



Amendment Report

Proposed Molong BESS:

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

FOR: StorEnergy 3 Pty Limited

SLR PROJECT No: 620.041615

Revision: v1.1

11 June 2026



Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	13 May 2026	Jarrod Dixon	Clare Brennock	Kate Wheeler
1.1	11 June 2026	Jarrod Dixon	Clare Brennock	Kate Wheeler

Basis of Report

This report has been prepared by SLR Consulting Australia (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. SLR may have used AI in the preparation of this document.

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Acronyms and Abbreviations

Term	Meaning
AA	Archaeological Assessment
ABS	Australian Bureau of Statistics
ACHA	Aboriginal Cultural Heritage Assessment
ACHMP	Aboriginal Cultural Heritage Management Plan
ADGC	Australian Dangerous Goods Code
AEP	Annual Exceedance Probability
AHD	Australian Heritage Database
AHIMS	Aboriginal Heritage Information Management System
AHIP	Aboriginal Heritage Impact Permit
AIA	Agricultural Impact Assessment
ALARP	As Low as Reasonably Possible
ANZIC	Australian and New Zealand Standard Industrial Classification
APZ	Asset Protection Zone
AQA	Air Quality Assessment
AQMS	Air Quality Management System
ARDM	Archaeological Research Design and Methodology
ARR	Australian Rainfall and Runoff
AS	Australian Standard
AUL	Auxiliary Left Lane Turn
AUR	Auxiliary Right Turn
BAL	Bushfire Attack Level
BLA	Basic Left Turn
BAM	Biodiversity Assessment Method
BAR	Basic Right Turn
BC Act	<i>Biodiversity Conservation Act 2016</i>
BDAR	Biodiversity Development Assessment Report
BESS	Battery Energy Storage System
bgl	Below Ground Level
BoM	Bureau of Meteorology
BRAR	Bushfire Risk Assessment Report
BSAL	Biophysical Strategic Agricultural Land
CEEC	Critically endangered ecological community
CEMP	Construction Environmental Management Plan
CEO	Chief Executive Officer



Term	Meaning
CHR	Channelised Right Turn Treatment
CNVMP	Construction Noise and Vibration Management Plan
Code of Practice	Code of Practice for Archaeological Investigation of Aboriginal Objects (NSW)
CSWMP	Construction Soil and Water Management Plan
CTMP	Construction Traffic Management Plan
DA	Development Application
DCCEEW	Commonwealth Department of Climate Change, Energy, Environment and Water
DD	Due Diligence
DEM	Digital elevation model
DIDO	Drive-in drive-out
DFE	Define flood event
DG	Dangerous Goods
DMP	Dust Management Plan
DP	Deposited Plan
DPI	Department of Primary Industries
DPHI	Department of Planning, Housing and Infrastructure
East LLR	East Large Lot Residential Area
EDC	Estimated Development Cost
EEC	Endangered Ecological Community
EIA	Economic Impact Assessment
EIS	Environmental Impact Statement
EMF	Electromagnetic Fields
EMP	Emergency Management Plan
ENS	Engagement Summary Report
EOL	End of life
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
ESCP	Erosion and Sediment Control Plan
FIA	Flood Impact Assessment
FDI	Fire Danger Index
FMMP	Flora and Fauna Management Plan
FIFO	Fly-in Fly-out
FFDI	Forest Fire Danger Index
FPL	Flood planning level



Term	Meaning
FSS	Fire Safety Study
GDEs	Groundwater Dependent Ecosystems
GFDI	Grassland Fire Danger Index
GRP	Gross Regional Product
GRIT	Regional Input-Output Tables
GSP	Gross State Product
ha	Hectares
HIPAP	Hazardous Industry Planning Advisory Board
HFRA	Hydrology and Flood Risk Assessment
HRA	Hazards Risk Assessment
IBRA	Interim Biogeographic Regionalisation for Australia
ICNG	Interim Construction Noise Guideline
IPA	Inner Protection Area
IPC	Independent Planning Commission
ICNIRP	International Commission on Non-Ionizing Radiation Protection
IO	Input-output analysis
IQAM	Institute of Air Quality Management
kg	Kilogram
km	Kilometres
kV	Kilovolt
LALC	Local Aboriginal Land Council
LEP	Local Environmental Plan
LLS	Local Land Services
LGA	Local Government Area
LSC	Land and Soil Capability
LUCRA	Land Use Conflict Risk Assessment
LVIA	Landscape and Visual Impact Assessment
MLRA	Multi-Level Risk Assessment
MNES	Matters Of National Environmental Significance
MV	Medium Voltage
MVA	Megavolt-amperes
m	Metres
mBG	Metres below ground level
NATA	National Association of Testing Authorities
NHVR	National Heavy Vehicle Regulator
NMLs	Noise Management Levels



