

Construction Independent Environmental Audit

Wellington South Battery Energy Storage System
SSD 27014706

AMPYR Australia Pty Ltd



December 2025
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Document Control

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  <p>We acknowledge the traditional owners and custodians of the land on which we work and we pay respect to the Elders, past, present and future.</p>		

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Executive Summary

J2M Systems Pty Ltd (J2M) was engaged by AMPYR Australia Pty Ltd (AMPYR), to undertake this construction phase Independent Environmental Audit (Construction IEA) at the Wellington South Battery Energy Storage System (BESS) project (referred to herein as Bulabul Battery or ‘the project’) in accordance Schedule 2, Condition C14, of SSD-27014706 (Development Consent). Bulabul Battery (formerly known as the Wellington BESS) was named by the Binjang Clan of the Wiradjuri people in August 2025. “*Bulabul*” means “*two acting together*,” symbolising the partnership between the community and the project, and the meeting of the Bell and Macquarie rivers at Wellington.

Development Consent was granted on 22 December 2023 and has not been modified to the date of this audit. The Development Consent includes conditions for the construction, operation, upgrading, decommissioning and rehabilitation of a large-scale BESS and associated ancillary infrastructure to facilitate transfer of energy to and from the electrical grid. Once completed the Bulabul Battery will provide a provide a total discharge capacity of 500 megawatts (MW) of power and 1,000 megawatt hours (MWh) of storage capacity.

AMPYR engaged RJE Global Pty Ltd as the head contractor to deliver the construction scope of works for the Bulabul Battery. Construction commenced on 01 August 2025 and is anticipate to take 19 months to complete. Schedule 2, Condition C14, of the Development Consent requires AMPYR to commission an IEA within three months of the date of commencement of construction, within 3 months of commencement of operations, and as/if directed by the Secretary. This Construction IEA assesses conditions relating to construction phase of the development and was initiated within 3 months of construction commencing.

The scope of this audit considers all relevant conditions of the Development Consent (CoC), as well as the mitigation measures (MM) proposed within the environmental impact assessment. This audit is consistent with the NSW Planning Independent Audit Post Approval Requirements (May 2020). NSW Department of Planning, Housing and Infrastructure (NSW DPHI) appointed Peter Marshman of J2M Systems to prepare this IEA via correspondence dated 28 August 2025.

The audit methodology included:

- Audit planning and discussions with AMPYR representatives regarding audit timing, provision of documentation, site visits and personnel involvement;
- Review of audit documentation provided by AMPYR during and after the audit site inspection via online document portal;
- Consultation with relevant Government agencies, Registered Aboriginal Parties and key stakeholders via the NSW Planning Major Projects Portal and via email;
- Site inspection undertaken between 27 and 28 October 2025;
- Submission of draft report to AMPYR for review of adequacy and as an opportunity for AMPYR to confirm findings and/or provide additional information; and
- Finalisation of this IEA report.

This Construction IEA determined that the project is generally compliant with their environmental management obligations under the Development Consent SSD-27014706 and that the actual impacts of the project appear consistent with those predicted in the Environmental Impact Statement. Implementation of the project environmental management plans, including associated sub-plans appears effective to achieve planned outcomes.

Overall this Construction IEA identified:

- Two (2) non-compliance against 71 conditions of Development Consent SSD 27014706;
- Six (6) Auditor observations / recommendations / opportunities for continual improvement.

A detailed audit table is presented in Appendix A identifying audit evidence, findings and recommendations. Section 3 of this report outlines consultation undertaken with key stakeholders in relation to this Construction. Section 4 of this report presents the audit findings, including an assessment of the adequacy of management plans and summary of environmental performance. Section 5 of this report presents a summary of the audit findings and recommendations identified against the audit scope.

1 Introduction

1.1 Project Background

J2M Systems Pty Ltd (J2M) was engaged by AMPYR Australia Pty Ltd (AMPYR), to undertake this construction phase Independent Environmental Audit (Construction IEA) at the Wellington South Battery Energy Storage System (WSBESS) project (referred to herein as Bulabul Battery or ‘the project’) in accordance Schedule 2, Condition C14, of SSD-27014706 (Development Consent).

Bulabul Battery (formerly known as the Wellington South BESS) was named by the Binjang Clan of the Wiradjuri people in August 2025. “Bulabul” means “two acting together,” symbolising the partnership between the community and the project, and the meeting of the Bell and Macquarie rivers at Wellington.

The project is located approximately 2.2 kilometres (km) northeast of Wellington in New South Wales (NSW). It is wholly within the Dubbo Regional Local Government Area. As stated on the project website, AMPYR is developing the Bulabul Battery to support Australia’s transition to a cleaner, more reliable energy future.

Development Consent was granted on 22 December 2023 and has not been modified to the date of this audit. The Development Consent includes conditions for the construction, operation, upgrading, decommissioning and rehabilitation of a large-scale BESS, along with connection to the Wellington substation (and associated upgrade works) and associated ancillary infrastructure to facilitate transfer of energy to and from the electrical grid.

Once completed the Bulabul Battery will provide a total discharge capacity of 500 megawatts (MW) of power and 1,000 megawatt hours (MWh) of storage capacity, enabling the system to store renewable energy and dispatch it during periods of high demand.

The Secretary for Planning approved a staged approach for the Project on 03 July 2024.

The project will be constructed in two main stages with each stage separated into sub-stages as below:

- Stage 1: will include 300 MW installed discharge capacity, civil and enabling works including the project access way, installation of batteries, one transformer and switchgear and associated structural, mechanical and electrical works, and connection to the Transgrid substation.
 - 1a: construction of the road upgrades or maintenance works to the public road network, building/road dilapidation surveys, installation of fencing, artefact survey and/or salvage, overhead line safety marking and geotechnical drilling and/or survey.
 - 1b: commence construction of a 300MW BESS including site access way, civil works, installation of batteries, associated structural mechanical and electrical works (excluding heavy vehicles requiring escort)
 - 1c: continuation of the construction of a 300MW BESS, including heavy vehicles requiring escort movements associated with Stage 1; and
 - 1d: operation of the 300 MW BESS.
- Stage 2: will consist of 200 MW installed discharge capacity, civil and enabling works, including installation of a second transformer and associated switchgear and batteries, and connection to the Transgrid substation. Stage 2 will commence construction following completion of Stage 1 construction.
 - 2a: commence construction of a 200MW BESS including civil works, installation of batteries, associated structural mechanical and electrical works; and
 - 2b: operation of the 200MW BESS.

AMPYR are the project owners and have engaged Fluence as the Engineering, Procurement and Construction (EPC) contractor to manage the works for the Bulabul Battery, substation, ancillary operational facilities and earthworks bench for the battery storage for Stage 1 only. Fluence Energy will manage ongoing operation and maintenance services of only Stage 1 of the Development for the first twenty years of operations.

AMPYR have also engaged Transgrid for specific works to connect the Project to the transmission network used by Transgrid to provide electricity transmission services to the grid.

Stage 2 is still under development and responsible parties associated with the construction and development shall be nominated separately at a later date.

Construction of Stage 1b commenced on 01 August 2025 and will occur over a 12–18-month period.

Construction of Stage 1c is scheduled to commence on 10 November 2025.

The scope of this audit considers all relevant conditions of the Development Consent (CoC), as well as the mitigation measures (MM) proposed within the environmental impact statement (EIS). This audit is consistent with the NSW Planning Independent Audit Post Approval Requirements (May 2020). NSW Department of Planning, Housing and Infrastructure (NSW DPHI) appointed Peter Marshman of J2M Systems to prepare this IEA via correspondence dated 28 August 2025.

1.2 Scope of Work

The scope of this audit considers all relevant conditions of the Development Consent (CoC), as well as the mitigation measures (MM) proposed within the environmental impact assessment. This audit is consistent with the NSW Planning Independent Audit Post Approval Requirements (May 2020). NSW Department of Planning, Housing and Infrastructure (NSW DPHI) appointed Peter Marshman of J2M Systems to prepare this IEA via correspondence dated 28 August 2025.

In accordance with Schedule 2 Condition C14 of the Development Consent this audit must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements*. The scope of the IEA is pre-determined by and defined in Section 3.3 of the *Independent Audit Post Approval Requirements* and is reproduced here:

An Independent Audit must include:

- 1) *an assessment of compliance with:*
 - a) *all conditions of consent applicable to the phase of the development that is being audited. Should there be any uncertainty to which conditions are to be audited, the auditor can seek clarification during the consultation as per Section 3.2;*
 - b) *all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and*
- 2) *a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:*
 - a) *actual impacts compared to predicted impacts documented in the environmental impact assessment;*
 - b) *the physical extent of the development in comparison with the approved boundary;*
 - c) *incidents, non-compliances and complaints that occurred or were made during the audit period;*
 - d) *the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and*
 - e) *feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period;*
3. *the status of implementation of previous Independent Audit findings, recommendations and actions (if any);*

4. *a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and*
5. *any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.*

The criteria of the audit included the requirements of:

- Works and programs relevant to the operational phase of the development;
- Consideration of construction work since the previous Construction IEA, June 2023;
- Development Consent SSD 27014706 and EIS Mitigation Measures (Appendix A – Audit Table);
- Implementation of strategies/management plans/programs required by the Development Consent and/or Mitigation Measures relating to the construction phase, including:
 - Environmental Management Strategy.
 - Accommodation and Employment Strategy.
 - Biodiversity Management Plan.
 - Traffic Management Plan.
 - Chance Finds Protocol.
 - Final Layout Plans.

1.3 Audit Period

Schedule 2, Condition C14, of the Development Consent requires AMPYR to commission an IEA within three months of the date of commencement of construction, within 3 months of commencement of operations, and as/if directed by the Secretary. This Construction IEA assesses conditions relating to construction phase of the development and was initiated within 3 months of construction commencing.

The audit period encompasses all works on the project from approval of the Development Consent, dated 22 December 2023, until the completion of the audit site inspection on 28 October 2025.

1.4 Audit Team

In accordance with Section 3.1 of the Independent Audit Post Approval Requirements, this Operational IEA was completed by Peter Marshman of J2M Systems Pty Ltd. NSW DPHI approval of the auditor is provided in Appendix B of this report. No technical specialists were nominated or requested for this audit. The Auditor's declaration of independence is provided in Appendix D of this report.

1.5 Methodology

1.5.1 Document review

Preparation for this Construction IEA involved a desktop review of the documentation identified in the scope of this audit (Refer to Section 2.2). Table 3 in Section 4.1 of this report outlines a high-level summary of main approvals and documents considered during this audit. An audit checklist was developed as part of this review (Appendix A – Audit Table). High-level adequacy assessment of plans and programs required under the consent is provided in Section 4.4 of this report. The Auditor is a general environmental management systems auditor and is not considered as a technical expert in any of the specialist topics of the management plans that were reviewed.

In accordance with Section 3.7.2 of the Post Approval Audit Requirements (NSW DPE 2020), adequacy of the management plans has been determined by:

- review of the plan(s) against the relevant conditions of consent and if the content is adequate;
- consideration that the plan(s) been implemented in accordance with the conditions of consent;
- consideration of the environmental performance of the project with regard to the content and implementation of the plan; and
- whether there are any opportunities for improvement.

A technical review is not included and this is assumed to have been done in the development of the plan, in consultation with relevant Agencies, and through the relevant approval processes.

1.5.2 Opening and Closing Meeting

An opening meeting was held on Monday 27 October 2025 to introduce the auditor to the project management team and to outline the audit process and confirm audit arrangements. An interim closing meeting was held on Tuesday 28 October 2025 following completion of the site inspection and site-based interviews to provide a summary of audit findings at the time, noting that further review of evidence was required prior to finalising audit findings and this report. The issue of the draft report is considered as the close of the audit and is formal notification of the audit findings, including any assessed non-compliance. Audit attendance at the opening and closing meeting is summarised in Table 1 below.

Table 1: Audit attendance

Name	Position	Company	Opening Meeting	Closing Meeting
Anthony Yeates	Projects Director	AMPYR	Yes	Yes
Melissa Bird	Site Manager	AMPYR	Yes	Yes
Rene Kuypers	Principal's Representative	AMPYR	Yes	Yes
Michael McGuire	Site Manager	Fluence	Yes	Yes
David Evans	Site Manager RJE	RJE Global	Yes	Yes
Adam Radzimanowski	Regional WHS&E Manager	RJE Global	Yes	Yes
Peter Marshman	Independent Environmental Auditor	J2M Systems	Yes	Yes

1.5.3 Site inspection and Interviews

Site inspections were undertaken on the project with the aim of assessing the effectiveness of environmental management measures on site including a check of construction work areas, environmental protection zones and vegetation buffer. Outcomes of the site inspections are provided in Section 4.3.1.

1.5.4 Reporting

The audit report was developed between 11 September 2025 and 01 December 2025. A draft report was provided to AMPYR via email on 01 December 2025. The audit report was finalised and issued to AMPYR via email on 17 December 2025.

1.5.5 Compliance Status Descriptors

The compliance status of each compliance requirement in the Audit Table (Appendix A) has been determined using the relevant descriptors in Table 2 below as required by the NSW DPE Independent Audit Post Approval Requirements, May 2020.

Table 2: Compliance Status Descriptors

Status	Description
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

1.6 Site Description and Operation

1.6.1 Site Location

The project is located along Goolma Road, Wuuluman NSW located approximately 2.2 km north-east of the township of Wellington in the Dubbo Regional Council local government area (LGA) and within the New South Wales (NSW) Government declared Central-West Orana Renewable Energy Zone (CWO REZ).

The dominant land use in the local area is agriculture, through some native vegetation remnants are present across some areas of the site, including some endangered ecological communities. Full details of the site, including proposal layout, key environmental issues and site constraints are detailed within the Wellington South Battery Energy Storage System Environmental Impact Statement, prepared by EMM, October 2022 and the Wellington South Battery Energy Storage System Environmental Management Strategy, prepared by Accent Environmental Pty Ltd, July 2025.

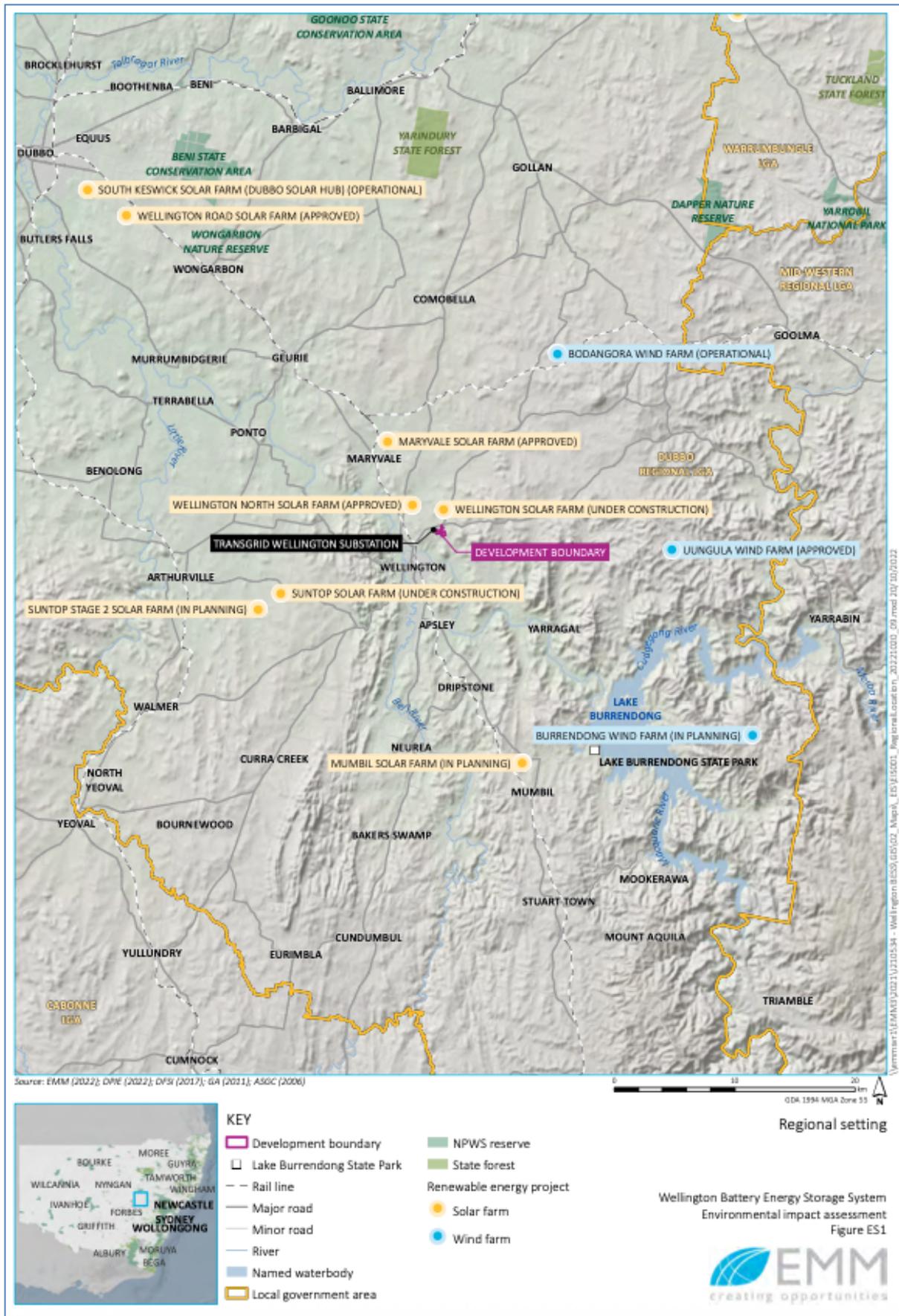


Figure 1: Project location. Sourced from Wellington South BESS Environmental Impact Statement, EMM, October 2022.

2 Stakeholder Consultation - Key Issues

As part of the audit process, J2M undertook consultation with the following stakeholders to obtain feedback on the scope of the audit and gain an understanding of their interests in the Project and its environmental performance. Notification of a request for consultation was issued via the official agency portal as directed by NSW DPPI to the following agencies:

- NSW Department of Planning, Housing and Infrastructure (NSW DPPI);
- NSW Department of Climate Change, the Environment and Water (NSW DCCEW);
- NSW Environmental Protection Agency (NSW EPA); and
- Fire and Rescue NSW;

The following stakeholders were notified of a request for consultation via email as they were not available for selection on the Major Projects Portal:

- Dubbo Regional Council;

This section provides a summary of feedback and scope requests received. Record of the correspondence received via email, including a summary of key issues and comments is provided in Appendix C.

3 Audit Findings

In accordance with Section 3.3 of the *Independent Audit Post Approval Requirements* (NSW DPE 2020) this section provides an assessment of the project’s compliance with relevant requirements in the Development Consent, and any strategy, plans or programs required under the Development Consent.

3.1 List of approvals and documents audited

Table 3 below provides a high-level summary of main approvals, management plans and documents considered during this Operational IEA and details the approval status of these plans. Further documents included in this audit are recorded in Appendix A – Audit Table.

Table 3: Approvals and Management Plans audited.

