

Your ref: SSI-48492458
Our ref: 12582669

16 February 2023

Nicole Brewer
Director, Energy Assessments
Locked Bag 5022
Parramatta NSW 2124

Waratah Super Battery - Response to Additional Information Request

Dear Nicole,

We have reviewed your request for additional information dated 30/1/2023 and provide the responses below.

1. Confirm the duration of site preparatory works and peak construction periods

Please refer to Attachment 1 for a simple bar chart which shows the indicative duration of major work stages for the project.

In response to your questions,

- the Mobilisation and Site Establishment works would occur over a period of approximately 3 months.
- peak construction is likely to occur over a period of approximately 4 months when the civil works stage is completing and electrical works is commencing at around the same time.

2. Confirm the total amount of vegetation clearing (native and exotic) to be undertaken

Native and exotic vegetation required to be cleared for the site is approximately 0.26 ha and 13.00 ha respectively. The remaining areas to be disturbed comprise existing hardstand areas and waterbodies.

3. Confirm the port of origin for the proposed battery units

The proposed battery units would be delivered to the Port of Newcastle and moved by road to the project site.

4. Confirm the total disturbance footprint, including transmission and connection

The total disturbance footprint for the project, including for the BESS, transmission easement and site services and infrastructure is approximately 16.65 ha.

Any related works needing to be undertaken within the existing Munmorah substation owned by TransGrid would be undertaken under separate approval (under Part 5 of the EP&A Act).

5. Provide a revised layout figure

Please refer to Attachment 2.

Further information from the Proponent

Asset Protection Zones

As outlined in section 6.10 of the EIS and mitigation measure BR1, the project would incorporate Asset Protection Zones (APZs) along the western and southern sides of the project site.

It is noted that GPM's wider landholdings at the site include a number of fire access roads, including roads immediately adjacent to the project site (on the other side of the site boundary fence). GPM maintains these fire access roads in accordance with its Bushfire Management Plan.

It is the intention that these fire roads external to the project site be considered as forming part of the APZ for the Waratah Super Battery project subject to consultation with NSW RFS. The use of such fire roads as part of the APZ would be subject to covenants/user restrictions that would be addressed as part of the proposed subdivision of the site.

It is noted that the Waratah Super Battery project does not include any physical works within these off-site areas.

Revised draft plan of subdivision

Attachment 3 contains a revised draft plan of subdivision which includes notes indicating the need for a final plan of subdivision to.

- Include a legal means of access to the subdivided portion eg by right of way, easement, etc over existing lots
- Potentially utilise areas outside of lot boundary owned by GPM for the purposes of an APZ, subject to agreement with NSW RFS.

Site remediation activities by GPM

As outlined in the EIS, GPM is currently undertaking site remediation activities on parts of the site to enable the site to be used for industrial purposes. These activities, which are being undertaken by GPM under separate approval, include preparation and implementation of a Remediation Action Plan (RAP), and completion of a Site Audit Statement by a NSW EPA-Accredited site auditor. The remediation works are being undertaken in conjunction with site rehabilitation works also being undertaken by GPM under its existing approvals.

EnergyCo would ensure that the RAP is prepared prior to the commencement of construction of the Waratah Super Battery project, and that any early construction works are implemented in accordance with the RAP. EnergyCo would ensure that the Site Audit Statement is obtained within a reasonable time following remediation and prior to the delivery of any battery units to the site.

I trust the above information is clear, however please don't hesitate to contact me if there are further queries.