Term	Meaning
NNTT	National Native Title Tribunal
NPI	National Pollutant Inventory
NPfl	NSW Noise Policy for Industry
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPWS	National Parks and Wildlife Service
NSW	New South Wales
NTA	<i>Native Title Act 1993</i>
NVIA	Noise And Vibration Impact Assessment
O&M	Operation and Maintenance
OEH	Office of Environment and Heritage
OEM	Original Equipment Manufacturer
OEMP	Operational Environmental Management Plan
OSOM	Oversize and / or over mass (vehicles and loads)
PAD	Potential Archaeological Deposit
PCS	Power Conversion Station
PCT	Plant Community Type
PHA	Preliminary Hazard Analysis
PRA	Preliminary Risk Assessment
PPE	Personal Protection Equipment
PM	Particulate Matter
PMST	Commonwealth Protected Matters Search Tool
PNTL	Project Noise Trigger Levels
POEO Act	<i>Protection of Environment Operations Act 1997</i>
Proponent	StorEnergy 3 Pty Ltd
PSI	Preliminary Site Investigation
PV	Photovoltaic
RAP	Registered Aboriginal Party
RBLs	Rating Background Noise Levels
REAP	Registered Environmental Assessment Practitioner
RFS	NSW Rural Fire Service
RUSLE	Revised Universal Soil Loss Equation
SCT	Scarred Tree
SEARs	Secretary's Environmental Assessment Requirements
SEED	Sharing and Enabling Environmental Data
SGIA	Surface and Groundwater Impact Assessment
SIA	Social Impact Assessment



Term	Meaning
SISD	Safe Intersection Sight Distance
SHI	State Heritage Inventory
SLR	SLR Consulting Australia Pty Ltd
SSAL	State Significant Agricultural Land
SSD	State Significant Development
SWL	Standing Water Level
TEC	Threatened Ecological Communities
TfNSW	Transport for New South Wales
TGS	Traffic Guidance Scheme
TIA	Traffic Impact Assessment
TN	Total Nitrogen
TSP	Total Suspended Particulates
TSS	Total Suspended Solids
TP	Total Phosphorus
TIA	Traffic Impact Assessment
VDV	Vibration Does Value
VPA	Voluntary Planning Agreement
WMP	Waste Management Plan
WQIA	Water Quality Impact Assessment



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Appendix D	Updated Land Use Conflict Risk Assessment (LUCRA)
Appendix E	Updated Agricultural Impact Assessment (AIA)
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Appendix G	Noise and Vibration Impact Assessment (NVIA) Addendum
Appendix H	Landscape and Visual Impact Assessment (LVIA) Addendum



1.0 Introduction

The Molong Battery Energy Storage System (BESS), 'the Project', will involve the development, construction, operation, and eventual decommissioning of a BESS with a capacity of 150 megawatt (MW) / 730 megawatt hour (MWh) connecting via overhead transmission line directly to the existing Molong 132/66 kilovolt (kV) transmission substation operated by Transgrid.

The Project extends across two (2) lots, 1 Deight Street, legally described as Lot 99 DP 1020247 ('Lot 99'), and 19 Back Saleyards Road, legally described as Lot 1 DP 542283 ('Lot 1'). Both properties are within Molong NSW, 2866, and are referred to as the 'Project Lots'. The land to which the Project relates within Lot 99 will be leased from the landowner, and the proposed overhead transmission line and associated buffer on Lot 1 is proposed as an easement. These areas (BESS, access road, and transmission infrastructure) are collectively referred to as the 'Development Footprint'.

The application (SSD-80471210) completed public exhibition from Wednesday 28 November 2025 until 16 January 2026 in accordance with Section 59(2) of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). This Amendment Report has been prepared to document the proposed additional construction laydown areas to be used during the construction of the Project. The Amendment Report outlines the scope and rationale for these additional laydown areas, which are to be incorporated into the Environmental Impact Statement (EIS) and documentation and reflected in any subsequent consent.

The scope as originally proposed and detailed within the EIS and associated documents as lodged will remain, with the Project characteristics summarised as follows:

- Installation and operation of a BESS including approximately 264 battery enclosures, 50 inverters, and transformers on hardstand with subsurface wiring, and benching of the site to level the foundation for each component. 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).
- Construction of a new overhead transmission line (132 kV) to connect from the proposed BESS substation to the existing Transgrid Molong 132/66 kV transmission substation. The overhead transmission line will be approximately 900m in length and be situated within a 45m wide easement.
- Construction of ancillary works including parking areas, water tank, storage structures, stormwater management infrastructure (e.g. bioretention basin), contaminated water (e.g. fire water) retention solution, security cameras, security lighting, noise walls and fencing.
- 4-5m high acoustic walls at strategic locations within the Development Footprint.
- New site access from Back Saleyards Road.
- Tree / vegetation removal within the Development Footprint.
- Decommissioning of the BESS at the end of life (EOL).

The additional construction laydown area represents a minor modification to the overall Project, including an increase in the Development Footprint from 9.56ha to 10.68ha (1.12ha increase). No other design or operational changes are proposed, and the previously identified mitigation measures remain valid.



Project refinements have been undertaken following further consultation with stakeholders and in response to submissions. In summary, these include:

- Amended transmission pole design from eight 18m high poles to six 30m high poles.
- Relocated Operation and Maintenance (O&M) building.
- Updated Biodiversity Development Assessment Report (BDAR).
- Updated On-site Facilities Report with further information on water supply.
- An Aboriginal Research and Design Methodology (ADRM) prepared in accordance with the submitted Aboriginal Cultural Heritage Assessment (ACHA), Archaeological Assessment (AA) and feedback obtained from Heritage NSW.
- Updated Traffic Impact Assessment (TIA) with further traffic modelling and refinements following engagement with Transport for New South Wales (TfNSW).