Title	Prepared by	Revision	Date	Consent Authority Status
Development Consent.	NSW DPE	0	22 December 2023	Not applicable.
Environmental Impact Statement - Wellington South Battery Energy Storage System.	EMM	V5	25 October 2022	Not applicable.
Wellington BESS Stage 1 Final Layout.	Advantage Access	V2.0	29 July 2025	Submitted to NSW DPHI and Dubbo Regional Council (DRC).
Environmental Management Strategy - Wellington South Battery Energy Storage System.	Accent Environmental	V4	03 July 2205	Approved by NSW DPHI prior to construction.
Traffic Management Plan (TMP), Wellington South BESS.	Stantec.	Revision E	23 July 2025,	Approved by NSW DPHI prior to construction.
Wellington BESS – Twelve Mile Road Existing Conditions Dilapidation Survey.	Stantec.	-	29 July 2025	Accepted by Dubbo Regional Council.
Wellington South BESS – Biodiversity Management Plan.	Ecosite Solutions	Version 2.2	25 June 2025	Approved by NSW DPHI prior to construction.
Aboriginal Cultural Heritage Chance Finds Protocol – Wellington South BESS.	OzArk Environment and Heritage	Version 1	16 June 2025	Approved by NSW DCCEW prior to construction.
Aboriginal Cultural Heritage Management Plan (ACHMP) – Wellington South Battery Energy Storage System.	OzArk Environment and Heritage.		07 July 2025	Not applicable.
Wellington BESS – Fire Safety Study.	Fire Risk Consultants	V3 Final	23 October 2025	Approved by NSW DPHI prior to construction of Battery Storage System.
Accommodation and Employment Strategy – Wellington South BESS, Version 7, dated, prepared by	Ecosite Solutions.	Version 7	23 June 2025	Approved by NSW DPHI prior to construction.
Wellington 300MW BESS Project Environmental Management Plan.	RJE Global	Revision 0	18 July 2025	Not applicable.

Title	Prepared by	Revision	Date	Consent Authority Status
Wellington 300MW BESS Project Overall Project Emergency Response and Incident Management Plan.	RJE Global	Revision B	09/06/2025	Not applicable.

3.2 Compliance with Conditions of Development Consent

This Construction IEA is considered to address the requirement of the scope of works to ‘*assess the environmental performance of the project*’. Where identified, Section 5 of this report lists the conditions considered to be non-compliant, whilst the Audit Table (Appendix A) provides an assessment of the project’s implementation compliance with relevant requirements in the approval, and associated strategies, plans and programs required under the Development Consent. The mitigation measures proposed in the EIS are considered to have been integrated into the relevant project management during their development in consultation with relevant stakeholders. Implementation of these management plans is thus considered when determining if the development has been carried out generally in accordance with the EIS.

Other than where noted in this audit, site environmental controls were observed as being implemented on site generally in accordance with the measures stipulated in the approved management plans and Development Consent. Section 4.3.1 below reports on-site inspection observations.

Figure 2 below identifies the level of compliance as assessed against SSD 27014706 Conditions of Consent. A summary of audit findings is presented in Section 5 of this report.

SSD Compliance assessment

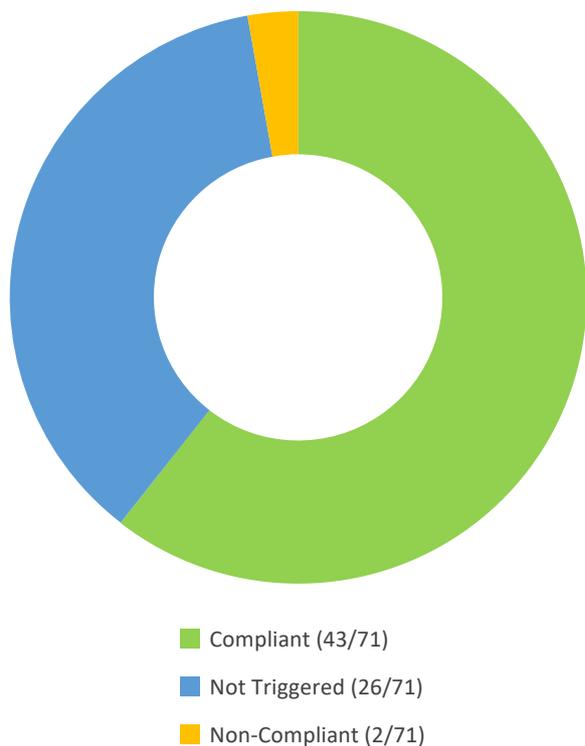


Figure 2: SSD 27014706 Conditions of Consent Compliance Assessment.

3.3 Review of Environmental Performance

3.3.1 Site Inspection Observations

A site inspection was undertaken on the project with the aim of assessing the effectiveness of environmental management measures on site. The inspection included a general inspection of all areas of the project within the development footprint. The site inspections consisted of a walk across the site including access point, access road, site office and amenities, construction laydown area, BESS pad and transmission easement. No construction works were occurring within the transmission line easement or within the associated Transgrid Substation. The auditor was escorted by representatives of AMPYR and RJE Global during the site inspection, however the auditor was able to direct where the inspection went, including stopping at locations of interest. The weather was dry and approximately 20°C, with light winds. Photos from the site inspection are included in Appendix E of this report.

Table 4 below provides a summary of observations and key mitigation measures utilised on site:

Table 4: Site Inspection Observations.

Key Environmental Issue	Observation / Mitigation Measure Implementation	Status
Biodiversity, extent of clearing.	<p>Temporary construction fencing or permanent stock fencing is used to delineate the approved construction footprint.</p> <p>Attempts have been made to retain vegetation where possible within the project boundary and transmission line connection.</p> <p>Evidence of trimming of branches rather than removal where possible.</p> <p>Hollow logs, rocks and debris have been retained and re-used in remnant woodland areas within the cadastral boundary.</p> <p>Retained trees have been marked.</p> <p>There is evidence of impact by the project outside the Development Layout in three locations, being:</p> <ol style="list-style-type: none"> 1. Minor and temporary use of areas outside the development footprint for initial access to site. This area is no longer utilised and has been ripped to encourage natural revegetation (Refer to Appendix E, Photo 5). 2. Minor and temporary use of areas outside the development footprint on previously disturbed areas of land (former access track area) for parking of site vehicles to manage a perceived safety hazard. This area was in use at the time of the audit site inspection (Refer to Appendix E, Photo 24 and 25). 3. Placement of excavated natural material outside the development footprint adjacent to the eastern and southern boundary of the BESS plan. (Refer to Appendix E, Photo 14 and 15). 	<p>Non-compliance with biodiversity and extent of clearing due to placement of spoil outside of development footprint and minor / temporary use of small areas outside of development footprint.</p> <p>Refer to Section 4.1 2025-IEA-NC-01</p>
Sediment and erosion, including dust.	<p>Erosion and sediment controls have been installed in locations as per the Sediment Erosion Control Plan.</p> <p>Internal access roads constructed as all-weather access tracks and sign posted with a 20km/h speed limit.</p> <p>Water cart available and observed operational to manage dust on the access road and BESS pad.</p> <p>No offsite disturbance was identified with regard to sediment and erosion, or dust management.</p>	<p>Generally considered consistent with impacts predicted in EIS.</p>

Traffic.	Traffic entering and leaving the site is in a forward direction. Traffic volume entering the site, including heavy vehicles, is being recorded by site security, including time of access.	Generally considered consistent with impacts predicted in EIS.
Aboriginal heritage.	The Aboriginal heritage area has been fenced off as an exclusion zone. This is communicated during induction and does not appear to have been disturbed.	Generally considered consistent with impacts predicted in EIS.
Noise.	Plant and equipment is being operated in a proper and efficient manner. Engines were switched off when vehicles / plant were not in use.	Generally considered consistent with impacts predicted in EIS.
Visual	Planting for the vegetation buffer (landscape screening) has not yet been undertaken. This is required prior to commencing operations.	Not assessed.

3.3.2 Current stage of Construction

In accordance with the staged approved to construction, the following activities were observed to have commenced onsite:

- Stage 1a: construction of the road upgrades or maintenance works to the public road network, building/road dilapidation surveys, installation of fencing, artefact survey and/or salvage, overhead line safety marking and geotechnical drilling and/or surveying; and
- Stage 1b: commencement of construction of a 300 MW BESS including site access way, vegetation clearing, and bulk civil earth works for the BESS pad and associated batters and draining.
- No works were occurring within the transmission connection and Transgrid Substation component of the project.

3.3.3 Extent of Development

Final layout plans were prepared and submitted to the NSW DPHI prior to the commencement of construction. Final layout plans were submitted to Dubbo Regional Council, after commencement of Stage 1b construction activities. Refer to Section 4.1 2025-IEA-NC-02

Whilst all major work activities are being conducted within the approved development footprint, one - compliance was raised regarding biodiversity and extent of impact due to placement of spoil outside of development footprint and the minor and temporary use of small areas outside of development footprint. Refer to Section 4.1 2025-IEA-NC-01.

3.3.4 Summary of notices, orders, penalty notices or prosecutions

AMPYR, Fluence and RJE Global representatives interviewed as part of this audit reported that no agency notices, orders, penalty notices or prosecutions had been issued against the project at the time of this audit.

3.3.5 Summary of incidents, non-compliances and complaints

Incidents

AMPYR and RJE representatives interviewed as part of this audit reported that no notifiable environmental incidents had occurred on the project. An incident register is maintained on site and the following minor incidents are noted to have been recorded:

- 25/08/2025: Diesel spill during refueling, no drip tray in place. Contaminated waste area established. Oil spill procedure established by Catalpa.
- 10/09/2025: discoloration of water following rain event due to saturation of absorption pads. Minimal amount and managed on site.

The recent incidents did not result in pollution to the environment or a breach with a condition of consent, and as such have not been notified to the department. No evidence of environmental pollution was identified during the audit site inspection.

Non-compliances

AMPYR, Fluence and RJE Global representatives interviewed as part of this audit reported as part of this audit reported that no non-compliance against the requirements of the Development Consent has been identified within the audit period.

Complaints

AMPYR is maintaining a community interaction register. No specific complaints have been received within the audit period. 11 registered interactions have been recorded to date. Records commenced 06/08/2025. By example the most recent recorded interaction dated 22/10/2025 was in regard to a sheep accessing the site due to a damaged fence.

3.4 High-Level Assessment of Project Management Plans

The Development Consent requires the preparation, Secretary approval, and implementation of a series of project management plans. Table 5 below sets out the project management plans required to be developed and approved for the Project.

Table 5: Project Environmental Management Plans

Title	Prepared by	Revision	Date	Consent Authority Status
Environmental Management Strategy - Wellington South Battery Energy Storage System.	Accent Environmental	V4	03 July 2205	Approved by NSW DPHI prior to construction.
Traffic Management Plan (TMP), Wellington South BESS.	Stantec.	Revision E	23 July 2025,	Approved by NSW DPHI prior to construction.
Wellington South BESS – Biodiversity Management Plan.	Ecosite Solutions	Version 2.2	25 June 2025	Approved by NSW DPHI prior to construction.
Aboriginal Cultural Heritage Chance Finds Protocol – Wellington South BESS.	OzArk Environment and Heritage	Version 1	16 June 2025	Approved by NSW DCCEW prior to construction.
Accommodation and Employment Strategy – Wellington South BESS, Version 7, dated, prepared by	Ecosite Solutions.	Version 7	23 June 2025	Approved by NSW DPHI prior to construction.

The following section provides a general assessment of adequacy as relevant to construction phase. In accordance with Section 3.7.2 of the Post Approval Audit Requirements (NSW DPE 2020) and as set out in Section 2.5.1, adequacy of the management plans has been determined by:

- review of the plan(s) against the relevant conditions of consent and if the content is adequate;
- consideration that the plan(s) been implemented in accordance with the conditions of consent;
- consideration of the environmental performance of the project regarding the content and implementation of the plan; and
- whether there are any opportunities for improvement as identified by the auditor.

A technical review was not undertaken as this is assumed to have been done in the development of the plans, in consultation with relevant Agencies/Consent Authorities, and through the relevant approval process.

3.4.1 Environmental Management Strategy

Ecosite Solutions Pty Ltd prepared an Environmental Management Strategy (EMS) for the Project. The current EMS, Revision 0, dated 18 July 2025 was submitted to and approved by the Planning Secretary on 24 July 2025. The EMS was established and approved prior to commencement of construction and remains unchanged. The EMS addresses the construction and operation of Stage 1 of the project.

The EMS is considered a concise and interpretable document that addresses the relevant requirements of the Development Consent. The EMS includes reference to the associated subplans and includes an overarching environmental monitoring and reporting program. Given the recent review and acceptance of the EMS by the Secretary, the EMS is considered adequate, up to date and relevant to the project noting it will require review, and updating as necessary, prior to commencement of Stage 2 of the project.

The following opportunity for improvement was identified in relation to the EMS:

- **Opportunity for Improvement 01:** Whilst approved by the Planning Secretary, the current version of the Environmental Management Strategy does not clearly distinguish all detailed stages of the project (e.g. Stage 1a, Stage 1b etc).
- **Opportunity for Improvement 02:** Table 7.1 Monitoring and Inspections for the Project could benefit from including an additional column setting out what record(s) will be maintained (if any) to demonstrate compliance with monitoring activities being completed (e.g. *Record: Weekly site inspection checklist*).

3.4.2 Environmental Management Plan

RJE Global prepared an Environmental Management Plan (EMP) for the construction phase of the project. The current EMP, Revision 0, dated 18 July 2025, was available on site at the time of the audit and being implemented by the project team. The EMP was established prior to commencement of construction and sets out the environmental management procedures for the project, including reference to related sub-plans.

This EMP is not required to be submitted to and/or approved by the Planning Secretary, however they were submitted to and reviewed by AMPYR to ensure consistency with the overarching approved management plans required by the development consent.

Overall the EMP is generally considered adequate and relevant to the project, with the following opportunity for improvement noted:

- **Opportunity for Improvement 03:** Table 5.1.1 Environmental Verification Schedule does not currently address all items required for inspection, including sediment and erosion controls, and could benefit from including an additional column setting out what record(s) will be maintained (if any) to demonstrate compliance with monitoring activities being completed (e.g. *Record: Weekly site inspection checklist*).

3.4.3 Accommodation and Employment Strategy

Ecosite Solutions Pty Ltd prepared an Accommodation and Employment Strategy (AES) for the Project, which was submitted and approved by the Planning Secretary prior to construction commencing. The AES is documented to provide detail on how workforce sourcing and associated accommodation will be managed during the construction of Stage 1 of the project. The plan is generally considered adequate, noting it will require review, and updating as necessary, prior to commencement of Stage 2 of the project.

3.4.4 Biodiversity Management Plan

Ecosite Solutions Pty Ltd prepared a Biodiversity Management Plan (BMP) for the construction and operation of stage 1 of the project. The BMP was prepared, in consultation with BCS, and then submitted to, and approved by, the Planning Secretary prior to the commencement of construction.

The plan is generally considered to be compliant with the requirements of the condition of consent and appears to have been updated to address comments raised during consultation with relevant stakeholders. The plan includes specific short-term, medium term and long term performance monitoring criteria, as well as 17 protocols to be implemented on site to manage key biodiversity aspects.

Overall, given the recent review and acceptance of the BMP by the Secretary, the plan is considered relevant to the project. It is noted that the plan will require review, and updating as necessary, prior to commencement of Stage 2 of the project.

The following opportunity for improvement was identified:

- **Opportunity for Improvement 04:** Whilst approved by the Planning Secretary, the current version of the Biodiversity Management Plant does not clearly distinguish all stages of the project, i.e. Stage 1a, Stage 1b, Stage 1c, Stage 1d, Stage 1e, Stage 2 etc.

3.4.5 Aboriginal Cultural Heritage Chance Finds Protocol

Ecosite Solutions Pty Limited prepared the Aboriginal Cultural Heritage Management Plan (ACHMP) for the construction and operation of the project, in conjunction with the Chance Finds Protocol. The Aboriginal Cultural Heritage Chance Finds Protocol was developed in consultation with Aboriginal stakeholders and to the satisfaction of Heritage NSW prior to the commencement of construction.

Appendix B of the Aboriginal Cultural Heritage Chance Finds Protocol sets out Government Stakeholder consultation records. Appendix C of the Aboriginal Cultural Heritage Chance Finds Protocol sets out Aboriginal Stakeholder consultation records.

The Aboriginal Cultural Heritage Management Plan (ACHMP) has been developed for implementation on site during the development, as set out in the EIS (Environmental Impact Statement). The ACHMP was developed in consultation with Aboriginal Stakeholders. There was no requirement within the Conditions of Consent for the ACHMP to be prepared in consultation with, or approved by, the Department or any consent authority. The ACHMP is being implemented on site and appear adequate and relevant to the project.

3.4.6 Traffic Management Plan

Stantec Pty Limited prepared a Traffic Management Plan (TMP) for the project (Revision E, dated 23 July 2025) which was submitted and approved prior to construction commencing. The TMP was prepared in consultation with TfNSW and Dubbo Regional Council prior to commencing road upgrades. The Traffic Management Plan was approved by the Planning Secretary prior to the commencement of construction. As agreed in the staged approach, the TMP does not currently address OSOM traffic management that will commence with Stage 1d of the project. The Applicant must obtain approval for a revised TMP addressing OSOM traffic management prior to commencement of Stage 1d.

The Traffic Management Plan is generally considered to adequate and relevant to the current phase of construction activities at the time of this audit. It is noted that the plan will require review, and updating as necessary, prior to commencement of Stage 2 of the project.

3.5 Actual verses Predicted Environmental Impacts

The following section provides a summary of actual vs. predicted impacts for the key environmental aspects identified in the Environmental Impact Statement (EIS) prepared by EMM, October 2022. This is a high-level summary of the predicated impacts outlined within the EIS, as well as a general assessment of actual impacts as observed and in the opinion of the Auditor based on evidence of management plan implementation obtained during the Construction IEA.

The EIS outlined biodiversity as the key environmental aspects for the project. Whilst other aspects were also investigated by the EIS, the impacts of these issues were assessed as acceptable and highly manageable, including traffic, heritage, noise, water, visual, social and economic.

3.5.1 Biodiversity

Predicted Impact in EIS

Biodiversity impacts are associated with the loss of 9.47 ha of the White Box grassy woodland in the upper slopes of the NSW South Western Slopes Bioregion, a CEEC listed under the BC Act. This will result in the loss of 9.47 ha of native vegetation and associated habitat for fauna species. The project will result in the loss of up to seven hollow bearing trees. The BDAR predicts indirect impacts to a further 1.37 ha of native vegetation, associated habitat for fauna species and the White Box grassy woodland CEEC. The project is not expected to result in significant impacts to the Superb Parrot

Actual Impact as assessed at Construction IEA:

As required by Condition B12 of the Development Consent, AMPYR retired the relevant biodiversity credits prior to main construction works commencing in accordance with the requirements of this condition. Clearing for the main BESS layout had occurred prior to the audit site inspection. Clearing associated with the transmission connection has not occurred as final designs are still being determined.

It was reported that clearing limits were clearly delineated with temporary fencing. Evidence of marking of trees (such as habitat trees and trees to be retained) was evident during the audit site inspection, including colour coded tape wrapped around the trunk of retained trees. Evidence of compliance monitoring processes, including pre-clearing surveys and weekly environmental inspections demonstrated implementation of the Biodiversity Management Plan to the date of this audit. An Ecologist, from EMM, was engaged to oversee clearing operations, including to undertake pre-clearance survey and prepare post clearance supervision reports. No clearing was identified by the Ecologist as being outside of the approved disturbance areas.

There is evidence of impact by the project outside the Development Layout in three locations, being:

1. Minor and temporary use of areas outside the development footprint for initial access to site. This area is no longer utilised and has been ripped to encourage natural revegetation (Refer to Appendix E, Photo 5).
2. Minor and temporary use of areas outside the development footprint on previously disturbed areas of land (former access track area) for parking of site vehicles to manage a perceived safety hazard. This area was in use at the time of the audit site inspection (Refer to Appendix E, Photo 24 and 25).
3. Placement of excavated natural material outside the development footprint adjacent to the eastern and southern boundary of the BESS plan. (Refer to Appendix E, Photo 14 and 15).

The areas of impact outlined above were not considered in the IEA and thus the impact of the project has been greater than predicted.

Note: *Further to bullet point 3 above, AMPYR noted that prior to the commencement of construction of the project, the landholder had undertaken some earthworks on the property (including upgrade of access tracks, creation of some dams, and establishment of some turning areas near her main shearing shed). These works are unrelated to the Wellington South BESS Project. The landholder used spare spoil from those works to commence the establishment of some visual screening berms outside our development boundary around the perimeter of our battery project. Drone photos dated 27 July 2025 (prior to commencing construction) shows the commencement of this by the landholder. Refer to Appendix E Photo 29 and Photo 30.*

3.6 Status of Previous Audit Recommendations

This is the first IEA and as such there are no previous audit recommendations.

