

**INDEX OF DOCUMENTS HELD ON THE
HYDROGEN AND RENEWABLE ENERGY REGISTER FOR
ASSOCIATED INFRASTRUCTURE LICENCE AIL 18**

1. 24 April 2026 Grant of Associated Infrastructure Licence AIL 18.

 Interests in the licence are:-

 Bungama Project (Solar) Operations Pty Ltd 100%
 as trustee for the
 Bungama Project (Solar) Operations Trust

 Expiry date: 23 April 2051
2. 24 April 2026 Memorandum entering grant of licence on the register.

Hydrogen and Renewable Energy Act 2023
s.108

MEMORANDUM

ASSOCIATED INFRASTRUCTURE LICENCE
AIL 18

1. The Licence granted on 24 April 2026 is hereby entered on the Hydrogen and Renewable Energy Register (HRE Register).
2. Interests in the Licence are:

Bungama Project (Solar) Operations Pty Ltd as trustee for the Bungama Project (Solar) Operations Trust	100%
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3. Notation of dealing of licence as evidenced by *Unit Trust Deed Bungama Project (Solar) Operations dated 15 February 2022 between Bungama Project (Solar) Holdings Pty Ltd (ACN 653 245 928) in its capacity as trustee for the Bungama Project (Solar) Holdings Trust as Initial Unit Holder and Bungama Project (Solar) Operations Pty Ltd (ACN 621 450 762) (formerly known as Bungama Solar 1 Pty Limited) as Trustee is hereby entered on the HRE Register.*



PAUL DE IONNO
Executive Director
Regulation and Compliance Division
Department for Energy and Mining
Delegate of the Minister for Energy and Mining

Date: 24 April 2026

Ref: F2025/003000

Hydrogen and Renewable Energy Act 2023

ASSOCIATED INFRASTRUCTURE LICENCE

AIL 18

I, PAUL DE IONNO, Executive Director, Regulation and Compliance Division, Department for Energy and Mining, in the State of South Australia, pursuant to Schedule 1, clause 17(6) of the *Hydrogen and Renewable Energy Act 2023* (**Act**) and all other enabling powers, for and on behalf of the Minister for Energy and Mining (**Minister**), pursuant to delegated powers HEREBY GRANT to:

Bungama Project (Solar) Operations Pty Ltd
ACN 621 450 762
as trustee for the
Bungama Project (Solar) Operations Trust
ABN 92 133 409 781

(hereinafter referred to as the **Licensee**), an Associated Infrastructure Licence in respect of the Licence Area, to have effect for a period of twenty-five (25) years (**Term**) commencing upon execution of this Licence (**Commencement Date**) and to expire on 23 April 2051 (**Expiry Date**), subject to the provisions of the Act and the Conditions below (**Licence**).

DESCRIPTION OF AREA

The land comprised in this Licence is that part of the State of South Australia described in Schedule 1 (**Licence Area**).

CONDITIONS

1. AUTHORISED OPERATIONS

- 1.1. During the Term of the Licence, the Licensee shall carry out or cause to be carried out the **Authorised Operations** within the Licence Area. Authorised Operations include:
 - a) the operation, maintenance and decommissioning of a Battery Energy Storage System (BESS) up to 150 MW / 300 MWh, and supporting infrastructure (**Stage 1**); and
 - b) the construction, operation, maintenance and decommissioning of additional BESS infrastructure up to 100 MW / 400 MWh, and supporting infrastructure (**Stage 2**).
- 1.2. The Licensee must ensure that Authorised Operations are conducted in accordance with the approved *Bungama Battery Energy Storage System Operational Management Plan* (**OMP**), including as revised from time to time.
- 1.3. The Licensee shall operate and maintain all infrastructure within the Licence Area in good and substantial repair and condition, in accordance with the OMP and all applicable Laws and relevant industry standards.
- 1.4. Any proposed modification, addition or change to the OMP is subject to the prior review and approval by the Minister.