These refinements are addressed in the Response to Submissions (RTS) report and not in this Amendment Report. As agreed with the DPHI, the scope of this Amendment Report is limited to the amended Development Footprint associated with the laydown areas.

Updated technical documents or addendums to the original documents have been prepared to address any further environmental impacts associated with the amended Development Footprint in this Amendment Report and Project refinements in the RTS. These are listed below:

- **Appendix A** – Updated Project Description
- **Appendix B** – Updated Site Plans
- **Appendix C** – Updated Biodiversity Assessment Report (BDAR)
- **Appendix D** – Updated Land Use Conflict Risk Assessment (LUCRA)
- **Appendix E** – Updated Agricultural Impact Assessment (AIA)
- **Appendix F** – Aboriginal Research Design Methodology (ADRM)
- **Appendix G** – Addendum to Noise and Vibration Impact Assessment (NVIA)
- **Appendix H** – Addendum to Landscape and Visual Impact Assessment (LVIA)

The amendment reinforces the Project's positive contribution to regional infrastructure, improving construction logistics while maintaining environmental and strategic alignment.

2.0 Strategic Context

The strategic context of the Project has been comprehensively addressed in the EIS, including detailed consideration in Appendix C of the originally lodged documentation.

The proposed laydown areas will require additional vegetation clearance that is limited to exotic grass cover and has been addressed in the updated BDAR (Appendix C) to ensure alignment with the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and Biodiversity Conservation Act 2016 (BC Act).

Given the minor nature of this modification, no updates to the strategic context are required. The Project continues to align strongly with the State's planning and renewable energy objectives, delivering positive outcomes through improved network reliability, support for regional economic activity, and contribution to NSW's transition toward a lower-emission energy system.



