



Steel River East BESS Environmental Management Strategy

DOCUMENT CONTROL	
Project	Steel River East BESS
Description	Environmental Management Strategy

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1.0 April 2026	First issue for DPHI review & approval
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Glossary

Term	Definition
Aboriginal stakeholders	Aboriginal stakeholders registered for cultural heritage consultation for the development, including Registered Aboriginal Parties
Applicant	PLUS Grid Storage, or any person who seeks to carry out the development approved under the consent
BMP	Biodiversity Management Plan
BESS	Battery Energy Storage System
CEMP	Construction Environmental Management Plan
CoC	Conditions of Consent
Construction	The construction of the development, including but not limited to, the carrying out of any earthworks on site and the construction of the battery storage and any ancillary infrastructure (but excludes maintenance works to the public road network and pre-construction minor works)
Council	Newcastle City Council
CPHR	Conservation Programs, Heritage and Regulation Group of the NSW DCCEEW
Decommissioning	The removal of battery storage infrastructure and ancillary infrastructure and/or rehabilitation of the site
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DPHI	Department of Planning, Housing and Infrastructure
EIS	The Environmental Impact Statement titled Steel River East Battery Energy Storage System dated 29 April 2025, Submissions Report dated 16 September 2025 and the additional information provided to the Department by the Applicant dated 18 December 2025 and 2 February 2026
EMS	Environmental Management Strategy
ESCP	Erosion and Sediment Control Plan
FRNSW	Fire and Rescue NSW
HSE	Health, Safety and Environment
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance
JHA	Job Hazard Analysis
Material Harm	Is harm that: • Involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or • Results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment) Note: This definition excludes "harm" that is either authorised under the consent or any other statutory approval. Note: For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements.
Non-compliance	An occurrence, set of circumstances or development that is a breach of the consent but is not an incident
OEMP	Operational Environmental Management Plan
RAP	Remedial Action Plan
SMP	Site Management Plan (Contamination)
SWMP	Soil and Water Management Plan
SWMS	Safe Work Method Statement
TfNSW	Transport for New South Wales
TMP	Traffic Management Plan
WAE	Work-As-Executed

1. Introduction

1.1. Project Overview

Over the past two decades the contribution of renewable energy to the national electricity market (NEM) has increased significantly. As this continues to grow, the need for short term storage becomes increasingly important, allowing the intermittency of renewable energy to be evened out across daily cycles.

The Steel River East BESS (the Project) is to be located within Mayfield West, NSW, adjacent to the existing Ausgrid 132 kilovolt (kV) Mayfield West Zone Substation. The Steel River East BESS will have a capacity of 200MW / 400MWh. The boundary of the site is shown on Figure 1 below.

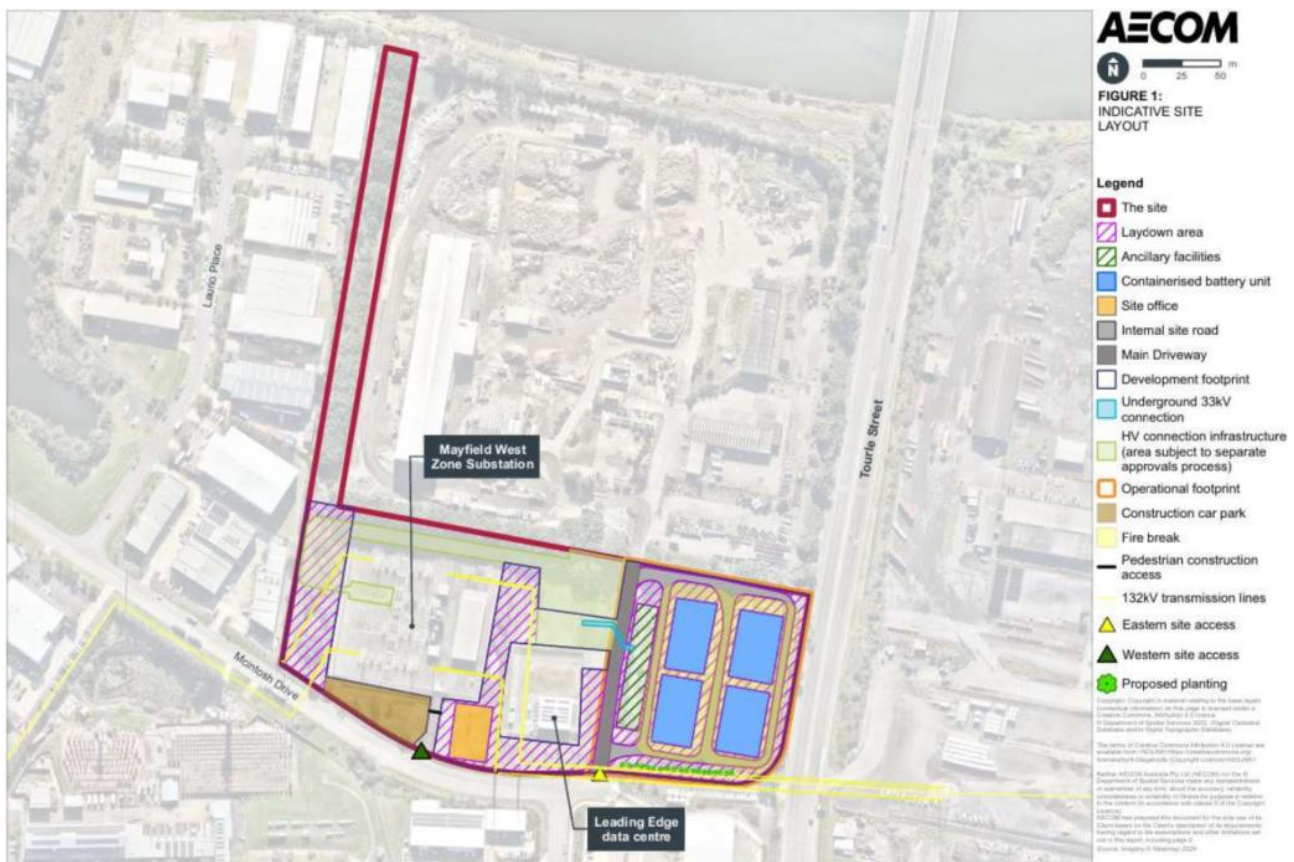


Figure 1 - Project Location (reproduced from The Project's Conditions of Consent)

The key features of the Project include:

- Construction, operation and maintenance of a BESS adjacent to the Mayfield West Zone Substation. The BESS would be comprised of containerised Lithium Iron Phosphate chemistry (LiFePO₄) battery units (112 Megapacks) and associated infrastructure, including inverters and 56 medium voltage (MV) transformers. The Project would have a 200 MW maximum power output capacity with 2-hour duration (i.e. 400 MWh) 5
- Connection of the BESS via a 33 kV underground cable connection from the control switch room to the existing substation infrastructure
- Ancillary infrastructure such as:
 - A combined switch room and control room building

- Eight Ring Main Units (RMU)
- On-site workshop facility
- Two auxiliary transformers
- Backup diesel generator
- Two spaces for on-site car parking.
- Other ancillary infrastructure, including, fire suppression, stormwater management, security fencing, lighting, and CCTV.

The Project's development consent (SSD- 77450458) was granted on 23 March 2026, with condition C1 of the development consent setting out the requirements for an Environmental Management Strategy (EMS) to be prepared, prior to the commencement of constructing the Project to the satisfaction of the Planning Secretary. Following the Planning Secretary's approval, the Applicant must implement the EMS.

1.2. Project staging

The stages of the Project will be:

- Pre-construction Minor Works
- Construction Stage 1
- Construction Stage 2
- Operation
- Decommissioning

A description of each stage, including timing, is provided below in Table 1.

Table 1: Project staging

Stage	Description of activities	Start date	Duration
Pre-construction Minor Works	Works to prepare the site for construction, including: • artefact surveys and/or salvage; • overhead line safety marking; • building and road dilapidation surveys; • geotechnical drilling, excavation or salvage; • establishing temporary site office (in locations meeting the criteria identified in the conditions of this consent) • installation of environmental impact mitigation measures, fencing and enabling works; and • construction of minor access roads and minor adjustments to services/utilities, etc	Late April 2026	Approximately 1-2 Months

Construction Stage 1	Civil, structural, mechanical and electrical works, including: • Construction of internal site roads • Earthworks and site levelling to form a suitable pad for the battery units and ancillary infrastructure • Appropriate foundations for the battery enclosures, medium voltage transformers and ring main units • Construction of cable connection to the high voltage transformer at the Mayfield West zone substation • Stormwater drainage works	Expected July 2026	Approximately 6-12 months
Construction Stage 2	Delivery and installation of BESS facility components, including: • Tesla Megapack battery units • Switch room and control room • Ring main units and auxiliary transformers • Transportable operations and maintenance buildings Testing and commissioning works for the BESS facility	Expected early 2027	Approximately 6-12 months
Operation	Operation and maintenance of the 200MW BESS	From late 2027	Up to 50 years, with component replacement during this period
Decommissioning	Decommissioning and rehabilitation of the site	From 2077	Approximately 12 months

1.3. Purpose and objectives

The Steel River East BESS Environmental Management Strategy (EMS) provides the strategic environmental management framework for the construction and operation of a BESS with a nominated capacity of 200MW / 400MWh.

The broader objectives of this EMS are to:

- minimise potential impacts on both the community and the surrounding environment
- ensure all environmental controls are effectively implemented, routinely inspected, and independently reviewed
- establish clear processes, responsibilities, and resources to support reliable delivery of the environmental management approach
- identify and demonstrate adherence to applicable statutory, legislative, and Development Consent obligations

- provide a prompt and effective response to environmental incidents and community complaints
- continually monitor, evaluate, and report on environmental impacts throughout construction, operation, decommissioning, and rehabilitation

A full listing of the project approval conditions including consideration of the relevant environmental aspect(s), project delivery stage(s) and responsibility for each condition is provided in Appendix C. Appendix C also indicates where in the EMS (or associated environmental management plan) each project approval condition is addressed.

The Department of Planning, Housing and Infrastructure's (DPHI) Conditions of Consent (CoC) for the project requiring the development of this EMS is provided in Table 2.

Table 2: List of relevant Conditions of Consent applicable to this EMS

Relevant requirements from The Project's Conditions of Consent	Location in this document
C1. Prior to commencing construction, the Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the Planning Secretary. This strategy must:	This document Approval provided in Appendix A
(a) provide the strategic framework for environmental management of the development;	Section 3
(b) identify the statutory approvals that apply to the development;	Section 2
(c) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;	Section 3.4
(d) set out the procedures that would be implemented to:	-
(i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;	Section 5
(ii) receive, handle, respond to, and record complaints;	Section 6
(iii) resolve any disputes that may arise;	Section 7
(iv) respond to any non-compliance;	Section 8
(v) respond to emergencies; and	Section 9
(e) include:	-
(i) references to any strategies, plans and programs approved under the conditions of this consent; and	Section 3
(ii) a clear plan depicting all the monitoring to be carried out in relation to the development, including a table summarising all the monitoring and reporting obligations under the conditions of this consent.	Section 10
Following the Planning Secretary's approval, the Applicant must implement the Environmental Management Strategy	

2. Statutory context

2.1. Development Instruments

The *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act) provides the statutory framework for planning approval and environmental assessment of development proposals in NSW. This environmental and planning decision making is facilitated with reference to State and Local Environmental Planning Instruments (EPIs) created under Part 3 of the EP&A Act comprising:

- State Environmental Planning Policies (SEPPs) and

- Local Environmental Plans (LEPs).

The Project is located within the Newcastle City Council Local Government Area (LGA) and is zoned as E4 General Industrial under the Newcastle Local Environmental Plan 2012 (LEP). The Transport and Infrastructure SEPP states that development for the purpose of electricity generating works may be carried out by any person with consent on land within a prescribed non-residential zone. The Project is characterised as “electricity generating works”, which is not permissible with consent in this land use zone under the LEP. However, permissibility for the Project is achieved through the application of section 2.36 of the Transport and Infrastructure State Environmental Planning Policy (SEPP), which prevails to the extent of any inconsistency with the LEP.

The Project is considered State Significant Development (SSD) under the EP&A Act and based on Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021. As such, development consent is required for the Project under Part 4 of the NSW EP&A Act. The Project required the preparation of an Environmental Impact Statement (EIS) in accordance with Secretary’s Environmental Assessment Requirements (SEARs). Development Consent for the Project was granted by the NSW Independent Planning Commission on 23rd March 2026.

As per condition A2, the approved development is required to be carried out:

- In compliance with the approved Conditions of Consent (CoC);
- In accordance with any written directions of the Planning Secretary;
- In general accordance with the EIS; and
- Generally in accordance with the Development Layout in Appendix 1 of the consent (reproduced as Figure 1)

The conditions of the consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and the EIS or the Development Layout. In the event of an inconsistency, ambiguity or conflict between the EIS and the Development layout, the most recent document prevails.

The Applicant must comply with any requirement/s of the Planning Secretary arising from the Department’s assessment of:

- Any strategies, plans or correspondence that are submitted in accordance with this consent;
- Any reports, reviews or audits commissioned by the Department regarding compliance with this consent; and
- The implementation of any actions or measures contained in these documents.

2.2. Environmental Impact Statement commitments

The EIS for the Project identifies the potential environmental impacts associated with construction and operation activities and defines management and mitigation measures to avoid, minimise or manage those impacts.