2. NO RIGHT TO ENTER AND USE LAND

- 2.1. This Licence does not confer a right to enter and use land for the purposes of undertaking authorised operations in respect of land within the Licence Area.

3. DEVELOPMENT AUTHORISATION

- 3.1. Pursuant to clause 17(8) of Schedule 1 Part 5 of the Act, those conditions of the Development Authorisation (DA) 354/V008/22, dated 3 February 2023, as set out in Schedule 2 and 3 to this licence, will apply as conditions of this Licence and, on and from the Commencement Date, any such conditions will be enforced under the Act instead of the *Planning, Development and Infrastructure Act 2016*.
- 3.2. Any reference to the Minister for Planning within the Conditions set out in Schedule 2 or 3 to this Licence is taken to be a reference to the Minister for Energy and Mining.
- 3.3. Any reference (capitalised or lower case) to solar farm, solar project, solar arrays, renewable energy infrastructure, ancillary infrastructure or associated facilities within the Conditions set out in Schedule 2 or 3 to this Licence is taken to be a reference to the Authorised Operations and only have effect under this Licence to the extent applicable to those Authorised Operations.
- 3.4. If any inconsistency arises between any condition set out in Schedule 2 or 3 and the terms of this Licence or the Act, this Licence or the Act (as relevant) shall prevail to the extent of any inconsistency.

4. NOTICE OF COMMENCEMENT OF OPERATIONS

- 4.1. Pursuant to section 44 of the Act, the Licensee must notify the Minister of:
- a) the commencement of Authorised Operations in the Licence Area; and
 - b) the completion of Authorised Operations in the Licence Area.

5. DAMAGE TO LAND

- 5.1. The Licensee shall take all reasonable measures to prevent Authorised Operations from causing damage to land within the Licence Area or causing nuisance to or otherwise obstructing the owner of land or other users of the Land.

6. AUTHORISATIONS AND APPROVALS

- 6.1. In undertaking Authorised Operations under this Licence, the Licensee must:
- a) not clear any native vegetation unless the clearance is authorised in accordance with Part 5 of the *Native Vegetation Act 1991*; and
 - b) not cause any damage, disturbance or interference to any Aboriginal sites, objects or remains unless authorisation has been obtained under the *Aboriginal Heritage Act 1988*.
- 6.2. Without limiting the Licensee's obligations under this Licence, the Licensee shall at its own expense obtain and maintain during the Licence Term all authorisations, approvals and consents necessary to carry out the Authorised Operations.

7. REPORTING

7.1. Pursuant to section 46 of the Act, it is a condition of this Licence that the Licensee must:

- a) at the prescribed times and at any other time on the written request of the Minister, provide a report, information or material that is relevant to the Authorised Operations under this Licence in accordance with the requirements prescribed by the *Hydrogen and Renewable Energy Regulations 2024 (Regulations)*; and
- b) on the written request of the Minister, provide a report verifying information or material provided to the Minister.

7.2. Pursuant to section 47 of the Act, the Licensee must report any reportable incident or immediately reportable incident to the Minister in the manner and form and within the period prescribed by the Regulations.

8. REHABILITATION AND DECOMMISSIONING

8.1. The Licensee must, during the Licence Term and prior to the Expiry Date (including for each stage of the Project, where relevant):

- a) undertake progressive decommissioning and removal of any infrastructure located within the Licence Area; and
 - b) undertake progressive rehabilitation of land within the Licence Area;
- at its cost in all respects and must ensure that a proper process is put in place and resources allocated during the term of the Licence to facilitate this.

8.2. Without limiting condition 8.1, the Licensee must ensure that any and all decommissioning of infrastructure and rehabilitation of land within the Licence Area is undertaken in accordance with the provisions of a Decommissioning Plan, and such Decommissioning Plan must be submitted to the Minister for approval prior to the commencement of any decommissioning activities or the Expiry Date of the Licence (whichever is the sooner).