3.7 Key Strengths

The auditor identified the following key strengths during the audit period:

- Site perimeter fencing established prior to construction works.
- Heritage protection zone fencing established prior to construction works.
- Daily pre-start brief discusses current site conditions and focus areas.
- Site access roads constructed as all-weather roads.
- Site security tracking vehicle movements to / from site.

		<ul style="list-style-type: none"> (i) protecting vegetation and fauna habitat outside the approved disturbance areas; (ii) managing the remnant 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) minimising the impacts to fauna on site and implementing fauna management protocols; (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. <p>c) include a program to monitor and report on the effectiveness of mitigation measures;</p> <p>d) include an incidental threatened species finds protocol to identify the avoid and/or minimise and/or offset options to be implemented if additional threatened species are discovered on site; and</p> <p>e) include details of who would be responsible for monitoring, reviewing and implementing the plan.</p> <p>Following the Planning Secretary's approval, the Applicant must implement the Biodiversity Management Plan.</p> <p>Note: If the biodiversity credits are retired via a Biodiversity Stewardship Agreement, then the Biodiversity Management Plan does not need to include any of the matters that are covered under the Biodiversity Stewardship Agreement.</p>	<p>the landholder prior to commencement of construction.</p> <p>This is non-compliant with Protocol 1 – Vegetation Clearing – General, within the Biodiversity Management Plan, which specifically state that: <i>'All material stockpiles, vehicle parking and machinery storage will be signposted and located within cleared areas or areas proposed for clearing, and not within areas of vegetation to be retained'</i>.</p> <p>The auditor was unable to confirm that approved disturbance areas align with actual clearing conditions. Evidence to confirm clearing limits, such as GIS and digital records as proposed in Protocol 1 – Vegetation Clearing – General, within the Biodiversity Management Plan, were not able to be provided by the RJE Global as it had not been undertaken.</p> <p>This is non-compliant with the implementation requirements of Protocol 1 – Vegetation Clearing – General, within the Biodiversity Management Plan, which states that <i>'the Principal Contractor HSE Manager will regularly record the clearing as undertaken and confirm that approved disturbance areas align with actual clearing conditions. GIS and digital records (photographs, GPS coordinates and GIS shapefiles) will be kept and updated regularly'</i>.</p> <p>The auditor was unable to determine the exact location of the construction perimeter fence in relation to the approved Development Layout.</p> <p>NOTE: AMPYR noted that prior to the commencement of construction of the project, the landholder had undertaken some earthworks on the property (including upgrade of access tracks, creation of some dams, and establishment of some turning areas near her main shearing shed). These works are unrelated to the Wellington South BESS Project. The landholder used spare spoil from those works to commence the establishment of some visual screening berms outside our development boundary around the perimeter of our battery project. Drone photos dated 27 July 2025 (prior to commencing construction) shows the commencement of this by the landholder.</p> <p>The drone photos were provided by AMPYR and are included in Appendix E (Photo 29 and Photo 30).</p>
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			<p>Recommendation:</p> <ul style="list-style-type: none"> • Quantify the area of impact outside the approved development footprint, specifically the direct and indirect impacts to PCT266 – White Box grassy woodland in the upper slopes sub-region of the NSW South Western Slopes Bioregion. • Determine if additional ecosystem credits and/or species credits are required for the project. • Consult with the NSW DPHI regarding and offset requirements and potential remediation for the impacted areas. • In line with control measure 8(c) nominated in Protocol 1 – Vegetation Clearing – General of the Biodiversity Management Plan, the proponent is to prepare digital recording (photographs, GPS Coordinates and GIS shapefiles) of cleared areas after clearing. • Perimeter / exclusion fencing to be established in the transmission corridor and associated Transgrid work areas prior to construction activities occurring in this area.
2025-IEA-NC-02	C8	<p>Final Layout Plans</p> <p>Prior to commencing construction, the Applicant must submit detailed plans of the final layout of the development to the Department via the Major Projects website and to Council, showing comparison to the approved layout and including details on the siting of battery storage and ancillary infrastructure. The Applicant must ensure that the development is constructed in accordance with the Final Layout Plans.</p>	<p>Final layout plans were submitted to the Department, via the Major Project Portal, prior to commencement of Stage 1b construction activities.</p> <p>Non-Compliance:</p> <p>Final layout plans were submitted to Dubbo Regional Council, after commencement of Stage 1b construction activities.</p> <p>Auditor Recommendation:</p> <p>AMPYR immediately issued the Final Layout Plans to Council via email on 28 October 2025. No further action required.</p>

4.2 Recommendations and Opportunities for improvement

Table 7 below outlines Auditor identified opportunities for improvement (OFI) and recommendations where the overarching conditions of Development Consent SSD 27014706 (SSD CoC) were assessed as compliant or not yet triggered.

Table 7: Opportunities for Improvement and Recommendations

OFI#	Approval ID	Specific requirement (summarised)	Independent Audit Findings and Recommendation
2025-IEA-OFI-01	C1	Prior to commencing construction, the Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the Planning Secretary.	<p>Auditor Identified Improvement Opportunity 01:</p> <p>Whilst approved by the Planning Secretary, the current version of the Environmental Management Strategy does not clearly distinguish all stages of the project.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> Update the Environmental Management Strategy to reflect the breakdown of the staged approach to construction, i.e. Stage 1a, Stage 1b, Stage 1c, Stage 1d, Stage 1e, Stage 2 etc.
2025-IEA-OFI-02	C1	Prior to commencing construction, the Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the Planning Secretary.	<p>Auditor Identified Improvement Opportunity 02:</p> <p>Table 7.1 Monitoring and Inspections within the Environmental Strategy does not identify the relevant records to be recorded.</p> <p>for the Project could benefit from including an additional column setting out what record(s) will be maintained (if any) to demonstrate compliance with monitoring activities being completed (e.g. Record: Weekly site inspection checklist).</p> <p>Recommendation:</p> <ul style="list-style-type: none"> Update the Environmental Management Strategy - Table 7.1 Monitoring and Inspections to include an additional column setting out what record(s) will be maintained (if any) to demonstrate compliance with monitoring activities being completed (e.g. Record: Weekly site inspection checklist).
2025-IEA-OFI-03	C1	Prior to commencing construction, the Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the Planning Secretary.	<p>Auditor Identified Improvement Opportunity 03</p> <p>The RJE Global Environmental Management Plan - Table 5.1.1 Environmental Verification Schedule does not currently address all items required for inspection, e.g. sediment and erosion controls, and does not detail what record(s) will be maintained (if any) to demonstrate compliance with monitoring activities being completed (e.g. Record: Weekly site inspection checklist).</p>

OFI#	Approval ID	Specific requirement (summarised)	Independent Audit Findings and Recommendation
			<p>Recommendation:</p> <ul style="list-style-type: none"> Review and updated the RJE Global Environmental Management Plan - Table 5.1.1 Environmental Verification Schedule to include all items required inspection and/or maintenance. Review and updated the RJE Global Environmental Management Plan - Table 5.1.1 Environmental Verification Schedule to detail what records will be maintained.
2025-IEA-OFI-04	B14		<p>Auditor Identified Improvement Opportunity 03</p> <p>Whilst approved by the Planning Secretary, the current version of the Biodiversity Management Plant does not clearly distinguish all stages of the project, i.e. Stage 1a, Stage 1b, Stage 1c, Stage 1d, Stage 1e, Stage 2 etc.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> Update the Biodiversity Management Plan be updated to reflect the breakdown of the staged approach to construction, i.e. Stage 1a, Stage 1b, Stage 1c, Stage 1d, Stage 1e, Stage 2 etc.
2025-IEA-OFI-05	A2	<p>Terms of Consent</p> <p>The development may only be carried out:</p> <ul style="list-style-type: none"> e) in compliance with the conditions of this consent; f) in accordance with all written directions of the Planning Secretary; g) generally in accordance with the EIS; and <p>generally in accordance with the Development Layout in Appendix 1.</p>	<p>Auditor Identified Improvement Opportunity 05:</p> <p>Whilst works had not commenced within the TransGrid transmission scope of works the approved development boundary had not yet been clearly delineated on site.</p> <p>Auditor Recommendation:</p> <ul style="list-style-type: none"> Clearly delineated the boundary with at minimum until construction commences exclusion zone flagging and signage or perimeter temporary fencing in preparation for construction.
2025-IEA-OFI-06	B28	<p>Operating Conditions</p> <p>The Applicant must:</p> <ul style="list-style-type: none"> a) minimise any soil erosion and control sediment generation; b) ensure that construction, upgrading or decommissioning of the development has appropriate 	<p>Auditor Identified Improvement Opportunity 06:</p> <p>A temporary earth dam has been constructed to trap and divert clean water above the large culvert work areas. Construction sediment and erosion controls installed on the BESS pad site upslope this dam appear to potentially discharge into this dam and thus separation</p>

OFI#	Approval ID	Specific requirement (summarised)	Independent Audit Findings and Recommendation
		<p>drainage and erosion and sediment controls designed, installed and maintained in accordance with the relevant requirements in the Managing Urban Stormwater: Soils and Construction (Landcom, 2004) manual, or its latest version;</p> <p>c) ensure the battery storage and ancillary infrastructure (including security fencing) are designed, constructed and maintained to reduce impacts on surface water, localised flooding and groundwater at the site; and</p> <p>d) ensure the battery storage and ancillary infrastructure are designed, constructed and maintained to avoid causing any erosion on site.</p>	<p>of clean water and dirty water may not be adequately maintained.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> It is recommended that all construction impacted dirty water be diverted away from the earth dam and be treated within an area already disturbed by construction activities.

5 Conclusion

This Construction IEA of Bulabul Battery determined that the project is generally compliant with their environmental management obligations under the Development Consent SSD 27014706 as relevant to the construction phase. The actual impacts of the project appear consistent with those predicted in the Environmental Impact Statement, except for the non-compliance identified regarding disturbance beyond the project's approved development footprint.

Overall this Construction IEA identified:

- Two (2) non-compliance against 71 conditions of Development Consent SSD 27014706;
- Four (4) Auditor observations / recommendations / opportunities for continual improvement.

J2M Systems have recommended actions to address each of the opportunities for improvement identified. These actions are summarised in Section 4 of this Audit Report.

6 Limitations

The findings of this audit are based upon visual observations of the site, interviews with site personnel and our interpretation of documentation made available by Project personnel. Opinions presented herein apply to the site as observed at the times of the inspections and from the Auditors interpretation of documentation and information provided by Project personnel. Any changes to this information of which the Auditor is not aware and has not had the opportunity to evaluate therefore cannot be considered in this report.

J2M Systems have taken due care to consider all reasonably available information provided during the undertaking of this audit and have taken this information to represent a fair and reasonable characterisation of the environmental status of the site, but recognise that any site assessment program is necessarily limited in scope and true site conditions may differ from those inferred from the available data.

7 Appendixes

The following appendixes are attached to this document:

- Appendix A: Independent Audit Table
- Appendix B: Planning Secretary Audit Team Agreement
- Appendix C: Consultation Summary and Records of Consultation
- Appendix D: Independent Audit Declaration Form
- Appendix E Site Inspection Photographs.
- Appendix F: Development Layout with Audit Comments.

Appendix A: Independent Audit Table

Appendix A: Independent Audit Table

Compliance Status Descriptors

Status	Description
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been met with within the scope of the audit.
Non-compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been met within the scope of the audit.
Not triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Conditions of Development Consent (CoC) – SSD 27014706

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
PART A	ADMINISTRATIVE CONDITIONS			
A1	<p>Obligation to Minimise Harm to the Environment</p> <p>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, operation, commissioning, upgrading, rehabilitation or decommissioning of the development.</p>	<p>Refer to evidence collected throughout this audit table. Discussions with AMPYR and RJE Global site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p> <p>Stage 1b construction works commenced: 01 August 2025.</p> <p>Stage 2 construction work have not yet commenced.</p>	<p>On the basis that no material harm incidents have occurred, the project is considered compliant with the requirements of this condition for the operational phase of the project to date.</p>	Compliant
A2	<p>Terms of Consent</p> <p>The development may only be carried out:</p> <ol style="list-style-type: none"> in compliance with the conditions of this consent; in accordance with all written directions of the Planning Secretary; generally in accordance with the EIS; and 	<ol style="list-style-type: none"> Refer to evidence collected throughout this Audit Table. Noted and considered as part of audit consultation and audit planning. Mitigation measures are assumed to have been considered and integrated into the approved project management plans / strategies. Implementation of these plans is 	<ol style="list-style-type: none"> The audit table identifies the findings identified against the individual condition of consent and against the mitigation measures outlined in the IEA. The project has not been carried out in accordance with all written directions of the Planning Secretary – refer to Non-Compliance 01 & 02 below. 	<p>Non-Compliance 01</p> <p>Non-Compliance 02</p>

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	d) generally in accordance with the Development Layout in Appendix 1.	<p>considered within the corresponding condition of consent.</p> <p>d) - Final Layout Drawings for the Wellington South Battery Energy Storage System.</p> <p>- Correspondence from AMPYR’s Principal Representative, dated 05 November 2025, setting out safety hazard and requirement to use overflow carpark to manage risks.</p> <p>Site inspection observations 27 and 28 October 2025.</p>	<p>c) The development was generally assessed as being compliant with the EIS, with the exception of the Non-Compliance 01 detailed below.</p> <p>d) The project has not been carried out in accordance with the Development Layout – refer to Non-Compliance 01 below.</p> <p>Non-Compliance 01 – Condition of Consent A2 A2(b) & (d) and B14(b):</p> <p>There is evidence of impact by the project outside the Development Layout in three locations, being:</p> <ol style="list-style-type: none"> 1. Minor and temporary use of areas outside the development footprint for initial access to site. This area is no longer utilised and has been ripped to encourage natural revegetation (Refer to Appendix E, Photo 5). 2. Minor and temporary use of areas outside the development footprint on previously disturbed areas of land (former access track area) for parking of site vehicles to manage a perceived safety hazard. This area was in use at the time of the audit site inspection (Refer to Appendix E, Photo 24 and 25). 3. Placement of additional excavated natural material outside the development footprint adjacent to the eastern and southern boundary of the BESS plan. (Refer to Appendix E, Photo 14 and 15). Refer to note below re: existing placement of excavated material in this 	<p>Auditor Identified Improvement Opportunity 01</p>

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			<p>area by landholder prior to commencement of construction.</p> <p>This is non-compliant with Protocol 1 – Vegetation Clearing – General, within the Biodiversity Management Plan, which specifically state that: <i>'All material stockpiles, vehicle parking and machinery storage will be signposted and located within cleared areas or areas proposed for clearing, and not within areas of vegetation to be retained'</i>.</p> <p>The auditor was unable to confirm that approved disturbance areas align with actual clearing conditions. Evidence to confirm clearing limits, such as GIS and digital records as proposed in Protocol 1 – Vegetation Clearing – General, within the Biodiversity Management Plan, were not able to be provided by the RJE Global as it had not been undertaken.</p> <p>This is non-compliant with the implementation requirements of Protocol 1 – Vegetation Clearing – General, within the Biodiversity Management Plan, which states that <i>'the Principal Contractor HSE Manager will regularly record the clearing as undertaken and confirm that approved disturbance areas align with actual clearing conditions. GIS and digital records (photographs, GPS coordinates and GIS shapefiles) will be kept and updated regularly'</i>.</p> <p>The auditor was unable to determine the exact location of the construction perimeter fence in relation to the approved Development Layout.</p> <p>Note: AMPYR noted that prior to the commencement of construction of the project, the landholder had undertaken some earthworks on the property (including upgrade of access tracks, creation of some dams, and establishment of some</p>	

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			<p>turning areas near her main shearing shed). These works are unrelated to the Wellington South BESS Project. The landholder used spare spoil from those works to commence the establishment of some visual screening berms outside our development boundary around the perimeter of our battery project. Drone photos dated 27 July 2025 (prior to commencing construction) shows the commencement of this by the landholder.</p> <p>The drone photos were provided by AMPYR and are included in Appendix E (Photo 29 and Photo 30).</p> <p>Recommendation:</p> <p>Quantify the area of impact outside the approved development footprint, specifically the direct and indirect impacts to PCT266 – White Box grassy woodland in the upper slopes sub-region of the NSW South Western Slopes Bioregion.</p> <p>Determine if additional ecosystem credits and/or species credits are required for the project.</p> <p>Consult with the NSW DPHI regarding and offset requirements and potential remediation for the impacted areas.</p> <p>In line with control measure 8(c) nominated in Protocol 1 – Vegetation Clearing – General of the Biodiversity Management Plan, the proponent is to prepare digital recording (photographs, GPS Coordinates and GIS shapefiles) of cleared areas after clearing.</p> <p>Perimeter / exclusion fencing to be established in the transmission corridor and associated Transgrid</p>	