The Construction Environmental Management Plan (CEMP) has been prepared to implement the construction-phase management and mitigation measures identified in the EIS. The Operational Environmental Management Plan (OEMP) will be prepared to implement the operation-phase management and mitigation measures identified in the EIS. To ensure clear traceability and accountability, Appendix D demonstrates where each EIS mitigation measure is implemented or addressed.

2.3. Legal and other requirements

A summary of the relevant legislative requirements for The Project can be found in the Environmental Impact Statement report. The acts referred to in this EMS and its subplans are listed below.

- **Civil Aviation Safety Authority Requirements**

Guidance related to the operation of cranes and tall structures in the vicinity of Newcastle Airport is provided by the Civil Aviation Safety Authority (CASA), pursuant to AC 139-07(2) – CASA Advisory Circular – Reporting of Tall Structures (Advisory Circular). The Advisory Circular provides instructions to seek approval from the Air Base Command Post (ABCP) to erect a crane or tall structure (exceeding 30 m above ground level) within 15 km of Newcastle Airport/ RAAF Williamstown. The Advisory Circular requires that applicants provide an application to the ABCP at least two business days prior to the intended use of a crane or the erection of a tall structure.

- **Biodiversity Conservation Act 2016 (NSW)**

The purpose of this Act is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future. Section 7.9(2) of the Biodiversity Conservation Act states that a development application for SSD is to be accompanied by a Biodiversity Development Assessment Report (BDAR). A BDAR was prepared for the Project in accordance with the Biodiversity Assessment Method (BAM) 2020. It outlines the avoidance, management and mitigation measures that have been incorporated into the Project design or would be employed during construction, operation or completion of the Project to avoid, reduce or offset impacts on biodiversity values. The BDAR includes an outline of the biodiversity credits required to offset the impacts of the Project. Only one ecosystem credit was determined necessary for the Project.

- **Biosecurity Act 2015 (NSW)**

This Act provides for the prevention, elimination, minimisation and management of biosecurity risks, including the management of priority weeds.

- **Contaminated Land Management Act 1997 (NSW) and State Environmental Planning Policy (Resilience and Hazards) 2021 (NSW)**

The general object of the Contaminated Land Management Act 1997 (CLM Act) is to establish a process for investigating and managing land that the NSW EPA considers to have contamination significant enough to warrant regulation. The NSW site auditor scheme is administered by the NSW EPA under Part 4 of the CLM Act. Accredited site auditors can be engaged to independently review contaminated land consultant reports to ensure the methods and interpretation of data are consistent with NSW EPA guidance. The Project has two requirements for site audit statements.

Contaminated land that is not regulated by the EPA is managed by planning authorities through the planning and development process. These lands do not pose an unacceptable risk to human health or the environment under the current, approved use of the land. Under the State Environmental Planning Policy (Resilience and Hazards) 2021, planning authorities must consider, at the development approval and rezoning stage, if contamination will adversely affect the suitability of a site for its proposed use. The Steel River certification process, regulated by City of Newcastle Council, includes a site management plan (SMP) which details the day-to-day requirements of construction work.

- **Environment Protection and Biodiversity Conservation Regulations 2000 (NSW)**

These regulations support the EPBC Act by providing detailed procedures, assessment requirements, and administrative processes, including how environmental approvals, referrals, offsets, and compliance obligations are managed.

- **Heritage Act 1977 (NSW)**

The Heritage Act protects items, places, and areas of state and local heritage significance, including archaeological and historical heritage. Heritage significance can relate to historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values of a place, building, work, relic, moveable object or precinct. There are no known relics located within the Project area.

- **National Parks and Wildlife Act 1974 (NSW)**

This Act is administered by NSW DCCEEW and is the primary legislation for the protection of Aboriginal cultural heritage in NSW. The NPW Act gives the Chief Executive responsibility for the proper care, preservation and protection of 'Aboriginal objects' and 'Aboriginal places'. Part 6 of the NPW Act provides specific protection for Aboriginal objects and places by making it an offence to harm them and includes a 'strict liability offence' for such harm. A 'strict liability offence' does not require someone to know that it is an Aboriginal object or place they are harming to be prosecuted. Defences against the 'strict liability offence' in the NPW Act include the carrying out of certain 'Low Impact Activities', prescribed in clause 58 of the National Parks and Wildlife Amendment Regulation 2019, and the demonstration of due diligence. An Aboriginal Cultural Heritage Assessment Report was prepared for the Project, as per the EIS.

- **Protection of the Environment Operations Act 1997 (NSW)**

The POEO Act aims to achieve the protection, restoration and enhancement of the quality of the NSW environment, including water. Under section 120 of the POEO Act, a person who pollutes any waters is guilty of an offence. An incident under the POEO Act requires notification to the appropriate regulatory authority (ARA). As Steel River East BESS is a scheduled activity under Schedule 1 of the POEO Act, the NSW EPA is the ARA.

- **Steel River East Community Association and Requirements**

Community title in New South Wales is a means of subdividing land into conventional style land lots under separate individual ownership with shared ownership of community property and facilities administered by a separate legal entity that represents the owners.

The Steel River Industrial Estate was subdivided under the Community Land Development Act 1989 (now replaced by the Community Land Development Act 2021 (CLD Act)). At the time of subdivision, a community association was set up to manage the estate under the Community Land Management Act 1989 (now replaced by the Community Land Management Act 2021).

A Community Management Statement is a set of rules and procedures that must comply with Schedule 3 of the CLD Act 2021. Upon registration, it becomes binding on the community association, lot owners and residents. The Community Management Statement is the main governance tool of a community association and sets out how the community association and its members interact, including various operational matters and the obligations and rights of the owners within the community title complex.

The Steel River Community Management Statement dated 3 February 2001 sets out by-laws fixing details of development, restricted community property, mandatory matters, optional matters, and by-laws required by public authorities, including the Community Environmental Management Plan and Contamination Guidelines.

An owner must establish and maintain an Owners Environmental Management Plan for its Lot and promptly give the Community Association the information it requires to fulfil the reporting and record keeping requirements set out in the by-laws.

- **Waste Avoidance and Resource Recovery Act 2001 (NSW)**

This Act establishes the framework for waste management in New South Wales, promoting waste avoidance, reuse, recycling, and environmentally responsible disposal of waste materials. The Project will generate waste during construction, operation, and eventual decommissioning (e.g. packaging waste, excess materials, and potentially battery components). Compliance ensures waste is managed in accordance with NSW resource recovery objectives and regulatory requirements. The POEO Act has provision for waste management within NSW, setting the definition for waste, the licence requirements for waste facilities and offenses for improper transport and disposal of waste and land pollution. The Protection of the Environment Operations Waste Regulation 2014 provides further clarity on the waste levy, resource recovery orders and exemptions, and waste tracking among other things.

- **Water Act 1912 (NSW) and Water Management Act 2000 (NSW)**

Under these acts, the necessary water licences and approvals must be obtained to take, use, or interfere with water, including constructing dams, bores, or working on waterfront land. No licences or approvals under this legislation are assumed to be required for the Project, based on the assessment made in the EIS.

3. Environmental policy and plans

3.1. Environmental management system and policy

PLUS Grid Storage is part of the Ausgrid Group. This EMS reflects the principles of the corporate ISO14001 Environmental Management System, which includes a commitment to manage activities in such a way that reduces their environmental impact. SCEE's environmental policy was considered as part of the contractor selection process for construction.

This EMS provides the minimum standards for environmental management to be applied throughout the Project. During construction, elements of a Contractor's ISO14001 Environmental Management System may be used, provided they meet the minimum requirements of, and are consistent with, this EMS.

3.2. Strategic Framework

This EMS provides the overarching project environmental management framework. Within the context of the EMS, cascading environmental management plans have been developed to meet environmental planning approval, legislative and licence requirements. The mechanism in which this EMS is to be applied for the Project is outlined in the flow chart below (Figure 2), with document numbers, descriptions and approval status noted within Table 3. The preparation and approval of strategies, plans and programs have been staged to align deliverables with project phases as per the sequencing outlined below in Table 3: Management plans and approval status

Table 3: Management plans and approval status

Management Plan	Document Number	Description	Approval Status
Construction Environmental Management Plan (CEMP)	201085-SE-PLN-0007	Overarching EMS implementation document prepared for construction. It is the primary construction-phase document that implements the Conditions of Consent (CoC) requirements and EIS mitigation measures through site controls, monitoring and records. It contains the following sub plans: • Chance Finds Protocol for Heritage • Air quality management measures • Site Management Plan (Certificate C and D) • Construction Noise Management Plan • Waste Management Plan • Dewatering Management Plan • Weed Management Plan • Communications and Engagement Process	Finalised
Biodiversity Management Plan (BMP)	201085-SE-PLN-0012	Sub plan detailed within CEMP which includes management measures for addressing biodiversity management requirements on the site, as well as proposed revegetation, biodiversity offsetting and rehabilitation measures as required by the approvals.	TBC
Traffic Management Plan (TMP)	201085-SE-PLN-0004	Sub plan detailed within CEMP which details appropriate traffic management approaches based on traffic forecasts generated from the construction traffic predictions made in the EIS and other approval documentation.	Approved
Emergency Response Plan (ERP)	201085-SE-PLN-0002	Sub plan detailed within CEMP	Finalised
Emergency Services Information Package	201085-SE-RFD-0001	Sub plan detailed within CEMP	Finalised
Site Management Plan	17466-204/1	Sub plan detailed within CEMP which details the management practices required during the construction works stage to protect human health and the environment in relation to contamination, as per the Steel River Project Site Construction Guidelines.	Finalised

Soil and Water Management Plan (SWMP)	201085-SE-PLN-0003	The sub-plan will specify the provisions for water quality management, erosion and sediment controls, flooding constraints management, soil treatments, contaminated land management approaches and soil-based hazardous materials management measures. It includes: - Erosion and Sediment Control Plan - Spill Response Plan - Stormwater Management - Dewatering Management Plan - Flood Emergency Response Plan - Acid Sulphate Soil Management Plan	Finalised
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3.3. Staging, combining and updating strategies, plans or programs

In accordance with Schedule 2, Condition C3 of the development consent, with the approval of the Planning Secretary, the Applicant may stage the development and may:

- prepare and submit any strategy, plan or program required by the development consent on a staged basis, if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages, and the trigger for updating the strategy, plan or program
- combine any strategy, plan or program required by the development consent, if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined
- update any strategy, plan or program required by the development consent, to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development.

In accordance with Schedule 2, Condition C4 of the development consent, if the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.

In accordance with Schedule 2, Condition C5 of the development consent, if approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

In accordance with Schedule 2, Condition C6 of the development consent, if the Planning Secretary agrees, a strategy, plan or program may be staged without addressing particular requirements of the relevant condition of the development consent if those requirements are not applicable to the particular stage.

Having received the approval of the Planning Secretary, the Steel River East BESS Traffic Management Plan will be submitted on a staged basis. Further information about the project's staging of management plans can be found in Table 4.

