# Bondo Wind Farm

Application Number: **03367** Commencement Date: **09/03/2026** Status: **Locked**

# 1. About the project

## 1.1 Project details

**1.1.1 Project title ***

Bondo Wind Farm

**1.1.2 Project industry type ***

Energy Generation and Supply (renewable)

**1.1.3 Project industry sub-type**

Wind Farm

**1.1.4 Estimated start date ***

01/01/2029

**1.1.4 Estimated end date ***

01/01/2065

# 1.2 Proposed Action details

**1.2.1 Provide an overview of the proposed action, including all proposed activities. ***

Neoen Australia Pty Ltd (Neoen, the Proponent) is proposing to develop, construct and operate the Bondo Wind Farm, a large-scale wind energy project in southern New South Wales (NSW) (the Proposed action). The proposed action is predominantly located within State forest land and plantations at Bondo, Wee Jasper, Billapaloola and Red Hill, approximately 15 kilometres (km) north-east of Tumut and 50 km west of Canberra. There are also some freehold land parcels as part of the Project. The proposed action spans the Yass Valley, Snowy Valleys, and Cootamundra-Gundagai local government areas (LGAs).

The project will connect to the grid via existing 132 kilovolt (kV) and 330 kV overhead transmission lines that traverse the project area. There is also potential for the project to connect via the approved (to be constructed) 500 kV transmission line associated with the Transgrid HumeLink project (HumeLink).

The proposal is a **State Significant Development** (SSD) under the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act) and will be subject to an Environmental Impact Statement (EIS). Due to the potential for significant impacts on matters of National environmental significance, the action is referred under the *Environment Protection and Biodiversity Conservation Act 1999*.

The proposed action comprises the development of a wind energy generation facility, including the following key features:

- up to 164 wind turbine generators (WTGs) with a hub height of up to 200 metres (m) to a maximum tip height of up to 300 m
- generating capacity of around 1.2 gigawatts (GW), the final capacity would be determined during detailed design
- two 400-megawatt (MW) battery energy storage systems (BESSs) each with a 4-hour capacity (1,600 megawatt hours (MWh))
- substation and transmission connection – on-site substations, which will connect to the electricity transmission network via the existing powerlines that traverse the project area
- electrical connections – connecting WTGs to the on-site substations
- temporary ancillary infrastructure, including worker accommodation facility, construction compounds, site offices and amenities, concrete batching plants, construction materials storage (including stockpiles), laydown areas, borrow pits, water tanks and storage, and parking areas
- permanent ancillary infrastructure, including operation and maintenance facility, internal access tracks and hardstands and permanent meteorological masts (met masts)
- access points from the public road network and public road upgrades to facilitate the delivery of WTG components.

The operational life of the wind farm would be approximately 30 years.

Once the project reaches the end of its operational life, a decision will be made to either decommission or repower the facility, subject to approval requirements. If the project is decommissioned, all aboveground structures will be removed (unless otherwise agreed with landowners and regulators) and the site rehabilitated generally to its preexisting land use, as far as practicable and in consultation with landowners.

Project infrastructure will be managed in accordance with the waste management hierarchy and contemporary waste management legislation.

If re-powering is proposed, stakeholders will be consulted and the required approvals sought.

Refer to Att 1 Site Layout_Indicative_2026 for an overview of the indicative site layout for the project. A scoping report for the project has been submitted to NSW Department of Planning, House and Infrastructure (DPHI) in 2025 and is on the NSW Major Projects website. Surveys are still being undertaken as part of the EIS and development application, and this information will be provided as part of the assessment.

The reason for this EPBC Referral to be submitted now is to enable a bilateral assessment for the project.

The **project area** is 41,923 hectares (ha) and is defined as the boundary of the project (by Lot/DP), which includes the State forest investigation permit area plus the additional areas of private land to be utilised for the project.

The **development corridor** is approximately 4,916 ha (subject to minor adjustments in response to outcomes of the EIS assessment), and is defined as a buffer area around the disturbance footprint (see below for definition) which provides flexibility for micro-siting of turbines, internal access tracks and cabling in response to construction challenges, without affecting the robustness or validity of the environmental assessment and approval. The development corridor is wholly within the project area. Micrositing will be used to avoid or minimise impacts to native vegetation and environmentally sensitive areas.

The **disturbance footprint** is approximately 1,591 ha (subject to minor adjustments in response to outcomes of the EIS assessment) and is the indicative extent of the project's ground disturbance area, including earthworks, associated with permanent infrastructure and temporary construction facilities.

The **avoidance footprint** is approximately 165 ha (subject to minor adjustments in response to outcomes of the EIS assessment) and includes areas that the project has sought to avoid due to environmental constraints.

**Forestry operations**

The proposed action is primarily situated within Radiata Pine (*Pinus radiata*) plantation operated by Forestry Corporation of NSW (Forestry Corporation). The proponent is working closely with Forestry Corporation to ensure the proposed action aligns with ongoing forestry operations. The disturbance footprint will be limited in accordance with section 60 of the *Forestry Act 2012*, occupying no more than 0.7% of the plantation estate and subject to required compensatory plantings.

**Workforce**

Estimated average of 390 construction workers and up to 750 during peak construction.

During operation, up to 20 workers would be required.

### 1.2.2 Is the project action part of a staged development or related to other actions or proposals in the region?

No

### 1.2.6 What Commonwealth or state legislation, planning frameworks or policy documents are relevant to the proposed action, and how are they relevant? *

**State planning approvals (EP&A Act & State Environmental Planning Policies (SEPPs))**

- SSD trigger: As “electricity generating works” with an estimated cost >$30 million, the Project is SSD in accordance with Schedule 1, item 20 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) and requires consent under Part 4, Division 4.7 of the EP&A Act.
- Permissibility: Under State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport & Infrastructure SEPP), electricity generating works are permissible with consent in prescribed non-residential zones—including RU1 and RU3.
- Consistency: Section 4.42 of the EP&A Act ensures that certain ancillary approvals (e.g. an Environment Protection Licence (EPL), Roads Act approvals) must be consistent with the SSD consent.

**Other NSW statutory approvals**

- *Protection of the Environment Operations Act 1997:* An EPL is required for the scheduled activity “electricity works (wind farms)” (POEO Act Schedule 1, cl. 17).
- *Roads Act 1993*: Section 138 approval(s) will be sought for any works impacting public roads or intersections.
- *Forestry Act 2012*: A Forest Permit under section 60 will be considered for construction and operation within State forest tenure.