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			<p>work areas prior to construction activities occurring in this area.</p> <p>Non-Compliance 02 – Condition of Consent A2(a), A2(b) and C8: Final layout plans were submitted to Dubbo Regional Council, after commencement of Stage 1b construction activities.</p> <p>Auditor Recommendation: Final layout plans were submitted to Dubbo Regional Council. No further action required.</p> <p>Auditor Identified Improvement Opportunity 05:</p> <p>Whilst works had not commenced within the TransGrid transmission scope of works the approved development boundary had not yet been clearly delineated on site.</p> <p>Auditor Recommendation:</p> <p>Clearly delineated the boundary with at minimum until construction commences exclusion zone flagging and signage or perimeter temporary fencing in preparation for construction.</p>	
A3	<p>The Applicant must comply with any requirement/s of the Planning Secretary arising from the Department’s assessment of:</p> <ul style="list-style-type: none"> 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. 	Noted.	<p>AMPYR is generally considered compliant with the requirements of this condition, except as otherwise noted within other sections of this checklist.</p>	Compliant.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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.	Auditor review of documentation. Discussions with AMPYR and RJE Global site personnel.	The auditor did not identify any inconsistency during the audit and no inconsistencies were reported to the auditor during interviews with the Project team.	Not triggered.
A5	Battery Storage Restrictions Unless the Planning Secretary agrees otherwise in writing, the battery storage associated with the development must not exceed a total delivery capacity of 500 MW. 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.	Discussions with AMPYR and RJE Global site personnel. Site inspection observations 27 and 28 October 2025.	At the time of the audit there were no plans to exceed the 500MW hour limit.	Compliant
A6	Upgrading of Battery Storage and Ancillary Infrastructure The Applicant may upgrade the battery storage and ancillary infrastructure on site provided these upgrades remain within the approved development footprint of the site. 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.	Discussions with AMPYR and RJE Global site personnel. Site inspection observations 27 and 28 October 2025.	The auditor was advised that no upgrade works have taken place.	Not triggered.
A7	Structural Adequacy 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.	Discussions with AMPYR and RJE Global site personnel. Correspondence from RJE Global, dated 12 November 2025, re: ongoing process of obtaining construction certificates. These are to be obtained prior to first concrete pour for building footings.	There are no permanent buildings or structures built on site at the time of this audit. AMPYR’s architect, Group DLA, are reportedly working towards having construction certificates before construction on the first permanent construction. First concrete pour scheduled for 08/12/2025.	Not triggered.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>Notes:</p> <ul style="list-style-type: none"> Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the development. The EP&A Regulation sets out the requirements for the certification of the development. 		No works to date on the Transgrid component of works.	
A8	<p>Demolition</p> <p>The Applicant must ensure that all demolition work on site is carried out in accordance with Australian Standard AS 2601-2001: The Demolition of Structures, or its latest version.</p>	<p>Discussions with AMPYR and RJE Global site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p>	The auditor was advised that no demolition works have taken place, and none are scheduled as part of the construction scope of works.	Not triggered.
A9	<p>Protection of Public Infrastructure</p> <p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ol style="list-style-type: none"> repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development. <p>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.</p>	<p>Discussions with AMPYR and RJE Global site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p>	No damage to public infrastructure reported to, or identified by, the auditor.	Not triggered
A10	<p>Operation of Plant and Equipment</p> <p>All plant and equipment used on site, or in connection with the development, must be;</p> <ol style="list-style-type: none"> maintained in a proper and efficient condition; and operated in a proper and efficient manner. 	<p>Discussions with AMPYR and RJE Global site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p> <p>Moxy CAT 730C</p> <ul style="list-style-type: none"> Plant and Vehicle Mobilisation Form completed 14/08/2025. New plant. Site Plant and Vehicle Approval Form. 	Plant appeared to be operated and maintained in a proper and efficient manner on site.	Compliant.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<ul style="list-style-type: none"> - Weed and pest free inspection record 28/08/2025. - Daily pre-start completed by operator and confirmed at time of audit site inspection. <p>Excavator CAT 349 IG049</p> <ul style="list-style-type: none"> - Plant and Vehicle Mobilisation Form completed 28/08/2025. New plant. - Site Plant and Vehicle Approval Form. - Plant risk assessment - Service record. - Weed and pest free inspection record 28/08/2025. - Daily pre-start completed by operator and confirmed at time of audit site inspection. <p>Pad foot roller 11787-E</p> <ul style="list-style-type: none"> - Plant and Vehicle Mobilisation Form completed 12/08/2025. New plant. - Site Plant and Vehicle Approval Form. - Plant risk assessment - Service record 28/03/2025. - Weed and pest free inspection record 12/08/2025. <p>Daily pre-start completed by operator and confirmed at time of audit site inspection.</p> <p>Plant Register also maintained by RJE.</p>		
A11	<p>Subdivision</p> <p>The Applicant may subdivide land comprising the site for the purposes of carrying out the development as identified in Appendix 3 and in accordance with the requirements of the EP&A Act, EP&A Regulation and the Conveyancing Act 1919 (NSW).</p>	Correspondence from AMPYR Project Director (undated).	AMPYR Project Director confirmed there is no subdivision proposed for this project.	Not triggered.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>Notes:</p> <ul style="list-style-type: none"> Under Part 6 of EP&A Act, the Applicant is required to obtain a subdivision certificate for a plan of subdivision. Division 6.4 of Part 6 of the EP&A Act sets out the application requirements for subdivision certificates. 			
A12	<p>Applicability of Guidelines</p> <p>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</p>	Noted.	The Planning Secretary has not advised of any requirement to comply with updated or revised guidelines, protocols, Standards or policies, or a replacement of them.	Not triggered
A13	<p>Compliance</p> <p>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.</p>	<p>Discussions with AMPYR and RJE Global site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p> <p>Induction presentation.</p> <p>Project website.</p> <p>Induction records for a sample of workers on site, including:</p> <ul style="list-style-type: none"> Bruce Carr (RJE). Online site induction completed. VOC for IT Loader, completed by RJE Global 02/09/2025.completed by RJE Global 02/09/2025. 	RJE Global completing induction process. Auditor was provided a visitor induction prior to commencing audit activities on site. Confirmed induction process for a sample of workers interviewed during the audit site inspection.	Compliant.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		- John O'Mahony (Catalpa) Online Site Induction completed 14/08/2025. Excavator VOC 17/04/2019 and 05/10/2022.		
A14	<p>Evidence of Consultation</p> <p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (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. 	Evidence of consultation was confirmed upon review of relevant conditions of consent. Non-compliance, if any, would be assigned to the individual condition(s) of consent.	Each management plan submitted includes records of consultation maintained within the Appendices of the reports.	Compliant.
A15	<p>Community Enhancement</p> <p>Subject to the agreement of Council, prior to commencing construction, or other timeframe agreed by the Planning Secretary, the Applicant may enter into a VPA with Council in accordance with:</p> <ul style="list-style-type: none"> a) Division 7.1 of Part 7 of the EP&A Act; and b) the terms of the correspondence dated 8 November 2023, which are summarised in Appendix 5. 	Planning Agreement for Wellington South Battery Energy Storage System, as developed by Dubbo Regional Council and The Trustee for WEBESS01 Project Trust.	The Planning Agreement was signed and executed 22 January 2025, prior to commencement of construction.	Compliant.
PART B	ENVIRONMENTAL CONDITIONS - GENERAL			
B1	TRANSPORT	Traffic Management Plan (TMP), Wellington South BESS, Revision E, 23 July 2025, prepared by Stantec.	A traffic management plan was prepared and conditionally approved by NSW DPHI prior to commencement of construction.	Compliant.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>Heavy Vehicles Requiring Escort and Heavy Vehicle Restrictions</p> <p>The Applicant must ensure that the:</p> <ul style="list-style-type: none"> a) development does not generate more than: <ul style="list-style-type: none"> i) 60 heavy vehicle movements a day during construction, upgrading or decommissioning; ii) 80 light vehicle movements and 30 heavy vehicle movements during the AM (6 - 7 am) or PM (5 - 6 pm) project peak hour during construction, upgrading or decommissioning; and iii) 20 movements of heavy vehicles requiring escort during construction, upgrading or decommissioning; and b) length of any vehicles (excluding heavy vehicles requiring escort) used for the development does not exceed 26 metres, unless the Planning Secretary agrees otherwise. 	<p>Correspondence from NSW DPHI, dated 24 July 2025, conditionally approving the Traffic Management Plan (Revision E, 23 July 2025), noting updates required for Stage 1d and Stage 2.</p> <p>Correspondence from AMPYR to TfNSW (Road Access), dated 26 June 2025, re: SSD-27014706: Wellington South BESS - request for confirmation that no ROL is required.</p> <p>Correspondence from TfNSW dated 26 June 2025, confirming Road Occupancy Licence is not required if temporary traffic management for these works will not impact the state road (Goolma Rd in this instance).</p>	<p>RJE Global are managing the vehicle limits via the Daily Sim Ops meeting which includes discussion on planned vehicle movements. Sighted examples of recent meetings for October 2025.</p> <p>AMPYR consulted with TfNSW and obtained confirmation a ROL is not required provided temporary traffic management for these works will not impact the state road (Goolma Rd in this instance).</p> <p>A site vehicle movement register is being maintained. The current highest volume of heavy vehicle movement in one day was 02/10/2025, with 49 movements. The current highest volume of light vehicle movements in one day was 02/10/2025, with 36 movements.</p> <p>The RJE Sign-in app records details of HV movements, including number plate of HV entering site.</p>	
B2	The Applicant must keep accurate records of the number of heavy vehicles requiring escort and heavy vehicles entering or leaving the site each day for the duration of the project. Access Route	Traffic Management Plan, Wellington South BESS, Revision E, 23 July 2025, Section 8.3, security personnel to register vehicle category for each vehicles accessing the project site.	RJE sign in register, includes details of HV movement such as rego and time on site.	Compliant.
B3	<p>Access Route</p> <p>All heavy vehicles and heavy vehicles requiring escort associated with the development must travel to and from the site via:</p> <ul style="list-style-type: none"> a) Castlereagh Highway, Goolma Road and Twelve Mile Road; or b) Mitchell Highway, Goolma Road and Twelve Mile Road, as shown in Appendix 4. 	Sample of recently completed RJE Global Site Induction Checklist - Delivery Driver.	<p>No non-compliance reported to or identified by auditor.</p> <p>RJE Global provide delivery driver induction prior to arrival at site to communicate access route and site access requirements.</p>	Compliant.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	Note: The Applicant is required to obtain relevant permits under the Heavy Vehicle National Law (NSW) for the use of heavy vehicles requiring escort on the road network.			
B4	<p>Site Access</p> <p>Unless the Planning Secretary agrees otherwise, all vehicles associated with the development must enter and exit the site via the site access point off Twelve Mile Road as identified in Appendix 1 identified in Condition</p>	Site inspection observations.	All access to site is via the Twelve Mile Road access point.	Compliant.
B5	<p>Road Upgrades</p> <p>The existing site access off Twelve Mile Road must be closed by the applicant prior to the commencement of any construction activities.</p>	<p>Letter from AMPYR to NSW DPPI, dated 22 July 2025, provided to demonstrate satisfaction of Condition B5 of the Wellington South BESS Conditions of Consent. Consistent with the requirements of this condition, the existing entry to 6773 Goolma Road, Wuuluman NSW 2830 has now been permanently closed.</p> <p>Correspondence from NSW DPPI, dated 25 July 2025, acknowledging the requirements with Schedule 2 Condition B5 with the Consent, have been satisfied.</p>	<p>At the existing entry there has been a new permanent stock design fence installed with a large reflective sign displaying “ROAD CLOSED NO ACCESS”. Closer to the turn in and Goolma Road there has been orange flagging also installed to notify road users the driveway is no longer in use.</p> <p>NSW DPPI acknowledge the requirements with Schedule 2 Condition B5 with the Consent have been satisfied.</p>	Compliant.
B6	Unless the Planning Secretary agrees otherwise, prior to commencing construction, the Goolma Road / Twelve Mile Road intersection and realignment must be completed as per the scope and conditions of the Uungula Wind Farm SSD-6687.	<p>Correspondence from AMPYR to NSW DPPI, dated 15 November 2024, re: Wellington South BESS – Request for Planning Secretary’s discretion in relation to conditions B6 and B7 of the Conditions of Consent.</p> <p>Correspondence from NSW DPPI, dated 10 December 2024 re: Timing of road upgrades / site access and approval of the revised timing for the construction of the project against the requirements of conditions B6 and B7.</p> <p>Correspondence from TfNSW to AMPYR, dated 24 October 2024, re: SSD-27014706 – Response to Wellington South Battery Energy Storage System request to change the timing for commencement of construction and use of Twelve Mile Road/Goolma Road intersection.</p>	NSW DPPI, TfNSW and Dubbo Regional Council support the request for a change in timing for the commencement of works and for the use of the existing Goolma Road/Twelve Mile Road intersection and the Twelve Mile Road.	Not triggered.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		Correspondence from Dubbo Regional Council to AMPYR, dated 05 November 2024, re: change of timing for the commencement of works, and to allow the use of the existing Twelve Mile Road/Goolma Road intersection, prior to the completion of the intersection realignment by the proponents of Uungala Wind Farm (SSD 6687).		
B7	<p>Unless the Planning Secretary agrees otherwise, prior to commencing construction, the Applicant must design and construct the new access road intersection on Twelve Mile Road with Basic Left Turn (BAL) and Short Channelised Right-turn (CHR(s)) treatments as shown in Appendix 6.</p> <p>Unless the relevant road authority agrees otherwise, these upgrades must comply with the current Austroads Guidelines, Australian Standards and TfNSW supplements, and be carried out to the satisfaction of the relevant roads authority.</p>	<p>Correspondence from AMPYR to NSW DPHI, dated 15 November 2024, re: Wellington South BESS – Request for Planning Secretary’s discretion in relation to conditions B6 and B7 of the Conditions of Consent.</p> <p>Correspondence from NSW DPHI, dated 10 December 2024 re: Timing of road upgrades / site access and approval of the revised timing for the construction of the project against the requirements of conditions B6 and B7.</p> <p>Correspondence from TfNSW to AMPYR, dated 24 October 2024, re: SSD-27014706 – Response to Wellington South Battery Energy Storage System request to change the timing for commencement of construction and use of Twelve Mile Road/Goolma Road intersection.</p> <p>Correspondence from Dubbo Regional Council to AMPYR, un-dated, re: Confirmation of Council Approval – Updated Traffic Guidance Scheme (TGS) – Twelve Mile Road.</p> <p>Site inspection observations.</p>	<p>NSW DPHI approved the revised timing for the construction of the project against the requirements of conditions B6 and B7.</p> <p>TfNSW reviewed and supported the request for change in timing of construction of the Twelve Mile Road/Goolma Road intersection, subject to the implementation of Temporary Traffic Management in accordance with Austroads at this intersection and the implementation of the Traffic Management Plan as required by Condition B10 of the Wellington South BESS Consent.</p> <p>A new temporary access has been constructed at Twelve Mile Road to access the Wellington South BESS.</p>	Compliant.
B8	<p>Road Maintenance</p> <p>The Applicant must, in consultation with Council:</p> <p>a) undertake an independent dilapidation survey to assess the:</p>	Wellington BESS – Twelve Mile Road Existing Conditions Dilapidation Survey, prepared by Stantec, dated 29 July 2025 (as issued to Dubbo Regional Council).	<p>a) The dilapidation survey was undertaken on 22 July 2025 and a report prepared and issued to Dubbo Regional Council on 29 July 2025 and to NSW DPHI on 30 July 2025.</p> <p>b) Not yet triggered.</p>	Compliant.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> (i) existing condition of Twelve Mile Road on the transport route, prior to construction, upgrading or decommissioning works; and (ii) condition of Twelve Mile Road on the transport route, following construction, upgrading or decommissioning works; b) repair Twelve Mile Road on the transport route if dilapidation surveys identify that the road has been damaged during construction, upgrading or decommissioning works. If there is a dispute between the Applicant and Council about the repair of Twelve Mile Road, then either party may refer the matter to the Planning Secretary for resolution. 	<p>Correspondence from Dubbo Regional Council, dated 30 July 2025, re: acknowledgement and acceptance of submitted dilapidation report.</p> <p>NSW DPHI Post Approval Document Received, 30 July 2025, re: B8A Road Dilapidation Study.</p>		
B9	<p>Operating Conditions</p> <p>The Applicant must ensure:</p> <ul style="list-style-type: none"> a) any new internal roads are constructed and maintained as all-weather roads; b) any existing internal roads are maintained as all-weather roads; c) there is sufficient parking on site for all vehicles, and no parking occurs on the public road network in the vicinity of the site; d) the capacity of the existing roadside drainage network is not reduced; e) all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction; and f) development-related vehicles leaving the site are in a clean condition to minimise dirt being tracked onto the public road network. 	Site inspection observations.	<ul style="list-style-type: none"> a) Whilst not at final construction completion, the new internal access road is constructed and maintained as all-weather roads. b) Existing internal roads have been upgraded to all-weather roads. c) All parking is maintained on site. d) Capacity of existing roadside drainage appears unimpacted and thus not reduced. e) Sufficient turn around space is provided for to allow all vehicle to enter and leave the site in a forward direction. f) All-weather access roads and a rumble grid support vehicles leaving in a clean condition. No complaints or issues identified regarding mud tracking onto public roadways. 	Compliant.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
B10	<p>Traffic Management Plan</p> <p>Prior to commencing road upgrades identified in Condition B6 and B7, 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. This plan must include:</p> <ul style="list-style-type: none"> a) details of the transport route to be used for all development-related traffic; b) details of the road upgrade works required by condition B6 and B7; c) details of the measures that would be implemented to minimise traffic impacts during construction, upgrading or decommissioning works, including: <ul style="list-style-type: none"> (i) details of the dilapidation surveys required by condition B8; (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 State significant development projects in the area; (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; 	<p>Traffic Management Plan (TMP), Wellington South BESS, Revision E, 23 July 2025, prepared by Stantec.</p> <p>Correspondence from NSW DPHI, dated 24 July 2025, conditionally approving the Traffic Management Plan (Revision E, 23 July 2025), noting updates required for Stage 1d and Stage 2.</p> <p>Approval of the TMP staging as detailed by NSW DPHI letter dated 1st July 2025, as attached in Appendix M of the approved Traffic Management Plan</p> <p>Correspondence from TfNSW to AMPYR, dated 18 June 2025, re: Review of Traffic Management Plan for Wellington South BESS.</p> <p>Correspondence from Dubbo Regional Council, dated 13 May 2025, re: Major Projects – Proponent Request for Advice - Wellington South Battery Energy Storage System - B10 Traffic Management Plan.</p>	<p>The TMP was prepared in consultation with TfNSW and Dubbo Regional Council prior to commencing road upgrades.</p> <p>The Traffic Management Plan was approved by the Planning Secretary prior to the commencement of construction.</p> <p>As agreed in the staged approach, the TMP does not currently address OSOM traffic management that will commence with Stage 1d of the project. The Applicant must obtain approval for a revised TMP addressing OSOM traffic management prior to commencement of Stage 1d.</p> <p>The Traffic Management Plan is generally considered to comply with the requirements of this condition.</p>	Compliant.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> (viii) details of employee shuttle bus service, 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) facilitate 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; (xii) responding to any emergency repair or maintenance requirements; and (xiii) a traffic management system for managing heavy vehicles requiring escort; d) a driver’s code of conduct that addresses: <ul style="list-style-type: none"> (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; and e) 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. <p>Following the Planning Secretary’s approval, the Applicant must implement the Traffic Management Plan</p>			

Conditions of Development Consent (CoC) – SSD 27014706								
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status				
B11	<p>BIODIVERSITY</p> <p>Vegetation Clearance</p> <p>The Applicant must:</p> <ul style="list-style-type: none"> a) not clear any native vegetation or fauna habitat located outside the approved disturbance areas described in the EIS. 	<p>Discussions with AMPYR and RJE Global site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p>	<p>A detailed survey is to be completed post construction to validate this condition. Generally, based on discussions with AMPYR and RJE Global and a site inspection, it appears clearing activities have occurred within the approved disturbance footprint.</p>	Compliant.				
B12	<p>Biodiversity Offsets</p> <p>Prior to carrying out any development that could directly or indirectly impact the biodiversity values requiring offset, the Applicant must retire biodiversity credits of a number and class specified in Table 1 and Table 2 below, unless the Planning Secretary agrees otherwise. The retirement of these credits must be carried out in accordance with the NSW Biodiversity Offsets Scheme and can be achieved by:</p> <ul style="list-style-type: none"> 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; or c) funding a biodiversity conservation action that benefits the entity impacted and is listed in the ancillary rules of the biodiversity offset scheme. <p>Table 1: Ecosystem Credit Requirements</p> <table border="1" data-bbox="259 1150 813 1345"> <thead> <tr> <th>Ecosystems Credits</th> <th>Credits Required</th> </tr> </thead> <tbody> <tr> <td>PCT266 – White Box grassy woodland in the upper slopes sub-region of the NSW South Western Slopes Bioregion</td> <td>41</td> </tr> </tbody> </table>	Ecosystems Credits	Credits Required	PCT266 – White Box grassy woodland in the upper slopes sub-region of the NSW South Western Slopes Bioregion	41	<p>Correspondence from NSW Biodiversity Conservation Trust, dated 18 July 2025, re: Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation.</p>	<p>AMPYR made payment into the Biodiversity Conservation Fund (dated 16 July 2025) to satisfy the obligation to retire biodiversity credits, including 41 ecosystem credits under PCT266, as well as 56 species credits for the Superb Parrot and 36 species credits for the Pink-tailed Legless Lizard.</p>	Compliant.
Ecosystems Credits	Credits Required							
PCT266 – White Box grassy woodland in the upper slopes sub-region of the NSW South Western Slopes Bioregion	41							

