APPLICATION ON NOTIFICATION – CATEGORY 2

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>NEXIF Energy Australia Pty Ltd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Number:</td>
<td>010/U070/18</td>
</tr>
<tr>
<td>Nature of Development:</td>
<td>Establishment of a 10MW Battery Energy Storage (BESS) facility in association with the Lincoln Gap Windfarm. The proposal includes batteries and battery enclosure, inverters and transformers, site and civil works and the construction of an access track. The facility will be co-located with an approved on-site substation.</td>
</tr>
<tr>
<td>Type of development:</td>
<td>Merit</td>
</tr>
<tr>
<td>Zone / Policy Area:</td>
<td>Pastoral Zone - Land Not Within a Council Area (Flinders): Consolidated 29 November 2012</td>
</tr>
<tr>
<td>Subject Land:</td>
<td>2252 Eyre Highway, Lincoln Gap, South Australia</td>
</tr>
<tr>
<td>Contact Officer:</td>
<td>Simon Neldner</td>
</tr>
<tr>
<td>Phone Number:</td>
<td>(08) 7109 7058</td>
</tr>
<tr>
<td>Start Date:</td>
<td>3 January 2019</td>
</tr>
<tr>
<td>Close Date:</td>
<td>16 January 2019</td>
</tr>
</tbody>
</table>

During the notification period, hard copies of the application documentation can be viewed at the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, Adelaide, during normal business hours.

Written representations must be received by the close date (indicated above) and can either be posted, hand-delivered or emailed to the State Commission Assessment Panel.

Any representations received after the close date will not be considered.

Postal Address:
The Secretary
State Commission Assessment Panel
GPO Box 1815
ADELAIDE SA 5001

Street Address:
Development Division
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders St
ADELAIDE SA 5000

Email Address: scapreps@sa.gov.au
PLEASE USE BLOCK LETTERS

COUNCIL: Out of council

APPLICANT: Nexif Energy Australia Pty Ltd
c/- WSP

Postal Address: Suite 5.03, 45 William St
Melbourne, VIC, 3000

Owner: Nexif Energy Australia Pty Ltd
Postal Address: Suite 5.03, 45 William St
Melbourne, VIC, 3000

FOR OFFICE USE

Development No:_______________________________________
Previous Development No:_______________________________
Assessment No:________________________________________

Owner: Nexif Energy Australia Pty Ltd
Postal Address: Suite 5.03, 45 William St
Melbourne, VIC, 3000

Owner: Nexif Energy Australia Pty Ltd
Postal Address: Suite 5.03, 45 William St
Melbourne, VIC, 3000

BUILDER:___________________________________________

Postal Address:___________________________________________

Licence No:________________________  Licence No: ______________

Complying □  Non Complying □
Notification Cat 2 □  /  /
Notification Cat 3 □  Decision: ______________________
Referrals/Concurrences □  Type: ______________________
DA Commission □  Date:  /  /

CONTACT PERSON FOR FURTHER INFORMATION

Name: Bronte Nixon (WSP)

Telephone: 08 8405 4421 [work] 0416 159 355 [Ah]
Fax: ____________________ [work] _______________ [Ah]

EXISTING USE: Wind Farm

DESCRIPTION OF PROPOSED DEVELOPMENT: Construction of a 10MW Battery Energy Storage System

LOCATION OF PROPOSED DEVELOPMENT: Eyre Highway, Lincoln Gap

House No: ________ Lot No: _____ Street: __________________________

Town/Suburb: __________________________

Section No [full/part] 2 Hundred: 540400 Volume: 6138 Folio: 388

LAND DIVISION:

Site Area [m²] _______________ Reserve Area [m²] _______________ No of existing allotments __________

Number of additional allotments [excluding road and reserve]: _______________ Lease: YES □ NO □

BUILDING RULES CLASSIFICATION SOUGHT: ________________________ Present classification: ________________________

If Class 5,6,78 or 9 classification is sought, state the proposed number of employees:

Male: _____ Female: ______

If Class 9a classification is sought, state the number of persons for whom accommodation is provided:

______________________

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises:

______________________

DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 2008 APPLY? YES □ NO □

HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 2008 LEVY BEEN PAID? YES □ NO □

DEVELOPMENT COST [do not include any fit-out costs]: $ 1,100,000

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008.

SIGNATURE: ________________________________________ Dated: 19/ Nov /2018
To: State Commission Assessment Panel

From: Nexif Energy Australia Pty Ltd c/- WSP

Date of Application: 16/Nov/2018

Location of Proposed Development: ________________________________
House No: _____ Lot No: _____ Street: Eyre Highway
Town/Suburb: Lincoln Gap ________________________________
Section No (full/part): S2 Hundred: H540400
Volume: 6138 Folio: 388

Nature of Proposed Development:

Construction of a 10MW battery energy storage system and ancillary infrastructure, to support the approved Lincoln Gap Wind Farm.

I, Bronte Nixon, being the applicant/ a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under clause 2A(1) of Schedule 5 of the Development Regulations 2008.

Signed: ___________________________ Date: 19 /Nov/2018
Note 1
This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of ‘building’ contained in section 4(1) of the Development Act 1993), other than where the development is limited to—

a) an internal alteration of a building; or
b) an alteration to the walls of a building but not so as to alter the shape of the building.

Note 2
The requirements of section 86 of the Electricity Act 1996 do not apply in relation to:

a) an aerial line and a fence, sign or notice that is less than 2.0 m in height and is not designed for a person to stand on; or
b) a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

Note 3
Section 86 of the Electricity Act 1996 refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

Note 4
The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually also comply.

Particular care needs to be taken where high voltage powerlines exist; or where the development:

• is on a major road;
• commercial/industrial in nature; or
• built to the property boundary.

Note 5
An information brochure: ‘Building Safely Near Powerlines’ has been prepared by the Technical Regulator to assist applicants and other interested persons.