**Commonwealth requirements**

- EPBC Act: The proposed action is being referred as a “controlled action” if likely to significantly impact Matters of National Environmental Significance (MNES), triggering assessment by the Department of Climate Change, Energy, the Environment and Water.
- *Native Title Act 1993*: No current claims pertain to the project area; however, the EIS will document any consultations.
- Civil Aviation Safety Regulations 1988: Structures >110 m Australian Height Datum will be notified to Civil Aviation Safety Authority and Airservices Australia, and a detailed aviation assessment undertaken.

**Approvals not required under s 4.41 EP&A Act**

Once SSD consent is granted, the following do not require separate permits, provided impacts are assessed in the EIS:

- *Fisheries Management Act 1994* (waterway crossings)
- *Heritage Act 1977* (no listed items present)
- *National Parks and Wildlife Act 1974* (Aboriginal Heritage Impact Permit)
- *Rural Fires Act 1997* (bushfire safety authority)
- *Water Management Act 2000* (water use approval, Controlled Activity approval).

**Pre-conditions to consent**

No pre-conditions to exercising the power to grant consent are envisaged beyond the preparation of an EIS in accordance with the EP&A Act, relevant SEPPs and the State Significant Development – Preparing an Environmental Impact Statement Guidelines (DPE 2022).

**Mandatory considerations**

- *Biodiversity Conservation Act 2016*: A Biodiversity Development Assessment Report (BDAR), prepared under the Biodiversity Assessment Method (BAM), will accompany the EIS.
- EP&A Act s 1.3: Objects include ecologically sustainable development, species and heritage protection, and community participation.

- EP&A Act s 4.15: Consent authority must consider all relevant EPIs (SEPPs, LEPs), impacts (environmental, social, economic), site suitability and public interest.

Other legislative considerations: The EIS will also address Resilience & Hazards SEPPs (contaminated land, hazardous industry), Forestry Act requirements, BC Act biodiversity rules, and local LEP objectives for RU1 and RU3 zones.

### 1.2.7 Describe any public consultation that has been, is being or will be undertaken regarding the project area, including with Indigenous stakeholders. Attach any completed consultation documentations, if relevant. *

Neoen are committed to developing and nurturing long-term relationships with the community and stakeholders, and recognise that these genuine, open and ongoing relationships are vital to the success of Bondo Wind Farm. Neoen have undertaken early engagement on the project that would continue throughout the project's life cycle.

Initial engagement by Forestry Corporation (2021–2022) with stakeholders and local communities regarding the development of wind farms within State forests in NSW included mailing-list updates, online information sessions and media releases.

Since May 2024, Neoen's consultation has comprised:

- neighbour notifications (over 615 interactions)
- ongoing meetings and on-site surveys with Wiradjuri and Ngunnawal Traditional Owners and Brungle-Tumut Local Aboriginal Land Council (LALC)
- briefings to local councils and Members of Parliament (MPs)
- dedicated workshops with local businesses on specific topics related to traffic, employment, accommodation, fire, etc.
- community information sessions
- Tumut shopfront and office, local community liaison officer and project phone number and website.

Engagement and consultation is also ongoing with relevant State government agencies.

Key concerns from the community (e.g. HumeLink association, bushfire risk, noise/visual impacts, workforce competition and accommodation shortage) have been documented and addressed through layout refinements and targeted studies.

During the EIS preparation, consultation will continue via newsletters, stakeholder workshops and formal Aboriginal Cultural Heritage Assessment (ACHA).

# 1.3.1 Identity: Referring party

**Privacy Notice:**

Personal information means information or an opinion about an identified individual, or an individual who is reasonably identifiable.

By completing and submitting this form, you consent to the collection of all personal information contained in this form. If you are providing the personal information of other individuals in this form, please ensure you have their consent before doing so.

The Department of Climate Change, Energy, the Environment and Water (the department) collects your personal information (as defined by the Privacy Act 1988) through this platform for the purposes of enabling the department to consider your submission and contact you in relation to your submission. If you fail to provide some or all of the personal information requested on this platform (name and email address), the department will be unable to contact you to seek further information (if required) and subsequently may impact the consideration given to your submission.

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Alternatively, email us at privacy@dcceew.gov.au.

☑ **Confirm that you have read and understand this Privacy Notice ***

### 1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

| | |
|---|---|
| **ABN/ACN** | 141736558 |
| **Organisation name** | EMM CONSULTING PTY LIMITED |
| **Organisation address** | 2065 NSW |

Referring party details

| | |
|---|---|
| **Name** | Melissa Laginha |
| **Job title** | Associate Environmental Scientist |
| **Phone** | 02 9493 9500 |
| **Email** | mlaginha@emmconsulting.com.au |
| **Address** | Level 10/201 Pacific Hwy, St Leonards NSW 2065 |

# 1.3.2 Identity: Person proposing to take the action

### 1.3.2.1 Are the Person proposing to take the action details the same as the Referring party details? *

No

### 1.3.2.2 Is Person proposing to take the action an organisation or business? *

Yes

Person proposing to take the action organisation details

| | |
|---|---|
| **ABN/ACN** | 57160905706 |
| **Organisation name** | NEOEN AUSTRALIA PTY. LTD. |
| **Organisation address** | 2000 NSW |

Person proposing to take the action details

| | |
|---|---|
| **Name** | Peter Elrick |
| **Job title** | Project Manager |
| **Phone** | 0438076793 |
| **Email** | Peter.elrick@neoen.com |
| **Address** | Level 21/570 George St, Sydney NSW 2000 |

### 1.3.2.14 Are you proposing the action as part of a Joint Venture? *

No

### 1.3.2.15 Are you proposing the action as part of a Trust? *

No

### 1.3.2.17 Describe the Person proposing the action's history of responsible environmental management including details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the Person proposing to take the action. *

Neoen has a satisfactory record of responsible environment management. Neoen hold a large portfolio of renewable energy developments including solar and wind as well as a number of battery energy storage system (BESS) facilities across Australia.

Since inception, Neoen has successfully designed, planned, and implemented a variety of renewable energy projects under the EPBC Act with satisfactory implementation of all relevant conditions under Commonwealth, State and Local approvals. Neoen are focused on remaining committed to best-practice approaches for managing any planning, environment, and social impacts. Neoen are also focused on ongoing engagement with relevant stakeholders throughout the lifecycle of their projects to deliver responsible stewardship. Neoen has no past or present proceedings or prosecutions under Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources.