Conditions of Development Consent (CoC) – SSD 27014706										
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status						
	<p>Table 2: Species Credit Requirements</p> <table border="1"> <thead> <tr> <th>Species Credit Species</th> <th>Credits Required</th> </tr> </thead> <tbody> <tr> <td>Superb Parrot</td> <td>56</td> </tr> <tr> <td>Pink-tailed Legless Lizard</td> <td>36</td> </tr> </tbody> </table>	Species Credit Species	Credits Required	Superb Parrot	56	Pink-tailed Legless Lizard	36			
Species Credit Species	Credits Required									
Superb Parrot	56									
Pink-tailed Legless Lizard	36									
B13	<p>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.</p>	<p>Correspondence from NSW DPHI, dated 24 July 2025, acknowledging receipt of the Biodiversity Credit Retirement.</p>	<p>AMPYR submitted evidence of the Biodiversity Credit Retirement to NSW DPHI.</p>	Compliant						
B14	<p>Biodiversity Management Plan</p> <p>Prior to commencing construction, the Applicant must prepare a Biodiversity Management Plan for the development in consultation with BCS, and to the satisfaction of the Planning Secretary. This plan must:</p> <ol style="list-style-type: none"> a) be prepared in accordance with the revised Biodiversity Development Assessment Report (dated 13 September 2023); b) include a description of the measures and timeframes that would be implemented for: <ol style="list-style-type: none"> (i) protecting vegetation and fauna habitat outside the approved disturbance areas; (ii) managing the remnant vegetation and fauna habitat on site; (iii) minimising clearing and avoiding unnecessary disturbance of vegetation that is associated with the 	<p>Wellington South BESS – Biodiversity Management Plan, Version 2.2, dated 25 June 2025, prepared by Ecosite Solutions.</p> <p>Evidence of consultation with BCS is including in Appendix D of the Wellington South BESS – Biodiversity Management Plan.</p> <p>Correspondence from NSW Conservation Programs, Heritage and Regulation Group (CPHR) of the NSW Department of Climate Change, Energy, the Environment, and Water (NSW DCCEEW), dated 06 May 2025, re: consultation on draft Biodiversity Management Plan.</p> <p>Correspondence from NSW DPHI, dated 01 July 2025, re: submission and request for approval of the Wellington South BESS – Biodiversity Management Plan.</p>	<p>The Wellington South BESS Biodiversity Management Plan was prepared, in consultation with BCS, and then submitted to, and approved by, the Planning Secretary prior to the commencement of construction.</p> <p>The plan is generally considered to be compliant with the requirements of this condition and appears to have been updated to address comments raised during consultation with relevant stakeholders.</p> <p>Evidence of implementation confirmed on site:</p> <ul style="list-style-type: none"> - EMM Wellington Bess Clearance Supervision report 05 August 2025 (preclearance assessment report). - EMM Wellington Bess Clearance Supervision report 17 August 2025 (post clearance report). No issues were identified or reported in this clearance 	Non-Compliance 01						

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>construction and operation of the development;</p> <p>(iv) minimising the impacts to fauna on site and implementing fauna management protocols;</p> <p>(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</p> <p>(vi) controlling weeds, feral pests and pathogens.</p> <p>c) include a program to monitor and report on the effectiveness of mitigation measures;</p> <p>d) include an incidental threatened species finds protocol to identify the avoid and/or minimise and/or offset options to be implemented if additional threatened species are discovered on site; and</p> <p>e) include details of who would be responsible for monitoring, reviewing and implementing the plan.</p> <p>Following the Planning Secretary's approval, the Applicant must implement the Biodiversity Management Plan.</p> <p>Note: If the biodiversity credits are retired via a Biodiversity Stewardship Agreement, then the Biodiversity Management Plan does not need to include any of the matters that are covered under the Biodiversity Stewardship Agreement.</p>		<p>report. The report includes photos of clearing works.</p> <ul style="list-style-type: none"> - EMM Wellington Bess Clearance Supervision report 17 September 2025 (post clearance report). No issues were identified or reported in this clearance report. The report includes photos of clearing works. - Spoil relocated to existing property owner's land on request of the property owner. No formal approval for this at the spoil remains with its existing allotment. - Pre-clearance survey completed 30 July 2025. - Log of salvaged animals – nil to date. - 1 Garden Skink relocated during clearance activities. This is recorded in the post clearance report. - 7 nest boxes are not yet installed on site. - Second clearing occurred in Spring (02 September 2025), under the guidance of project ecologist. - Access tracks have been located on most of the existing tracked within the project boundary, consistent with proposed mitigation measures. <p>Non-Compliance 01 – Condition of Consent A2 A2(d) and B14(b):</p> <p>There is evidence of impact by the project outside the Development Layout in three locations, being:</p> <ol style="list-style-type: none"> 1. Minor and temporary use of areas outside the development footprint for initial access to site. This area is no longer utilised and has been ripped to 	

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			<p>encourage natural revegetation (Refer to Appendix E, Photo 5).</p> <ol style="list-style-type: none"> 2. Minor and temporary use of areas outside the development footprint on previously disturbed areas of land (former access track area) for parking of site vehicles to manage a perceived safety hazard. This area was in use at the time of the audit site inspection (Refer to Appendix E, Photo 24 and 25). 3. Placement of additional excavated natural material outside the development footprint adjacent to the eastern and southern boundary of the BESS plan. (Refer to Appendix E, Photo 14 and 15). <p>This is non-compliant with Protocol 1 – Vegetation Clearing – General, within the Biodiversity Management Plan, which specifically state that: <i>'All material stockpiles, vehicle parking and machinery storage will be signposted and located within cleared areas or areas proposed for clearing, and not within areas of vegetation to be retained'</i>.</p> <p>The auditor was unable to determine the exact location of the construction perimeter fence in relation to the approved Development Layout.</p> <p>The auditor was also unable to confirm that approved disturbance areas align with actual clearing conditions. Evidence to confirm clearing limits, such as GIS and digital records as proposed in Protocol 1 – Vegetation Clearing – General, within the Biodiversity Management Plan, were not able to be provided by the RJE Global as it had not been undertaken.</p>	

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			<p>This is non-compliant with the implementation requirements of Protocol 1 – Vegetation Clearing – General, within the Biodiversity Management Plan, which states that <i>‘the Principal Contractor HSE Manager will regularly record the clearing as undertaken and confirm that approved disturbance areas align with actual clearing conditions. GIS and digital records (photographs, GPS coordinates and GIS shapefiles) will be kept and updated regularly’</i>.</p> <p>Note: AMPYR noted that prior to the commencement of construction of the project, the landholder had undertaken some earthworks on the property (including upgrade of access tracks, creation of some dams, and establishment of some turning areas near her main shearing shed). These works are unrelated to the Wellington South BESS Project. The landholder used spare spoil from those works to commence the establishment of some visual screening berms outside our development boundary around the perimeter of our battery project. Drone photos dated 27 July 2025 (prior to commencing construction) shows the commencement of this by the landholder.</p> <p>The drone photos were provided by AMPYR and are included in Appendix E (Photo 29 and Photo 30).</p> <p>Recommendation:</p> <p>Quantify the area of impact outside the approved development footprint, specifically the direct and indirect impacts to PCT266 – White Box grassy woodland in the upper slopes sub-region of the NSW South Western Slopes Bioregion.</p>	

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			<p>Determine if additional ecosystem credits and/or species credits are required for the project.</p> <p>Consult with the NSW DPHI regarding and offset requirements and potential remediation for the impacted areas.</p> <p>In line with control measure 8(c) nominated in Protocol 1 – Vegetation Clearing – General of the Biodiversity Management Plan, the proponent is to prepare digital recording (photographs, GPS Coordinates and GIS shapefiles) of cleared areas after clearing.</p> <p>Provide detailed imagery and survey to quantify the exceedance of the development layout.</p>	
B15	<p>AMENITY</p> <p>Construction Hours</p> <p>Road upgrades, construction, commissioning, demolition, upgrading or decommissioning activities (excluding blasting) may only be undertaken between:</p> <ul style="list-style-type: none"> 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; unless the Planning Secretary agrees otherwise. 	<p>Community Interactions Record Register</p> <p>Discussions with AMPYR and Fluence / RJE site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p> <p>Induction presentation.</p> <p>Environmental Management Strategy – Wellington South BESS, Version 4, dated 03 July 2025, prepared by Ecosite Solutions.</p>	<p>Construction hours are set out within Section 3.3 of the Environmental Management Strategy. No out of hours works reported or recorded to date on the project.</p> <p>Community Interactions Record Register being maintained. 11 registered interactions to date. Records commenced 06/08/2025, with latest record being 22/10/2025. The recent interaction was due to sheep accessing the site due to a damaged fence. No specific complaints relating to conditions of consent.</p>	Compliant.
B16	<p>Exceptions to Construction Hours</p> <p>The following activities may be carried outside the hours specified in condition B15 above:</p> <ul style="list-style-type: none"> a) commissioning activities that are inaudible at non-associated residences 	<p>Discussions with AMPYR and RJE Global site personnel.</p>	<p>No reports of works outside of construction hours to the date of this audit.</p>	Compliant.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> 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 			
B17	<p>Variation of Construction Hours</p> <p>The hours of construction activities specified in condition B15 of this approval may be varied with the prior written approval of the Planning Secretary. Any request to alter the hours of construction must be:</p> <ul style="list-style-type: none"> 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 Councils (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 noise impact assessment consistent with the requirements of the Interim Construction Noise Guideline (DECC, 2009), or latest version. 	Discussions with AMPYR and RJE Global site personnel.	RJE Global reported there has been no request for variation of construction hours at the time of this audit	Not triggered.
B18	<p>Noise</p> <p>The Applicant must:</p> <ul style="list-style-type: none"> a) minimise the noise generated by any construction, upgrading or decommissioning 	<ul style="list-style-type: none"> a) Relevant to current construction phase. <p>Discussions with AMPYR and RJE Global site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p>	<p>The following noise management controls were observed or discussed as implemented on site:</p> <ul style="list-style-type: none"> - Plant maintained and operated in proper and efficient manner. - Earth bund helps to manage noise. 	Compliant.

Conditions of Development Consent (CoC) – SSD 27014706																						
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	<p>activities on site in accordance with best practice requirements outlined in the Interim Construction Noise Guideline (DECC, 2009) or its latest version;</p> <p>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 3 below to be determined in accordance with the procedures in the NSW Noise Policy for Industry (EPA, 2017) at any non-associated residences unless the Planning Secretary agrees otherwise;</p> <p>Table 3: Operational Noise Limit Requirements</p> <table border="1"> <thead> <tr> <th rowspan="3">Location</th> <th colspan="4">Noise Limits in dB(A)</th> </tr> <tr> <th>Day</th> <th>Evening</th> <th>Night</th> <th>Night</th> </tr> <tr> <th>L_{Aeq} (15min)</th> <th>L_{Aeq} (15min)</th> <th>L_{Aeq} (15min)</th> <th>L_{AFmax}</th> </tr> </thead> <tbody> <tr> <td>Non-associated residences</td> <td>40</td> <td>35</td> <td>35</td> <td>52</td> </tr> </tbody> </table>	Location	Noise Limits in dB(A)				Day	Evening	Night	Night	L _{Aeq} (15min)	L _{Aeq} (15min)	L _{Aeq} (15min)	L _{AFmax}	Non-associated residences	40	35	35	52	<p>b) Relevant to operational phase - Not triggered.</p>	<p>- Generator is turned off between 6pm and 6am.</p> <p>No noise monitoring undertaken on the project to date.</p> <p>Noise monitoring may be undertaken in planning for a request to modify working hours, including full Saturdays and Sundays.</p> <p>No complaints reported to the project since commencement of construction to date of this audit.</p> <p>On the basis on no noise complaints, the project is generally considered to be compliant with the requirements of this condition.</p>	
Location	Noise Limits in dB(A)																					
	Day		Evening	Night	Night																	
	L _{Aeq} (15min)	L _{Aeq} (15min)	L _{Aeq} (15min)	L _{AFmax}																		
Non-associated residences	40	35	35	52																		
B19	<p>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:</p> <p>a) be prepared by a suitably qualified, experienced and independent acoustic consultant;</p> <p>b) demonstrate that noise monitoring:</p>	Nil.	Not applicable to current construction phase.	Not triggered.																		

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	<ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 R15; (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 R15 at all times. <p>The Applicant must undertake further noise monitoring of the development if required by the Planning Secretary.</p>			
B20	Dust	Discussions with AMPYR and RJE Global site personnel. Site inspection observations 27 and 28 October 2025.	The following noise management controls were observed or discussed as implemented on site:	Compliant.

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	The Applicant must minimise the dust generated by the development.		<ul style="list-style-type: none"> - Water truck for access roads and moxie water cart for the pad. - Water trailers on site for refilling. 	
B21	<p>Visual</p> <p>The Applicant must:</p> <ul style="list-style-type: none"> a) minimise the off-site visual impacts of the development, including the potential for any glare or reflection; b) ensure the visual appearance of all ancillary infrastructure (including paint colours) blends in as far as possible 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. 	<p>Discussions with AMPYR and RJE Global site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p>	Generally, the requirements of this condition relate to the operational phase of the development.	Compliant.
B22	<p>Vegetation Buffer</p> <p>Unless the Planning Secretary agrees otherwise, the Applicant must establish and maintain a vegetation buffer (landscape screening), at the locations identified in the landscape plan in Appendix 7 of this consent and as described in the EIS. The landscape screening must:</p> <ul style="list-style-type: none"> a) be planted prior to commencing operation; b) be comprised of species that are endemic to the area; c) be designed and maintained in accordance with RFS's Planning for Bushfire Protection 2019 (or equivalent); and d) be properly maintained with appropriate weed management. 	Nil.	The vegetation buffer has not yet been planted.	Not triggered.

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B23	<p>Lighting</p> <p>The Applicant must:</p> <ul style="list-style-type: none"> a) minimise the off-site lighting impacts of the development; and b) ensure that any external lighting associated with the development: <ul style="list-style-type: none"> (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/New Zealand Standard AS/NZS 4282:2019 – Control of Obtrusive Effects of Outdoor Lighting, or its latest version. 	<p>Discussions with AMPYR and RJE Global site personnel.</p> <p>Wellington South BESS – Biodiversity Management Plan, Version 2.2, dated 25 June 2025, prepared by Ecosite Solutions, Protocol 10 – Lighting Design.</p>	<p>Generally, the requirements of this condition relate to the operational phase of the development.</p> <p>No temporary or construction lighting on the project, other than internal site office lighting.</p>	Not triggered.
B24	<p>HERITAGE</p> <p>Protection of Heritage Items</p> <p>The Applicant must ensure the development does not cause any direct or indirect impacts on Aboriginal heritage items located outside the approved development footprint.</p>	<p>Discussions with AMPYR and RJE Global site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p> <p>Photo evidence of temporary exclusion zone fencing and signage around Aboriginal heritage items located outside the development footprint.</p>	<p>Photo evidence of temporary exclusion zone fencing and signage around Aboriginal heritage items located outside the development footprint.</p> <p>No direct or indirect impacts reported at the time of this audit.</p>	Compliant.
B25	<p>Unexpected Finds Protocol – Aboriginal Heritage</p> <p>Prior to the commencement of construction, the Applicant must prepare a Chance Finds Protocol for the development in consultation with the Aboriginal Stakeholders, and to the satisfaction of heritage NSW. Following approval, the Applicant must implement the Chance Finds Protocol.</p>	<p>Aboriginal Cultural Heritage Chance Finds Protocol – Wellington South BESS, Version 1, dated 16 June 2025, prepared by OzArk Environment and Heritage.</p> <p>Appendix B of the Aboriginal Cultural Heritage Chance Finds Protocol – Government Stakeholder consultation records.</p>	<p>AMPYR has developed an Aboriginal Cultural Heritage Chance Finds Protocol in consultation with Aboriginal stakeholders and to the satisfaction of Heritage NSW prior to the commencement of construction.</p> <p>Appendix B of the Aboriginal Cultural Heritage Chance Finds Protocol sets out Government Stakeholder consultation records.</p>	Compliant.

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		<p>Appendix C of the Aboriginal Cultural Heritage Chance Finds Protocol – Aboriginal Stakeholder consultation records.</p> <p>Correspondence from NSW DPPI, dated 01 July 2025, re: approval of the Chance Finds Protocol (Version 1 dated, 16 June 2025).</p> <p>Correspondence from NSW DCCEEW (Heritage NSW), dated 12 April 2025, re: approval of the Chance Finds Protocol.</p> <p>Aboriginal Cultural Heritage Management Plan (ACHMP) – Wellington South Battery Energy Storage System, 07 July 2025, prepared by OzArk Environment and Heritage.</p> <p>Records of consultation with Aboriginal Stakeholders is recorded within Appendix C of the ACHMP.</p> <p>Minutes of Aboriginal Focus Group Meeting (AFGM), held 19 August 2024.</p> <p>Site inspection observations 27 – 28 October 2025.</p> <p>Site Induction presentation - RJE Global Online Site Induction.</p>	<p>Appendix C of the Aboriginal Cultural Heritage Chance Finds Protocol sets out Aboriginal Stakeholder consultation records.</p> <p>An Aboriginal Focus Group Meeting (AFGM) was held, prior to construction, to discuss the draft ACHMP and seek consultation about the project.</p> <p>An Aboriginal Cultural Heritage Management Plans (ACHMP) has been developed for implementation on site during the development, as set out in the EIS (Environmental Impact Statement). The ACHMP was developed in consultation with Aboriginal Stakeholders. There was no requirement within the Conditions of Consent for the ACHMP to be prepared in consultation with, or approved by, the Department or any consent authority. The ACHMP is being implemented on site.</p> <p>Induction training is completed on site and includes details of Aboriginal heritage and chance finds protocol.</p> <p>Aboriginal cultural heritage site (AHIMS location 36-4-0203), including buffer zone, has been demarcated by temporary colour coded bunting and signage.</p> <p>No unexpected finds have been discovered to the date of this audit.</p>	
B26	<p>SOIL AND WATER</p> <p>Water Supply</p> <p>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</p>	<p>Discussions with AMPYR and RJE Global site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p>	<p>Water is being supplied and trucked into the development.</p>	Compliant.

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	Management Act 2000, the Applicant is required to obtain the necessary water licences for the development.			
B27	<p>Water Pollution</p> <p>The Applicant must ensure that the development does not cause any water pollution, as defined under Section 120 of the POEO Act.</p>	<p>Discussions with AMPYR and RJE Global site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p>	<p>No evidence of water pollution observed during the audit site inspection. No issues reported from Agencies contacted during the audit consultation request.</p>	Compliant.
B28	<p>Operating Conditions</p> <p>The Applicant must:</p> <ul style="list-style-type: none"> a) minimise any soil erosion and control sediment generation; b) ensure that construction, upgrading or decommissioning of the development has appropriate drainage and erosion and sediment controls designed, installed and maintained in accordance with the relevant requirements in the Managing Urban Stormwater: Soils and Construction (Landcom, 2004) manual, or its latest version; c) ensure the battery storage and ancillary infrastructure (including security fencing) are designed, constructed and maintained to reduce impacts on surface water, localised flooding and groundwater at the site; and d) ensure the battery storage and ancillary infrastructure are designed, constructed and maintained to avoid causing any erosion on site. 	<p>Discussions with AMPYR and RJE Global site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p> <p>Wellington BESS Overall Project Erosion and Sediment Control Plan (ESCP), Rev 0, dated 17/07/2025, prepared by RJE Global.</p> <p>RJE Global – Overall Project Flood Assessment Report, Client Document No. 1541-INF-FLN-53-001. Rev 1, 23/09/2025. Above 1% limit up 0.27m.</p> <p>Erosion and sediment control plan 5987-122-008 (BESS)</p> <p>Erosion and sediment control plan 5987-112-0038 (access road).</p> <p>Erosion and sediment control plan 5987-112-0038 (for twelve mile road works).</p>	<p>Evidence of implementation on site:</p> <ul style="list-style-type: none"> a) The following controls were observed installed in accordance with the ESCP. <ul style="list-style-type: none"> - Sediment fencing. - Rock checks in drainage areas. - Coir logs - Earth bunds. - Clean water diversion. b) The following controls were observed: <ul style="list-style-type: none"> - Sediment fencing - ESCP c) The following controls were observed: <ul style="list-style-type: none"> - The battery storage and ancillary infrastructure designed in consideration of the Project Flood Assessment Report. d) The following controls were observed: <ul style="list-style-type: none"> - ESCP and installed controls. - Bulabul BESS HSE Walkaround Hazard Action Register. This is undertaken on Wednesday with RJE, Fluence and AMPRY. Actions are identified in the weekly HSE Walkaround inspection. Recent records 01, 08, 16 and 22 October. - Actions are assigned a priority timeframe for close out, being 1 day, 2 days, 4 days or 7 days. Actions generally appear to be taken in efficient timeframe and 	Compliant, with Opportunity for Improvement.