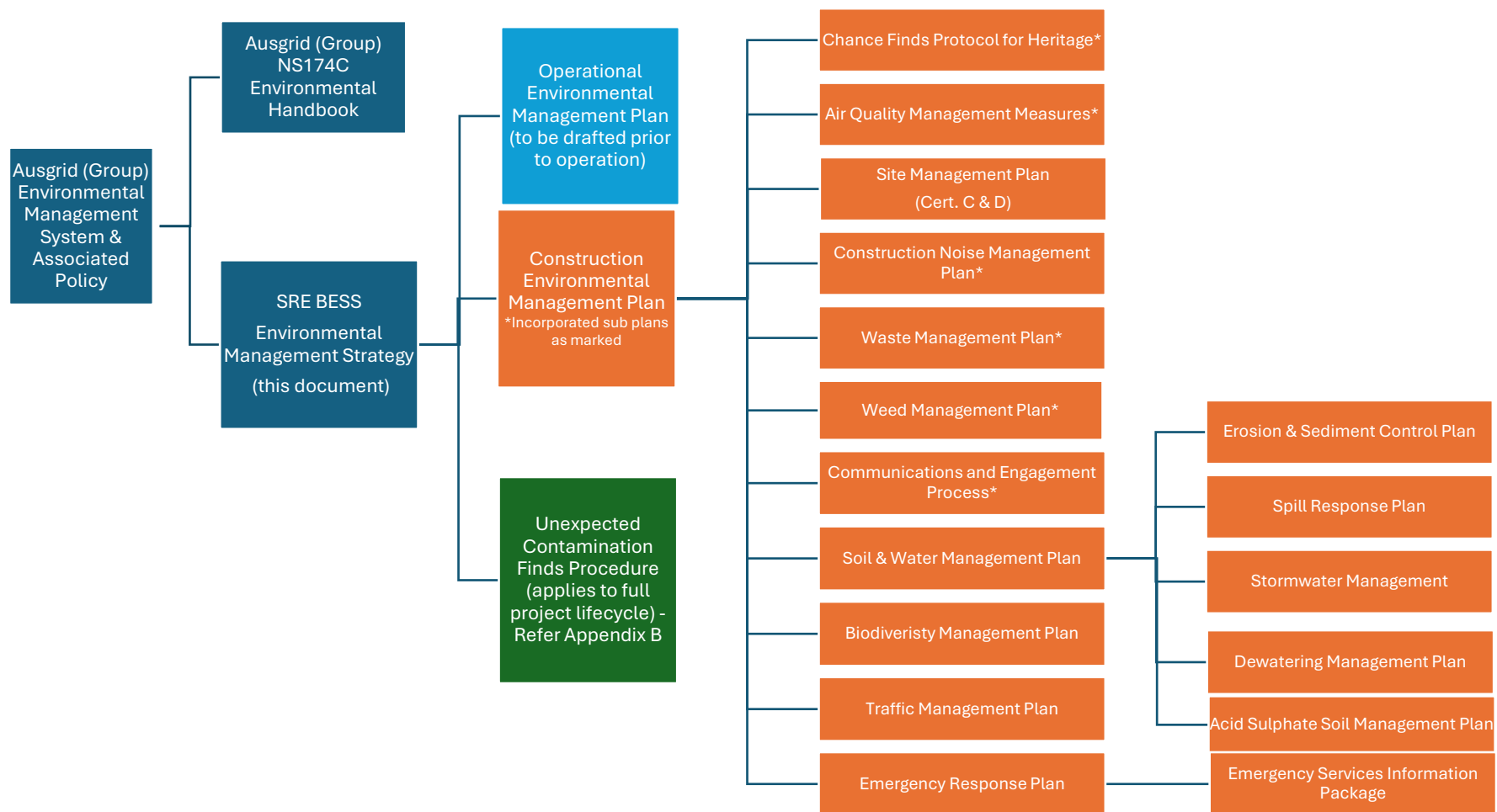


Figure 2: Hierarchy of Environmental management documentation

Management plan or document	Stage that plan applies to	Condition of consent	Agency consultation required?	For approval of DPHI or for information only?
Traffic Management Plan – Stage 1	Construction Stage 1	B7	Yes – TfNSW and City of Newcastle Council	Approval
Traffic Management Plan – Stage 2	Construction Stage 2	B7	Yes – TfNSW and City of Newcastle Council	Approval
Biodiversity Management Plan	Construction Stage 1 and 2 Operation	B11	Yes – CPHR	Approval
Chance Finds Protocol (will be included in Construction Environmental Management Plan)	Construction Stage 1 and 2 Operation	B13	Yes – Aboriginal stakeholders and Heritage NSW	Information
Soil and Water Management Plan	Construction Stage 1 and 2 Operation	B26	Yes – DCCEE Water Group and City of Newcastle Council	Information
Unexpected Contamination Finds Procedure (will be included in Environmental Management Strategy)	Construction Stage 1 and 2 Operation	B30	No	Information
Fire Safety Study	Construction Stage 1 and 2 Operation	B31	Yes – FRNSW	Approval
Emergency Plan	Construction Stage 1 and 2 Operation	B35	Yes – FRNSW and Jemena	Information
Environmental Management Strategy	Construction Stage 1 and 2 Operation	C1	No	Approval
Construction Environmental Management Plan: • Site Management Plan • Weed Management (also included in Biodiversity Management Plan) • Chance Finds Protocol (condition B13) • Construction Noise Management Plan • Communications and Engagement Process • Waste Management Plan • Air quality management measures	Construction Stage 1 and 2	EIS measure	No	Information
Evidence from Site Auditor before construction (Contamination conditions)	Construction Stage 1 and 2	B28	No	Information
Detailed plans of project layout	Construction Stage 1 and 2	C8	No	Information
Operational Environmental Management Plan	Operation	EIS measure	No	Information
Noise Monitoring Report	Operation	B19	No	Approval
Work as Executed Plans	Operation	C9	No	Information
Evidence from Site Auditor before operation (Contamination conditions)	Operation	B29	No	Information

Table 4: Staging of management plans

3.4. Environmental work method statements

The CEMP and sub-plans include a requirement for preparing activity specific environmental work method statements (EWMS). The requirements for preparing effective EWMS are further outlined in the CEMP.

3.5. Unexpected Contaminated Finds Procedure

In accordance with condition B30, an Unexpected Contaminated Finds Procedure has been developed for the Project (refer to Unexpected Contamination Finds Procedure) to ensure that any material identified as contaminated is managed in accordance with the POEO Act and its associated regulations.

Details of the final management approach and the results of any associated testing must be submitted to the Planning Secretary within six weeks of the Applicant becoming aware of the contamination find, unless the Planning Secretary agrees otherwise.

3.6. Operational Environmental Management Plan (OEMP)

An Operational Environmental Management Plan (OEMP) will be developed prior to the commencement of the operation of the Steel River East BESS in accordance with Conditions of Consent. The OEMP will provide a system of environmental management during the operation of the BESS.

3.7. Other strategies, plans and programs

As noted within Condition B38, within 3 years of the commencement of operation, the proponent shall prepare a Decommissioning and Rehabilitation Plan for the development. This plan outlines the processes to ensure that post-decommissioning, the site is safe, stable and non-polluting and that all infrastructure above and below ground is removed from the project area.

3.8. Updating of strategies, plans and programs

In accordance with Condition C2, the Applicant will:

- Update the strategies, plans or programs required by the development consent to the satisfaction of the Planning Secretary prior to carrying out any upgrading or decommissioning activities at Steel River East BESS
- Review and, if necessary, revise the strategies, plans or programs required by the development consent to the satisfaction of the Planning Secretary within 3 months of:
 - the submission of an incident report under Condition C10 of Schedule 2
 - the submission of an audit report under condition C13 of Schedule 2
 - any modification to the development consent

4. Roles, Responsibilities and Authority

4.1. Contracting arrangements

Environmental management is the responsibility of all employees and contractors working on the Project. Specific roles and responsibilities are defined within personnel position descriptions and the specific management plans and procedures that support this EMS.

This EMS is applicable to all personnel and subcontractors associated with the delivery of the project, which will be delivered through various entities and contracts including:

- **PLUS Grid Storage (Applicant)** – The project proponent, accountable for
 - Delivery of the project in accordance with the development consent (Senior Project Manager, Project Manager).
 - Overseeing construction of the project (Senior Project Manager, Project Manager).
 - Authorising incident and non-compliance notifications to the Department via the Major Projects portal (Senior Project Manager to authorise, Stakeholder and Engagement Manager to complete the notifications via portal).
 - Maintaining the project website (Stakeholder and Engagement Manager; see section 5.3 for more details).

Details of relevant PLUS Grid Storage staff, their roles and responsibilities can be found below.

Senior Project Manager

PLUS Grid Storage's Senior Project Manager for Steel River East BESS is responsible for the safe, compliant and efficient delivery of the project. This includes management of project risks, and the relationship with SCEE as the Principal Contractor, as well as oversight of contractor performance.

The Senior Project Manager ensures that all contractual and regulatory requirements relating to the development consent are met.

Project Manager

PLUS Grid Storage's Project Manager for Steel River East BESS is responsible for overseeing construction of the project on a day-to-day basis. The Project Manager works closely with the Principal Contractor to address any issues that arise during construction.

The Project Manager also ensures the project is delivered in accordance with approved plans, contractual requirements, safety obligations and the development consent.

Stakeholder and Engagement Manager

PLUS Grid Storage's Stakeholder and Engagement Lead for Steel River East BESS is responsible for all community and stakeholder engagement. This includes the provision of regular project updates to the surrounding community, management of enquiries and complaints, engagement with other government agencies as required, and any interface with the Major Projects portal.

- **TESLA** – Tesla has been awarded the BESS supply contract, encompassing responsibilities for manufacturing, delivery, and commissioning of the battery units (only).

TESLA is responsible for ensuring that the battery units are delivered in accordance with the project specifications, technical standards and contractual requirements.

The TESLA project manager will act as the primary representative for the project and the principal point of contact for PLUS Grid Storage and SCEE on matters relating to the battery supply contract. Where relevant, this includes ensuring compliance with the development consent.

- **Southern Cross Electrical Engineering (SCEE)** (The Balance of Plant Contractor) has been awarded the contract for delivery and commissioning of the BESS. SCEE will generally be responsible for
 - The battery energy storage system design, construction and commissioning, including the establishment of associated construction ancillary facilities.
 - Implementing management plans and reporting to the project proponent
 - Ensuring all works and workers comply with all management plans
- Sub-contractors may be engaged by the project proponent or SCEE, as required.
- The project proponent is responsible and accountable for all activities post-handover and during operations.

Detailed information about SCEE's environmental roles and responsibilities can be found in Section 5 of the project's Construction Environmental Management Plan. Information on key roles is summarised below.

Project Manager / Construction Manager

SCEE's Project Manager for Steel River East BESS is responsible for ensuring construction activities are carried out in compliance with the Conditions of Consent, EIS commitments and CEMP requirements.

This includes ensuring subcontractors are inducted into and comply with project environmental requirements, and acting as the primary point of contact with PLUS Grid Storage on environmental matters during construction, where required. The Project Manager will also ensure environmental incidents, non-conformances and complaints are investigated and corrective actions implemented.

Site Health, Safety and Environment (HSE) Advisor

SCEE's HSE Advisor for Steel River East BESS will provide advice on environmental legislation, approvals, Conditions of Consent and compliance obligations relevant to construction.

The HSE Advisor will also conduct environmental inspections, audits and compliance checks as per Appendix D "Monitoring and Inspection Schedules" of the CEMP, and assist with environmental incident investigation, reporting and regulatory notifications where required.

Superintendent / Supervisor

SCEE's Superintendent / Supervisor for Steel River East BESS is responsible for day-to-day site implementation of the project's CEMP and will ensure environmental controls are in place prior to works commencing, and that they are maintained throughout construction.

The Superintendent / Supervisor will also identify, address and escalate environmental issues, non-conformances or ineffective controls, and ensure environmental incidents or near misses are reported.

5. Community and Agency Communications

5.1. Construction communications

Notifications will be distributed to the local community before construction begins, and monthly during construction. These notifications will be distributed via email or letterbox drop and contain information about upcoming works, their location, any expected impacts, construction hours, and contact details for enquiries or complaints.

Once every 3 months, a quarterly update will be published on the Project website. This update will contain information about construction works completed in the preceding quarter, as well as works that are planned for the next quarter. This update will also be provided to the relevant local, State and Federal elected representatives as well as First Nations stakeholders.

Agency communication will occur through established channels, such as permit applications where needed, or in line with approved Project management plans.

Further information on construction communications, including a complete stakeholder list, can be found in the CEMP.

5.2. Department of Planning, Housing and Infrastructure notification

As per Schedule 2, Condition C7, prior to commencing the construction, operations, upgrading or decommissioning of the development, or the cessation of operations, PLUS Grid Storage will notify the Department in writing via the Major Projects portal of the date of commencement, or cessation, of the relevant phase.

If any of the phases of the project are to be staged, PLUS Grid Storage will notify the Department in writing prior to commencing the relevant stage and will clearly identify the development to be carried out during that stage.

Construction on Steel River East BESS is to be completed in Stage 1 and Stage 2, as detailed below:

- Stage 1: civil, structural, mechanical and electrical works, excluding delivery and installation of BESS components
- Stage 2: delivery and installation of BESS facility components, including TESLA Megapack battery units; switch room and control room; ring main units and auxiliary transformers; transportable operations and maintenance buildings; and testing and commissioning works for the BESS facility.

Prior to commencing construction, PLUS Grid Storage will also submit detailed plans of the layout of Steel River East BESS to the Department as per Schedule 2, Condition C8. These plans will show details on the siting of battery storage and ancillary infrastructure. PLUS Grid Storage will ensure that Steel River East BESS is constructed in accordance with these layout plans.

As per Schedule 2, Condition C9, prior to commencing operations or following the upgrades of any battery storage components or ancillary infrastructure, PLUS Grid Storage will submit work as executed plans of the development showing comparison to the final layout plans. These work as executed plans will be uploaded via the Major Projects portal and also provided to Newcastle City Council.

5.3. Project website

The Steel River East BESS project website can be found at www.plusgridstorage.com.au/projects/steel-river-east-bess-project. It is managed by PLUS Grid Storage's Stakeholder and Engagement Manager. The information provided on the website will be kept up to date, and an internal review conducted every 12 weeks to ensure it remains a useful resource for the community and other stakeholders.

As per Schedule 2, Condition C14, PLUS Grid Storage will make the following information available on the Steel River East BESS website, as relevant to the stage of the development:

- Steel River East BESS Environmental Impact Statement
- Final layout plans
- Current statutory approvals
- Approved strategies, plans or programs required under the development consent, excluding the Fire Safety Study and Emergency Plan
- Proposed staging plans for Steel River East BESS
- Comprehensive summary of the monitoring results of the development, which have been reported in accordance with the plans and programs approved under the development consent
- Details about how complaints can be made
- Complaints register
- Compliance reports
- Any independent environmental audit, and PLUS Grid Storage's response to the recommendations in any audit
- Any other matter required by the Planning Secretary

6. Complaints Management

A complaints management system will be maintained for all phases of the project to ensure that community concerns are received, recorded and addressed in a timely manner. The detailed procedures for receiving, logging, investigating and responding to complaints during construction are set out in the CEMP. The process in which complaints are managed for Operation of the project shall be outlined in the OEMP once developed.

A complaints register will be kept for the life of the project. Any complaint that indicates a potential non-compliance or environmental incident will be assessed and managed under the project's incident and notification requirements. Public-facing contact details for lodging complaints will be maintained on the project website in accordance with the Development Consent.

7. Dispute Resolution

If a complaint cannot be resolved through the standard complaints management process, the matter will be managed under the project's dispute resolution pathway. During construction, the detailed steps for assessing unresolved complaints, determining required mitigation measures and progressing dispute review are contained in the Construction Environmental Management Plan (CEMP).