This brochure is available from council and the Office of the Technical Regulator. The brochure and other relevant information can also be found at sa.gov.au/energy/powerlinesafety

Note 6
In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.
Lincoln Gap Wind Farm 10MW Battery Energy Storage System Development Application Report

Nexif Energy Australia Pty Ltd

WSP
Level 1, 1 King William Street
Adelaide SA 5000
GPO Box 398
Adelaide SA 5001

Tel: +61 8 8405 4300
Fax: +61 8 8405 4301
wsp.com

REV | DATE | DETAILS
---|---|---
00 | 16/11/2018 | Final report

<table>
<thead>
<tr>
<th>NAME</th>
<th>DATE</th>
<th>SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prepared by: Tenille Anderson, Bronte Nixon</td>
<td>16/11/2018</td>
<td>![Signature]</td>
</tr>
<tr>
<td>Reviewed by: Bronte Nixon</td>
<td>16/11/2018</td>
<td>![Signature]</td>
</tr>
<tr>
<td>Approved by: Bronte Nixon</td>
<td>16/11/2018</td>
<td>![Signature]</td>
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18-0122-00-PS111460 Confidential November 2018
Our ref: 18-0122-00-PS111460

16 November 2018

Confidential

Simon Neldner
A/Team Leader - Crown and Major Developments
Department of Planning, Transport and Infrastructure
Level 50, Flinders Street
Adelaide SA 5000

Dear Mr Neldner

Lincoln Gap Wind Farm 10MW Battery Energy Storage System Development Application Report

WSP Australia Pty Limited, on behalf of Nexif Energy Australia Pty Ltd, is pleased to submit this Development Application for a 10MW Battery Energy Storage system to support the Lincoln Gap Wind Farm; DA 010/0011/06 and subsequent variations.

The application is being submitted to the State Commission Assessment Panel under Schedule 10, clause 14 of the Development Regulations 2008, being that it relates to an electricity generator with a generating capacity of greater than 5MW and is to be connected to the State’s power system.

A certificate from the Office of the Technical Regulator, as required under Regulation 119, was issued on 9 November 2018, and has been included in Appendix A of the Development Application Report.

Should you have any questions relating to the application, please do not hesitate to contact me by phone on 08 8405 4421, or email at Bronte.Nixon@wsp.com.

Yours sincerely

Bronte Nixon
Principal Environmental Scientist/Planner
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APPENDIX B CERTIFICATES OF TITLE
APPENDIX C LGWF BESS DRAFT SLD
EXECUTIVE SUMMARY

Nexif Energy Australia Pty Ltd (Nexif Energy) propose the construction of a 10MW Battery Energy Storage System (BESS) to support the approved Lincoln Gap Wind Farm (LGWF) project. The BESS will be located within the existing LGWF site, and will function to ensure the stability of energy output from the project.

The project constitutes development under the Development Act 1993 (the Act), being that it comprises building work. As such, the project requires Development Approval prior to construction. Development Plan Consent, and eventual Development Approval, is sought from the State Commission Assessment Panel (SCAP) as the Relevant Authority, as per Schedule 10, clause 14 of the Development Regulations 2008 (the Regulations).

The project is located off the Eyre Highway, approximately 15km west of Port Augusta and sits within the Pastoral Zone of the Land Not Within a Council Area (LNWCA) (Flinders) Development Plan. Under this zone, the project is neither considered complying or non-complying and as such, will be considered based on its merits. Additionally, the project is not assigned a public notification category under the relevant zone or Regulations and normally would default to Category 3. In this instance, however, it is argued that the project, being of a relatively low scale and impact compared to the associated development, does not warrant this level of notification and should therefore be considered minor, and assigned a Category 1 notification level.

The project has been located and timed as to reduce the potential impacts resulting from construction and operation; including flora, fauna, visual and noise impacts. On assessment of the project against the relevant provisions of the LNWCA (Flinders) Development Plan, it is considered that the project is not at variance with the Development Plan and that the granting of Development Plan Consent is warranted.
1 BACKGROUND AND RATIONALE

1.1 PROJECT OUTLINE

The project comprises the construction of a 10MW BESS to support the LGWF project. The BESS will be located within the existing LGWF site and will function to ensure the stability of energy output from the project.

1.2 LINCOLN GAP WIND FARM

The LGWF is located in Lincoln Gap, approximately 15km west of Port Augusta, and consists of 59 turbines, with a maximum height of 180 metres and an overall generating capacity of 212MW.

A development application for the project was originally lodged in 2006, with Development Plan Consent being granted in June 2006. Since then, the application has undergone a series of variations. Development Approval for onsite infrastructure was sought in stages, with Stage 1 Approval for the construction yard and earth works received in December 2017 (under DA 010/U053/17); and Stage 2 Approval for onsite infrastructure received in two parts; in August 2018 and November 2018.

1.2.1 NEED FOR BATTERY ENERGY STORAGE SYSTEM

Since the initial lodgement of the original Development Application in 2006, South Australian requirements for renewable energy generating plants have changed. It is now a requirement that all renewable energy projects have the capability to contribute towards the security and reliability of the State’s power system through energy storage; providing prescribed levels of Real Inertia or Fast Frequency response. As a result of the change in requirements, energy storage was not considered in the initial design of the project or in prior development authorisations. As such, Nexif Energy are proposing to build a 10MW BESS to support the LGWF and to meet their requirements under the Electricity Act 1996.

By its nature, wind generation is unable to provide a consistent and reliable energy source. The introduction of a BESS to support the LGWF will help maintain a constant energy output; proving back up energy during temporary loss of supply, stabilisation during instances of frequency imbalance and additionally; reduce the need for wasteful load shedding during times where generation is greater than demand.

1.3 DEVELOPMENT APPLICATION PATHWAY

This Development Application is submitted to SCAP, seeking Development Plan Consent and eventual Approval under Schedule 10, clause 14 of the Development Regulations 2008; being that is constitutes a component of an electricity generating plant of greater than 5MW, and will be connected to the State’s power system:

Schedule 10(14)(1) Development for the purposes of the provision of electricity generating plant with a generating capacity of more than 5 MW that is to be connected to the State’s power system.

1.3.1 CERTIFICATE FROM THE OFFICE OF THE TECHNICAL REGULATOR

Under Schedule 5, clause 12 of the Regulations, prior to the lodgement of an application for an electricity generating plant with SCAP under Schedule 10 Clause 14 of the Regulations, approval must first be sought from the Office of the Technical Regulator (OTR). The purpose of the prior approval from the OTR is to establish that the project has the capacity to contribute to the security and reliability of the State’s power system, prior to commencement of the Development Application process.