9. INSURANCE

9.1. Pursuant to section 48 of the Act, the Licensee must before commencing Authorised Operations and for the duration of the Term, take out and maintain a policy of public liability insurance indemnifying the Licensee in an amount that is reasonable taking into account the kind of Licence, the nature and extent of the Authorised Operations undertaken under the Licence, and relevant industry standards, in relation to any action arising out of the Authorised Operations undertaken under the Licence and complying with the other requirements (if any) determined by the Minister.

9.2. The level of public liability insurance referred to in condition 9.1 will be a sum not less than twenty million dollars (\$20,000,000.00).

10. DEALING WITH LICENCE

10.1. Pursuant to section 50 of the Act, the Licence must not be transferred, assigned, held subject to a trust or otherwise dealt with, whether directly or indirectly, without the consent of the Minister.

11. INTERACTION WITH ACT

- 11.1. This Licence is not intended to be an exhaustive statement of relevant rights and obligations under the Act and Regulations.
- 11.2. This Licence does not derogate from or otherwise alter any rights or obligations of the Licensee under the Act, Regulations or any other Law.

12. DEFINITIONS

In this Licence, unless otherwise provided or defined in the Act:

- 12.1. “**Act**” means the *Hydrogen and Renewable Energy Act 2023*;
- 12.2. “**Associated Infrastructure Licence**” means an Associated Infrastructure Licence granted by the Minister pursuant to clause 17(6) of Schedule 1 of the Act;
- 12.3. “**Authorised Operations**” means the activities authorised to be undertaken under the Licence, as identified in condition 1.1;
- 12.4. “**Business Day**” means Monday to Friday (excluding public holidays under the *Holidays Act 1910* (SA));
- 12.5. “**Commencement Date**” means the date the licence is signed into effect;
- 12.6. “**Commencement of site works**” means preliminary site or investigative works and ancillary works associated with the development;
- 12.7. “**Department**” means the South Australian Department for Energy and Mining, or the agency responsible for administering the Act following any machinery of government change;
- 12.8. “**Development Authorisation**” means the development authorisation held by the Licensee (or which the Licensee has acquired the benefit of) in respect of the Project under the *Planning, Development and Infrastructure Act 2016*, as described in condition 3.1;
- 12.9. “**Expiry Date**” means the date on which this licence is stated to expire on;
- 12.10. “**Laws**” shall mean and include all present and future legislation (both State and Federal) and all amendments to them and re-enactments of them and all regulations, by-laws and orders made pursuant to them;
- 12.11. “**Licence**” means this licence and includes all schedules;
- 12.12. “**Licence Area**” means that part of the State of South Australia as described in Schedule 1;
- 12.13. “**Licensee**” means the person identified as having been granted the Licence;
- 12.14. “**Minister**” means the South Australian Minister for Energy and Mining, or the Minister responsible for administering the Act from time-to-time;
- 12.15. “**OMP**” means the approved Operational Management Plan which is in force in relation to the Licence pursuant to Part 4 Division 4 Subdivision 4 of the Act (other than requirements relating to a statement of environmental objectives), as described in Condition 1.2;
- 12.16. “**Regulations**” means the Hydrogen and Renewable Energy Regulations 2024 made under the Act; and
- 12.17. “**Term**” means the Licence term as set out in this licence, including any renewal term granted pursuant to the Act.

13. INTERPRETATION

In this Licence, unless a contrary intention is evident:

- 13.1. a reference to this Licence is a reference to this Licence as amended, varied, novated or substituted from time to time;
- 13.2. a reference to any legislation or to any provision of any legislation includes:
 - a) all legislation, regulations, proclamations, ordinances, by-laws and instruments issued under that legislation or provision; and
 - b) any modification, consolidation, amendment, re-enactment or substitution of that legislation or provision;
- 13.3. a word importing:
 - a) the singular includes the plural;
 - b) the plural includes the singular; and
 - c) a gender includes every other gender;
- 13.4. words denoting individuals include corporations, unincorporated associations, partnerships, trusts and joint ventures;
- 13.5. a reference to a party includes that party's administrators, successors and permitted assigns;
- 13.6. if any act pursuant to this Licence would otherwise be required to be done on a day which is not a Business Day then that act may be done on the next Business Day;
- 13.7. where a word or phrase is given a defined meaning, any other part of speech or grammatical form in respect of that word or phrase has a corresponding meaning;
- 13.8. a reference to two or more persons is a reference to those persons jointly and severally;
- 13.9. a reference to a condition is a reference to a condition to this Licence
- 13.10. a reference to a schedule is a schedule to this Licence, unless stated otherwise;
- 13.11. a reference to a condition number is a reference to all of its sub-conditions;
- 13.12. a reference to dollars is to Australian dollars;
- 13.13. where general words are associated with specific words which define a class, the general words are not limited by reference to that class; and
- 13.14. the condition headings are for convenient reference only and they do not form part of this Licence.

Dated:...24 April 2026.....



PAUL DE IONNO
Executive Director
Regulation and Compliance Division
Department for Energy and Mining
Delegate of the Minister for Energy and Mining

EXECUTED BY THE LICENSEE:

EXECUTED by Bungama Project (Solar) Operations Pty Ltd (ACN 621 450 762) as trustee for the Bungama Project (Solar) Operations Trust in accordance with Section 127 of the *Corporations Act 2001* (Cth):