Where a dispute remains unresolved after initial review, the available information and proposed mitigation measures will be reconsidered by the Proponent. Additional or alternative measures may be identified where feasible. If the issue cannot be resolved through these actions, an independent mediator may be engaged to facilitate a resolution, or the matter may be referred to the Department of Planning, Housing and Infrastructure for further input to work towards resolution.

Dispute resolution procedures for the operational phase will be established in the OEMP, which will outline escalation pathways, responsibilities and any operational-specific requirements.

8. Non-Compliance and Incident Management

This section outlines procedures for managing environmental incidents and non-compliances. Outcomes from incidents, non-compliances, inspections, audits, and complaints are reviewed to identify trends and improve environmental performance for The Project. Refer to the CEMP for construction phase details. Management of incidents and non-compliances for the operational phase will be detailed in the OEMP once developed.

Environmental incidents (e.g. spills, unauthorised discharges, approval exceedances or events causing potential material environmental harm) require an immediate response to stop work where safe, make the area safe, and implement containment and mitigation measures.

Incidents must be promptly reported to site management, recorded in the incident management system, and assessed for regulatory notification requirements. Where reportable, the Project Proponent is responsible for notifying the Department and other relevant authorities within required timeframes. All incidents are investigated proportionate to their severity, with corrective and preventative actions implemented, tracked to closure, and verified for effectiveness. Significant or critical events are managed in accordance with the Contractor's Crisis Management Plan. For additional details on incidents, including response requirements, refer to the CEMP.

Table 5 details requirements around reporting timeframes from workers/the contractor to both the Project Proponent and DPHI.

Action	Person responsible	Timeframe
Report any environmental incident, near miss or hazard to their supervisor or Leading Hand	All workers and subcontractors	Immediately
Notify the Project Proponent of any environmental incident	Project Manager	Immediately
Notify the Department of any incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including: – Date, time and location; – A brief description of what occurred and why it has been classified as an incident; – A description of what immediate steps were taken in relation to the incident; and Identifying a contact person for further communication regarding the incident	The Project Proponent (Senior Project Manager, Stakeholder and Engagement Manager)	Within 24 hours of becoming aware of an incident.
Provide the Department with a subsequent incident report in accordance with Appendix 5 of the Conditions of Consent, that: – identifies how the incident was detected; – identifies when the Applicant became aware of the incident; – identifies any actual or potential non-compliance with Conditions of Consent; – identifies further action(s) that will be taken in relation to the incident; and – a summary of the incident; – outcomes of an incident investigation, including identification of the cause of the incident; – details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and – details of any communication with other stakeholders regarding the incident. The project proponent must submit any further reports as directed by the Planning Secretary.	The Project Proponent (Senior Project Manager, Stakeholder and Engagement Manager)	Within 7 days (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification.

Table 5: Incident reporting timeframes

Environmental non-compliances (breaches of Conditions of Consent that are not incidents) are recorded in the Contractor's Corrective Action Register, assigned ownership and risk ratings, and managed through defined corrective action timeframes. The Project Proponent is responsible for regulatory notification where required. Corrective actions are tracked to completion, reviewed by Project Management, and used to update policies and procedures for site management. Table 6 details requirements around reporting timeframes for non-compliances.

Table 6: Notification for Non-Compliances

Action	Person responsible	Timeframe
Notify the Department of the non-compliance in writing, submitted via the NSW planning portal (Major Projects). The notification must: • Identify the development (including the development application number and name), • Set out: ○ The Conditions of Consent that the development is non-compliant with, ○ Why it does not comply, ○ The reasons for the non-compliance (if known), and ○ What actions have been undertaken, or will be undertaken, and when, to address the non-compliance Note: A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	The Project Proponent	Within seven days of becoming aware of a non-compliance.
Notify any impacted or interested parties of the non-compliance, as appropriate.	The Project Proponent	As appropriate.

9. Emergency Preparedness and Response

Emergency preparedness and response arrangements will be maintained for all phases of the Project to ensure that potential emergency events are effectively managed and that environmental risks are minimised.

For the construction phase, emergency procedures, including site-specific controls for fire, spills, flooding, hazardous materials and evacuation, are defined in the CEMP. These procedures outline the requirements for site personnel, emergency equipment, communication protocols and initial response actions. Specifically with respect to fire hazards, a Fire Safety Study (FSS) has been prepared and all recommendations will be implemented as required by the CoC.

An Emergency Response Plan has also been developed in accordance with the Development Consent and is detailed within the CEMP. Copies of the Emergency Plan and Emergency Services Information Package will be maintained at the site entry points for access by emergency responders.

Operational emergency response arrangements, including the ongoing implementation of the FSS and maintenance of fire protection infrastructure, will be detailed in the Operational Environmental Management Plan (OEMP). These arrangements will address site-specific emergency procedures and define responsibilities and escalation pathways applicable to the operational phase of the facility.

10. Monitoring and Reporting

Environmental monitoring will be undertaken in alignment with the construction monitoring requirements. The associated methodologies and reporting arrangements are defined within the supporting management plans. Findings from monitoring will be evaluated to assess compliance and to identify any improvements required in environmental management. Any non-compliance or incident identified through monitoring will be notified and reported as specified in the Conditions of Consent and relevant procedures. More information on the project's reporting requirements and obligations can be found in Table 7.

10.1. Independent environmental audits

Independent environmental audits will be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements (2020)* or as updated from time to time and published on the Department's website.

Independent audits will assess whether:

- construction activities comply with the development consent, EIS commitments and the project's CEMP
- environmental controls are suitable and effective
- statutory and regulatory obligations are being met
- improvements or corrective actions are required

These audits will be undertaken by a suitably qualified, experienced and independent auditor, free from any conflicts of interest, and will be carried out in accordance with AS/NZS ISO 19011.2014 – Guidelines for Auditing Management Systems. The auditor will provide a written declaration of their

independence, and the appointment of the auditor will be agreed by the Planning Secretary before each audit is commissioned.

Independent environmental audits during construction

The initial independent audit will be carried out within 12 weeks of the commencement of construction.

During construction, ongoing independent audits will occur at intervals no greater than 26 weeks from the date of the initial audit, or as otherwise agreed by the Planning Secretary.

Independent environmental audits during operation

The initial independent audit will be carried out within 26 weeks of the commencement of operation.

During operation, ongoing independent audits will occur at intervals no greater than 3 years or as otherwise agreed by the Planning Secretary.

Table 7: Reporting requirements and obligations

Category	Relevant Condition	Monitoring Requirement	Frequency / Trigger	Reporting Notification / Relevant documentation
Heavy Vehicle Movements	B1–B2	Record number of heavy vehicle movements entering/exiting site; confirm vehicle length ≤26 m	Daily, continuous during construction upon entry to site.	Records retained - Refer TMP
Heavy Vehicle Route Compliance	B3	Ensure all heavy vehicles use Industrial Drive → Steel River Boulevard → McIntosh Drive	Continuous; driver induction and spot checks	Non-compliances reported to Project Proponent - Refer TMP
Site Access Compliance	B4	Verify use of eastern access point; western access for light vehicles only (construction)	Weekly inspections; spot checks	Refer TMP
Road Dilapidation	B5	Condition of Steel River Boulevard & McIntosh Drive: pre- and post-works surveys	Prior to works; following construction/upgrading/decommissioning	Pre/post dilapidation reports submitted to Council/TfNSW
Construction Hours	B15	Monitor adherence to permitted hours	Daily	Deviations notified under non-compliance procedures
Construction Noise Mitigation	B18(a)	Effectiveness of noise controls; checks on plant/equipment/shielding/scheduling	Daily; weekly review; following complaints	Refer CEMP
Operational Noise Compliance	B18(b), B19	Attended monitoring at nearest receivers; compare to Table 2 limits	Within 3 months of operation; after changes; as directed	To be included within the OEMP

Dust / Air Quality	B20	Visual dust monitoring; dust suppression adequacy; road tracking	Daily; during windy conditions; after complaints	Refer CEMP
Biodiversity – Clearing Controls	B8–B11	Clearing limits; pre-clearing surveys; fauna relocation; weed control	Pre-clearing	Refer BMP. Offset retirement evidence (B9–B10) to DPHI
Unexpected Contamination Finds	B30	Inspect and verify material if potentially contaminated material encountered	As triggered	Management approach & testing results submitted to DPHI within 6 weeks
Waste Classification & Disposal	B36	Classification, storage and tracking; disposal at licensed facilities	Weekly; on waste movements	Waste dockets retained; included in environmental reporting
Incident Monitoring & Reporting	C10–C11	Identify, log and investigate environmental incidents	Immediate; 24-hr initial notification; 7-day report	Incident reports to be provided to DPHI
Non-Compliance Monitoring	C12	Identify and document any breach of consent	Within 7 days of awareness	Non-compliances to be reported to DPHI via Portal
Independent Environmental Audits	C13	Audit compliance with consent, EMS, CEMP, OEMP	Within 3 months of construction start; within 3 months of operation	Audit report & responses to DPHI; published per C14
Public Information Availability	C14	Website currency check (plans, monitoring results, audits, complaints info)	Monthly	Website maintained and updated; compliance log kept

Appendix A Approval of this EMS

To be attached after approval received from DPHI

Appendix B Unexpected Contamination Finds Procedure



Steel River BESS Project
Unexpected Contamination Finds Procedure

Document ID: 201085-SE-PLN-0015

Authority

	Title	Name	Date
Owner	Construction Manager	Mick Harrison	01/04/2026
Reviewer	Construction Manager	Mick Harrison	01/04/2026
Approver	Project Director	Zach Tariq	01/04/2026

History

Revision	Date	Amended By (Name)	Details of Amendment
1	01/04/2026	Mick Harrison	Initial Issue and Review

Hardcopy Uncontrolled

Unexpected Contamination Finds Procedure

This Unexpected Contamination Finds Procedure (UCFP) (this Procedure) details the actions to be taken when potential contaminated soil and/or material is encountered during work. If contaminated materials are discovered, this Procedure will be implemented.

Unexpected contamination is considered any elevated level of a contaminant, not previously identified within a Contamination Report¹, including asbestos containing material (ACM). Indicators of contamination in soils can include:

- Discolouration of the soil, including staining and horizontal layers of discolouration
- Seepage of unusual liquids from soil or rock or an oily sheen on water leaving in situ or disturbed soils (or on nearby surface water)
- Odours from soil or water
- Uncontrolled filling / anthropogenic material within fill e.g. construction demolition waste, ash, slag, tar, plastics
- Visible contamination including potential asbestos containing material (including intact services that may be constructed of asbestos, such as pipes, sheeting)
- Unexpected underground storage tanks, drums and other buried waste (noting that buried waste itself may not be considered contamination but could indicate poor contamination disposal practices previously undertaken on the site)

Figure 1 summarises the required steps for the UCFP. Further explanation on the procedure follows the figure.

¹ Contamination reports including but not limited to the *Detailed Site (Contamination) Assessment Part 1 McIntosh Drive, Mayfield West*, prepared for Ausgrid by RCA Australia, March 2025, and the reports referred to therein.

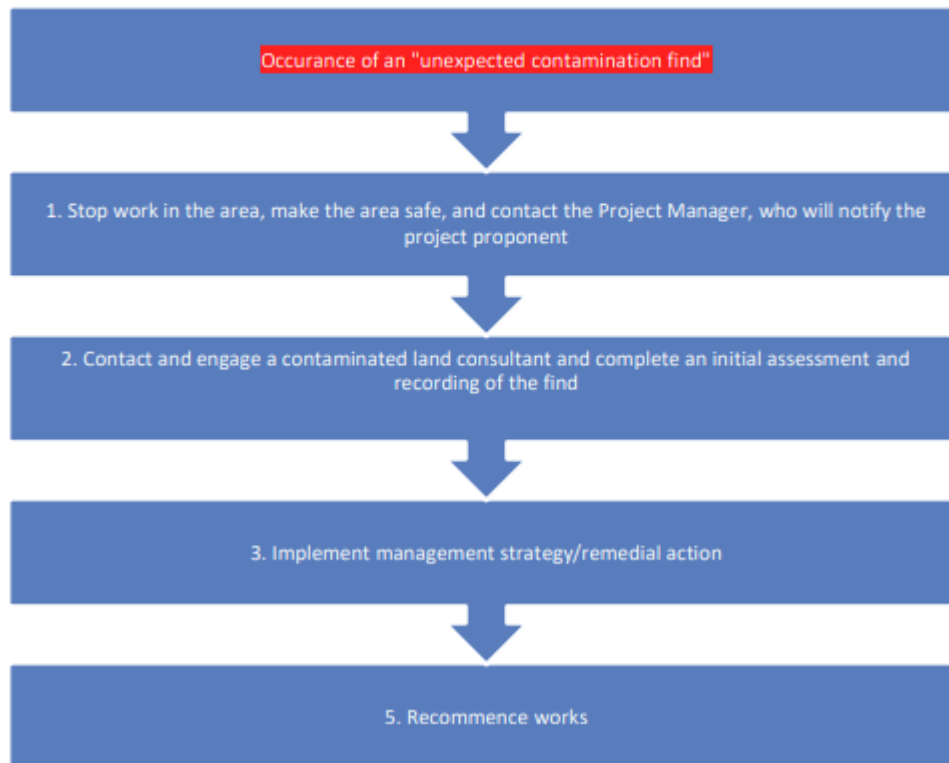


Figure 1 Overview of steps to be undertaken if contaminated material is encountered.