Previously referred actions under the EPBC Act by Neoen include:

- Tchelery Wind Farm, NSW (2023/09617)
- Mount Hopeful Windfarm, QLD (2021/9137)
- Kaban Green Power Hub, QLD (2018/8289)
- Goyder South Hybrid Renewable Energy Facility, SA (2021/8957)
- Territory Battery Energy Storage System, ACT (2021/8884)
- Western Downs Green Power Hub, QLD (2018/8301)
- Kentbruck Green Power Hub, VIC (2019/8510)
- Victorian Big Battery, VIC (2020/8614)
- Thunderbolt Energy Hub – Stage 1, NSW (2021/9048)
- Bulgana Green power Hub, VIC (2015/7460)
- Hornsdale Wind Farm, SA (2012/6573)
- The Collie Battery Energy Storage System, WA (2023/09462).

The above actions and the action subject to this referral have and would continue to be undertaken in accordance with Neoen's companywide environmental management policy.

### 1.3.2.18 If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework

Neoen have a company-wide Health, Safety and Environmental (HSE) Policy and Sustainability Framework (refer Att 2 Neoen_HSE_Policy_2023 and Att 4 Neoen_Sustainability_Framework_2024).

Key commitments of the HSE Policy are:

- meeting or exceeding all applicable HSE laws or regulations
- pursuing the objective of no harm to people, the company's assets and no damage to the environment or the local communities
- minimising adverse impacts of activities to the environment and the ecosystem, optimise the social impact to the communities in the surrounding of Neoen's facilities, and preserve the local cultural heritage
- taking actions to prevent pollution and promoting the sustainability of the natural resources that we use
- managing the HSE matters as any other critical business activity in the company, with a continuous performance improvement mindset
- providing guidance, support and training to our personnel and contractors in order to create and maintain a best-in-class HS&E culture.

Key objectives of the Sustainability Framework are:

- delivering clean energy to reduce emissions
- promoting access to affordable and clean energy
- speeding up the transition to a more sustainable future
- striving to deliver excellence in sustainability.

## 1.3.3 Identity: Proposed designated proponent

### 1.3.3.1 Are the Proposed designated proponent details the same as the Person proposing to take the action? *

Yes

Proposed designated proponent organisation details

| | |
|---|---|
| **ABN/ACN** | 57160905706 |
| **Organisation name** | NEOEN AUSTRALIA PTY. LTD. |
| **Organisation address** | 2000 NSW |

Proposed designated proponent details

| | |
|---|---|
| **Name** | Peter Elrick |
| **Job title** | Project Manager |
| **Phone** | 0438076793 |
| **Email** | Peter.elrick@neoen.com |
| **Address** | Level 21/570 George St, Sydney NSW 2000 |

### 1.3.4 Identity: Summary of allocation

## Confirmed Referring party's identity

The Referring party is the person preparing the information in this referral.

| | |
|---|---|
| ABN/ACN | 141736558 |
| Organisation name | EMM CONSULTING PTY LIMITED |
| Organisation address | 2065 NSW |
| Representative's name | Melissa Laginha |
| Representative's job title | Associate Environmental Scientist |
| Phone | 02 9493 9500 |
| Email | mlaginha@emmconsulting.com.au |
| Address | Level 10/201 Pacific Hwy, St Leonards NSW 2065 |

## Confirmed Person proposing to take the action's identity

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

| | |
|---|---|
| ABN/ACN | 57160905706 |
| Organisation name | NEOEN AUSTRALIA PTY. LTD. |
| Organisation address | 2000 NSW |
| Representative's name | Peter Elrick |
| Representative's job title | Project Manager |
| Phone | 0438076793 |
| Email | Peter.elrick@neoen.com |
| Address | Level 21/570 George St, Sydney NSW 2000 |

## Confirmed Proposed designated proponent's identity

The Person proposing to take the action is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