Daniel Kim

.....
Signature of Director

Abbeygale Paulo

.....
Signature of Director

Daniel Kim

.....
Print Name of Director

Abbeygale Paulo

.....
Print Name of Director

SCHEDULE 1

ASSOCIATED INFRASTRUCTURE LICENCE

AIL 18

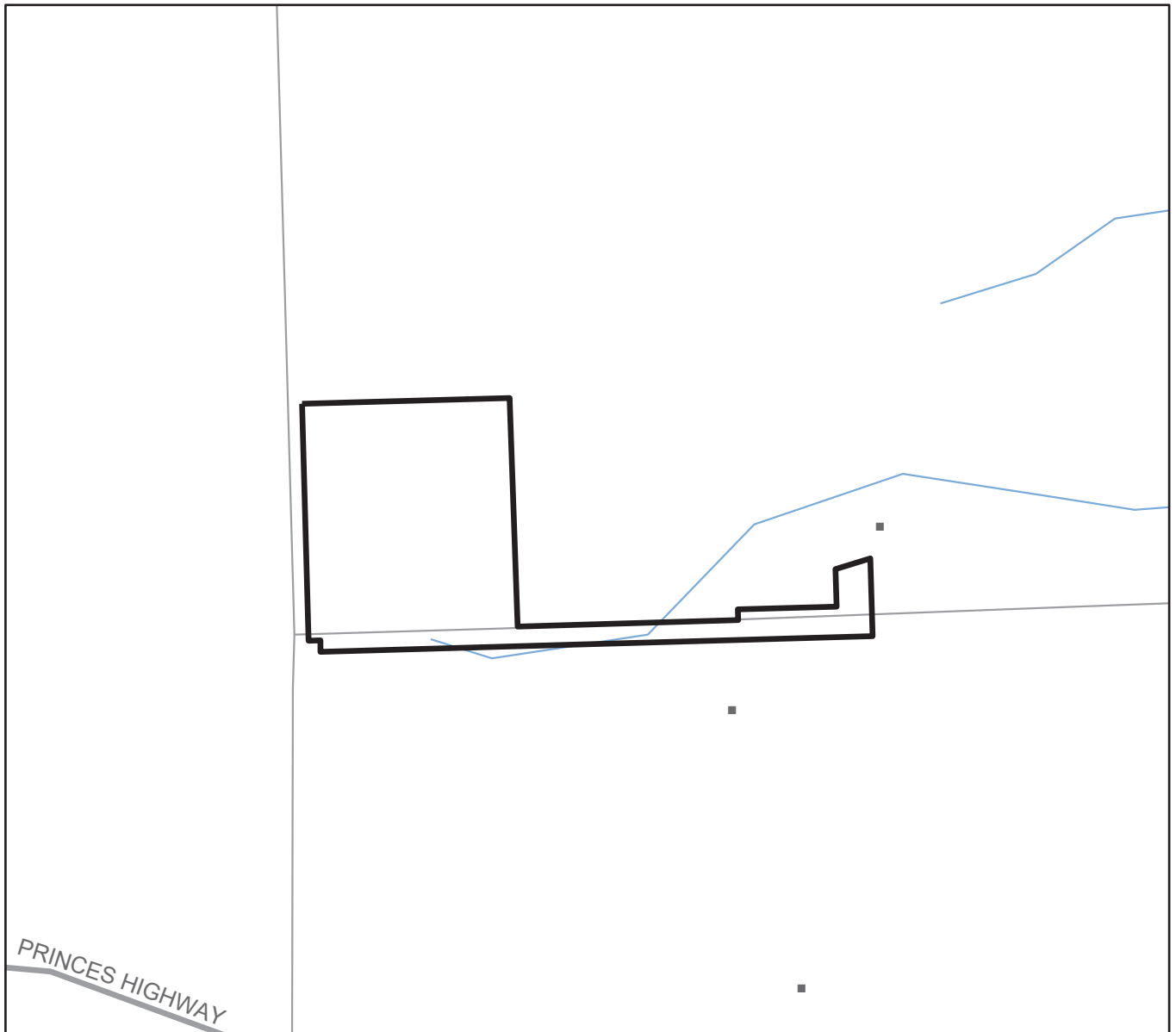
DESCRIPTION OF LICENCE AREA

The Licence Area includes that part of the State of South Australia, bounded as follows:

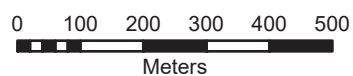
All coordinates GDA2020, Zone 54

228263.01mE	6324196.24mN
228645.47mE	6324206.68mN
228660.01mE	6323785.56mN
229066.75mE	6323797.34mN
229066.17mE	6323817.33mN
229247.58mE	6323822.58mN
229245.55mE	6323891.47mN
229309.88mE	6323911.49mN
229314.14mE	6323768.04mN
228297.01mE	6323738.95mN
228296.62mE	6323760.12mN
228275.12mE	6323759.50mN
228263.01mE	6324196.24mN

AREA: **0.21** square kilometres approximately.



SCALE 1:12,000



Note: There is no warranty that the boundary of this licence is correct in relation to other features of the map. The boundary is to be ascertained by reference to the Geocentric Datum of Australia (GDA2020) and the schedule.

THE PLAN HEREINBEFORE REFERRED TO

ASSOCIATED INFRASTRUCTURE LICENCE NO: 18

SCHEDULE 2

ASSOCIATED INFRASTRUCTURE LICENCE

AIL 18

ADDITIONAL CONDITIONS FROM DA 354/V004/18 & 354/V008/22 APPLYING TO STAGE 1

POST-CONSTRUCTION PLANS

Condition 13

Following the completion of construction works on-site, any tracks and disturbed areas (excluding those used for ongoing access and maintenance) must be rehabilitated and bare areas re-vegetated as soon as possible, taking advantage of natural rainfall, which is mostly between May and September. If bare areas are still present at the end of spring, they must be temporarily protected and stabilised by geotextile matting or other suitable methods, until they can be effectively re-vegetated.

Reason: to ensure disturbed and cleared areas not required to operate the development are appropriately rehabilitated.

GENERAL CONDITIONS

Condition 16

The solar farm shall be designed and operated in a manner so as to not interfere with existing licensed telecommunication facilities. If a diminution or interruption to pre-development service levels is identified at post-commissioning stage, the design and implementation of any off-site mitigation measures for affected receivers shall be at the cost of the developer.

Reason: to ensure that any loss of telecommunications service is appropriately remedied at the developers cost.