The greater LGWF project predates the requirement for prior approval from the OTR for the purpose of lodgement with SCAP. The 10MW BESS, having not been included under prior Development Applications, does however still require
this prior approval. As such, Nexif Energy sought approval from the OTR under Section 37 of the Development Act 1993 for the purpose of this Development Application. A certificate verifying compliance with OTR requirements was issued on 9 November 2018, and attached as Appendix A.

Furthermore, after receiving Development Approval from SCAP, Nexif Energy will be required to obtain a Generation License, which will be sought from the Essential Services Commission of South Australia (ESCOSA).

1.4 PROJECT TIMING

Current project timing anticipates the commencement of construction in late January, pending Development Approval. The completion date is expected for June 2018, making for an approximate 6 month construction period.

1.5 PROPOSER DETAILS

Nexif Energy is an independent developer, specialising in energy and infrastructure projects. As the developer of the LGWF, Nexif Energy have engaged WSP to prepare this Development Application Report for the LGWF BESS.

1.5.1 CONTACT

Contact details for this Development Application are:

Bronte Nixon  
Principle Environmental Scientist/Planner  
WSP Australia Pty Limited  
Email: Bronte.Nixon@wsp.com  
Phone: 08 8405 4421

Ben Seymour  
Construction and Operations Engineer  
Nexif Energy Australia Pty Ltd  
Email: Ben.Seymour@Nexif.com  
Phone: 0448 767 278
2   PROJECT SITE

The LGWF is located on the Eyre Highway in Lincoln Gap, within the Hundred of Handyside. The site primarily sits across two parcels north of the Eyre Highway, these being; H540400 S2 (CT 6138/388) and H540400 S4 (CT 6138/334). The BESS will be fully contained within H540400 S2. The Certificate of Title for the relevant allotment has been included in Appendix B.

The site is located in an out of council area, under the LNWCA (Flinders) Development Plan, and is covered under the Pastoral Zone, as outlined in Figure 2.1. An assessment of the proposed BESS against the relevant provisions of the Development Plan has been included in Section 5.3 of this report.

Historically, the site has been used for pastoral purposes. The use of the site for the LGWF was established under the original Development Application 010/0011/06, initially granted Development Plan Consent in June 2006.

2.1   SITING

The BESS will be fully enclosed within the existing LGWF site; utilising a comparatively small area. The BESS will be sited directly to the east of the approved internal substation; being approximately 3.5km from the nearest site boundary (to the west), 5km form the nearest road; and greater than 4.5km from the nearest receptor (a shearing shed located to the south of the allotment). The location of the BESS within the LGWF site is outlined in Figure 2.2.

2.1.1   APPROVED AND PROPOSED INFRASTRUCTURE

Approved infrastructure on site will primarily consist of:

- 59 wind turbines
- four permanent, and four temporary meteorological masts
- a substation and switchroom
- an operations and maintenance building
- 33kV underground cables
- a 275kV overhead line and associated poles and terminals
- internal access tracks
- temporary construction facilities including a site office, concrete batching plant and parking.

Proposed infrastructure on site will primarily consist of:

- BESS and associated equipment (including foundation works and structures to house battery array).

2.2   LOCALITY

LGWF is located on the north-east Eyre Peninsula, approximately 15km west of Port Augusta and 12km west of the Spencer Gulf. The Cultana Training Area (including the Cultana Expansion Area) sits approximately 4km from south boundary and 1.2km from the south-east boundary. The land use in the area is mostly pastoral.

The Eyre Highway; a state maintained road, sits below the south and south-east boundary of the site; approximately 5km from the proposed location of the BESS.

The environment of the site consists of plains and distinct hills and ranges. There are no permanent water courses in the area, however there are a number of drainage lines that have formed over the ridges covering the LGWF site. Environmental features are discussed further in Section 4.
3 NATURE OF DEVELOPMENT

The project proposes the construction of a 10MW BESS to support an approved wind farm.

3.1 PROPOSED LAYOUT AND KEY COMPONENT

The BESS will include the following key components:

- batteries and battery enclosure
- ancillary infrastructure including inverters and transformers
- foundation works
- construction of a short access track.

Key components are displayed in Figure 3.1.

![Figure 3.1 BESS key components](image)

The BESS overall site plan and general layout are outlined in Figure 3.2 and Figure 3.3 below.
CONSTRUCTION PHASE

It is expected that the anticipated six-month construction period of the BESS will coincide with construction timing of the greater LGWF site. Work will utilise existing site access, internal access tracks, hardstand areas, and construction compounds approved under DA 010/U053/17.

Construction activities will be managed under the existing Construction Environmental Management Plan (CEMMP) for the site. Additionally, a traffic management schedule will be provided to supplement the existing Traffic Management Plan.

3.2 OPERATION PHASE

The BESS will be unmanned during the operation phase and will require minimal maintenance. At this stage, it is anticipated that maintenance will be undertaken by the LGWF Service Team (proposed as part of the greater LGWF project).

The battery components of the BESS have a forecast life of 10 years, though these can be replaced as needed to increase the forecasted lifespan. Other components, including Battery Modules and Balance of Plant, are expected to last beyond this time and would only be replaced if required due to fault.

3.3 DECOMMISSIONING

During decommissioning of the BESS, all components will be removed from site and the site be restored to its original condition. Certain components may be suitable for recycle or re-used. The BESS site will be subject to the current Rehabilitation Plan prepared for the wider LGWF project.
4 ENVIRONMENTAL ASSESSMENT

4.1 TRAFFIC

A traffic management schedule will be provided to supplement the existing Traffic Management Plan for the site; (0-LGWF-AU-LING-PM-03-003-A-2 Rev 2 dated 11 April 2018). The construction and operation of the BESS is not expected to significantly increase traffic to the site.

Expected traffic volumes over the construction period (approx. six months) will not be significant and will include:

- the delivery of approximately 16 shipping containers carrying battery components including; the Battery Enclosures, HVAC Containers, and Battery Refrigeration Containers
- 2-3 deliveries for the transformers
- the delivery of civil plant and equipment
- the delivery and use of a 100 tonne crane for movement of 3 Battery Enclosures.

All will be standard requiring a small truck and semi-trailer, and will not require high loads or over-dimensional vehicles.

Battery components will be delivered via semitrailer, as show in Figure 4.1, and will not require the use of over-dimensional vehicles.