Step 1: Stop work in the area, make the area safe, and contact the Project Manager and the project proponent

- Cease work in the immediate/affected area and make the area safe.
- Immediately notify the Project Manager and Site HSE Advisor.
- The Project Manager will immediately notify the project proponent.
- Delineate the area of potential contamination to prevent access by other workers and public, including maintaining a safe distance from the contaminated area.
- When safe to access the area, install environmental controls around the site to contain the contaminated material, which may include diversion of water to minimise potential spread via surface water runoff and/or covering the area.
- Refer to other relevant aspects of project documentation, as required.

Step 2: Contact and engage Contaminated Land Consultant and complete initial assessment and recording of the find

- Engage a suitably qualified and experienced Contaminated Land Consultant to identify the potential contaminant in the unexpected find and its potential impact to human health or environment.
- Should the Contaminated Land Consultant provide advice after the site inspection and initial assessment that no contamination constraint exists, such advice should be provided in writing and confirmed by the Project Manager. The Project Manager will seek written clearance to resume project work from the project proponent.
- If it is determined that there is a risk of material harm (as per the definition in the *Protection of the Environment Operations Act 1997* (POEO Act 1997)) from the contamination, notification will occur immediately in accordance with the proponent's procedures. Further information on notification requirements can be found in Part 5.7 of the POEO Act, including responsibilities for notifying, who must be notified, manner and form of notification, and the information to be provided.
- In the event that further contamination investigation, management or remediation activities are required a plan, in line with relevant guidelines/legislation, is to be developed and implemented.
- Details of the final management approach and the results of any associated testing must be submitted to the Planning Secretary within six weeks of the proponent becoming aware of the contamination find, unless the Planning Secretary agrees otherwise.

Step 3: Implement management strategy/remedial action

- If further site investigation is required, the Contaminated Land Consultant will assess the situation and advise of the approach to be taken in consultation with the project proponent.
- The Contaminated Land Consultant will provide recommendations on the appropriate management measures to be implemented. This may include leaving contamination undisturbed, capping of contamination, treatment or off-site disposal. Material identified as contaminated must be managed in accordance with the POEO Act and its associated regulations. Material to be disposed of off-site will be classified as per the NSW EPA Waste Classification Guidelines and transferred to an appropriately licensed waste facility. All waste tracking and disposal records must be retained.
- Where asbestos only has been found the licensed asbestos removalist will prepare an Asbestos Removal Control Plan prior to the removal of any asbestos and asbestos containing material.
- If there is a requirement to notify the NSW EPA in accordance with the Duty to Report provisions under the *Contaminated Land Management Act 1997*, the project proponent will undertake the notification.

Step 4: Implement agreed management strategy

- Relevant investigation or remediation plans will be reviewed and updated when required.
- The Contractor(s) will provide appropriate validation to demonstrate removal of ACM.

- Relevant site documentation will be reviewed and will be updated as appropriate with any changes resulting from the find. If an update to project documentation is required, approval will be sought from the project proponent, or others, as appropriate.

Step 5: Recommence works

- Obtain concurrence from the Contaminated Land Consultant and the project proponent, that the UCFP has been appropriately addressed.
- The Project Manager will grant approval for the Contractor to recommence works upon reviewing the documentation provided.
- If required, the project proponent will notify landowners (e.g. such as service providers) where contamination is identified on their land.

Unexpected Finds Register

All unexpected finds must be recorded in the Unexpected Finds Register. The register must contain information on:

- the location of the unexpected find (a description of geographic location and position on the site plan),
- a photograph of the find,
- the time and date of find,
- the activities undertaken at the time of the find,
- any subsequent works undertaken in response to the find
- Associated documentation including but not limited to notifications, correspondence with authorities and any reports, plans, sample results, waste transport or waste disposal documents.

Appendix C Conditions of Consent Concordance

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
PART A ADMINISTRATIVE CONDITIONS																
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT																
A1	In meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction, commissioning, operation, upgrading, decommissioning or rehabilitation of the development.												X	X	Section 1.3	
TERMS OF CONSENT																
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS; and (d) generally in accordance with the Development Layout in Appendix 1.											X	X	X	Section 2.1	
A3	The Applicant must comply with any requirement/s of the Planning Secretary arising from the Department’s assessment of: (a) any strategies, plans or correspondence that are submitted in accordance with this consent; (b) any reports, reviews or audits commissioned by the Department regarding compliance with this consent; and (c) the implementation of any actions or measures contained in these documents.											X	X	X	Section 2.1	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.											X	X	X	Section 2.1	
BATTERY STORAGE RESTRICTION																
A5	The battery storage facility or system associated with the development must not exceed a Maximum Energy Discharge Capacity of 200 MW and a Maximum Energy Storage Capacity of 400 MWh. Note: This condition does not prevent the Applicant from seeking to lodge a separate development application or modify this consent to increase the capacity of the battery storage in the future.											X	X			
UPGRADING OF BATTERY STORAGE AND ANCILLARY INFRASTRUCTURE																
A6	The Applicant may upgrade the battery storage and ancillary infrastructure on site provided these upgrades remain within the approved development footprint of the site and the total delivery and storage capacity prescribed in condition A5. Prior to carrying out any such upgrades, the Applicant must provide revised layout plans and project details of the development to the Planning Secretary incorporating the proposed upgrades.											X	X			
STRUCTURAL ADEQUACY																
A7	The Applicant must ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the Building Code of Australia. Notes:											X	X	X	CEMP Section 3.1	

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the development. EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.															
DEMOLITION																
A8	The Applicant must ensure that all demolition work on site is carried out in accordance with Australian Standard AS 2601-2025: The Demolition of Structures, or its latest version.															
PROTECTION OF PUBLIC INFRASTRUCTURE																
A9	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to the upgrade and maintenance of the road network, which is expressly provided for in the conditions of this consent.															
OPERATION OF PLANT AND EQUIPMENT																
A10	The Applicant must ensure that all plant and equipment used on site, or in connection with the development, is: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.															
APPLICABILITY OF GUIDELINES																
A11	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.															
COMPLIANCE																
A12	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.															
EVIDENCE OF CONSULTATION																
A13	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.															
COMMUNITY ENHANCEMENT																
A14	Prior to commencing construction, unless the Planning Secretary agrees otherwise, the Applicant must enter into a VPA with Council in accordance with:															

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	(a) Division 7.1 of Part 7 of the EP&A Act; and (b) the terms of Ausgrid’s letter of offer dated 10 December 2025, as detailed in Appendix 4.															
PART B ENVIRONMENTAL CONDITIONS – GENERAL																
TRANSPORT																
Heavy Vehicle Restrictions																
B1	The Applicant must ensure that the: (a) development does not generate more than 20 heavy vehicle movements a day (a maximum of 2 heavy vehicle movements per hour) during construction, upgrading, or decommissioning; and (b) length of any vehicles used for the development does not exceed 26 metres, unless the Planning Secretary agrees otherwise.	X												X		TMP
B2	The Applicant must keep accurate records of the number of heavy vehicles entering or leaving the site each day for the duration of the project.	X												X		TMP
Access Route																
B3	Unless the Planning Secretary agrees otherwise, all heavy vehicles must travel to and from the site via Industrial Drive, Steel River Boulevard and McIntosh Drive, as identified in Appendix 3.	X												X		TMP
Site Access																
B4	Unless the Planning Secretary agrees otherwise: (a) all vehicles associated with the development (excluding light vehicles during construction) must enter and exit the site via the eastern site access off McIntosh Drive, identified in Appendix 1; and (b) during construction, light vehicles may only enter and exit the site via the eastern site access or the western site access off McIntosh Drive, identified in Appendix 1. Note: Other site access points identified in the figure in Appendix 1 of this consent may be used for emergency purposes.	X														CEMP Section 1.1 TMP
Road Maintenance																
B5	The Applicant must, in consultation with the relevant roads authority: (a) undertake an independent dilapidation survey to assess the: (i) existing condition of Steel River Boulevard and McIntosh Drive prior to construction, upgrading or decommissioning works; and (ii) condition of Steel River Boulevard and McIntosh Drive, following the completion of construction, upgrading or decommissioning activities; (b) on completion of the dilapidation reports undertaken in conditions B5(a)(i) and B5(a)(ii) provide a copy to the relevant roads authority; and (c) repair and/or make good any development-related damage to Steel River Boulevard and McIntosh Drive identified in dilapidation surveys during construction, upgrading or decommissioning works. If there is a dispute between the Applicant and the relevant roads authority about the repairs required under this condition, then either party may refer the matter to the Planning Secretary for resolution.	X												X		TMP
Operating Conditions																
B6	The Applicant must ensure: (a) the internal roads are constructed and maintained as all-weather roads; (b) there is sufficient parking on site for all vehicles, and no parking occurs on the public road network in the vicinity of the site; (c) the capacity of the existing roadside drainage network is not reduced;	X												X	X	TMP

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	(d) all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction; and (e) development-related vehicles leaving the site are in a clean condition to minimise dirt being tracked onto the sealed public road network.															
Traffic Management Plan																
B7	Prior to commencing construction, the Applicant must prepare a Traffic Management Plan for the development in consultation with TfNSW and Council, and to the satisfaction of the Planning Secretary. Unless the Planning Secretary agrees otherwise, this plan must: (a) detail the transport route to be used for all development-related traffic; (b) include a reconciliation table to demonstrate all traffic-related management measures and recommendation measures identified in the EIS have been included in the plan; (c) detail the measures that would be implemented to minimise traffic impacts during construction, upgrading or decommissioning works, including: (i) details of dilapidation surveys required by condition B5 of this consent; (ii) temporary traffic controls, including detours and signage; (iii) notifying the local community about development-related traffic impacts; (iv) procedures for receiving and addressing complaints from the community about development related traffic; (v) minimising potential cumulative traffic impacts with other projects in the area during construction, upgrading or decommissioning works; (vi) minimising potential for conflict with school buses and other road users as far as practicable, including preventing queuing on the public road network; (vii) minimising dirt tracked onto the public road network from development-related traffic; (viii) details of employee shuttle bus service (if utilised), including pick-up and drop-off points and associated parking arrangements for construction workers, and measures to encourage employee use of this service as described in the EIS; (ix) encouraging car-pooling or ride sharing by employees; (x) scheduling of heavy vehicle movements to minimise convoy length or platoons, and to minimise conflict with light vehicles; (xi) responding to local climate conditions that may affect road safety such as fog, dust, wet weather and flooding; and (xii) responding to any emergency repair or maintenance requirements; (d) include a driver's code of conduct that addresses: (i) driver fatigue; (ii) procedures to ensure that drivers adhere to the designated transport routes and speed limits; and (iii) procedures to ensure that drivers implement safe driving practices; (e) include a program to ensure drivers working on the development receive suitable training on the code of conduct and any other relevant obligations under the Traffic Management Plan; and (f) include a flood response plan detailing procedures and options for emergency access to and from site in the event of flooding. Following the Planning Secretary's approval, the Applicant must implement the Traffic Management Plan.	Yes	X											X		TMP
BIODIVERSITY																
Vegetation Clearance																

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
B8	The Applicant must not clear any native vegetation or fauna habitat located outside the approved disturbance areas described in the EIS.			X										X		CEMP Section 7.7 BMP
Biodiversity Offsets																
B9	Prior to carrying out any development that could directly or indirectly impact the biodiversity values requiring offset, the Applicant must retire the biodiversity credits of a number and class specified in Table 1 below. The retirement of these credits must be carried out in accordance with the NSW Biodiversity Offsets Scheme and can be achieved by: (a) acquiring or retiring 'biodiversity credits' within the meaning of the Biodiversity Conservation Act 2016; (b) making payments into an offset fund that has been developed by the NSW Government; and/or (c) funding a biodiversity conservation action that benefits the entity impacted and is listed in the ancillary rules of the biodiversity offsets scheme.			X										X		BMP
B10	Prior to carrying out any development that could directly or indirectly impact the biodiversity values requiring offset, the Applicant must provide evidence to the Planning Secretary that biodiversity credits have been retired.			X										X		BMP
Biodiversity Management Plan																
B11	Prior to carrying out any development that could directly or indirectly impact the biodiversity values requiring offset, the Applicant must prepare a Biodiversity Management Plan for the project in consultation with CPHR, and to the satisfaction of the Planning Secretary. This plan must: (a) be prepared in accordance with the revised Biodiversity Development Assessment Report (dated 10 September 2025); (b) include a description of the measures and timeframes that would be implemented for: (i) protecting vegetation and fauna habitat outside the approved disturbance areas; (ii) managing the vegetation and fauna habitat on site; (iii) minimising clearing and avoiding unnecessary disturbance of vegetation that is associated with the construction and operation of the development; (iv) rehabilitating and revegetating temporary disturbance areas with species that are appropriate to the site's ecology and conditions; (v) maximising the salvage of vegetative and soil resources within the approved disturbance area for beneficial reuse in the enhancement or the rehabilitation of the site; and (vi) controlling weeds, feral pests and pathogens; (c) include a program to monitor and report on the effectiveness of mitigation measures; (d) include an incidental threatened species finds protocol to identify the avoid and/or minimise and/or offset options to be implemented if threatened species are discovered on site; and (e) include details of who would be responsible for monitoring, reviewing and implementing the plan. Following the Planning Secretary's approval, the Applicant must implement the Biodiversity Management Plan.			X										X		BMP
HERITAGE																
Protection of Heritage Items																
B12	The Applicant must ensure the development does not cause any direct or indirect impacts on Aboriginal heritage items.													X		CEMP Section 7.12
Chance Finds Protocol																