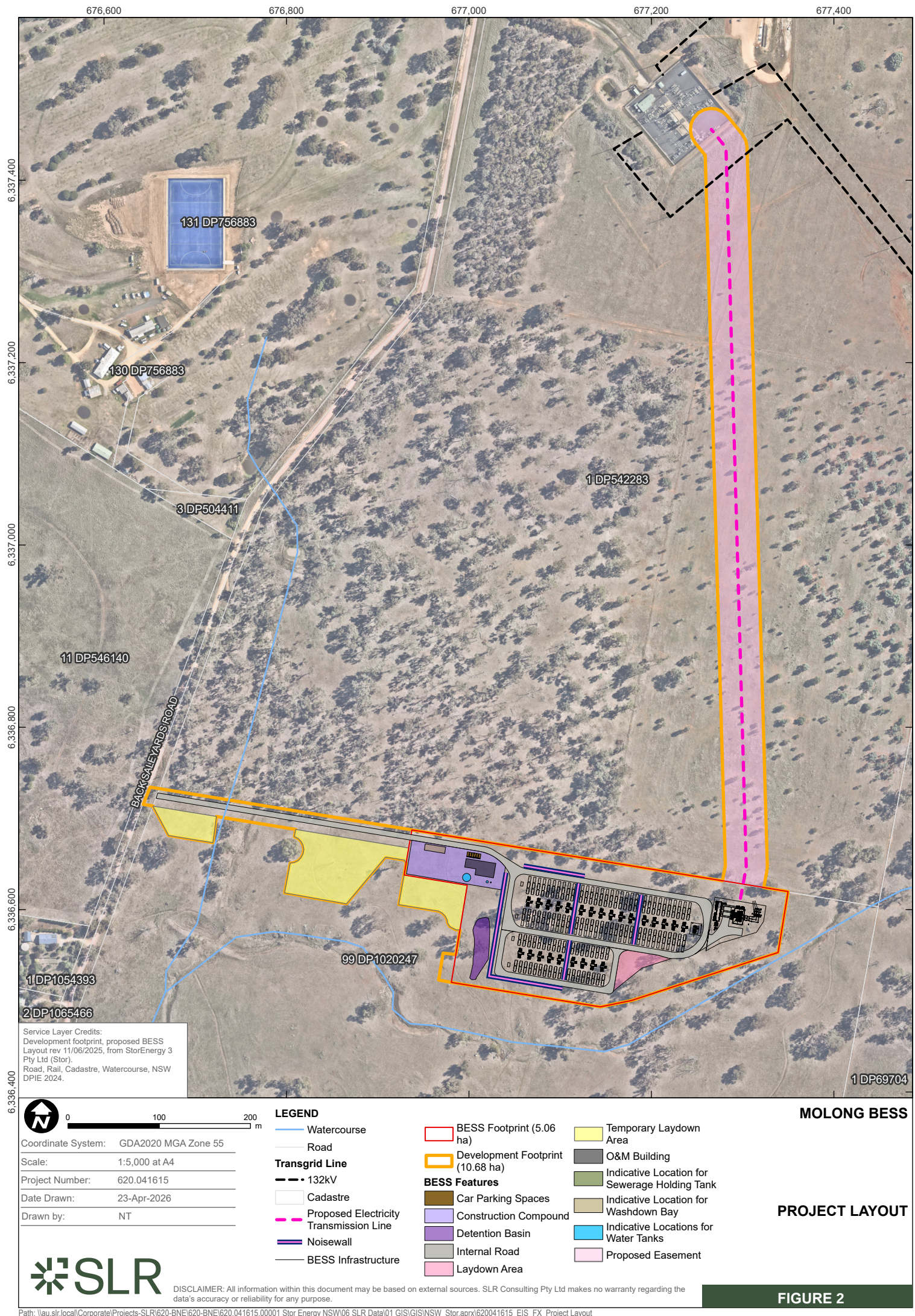
3.0 Description of Amendment

3.1 Overview

The amendment to the EIS seeks to incorporate additional construction 'laydown areas' to assist with the construction of the Project and a small additional portion to the permanent Development Footprint to enable an additional batter for the onsite detention basin. The laydown areas are split into three separate areas on Lot 99 and collectively have an area of 1.12ha.

The amendment therefore proposes a 1.12ha increase in the Development Footprint from 9.56ha to 10.68ha. The original and amended Development Footprints are illustrated in Figure 1 and Figure 2.





3.2 Works Required

The proposed additional laydown area may involve the removal of exotic grass, minor earthworks and the establishment and compaction of gravel to provide suitable areas for the storage of construction materials, equipment and temporary site office during the Project's construction period. These additional laydown areas are necessary to enable the safe and efficient construction of the Project.

The exact extent of the works needed in the laydown areas will be confirmed at detailed design stage and once construction is commenced. No earthworks will be undertaken in the areas identified as having 'moderate archaeological sensitivity' in the attached Aboriginal Research Design Methodology (Appendix F).

Upon completion of the construction works, all laydown areas will be reinstated to a pre-works condition. The small permanent addition to the Development Footprint will be maintained as batter to the onsite detention basin. Further discussion on the environmental impacts associated with this amendment is discussed in Section 5.0.

3.3 Amendments to the EIS

3.3.1 Amendment Updates

Overall, the proposed amendment represents an increase in the Development Footprint which is illustrated in Figure 1 and Figure 2.

Table 1 shows the outcome of the minor amendment to the EIS as originally submitted, changes shown in **red**.

Table 1 Amendment Comparison Table

Element	Original	Amended
Capacity	150 MW / 720 MWh	No change
Site description	1 Deight Street – Lot 99 DP1020247 (Title containing BESS) 19 Back Saleyards Road – Lot 1 DP542283 (Title containing Transgrid Substation) - Portion of Back Saleyards Road	No change
Construction period	22 months (from construction commencement to operation)	No change
Life Expectancy	30 years	No change
Development Footprint	9.56 ha	10.68ha
BESS Footprint	5.06 ha	No change
Internal Access	0.58 ha	No change
Transmission line corridor/easement	3.92 ha	No change
Native vegetation within Development Footprint	5.89ha	No change



Element	Original	Amended
Exotic vegetation with Development Footprint	3.67ha	4.78ha

3.3.2 Updated Project Description

The update to the project description is shown in **red** below.

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 transmission substation operated by Transgrid.

The BESS will comprise battery units, inverters, transformers, a substation and ancillary infrastructure all within the indicative BESS area. 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). The battery units will generally be in a linear arrangement with some minor changes anticipated as detailed design progresses.

The key elements of the Project include the following:

- Installation and operation of a BESS including approximately 264 battery enclosures, 50 inverters, and transformers on hardstand with subsurface wiring, and benching of the site to level the foundation for each component.*
- Construction of a new overhead transmission line (132 kV) to connect the proposed BESS substation, to the existing Transgrid Molong 132/66 kV transmission substation. The overhead transmission line will be approximately 900m in length and be situated within a 45m wide easement, refer Figure E-2.*
- Construction of ancillary works including parking areas, laydown areas, water tank, storage structures, stormwater management infrastructure (e.g. bioretention basin), contaminated water (e.g. fire water) retention solution, security cameras, security lighting, noise walls and fencing.*
- 4-5m high acoustic walls at strategic locations within the Development Footprint;*
- New site access from Back Saleyards Road with auxiliary upgrades to Back Saleyards Road from the site access to Euchareena Road.*
- Tree / vegetation removal.*
- Decommissioning of the BESS at the end of life (EOL).*

*The 'Development Footprint' represents the defined area that will comprise all construction activities, including earthworks and vegetation clearance, the proposed BESS, ancillary, infrastructure, **laydown areas**, road access and transmission line corridor. The proposed Development Footprint will be approximately **10.68** hectares (ha) (refer Figure E-3).*

Construction of the Project is anticipated to take approximately 14 months with commissioning anticipated to take approximately 8 months (22 months total from construction commencement to operational).

It is expected that the operational life of the Project would be approximately 30 years, after which the BESS would be decommissioned and the infrastructure removed, returning the Development Footprint to its original state. Potential 'repowering' will be considered towards the end of operational life where a new Development Application (DA) may be lodged to renew the Project albeit with upgraded technology. Any repowering and associated DA



would require new project agreements which would be considered in consultation with all relevant stakeholders and the legislative landscape and energy needs at that time.

4.0 Engagement

DPHI

A letter was issued to DPHI on 19 February 2026 setting out the rationale, location and size of the additional laydown areas. Additional discussions with DPHI confirmed the proposed change could be incorporated into the Project, subject to appropriate assessment via an Amendment Report.