Condition 17

All Council, utility or state agency-maintained infrastructure (i.e. roads, drains, crossovers etc.) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to council, utility or state agency specifications.

Reason: to ensure that any damage to existing infrastructure during construction is repaired to an accepted standard at the developers cost.

Condition 18

Any imported substrate or engineered fill shall be free of weeds and pathogens.

Reason: to prevent the incursion of noxious weeds.

Condition 19

All external lighting on the site shall be designed and constructed to conform to Australian Standard AS/NZS 4282:2019 Control of the obtrusive effects of outdoor lighting.

Reason: to ensure the potential for light overspill is contained to the development site and the amenity of adjoining residents is not compromised.

Condition 22

The landscaping shall be maintained and nurtured at all times with any diseased or dying plants being replaced to the satisfaction of the Minister for Planning.

Reason: to ensure that screen plantings are maintained and replaced where necessary over the life of the solar project.

Condition 25

Operations, maintenance and control buildings shall have exterior finishes in non-reflective, neutral colours that complement the surrounding rural landscape.

Reason: to ensure the finish of new buildings have natural hues and tones.

SCHEDULE 3

ASSOCIATED INFRASTRUCTURE LICENCE

AIL 18

ADDITIONAL CONDITIONS FROM DA 354/V004/18 & 354/V008/22 APPLYING TO STAGE 2

Condition 1

Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the establishment of the Bungama Solar Farm and Ancillary Infrastructure herein approved shall be established in strict accordance with the stamped plans and documentation, as submitted in Development Application number 354/V004/18 V1.

Reason: to ensure the development is undertaken in accordance with its approved plans

APPROVAL OF FINAL PLANS

Condition 2

Prior to the **commencement of site works**, the following information shall be submitted for the approval of the Minister for Planning (prepared in consultation with the local council and relevant state agencies - where applicable):

- a. the final design, specification and layout of all temporary construction components of the development including (but not limited to) worker's accommodation, workshops, outbuildings, warehouses, site office, amenities, generators, electrical connections, laydown areas, waste storage areas, car parking areas, refuelling areas, and clean-down facilities;
- b. the final design, specification, layout and elevations of all permanent components of the development including (but not limited to) the solar arrays, battery storage facility, substation, administration / controls / maintenance area, roads, car parking area, fencing and access points;
- c. the final alignment and design of all above ground transmission infrastructure, and any other relevant matter.

Reason: to enable the finalisation of the approved design, specification and layout

PRE-CONSTRUCTION PLANS

Condition 4

A Construction Environmental Management Plan (CEMP) prepared in consultation with relevant State Government Agencies and local Council shall be provided to the reasonable satisfaction of the Minister for Planning prior to the commencement of site works.

Construction of the development must be in accordance with the approved CEMP, which as a minimum shall include specific management measures or plans for the following environmental aspects:

- Noise and vibration
- Air quality and dust
- Native flora and fauna
- Aboriginal heritage

- Weeds and pests
- Traffic and access
- Erosion and stormwater management
- Site rehabilitation (post construction)
- Waste management
- Storage and handling of hazardous substances
- Water quality
- Fire risk
- Contamination
- Public safety
- Emergency response planning
- Complaints handling & management

The CEMP shall include the following sub-plans:

- Construction Noise and Vibration Management Plan
- Construction Soil Erosion and Drainage Management Plan (SEDMP)
- Dust Management Plan
- Rehabilitation Management Plan (post construction)
- Waste and Recycling Management Plan

Reason: to manage construction impacts during site works and building work.

Condition 5

A Fire and Emergency Management Plan (incorporating a Life and Fire Safety Systems Design), prepared in consultation with the SA Country Fire Service and SafeWork SA, shall be submitted to the reasonable satisfaction of the Minister for Planning, prior to the commencement of site works.

Construction and operation of the development must be in accordance with the approved Plan and include specific management measures or plans for at least the following aspects:

- Emergency response procedures
- Emergency vehicle access
- Fire-fighting equipment and water supply
- Vegetation management
- Training for employees, contractors and local CFS volunteers

Reason: to ensure appropriate safety requirements and hazard reduction practices are adopted during the construction and operational phases of the development.