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
B13	Prior to carrying out any development, the Applicant must prepare a Chance Finds Protocol for the development in consultation with Aboriginal Stakeholders, and Heritage NSW. Following consultation, the Applicant must implement the Chance Finds Protocol.				X									X		CEMP Appendix G
LANDSCAPING																
B14	The Applicant must establish and maintain a vegetation buffer (landscape screening), as shown in Appendix 1, and revegetate areas of temporary disturbance to reinstate existing vegetation screening disturbed by the development as detailed in the EIS. The landscape screening must: (a) be planted prior to commencing operation; (b) be comprised of species that are endemic to the area or otherwise appropriate to the site's ecology and conditions, and be selected in consultation with Council; (c) be designed and maintained in accordance with the Fire Safety Study required by condition B31; and (d) be properly and actively maintained with appropriate weed management and replacement of failed plantings, unless the planning Secretary agrees otherwise.					X								X		CEMP Section 7.3.1
AMENITY																
Construction, Upgrading and Decommissioning Hours																
B15	Unless the Planning Secretary agrees otherwise, the Applicant must only undertake construction, upgrading, commissioning or decommissioning activities on site between: (a) 7 am to 6 pm Monday to Friday; (b) 8 am to 1 pm Saturdays; and (c) at no time on Sundays and NSW public holidays.						X							X		CEMP Section 1.6
Exceptions to Construction Hours																
B16	The following activities may be carried out outside the hours specified in condition B15: (a) commissioning activities that are inaudible at non-associated receivers; (b) the delivery or dispatch of materials as requested by the NSW Police Force or other public authorities for safety reasons; or (c) emergency work to avoid the loss of life, property or prevent material harm to the environment.						X							X		CEMP Section 1.6
Variation of Construction Hours																
B17	The hours of construction activities specified in condition B15 of this consent may be varied with the prior written approval of the Planning Secretary. Any request to alter the hours of construction must be: (a) considered on a case-by-case or activity-specific basis; (b) accompanied by details of the nature and justification for activities to be conducted during the varied construction hours; (c) accompanied by written evidence that appropriate consultation with potentially affected sensitive receivers and notification of Council (and other relevant agencies) has been or will be undertaken; (d) accompanied by evidence that all feasible and reasonable noise mitigation measures have been put in place; and (e) accompanied by a construction method statement consistent with the requirements of the Interim Construction Noise Guideline (DECC, 2009), or latest version.						X							X		CEMP Section 1.6
Noise																
B18	The Applicant must:						X							X		CEMP Section 7.1

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
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- (a) minimise the noise generated by any construction, upgrading or decommissioning activities on site in accordance with best practice requirements outlined in the Interim Construction Noise Guideline (DECC, 2009) or its latest version; and
- (b) take all reasonable and feasible steps to minimise operational noise and ensure that the noise generated by the operation of the development does not exceed the noise limits in Table 2 below, to be determined in accordance with the procedures in the NSW Noise Policy for Industry (EPA, 2017) at any non-associated receivers, unless the Planning Secretary agrees otherwise.

Table 2 | Operational Noise Limit Requirements

Table 2 | Operational Noise Limit Requirements

Location	Noise Limits in dB(A)			
	Day	Evening	Night	Night
	L _{Aeq} (15min)	L _{Aeq} (15min)	L _{Aeq} (15min)	L _{AFmax}
Residential receivers	62	58	51	61
Educational facilities	50 (40 internal)	50 (40 internal)	50 (40 internal)	-
Places of worship	50 (40 internal)	50 (40 internal)	50 (40 internal)	-
Active recreation areas	55	55	55	-
Commercial premises	65	65	65	-
Industrial premises	70	70	70	-

- B19 Unless the Planning Secretary agrees otherwise, within 3 months of the commencement of operation, the Applicant must prepare and submit a Noise Monitoring Report for the development to the satisfaction of the Planning Secretary. The Noise Monitoring Report must:
- (a) be prepared by a suitably qualified, experienced and independent acoustic consultant;
- (b) demonstrate that noise monitoring:
- (i) has been carried out in accordance with the procedures in the Noise Policy for Industry (EPA, 2017); and
- (ii) includes monitoring during the day, evening and night periods during operational, temperature and meteorological conditions that would represent typical worst-case scenarios where reasonable and feasible; and
- (c) include:
- (i) 1/3 octave data and calculated sound power levels along with a discussion of any excessive annoying characteristics and directionality;
- (ii) an analysis of compliance with the noise limits specified in condition B18 at the closest educational facility (Noise Impact Assessment receiver 'E1' at 9 Murray Dwyer Circuit, Mayfield West);
- (iii) an outline of implemented at-source and transmission pathway mitigation measures and their effectiveness at reducing operational noise; and
- (iv) a description of contingency measures in the event implemented mitigation measures are not effective at reducing noise levels to comply with limits specified in condition B18 at all times.
- The Applicant must undertake further noise monitoring of the development if required by the Planning Secretary.

Air

- B20 B20. The Applicant must minimise the dust generated by the development, including measures ensuring:

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	(a) activities are carried out on site in a manner that minimises dust generation, including emissions of windblown and/or traffic generated dust; (b) surface area disturbance of the site in minimised; (c) development-related vehicles leaving the site have any loads covered; and (d) water is sprayed on unsealed roads when practicable during construction and use.															
	Visual															
B21	The Applicant must: (a) minimise the off-site visual impacts of the development; (b) implement all reasonable and feasible measures to minimise the visual impact of infrastructure, including the selection of paint colours and finishes to blend with the surrounding landscape; and (c) not mount any advertising signs or logos on site, except where this is required for identification or safety purposes.						X							X		CEMP Section 7.3
	Lighting															
B22	The Applicant must: (a) minimise the off-site lighting impacts of the development; and (b) ensure that any external lighting associated with the development: (i) is installed as low intensity lighting (except where required for safety or emergency purposes); (ii) does not shine above the horizontal; and (iii) complies with Australian Standard/New Zealand Standard AS/NZS 4282:2023 – Control of Obtrusive Effects of Outdoor Lighting, or the latest version.						X							X		CEMP Section 7.3
	SOIL AND WATER															
	Water Supply															
B23	The Applicant must ensure that it has sufficient water for all stages of the development, and if necessary, adjust the scale of the development to match its available water supply. Note: Under the Water Act 1912 and/or the Water Management Act 2000, the Applicant is required to obtain the necessary water licences for the development.							X						X		CEMP Section 7.8
	Water Pollution															
B24	B24. The Applicant must ensure that the development does not cause any water pollution, as defined under Section 120 of the POEO Act.							X						X		CEMP Section 7.6
	Operating Conditions															
B25	The Applicant must: (a) minimise any soil erosion and control sediment generation; (b) ensure the battery storage and ancillary infrastructure and any other land disturbance associated with the construction, upgrading or decommissioning of the development has appropriate drainage and erosion and sediment controls designed, installed and maintained in accordance with Managing Urban Stormwater: Soils and Construction (Landcom, 2004) and Managing Urban Stormwater: Soils and Construction – Volume 2A (Landcom, 2008), or its latest version; (c) maintain separation between clean and dirty water management systems; (d) maximise the diversion of clean water around disturbed and/or exposed contaminated soils within the approved development area, except where clean water is captured for use by the development; (e) design, install and maintain water storage infrastructure to avoid unlicensed or uncontrolled discharge of water;							X						X		CEMP Section 7.8 SWMP

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	(f) ensure the battery storage and ancillary infrastructure does not cause any increased water diversion off site or alter hydrology off site; (g) ensure the battery storage and ancillary infrastructure (including security fencing) are designed, constructed and maintained to reduce impacts on surface water, localised flooding (including associated risks to property) and groundwater at the site; (h) ensure the battery storage and ancillary infrastructure are designed, constructed and maintained to avoid causing any erosion on site; and (i) provide for interception and removal of contaminants in the event of fire damage to the battery cells.															
Soil and Water Management Plan																
B26	Prior to commencing construction, the Applicant must prepare a Soil and Water Management Plan for the development in consultation with DCCEEW Water Group. This plan must: (a) be prepared by suitably qualified and experienced persons; (b) include a description of the measures that would be implemented to ensure that the objectives of condition B25 (a) – (i) above are achieved; (c) include procedures for the prevention and management of contaminated surface water on site; (d) include detailed design of stormwater management, prepared in consultation with Council; and (e) include details of who would be responsible for monitoring, reviewing and implementing the plan, and timeframes for completion of actions. The Applicant must implement the Soil and Water Management Plan.							X						X		CEMP Section 7.8 SWMP
CONTAMINATION																
Statutory Requirements																
B27	The Applicant must carry out the development in accordance with the requirements of the: (a) Remedial Action Plan; and (b) Site Management Plan, as detailed in the Detailed Site (Contamination) Assessment (dated March 2025) and in consultation with Council.	Yes							X					X		CEMP Section 7.13 SMP
B28	Prior to commencing construction, the Applicant must provide written evidence to the Secretary from the Site Auditor confirming that all construction works associated with the Development would meet the requirements of the documents listed in condition B27 above.								X					X		CEMP Section 7.13
B29	Prior to commencing operation, the Applicant must provide written evidence to the Secretary from the Site Auditor confirming that all works associated with the Development have been constructed in accordance with the requirements of the documents listed in condition B27 above. Note: The documents set out in conditions B27-B29 should be prepared in reference to Council’s ‘Steel River Certification Process’.								X						X	
Unexpected Finds																
B30	Prior to commencing construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must: (a) form part of the of the Environmental Management Strategy in accordance with condition C1; and (b) ensure any material identified as contaminated is managed in accordance with the POEO Act and its associated regulations.								X							CEMP Section 7.13

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
Details of the final management approach and the results of any associated testing must be submitted to the Planning Secretary within six weeks of the Applicant becoming aware of the contamination find, unless the Planning Secretary agrees otherwise.																
HAZARDS																
Fire Safety Study																
B31	A fire safety study must be prepared for the development. The study must: (a) be prepared and submitted to the Planning Secretary for approval prior to commencing construction of the battery storage facility (including associated foundations and cabling); (b) be prepared in accordance with the Department’s Hazardous Industry Planning Advisory Paper No. 2 ‘Fire Safety Study’ guideline and FRNSW’s Fire Safety Guideline Technical Information – Large scale external lithium-ion battery energy storage systems – Fire safety study considerations; (c) describe the final design of the battery storage facility; (d) include the most credible worst-case fire scenario to and from the battery storage facility and associated fire management procedures; and (e) identify measures to eliminate the expansion of any fire incident including: (i) adequate fire safety systems and appropriate water supply; (ii) separation and / or compartmentalisation of battery units; and (iii) strategies and incident control measures specific to the battery storage facility design. Unless otherwise agreed by the Planning Secretary, construction of the battery storage facility must not commence until the Planning Secretary has received evidence that FRNSW has confirmed in writing that the fire safety study meets the requirements of condition B31 and the study has been approved by the Planning Secretary. The fire safety study and its recommendations must be implemented, as approved by the Planning Secretary.									X			X			CEMP Section 7.4
Storage and Handling of Dangerous Goods																
B32	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department’s Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.									X			X	X		CEMP Section 7.5
B33	The Applicant must store and handle all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA’s Storing and Handling of Liquids: Environmental Protection – Participants Handbook, if the chemicals are liquids. In the event of an inconsistency between the requirements listed from (a) and (b) above, the most stringent requirement must prevail to the extent of the inconsistency.									X			X	X		CEMP Section 7.5
Operating Conditions																
B34	The development must: (a) include a minimum 10 metre wide trafficable fire break around the perimeter of the battery storage area that permits unrestricted vehicle access and movement; (b) be managed in accordance with the Fire Safety Study required by condition B31; and (c) include provision of an appropriate water supply for firefighting purposes in accordance with the Fire Safety Study required by condition B31, and a FRNSW compatible suction connection located adjacent to an internal road. The fire break must be maintained for the life of the development and located wholly within the site.									X			X	X		CEMP Section 9.1
Emergency Plan																

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B35	Prior to commencing any construction works associated with the project, an emergency plan must be prepared for the development. The plan must: (a) be prepared and implemented prior to the commissioning of the battery storage facility; (b) be prepared in consultation with FRNSW; (c) be provided to the local Fire Control Centre, relevant local emergency management committee and FRNSW; (d) be prepared in accordance with the findings of the Fire Safety Study required under condition B31; (e) be consistent with the Department’s Hazardous Industry Planning Advisory Paper No. 1, ‘Emergency Planning’ guideline; (f) include details on general emergency management planning, including: (i) details of how the battery storage and sub-systems can be safely isolated in an emergency; (ii) identification of fire risks and hazards and detailed measures for the development to prevent fires igniting; (iii) availability of fire suppression equipment, access and water; (iv) flood emergency responses for the development; and (g) include fire emergency management planning consistent with the Fire Safety Study required by condition B31, including: (i) details of the location, management and maintenance of the fire break; (ii) a list of works that must not be carried out during a total fire ban; (iii) details of how FRNSW would be notified, and procedures that would be implemented in the event that: a) there is a fire on-site or in the vicinity of the site; or b) there are any activities on site that would have the potential to ignite surrounding vegetation; (h) include an Electrical Hazard Assessment prepared in consultation with Jemena that considers potential impacts on nearby high pressure gas mains; (i) include emergency management and evacuation procedures and identification of specific emergency exit routes to be used during a flood event or in the event there is a fire on site, including evidence of access agreements with relevant landowners (e.g. right of carriageway); and (j) include an Emergency Services Information Package in accordance with Emergency services information package and tactical fire plan (FRNSW, 2019). Two copies of the plan and the Emergency Services Information Package must be kept on-site in prominent positions adjacent to the site entry point(s) at all times.									X				X	X	CEMP Section 9
WASTE																
B36	The Applicant must: (a) minimise the waste generated by the development; (b) classify all waste generated on site in accordance with the EPA’s Waste Classification Guidelines 2014 (or its latest version) and taken to a facility licenced to accept that waste; (c) store and handle all waste on site in accordance with its classification; (d) not receive or dispose of any waste on site; and (e) remove all waste from the site as soon as practicable, and ensure it is reused, recycled or sent to an appropriately licensed waste facility for disposal.										X			X	X	CEMP Section 7.10 WMP
DECOMMISSIONING AND REHABILITATION																
B37.	Within 18 months of the cessation of operations, unless the Planning Secretary agrees otherwise, the Applicant must rehabilitate the site to comply with the objectives in Table 3.															