The environmental impacts associated with this amendment are therefore assessed in this report.

Aboriginal Heritage

The amended Development Footprint extends beyond the area survey undertaken in the Aboriginal Cultural Heritage Assessment (ACHA). Notwithstanding, following discussions with Heritage NSW, an appropriate salvage, soil testing and management methodology is incorporated in the ADRM to ensure any Aboriginal artefacts in these areas will be appropriately managed. Registered Aboriginal Parties (RAPs) are invited to be on site for all ground disturbing works.

Public Consultation

No additional engagement has been undertaken with the community in relation to this amendment due to the minor and inconsequential additional works proposed and associated minimal additional environmental impact in comparison to the original proposal.

Other Agency Consultation

No other agencies were consulted as the minor amendment did not warrant further discussion.

Overall, re-notification of the Project is not considered warranted due to the minor nature of the amendment and no additional environmental impacts when compared to the original proposal and associated impact assessment completed.

5.0 Assessment of Impacts

The amendment is minor in the context of the wider development due to the following factors:

- No changes or additional BESS infrastructure is proposed.
- The extended footprint is purely for construction purposes and will be reinstated upon completion of construction.
- No further tree clearing is required.

Overall, the laydown areas are necessary to ensure the safe and efficient construction of the Project. Specific consideration has been given to avoid clearing larger vegetation to minimise impacts on biodiversity. These laydown areas will be fully reinstated on the completion of construction and will be maintained in grass during the operational life of the Project.



The relevant impacts have been assessed in further detail below. It is considered that the other assessments undertaken to date and not listed below are not impacted by the additional access amendment.

Biodiversity

The surveys undertaken in preparation of the original BDAR included additional areas around the Development Footprint that sufficiently capture the proposed laydown areas associated with this amendment. As such, additional surveys were not warranted or undertaken as sufficient information was available to inform any potential impacts.

Specific consideration has been given to the location of the laydown areas to avoid native vegetation and hollow bearing trees to minimise any further impacts on biodiversity. As in the assessed in the updated BDAR at Appendix C, the amended Development Footprint does not contain or require clearance of any additional native vegetation. Any potential additional clearance will be limited to exotic non-woody grass cover species.

The amended Development Footprint and associated vegetation clearance has not impacted the overall conclusions of the BDAR. As no additional native vegetation is proposed to be removed, no additional biodiversity offset credits are required.

Aboriginal Heritage

Sufficient surveys of the project impact areas were undertaken during the initial phase of assessment which included transects of the additional laydown areas. As such, no further site surveys have been undertaken.

The Aboriginal Research Design Methodology (ADRM) (Appendix F) includes a suitable methodology, that has been discussed with Heritage NSW, that will be implemented throughout the amended Development Footprint for the collection and management of any potential unknown Aboriginal artefacts.

As recommended in the ADRM, no earthworks will be undertaken in the areas marked as 'moderate archaeological sensitivity' to avoid any potential damage to artefacts.

Landscape and Visual

An addendum to the submitted Landscape and Visual Impact Assessment (LVIA) has been prepared and is included at Appendix H.

The Addendum notes, although the location of the laydown areas were not specifically identified in the LVIA, the original assessment covered the key components such as stockpiled materials, machinery and equipment. Their location is therefore considered appropriate given their proximity to the Development Footprint and would not give rise to adverse visual impact beyond what was identified in the original assessment.

As such, there will be no change to the conclusions made in the original LVIA with any landscape and visual impacts considered *Low* or *Very Low*.

Noise and Vibration

Potential noise and vibration impacts have been assessed in the NVIA Addendum at Appendix G.

The temporary laydown area is proposed to be used primarily for the storage and staging of construction materials and equipment. As a storage area, it generally does not represent a significant or continuous source of construction noise. Activities associated with the laydown area, such as vehicle movements and the occasional unloading or loading of materials, are inherently intermittent and of limited duration.



The primary sources of noise within the laydown areas are anticipated to be trucks, and mobile plant such as excavators and dozers. No vibration intensive activities are anticipated during the use of the proposed laydown areas.

The noise impacts from the worst-case laydown area location (western end of the Development Footprint) are expected to be similar to the access and driveway construction (marginal exceedances expected to the existing receivers against the noise management levels). The noise impacts are expected to further decrease as the setback increases from Back Saleyards Road (towards the BESS footprint).

On this basis, no material difference to the construction noise impacts previously identified in the submitted NVIA is anticipated with no additional mitigation measures needed.

Land use Conflict and Agricultural Impact

The Land Use Conflict Risk Assessment (LUCRA) (Appendix D) and Agricultural Impact Assessment (AIA) (Appendix E) have been updated to reflect the amended Development Footprint and the potential impacts it may have on land use conflict and agricultural values.

The amendment has not altered the conclusions reached in both reports. Land use conflict will be appropriately mitigated through construction and operational management plans and the impacts to agricultural values will not be significant.

All other technical reports as originally submitted

A review of the technical assessments submitted with the original EIS confirms that no further updates are required as a result of the amended Development Footprint. For the avoidance of doubt, Table 2 identifies the relevant appendices and confirms where no amendments are necessary.