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			<p>corrective actions appear implemented on site, including for example installed sediment controls, remediated areas, or additional signage etc.</p> <p>Auditor Recommendation for Improvement 06:</p> <p>A temporary earth dam has been constructed to trap and divert clean water above the large culvert work areas. Construction sediment and erosion controls installed on the BESS pad site upslope this dam appear to potentially discharge into this dam and thus separation of clean water and dirty water may not be adequately maintained.</p> <p>Recommendation:</p> <p>It is recommended that all construction impacted dirty water be diverted away from the earth dam and be treated within an area already disturbed by construction activities.</p>	
B29	<p>HAZARDS</p> <p>Fire Safety Study</p> <p>Prior to commencing construction of the battery storage, the Applicant must prepare a Fire Safety Study for the battery storage, to the satisfaction of FRNSW and the Planning Secretary in writing. The study must:</p> <ol style="list-style-type: none"> be consistent with the Department’s Hazardous Industry Planning Advisory Paper No. 2 ‘Fire Safety Study’ guideline; describe the final design of the battery storage; include reasonable worst-case fire scenario to and from the battery storage and the associated fire management; and 	<p>Correspondence from Fire + Rescue NSW, dated 29 August 2025, re: receipt of your application – Major Projects – New Request for Advice - Wellington South Battery Energy Storage System - B29 Fire Safety Study.</p> <p>Correspondence from AMPYR to Fire + Rescue NSW, dated 03 September 2025, re: Proponent Request for Advice - Wellington South Battery Energy Storage System - B29 Fire Safety Study - SSD-27014706-PA-20 - SRID 8000044790 - acknowledge receipt of the FRNSW Meeting Request submitted 3/9/25.</p> <p>Correspondence between AMPYR and Fire + Rescue NSW between 04 September and 18 September 2025 re: review of submitted Fire Safety Study.</p>	<p>AMPYR submitted the Fire Safety Study which was approved by NSW DPPI, 04 November 2025. In approving the Fire Safety Study, NSW DPPI noted that it has been prepared in consultation with FRNSW and contains the information required by the conditions of consent.</p> <p>No delivery of batteries to site to date of this audit (site inspection 27-28 October 2025).</p> <p>AMPRY notified NSW DPPI that Stage 1c Construction activities, being activities relating to the construction of the battery storage system, would be commencing 10 November 2025.</p>	Compliant.

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	<p>d) identify measures to eliminate the expansion of any fire incident including:</p> <ul style="list-style-type: none"> (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 design. <p>Following approval by the Planning Secretary, the Applicant must implement the measures described in the Fire Safety Study.</p> <p>Note: 'to the satisfaction of FRNSW' above means confirmation in writing from FRNSW that the study meets the requirements of FRNSW as required by the Department's Hazardous Industry Planning Advisory Paper No. 2 'Fire Safety Study' guideline.</p>	<p>Wellington BESS – Fire Safety Study, 15 August 2025, V0.2 – DRAFT.</p> <p>Wellington BESS – Fire Safety Study, 23 October 2025, V3 Final.</p> <p>Correspondence from NSW DPHI to AMPYR dated 04 November 2025 approving the Fire Safety Study, noting it has been prepared in consultation with FRNSW and contains the information required by the conditions of consent.</p> <p>Correspondence from AMPYR to NSW DPHI dated 05 November 2025 re: Conditions C7 – Notification of Commencement of Stage 1c Construction activities – commencing 10 November 2025.</p> <p>Email confirmation of Wellington South Battery Energy Storage System - Post Approval Document Received - (SSD-27014706-PA-18) Re: Notice of commencement of Stage 1c construction activities, provided in accordance with Condition C7 of our Development Consent.</p>		
B30	<p>Storage and Handling of Dangerous Goods</p> <p>The Applicant must store and handle all chemicals, fuels and oils used on-site in accordance with:</p> <ul style="list-style-type: none"> 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. <p>In the event of an inconsistency between the requirements (a) and (b) above, the most stringent requirement must prevail to the extent of the inconsistency.</p>	<p>Discussions with AMPYR and RJE Global site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p>	<p>RJE are maintaining a bunded storage area for liquid substances stored on site. An offsite refuelling truck is being engaged by Caltalpa for plant refuelling. This reportedly includes portable spill kit, however was not on site at the time of this audit. Fuel receipts are maintained.</p> <p>No inappropriate storage of substances was identified during the audit site inspection based on the type and quantities of materials stored on site at the time of this audit.</p>	Compliant.

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B31	<p>Operating Conditions</p> <p>The Applicant must:</p> <ul style="list-style-type: none"> a) minimise the fire risks of the development, including managing vegetation fuel loads on-site; b) ensure that the development: <ul style="list-style-type: none"> (i) complies with the relevant asset protection requirements in the RFS's Planning for Bushfire Protection 2019 (or equivalent) and Standards for Asset Protection Zones; and (ii) is suitably equipped to respond to any fires on site, including provision of a 10,000 litre water supply tank fitted with a 65 mm Storz fitting and a FRNSW compatible suction connection; c) ensure that the battery storage area: <ul style="list-style-type: none"> (i) includes a 10 metre defensible space between the vegetation hazard and the infrastructure that permits unobstructed vehicle access; and (ii) is managed as an asset protection zone (including the defensible space); d) assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and e) notify the relevant Local Emergency Management Committee following construction 	<p>Discussions with AMPYR and RJE Global site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p> <p>Wellington 300MW BESS Project Overall Project Emergency Response and Incident Management Plan.</p>	<ul style="list-style-type: none"> a) Fuel loads are currently minimal as the majority of the site is under bulk earth works. b) i) Not triggered, currently under construction. ii) Water tanks and a 65mm storz male coupler for the NSWRFs is located on the water tank pump. c) i) Not triggered, currently under construction. ii) Not triggered, currently under construction. d) Not triggered, water tanks and 65mm storz couplings are available on site. e) Not triggered, currently under construction. 	Compliant.

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	of the development, and prior to commencing operations.			
B32	<p>Emergency Plan</p> <p>Prior to commencing commissioning, the Applicant must develop and implement a comprehensive Emergency Plan (including an emergency responders induction plan) and detailed emergency procedures for the development, and provide a copy of the plan to the relevant NSW RFS Fire Control Centre and FRNSW. The plan must</p> <ul style="list-style-type: none"> a) be prepared in accordance with the findings of the Fire Safety Study required under Condition B29 of Schedule 2; b) be consistent with the Department’s Hazardous Industry Planning Advisory Paper No. 1, ‘Emergency Planning’ and RFS’s Planning for Bushfire Protection 2019 (or equivalent); c) include details on how the battery storage and sub-systems can be safely isolated in an emergency; d) include bushfire emergency management planning, including: <ul style="list-style-type: none"> (i) details of the location, management and maintenance of the Asset Protection Zone; (ii) a list of works that should not be carried out during a total fire ban; (iii) details of how RFS would be notified, and procedures that would be implemented, in the event that: <ul style="list-style-type: none"> - there is a fire on-site or in the vicinity of the site; - there are any activities on site that would have the potential to ignite surrounding vegetation; or 	Wellington 300MW BESS Project Overall Project Emergency Response and Incident Management Plan.	Not applicable to current construction phase.	Not triggered.

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	<p>- there are any proposed activities to be carried out during a bushfire danger period; and</p> <p>e) include an Emergency Services Information Package in accordance with Emergency services information and tactical fire plan (FRNSW, 2019), to the satisfaction of FRNSW and RFS.</p>			
B33	<p>The Applicant must:</p> <p>a) implement the Emergency Plan and the Emergency Services Information Package for the duration of the development; and</p> <p>b) following commencement of commissioning of the battery storage, keep a copy of the Emergency Services Information Package on-site in a prominent position adjacent to the site entry points at all times.</p>	<p>Wellington 300MW BESS Project Overall Project Emergency Response and Incident Management Plan.</p>	<p>Not applicable to current construction phase.</p>	<p>Not triggered.</p>
B34	<p>Waste</p> <p>The Applicant must:</p> <p>a) minimise the waste generated by the development;</p> <p>b) classify all waste generated on site in accordance with the EPA’s Waste Classification Guidelines 2014 (or its latest version);</p> <p>c) store and handle all waste on site in accordance with its classification;</p> <p>d) not receive or dispose of any waste on site; and</p> <p>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.</p>	<p>Discussions with AMPYR and RJE Global site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p> <p>Wellington BESS Environmental Management Plan (Construction), Rev 0, dated 18/07/2025, prepared by RJE Global.</p>	<p>Evidence of implementation on site:</p> <p>a) Only limited office based waste has been generated to date.</p> <p>b) Only limited office based general solid waste and sewage waste has been generated to date.</p> <p>c) Waste is being stored in skip bins / office bins as appropriate for current waste generation. Contaminated waste stockpiled on site to date. This is to be classified for future disposal.</p> <p>d) No waste has been received or disposed on site.</p>	<p>Compliant.</p>

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			<p>e) Site inspection did not identify in appropriate or excessive waste being stored on site.</p> <p>Waste and fuel tracking register. Main waste removed from site is septic waste from the site office caravans.</p> <p>Weekly HSE report, tracking waste details.</p>	
B35	<p>Accommodation and Employment Strategy</p> <p>Prior to commencing construction, the Applicant must prepare an Accommodation and Employment Strategy for the development in consultation with Council, and to the satisfaction of the Planning Secretary. This strategy must:</p> <ol style="list-style-type: none"> propose measures to ensure there is sufficient accommodation for the workforce associated with the development; consider the cumulative impacts associated with other State significant development projects in the area and tourism activity; investigate options for prioritising the employment of local workers for the construction and operation of the development, where feasible; and include a program to monitor and review the effectiveness of the strategy over the life of the development, including regular monitoring and review during construction. <p>Following the Planning Secretary’s approval, the Applicant must implement the Accommodation and Employment Strategy.</p>	<p>Accommodation and Employment Strategy – Wellington South BESS, Version 7, dated 23 June 2025, prepared by Ecosite Solutions.</p> <p>Correspondence from NSW DPHI, dated 30 June 2025, re: approval of Accommodation and Employment Strategy, Version 7 dated 23 June 2025.</p>	<p>An Accommodation and Employment Strategy (AES) was approved by the Planning Secretary prior to commencement of construction.</p> <p>AMPRY reported that no firm data has been processed at this stage to allow reasonable assessment against the AES. A monthly meeting takes place with contractors to discuss future work packages and potential local labour.</p> <p>Work packages are tendered via ICM gateway.</p> <p>Industry engagement sessions are reportedly occurring.</p>	Compliant.

Conditions of Development Consent (CoC) – SSD 27014706														
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status										
B36	<p>Decommissioning and Rehabilitation</p> <p>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 4.</p> <p>Table 4: Rehabilitation Objectives</p> <table border="1"> <thead> <tr> <th>Feature</th> <th>Objective</th> </tr> </thead> <tbody> <tr> <td>Development Footprint</td> <td>- Safe, stable and non-polluting.</td> </tr> <tr> <td>Battery Storage infrastructure</td> <td>- To be decommissioned and removed, unless the Planning Secretary agrees otherwise, with the exception of assets held by the Network Service Provider</td> </tr> <tr> <td>Land use</td> <td>- Restore land to pre-existing use.</td> </tr> <tr> <td>Community</td> <td>- Ensure public safety at all times.</td> </tr> </tbody> </table>	Feature	Objective	Development Footprint	- Safe, stable and non-polluting.	Battery Storage infrastructure	- To be decommissioned and removed, unless the Planning Secretary agrees otherwise, with the exception of assets held by the Network Service Provider	Land use	- Restore land to pre-existing use.	Community	- Ensure public safety at all times.	Nil.	Not applicable to current construction phase.	Not triggered.
Feature	Objective													
Development Footprint	- Safe, stable and non-polluting.													
Battery Storage infrastructure	- To be decommissioned and removed, unless the Planning Secretary agrees otherwise, with the exception of assets held by the Network Service Provider													
Land use	- Restore land to pre-existing use.													
Community	- Ensure public safety at all times.													
PART C	ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING.													
C1	<p>ENVIRONMENTAL MANAGEMENT</p> <p>Environmental Management Strategy</p> <p>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:</p> <ol style="list-style-type: none"> provide the strategic framework for environmental management of the development; identify the statutory approvals that apply to the development; 	<p>Environmental Management Strategy – Wellington South BESS, Version 4, dated 03 July 2025, prepared by Ecosite Solutions.</p> <p>Correspondence from NSW DPHI, dated 24 July 2025, re: approval of Environmental Management Strategy (Rev 0, dated 18 July 2025).</p> <p>Attached sub-plans:</p> <ul style="list-style-type: none"> - Wellington BESS Emergency Response and Incident Management Plan, Rev B, dated 09/06/2025, prepared by RJE Global. 	<p>An Environmental Management Strategy was approved by the Planning Secretary prior to commencement of construction.</p> <p>The Environmental Management Strategy is generally considered to comply with the requirements of this condition.</p> <p>A Construction Environmental Management Plan has been prepared and implemented.</p> <p>Evidence of implementation on site includes:</p> <p>Environmental inspections:</p> <ul style="list-style-type: none"> - August: 3 completed 25, 26 and 29. 	Compliant.										

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>c) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;</p> <p>d) set out the procedures that would be implemented to:</p> <p>(i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;</p> <p>(ii) receive, handle, respond to, and record complaints;</p> <p>(iii) resolve any disputes that may arise;</p> <p>(iv) respond to any non-compliance;</p> <p>(v) respond to emergencies; and</p> <p>e) include:</p> <p>(i) references to any strategies, plans and programs approved under the conditions of this consent; and</p> <p>(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.</p> <p>Following the Planning Secretary’s approval, the Applicant must implement the Environmental Management Strategy.</p>	<ul style="list-style-type: none"> - Wellington BESS Environmental Management Plan (Construction), Rev 0, dated 18/07/2025, prepared by RJE Global. 	<ul style="list-style-type: none"> - Sept: 15, 16, 18, 22, 25. - Oct: 2, 16, 18. <p>Reviewed the latest inspection, this includes safety and workplace inspections, as well as an environmental component. The environmental component is broken down into civil work areas and general work areas.</p> <p>Pre-start meeting, including discussion on weather and potential rainfall.</p> <p>Pre- and post- rainfall inspections are currently informal.</p> <p>Hazard and Risk Identification cards are utilised on site to report newly identified hazards and/or environmental issues. Hazard identification Register is maintained.</p> <p>Topsoil has been stockpiled separately to sub-soil for beneficial re-use on the project. Stockpile are located within the designated construction laydown area.</p> <p>Recent examples:</p> <ul style="list-style-type: none"> - 23/10/2025: temporary carpark has been extended beyond the development footprint. Site team was advised to remove the additional parking area and re-instate this to its original state. This was closed out the same day as it was reported. - 15/10/2025: No sediment fence install for culvert works. This was closed 17/10/2025 with sediment fence installed. 	