Figure 4.1 Typical BESS component delivery

Traffic levels during operation are expected to be negligible, as the system will be unmanned and will utilise existing workers for the greater LGWF for maintenance purposes.
Site access and internal access tracks approved under DA 010/U053/17 will be utilised for the purpose of construction and operation of the BESS.

### 4.2 VISUAL AMENITY

The BESS will be located well within the already established LGWF site and will be approximately 5km from the nearest road and 4.5km from the nearest sensitive receptor. The BESS will be located directly adjacent to the approved internal substation, occupying a footprint of approximately 50% less than that of the substation and will maintain a low profile.

The project will be finished in neutral, non-reflective colours, which will blend in with the existing environment when viewed from a distance. An example of the appearance of a finished BESS is outlined in Figure 4.2 below.

![BESS example](image_url)

**Figure 4.2 BESS example**

It is unlikely that the BESS will noticeably impact the visual amenity of the area, when considered in conjunction with the approved infrastructure on the site.

### 4.3 NOISE

As per the existing CEMMP and the *EPA SA Environment Protection (Noise) Policy 2007*, work on site will only occur between the following hours:

- 7.00am to 7.00pm Monday to Saturday
- 9.00am or after 7.00pm on Sundays and Public Holidays.
The BESS is not expected to generate large levels of noise. The BESS will have a maximum noise level of approximately 80db at 1m, which will likely be negligible to surrounding sensitive receptors; the nearest being approximately 4.5km away.

Furthermore, as per approval conditions under DA 010/U053/17, operation of the LGWF will be subject to post constructing noise monitoring.

4.4 HERITAGE

4.4.1 ABORIGINAL CULTURAL HERITAGE

The central legislation managing Aboriginal heritage in the project area is the Aboriginal Heritage Act 1988 (AHA). Under the AHA, all Aboriginal sites, objects and remain rem that are of significance to Aboriginal tradition, archaeology, anthropology and/or history are protected. It is an offence under section 23 of the AHA to damage, disturb or interfere with Aboriginal sites, objects or remains unless written authorisation is sought from the Minister for Aboriginal Affairs and Reconciliation.

Aboriginal sites are also protected by Commonwealth Legislation, namely the Aboriginal and Torres Strait Islander Heritage Protection Act 1984. The Commonwealth Act becomes active where there is reason to believe that the State Heritage Act is not sufficiently protecting an item, object and/or remains.

The Native Title Act 1993 recognises that Indigenous people have rights and interests to their land established through their traditional laws and customs. The project area sits within the Barngarla Native Title Claim area. In general, Native Title is considered extinguished with Freehold land tenure.

The proposed BESS falls under the existing Cultural Heritage Survey area undertaken for the greater LGWF site. Furthermore, the existing CEMMP outlines management procedures to protect any Aboriginal heritage that may be encountered on site.

4.4.2 NON-INDIGENOUS HERITAGE

There are no registered non-Indigenous heritage places in the areas of the works.

4.5 FLORA

Since the commencement of the project in 2006, a number of vegetation assessments have been undertaken across the project site; the most recent identifying 101 native species and 15 weed species. The area selected for the BESS mostly consists of Maireana sedifolia, Atriplex vesicaria Low Shrubland, as displayed in Figure 4.3 below.
The site has already been partially approved for vegetation clearance, however additional clearance may be required at the southernmost portion of the BESS site and for the proposed assess track. It is envisaged that an application would be submitted to the Native Vegetation Council of South Australia. Additional vegetation clearance will be minimised where possible; and is likely be less than 2000sqm. The extent of existing vegetation clearance approval is shown in Figure 4.4.

Controls to minimise impacts to native vegetation and prevent the spread of weeds have been incorporated into the existing CEMMP.

WSP has previously held discussions with the Native Vegetation Council regarding approvals for the project. It is anticipated that clearance requirements for the BESS will be discussed in terms of overall outstanding vegetation approval requirements for the site – as previously suggested by the Native Vegetation Council.

4.6 FAUNA

The BESS will be located within the existing LGWF site and has been covered by previous ecological surveys, the site is heavily disturbed by prior earthworks related to the project. It is expected that there will be no impact to any fauna species as a result of the BESS. Potential impacts to fauna as a result of greater construction work will be addressed under the existing CEMMP.

4.7 WATER

There are no significant water courses or water bodies in the project area.
5 PLANNING ASSESSMENT

5.1 STATUTORY REQUIREMENTS

5.1.1 DEVELOPMENT ACT 1993

Under the Development Act 1993 (the Act), all activities constituting development, including building work, a change of land use, or prescribed earthworks, require Development Approval under the Act. This project, involving the construction of a BESS, constitutes building work and as such, will require Development Approval prior to the commencement of construction.

5.1.2 ENVIRONMENT, PROTECTION AND BIODIVERSITY CONSERVATION ACT

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC ACT) is the Commonwealth Government’s central environmental legislation. It applies to all Australian territory and waters. Under the EPBC Act, actions that are likely to have a significant impact upon defined Matters of National Environmental Significance (MNES) are subject to an assessment and approval process. Any person or company proposing to take an action that may have a significant impact on a MNES must refer that action to the Commonwealth Minister for the Environment.

The EPBC Act prescribes nine matters of national environmental significance as triggers for Commonwealth assessment. These are:

- World Heritage sites
- National Heritage places
- Ramsar Wetlands of international importance
- nationally threatened species and ecological communities
- migratory species protected under international agreements
- the Commonwealth marine environment
- the Great Barrier Reef Marine Park
- nuclear actions, including uranium mining
- water resource, in relation to coal seam gas development and large coal mining development.

Under the EPBC Act, a company proposing an action that may have a significant impact on a MNES must prepare and submit a referral that will help the Commonwealth decide whether the proposal requires further assessment. The Commonwealth Environment Minister will consider the referral and is required to decide within 20 business days whether the action requires approval via a higher level of assessment.