## 1.4 Payment details: Payment exemption and fee waiver

**1.4.1 Do you qualify for an exemption from fees under EPBC Regulation 5.23 (1) (a)? ***

No

**1.4.3 Have you applied for or been granted a waiver for full or partial fees under Regulation 5.21A? ***

No

**1.4.5 Are you going to apply for a waiver of full or partial fees under EPBC Regulation 5.21A?**

No

**1.4.7 Has the department issued you with a credit note? ***

No

**1.4.9 Would you like to add a purchase order number to your invoice? ***

No

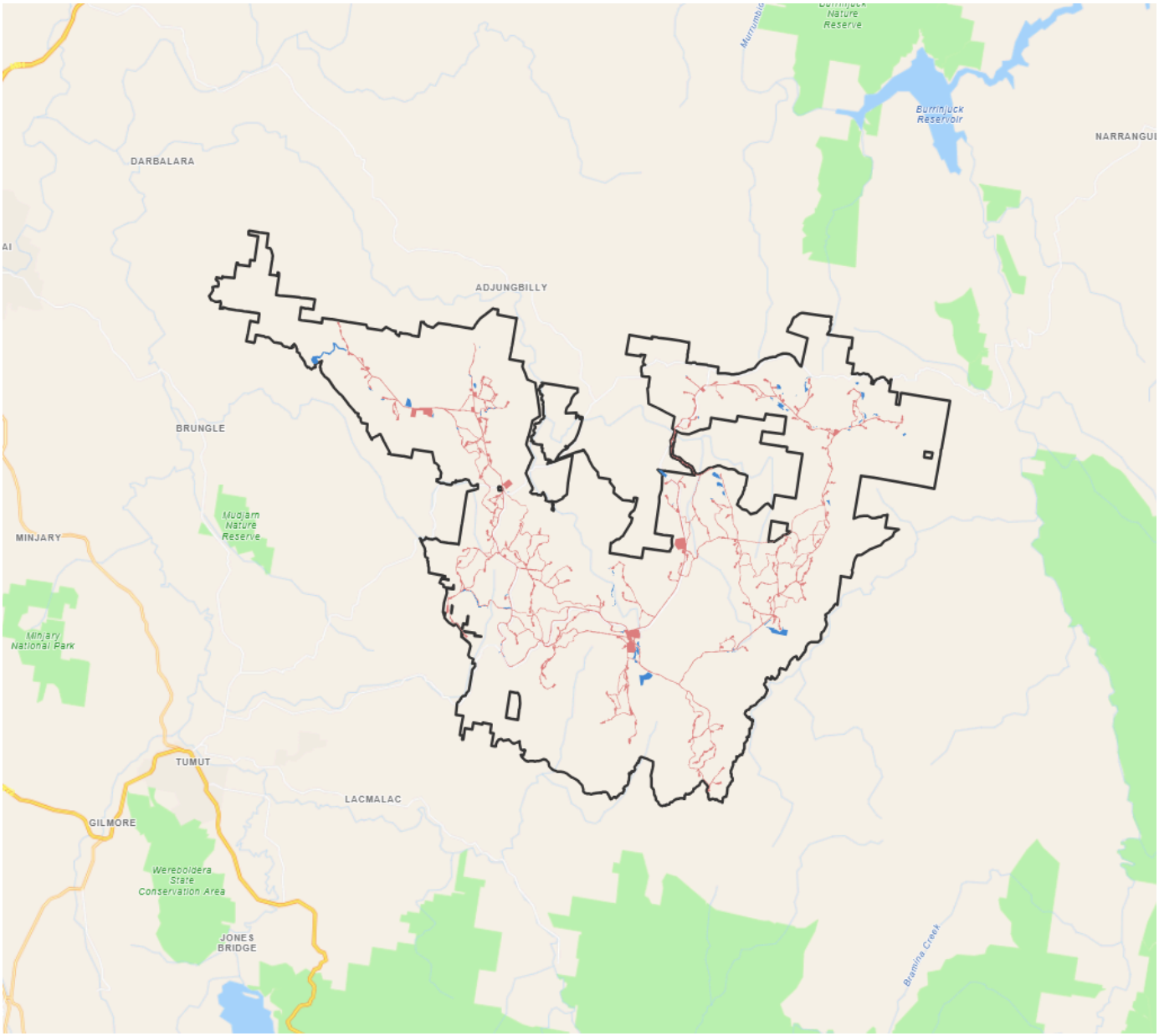
## 1.4 Payment details: Payment allocation

**1.4.11 Who would you like to allocate as the entity responsible for payment? ***

Person proposing to take the action

# 2. Location

# 2.1 Project footprint




**Project Area:** 41942.99 Ha **Disturbance Footprint:** 1590.98 Ha **Avoidance Area:** 165.60 Ha

# 2.2 Footprint details

**2.2.1 What is the address of the proposed action? ***

1180 Brindabella Rd, Argalong NSW 2720

**2.2.2 Where is the primary jurisdiction of the proposed action? ***

New South Wales

**2.2.3 Is there a secondary jurisdiction for this proposed action? ***

No

**2.2.5 What is the tenure of the action area relevant to the project area? ***

The project area is owned and/or managed by:

- Forestry Corporation
- Private landowners
- Crown lands.

including **DP/ LOT**:

113755 / 5

113797/ 1, 2, 4

246369/ 1, 6, 8, 12

260792/ 1, 3, 4, 5

261381/ 1, 4

264316/ 1, 3, 5

430014/ 5

434686/ 1

504140/ 1

520278/ 1, 2

529835/ 2

541928/ 1

547776/ 68

548426/ 1, 2

548955/ 1

572325/ 1, 2

578678/ 1, 2

583498/ 1

584051/ 2

584052/ 1, 3

594411/ 1

608820/ 1

611499/ 1

614663/ 1

614885/ 1, 2, 3, 4, 5

624056/ 1, 3

631214/ 1

664320/ 138

716714/ 2,4, 5, 6, 7

724508/ 262

750970/ 2, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 40, 41, 47, 49, 51, 52, 59, 71, 73, 74, 75, 78, 79, 80, 85, 86, 89, 90, 91, 98, 102, 120, 125, 127, 137, 148, 149, 152, 153, 154, 156, 157, 159, 160, 161, 163, 164, 169, 171, 172, 173, 174, 176, 178, 181, 182, 194, 195, 199, 203, 204

750976/ 90, 149, 197, 198, 199, 200, 350, 351

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750981/ 38, 41, 42, 50, 53, 77, 78, 85, 94, 95, 109, 110, 111, 114, 115, 116, 117, 118, 124, 132

750982/ 5, 6, 14, 16, 26, 27, 28, 54, 64, 65, 76, 81, 82, 131

750993/ 1, 2, 3, 7, 8, 15, 16, 17, 18, 19

750999/ 1, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 19, 23, 26, 27, 28, 31, 32, 33, 34, 35, 37, 39, 40, 41, 42, 45, 46, 47, 48, 52, 53, 55, 57, 58, 59, 62, 63, 65, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 80

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751001/ 26, 28 41

751003/ 30, 33, 34, 67, 69, 88, 91, 102, 103, 104, 109, 111, 112, 114, 124, 137, 138, 139, 140, 151, 160, 168, 169, 178, 188, 189, 193, 197, 198, 207, 214, 216, 217, 218, 220, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 236, 237, 239, 240, 241, 242, 245, 247, 249, 250, 258, 259, 260, 261

795665/ 10, 11, 12, 13, 14, 15, 16

810176/ 1, 3

823305/ 4, 5, 6

830594/ 4, 5, 8, 14

834218/ 3, 6

835621/ 1, 4

842368/ 1, 2, 3, 4, 5

872542/ 1

912403/ 1

914866/ 1

1005495/ 10

1082533/ 39, 40

1098774/ 1

1147955/ 7305

1153051/ 7301

1153640/ 7311, 7312

1153832/ 7304, 7305

1155994/ 7304

1181683/ 641, 642

1183317/ 59

1183410/ 790, 791

1183486/ 20, 21

1197874/ 8177, 8176

1198586/ 8171, 8172, 8173, 8175, 8174

1198590/ 9671, 9672, 9673, 9674

1198591/ 5931, 5933, 5934

1199028/ 5911

1200074/ 5921, 5922

1206340/ 218

1206453/ 224

1206933/ 16, 17, 18

1206935/ 20

1207115/ 1159

1207116/ 1940

1210876/ 54

1239910/ 1

1266666/ 10

# 3. Existing environment

# 3.1 Physical description

### 3.1.1 Describe the current condition of the project area's environment.

The project is located within the Bondo, Wee Jasper, Billapaloola and Red Hill State forests and some adjacent private landholdings in the LGAs of Yass Valley, Snowy Valleys and Cootamundra-Gundagai in New South Wales, approximately 15 km east of Tumut and 50 km west of Canberra.