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Table 3 | Rehabilitation Objectives

Feature	Objective
Site	Safe, stable and non-polluting.
Battery Storage and ancillary infrastructure	All infrastructure, including above and below ground, to be decommissioned and removed, unless the Planning Secretary agrees otherwise
Community	Ensure public safety at all times.

Decommissioning and Rehabilitation Plan

B38	Within 3 years of the commencement of operation, the Applicant must prepare a Decommissioning and Rehabilitation Plan for the development. At a minimum, the plan must be updated by the Applicant after 15 years into operation and within 2 years prior to decommissioning. The plan must: (a) be prepared in consultation the Planning Secretary and Council; (b) include detailed completion criteria for evaluating compliance with the rehabilitation objectives in Table 3; (c) be prepared consistent with relevant local and State strategic land use planning documents applicable to the site; and (d) describe the measures that would be implemented to: (i) decommission the development and rehabilitate the site in accordance with the objectives in Table 3; (ii) minimise and manage the waste generated by the decommissioning of the development; (iii) identify any site contamination issues arising as a result of the development (if any) and how this contamination will be remediated, including details of any approvals which may be required; (iv) include a program to monitor and report on the implementation of these measures against the detailed completion criteria; and (v) ensure that best practice is employed in respect of utilising available recycling technologies.	X	Section 3.7
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PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Environmental Management Strategy

C1	Prior to commencing construction, the Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the Planning Secretary. This strategy must: (a) provide the strategic framework for environmental management of the development; (b) identify the statutory approvals that apply to the development; (c) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development; (d) set out the procedures that would be implemented to: (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development; (ii) receive, handle, respond to, and record complaints; (iii) resolve any disputes that may arise; (iv) respond to any non-compliance; (v) respond to emergencies; and (e) include:	X	X	X	This document
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ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	(i) references to any strategies, plans and programs approved under the conditions of this consent; and (ii) a clear plan depicting all the monitoring to be carried out in relation to the development, including a table summarising all the monitoring and reporting obligations under the conditions of this consent. Following the Planning Secretary’s approval, the Applicant must implement the Environmental Management Strategy.															
Revision of Strategies, Plans and Programs																
C2	The Applicant must: (a) update the strategies, plans or programs required under this consent to the satisfaction of the Planning Secretary prior to carrying out any upgrading or decommissioning activities on site; and (b) review and, if necessary, revise the strategies, plans or programs required under this consent to the satisfaction of the Planning Secretary within 3 months of the: (i) submission of an incident report under condition C10 of Schedule 2; (ii) submission of an audit report under condition C13 of Schedule 2; or (iii) any modification to the conditions of this consent.											X		X	X	Section 3.3
Staging, Combining and Updating Strategies, Plans or Programs																
C3	With the approval of the Planning Secretary, the Applicant may stage the development and may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).											X		X		Section 3.3
C4	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.													X		Section 3.3
C5	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.													X		Section 3.3
C6	If the Planning Secretary agrees, a strategy, plan or program may be staged without addressing particular requirements of the relevant condition of this consent if those requirements are not applicable to the particular stage.													X		Section 3.3
NOTIFICATIONS																
Notification of Department																
C7	Prior to commencing the construction, operations, upgrading or decommissioning of the development or the cessation of operations, the Applicant must notify the Department in writing via the Major Projects website portal of the date of commencement, or cessation, of the relevant phase. If any of these phases of the development are to be staged, then the Applicant must notify the Department in writing prior to commencing the relevant stage and clearly identify the development that would be carried out during the relevant stage.											X		X	X	Section 5.2, CEMP Section 11.3

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Layout Plans																
C8	Prior to commencing construction, the Applicant must submit detailed plans of the layout of the development showing details on the siting of battery storage and ancillary infrastructure to the Department via the Major Projects website. The Applicant must ensure that the development is constructed in accordance with the layout plans.											X		X		Section 5.2, CEMP Section 11.3
Work as Executed Plans																
C9	Prior to commencing operations or following the upgrades of any battery storage components or ancillary infrastructure, the Applicant must submit work as executed plans of the development showing comparison to the final layout plans to the Department via the Major Projects website and to Council.											X		X	X	Section 5.2
Incident Notification																
C10	The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including: (a) date, time and location; (b) a brief description of what occurred and why it has been classified as an incident; (c) a description of what immediate steps were taken in relation to the incident; and (d) identifying a contact person for further communication regarding the incident.											X		X	X	CEMP Section 12.2
C11	The Applicant must provide the Department with a subsequent incident report in accordance with Appendix 5.											X		X	X	CEMP Section 12.2
Non-Compliance Notification																
C12	Within seven days of becoming aware of a non-compliance, the Applicant must notify the Department of the non-compliance. The notification must be in writing and must be submitted via the NSW planning portal (Major Projects). The notification must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance. Note: A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.											X		X	X	CEMP Section 13.6
INDEPENDENT ENVIRONMENTAL AUDIT																
C13	C13. Independent Environmental Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020) or as updated from time to time and published on the Department’s website.											X		X	X	Section 10.1, CEMP Section 13.3
ACCESS TO INFORMATION																
C14	The Applicant must: (a) make the following information publicly available on its website as relevant to the stage of the development: (i) the EIS; (ii) the final layout plans for the development; (iii) current statutory approvals for the development; (i) approved strategies, plans or programs required under the conditions of this consent (other than the Fire Safety Study and Emergency Plan); (iv) the proposed staging plans for the development if the construction, operation and/or decommissioning of the development is to be staged;											X		X	X	Section 5.3, CEMP Section 11

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	(v) a comprehensive summary of the monitoring results of the development, which have been reported in accordance with the various plans and programs approved under the conditions of this consent; (vi) how complaints about the development can be made; (vii) a complaints register; (viii) compliance reports; (ix) any independent environmental audit, and the Applicant's response to the recommendations in any audit; and (x) any other matter required by the Planning Secretary; and (e) keep this information up to date.															

Appendix D EIS Mitigation Measures

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect											Stage		
BIODIVERSITY																
BD-1	The Project's design will take into account the largest possible impact outside of the operational footprint for a potential laydown area. This area is likely to be reduced as part of the construction planning with most, if not all, planted trees around the existing substation ultimately be avoided.			X									X			BMP
BD-2	The Project will avoid impacting/trimming overhanging located in the north of the site. This will ensure that habitat connectivity within the site remains intact.			X									X	X		BMP
BD-3	Vegetation clearing will occur outside of breeding			X										X		BMP

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	season (between late August-December) to ensure minimal impact on breeding populations.															
BD-4	Locating the Project in the southeast portion of the site ensures that impacts to the South Channel of the Hunter River are avoided.			X										X	X	BMP
BD-5	Any animals injured during construction should be taken immediately to a vet for treatment. Any animals requiring rehabilitation would be placed into the care of an appropriate animal rehabilitator, with costs covered by the proponent.			X										X		BMP
BD-6	Vegetation within the site is to undergo pre-clearance searches including bandicoots that were observed in the site, to			X										X		BMP

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	relocate captured specimens into neighbouring vegetation outside of the clearance zone.															
BD-7	To prevent exotic plant material from entering/exiting the site, the following measures will be implemented: - removal and disposal of vegetation containing priority weeds should be done in accordance with Hunter Regional Strategic Weed Management Plan (LLS 2022) and local waste management regulations - prior to entering site vehicles and machinery must be inspected for soils, vegetation and seeds. If present this must be washed off in a suitable location		X										X	X		BMP

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	prior to entering the site. · a clean down register to be maintained at the entry of the site															
BD-8	To reduce vehicle fauna strike, a restricted site speed limit will be implemented.			X									X	X	X	BMP
ABORIGINAL HERITAGE																
AH-1	The Project must be contained within the boundaries of the site. If there is any alteration to the site boundaries, further investigation and cultural heritage assessment must be completed.				X								X	X	X	CEMP Section 1.3, 3.2
AH-2	Should unanticipated Aboriginal archaeological material be encountered during construction of the Project, all work must cease in the vicinity of the find and				X								X	X	X	CEMP Section 7.12 and Appendix G

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	an archaeologist contacted to assess the find and to advise on the course of action to be taken. Further archaeological assessment and Aboriginal community consultation may be required prior to the recommencement of works. Any objects confirmed to be Aboriginal in origin must be reported to Heritage NSW. In the unlikely event that suspected human remains are identified during construction works, all activity in the vicinity of the find must cease immediately and the find protected from harm or damage. The NSW Police and the Coroner's Office must be notified immediately. If the finds are															

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	confirmed to be human and of Aboriginal origin, further assessment by an archaeologist experienced in the assessment of human remains and consultation with both Heritage NSW and the RAPs for the project would be required. This measure should be included in the Project CEMP.															
LAND AND SOILS																
L-1	All workers will be informed of the contamination status of the material below the capping layer and be informed of the procedures and protocols to minimise the potential exposure to themselves and the environment.							X					X	X	X	CEMP Section 7.11, 5 SWMP SMP
L-2	The Steel River certification process, regulated by City of							X					X	X	X	CEMP Section 7.11

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	Newcastle Council, includes a site management plan (SMP) which details the day-to-day requirements of construction work. The SMP will be part of the overall CEMP and will be implemented.															SWMP SMP
L-3	All material which is removed from site must be sampled, classified, transported and tracked in accordance with the NSW EPA waste framework.							X					X	X	X	CEMP Section 7.10 SWMP SMP
L-4	During construction, differential stockpiling of capping materials to any underlying materials, prior to classification being undertaken.							X						X		CEMP Section 7.13, 7.10 SWMP SMP
L-5	No groundwater extraction is to be undertaken unless there is additional assessment into the							X					X	X	X	CEMP Section 7.13.3.6 SWMP SMP

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	suitability of the extracted groundwater for the proposed purpose. Any extracted groundwater is to be treated as contaminated unless confirmed otherwise i.e. implementation of occupational hygiene controls for workers and no release of groundwater to the environment															
L-6	Additions to be made to the SMP as follows: - Training to ensure that all workers undertaking excavation works are aware of the potential for unexpected contamination to be present in the capping layer and the likely presence of contamination at depths beyond 2 mbgs, including free tar and slag. - Minimisation of potential							X					X	X	X	CEMP Section 7.13, 5 SWMP SMP

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	exposure by dust and implementation of occupational hygiene controls to prevent dermal contact and incidental ingestion of soil adhered to skin when conducting any works below a depth of 2 m. - Stockpiling controls to manage the potential for contaminated material to leave the Operational Footprint via dust or erosion. - The 2 m capping layer is to be maintained throughout construction of the Project. Requirements will be established for the return of soil, in the event that soil is excavated from below the capping layer. If this is not feasible or desirable, appropriate sampling and analysis will be undertaken															

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	to w determine whether it is appropriate for this material to remain at the Operational Footprint and be subject to waste classification.															
L-7	A Certificate C will need to be obtained under the SMP. A Certificate C involves an environmental auditor reviewing the proposed design of the Project to confirm that it complies with the SMP. This will aim to avoid any penetration of the design below the existing 2 m capping layer.							X						X		SWMP SMP
L-8	Where soil is left exposed for more than three days, a soil binder will be used to help prevent erosion caused by wind or water. Binders would be used on stockpiles where these are in situ for more than 24 hours.							X						X		CEMP Section 7.8 and 7.13 SWMP

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
L-9	A spill response plan (SRP) will be developed prior to construction, to outline the procedures to follow in the event of a spill to minimise environmental impact and ensure the safety of workers.							X						X	X	SWMP
L-10	Impermeable barriers placed between sources of contamination (e.g. contaminated stockpiles or certain materials) and the natural ground.							X						X	X	SWMP
L-11	Hazardous materials such as chemicals, fuels and oils will be handled and stored in accordance with relevant Australia Standards and the NSW EPA's Storing and Handling of Liquids: Environmental Protection Participants Handbook (DECC, 2007).							X						X	X	CEMP Section 7.5 SWMP

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
VISUAL AMENITY																
V-1	Minimise the removal of existing vegetation along the site boundaries where possible.						X						X			LMP
V-2	Provide a native planting buffer along the east and south boundaries (facing the SUP and Tourle Street) to provide screening effect, where possible, considering the need for infrastructure fire safety and asset protection zones.						X						X			LMP
V-3	Limit the area of disturbance during construction where possible.						X							X		CEMP Section 7.3 LMP
V-4	All areas disturbed by construction and not required for operation of the Project are to be rehabilitated, to soften appearance of the Project						X							X		LMP