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			<ul style="list-style-type: none"> - 25/08 Dust generated by Moxies. Corrective action to lower speeds and deploy water cart. - 28/08: Delivery drivers exceeding DA limit. Corrective action established a divide between access way and access works to ensure deliveries were within the DA limit. Impacted area was ripped for rehabilitation. 	
C2	<p>Revision of Strategies, Plans and Programs</p> <p>The Applicant must:</p> <ul style="list-style-type: none"> 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 1 month of the: <ul style="list-style-type: none"> i) submission of an incident report under condition C10 of Schedule 2; ii) submission of an audit report under condition C14 of Schedule 2; or iii) any modification to the conditions of this consent 	<ul style="list-style-type: none"> a) Nil b) Nil 	<ul style="list-style-type: none"> a) Not yet triggered. b) Not yet triggered. 	Not triggered.
C3	<p>Staging, Combining and Updating Strategies, Plans or Programs</p> <p>With the approval of the Planning Secretary, the Applicant may stage the development and may:</p> <ul style="list-style-type: none"> 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 	<p>Correspondence from NSW DPHI to AMPYR, dated 03 July 2024, Re: Wellington South BESS – Request to Stage Strategies, Plans and Programs.</p> <p>Correspondence from NSW DPHI to AMPYR, dated 01 July 2025, Re: Wellington South BESS – Staging Approval.</p>	<p>NSW DPHI approved AMPYR’s request to construct the BESS in the two key stages; and agreed to the staging of strategies and plans associated with the development.</p> <p>NSW DPHI approved the further staging of the project, and management plans. The project was previously staged to separate the construction and</p>	Compliant.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>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);</p> <p>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</p> <p>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).</p>	<p>Environmental Management Strategy – Wellington South BESS, Version 4, dated 03 July 2025, prepared by Ecosite Solutions.</p> <p>Traffic Management Plan, Rev E, July 2025.</p>	<p>operation of the BESS into Stage 1 – 300 MW and Stage 2 – 200 MW.</p> <p>The additional request gained approved for the construction of the BESS into two stages, the first stage excluding the delivery/installation of batteries and high-risk heavy vehicles requiring escort, the second stage including the delivery/installation of batteries, and excluding high-risk heavy vehicles requiring escort.</p> <p>The project is generally considered to be compliant with the requirement of this condition on the basis that approval for staging was obtained.</p> <p>Submission and approval of individual plans, strategies or program is considered relevant to the specific condition of consent within this checklist.</p> <p>The Environmental Management Plan and Traffic Management Plan were updated to reflect the staging of the project, as required by the Department.</p>	
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.	Noted.	At this stage all management plans / strategies have been developed in consultation with relevant parties.	Not triggered.
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.	Noted.	Current plans were available upon request during this audit.	Compliant.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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.	<p>Correspondence from NSW DPHI to AMPYR, dated 03 July 2024, Re: Wellington South BESS – Request to Stage Strategies, Plans and Programs.</p> <p>Correspondence from NSW DPHI to AMPYR, dated 01 July 2025, Re: Wellington South BESS – Staging Approval.</p> <p>Correspondence from Fire + Rescue NSW, dated 29 August 2025, re: receipt of your application – Major Projects – New Request for Advice - Wellington South Battery Energy Storage System - B29 Fire Safety Study.</p> <p>Correspondence from AMPYR to Fire + Rescue NSW, dated 03 September 2025, re: Proponent Request for Advice - Wellington South Battery Energy Storage System - B29 Fire Safety Study - SSD-27014706-PA-20 - SRID 8000044790 - acknowledge receipt of the FRNSW Meeting Request submitted 3/9/25.</p> <p>Correspondence between AMPYR and Fire + Rescue NSW between 04 September and 18 September 2025 re: review of submitted Fire Safety Study.</p> <p>Wellington BESS – Fire Safety Study, August 2025, V0.2 – DRAFT.</p>	A staged approach to the project and submission of plans was agreed by the Department. The Fire Safety Study has been staged in accordance with this condition and a draft has been prepared and submitted to Fire+ Rescue NSW.	Compliant.
C7	<p>NOTIFICATIONS</p> <p>Notification of Department</p> <p>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</p>	<p>Correspondence from AMPYR to NSW DPHI dated 31 July 2025 re: Conditions C7 – Notification of Commencement of Stage 1b Construction activities – commencing 01 August 2025.</p> <p>Email confirmation of Wellington South Battery Energy Storage System - Post Approval Document Received - (SSD-27014706-PA-18) Re: Notice of commencement of Stage 1b construction activities, provided in accordance with Condition C7 of our Development Consent.</p>	<p>AMPYR notified the Department via the Major Project Portal prior to commencing Stage 1b construction works.</p> <p>Note: Stage 1a works did not include construction related activities on the BESS.</p> <p>AMPYR notified the Department via the Major Project Portal prior to commencing Stage 1c construction works.</p>	Compliant.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	stage, and clearly identify the development that would be carried out during the relevant stage.	<p>Correspondence from NSW DPHI, dated 06/08/2025, confirming receipt of notification of commencement of construction of Stage 1b.</p> <p>Correspondence from AMPYR to NSW DPHI dated 05 November 2025 re: Conditions C7 – Notification of Commencement of Stage 1c Construction activities – commencing 10 November 2025.</p> <p>Email confirmation of Wellington South Battery Energy Storage System - Post Approval Document Received - (SSD-27014706-PA-18) Re: Notice of commencement of Stage 1c construction activities, provided in accordance with Condition C7 of our Development Consent.</p>		
C8	<p>Final Layout Plans</p> <p>Prior to commencing construction, the Applicant must submit detailed plans of the final layout of the development to the Department via the Major Projects website and to Council, showing comparison to the approved layout and including details on the siting of battery storage and ancillary infrastructure. The Applicant must ensure that the development is constructed in accordance with the Final Layout Plans.</p>	<p>Final Layout Drawings for the Wellington South Battery Energy Storage System</p> <p>Email confirmation of Wellington South Battery Energy Storage System - Post Approval Document Received - (SSD-27014706-PA-17) Re: Condition C8 Final Layout Plan (Updated), as submitted 30/07/2025.</p> <p>Correspondence from NSW DPHI, dated 04 August 2025, acknowledging receipt of the Final Layout Drawings for the Wellington South Battery Energy Storage System.</p> <p>Correspondence from AMPYR to Dubbo Regional Council, dated 28 October 2025, Re: Submission of Final Layout Plans.</p>	<p>Final layout plans were submitted to the Department, via the Major Project Portal, prior to commencement of Stage 1b construction activities.</p> <p>Non-Compliance 02 – Condition of Consent C8: Final layout plans were submitted to Dubbo Regional Council, after commencement of Stage 1b construction activities.</p> <p>Auditor Recommendation: Final layout plans were submitted to Dubbo Regional Council. No further action required.</p>	Non-Compliance 02
C9	<p>Work as Executed Plans</p> <p>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</p>	Nil.	Not applicable to current construction phase.	Not triggered.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	Projects website and also to Council and NSW Subsidence Advisory.			
C10	<p>Incident Notification</p> <p>The Department must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 8.</p>	Incident Register maintained.	<p>Incident Register maintained. Recent environmental incidents include minor on site managed events including:</p> <ul style="list-style-type: none"> - 25/08/2025: Diesel spill during refueling, no drip tray in place. Contaminated waste area established. Oil spill procedure established by Catalpa. - 10/09/2025: discoloration of water following rain event due to saturation of absorption pads. Minimal amount and managed on site. <p>The recent incidents did not result in pollution to the environment or a breach with a condition of consent, and as such have not been notified to the department.</p>	Compliant.
C11	<p>Non-Compliance Notification</p> <p>The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.</p>	<p>Discussions with AMPYR and RJE Global site personnel.</p> <p>Site inspection observations 27 and 28 October 2025.</p>	No known or reported non-compliances to date of this audit. Submission of the Draft Audit Report to the client will trigger the requirements of this condition with regard to the non-compliances identified within this report.	Not triggered.
C12	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Nil.	No known or reported non-compliances to date of this audit.	Not triggered.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
C13	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Nil.	No known or reported non-compliances to date of this audit.	Not triggered.
C14	<p>INDEPENDENT ENVIRONMENTAL AUDIT</p> <p>Independent Audits of the development must be conducted and carried out at the frequency and in accordance with the Independent Audit Post Approval Requirements (2020) to the following frequency:</p> <ul style="list-style-type: none"> a) within 3 months of commencing construction; and b) within 3 months of commencement of operations. 	<p>Audit site inspection 27 – 28 October 2025.</p> <p>J2M Systems Audit notice dated 11 September 2025.</p> <p>J2M Systems Request for Audit Consultation dated 11 September 2025.</p>	The audit site inspection for this project occurred on 27 – 28 October 2025, which is within 3 months of Stage 1b construction works commencing.	Compliant.
C15	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Correspondence from NSW DPHI dated 28 August 2025 re: Independent Auditor Agreement.	The Planning Secretary approved Peter Marshman of J2M Systems Pty Ltd to prepare the Independent Environmental Audit.	Compliant.
C16	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in condition C14 of Schedule 2 upon giving at least 4 weeks' notice to the Applicant of the date upon which the audit must be commenced.	Nil.	No requirement at this stage.	Not triggered.
C17	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:</p> <ul style="list-style-type: none"> a) review and respond to each Independent Audit Report prepared under condition C14 of Schedule 2 of this consent, or condition C16 of Schedule 2 where notice is given by the Planning Secretary; b) submit the response to the Planning Secretary; and 	Nil.	Submission of the audit report will trigger this requirement.	Not triggered.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary. unless otherwise agreed by the Planning Secretary.			
C18	Independent Audit Reports and the Applicant’s response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the <i>Independent Audit Post Approvals Requirements (2020)</i> unless otherwise agreed by the Planning Secretary.	Nil.	Submission of the audit report will trigger this requirement.	Not triggered.
C19	Notwithstanding the requirements of the Independent Audit Post Approvals Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary’s satisfaction that independent operational audits have demonstrated operational compliance.	Nil.	Not relevant to the construction phase IEA.	Not triggered.
C20	<p>Access to Information</p> <p>The Applicant must:</p> <p>a) make the following information publicly available on its website as relevant to the stage of the development:</p> <ul style="list-style-type: none"> i) the EIS; ii) the final layout plans for the development; iii) current statutory approvals for the development; iv) approved strategies, plans or programs required under the conditions of this consent (other than 	<p>Project website accessed 06 October 2025.</p> <p>https://www.ampyr.com.au/our-projects/bulabul-battery/</p>	The information provided on the website was consistent with the requirements of this condition as relevant to the phase of works.	Compliant.

Conditions of Development Consent (CoC) – SSD 27014706				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>the Fire Safety Study and Emergency Plan);</p> <p>v) the proposed staging plans for the development if the construction, operation and/or decommissioning of the development is to be staged;</p> <p>vi) 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;</p> <p>vii) how complaints about the development can be made;</p> <p>viii) any independent environmental audit, and the Applicant’s response to the recommendations in any audit; and</p> <p>ix) any other matter required by the Planning Secretary; and</p> <p>b) keep this information up to date.</p>			
	End of MCoC checklist.			

Appendix B: Secretary Approval of Audit Team

NSW Planning ref: SSD-27014706-PA-21

Anthony Yeates
Projects Director
The Trustee for AMBESS01 Hold Trust
L17 167 Macquarie Street
Sydney, NSW, 2000
28/08/2025

Sent via the Major Projects Portal only

Subject: Wellington South BESS - Independent Auditor Agreement

Dear Mr Yeates

Reference is made to your post approval matter, SSD-27014706-PA-21, request for the Planning Secretary's agreement of a suitably qualified, experienced, and independent person to conduct an Independent Environmental Audit of the Wellington South BESS, submitted as required by Schedule 2, Condition C15 of SSD-27014706.

NSW Planning has reviewed the independent auditor nomination and based on the information you have provided is satisfied that the proposed person is suitably qualified, experienced, and independent.

Consequently, as nominee of the Planning Secretary, I approve the appointment of Peter Marshman to prepare the Independent Environmental Audit.

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of the Development Consent and the Independent Audit Post Approval Requirements (2020). Failure to meet these requirements will require revision and resubmission.

NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

Please note, the Lead Auditor must attend the site inspection/s.

Should you wish to discuss the matter further, please contact Wayne Jones on (02) 6575 3406.

Yours sincerely

A handwritten signature in black ink, appearing to read "Iwan Davies".

Iwan Davies
Director
Energy Assessments

As nominee of the Planning Secretary

Appendix C: Consultation Summary and Records of Consultation

Appendix C:

A. Consultation Summary

The table below provides a summary of feedback key issues raised by stakeholders following consultation regarding this IEA.

Stakeholder	Key Issue / Request	Auditor Response
NSW DPHI	Ensure you assess compliance with all conditions of consent applicable to the phase of the development that is being audited and all post approval and compliance documents prepared to satisfy the conditions of consent, including management plans.	Refer to Appendix A of this IEA report.
	Review the environmental performance of the development including actual impacts compared to predicted impacts, incidents, non-compliances, complaints, the physical extent of the development in comparison with the approved boundary.	Refer to Section 4.3 of this IEA report.
	A high-level assessment and review of Environmental Management Plans and Sub-plans and whether they are adequate.	Refer to Section 4.4 of this IEA report.
	Ensuring all notifications have been carried out, eg incident/non-compliance reporting, commencement of construction/operation etc.	Assessed as applicable to each relevant condition of consent. Refer to Appendix A of this IEA report.
	Ensuring all environmental controls have been installed, maintained and are adequate.	Assessed as part of audit site inspectoin 27-28 October 2025, as applicable to each relevant condition of consent. Refer to Appendix A of this IEA report. Comments included in Section 4.3 of this report.
	Biodiversity impacts have been addressed appropriately, particularly in relation to vegetation clearance and biodiversity offsets requirements.	Refer to Appendix A of this IEA Report, Condition B11, B12, B13 and B14. Whilst all major work activities are being conducted within the approved development footprint, one -compliance was raised regarding biodiversity and extent of impact due to placement of spoil outside of development footprint and the minor and temporary use of small areas outside of development footprint. Refer to Section 4.1 2025-IEA-NC-01.
	Noise impacts addressed appropriately, particularly in relation to noise monitoring.	Refer to Appendix A of this IEA Report, Condition 18. There is no specific requirement for noise monitoring. Operational noise limit requirements apply the operational phase of the development.
	Review the transport, road and traffic management requirements, particularly in relation to access routes, road upgrades	Refer to Appendix A of this IEA Report, Condition B1 – B8.

Stakeholder	Key Issue / Request	Auditor Response
	and other operating conditions to ensure compliance.	
	Details of the works that have been undertaken so far at the Project.	Refer to Section 4.3 of this IEA Report.
	Are accurate records are being kept, specifically in relation to community complaints and actions.	<p>Community Interactions Record Register being maintained. 11 registered interactions to date. Records commenced 06/08/2025, with latest record being 22/10/2025. The recent interaction was due to sheep accessing the site due to a damaged fence.</p> <p>No specific complaints relating to conditions of consent.</p>
	<p>Regarding consultation with other agencies, please consult with the following:</p> <ul style="list-style-type: none"> a) Local Council – Dubbo Regional Council b) Environment Protection Authority c) NSW DCCEEW CPHR (previously known as BCS) d) Community Consultative Committee e) Fire and Rescue NSW 	<p>Consultation was undertaken with nominated agencies.</p> <p>Note: A Community Consultative Committee has not been established and there is not requirement for one to be established.</p>
	This email is to be appended to the Audit Report.	Included in Appendix C.
	The Proponent should review the Audit Report prior to submission to NSW Planning, to ensure all the requirements of the Consent relating to Independent Environmental Audits have been met.	A draft version of this report was issued to AMPYR for review and comment prior to final issue.
	Lastly, it is the expectation that the lead auditor attend audit site inspections and interviews. The Independent Audit Post Approval Requirements 2020 (IA PAR) requires the proponent to <i>provide the auditor with reasonable access to all requested development areas and activities</i> , thus the NSW Plannings expectation is the auditor is to attend the site inspection. The IA PARs do not differentiate between a "lead auditor" and an "auditor" - so all references to "the auditor" in the PARS includes all approved auditors (lead and otherwise)	Peter Marshman of J2M Systems is the sole Auditor (lead) for this IEA and attended the site inspection and audit interviews.
NSW DCCEEW – North West Planning Team	<p>We have no specific comments to make. Outside of emphasising the importance of compliance with Condition B13 when considering the construction phase of the project:</p> <p><i>“Prior to carrying out any development that could directly or indirectly impact the biodiversity values requiring offset, the Applicant must provide evidence to the</i></p>	<p>AMPYR made payment into the Biodiversity Conservation Fund (dated 16 July 2025) to satisfy the obligation to retire biodiversity credits, including 41 ecosystem credits under PCT266, as well as 56 species credits for the Superb Parrot and 36 species credits for the Pink-tailed Legless Lizard.</p> <p>Whilst all major work activities are being conducted within the approved development</p>

Stakeholder	Key Issue / Request	Auditor Response
	<i>Planning Secretary that biodiversity credits have been retired."</i>	footprint, one -compliance was raised regarding biodiversity and extent of impact due to placement of spoil outside of development footprint and the minor and temporary use of small areas outside of development footprint. Refer to Section 4.1 2025-IEA-NC-01.
Dubbo Regional Council	Council is unaware of whether a Biodiversity Management Plan has been prepared.	The Wellington South BESS Biodiversity Management Plan was prepared, in consultation with BCS, and then submitted to, and approved by, the Planning Secretary prior to the commencement of construction. The Biodiversity Management Plan is available on the project website.
	Council is unaware of whether a Chance Finds Protocol has been prepared.	AMPYR has developed an Aboriginal Cultural Heritage Chance Finds Protocol in consultation with Aboriginal stakeholders and to the satisfaction of Heritage NSW prior to the commencement of construction. Aboriginal Cultural Heritage Chance Finds Protocol – Wellington South BESS, Version 1, dated 16 June 2025, prepared by OzArk Environment and Heritage. The Biodiversity Management Plan is available on the project website.
	Council is unaware of whether a Fire Safety Study has been prepared.	At the time of receiving this request a Fire Safety Study (FSS) was in draft format. As at 05 November 2025, AMPYR received approval from DPHI for Condition B29 Fire Safety Study (Wellington BESS – Fire Safety Study, 23 October 2025, V3 Final). AMPYR advised that the FSS would be uploaded to the project website in accordance with the requirements of both the FSS approval and the condition of consent.
	Council is unaware of whether an Environmental Management Study has been prepared.	By study, the auditor assumes this refers to strategy, as required under condition C1 of the consent. An Environmental Management Strategy – Wellington South BESS, Version 4, dated 03 July 2025, prepared by Ecosite Solutions, has been prepared and approved by NSW DPHI prior to commencement of construction. This is available on the project website.
	Council is unaware of detailed plans of the final layout of the development.	This was identified as a non-compliance during the audit site inspection and interview. Refer to Section 4.1 2025-IEA-NC-02. Final Layout Plans were immediately issued to council via email (Correspondence from AMPYR to Dubbo Regional Council dated 28 October 2025).

Stakeholder	Key Issue / Request	Auditor Response
NSW EPA	EPA has no comment on this proposal.	Nil
Fire+Rescue NSW	No response received.	Nil.

B. Records

Records of the correspondence received via email are provided below.

Date: 11th September 2025

To whom it may concern,

Request for Stakeholder Consultation

Wellington BESS SSD-27014706 – Construction Independent Environmental Audit

J2M Systems Pty Ltd have been engaged by AMPYR Australia Pty Ltd to undertake the construction phase Independent Environmental Audit (IEA) on the Wellington BESS Project in accordance with Schedule 2, Condition C14 of SSD-27014706, being an audit within 3 months of commencement of construction.

IEA Scope: The scope of the independent environmental audit is pre-determined by Section 3.3 of the *Independent Audit Post Approval Requirements* (NSW Planning, May 2020) and will focus on the relevant requirement of the construction phase of the development.

In accordance with the Section 3.2 of the *NSW Planning Independent Audit Post Approval Requirements* (2020), this letter seeks to advise you of the upcoming audit and seeks your input into the environmental performance of the project and/or scope development for this audit.

In this regard, I am seeking any feedback or comments you may have and if you could please provide a prompt email response prior 15th October 2025.

Kind regards,

Peter Marshman
Independent Environmental Auditor
J2M Systems Pty Ltd
peter@j2m.com.au
Mobile: 0422 925 598

From: Jennifer Rowe Jennifer.Rowe@planning.nsw.gov.au 
Subject: Wellington South BESS - SSD-27014706 - Independent Audit (Condition C14) - Consultation Comments
Date: 23 September 2025 at 3:03 pm
To: Anthony Yeates anthony.yeates@ampyenergy.com, Peter Marshman peter@j2m.com.au

JR

To Peter and Anthony

I have reviewed a request sent to NSW Planning (see emails below), requesting consultation on the upcoming Independent Environmental Audit (IEA) for the Wellington South BESS, as required by Schedule 2 Condition C14 of SSD-27014706 (Consent).

In response to the request for consultation, NSW Planning provides the following:

The Audit needs to ensure that it addresses all conditions of consent for the Project and meet the requirements of the *Independent Audit Post Approval Requirements (DPIE, 2020)*.

<https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-202005.pdf>

As part of your Audit can you please address/review the following aspects:

- Ensure you assess compliance with all conditions of consent applicable to the phase of the development that is being audited and all post approval and compliance documents prepared to satisfy the conditions of consent, including management plans.
- Review the environmental performance of the development including actual impacts compared to predicted impacts, incidents, non-compliances, complaints, the physical extent of the development in comparison with the approved boundary.
- A high-level assessment and review of Environmental Management Plans and Sub-plans and whether they are adequate.
- Ensuring all notifications have been carried out, eg incident/non-compliance reporting, commencement of construction/operation etc.
- Ensuring all environmental controls have been installed, maintained and are adequate.
- Biodiversity impacts have been addressed appropriately, particularly in relation to vegetation clearance and biodiversity offsets requirements.
- Noise impacts addressed appropriately, particularly in relation to noise monitoring.
- Review the transport, road and traffic management requirements, particularly in relation to access routes, road upgrades and other operating conditions to ensure compliance.
- Details of the works that have been undertaken so far at the Project.
- Are accurate records are being kept, specifically in relation to community complaints and actions.

Regarding consultation with other agencies, please consult with the following:

- a. Local Council – Dubbo Regional Council
- b. Environment Protection Authority
- c. NSW DCCEEW CPHR (previously known as BCS)
- d. Community Consultative Committee

e. Fire and Rescue NSW

This email is to be appended to the Audit Report.

The Proponent should review the Audit Report prior to submission to NSW Planning, to ensure all the requirements of the Consent relating to Independent Environmental Audits have been met.

Lastly, it is the expectation that the lead auditor attend audit site inspections and interviews. The Independent Audit Post Approval Requirements 2020 (IA PAR) requires the proponent to *provide the auditor with reasonable access to all requested development areas and activities*, thus the NSW Plannings expectation is the auditor is to attend the site inspection. The IA PARs do not differentiate between a "lead auditor" and an "auditor" - so all references to "the auditor" in the PARS includes all approved auditors (lead and otherwise).

Should you have any further questions, please don't hesitate to contact me on the details below.

Kind regards,

Jennifer Rowe

A/Team Leader Compliance - South

Compliance | Department of Planning, Housing and Infrastructure

T 02 4247 1851 | M 0488 988 641 | E jennifer.rowe@planning.nsw.gov.au

PO Box 5475 | Level 2/84 Crown Street Wollongong, NSW 2500

(Work Days: Tuesday, Wednesday & Thursday)

www.dphi.nsw.gov.au



The Department of Planning, Housing & Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Please note that I work flexibly. I'm sending this message now because it's a good time for me, but I don't expect that you will read, respond to or action it outside of your own regular hours.



Please consider the environment before printing this e-mail

From: Anthony Yeates <anthony.yeates@ampyreenergy.com>

Sent: Friday, 12 September 2025 1:55 PM

To: Jennifer Rowe <Jennifer.Rowe@planning.nsw.gov.au>

Subject: FW: Wellington BESS: Independent Audit (Condition C14) - Request for Consultation

As below and attached.

A

Anthony Yeates | Projects Director

mobile +61 (0) 488 666 168



mobile +61 (0) 488 666 168
email anthony.yeates@ampyrenergy.com
AMPYR Australia Pty Ltd
Level 17, 167 Macquarie Street, Sydney
NSW, 2000, Australia
www.ampyrenergy.com

From: Anthony Yeates
Sent: Thursday, 11 September 2025 3:48 PM
To: Wayne Jones <wayne.jones@planning.nsw.gov.au>; Keren Halliday <keren.halliday@dpie.nsw.gov.au>
Cc: Rene Kuypers <rene.kuypers@ampyrenergy.com>; Peter Marshman <peter@j2m.com.au>; Melissa Bird <melissa.bird@ampyrenergy.com>
Subject: Wellington BESS: Independent Audit (Condition C14) - Request for Consultation

Wayne and Keren,

Following approval from the Department, we have now appointed Peter Marshman from J2M Systems as Independent Auditor. See attached from Peter, I will upload these to the portal shortly. The documents are:

1. An audit notice, which we provide to you for transparency (and for feedback if any)
2. A request for consultation letter. Peter will send these to the agencies for which consultation is required. Are you able to share any guidance on who you expect him to consult with?