Table 2 EIS technical report review

EIS Appendix Reference	Report / Plan	Comment
A	SEARs Compliance	No impact and no change required
B	Maps and Plans	Minor update, refer to Appendix B
C	Statutory Compliance	No impact and no change required
D	Estimated Development Cost Report	No impact and no change required
E	Mitigation Measures	No impact and no change required
F	Biodiversity Assessment Report	Updated BDAR provided addressing impacts on biodiversity associated with the amended Development Footprint.
G	Aboriginal Cultural Heritage Assessment Report	Updated ADRM provided addressing Project management protocols for amended Development Footprint.
H	Preliminary Air Quality Assessment Report	No impact and no change required
I	Land Use Conflict Risk Assessment	Updated to reflect change in Development Footprint



EIS Appendix Reference	Report / Plan	Comment
J	Landscape Character and Visual Impact Assessment	Addendum provided to address potential visual and landscape impacts of activities in laydown areas and transmission line pole arrangements
K	Noise and Vibration Impact Assessment	Addendum provided to address potential noise and vibration impacts from activities in laydown areas
L	Transport Impact Assessment	No impact and no change required
M	Flood Impact Assessment	No impact and no change required
N	Hazards and Risk Assessment	No impact and no change required
O	Social Impact Assessment	No impact and no change required
P	Economic Impact Assessment	No impact and no change required
Q	Waste Management Plan	No impact and no change required
R	Engagement Summary Report	No impact and no change required
S	Bushfire Risk Assessment Report	No impact and no change required
T	Agricultural Impact Assessment	Updated to reflect change in Development Footprint
U	Preliminary Site Investigation	No impact and no change required
V	Surface and Groundwater Impact Assessment	No impact and no change required
W	On-site Facilities	No impact and no change required
X	Land and Soil Capability Assessment	No impact and no change required



6.0 Justification of the Project Amendment

The proposed laydown areas within the amended Development Footprint are required to enable the safe and efficient construction of the Project. Specific consideration has been given to avoid native vegetation to minimise any potential impacts on biodiversity and appropriate methodology will be employed in relation to any potential unknown Aboriginal artefacts. All other potential environmental impacts, relating to visual and landscape, noise, land use conflict and agriculture, have been assessed and remain entirely consistent with the intent and assessed impacts of the proposed project.

This amendment does not alter the overall nature or scale of the BESS and remains a Project that delivers public benefit through improved energy reliability, grid stability, and support for renewable energy integration within the National Electricity Market.

The proposal is consistent with the objectives of the Environmental Planning and Assessment Act 1979 and relevant State Environmental Planning Policies, as it promotes orderly and sustainable development while minimising environmental harm.

It achieves the desired planning outcomes for the locality as established under the relevant legislation and policy framework. Given its overall consistency with planning controls and the absence of any significant adverse environmental impacts, the Project is considered to be in the public interest and worthy of being granted development consent subject to appropriate conditions.

Sincerely,

SLR Consulting Australia



Jarrod Dixon
Senior Consultant – Planning



7.0 References

Department of Planning and Environment (DPE) 2022, *State Significant Development Guidelines – Preparing an Amendment Report (Appendix D to the State Significant Development Guidelines)*, NSW Government, Sydney, October 2022.

SLR Consulting Australia Pty Ltd 2025, *Environmental Impact Statement: Molong Battery Energy Storage System (SSD-80471210)*, prepared for StorEnergy 3 Pty Limited, 30 August 2025, SLR Consulting Australia Pty Ltd, Newcastle, NSW.

SLR Consulting Australia Pty Ltd 2025, *Landscape and Visual Impact Assessment: Molong Battery Energy Storage System (SSD-80471210)*, prepared for StorEnergy 3 Pty Limited, 28 October 2025, SLR Consulting Australia Pty Ltd, Newcastle, NSW.

SLR Consulting Australia Pty Ltd 2025, *Noise and Vibration Impact Assessment: Molong Battery Energy Storage System (SSD-80471210)*, prepared for StorEnergy 3 Pty Limited, 28 October 2025, SLR Consulting Australia Pty Ltd, Newcastle, NSW.

Virtus Heritage Pty Ltd 2025, *Molong Battery Energy Storage System Project: Aboriginal Cultural Heritage Assessment (Final)*, prepared for StorEnergy 3 Pty Limited, August 2025, Virtus Heritage, Pottsville, NSW

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Appendix A:

Updated Project Description



Molong BESS – Updated Project Description – 4 May 2026

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 transmission substation operated by Transgrid.

The BESS will comprise battery units, inverters, transformers, a substation and ancillary infrastructure all within the indicative BESS area. 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). The battery units will generally be in a linear arrangement with some minor changes anticipated as detailed design progresses.