The project area is zoned RU3 Forestry and RU1 Primary Production under the Yass Valley, Tumut and Gundagai Local Environmental Plans (LEPs). There are no proposed changes to land zoning.

The project area is predominately managed by Forestry Corporation with small areas of Crown land and private landholdings.

A network of existing sealed and unsealed forest roads and tracks provides internal access, generally suitable for heavy vehicles, to support logging trucks. From the Hume Highway, the project would be accessed via two routes:

- primary access for all vehicles, including oversize/overmass (OSOM): Gobarralong Road/Crowes Road/Adjungbilly Road/Red Hill Road
- secondary access up to heavy vehicles (but not OSOM): Snowy Mountains Highway/Wee Jasper Road/Bombowlee Creek Road.

The project area lies within the Bondo sub-region of the NSW South Eastern Highlands Interim Biogeographical Regionalisation of Australia.

Within State forest boundaries, the terrain is steep to undulating and is almost entirely planted with Radiata Pine (*Pinus radiata*); remnant native vegetation persists only as narrow strips along creek lines and in a few larger retained patches. Exotic weeds are widespread: High-Threat Blackberry (*Rubus fruticosus* agg.) occurs variably throughout the plantation, and St John's Wort (*Hypericum perforatum*) dominates roadsides and other disturbed areas.

Outside the pine plantation, land use transitions to cleared farmland—primarily grazing pastures with some dryland and irrigated cropping. Immediately beyond the project area boundary lie two key ecological assets: Church Cave in Wee Jasper Nature Reserve (≈5 km east), which supports a maternity colony of the threatened Large Bent-wing Bat (*Miniopterus orianae oceanensis*); and Micalong Swamp to the south, the largest montane swamp on mainland Australia, forming part of an endangered Montane Peatlands and Swamps ecological community that hosts the critically endangered Northern Corroboree Frog (*Pseudophryne pengilleyi*). These adjacent habitats confer high ecological sensitivity to any indirect or edge effects from the proposed action.

No major events such as floods or significant bushfires have impacted the project area in the last 10 to 15 years.

### 3.1.2 Describe any existing or proposed uses for the project area.

Land use within the project area is predominantly forestry operations with some rural residential landholdings. The State forests are also utilised for recreation, tourism, apiary and grazing. The surrounding lands are used for agricultural operations (grazing and some cropping), rural residential and conservation (national parks and reserves).

During operation of the project, the land hosting permanent project infrastructure will not be able to be used for forestry operations. Forestry operations and other land uses will be able to be continued in other parts of the project area.

### 3.1.3 Describe any outstanding natural features and/or any other important or unique values that applies to the project area.

Features located within or adjacent to the project area include:

- watercourses including Murrumbidgee River, Adjungbilly Creek, Bombowlee Creek, Shaking Bog Creek, Tamorama Creek, Micalong Creek and several unnamed first, second and third order Strahler streams
- national parks including Kosciuszko National Park (2.5 km south), Brindabella National Park (4 km east) and Minjary National Park (20 km west)
- multiple state conservation areas and nature reserves including the Wee Jasper Nature Reserve (3.5 km north-east), Black Andrew Nature Reserve (3 km north), Oak Creek Nature Reserve (9 km north-east), Mudjarn Nature Reserve (10 km south-west), Burrinjuck Nature Reserve (10.5 km north) and the Wereboldera State Conservation Area (13.5 km south-west).

### 3.1.4 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area.

The project area is situated on steep to undulating hillsides within State Forest, transitioning to rolling to near-level terrain in adjacent cleared farmland.

Within the project area, elevations range between 352 m above sea level (asl) in the north-west to 1,229 m asl in the south-east.

Slopes within the plantation typically comprise a mix of moderate benches and ridges through to steeper gullies, while beyond the forest boundary the landform eases into gently undulating to flat grazing paddocks and cropping areas.

# 3.2 Flora and fauna

### 3.2.1 Describe the flora and fauna within the affected area and attach any investigations of surveys if applicable.

A desktop study of vegetation mapping and threatened species has been undertaken within the project area, while detailed surveys have been undertaken within the development corridor.

Field surveys commenced in July 2024 for the action and are ongoing. Vegetation mapping have been completed with threatened flora surveys 80% completed. The majority of fauna surveys have been or are near to completed for the proposed action. Outstanding survey effort includes spotlighting (70% complete), Koala spot assessment technique (80% complete), two-year bird and bat utilisation surveys (87% complete) and passive microbat surveys (0% complete).

**Plant community types**

The following plant community types (PCTs) have been mapped within the project area (refer to Section 3.2.1 – Vegetation mapping of Att 3 EPBC Act Assessment_2026):

- 307 - Eurabbie - Robertsons Peppermint very tall, fern open forest of gullies and sheltered hillslopes in the southernmost part of the NSW South Western Slopes Bioregion
- 3291 - Bondo Montane Valley Flats Forest
- 3292 - Bondo Slopes Peppermint Moist Grassy Forest
- 3293 - Bondo Slopes Peppermint Sheltered Fern Forest
- 3296 - Kosciuszko Flanks Moist Gully Forest
- 3337 - Bondo Frost Hollow Grassy Woodland
- 3365 - Bondo Slopes Red Stringybark Grassy Forest
- 3730 - Bondo Slopes Dry Stringybark Forest
- 3930 - Bondo Montane Flats Swamp Woodland
- 3892 - Kosciuszko Subalpine Valley Damp Heath.

**Threatened ecological communities**

No threatened ecological communities (TECs) are located within the development corridor.

**Threatened species**

The following listed EPBC listed threatened flora, fauna and migratory species were recorded within the development corridor (refer to Section 3.3.3 – Threatened species survey results to date of Att 3 EPBC Act Assessment_2026):

- White-throated Needletail (*Hirundapus caaudacutus*)
- Gang-gang Cockatoo (*Callocephalon fimbriatum*)
- Brown Treecreeper (*Climacteris picumnus*)
- Southern Greater Glider (*Petauroides volans*)
- Yass Daisy (*Ammobium craspedioides*)
- *Pimelea bracteata* (note, final design will prevent direct impact to this species).