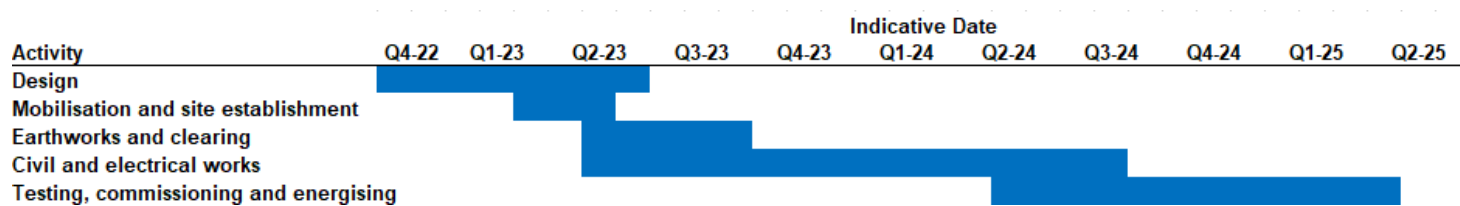
Regards



Greg Marshall
Technical Director – Environment

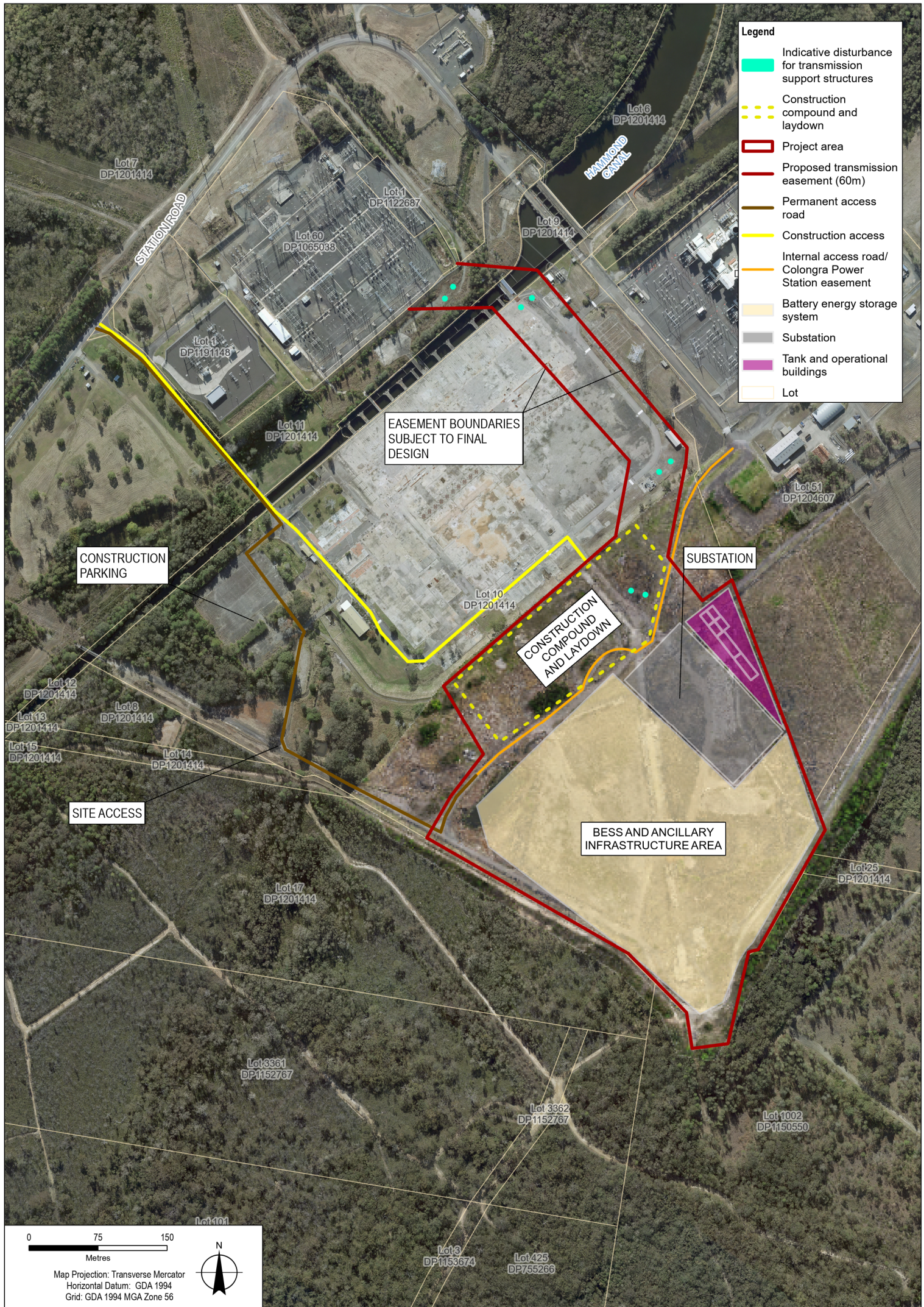
Attachment 1

Outline construction program



Attachment 2

Revised project layout figure



Attachment 3

Revised draft plan of subdivision

MGA

7
DP120141411
DP1201414**PROPOSED
LOT 111
APPROX. 19.42ha**8
DP1201414

14-DP1201414

17
DP12014143361
DP11527673362
DP11527673361
DP115276752
DP120460722
DP113458051
DP120460752
DP12046071002
DP1150550

- (F) - EASEMENT FOR WATER SUPPLY 10 WIDE (DP 1134580)
 (G) - EASEMENT FOR DRAINAGE OF SEWAGE 10 WIDE (DP 1134580)
 (J) - EASEMENT FOR ACCESS 10, 15 WIDE AND VARIABLE (DP 1134580) (DP 1150550)
 (Q) - RIGHT OF CARRIAGEWAY 4.5 & 10 WIDE (DP 1195040)
 (X) - EASEMENT FOR ELECTRICITY & OTHER PURPOSES 10.15 & 30 WIDE (DP 1195040)
 (BF) - LEASE WIDE (3461716) (7213454) (3643903) (8153333) (3461717) (7213455) (7643904) (DP 1195040)
 (AD) - EASEMENT FOR PIPELINE 2 WIDE & 12 WIDE (LIMITED IN HEIGHT) (DP 1147959)(AF 911147)
 (AE) - EASEMENT FOR ACCESS 10 WIDE & VARIABLE (DP 1206992)
 (AF) - EASEMENT FOR TRANSMISSION LINE 60 WIDE (DP 1150550)
 (AQ) - RIGHT OF ACCESS (5 WIDE) (DP 1198575)