Of the nine MNES, there are two which could potentially trigger a Commonwealth assessment for this project:

- nationally threatened species and ecological communities
- migratory species protected under international agreements

An EPBC Protected Matters Report was generated for the LGWF BESS site, with a 10km buffer distance. The Protected Matters Report provides guidance on MNES that may occur within the search area. The Report did not identify any threatened ecological communities, although eight listed threatened species and eleven listed migratory species were identified. Of these identified species, one was identified as extinct in the area, fourteen were listed as ‘may’ occur within the area, and four were listed as ‘likely’ to occur in the area. The four-species listed as ‘likely’ to occur in the area are outlined in table Table 5.1 below:
### Table 5.1 EPBC search results

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Conservation Status</th>
<th>Preferred Habitat</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Listed Threatened Species – Birds</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Amytornis textilis myall</em></td>
<td>Western Grasswren (Gawler Ranges)</td>
<td>Vulnerable</td>
<td>Distribution: Restricted to South Australia. It is scattered and widespread on the north-eastern Eyre Peninsula, from around Whyalla and Mt Middleback, northwest through the Gawler Ranges (particularly the eastern Gawler Ranges), north to around Lake MacFarlane and eastern Lake Gairdner.</td>
</tr>
<tr>
<td><em>Leipoa ocellata</em></td>
<td>Malleefowl</td>
<td>Vulnerable</td>
<td>Distribution: Western South Australia, to the east of the Eyre Peninsula. The southern portion of the Yorke Peninsula, and also the South East.</td>
</tr>
<tr>
<td><strong>Listed Threatened Species – Plants</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Frankena plicata</em></td>
<td>–</td>
<td>Endangered</td>
<td>Distribution: North of Port Augusta along the Stuart Highway to the Northern Territory border and from Port Augusta north-east to Maree.</td>
</tr>
<tr>
<td><strong>Listed Migratory Species – Marine Birds</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Apus pacificus</em></td>
<td>Fork-tailed Swift</td>
<td>N/A</td>
<td>Distribution: Widespread from the Victorian border west to the Spencer Gulf. It is also common in coastal parts of Eyre Peninsula as far west as Franklin Island, off Streaky Bay and north to 32° S.</td>
</tr>
</tbody>
</table>

*Source: Department of the Environment and Energy 2018*

A search of the Biological Database of South Australia records (BDBSA), maintained by the Department for Environment, Water and Natural Resources (DEWNR), was then undertaken to determine if any rated species identified in the Protected Matters Report have been previously recorded within a ten-kilometres buffer of the project area, to which none were recorded.

Based on the results of the search, and additionally due to the already developed nature of the site and low impact of the proposed BESS, it is unlikely that the project will impact on any MNES and therefore, it is recommended that a Referral will not be required.

Furthermore, it can be noted that prior ecological assessments for the greater LGWF project site, most recently undertaken by EBS Ecology in March 2017, also determined that impacts to any MNES under the EPBC Act were unlikely.

#### 5.1.3 ADDITIONAL APPROVALS REQUIRED

In addition to planning authorisations, other approvals that may be required include:

- a Generation License under the *Electricity Act 1996*;
- an application to clear native vegetation under the *Native Vegetation Act 1991*;
- potential approval under the *Aboriginal Heritage Act 1988*, if any sites are unearthed during construction.

It should be noted that Environment Protection Authority licenses under the *Environment Protection Act 1993* are not required for the BESS.
5.2 STRATEGIC ALIGNMENT

5.2.1 THE PLANNING STRATEGY FOR SOUTH AUSTRALIA

The planning strategy is comprised of *The 30-Year Plan for Greater Adelaide*, as well as seven regional volumes. The intention of the strategy is to provide long-term guidance to land use and development across the state. The strategy aims to provide for population changes, economic growth, and the protection of environmental assets. The strategy provides guidance to allow for the allocation of public resources, and allows for the consistency in the creation of Development Plans.

The location of the LGWF is covered by Far North Region Plan, a volume Planning Strategy for South Australia. Relevant principles and policies from this plan are:

- *Principle 14. Foster sustainable alternative energy and water supply industries.*
- *Policy 6.3. Provide the opportunity for town/settlement-level energy efficiency through the promotion of alternative energy supplies (such as embedded generation).*
- *Policy 14.1. Provide for the development of alternative and innovative energy generation (for example, marine, biomass and geothermal technologies) and water supply facilities, and include guidance on environmental assessment requirements.*

5.2.2 SOUTH AUSTRALIA’S CLIMATE CHANGE STRATEGY 2015 – 2050

South Australia’s Climate Change strategy outlines initiatives aimed at achieving emissions reductions and building resilience to climate change. The strategy outlines a number of targets aimed at achieving zero net emissions. The project contributes to two of these targets:

- *Achieve net zero emissions by 2050*
- *Generate 50% of our electricity from renewable sources by 2025*

5.2.3 DEVELOPMENT PLANS

Development Plans are a key component of South Australia’s planning and development system. Development Plans outline the detailed policies needed to implement the state and regions larger targets and strategies.

The relevant Development Plan for this project is the LNWCA (Flinders) Development Plan. Section 5.3 below, assesses the project against the relevant policies of this Development Plan.

5.3 PLANNING ASSESSMENT

As discussed, all development in South Australia requires Development Approval under the *Development Act 1993*, unless otherwise granted exemption under this Act or associated Regulations. This project, constituting the construction of a 10MW BESS, requires Development Plan Consent and eventual Development Approval from SCAP, under Schedule 10, clause 14 of the Development Regulations 2008:

*Schedule 10(14)(1) Development for the purposes of the provision of electricity generating plant with a generating capacity of more than 5 MW that is to be connected to the State’s power system.*

The project will be assessed against the provisions of the Pastoral Zone and Flinders/Council Wide section of the LNWCA (Flinders) Development Plan, being the relevant zone and Development Plan for the project area.
The development of a large-scale battery and ancillary infrastructure is neither listed as complying or non-complying development under the Pastoral Zone or Schedule 4 of the Regulations. Therefore, the project must be assessed on its merits against the relevant objectives and principles of development control, as per Section 35(5) of the Act:

*A proposed development that does not fall into a category of development mentioned in a preceding subsection will be merit development (and any such development must be assessed on its merit taking into account the provisions of the relevant Development Plan).*

The development of a large-scale battery and ancillary infrastructure is not assigned a public notification category under the Pastoral Zone or Schedule 9 of the Regulations. As per Section 38(2)(c) of the Act, the project would then default to a Category 3 notification level:

*Any development that is not assigned to a category under paragraph (a) or (b) will be taken to be a Category 3 development for the purposes of this section.*

Category 3 notification involves notifying adjacent owner and occupiers, any other owner or occupiers of land in which the relevant authority determines may be directly affected by the development and the public generally. Notification occurs over a period of 10 business days. All persons notified are allowed to make a representation against the application, and may, as part of that representation, appear personally or by representative, to be heard in support of the representation before SCAP.