These recorded species, and species considered to have a moderate or higher likelihood of occurrence within the development corridor, were assessed in Section 5.1 – Likelihood of occurrence assessment of Att 3 EPBC Act Assessment_2026).

### 3.2.2 Describe the vegetation (including the status of native vegetation and soil) within the project area.

The project area is dominated by pine plantation, interspersed with remnant native vegetation along watercourses, on rocky outcrops and in retained patches along the main roads. Significant portions of the project area are subject to an infestation of the High Threat Exotic Blackberry (*Rubus fruticosus* agg.) which varies in density throughout but is particularly abundant along creeks, and St John's Wort (Hypericum perforatum), which is dominant along roadsides and disturbed areas.

Derived native grasslands occur in patches along Wee Jasper and Billapaloola roads and in small sections under some powerlines. These sections contain either Kangaroo Grass (*Themeda triandra*) or Snow Grass (*Poa sieberiana*) and are highly degraded. The large majority of roadsides and powerlines are dominated by the exotic perennial Sweet Vernal Grass (*Anthoxanthum odoratum*) with Blackberry (Rubus sp.) and varying amounts of Bracken (*Pteridium esculentum*). It is important to note that these areas are regularly disturbed for forestry management activities such as weed control activities and fire prevention management.

Along watercourses, remnant vegetation usually consists of shrubby woodlands which become more open and drier with higher elevation. Swampy, boggy areas occur within the flowlines and at other places throughout the greater project area (outside of the development corridor). These areas are significantly degraded but one area meeting the criteria for Alpine Sphagnum Bogs and Associated Fens has been located within the project area, but outside the development corridor. This area supports dense sphagnum below a thick cover of shrubs with Epacris spp., Baeckea spp. and Alpine Bottlebrush (*Callistemon pityoides*).

At lower elevation, forests are moist, ferns are common along waterways, some of which support the threatened *Pimelea bracteata*. These moist areas retain a canopy dominated by Mountain Swamp Gum (*Eucalyptus camphora*) and Ribbon Gum (E. viminalis) with Blackwood (Acacia melanoxylon). At higher elevations, granite tors become more common with the highest points in the landscape usually supporting rocky outcrops. These outcrops are drier and often support a dense or patchy shrub layer dominated by Cassinia species. Canopy species in the higher elevation areas include Robertson's Peppermint (E. robertsonii) and Apple Box (E. bridgesiana).

Those sections of the project area which are utilised for agriculture, contain canopy species over a predominantly exotic ground layer. Agricultural areas have been pasture-improved, extensively grazed and support limited native flora growth with the exception of canopy trees.

Native vegetation (PCTs) are listed above in Section 3.2.1 and in Section 5.1 – Likelihood of occurrence assessment of Att 3 EPBC Act Assessment_2026).

# 3.3 Heritage

### 3.3.1 Describe any Commonwealth Heritage Places Overseas or other places recognised as having heritage values that apply to the project area.

A search of the Commonwealth Heritage List was conducted on 15 December 2025 and found there are no Commonwealth Heritage listed places within the project area. The nearest Commonwealth heritage listed places are the Tumut Post Office, approximately 16 kilometres west from the project area and the Mount Stromlo Observatory Precinct, approximately 38 kilometres east from the project area.

### 3.3.2 Describe any Indigenous heritage values that apply to the project area.

A review of Heritage NSW's Aboriginal Heritage Information Management System (AHIMS) database and the State Heritage Inventory identified 215 previously documented sites in the search area (1 km search radius around the project area). These were dominated by culturally modified trees (Carved or Scarred) (55%), with varying densities of stone artefacts making up a large proportion (34%) of the remaining site types.

A review of the State Heritage Inventory identified four registered Aboriginal Places in the region, located 13 to 25 km west of the project area - Brungle Cemetery, Nimbo Creek Common, Mudjarn Nature Reserve, and Hannibal Hamilton grave.

The potential for currently unidentified archaeological sites and intangible cultural sites to occur within the project area will be established through archaeological investigation and consultation with registered Aboriginal parties (RAPs). This consultation will also provide valuable information on the cultural heritage values in the project area and broader region. Two weeks of archaeological field survey with RAPs have already been commenced and scattered surface artefacts identified.

An assessment of the impact to Aboriginal cultural heritage items (archaeological and cultural) would be prepared as part of the EIS. Consultation would occur with Aboriginal communities, having regard to the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW, 2010).

## 3.4 Hydrology

### 3.4.1 Describe the hydrology characteristics that apply to the project area and attach any hydrological investigations or surveys if applicable. *

The project is located within the southern Murray Darling Basin, in the Murrumbidgee catchment. The Murrumbidgee River rises in Kosciuszko National Park approximately 30 km south of the project area. Goodradigbee River and Tumut River are major perennial tributaries of the Murrumbidgee River that flow generally to the north, approximately 5 km east and west of the project area, respectively.

Within the project area, there is an extensive network of named and unnamed watercourses ranging from first to sixth order under the Strahler system, including Adjungbilly Creek, Micalong Creek and Shaking Bog Creek. Local watercourses and associated riparian corridors have typically been heavily impacted by historical clearing for forestry, and to a lesser degree for agriculture (e.g. grazing) and rural residential.

Nearby waterbodies include Blowering Reservoir (17 km south-west of the project area) and Lake Burrinjuck (10 km north-east of the project area) which support a range of uses including electricity generation and irrigation. There are some farm dams within and close to the project area. Low lying depressions and swamps occur along many of the local watercourses. The WTGs and access roads will be typically located on high ground away from watercourses and floodplains. Some electrical infrastructure and ancillary support areas are located on lower ground.

Groundwater use in the area is limited, with no known bores located within the project area. There are however several mapped aquatic and terrestrial groundwater dependent ecosystems (GDEs) in proximity to the project area that may be reliant on shallow groundwater systems.

There are no Ramsar wetlands mapped within 10 km of the project area, therefore direct impacts are unlikely. The nearest Ramsar sites — including Banrock Station Wetland Complex, Hattah-Kulkyne Lakes, Riverland, and The Coorong and Lakes Alexandrina and Albert Wetland — are located over 500 km downstream from the project area.