POST-CONSTRUCTION PLANS

Condition 9

An Operational Environmental Management Plan (OEMP) prepared in consultation with relevant State Government Agencies and local Council shall be submitted to the reasonable satisfaction of the Minister for Planning prior to the commencement of commercial operations.

Operation of the development must be in accordance with the approved OEMP, which as a minimum shall include specific management measures or plans for the following environmental aspects:

- Noise and vibration
- Air quality and dust
- Native flora and fauna

- Revegetated areas
- Aboriginal heritage
- Weeds and pests
- Traffic and access
- Erosion and stormwater management
- Site rehabilitation (post operation)
- Waste management
- Storage and handling of hazardous substances
- Water quality
- Contamination
- Fire risk
- Public safety
- Emergency response planning
- Complaints management

Reason: to manage operational impacts during the life of the development.

Condition 10

A Draft Decommissioning and Rehabilitation Plan for the entire site that outlines end-of-project decommissioning works (describing the extent of reinstatement and restoration activities upon the removal of the renewable energy infrastructure and associated facilities) shall be submitted to the reasonable satisfaction of the Minister for Planning prior to the commencement of commercial operations.

Reason: to ensure decommissioning and rehabilitation requirements are appropriately considered prior to the operation of the development.

Condition 13

Following the completion of construction works on-site, any tracks and disturbed areas (excluding those used for ongoing access and maintenance) must be rehabilitated and bare areas re-vegetated as soon as possible, taking advantage of natural rainfall, which is mostly between May and September. If bare areas are still present at the end of spring, they must be temporarily protected and stabilised by geotextile matting or other suitable methods, until they can be effectively re-vegetated.

Reason: to ensure disturbed and cleared areas not required to operate the development are appropriately rehabilitated.

GENERAL CONDITIONS

Condition 16

The solar farm shall be designed and operated in a manner so as to not interfere with existing licensed telecommunication facilities. If a diminution or interruption to pre-development service levels is identified at post-commissioning stage, the design and implementation of any off-site mitigation measures for affected receivers shall be at the cost of the developer.

Reason: to ensure that any loss of telecommunications service is appropriately remedied at the developers cost.

Condition 17

All Council, utility or state agency-maintained infrastructure (i.e. roads, drains, crossovers etc.) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to council, utility or state agency specifications.

Reason: to ensure that any damage to existing infrastructure during construction is repaired to an accepted standard at the developers cost.

Condition 18

Any imported substrate or engineered fill shall be free of weeds and pathogens.

Reason: to prevent the incursion of noxious weeds.

Condition 19

All external lighting on the site shall be designed and constructed to conform to Australian Standard AS/NZS 4282:2019 Control of the obtrusive effects of outdoor lighting.

Reason: to ensure the potential for light overspill is contained to the development site and the amenity of adjoining residents is not compromised.

Condition 20

All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.

Reason: to ensure that stormwater and overland flows are managed.

Condition 21

That no additional signs shall be displayed upon the subject land other than those identifying the parking area access points and those shown on the approved plans. If any further signs are required, these shall be the subject of a separate application.

Reason: to limit signage displays to that required for access and parking purposes.

Condition 22

The landscaping shall be maintained and nurtured at all times with any diseased or dying plants being replaced to the satisfaction of the Minister for Planning.

Reason: to ensure that screen plantings are maintained and replaced where necessary over the life of the solar project.

Condition 23

All main access points and roadways, storage and laydown areas, carparks, temporary site compounds, shall be formed with a compacted, all-weather rubble base to minimise dust generation.

Reason: to minimise the potential for dust impacts and loss of local air quality.

Condition 25

Operations, maintenance and control buildings shall have exterior finishes in non-reflective, neutral colours that complement the surrounding rural landscape.

Reason: to ensure the finish of new buildings have natural hues and tones