It is argued that due to the relatively large scale of the surrounding site and approved development, small area (of approximately 1000sqm) and low impact of the proposed BESS (as discussed in Table 5.2 and further in Section 4) that the project should be considered as Category 1 for public notification purposes, as per Schedule 9(2)(g) of the Regulations:

*Except where the development is classified as non-complying under the relevant Development Plan, any development which comprises—*

  *a kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.*

The Pastoral Zone, while absent of a desired character statement, encourages the use of the zone for pastoral purposes and compatible wind farms and ancillary development. Table 5.2 assesses the project against the relevant objectives and principles of development control under the Pastoral Zone. It is recommended that the project is not at variance with the relevant provisions of the LNWCA (Flinders) Development Plan, and warrants the granting of Development Plan Consent and eventual Development Approval.
<table>
<thead>
<tr>
<th>POLICY</th>
<th>ASSESSMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective 1.</strong> The preservation of the natural environment and character of the zone.</td>
<td>The BESS will be located directly adjacent to the approved internal substation and will be relatively small-scale in comparison to the approved infrastructure on the site. It is unlikely to compromise the natural environment and character of the zone.</td>
</tr>
<tr>
<td><strong>Objective 3.</strong> Accommodation of wind farms and ancillary development.</td>
<td>The proposed 10MW BESS supports this objective, being that its intention is to support the approved LGWF.</td>
</tr>
<tr>
<td><strong>PDC 1.</strong> Development should not impair the natural or scenic features of the Pastoral Zone.</td>
<td>The BESS will be located well within the already established LGWF site and will be approximately 5km from the nearest road and 4.5km from the nearest sensitive receptor.</td>
</tr>
<tr>
<td><strong>PDC 2.</strong> Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited: a in visually prominent locations; b closer to roads than envisaged by generic setback policy.</td>
<td>The BESS will be located directly adjacent the approved internal substation, occupying a footprint of approximately 50% less and maintaining a low profile. The BESS will not significantly alter the landscape or scenic features of the zone. The location of the BESS; being in close proximity to the substation, has been selected to reduce cable length and energy loss and reduce the need for native vegetation clearance being that most of the area has already been approved for clearing and constriction works.</td>
</tr>
</tbody>
</table>
The LNWCA (Flinders) Development Plan contains a set of objectives and principles of development controls specific to the Flinders Ranges area. This section recognises the unique environment and visual amenity of the area, as well as the potential conflicting interests within in the landscape between the environment, tourism, exploration and pastoral land uses. Table 5.3 assesses the project against the relevant objectives and principles of development control under the Flinders section of the Development Plan.

<table>
<thead>
<tr>
<th>POLICY</th>
<th>ASSESSMENT</th>
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</thead>
<tbody>
<tr>
<td><strong>Objective 15.</strong> The free flow of traffic on roads by minimising interference from adjoining development.</td>
<td>A traffic management schedule will be provided to supplement the existing Traffic Management Plan for the site and to accommodate any additional traffic expected due to the construction of the BESS; though this is not expected to be significant. There will be no increase to traffic due to operation, as the system will be unmanned and will utilise existing (proposed) LGWF Service Team. No new site access is proposed. Site access and internal access tracks approved under DA 010/U053/17 will be utilised.</td>
</tr>
<tr>
<td><strong>Objective 22.</strong> The retention of native vegetation where clearance is likely to lead to problems of soil erosion, soil slip and soil salinization, flooding, or a deterioration in the quality of surface waters.</td>
<td>Earthworks required for the installation of the BESS will be minimised, helping to reduce any potential clearance of native vegetation. An SEDMP will be developed to ensure potential soil erosion and quality impacts to surface waters are suitably minimised and addressed.</td>
</tr>
<tr>
<td><strong>Objective 25.</strong> The amenity of localities not impaired by the appearance of land, buildings and objects.</td>
<td>The BESS will be located well within the already established LGWF site. Based on the small scale of the BESS in comparison to the approved wind farm, and in conjunction with the distance of the BESS from the project boundary, the development is not expected to impair the natural or scenic features of the zone.</td>
</tr>
<tr>
<td><strong>Objective 26.</strong> The retention of rural areas for agricultural and pastoral purposes and the maintenance of the natural character and rural beauty of such areas.</td>
<td>The site of the proposed development has been approved for use as a wind farm. The project will not have any impact on surrounding pastoral land use.</td>
</tr>
</tbody>
</table>
Table 5.4 below, assesses the project against the relevant objectives and principles of development control under the Council Wide section of the LNWCA (Flinders) Development Plan.