# 4. Impacts and mitigation

# 4.1 Impact details

**Potential Matters of National Environmental Significance (MNES) relevant to your proposed action area.**

| EPBC Act section | Controlling provision | Impacted | Reviewed |
|---|---|---|---|
| S12 | World Heritage | No | Yes |
| S15B | National Heritage | No | Yes |
| S16 | Ramsar Wetland | No | Yes |
| S18 | Threatened Species and Ecological Communities | Yes | Yes |
| S20 | Migratory Species | Yes | Yes |
| S21 | Nuclear | No | Yes |
| S23 | Commonwealth Marine Area | No | Yes |
| S24B | Great Barrier Reef | No | Yes |
| S24D | Water resource in relation to large coal mining development or coal seam gas | No | Yes |
| S26 | Commonwealth Land | No | Yes |
| S27B | Commonwealth Heritage Places Overseas | No | Yes |
| S28 | Commonwealth or Commonwealth Agency | No | Yes |

## 4.1.1 World Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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### 4.1.1.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

### 4.1.1.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

There are no World Heritage properties in close proximity to the project area.

## 4.1.2 National Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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### 4.1.2.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

### 4.1.2.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

There are no National heritage items within the project area.

The proposed action is not expected to have a direct or indirect impact on the Australian Alps National Parks and Reserves which occur 2.5 km south and 4 km east of the project area, respectively.

## 4.1.3 Ramsar Wetland

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

| Direct impact | Indirect impact | Ramsar wetland |
|---|---|---|
| No | No | Banrock Station Wetland Complex |
| No | No | Hattah-Kulkyne Lakes |
| No | No | Riverland |
| No | No | The Coorong, and Lakes Alexandrina and Albert Wetland |

### 4.1.3.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

### 4.1.3.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed action is not expected to have a direct or indirect impact on any Ramsar-listed wetlands. The nearest Ramsar sites are located over 500 km downstream from the project area.

Standard environmental management measures will be implemented during construction and operation to avoid any risk of downstream water quality degradation. These include erosion and sediment control, spill prevention protocols, and chemical handling standards, which comply with relevant state and Commonwealth guidelines. Given the large geographic separation from Ramsar sites and absence of any direct hydrological connection, these measures are considered adequate to ensure no indirect impacts to Ramsar wetlands.

## 4.1.4 Threatened Species and Ecological Communities

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

### Threatened species

| Direct impact | Indirect impact | Species | Common name |
|---|---|---|---|
| Yes | Yes | Ammobium craspedioides | Yass Daisy |
| No | No | Amphibromus fluitans | River Swamp Wallaby-grass, Floating Swamp Wallaby-grass |
| No | No | Anthochaera phrygia | Regent Honeyeater |
| No | No | Aphelocephala leucopsis | Southern Whiteface |
| No | No | Aprasia parapulchella | Pink-tailed Worm-lizard, Pink-tailed Legless Lizard |
| No | No | Botaurus poiciloptilus | Australasian Bittern |
| No | No | Caladenia concolor | Crimson Spider-orchid, Maroon Spider-orchid |
| No | No | Calidris acuminata | Sharp-tailed Sandpiper |
| No | No | Calidris ferruginea | Curlew Sandpiper |
| Yes | Yes | Callocephalon fimbriatum | Gang-gang Cockatoo |
| No | No | Calotis glandulosa | Mauve Burr-daisy |
| Yes | Yes | Climacteris picumnus victoriae | Brown Treecreeper (south-eastern) |
| No | No | Crinia sloanei | Sloane's Froglet |
| No | No | Dasyurus maculatus maculatus (SE mainland population) | Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) |
| No | No | Delma impar | Striped Legless Lizard, Striped Snake-lizard |
| No | No | Euastacus armatus | Murray Crayfish |
| No | No | Euastacus rieki | Riek's Crayfish |
| No | No | Eulamprus kosciuskoi | Alpine Water Skink |
| No | No | Falco hypoleucos | Grey Falcon |
| No | No | Gallinago hardwickii | Latham's Snipe, Japanese Snipe |

| Direct impact | Indirect impact | Species | Common name |
|---|---|---|---|
| No | No | Grantiella picta | Painted Honeyeater |
| No | No | Grevillea iaspicula | Wee Jasper Grevillea |
| Yes | No | Hirundapus caudacutus | White-throated Needletail |
| No | No | Keyacris scurra | Key's Matchstick Grasshopper |
| No | No | Lathamus discolor | Swift Parrot |
| No | No | Lepidium aschersonii | Spiny Peppercress |
| No | No | Liopholis montana | Mountain Skink |
| No | No | Litoria booroolongensis | Booroolong Frog |
| No | No | Litoria verreauxii alpina | Alpine Tree Frog, Verreaux's Alpine Tree Frog |
| No | No | Lophochroa leadbeateri leadbeateri | Major Mitchell's Cockatoo (eastern), Eastern Major Mitchell's Cockatoo, Pink Cockatoo (eastern) |
| No | No | Maccullochella macquariensis | Trout Cod |
| No | No | Maccullochella peelii | Murray Cod |
| No | No | Macquaria australasica | Macquarie Perch |
| No | No | Mastacomys fuscus mordicus | Broad-toothed Rat (mainland), Tooarrana |
| No | No | Melanodryas cucullata cucullata | South-eastern Hooded Robin, Hooded Robin (south-eastern) |
| No | No | Neophema chrysostoma | Blue-winged Parrot |
| No | No | Nyctophilus corbeni | Corben's Long-eared Bat, South-eastern Long-eared Bat |
| Yes | Yes | Petauroides volans | Greater Glider (southern and central) |
| No | No | Petaurus australis australis | Yellow-bellied Glider (south-eastern) |
| No | No | Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) | Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) |
| No | Yes | Pimelea bracteata | |
| No | No | Polytelis swainsonii | Superb Parrot |

| Direct impact | Indirect impact | Species | Common name |
|---|---|---|---|
| No | No | Pomaderris cotoneaster | Cotoneaster Pomaderris |
| No | No | Prasophyllum petilum | Tarengo Leek Orchid |
| No | No | Pseudemoia rawlinsoni | Glossy Grass Skink, Swampland Cool-skink, Rawlinson's Window-eyed Skink |
| No | No | Pseudomys fumeus | Smoky Mouse, Konoom |
| No | No | Pseudophryne pengilleyi | Northern Corroboree Frog |
| No | No | Pteropus poliocephalus | Grey-headed Flying-fox |
| No | No | Pterostylis oreophila | Blue-tongued Orchid, Kiandra Greenhood |
| No | No | Pycnoptilus floccosus | Pilotbird |
| No | No | Ranoidea raniformis | Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog |
| No | No | Rostratula australis | Australian Painted Snipe |
| No | No | Senecio macrocarpus | Large-fruit Fireweed, Large-fruit Groundsel |
| No | No | Stagonopleura guttata | Diamond Firetail |
| No | No | Swainsona recta | Small Purple-pea, Mountain Swainson-pea, Small Purple Pea |
| No | No | Synemon plana | Golden Sun Moth |
| No | No | Thesium australe | Austral Toadflax, Toadflax |