Please feel free to contact Peter directly if you wish to clarify any aspect of this.

Peter Marshman

M: +61 422 925 598 E: peter@j2m.com.au

Kind regards
Anthony



Anthony Yeates | Projects Director
mobile +61 (0) 488 666 168
email anthony.yeates@ampyrenergy.com
AMPYR Australia Pty Ltd
Level 17, 167 Macquarie Street, Sydney
NSW, 2000, Australia
www.ampyrenergy.com

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From: Ben Ellis Ben.Ellis@dcceew.nsw.gov.au 
Subject: RE: Wellington BESS: Independent Audit (Condition C14) - Request for Consultation - SSD 27014706
Date: 14 October 2025 at 3:13 pm
To: peter@j2m.com.au
Cc: Candice Larkin candice.larkin@dcceew.nsw.gov.au

BE

Hi Peter,

Responding on behalf of the NW Planning Team.

We have no specific comments to make. Outside of emphasising the importance of compliance with **Condition B13** when considering the construction phase of the project:

“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.”

Any queries please email or call,

Regards

Ben Ellis

Principal Project Officer (North West Region)

Conservation Programs, Heritage and Regulation Group

Department of Climate Change, Energy, the Environment and Water

T 02 8275 1838 | M 0472 875 194 | E ben.ellis@environment.nsw.gov.au

dcceew.nsw.gov.au

Please note I do not work Wednesdays.

-



From: Calvin Houlison <Calvin.Houlison@dcceew.nsw.gov.au>
Sent: Monday, 29 September 2025 9:51 AM
To: OEH ROGHD ROG North West Mailbox <rog.nw@environment.nsw.gov.au>;
peter@j2m.com.au
Subject: FW: Wellington BESS: Independent Audit (Condition C14) - Request for Consultation - SSD 27014706

Thanks Peter,

I have forwarded onto the North West planning team who will be able to review the request.

Regards

Calvin Houlison

Team Leader Planning (Illawarra)

South East Branch

Regional Delivery | Conservation Programs, Heritage & Regulation
Department of Climate Change, Energy, the Environment and Water
84 Crown Street Wollongong NSW 2500
T 02 4224 4179 | E calvin.houlison@environment.nsw.gov.au



Our Vision: Together, we create thriving environments, communities and economies.

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

My office is on Dharawal country ●●●

From: Peter Marshman <peter@j2m.com.au>

Sent: Monday, 29 September 2025 7:44 AM

To: Calvin Houlison <Calvin.Houlison@dcceew.nsw.gov.au>

Subject: Wellington BESS: Independent Audit (Condition C14) - Request for Consultation - SSD 27014706

Hi Calvin,

AMPYR provided your email as the relevant contact within NSW DCCEEW CPHR. Please refer to the attached request for consultation regarding the upcoming independent environmental audit at the Wellington BESS SSD 27014706.

I look forward to your response, or please redirect this email to the appropriate representative from NSW DCCEEW CPHR.

Kind regards,

Peter Marshman

Director | QSE Consultant

M: +61 422 925 598 E: peter@j2m.com.au

www.j2m.com.au P.O. Box 163, Newport Beach NSW 2106

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SSD-27014706
Parcel 46301

15 October 2025



Peter Marshman
P.O. Box 163
NEWPORT BEACH NSW 2106

Email: peter@j2m.com.au

Dear Peter

STATE SIGNIFICANT DEVELOPMENT (SSD) - 27014706

Property: Lot 32 DP 622471, 80 Twelve Mile Road
& Lot 1 DP 1226751, 6819 Goolma Road WUULUMAN
Proposed development: Wellington South Battery Energy Storage System (SSD-27014706)

I refer to the abovementioned development and to your email dated 29 September 2025 regarding an Independent Environmental Audit. Comments received from Council officers read as follows:

Condition No's B4, B5, B6 & B7 read as follows:

Site Access

- B4. Unless the Planning Secretary agrees otherwise, all vehicles associated with the development must enter and exit the site via the site access point off Twelve Mile Road as identified in Appendix 1 identified in Condition B7.
- B5. The existing site access off Twelve Mile Road must be closed by the applicant prior to the commencement of any construction activities.

Road Upgrades

- B6. Unless the Planning Secretary agrees otherwise, prior to commencing construction, the Goolma Road / Twelve Mile Road intersection and realignment must be completed as per the scope and conditions of the Uungula Wind Farm SSD-6687.
- B7. Unless the Planning Secretary agrees otherwise, prior to commencing construction, the Applicant must design and construct the new access road intersection on Twelve Mile Road with Basic Left Turn (BAL) and Short Channelised Right-turn (CHR(s)) treatments as shown in Appendix 6.

Unless the relevant road authority agrees otherwise, these upgrades must comply with the current Austroads Guidelines, Australian Standards and TfNSW supplements, and be carried out to the satisfaction of the relevant roads authority.

Council's Subdivision Engineer states:

The access being constructed for the development site is connected to the section of the road being developed by Squadron Energy, which is still under construction. They will be accessing off

Twelve Mile Road until the new intersection at Goolma and new strip of Twelve Mile Road is being completed. Upon completion of the intersection works, the applicant must close the strip of existing Twelve Mile Road off and access via new section of Twelve Mile Road.

As noted in Condition B6 these works are inter-related to SSD-6687 Uungula Wind Farm.

Condition B14 reads as follows:

Biodiversity Management Plan

- B14. Prior to commencing construction, the Applicant must prepare a Biodiversity Management Plan for the development in consultation with BCS, and to the satisfaction of the Planning Secretary. This plan must:

Council is unaware of whether a Biodiversity Management Plan has been prepared.

Unexpected Finds Protocol – Aboriginal Heritage

- B25. Prior to the commencement of construction, the Applicant must prepare a Chance Finds Protocol for the development in consultation with the Aboriginal Stakeholders, and to the satisfaction of heritage NSW. Following approval, the Applicant must implement the Chance Finds Protocol.

Council is unaware of whether a Chance Finds Protocol has been prepared.

Fire Safety Study

- B29. Prior to commencing construction of the battery storage, the Applicant must prepare a Fire Safety Study for the battery storage, to the satisfaction of FRNSW and the Planning Secretary in writing. The study must:

Council is unaware of whether a Fire Safety Study has been prepared.

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:

Council is unaware of whether an Environmental Management Study has been prepared.

Final Layout Plans

- C8. Prior to commencing construction, the Applicant must submit detailed plans of the final layout of the development to the Department via the Major Projects website and to Council, showing comparison to the approved layout and including details on the siting of battery storage and ancillary infrastructure.

The Applicant must ensure that the development is constructed in accordance with the Final Layout Plans.

Council is unaware of detailed plans of the final layout of the development.

If you have any enquiries in this matter, please do not hesitate to contact Darryll Quigley during normal office hours, on 6801 4000.

Yours faithfully

A handwritten signature in black ink, appearing to read 'D. Quigley', written in a cursive style.

Darryll Quigley
Manager Building and Development Services



DOC25/831614

Peter Marshman
Independent Environmental Auditor
J2M Systems Pty Ltd
PO Box 163
Newport Beach NSW 2106

15 October 2025

Mr Peter Marshman

No comment - Wellington BESS SSD-27014706 – Construction Independent Environmental Audit

I refer to your email dated 29 September 2025 requesting input from the NSW Environment Protection Authority (EPA) on the Construction Phase Independent Environmental Audit for the Wellington BESS SSD 27014706.

The Environment Protection Authority (EPA) thanks you for opportunity to review and comment. In this instance the EPA does not have any issues to raise or comments to make regarding the Construction phase Independent Audit.

If you have any further questions about this issue, please contact Mr Joshua Loxley, Unit Head, Operations, on 02 68835326 or at info@epa.nsw.gov.au

Kind regards

A handwritten signature in cursive script that reads 'Joshua Loxley'.

Joshua Loxley
Unit Head
Regulatory Operations Regional - West
Environment Protection Authority

NSW Environment Protection Authority

As the environmental steward and regulator of our State we are committed to a sustainable future. Join us on our mission to protect tomorrow together.

Phone:
131 555
Email:
info@epa.nsw.gov.au
Website:
epa.nsw.gov.au

Visit:
6 Parramatta Square
10 Darcy Street
Parramatta NSW 2150
Mail:
Locked Bag 5022
Parramatta NSW 2124



From: PFAS Investigation PFASInvestigation@fire.nsw.gov.au
Subject: Automatic reply: Wellington BESS: Independent Audit (Condition C14) - Request for Consultation - SSD 27014706
Date: 29 September 2025 at 7:47 am
To: Peter Marshman peter@j2m.com.au

PI

Thank you for your email to the Fire and Rescue PFAS Environmental Investigations Team.

We will get back to you as soon as we can - usually within three working days.

If your message relates to an emergency, please call triple zero now.

Thank you

FRNSW PFAS Environmental Investigations Team

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Appendix D: Independent Audit Declaration Form

Independent Audit Declaration Form

Project Name	Wellington South Battery Energy Storage System (BESS)
Consent Number	SSD 27014706
Description of Project	Independent Environmental Audit for the construction phase of the Wellington South BESS.
Project Address	Goolma Road, Wuuluman NSW
Proponent	AMPYR Australia Pty Ltd
Date	28 November 2025

I declare that:

- i. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
- ii. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;
- iii. I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;
- iv. I am not an Environmental Representative for the project; and
- v. I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor	Peter Marshman
Signature	
Qualification	Lead EMS Auditor – Exemplar Global No. 114942
Company	J2M Systems Pty Ltd

Appendix E: Site Inspection Photographs

Appendix E: Site Inspection Photographs

A site inspection was carried out as part of this audit with the following photos taken of key work areas and environmental control measures.

Photo No.	Photo	Comments / Description
1		Construction signage at main site access point.
2		All weather access road and rumble grid at site access point.
3		Site access security office.

<p>4</p>		<p>Water cart in use for dust suppression. Designated pedestrian access walkway from temporary site carpark to site office.</p>
<p>5</p>		<p>Historical access track fenced off and ripped for rehabilitation purposes.</p>
<p>6</p>		<p>Aboriginal heritage area fenced and signage displayed as a no-go zone.</p>

<p>7</p>		<p>All weather access road and site speed limit displayed.</p>
<p>8</p>		<p>Access road way sediment controls including coir log, rock checks and clean water diversion bunds.</p>
<p>9</p>		<p>Access road way sediment controls including coir log, rock checks and clean water diversion bunds.</p>

10		Remanent vegetation retained where possible.
11		Current earthworks a BESS pad site.
12		Current earthworks a BESS pad site.

<p>13</p>		<p>Current earthworks a BESS pad site, including new site office location being established (middle left of photograph).</p>
<p>14</p>		<p>Placement of excavation material outside the development layout creating earth bund.</p> <p>Southern boundary of BESS pad.</p> <p>Refer to Section 4.1 2025-NC-01</p>
<p>15</p>		<p>Temporary site fencing and permanent stock / site fencing.</p> <p>Placement of excavation material outside the development layout (Middle left of photo) creating earth bund.</p> <p>Eastern boundary of BESS pad.</p> <p>Refer to Section 4.1 2025-NC-01</p>

<p>16</p>		<p>Sediment fencing was observed around all site stockpiles.</p>
<p>17</p>		<p>Earth bund for water diversion.</p>
<p>18</p>		<p>Sediment fencing installed down slope of BESS pad batter.</p>

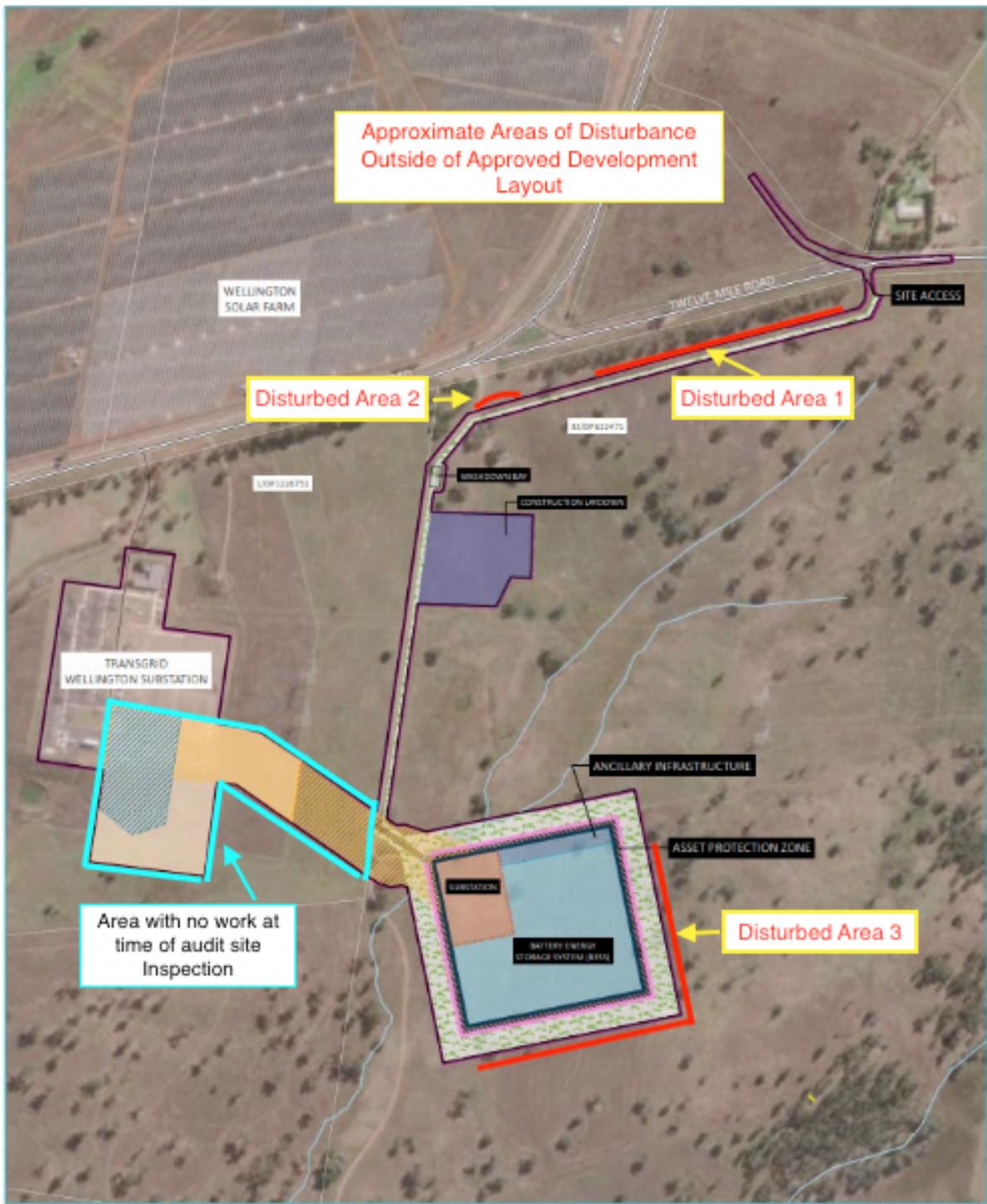
<p>19</p>		<p>Temporary access road material with temporary creek diversion drainage to maintain unimpeded flow.</p>
<p>20</p>		<p>Earth works within creek zone. Flow maintained with diversion pump.</p>
<p>21</p>		<p>Remanent trees maintained where possible. Coarse woody debris relocated to this area for beneficial habitat reuse.</p>

<p>22</p>	 <p>A photograph of a white corrugated metal site office building. On the wall, there are several signs: a green 'FIRST AID' sign with a white cross, a green 'FIRST AID' sign with a white cross and 'AED' below it, and a green 'SPILL KIT' sign. A green spill kit container is positioned outside the building next to a grey trash bin. A red sign with 'Coate 13 15 82' is visible on the wall to the right.</p>	<p>Spill kits available on site, including at site office.</p>
<p>23</p>	 <p>A photograph of a temporary bunded chemical storage area. Two large white Intermediate Bulk Containers (IBCs) are on pallets. The one on the left has 'AEROSOL CANS' printed on it and has red spray-painted markings. The one on the right has 'BAGS' printed on it. They are situated on a dark, impermeable bunding material. In the background, there is a chain-link fence, trees, and a cloudy sky.</p>	<p>Temporary bunded chemical storage area.</p>
<p>24</p>	 <p>A photograph of a temporary site car park. Several cars are parked on a dirt and gravel area. The area is bordered by orange safety barriers. In the background, there are trees and a cloudy sky. The ground appears to be a former site access track.</p>	<p>Temporary site car park established in existing disturbed area (former site access track). Area to be ripped and rehabilitated.</p>

25		Original site access road now closed. Temporary site car park in background.
26		Tree protection around remanent trees.
27		Construction laydown area.

<p>28</p>		<p>Construction laydown area perimeter fencing potentially outside of approved development footprint.</p>
<p>29</p>		<p>Drone photo provided by AMPYR re: non-conformance 2025-IEA-NC-01 showing evidence of placement of excavated material by the landholder for the purpose of a visual screening berm prior to commencement of construction.</p>
<p>30</p>		<p>Drone photo provided by AMPYR re: non-conformance 2025-IEA-NC-01 showing evidence of placement of excavated material by the landholder for the purpose of a visual screening berm prior to commencement of construction.</p>

Appendix F: Development Layout with Audit Comments



Source: EMM (2023), AMPM (2023), ESRV (2023), DFS (2017), ACSM (2014)



KEY

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> Development boundary BESS units Substation Ancillary infrastructure (carpark, office, control room) Indicative asset protection zone (10 m) Transmission corridor Indicative landscaping (post construction) | <ul style="list-style-type: none"> Indicative location of noise bund Indicative TransGrid substation upgrade core infrastructure area Indicative TransGrid substation upgrade disturbance area Washdown bay Construction laydown | <ul style="list-style-type: none"> Existing environment Major road Minor road Watercourse/drainage line Cadastral boundary |
|---|---|---|

Project overview

Wellington Battery Energy Storage System
Amendment report
Figure 1.2



Appendix G: Summary of Changes Following Issue of Draft Report

Table 8 below sets out the changes made to this report following issue to the Proponent for comment prior to issue of the final report.

Table 8: Opportunities for Improvement and Recommendations

Change ID	Sections updated	Proponent's Comments to Draft Report	Auditor Response and Changes Made.
1	IEA Report Sections 3.5.1; 4.1 Table 6, 2025-IEA-NC-01. Appendix E, Photos 29 and 30,	<i>We note that prior to the commencement of our construction of our project, the landholder had undertaken some earthworks on her property (including upgrade of access tracks, creation of some dams, and establishment of some turning areas near her main shearing shed). These works are unrelated to our battery project. The landholder used spare spoil from those works to commence the establishment of some visual screening berms outside our development boundary around the perimeter of our battery project. The attached drone photos dated 27 July 2025 (prior to us commencing construction) shows the commencement of this by the landholder.</i>	<ul style="list-style-type: none"> • Note added to Section 3.5.1 re: landholder works as per Proponents comments for context in the report. • Note added to Section 4.1 Table 6, 2025-IEA-NC-01 re: landholder works as per Proponents comments for context in the report. • Section 4.1 Table 6, 2025-IEA-NC-01; Appendix A, Condition A2 A2(d) and B14(b): Added word 'additional' to the non-compliance wording for context. • Note added to Appendix A, condition A2 & B14 audit finding for context. • Drone photos provided by AMPYR are included in Appendix E, Photo 29 and 30. <p>No change to overall finding.</p>

End of IEA Report.