Table 5.4  Council wide

<table>
<thead>
<tr>
<th>POLICY</th>
<th>ASSESSMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective 18.</strong> Development of renewable energy facilities that benefit the environment, the community and the state.</td>
<td>The location of the BESS is confined to the existing site of the LGWF. The positioning of the BESS, being adjacent to the approved internal substation, will allow for greater efficiency in minimising cable length and reducing energy loss.</td>
</tr>
<tr>
<td><strong>Objective 19.</strong> The development of renewable energy facilities, such as wind farms and ancillary development, in areas that provide opportunity to harvest natural resources for the efficient generation of electricity.</td>
<td></td>
</tr>
<tr>
<td><strong>Objective 20.</strong> Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts on the natural environment and other land uses.</td>
<td></td>
</tr>
<tr>
<td><strong>PDC 6.</strong> Development should not:</td>
<td></td>
</tr>
<tr>
<td>a  cause or promote erosion</td>
<td>The BESS will be sighted and designed as to not cause erosion or create any unstable earthworks.</td>
</tr>
<tr>
<td>b  cause or promote the silting of watercourses</td>
<td>An SEDMP will be prepared to ensure that watercourses / drainage lines are protected from construction works on the site.</td>
</tr>
<tr>
<td>c  create any unstable embankment or cutting; or</td>
<td>The BESS is located on an elevated section of the site and will not be subject to, or aggravate, flooding.</td>
</tr>
<tr>
<td>d  create a major alteration to surface or sub-surface hydrology.</td>
<td></td>
</tr>
<tr>
<td><strong>PDC 9.</strong> Development subject to flooding, or which may aggravate flooding elsewhere, should not take place where either:</td>
<td></td>
</tr>
<tr>
<td>a  the risk of flooding is inappropriate to the intended use of the land; or</td>
<td></td>
</tr>
<tr>
<td>b  an unacceptable risk to life or property exists.</td>
<td></td>
</tr>
<tr>
<td><strong>PDC 10.</strong> All roads, tracks, pipelines and power supplies should, as integral parts of a development, conform to the same principles.</td>
<td></td>
</tr>
<tr>
<td>POLICY</td>
<td>ASSESSMENT</td>
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</tr>
<tr>
<td><strong>PDC 14.</strong> Development and associated points of access and egress should not create conditions that cause interference with the free flow of traffic on adjoining roads.</td>
<td>Access to and within the site will be managed under the existing TMP, being 0-LGWF–AU-LING-PM-03-003-A-2 Rev 2 dated 11 April 2018, as submitted under DA 010/U053/17. The project will utilise previously approved site access and internal access tracks with the exception of a proposed new access track (of approximately 160m in length) which will provide direct access to the BESS area from the approved access track which runs to the west of the substation. Appropriate parking, hardstand areas and internal access points have been provided for in previous consents. Refer to Section 4.1 for further analysis of traffic impacts.</td>
</tr>
<tr>
<td><strong>PDC 15.</strong> Development should include appropriate provision on the site to enable the parking, loading, unloading, turning and fuelling of vehicles.</td>
<td></td>
</tr>
</tbody>
</table>
| **PDC 28.** Native vegetation should not be cleared if it:  
a. provides important habitat for wildlife;  
b. has a high plant species diversity or has rare or endangered plant species and plant associations;  
c. has high amenity value;  
d. contributes to the landscape quality of an area;  
e. has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture;  
f. is associated with sites of historical, scientific, archaeological or cultural significance; or  
g. is growing in, or is characteristically associated with, a wetland environment. | The BESS will be situated in an area that has been mostly approved for native vegetation clearance. Additional clearing may be required for the southern portion of the BESS site and to accommodate for the proposed access track. Additional clearance will be minimised where possible, and may be approximately 1000sqm to 2000sqm. Any further requirements for approval for clearance will be sought from the Native Vegetation Council. |
| **PDC 29.** Native vegetation should not be cleared if such clearance is likely to:  
a. create or contribute to soil erosion;  
b. decrease soil stability and initiate soil slip;  
c. create, or contribute to, a local or regional soil salinity problem;  
d. lead to the deterioration in the quality of surface waters; or  
e. create or exacerbate the incidence or intensity of local or regional flooding. | |
<table>
<thead>
<tr>
<th>POLICY</th>
<th>ASSESSMENT</th>
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</thead>
</table>
| **PDC 30.** When clearance is proposed, consideration should be given to:  
  a retention of native vegetation for, or as,  
    i  corridors or wildlife refuges;  
    ii amenity purposes;  
    iii livestock shade and shelter; or  
    iv protection from erosion along watercourses and the filtering of suspended solids and nutrients from run-off;  
  b the effects of retention on farm management; and  
  c the implications of retention or clearance on fire control. | The BESS will be located well within the already established LGWF site and will be approximately 5km from the nearest road and 4.5km from the nearest sensitive receptor.  
The BESS will be located directly adjacent to the approved internal substation, occupying a footprint of approximately 50% less and maintaining a low profile.  
The project will be finished in neutral, non-reflective colours, which will blend in with the existing environment and approved infrastructure on site, when viewed from a distance.  
It is not anticipated that the BESS will significantly impair the amenity of the locality. |
| **PDC 35.** The appearance of land, buildings and objects should not impair the amenity of the locality in which they are situated. | |
| **PDC 45.** Development should preserve natural drainage systems and should not significantly increase or decrease the volume of water flowing to the sea. Where necessary it should incorporate stormwater management schemes including:  
  a on-site harvesting of water and land based disposal systems;  
  b retention basins to facilitate settlement of pollutants and to regulate water flow; and  
  c infiltration. | The proposed BESS (and access track) will have a surface area of approximately 3100sqm. The site is on a flat, elevated portion of the land, and does not cross any significant water courses or drainage areas. Care will be taken to ensure the location does not impede the natural drainage systems. An SEDMP will be created to ensure that construction activities do not decrease the quality of storm water runoff. |
<table>
<thead>
<tr>
<th>POLICY</th>
<th>ASSESSMENT</th>
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</thead>
</table>
| **PDC 89.** Renewable energy facilities, including wind farms and ancillary development, should be:  
  a) located in areas that maximize efficient generation and supply of electricity; and  
  b) designed and sited so as not to impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips.  
**PDC 90.** The visual impacts of wind farms and ancillary development (such as substations, maintenance sheds, access roads and wind monitoring masts) should be managed through:  
  a) wind turbine generators being:  
    i) setback at least 1000 metres from non-associated (non-stakeholder) dwellings and tourist accommodation  
    ii) setback at least 2000 metres from defined and zoned township, settlement or urban areas (including deferred urban areas)  
    iii) regularly spaced  
    iv) uniform in colour, size and shape and blade rotation direction  
    v) mounted on tubular towers (as opposed to lattice towers)  
  b) provision of vegetated buffers around substations, maintenance sheds and other ancillary structures.  
**PDC 91.** Wind farms and ancillary development should avoid or minimise the following impacts on nearby property owners / occupiers, road users and wildlife:  
  a) shadowing, flickering, reflection or glint  
  b) excessive noise | The location of the BESS is confined to the existing, approved LGWF site. The location of the wind farm was selected for its wind generation potential, and is appropriately located away from airfields.  
The BESS is unlikely to cause significant visual impacts to surrounding areas. It will be located well away from surrounding roads, and will be suitably located in close proximity to the approved internal substation.  
The BESS will not emit significant noise, having a maximum noise level of approximately 80db at 1m. This will likely be negligible to the surrounding sensitive receptors.  
The BESS will have a relatively small surface area and will be finished in non-reflective neutral colours; limiting its ability to cause nuisance levels of reflection.  
The BESS includes safety monitoring and cooling systems to manage fire risk, and will not result in any increase to the risk to life, property, community infrastructure or the natural environment from bushfire. |
<table>
<thead>
<tr>
<th>POLICY</th>
<th>ASSESSMENT</th>
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</thead>
<tbody>
<tr>
<td>c</td>
<td>interference with television and radio signals and geographic positioning systems</td>
</tr>
<tr>
<td>d</td>
<td>interference with low altitude aircraft movements associated with agriculture</td>
</tr>
<tr>
<td>e</td>
<td>modification of vegetation, soils and habitats</td>
</tr>
<tr>
<td>f</td>
<td>striking of birds and bats</td>
</tr>
</tbody>
</table>