 (AU) - EASEMENT FOR DRAINAGE 6 WIDE (DP1198575)
 (AW) - EASEMENT FOR ELECTRICITY CABLES 4 WIDE & VARIABLE WIDTH (DP1198575)
 (BE) - LEASE WIDE (8901541) (AH116862) (DP 1195040)
 (CA) - EASEMENT FOR ACCESS (DP 1203848)

NOTES:

- Final plan of subdivision to include easements to provide legal means of access to the subdivided portion.
- An area outside the lot boundary may be used for the purposes of establishing an Asset Protection Zone (APZ), subject to agreement with NSW RFS.

IMPORTANT.

THIS PLAN IS PROVIDED FOR INFORMATION ONLY.
 IT IS NOT TO BE USED FOR DESIGN.
 ALL LOT BOUNDARIES, DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO SURVEY.

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3	AMENDED TO SHOW LOTS 110 AND 111	M&P	JS	02/11/22	
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No	REVISION	SYT	SYT	CHK	DATE



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Surveyed M&P	Drafted JS	Checked BJS	Client GENERATOR PROPERTY MANAGEMENT	Sheet No. 1/1
Revised/Updated DATE: 14/08/2022			Title PROPOSED SUBDIVISION OF LOT 10 DP 1201414 BATTERY SITE MUNMORAH	Revision 3
Scale DO NOT SCALE		Original Size A3	CAD File: 170050K_03 Ref No: 170050 Date: 09/06/2022	