The key elements of the Project include the following:

- *Installation and operation of a BESS including approximately 264 battery enclosures, 50 inverters, and transformers on hardstand with subsurface wiring, and benching of the site to level the foundation for each component.*
- *Construction of a new overhead transmission line (132 kV) to connect the proposed BESS substation, to the existing Transgrid Molong 132/66 kV transmission substation. The overhead transmission line will be approximately 900m in length and be situated within a 45m wide easement, refer Figure E-2.*
- *Construction of ancillary works including parking areas, laydown areas, water tank, storage structures, stormwater management infrastructure (e.g. bioretention basin), contaminated water (e.g. fire water) retention solution, security cameras, security lighting, noise walls and fencing.*
- *4-5m high acoustic walls at strategic locations within the Development Footprint;*
- *New site access from Back Saleyards Road with auxiliary upgrades to Back Saleyards Road from the site access to Euchareena Road.*
- *Tree / vegetation removal.*
- *Decommissioning of the BESS at the end of life (EOL).*

The 'Development Footprint' represents the defined area that will comprise all construction activities, including earthworks and vegetation clearance, the proposed BESS, ancillary, infrastructure, laydown areas, road access and transmission line corridor. The proposed Development Footprint will be approximately 10.68 hectares (ha) (refer Figure E-3).

Construction of the Project is anticipated to take approximately 14 months with commissioning anticipated to take approximately 8 months (22 months total from construction commencement to operational).

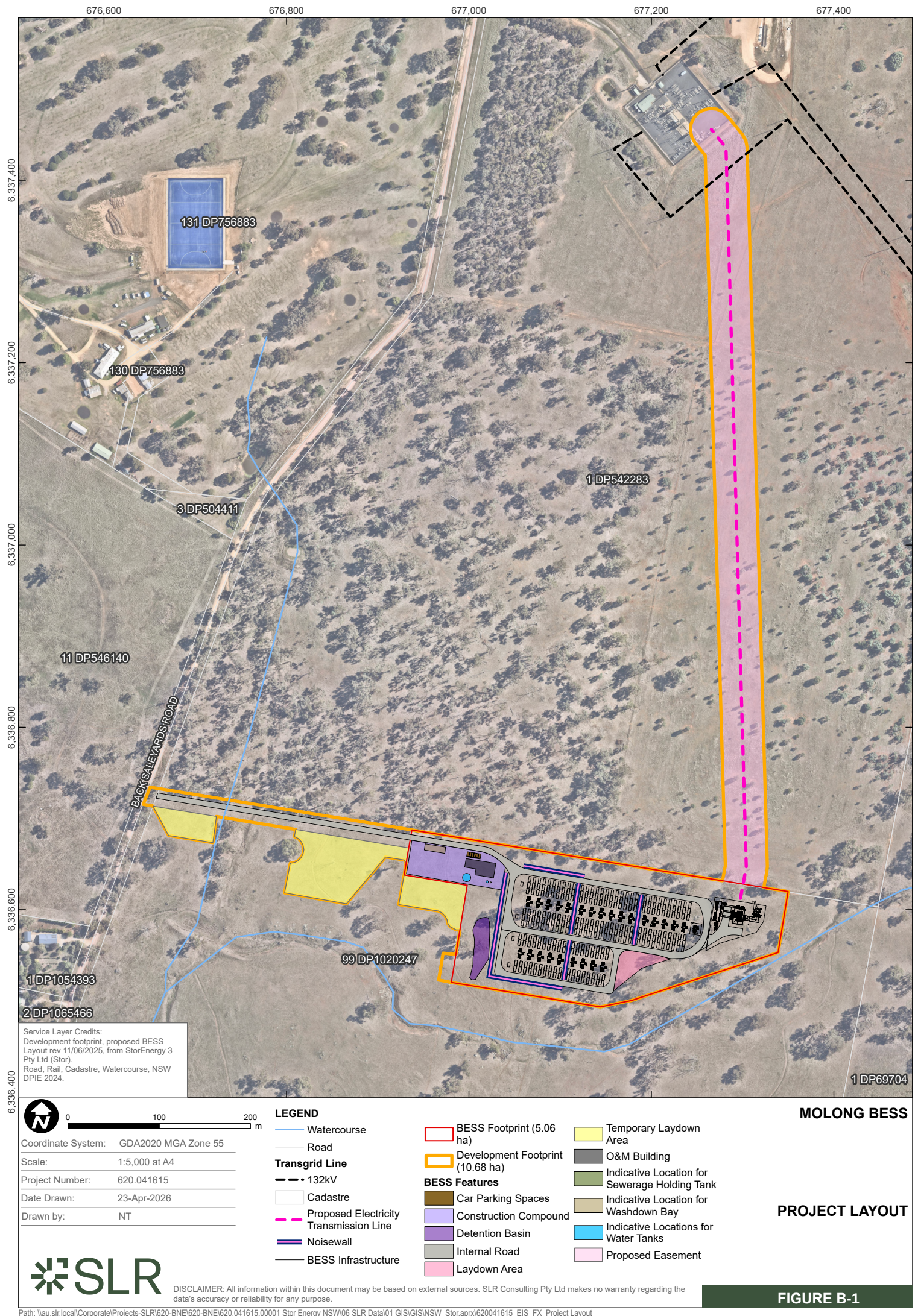
It is expected that the operational life of the Project would be approximately 30 years, after which the BESS would be decommissioned and the infrastructure removed, returning the Development Footprint to its original state. Potential 'repowering' will be considered towards the end of operational life where a new Development Application (DA) may be lodged to renew the Project albeit with upgraded technology. Any repowering and associated DA would require new project agreements which would be considered in consultation with all relevant stakeholders and the legislative landscape and energy needs at that time.

