionally Significant Development is outlined in Table 11.

Table 11 Cumulative Impacts

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	Increased reduction of agricultural land within the Cabonne LGA. The reduced land available can 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	- If construction is undertaken at the same time, there is a potential for a cumulative impact with construction traffic, especially if construction occurs during the harvest period, where there will be an increased in agricultural vehicles on the road. - An increased reduction of agricultural land within the wider region. The reduced land available can 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.
Aquila Wind Farm SSD-67667971	Dubbo Regional	Lodged (SEARS received, EIS being prepared)	300MW wind farm with BESS	26km northeast	If construction is undertaken at the same time, there is a potential for a cumulative impact with construction traffic, especially if construction occurs during the harvest period, where there will be an increased in



Project Name	LGA	Project Status	Project Summary	Approximate Distance to Project	Cumulative Impacts
					agricultural vehicles on the road. An increased reduction of agricultural land within the wider region. The reduced land available can 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
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. - Loss of agricultural land for the town of Molong.
Electricity Generation Works (Solar Farm)	Orange	Approved	5MW solar farm	22km southeast	If construction is undertaken at the same time, there is a potential for a cumulative impact with construction traffic, especially if construction occurs during the harvest period, where there will be an increased in agricultural vehicles on the road.

The cumulative impacts resulting from the Project occurring concurrently with surrounding developments have been carefully considered as part of the AIA report. 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 7.0 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 agricultural land.



7.0 Recommended Mitigation Measure

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

Table 12 Proposed Mitigation Measures to reduce Agricultural Impacts

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.
Weeds	Prepare and implement a vegetation management plan
Pests	Prepare and implement an Operational Environmental Management Plan, which should include biosecurity management measures
Traffic	Prepare and implement a Construction Traffic Management Plan
Dust	Prepare and implement a Construction Environmental Management Plan
Noise	Prepare and implement a Construction Noise and Vibration Management Plan.
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.
Erosion	Implement an erosion and sediment control plan for the construction phase of the project

8.0 Conclusions

SLR has been engaged by Stor to prepare a AIA for a BESS facility in Molong, New South Wales. The AIA has been undertaken to examine the impacts the Project would have on agricultural land on Lot 99 and the broader Cabonne LGA. This report has been prepared in accordance with the LLSE guidelines with specific reference to Appendix A.

The report has responded to the SEARs for SSD-80471210 in outlining the potential impacts the Project would have on the agricultural sector in the region.

Based on the analysis and discussion documented in this report, the following is concluded:

- The Project will not have a significant impact on the overall agricultural productivity of Lot 99 or the Cabonne LGA. The Project will result in the loss of 0.0001% of the LGAs agricultural land.
- The Project will have a low impact on the total Gross Margin of Livestock for ongoing operations on Lot 99, with a Gross Margin loss of 2.1%, equivalent to \$6,486.92 per annum.

The report has identified several potential impacts from the Project at both the construction and operational stage. Overall, the impacts to the agricultural land on Lot 99 and the surrounding area are not considered significant. Through the implementation of the appropriate mitigation measures, as outlined in Section 7.0 of this Report, it is considered that the Project is compatible with the surrounding agricultural land.

The Project will have a 30 year operational life, after which the development will be decommissioned and footprint rehabilitated. Once rehabilitated the land will be reinstated to its previous agricultural use.



9.0 References

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- SLR Consulting (2025), *Traffic Impact Assessment Molong*





AUSTRALIA HEAD OFFICE

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