**PDC 92.** Wind turbine generators should be setback from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms) a distance that will ensure that failure does not present an unacceptable risk to safety.
6 CONCLUSION

This Development Application Report outlines Nexif Energy’s proposal to develop a 10MW BESS to support the approved LGWF, to ensure the reliability and stability of energy output from the project as required by the OTR.

This report provides justification for the proposed development and assesses the potential environmental impacts and the alignment of the project with the relevant Development Plan.

The assessment found that the proposed development of a 10MW BESS, to support an approved wind farm, is consistent (and not at variance) with the provisions of the relevant Development Plan and warrants the granting of Development Plan Consent and eventual Development Approval. Furthermore, it was determined that the project will not significantly impact the surrounding environment.
7 LIMITATIONS

In preparing the report, WSP has relied upon data, surveys, analyses, designs, plans and other information provided by the client and other individuals and organisations, most of which are referred to in the report (the data). Except as otherwise stated in the report, WSP has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report (conclusions) are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. WSP will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WSP.
BIBLIOGRAPHY


APPENDIX A

CERTIFICATE FROM THE OFFICE OF THE TECHNICAL REGULATOR
9 November 2018

Bronte Nixon
WSP Australia Pty Limited
Level 1, 1 King William Street
Adelaide SA 5000
By email: bronte.nixon@wsp.com

Dear Bronte,

**RE: CERTIFICATE FOR DEVELOPMENT OF THE LINCOLN GAP 10MW BATTERY ENERGY STORAGE SYSTEM**

The development of the Lincoln Gap 10MW Battery Energy Storage System has been assessed by the Office of the Technical Regulator (OTR) under Section 37 of the Development Act 1993.

Regulation 70 of the Development Regulations 2008 prescribes if the proposed development is for the purposes of the provision of electricity generating plant with a generating capacity of more than 5 MW that is to be connected to the State’s power system – a certificate from the Technical Regulator is required, certifying that the proposed development complies with the requirements of the Technical Regulator in relation to the security and stability of the State’s power system.

In making a decision on your application, our office has taken the following information into account:

- WSP’s application for a certificate (LTR-to the Office of the Technical Regulator-LGWF 10MW BESS.pdf), which was emailed to the OTR on 9 November 2018.

After assessing the information provided, I advise that approval is granted for the proposed project.
Should you have any questions regarding this matter, please do not hesitate to call Reinhard Struve on (08) 8429 3306.

Yours sincerely

[Signature]

Rob Faunt
TECHNICAL REGULATOR

cc: Tenille Anderson - WSP
Certificate of Title - Volume 6138 Folio 388

Parent Title(s)  CT 6066/920
Creating Dealing(s) DDA 12113954
Title Issued  27/05/2014 Edition 3 Edition Issued 19/12/2017

Estate Type
FEE SIMPLE

Registered Proprietor
NUTT BROS NOMINEES PTY. LTD. (ACN: 079 738 659)
OF PMB 15 PORT AUGUSTA SA 5170

Description of Land
SECTIONS 2 AND 8
HUNDRED OF HANDYSIDE
IN THE AREA NAMED LINCOLN GAP

Easements
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE AUSTRALIAN NATIONAL RAILWAYS COMMISSION (SL 4743588)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B TO THE NATURAL GAS AUTHORITY OF SOUTH AUSTRALIA (T 6328754)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED D FOR WATER SUPPLY PURPOSES TO THE SOUTH AUSTRALIAN WATER CORPORATION (TG 11439438)

SUBJECT TO RIGHT(S) OF WAY OVER THE LAND MARKED C TO THE AUSTRALIAN NATIONAL RAILWAYS COMMISSION (SL 4743588)

Schedule of Dealings

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<th>Description</th>
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</thead>
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<td>9404306</td>
<td>MORTGAGE TO RURAL BANK LTD.</td>
</tr>
<tr>
<td>12841089</td>
<td>LEASE TO LINCOLN GAP WIND FARM PTY. LTD. (ACN: 133 372 595) COMMENCING ON 07/11/2017 AND EXPIRING ON 06/11/2037</td>
</tr>
<tr>
<td>12841090</td>
<td>MORTGAGE OF LEASE 12841089 TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)</td>
</tr>
</tbody>
</table>

Notations

Dealings Affecting Title  NIL
Priority Notices  NIL
Notations on Plan  NIL
Registrar-General's Notes
APPROVED FILED PLAN FOR LEASE PURPOSES FX48516

Administrative Interests  NIL
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</thead>
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<td>Order ID</td>
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**Diagram:**

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\[\text{ENLARGEMENT S}\]
\[\text{NOT TO SCALE}\]

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1873.48 \\
174.31 \\
13.89 \\
153.05 \\
345.32 \\
\end{array}\]

\[\begin{array}{c}
\text{HIGHWAY} \\
2605.07 \\
2881.38 \\
\end{array}\]

\[\begin{array}{c}
\text{SEC 17} \\
111.59 \\
\end{array}\]

\[\begin{array}{c}
\text{SEC 8} \\
\end{array}\]
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WSP is one of the world's leading engineering professional services consulting firms. We are dedicated to our local communities and propelled by international brainpower. We are technical experts and strategic advisors including engineers, technicians, scientists, planners, surveyors, environmental specialists, as well as other design, program and construction management professionals. We design lasting Property & Buildings, Transportation & Infrastructure, Resources (including Mining and Industry), Water, Power and Environmental solutions, as well as provide project delivery and strategic consulting services. With 36,000 talented people in more than 500 offices across 40 countries, we engineer projects that will help societies grow for lifetimes to come.