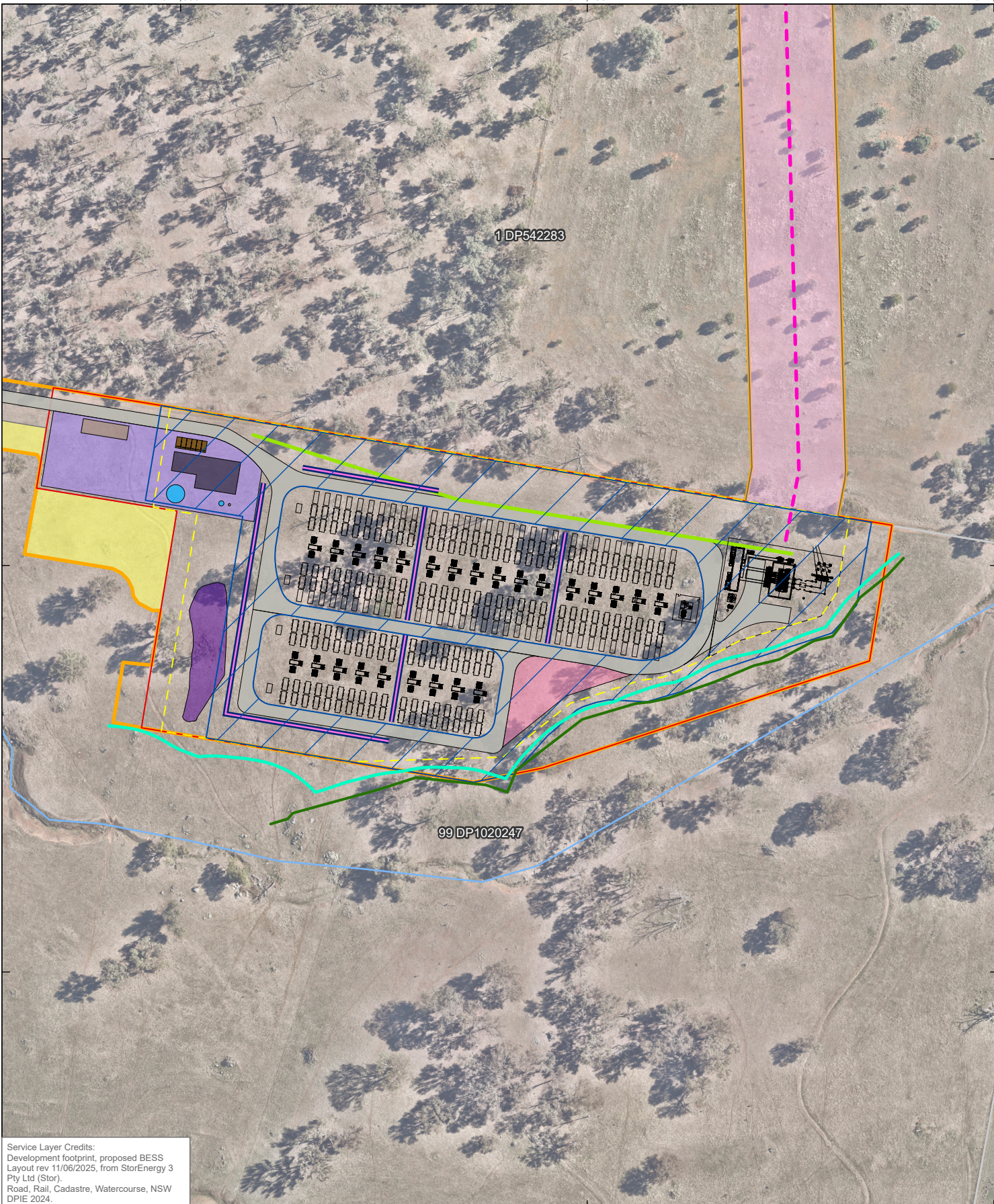


Appendix B:

Updated Site Plans







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.

0 50 100 m

Coordinate System: GDA2020 MGA Zone 55

Scale: 1:2,500 at A4

Project Number: 620.041615

Date Drawn: 23-Apr-2026

Drawn by: NT



LEGEND

- | | | |
|--|------------------------|---|
| Watercourse | Heritage Buffer (50m) | O&M Building |
| Proposed Electricity Transmission Line | Top of Bank 40m Buffer | Indicative Location for Sewerage Holding Tank |
| Noisewall | Fence line | Indicative Location for Washdown Bay |
| Swale (Indicative) | Car Parking Spaces | Indicative Location for Water Tanks |
| BESS Infrastructure | Construction Compound | Proposed Easement |
| BESS Footprint (5.06 ha) | Detention Basin | APZ (Indicative) |
| Development Footprint (10.68 ha) | Internal Road | |
| | Laydown Area | |
| | Temporary Laydown Area | |

MOLONG BESS

BESS OVERVIEW

FIGURE B-2



Appendix C:

Updated Biodiversity
Assessment Report (BDAR)





Appendix D:

Updated Land Use Conflict
Risk Assessment (LUCRA)





Appendix E:

Updated Agricultural Impact
Assessment (AIA)





Appendix F:

Aboriginal Research Design Methodology (ARDM)





Appendix G:

Noise and Vibration Impact
Assessment (NVIA)
Addendum





Appendix H:

Landscape and Visual Impact
Assessment (LVIA)
Addendum





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