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			Aspect										Stage			
	and provide permeable surface.															
V-5	Storage areas and associated construction support equipment are to be located in cleared or otherwise disturbed areas away from public interfaces, where possible.						X							X		CEMP Section 7.7
V-6	Lighting for the site is to be designed to minimise glare issues and light spillage into adjacent areas and should be generally consistent with the requirements of Australian Standard 4282-1997 <i>Control of the obtrusive effects of outdoor lighting</i> .						X								X	CEMP Section 7.3
V-7	Where bespoke equipment or buildings are selected (e.g. control room) materials, colour and finishes should mitigate						X								X	CEMP Section 7.3

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			Aspect										Stage			
	appearance of bulky structures and minimise glare through use of matt or low-sheen finishes. It is noted that all other equipment will be as per the manufacturer's default colour specifications.															
V-8	Ausgrid will engage with City of Newcastle (CN) to determine a suitable landscaping outcome outside the Ausgrid boundary e.g. along the shared user path or at another recreational location deemed suitable by CN						X								X	BMP
NOISE AND VIBRATION																
NV-1	A construction noise management plan (CNMP) would be developed and implemented for the Project. The CNMP would include						X							X		CEMP Section 7.1

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	feasible and reasonable safeguards to manage noise emissions from the Project and to address complaints received in relation to construction noise. The CNMP should include, as a minimum, the following:															
	· identification of nearby residences and other sensitive land uses · description of approved hours of work · description and identification of all construction activities, including work areas, equipment, and duration · description of what work practices (generic and specific) would be applied to minimise noise · a complaint handling process															

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	- noise monitoring procedures - overview of community consultation required for identified high impact work.															
NV-2	Construction work should be planned and carried out during standard construction hours as far as reasonable and feasible.						X							X		CEMP Section 7.1
NV-3	All works would be conducted in accordance with the Transport <i>Construction Noise and Vibration Guideline (Public Transport Infrastructure)</i> standard mitigation measures outlined in Appendix H of the EIS.						X							X		CEMP Section 7.1
NV-4	Attended measurements will be undertaken at the commencement of the full operation of the Project at the most affected receiver.						X								X	CEMP Section 7.1

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	In addition, attended measurements will be made in response to any complaints.															
NV-5	A system of records which provides full documentation of all noise monitoring results, complaint handling and responses to non-compliances should be maintained.						X							X	X	CEMP Section 13
NV-6	Residents and sensitive receivers likely to be affected by Project construction noise should be notified prior to commencement. The information provided to these receivers should include: · programmed times and locations of construction work · the hours of proposed						X							X		CEMP Section 7.1, 11

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	work · construction noise impact predictions · construction noise mitigation measures being implemented on site.															
NV-7	Community consultation regarding construction noise and vibration should be detailed in a Community Action Plan for the construction of the Project, including the provision of a 24-hour hotline and an associated complaints management process.						X							X		CEMP Section 11
TRAFFIC AND TRANSPORT																
T-1	Prior to construction, a pre-condition survey of McIntosh Drive will be undertaken by the appointed contractor in consultation with Council. During construction the sections of the road network		X										X	X	X	TMP

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	utilised by Project traffic will be monitored and maintained to ensure continued safe use by all road users, and any faults attributed to construction of the BESS would be rectified. At the end of construction, a post-condition survey would be undertaken to ensure the road network is left in a condition equivalent to that at the start of construction.															
T-2	Neighbouring properties will be consulted and notified regarding the timing of major deliveries which may require additional traffic control and disrupt access.		X											X		CEMP Section 13
T-3	Warning signs advertising change of traffic conditions will be implemented if deemed necessary and will		X											X		TMP

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			Aspect										Stage			
	be located on the transport routes along Council roads.															
T-4	A local bus company may be contacted to implement a shuttle bus program during a portion of the construction phase to transport workers to and from the site. Measures to ensure that a potential shuttle bus runs effectively will be detailed in the CTMP.	X												X		TMP
T-5	Heavy vehicles will avoid travel during peak bus operating times to limit the interaction of larger vehicles and vulnerable road users. Buses operate along Tourle Street.	X												X		TMP
T-6	All OSOM vehicle trips would be scheduled to avoid other OSOM vehicles within the surrounding area. This will	X												X		TMP

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	be coordinated as part of the permit application.															
T-7	A CTMP will be created in accordance with the <i>Australian Standard 1742.3</i> and the <i>Work Health and Safety regulation 2017</i>. The CTMP would provide further information on the following: • Road transport volumes, distribution and vehicle types broken down into: - Hours and days of construction - Schedules for phasing/staging of the Project. • The origin, destination and routes for: - Employee and contractor light vehicles - Heavy vehicle traffic - OSOM vehicles. • A map of the primary	X														TMP

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	haulage routes highlighting critical locations · An induction process for vehicle operators and regular toolbox meetings · A complaint resolution and disciplinary procedure · Local climatic conditions that may impact road safety of employees throughout all project phases (e.g. fog, wet and significant dry, dusty weather).															
SURFACE WATER, GROUNDWATER AND FLOODING																
SW-1	A construction Soil and Water Management Plan (SWMP), including an Erosion and Sediment Control Plan (ESCP) prepared in accordance with the Blue Book, will be							X						X		SWMP

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	prepared and implemented during construction. The ESCP will be prepared by a Certified Practitioner of Erosion and Sediment Control or an accredited soil scientist. The ESCP will include a protocol for erosion control inspections to detect and mitigate construction phase impacts.															
SW-2	Include an ASS Management Plan (ASSMP) to minimise potential environmental impacts from development works that could disturb ASS.							X						X		SWMP
SW-3	Prior to construction, a Flood Emergency Response Plan would be prepared. This would form part of the CEMP and would document how the risks to life and property within the							X						X		ERP

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	Construction Footprint would be safely managed during construction.															
SW-4	The detailed design of the stormwater management system would be undertaken following project approval and will include the following: - Confirmation through water quality modelling that the City of Newcastle Council requirements specified in this report can be met. - Confirmation that the proposed stormwater drainage layout would manage floodwaters appropriately and confirm that the outcomes of the flood assessment presented in this EIS would be met. Stormwater design plans (as							X					X			SWMP

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	part of the civil works design package) for the detailed design and/or Issued for Construction (IFC) can be provided upon request to City of Newcastle Council.															
SW-5	Operational controls relevant to water should be included in Ausgrid's existing environmental procedures for the site, or within a site-specific Operational Environment Management Plan (OEMP). The relevant document should include the following measures relevant to water: Procedures to maintain drainage features at the site, including open channels, culverts, water quality controls (GPTs and pit inserts) and all pits and outlets. These should be							X							X	OEMP

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			Aspect										Stage			
	maintained in accordance with the manufacturer's specifications and kept free-draining. · Identifying procedures to appropriately handle hazardous materials such that they can be contained within the site. Specified responses to a pollution incident should be documented for the unlikely event that hazardous materials.															
SW-6	A water quality treatment train will be implemented to address the changes in pollutant loads that would be generated by the increased impervious area within the site.							X						X		SWMP
HAZARD AND RISKS																

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			Aspect										Stage			
HR-1	An offsite incident involving the high-pressure gas main be included in the site emergency response plan for the BESS facility.									X				X	X	ERP
HR-2	Prior to energisation, a Fire Safety Study (FSS) be developed in accordance with the requirements of the Hazardous Industry Planning Advisory Paper (HIPAP) No.22 and submitted to FRNSW for review.									X				X		FSS
HR-3	Prior to occupation or commissioning, an Emergency Plan (EP) be developed for the site in accordance with HIPAP No.1									X					X	ERP
HR-4	Prior to occupation or commissioning, an Emergency Services Information Package (ESIP) be developed for the site in									X					X	ERP

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			Aspect										Stage			
	accordance with FRNSW fire safety guideline – Emergency services information package and tactical fire plans.															
HR-5	An Electrical Hazard Assessment relevant to the Jemena high pressure gas main will be undertaken prior to construction and provided to Jemena.									X				X		ERP
SOCIAL AND ECONOMIC																
SI-1	Implement noise, traffic, and dust mitigation measures while communicating construction schedules in advance. Monitor community complaints and ensure compliance with management plans to reduce disruptions and demonstrate adherence.						X							X		CEMP Section 11

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			Aspect										Stage			
SI-2	Provide regular updates via newsletters, emails, and meetings, maintaining a contact point for enquiries. Foster transparency on potential impacts to build trust, increase engagement, and reduce unresolved complaints.						X						X	X	X	CEMP Section 11
SI-3	Modify work schedules or traffic routes based on real-time monitoring of noise, traffic, and air quality. Maintain a grievance register to track concerns, with the goal of reducing grievances over time.						X							X	X	CEMP Section 11
SI-4	Share project-related opportunities with communities to increase awareness and engagement.						X							X	X	Community and Stakeholder Engagement Plan (CSEP)
SI-5	Prioritise local hiring, engage employment agencies, and						X							X	X	CSEP

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	track the number of local hires.															
SI-6	Provide cultural awareness training for staff to support First Nations engagement, ensuring completion and feedback are recorded.						X							X	X	CSEP
SI-7	Use toolbox talks to promote local businesses, encouraging contractors and workers to support nearby suppliers, services and hospitality providers.						X							X		CSEP
NON ABORIGINAL HERITAGE																
NAH-1	If any heritage objects and/or relics are uncovered during the construction of the Project, the following steps would be followed: · All activity in the immediate area would cease immediately.				X									X		CEMP Appendix G

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	- The site construction manager would be notified. - Flagging or fencing would be erected to demarcate and protect the area. - Project Area personnel and visitors would be advised to avoid the area until further notice. - An appropriately qualified heritage professional would be consulted to confirm if the object/s is a heritage item or relic. - NSW Heritage Council would be contacted. If confirmed as a historic heritage item, an appropriately qualified heritage professional would record the location and attributes of the site and															

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	determine the significance of the find.															
NAH-2	In the event of the discovery of human skeletal material (or suspected human skeletal material) during project activities in the Project Area, the following steps would be followed: · All activities and/or works in the immediate area would cease as soon as practicable · The NSW Police would be immediately contacted along with the project manager and the NSW Heritage Council · Flagging or fencing would be erected to demarcate and protect the area · Project Area personnel and visitors would be				X									X		CEMP Appendix G

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			Aspect										Stage			
	advised to avoid the area until further notice Any sand or soils removed from the near vicinity of the find would be identified and set aside for assessment by the investigating authorities.															
WASTE																
W-1	A Waste Management Sub-Plan would be prepared as part of the CEMP and would: - Identify requirements consistent with the waste hierarchy and circular economy initiatives - Include relevant measures from the National Waste Policy: Less Waste, More Resources (Department of Agriculture, Water and the Environment, 2018) - Provide a framework to target resource efficiency										X			X		WMP

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			Aspect										Stage			
	through the design and construction phases															
	- Provide consistent clear direction on waste and resource handling, storage, stockpiling, use and reuse management measures - Set out processes for disposal, including on-site transfer, management, and the necessary associated approvals/permits - Describe the process for regularly removing waste from the Project Area to avoid issues associated with odour, visual amenity, and the attraction of animal/pest species - Outline procedures for waste generated to be segregated at source and suitably stored in designated waste management areas															

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	within the Project Area · Include material tracking measures to track waste and recyclables generated from the Project and removed from the Project Area.															
W-2	All waste would be assessed, classified, managed, and disposed of in accordance with the Waste Classification Guidelines and other relevant legislation (NSW EPA, 2014).										X			X		WMP
AIR QUALITY																
AQ-1	The CEMP would include air quality management measures including measures to minimise visible dust moving offsite. Air quality measures would include: · Daily construction activities would consider the						X							X		CEMP Section 7.2

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			Aspect										Stage			
	expected weather conditions for each workday and design the work program accordingly to reduce dust or emission impacts - Approaches to minimise exposed surfaces, such as stockpiles and cleared areas, including partial covering of stockpiles where practicable - Dust suppression measures on exposed surfaces would be implemented, such as watering of exposed soil surfaces, dust mesh, water trucks and sprinklers to reasonably minimise dust generation - Defined site entry and exit points would be defined to minimise tracking of soil															

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			Aspect										Stage			
	on surrounding roads. Use wheel washes or shaker grids where the risk of offsite track out of dirt is identified															
	- Heavy vehicles entering and leaving the site would be covered to prevent material escaping during transport - Vehicles and construction equipment operating onsite are to be kept well maintained and turned off when not operating (minimise idling on the site) - The handling of spoil would be minimised when excavating and loading of vehicles.															
AVIATION																
AV-1	If construction requires the use of a tall structure deemed to be a temporary obstruction greater than 30									X				X		Section 2.3

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	m tall, approval will be sort from the ABCP via email. All applications need to be submitted to the ABCP at least two business days prior to the intended use of the tall structure.															
AV-2	Newcastle Airport the RAAF Williamstown Base and Mayfield West heliport will be included as key stakeholders for the Project and will be notified of works throughout the construction phase.									X				X		CEMP Section 11.2
EMBODIED CARBON EMISSIONS																
EC-1	Measures that could be taken during detailed design and construction to reduce the embodied emissions of the Project include selecting lower-carbon materials such as concrete mixes with						X							X		-

ID#	Description	Consultation	Traffic	Biodiversity	Heritage	Landscaping	Amenity	Soil & Water	Contamination	Hazards	Waste	Administrative	Design	Construction	Operation	EMS Section / Management Plan
			Aspect										Stage			
	reduced Portland cement content, optimisation of steel design, selection of higher strength per mass steel components.															
EC-2	Reduction of direct emissions of sulphur hexafluoride (a GHG with potential for global warming) derived from equipment such as switchgear, will be considered throughout the Project.						X						X			-