AMPYR

Wimpole Battery

Land use, ecology and Public Liability Insurance

A 375 MW / 1,500 MWh Battery Energy Storage System proposed near Bunyip North, Victoria.

Land use & agriculture

The lot site is around **35 hectares**, with the proposed development area being 10ha within the lot. The lot is currently grazing around **50 cattle,** and sits in the Green Wedge Zone 1, where farming is encouraged and a battery is permitted with a planning permit.

An independent agricultural assessment found the land has **"fair capability"** for grazing but is constrained by poor drainage and waterlogging. The land is **not classed as strategically important farmland** - meaning, the land has no high-quality or niche soils, no irrigation, and only yields moderate productivity.

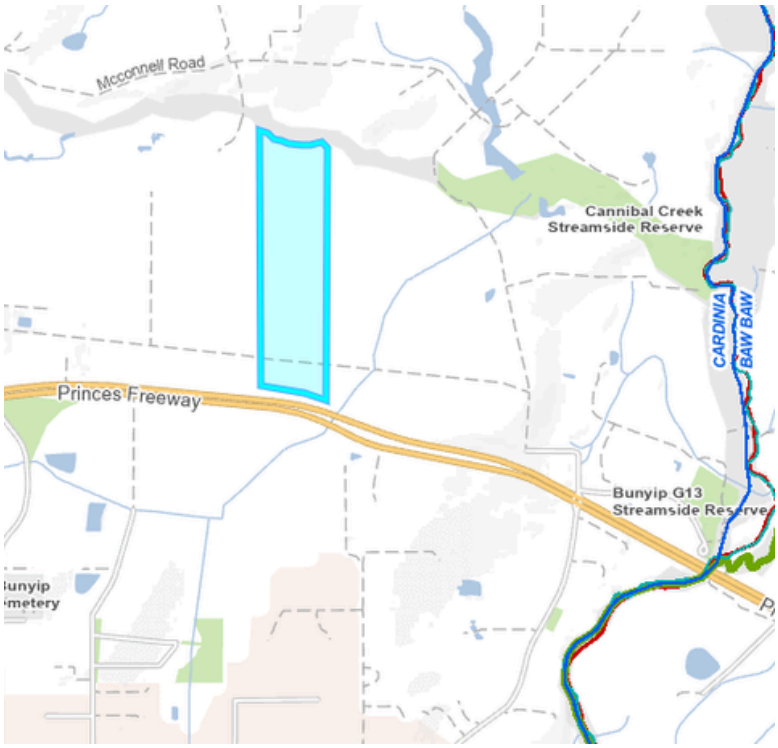

Fig. 1 Site location. Cannibal Creek runs along the northern boundary, with grazing land to the east and west and the Bunyip Native Sanctuary directly south of the Lot.

0.14%
of the regional beef herd affected

The assessment describes the Project as having a **negligible effect** on regional agriculture. Neighbouring farms are not expected to be affected and cattle grazing can continue to the east and west of the Project. Equine grazing can continue to the north across Cannibal Creek, and Bunyip Native Sanctuary directly south remains unaffected.

Ecology

An independent biodiversity assessment found the site has been **highly modified after decades of grazing**, with only small patches of low-quality native vegetation.

0.585ha
of low-quality native vegetation removed.

Higher-value vegetation and all large trees along the Princes Highway are retained.

- **No significant species recorded.** No nationally or state-significant plants or animals were found on the site.
- **Dwarf Galaxias.** This endangered native fish, known for being in Cannibal Creek and Tea Tree Creek, was specifically surveyed for. None were found on the property and the farm dam was identified as being a poor habitat for the species.
- **Creek unaffected.** The creek-side fencing and aquatic habitat will not be affected by the project.

Water quality & Cannibal Creek

Cannibal Creek runs along the northern boundary, so protecting the waterway is a priority. The stormwater design ensures water is assessed and treated before leaving the site, and that water flowing back into the creek **does not exceed pre-development rates, consistent with water flow in the area.**

Pollutants removed before discharge

Fig. 2 Modelled removal by sediment ponds and floating wetlands treating all on-site stormwater.

- **Bunded (contained) compounds.** The battery and electrical areas sit within bunds, so leaks or spills are captured on site rather than reaching waterways.
- **Fire water stays on site.** A valve isolates the ponds so they can be pumped clean of contaminants as part of any clean-up.
- **Creek protected.** A buffer of at least 150 m separates the battery from Cannibal Creek, and the existing fencing protecting the creek's vegetation is retained.

Designed to meet **EPA requirements** and the **Best Practice Environmental Management Guidelines**, finalised through detailed design and planning permit conditions.

Insurance & liability

Like all grid-scale battery projects, the Wimpole Battery would carry insurance **across both construction and operation.**

Cover	What it protects
Public liability	Third-party injury or property damage the project is responsible for
Physical assets	The battery and electrical equipment on site
Environmental	Clean-up costs in the event of an incident

Who is responsible long-term? AMPYR is developing the project, and the permit obligations stay with the land, so they carry over to any future Project owner.

Will living nearby change my insurance?

No. Industry guidance indicates neighbouring a battery is not expected to raise home or liability premiums. Premiums are rising Australia-wide for unrelated reasons (i.e. disaster costs, rebuild costs and inflation). Keep your own cover as normal.

Am I more exposed to claims as a neighbour?

No. In the event of damages to the project resulting from a neighbouring property, new state guidelines for battery projects require that claims are capped at the value of the landholders existing cover, and neighbours who have no coverage are not pursued for those costs.

What if an incident affects my property?

The project's public liability cover responds. It is also designed to prevent incidents via fire detection and safety systems, vegetation buffers, boundary setbacks, emergency vehicle access, ongoing monitoring, and planning with local fire services.

This fact sheet provides general information only and does not replace advice from your own insurer or a legal adviser. Figures are drawn from independent assessments and remain subject to detailed design and planning permit conditions.

AMPYR

TALK TO US

Questions, concerns or local insight?
We'd like to hear from you.

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Final assessments for the Project are published on the AMPYR website.

Scan the QR code or visit the Wimpole page at ampyr.com.au