## Ecological communities

| Direct impact | Indirect impact | Ecological community |
|---|---|---|
| No | Yes | Alpine Sphagnum Bogs and Associated Fens |
| No | No | Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia |
| No | No | Natural Temperate Grassland of the South Eastern Highlands |
| No | No | White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland |

### 4.1.4.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

Yes

### 4.1.4.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. *

Potential direct impacts as a result of the action may include clearing of vegetation and habitat that could support threatened species during the construction phase. During operation, the wind farm may have a direct impact on common and threatened bird and microbat species by mortality or displacement due to turbine operations.

Without appropriate mitigation, indirect impacts during construction from the action may include changes in surface hydrology, sedimentation, noise, dust, light, vibration, traffic and introduction or spread of invasive species. During operation, indirect impacts may include change of species movements such as birds and microbats within the landscape.

Section 4.1 – potential direct and indirect impacts of Att 3 EPBC Act Assessment_2026.

### 4.1.4.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact? *

Yes

### 4.1.4.5 Describe why you consider this to be a Significant Impact. *

Assessment of significance has been undertaken on threatened entities and can be found in Section 5.2 – potential direct and indirect impacts of Att 3 EPBC Act Assessment_2026. It has been determined that the removal of habitat where avoidance can't be applied, is not likely to have a significant impact on these species.  For example, although a small area of *Pimelea bracteata* habitat will be removed, it is unlikely to have a significant impact on the species itself as no actual plants lie within the areas of habitat to be removed.

One breeding hollow was confirmed to contain Gang-gang Cockatoo with potential breeding hollows observed within the development corridor, that may be directly impacted by the action. All habitat for this species is considered critical, as such the removal of breeding and foraging habitat for this species could be significant under the action.

White throated Needletail are vulnerable to wind farm developments, particularly because they migrate long distances and often fly at altitudes within the rotor swept area. Given the location of the project area within migratory pathways, and the potential for mortality or displacement due to turbine operations, the action may have a significant impact on this species.

### 4.1.4.7 Do you think your proposed action is a controlled action? *

Yes

### 4.1.4.8 Please elaborate why you think your proposed action is a controlled action. *

White throated Needletail are vulnerable to wind farm developments, particularly because they migrate long distances and often fly at altitudes within the rotor swept area the action may have a significant impact on this species. All habitat for Gang-gang Cockatoo is considered critical, as such the removal of breeding and foraging habitat for this species could be significant under the action. *Pimelea bracteata* is listed as a critically endangered plant under the EPBC Act due to a significant decline in its population.

indirect impacts may impact the long term health of the plants but the impact is considered minimal as they are already subject to dusting from vehicles. An increase in construction vehicles will increase the indirect impacts leading to possible long term plant health issues.

### 4.1.4.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. *

The design of the proposed action has undergone various iterations to avoid impacts to biodiversity and the following measures have been applied:

- Following vegetation mapping within the development corridor and adjacent areas in August 2025, habitat areas were assigned a risk rating in relationship to biodiversity values. PCTs that were associated with threatened ecological communities were avoided and removed from the development corridor.
- An area of Alpine Sphagnum Bogs and Associated Fens EEC, which was identified during threatened species survey in November 2025, was subsequently excluded from the development corridor to avoid direct impacts.
- The development corridor has been refined to avoid all specimens of *Pimelea bracteata*,. Figure 4.1 of Att 3 EPBC Act Assessment_2026 shows various changes in the development corridor between August 2025 and January 2026, where avoidance was applied to the proposed action. Despite these measures, *Pimelea bracteata* could be indirectly impacted from impacts such as dust from construction vehicles. As this species is already subject to a degree of such impact from forestry vehicles and management activities, any such impact in considered minimal.
- The development corridor has been refined to avoid Yass Daisy (*Ammobium craspedioides*) where possible.

Measures expected to be undertaken for the final design will be confirmed once surveys are completed and will be submitted as part of the EIS. It is anticipated that measures will include the following:

- Micro-sitting of the action components. Clearance will be prioritised within the development corridor that contains pine plantation or degraded habitat with low biodiversity values.
- Avoidance where possible to impacts to known threatened species and/or associated habitat.
- Use of a construction environmental management plan that includes weed and pest management and environmental controls such as runoff and sediment control.

The BDAR will be prepared as part of the EIS and will further identify the potential significance of biodiversity impacts as part of the action.

### 4.1.4.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. *

Biodiversity offsets will be calculated on the finalisation of the BDAR and provided in accordance with Commonwealth and state legislation.

### 4.1.5 Migratory Species

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

| Direct impact | Indirect impact | Species | Common name |
|---|---|---|---|
| No | No | Actitis hypoleucos | Common Sandpiper |
| No | No | Apus pacificus | Fork-tailed Swift |
| No | No | Calidris acuminata | Sharp-tailed Sandpiper |
| No | No | Calidris ferruginea | Curlew Sandpiper |
| No | No | Calidris melanotos | Pectoral Sandpiper |
| No | No | Gallinago hardwickii | Latham's Snipe, Japanese Snipe |
| Yes | No | Hirundapus caudacutus | White-throated Needletail |
| No | No | Motacilla flava | Yellow Wagtail |
| No | No | Pandion haliaetus | Osprey |

### 4.1.5.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

Yes

### 4.1.5.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. *

The proposed action has potential to result in a direct impact to the listed migratory bird species, White-throated Needletail (*Hirundapus caudacutus*), due to potential wind turbine collisions.

Assessment of significance has been undertaken on threatened entities and can be found in Section 5.2 – potential direct and indirect impacts of Att 3 EPBC Act Assessment_2026.

### 4.1.5.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact? *

Yes

### 4.1.5.5 Describe why you consider this to be a Significant Impact. *

White throated Needletail are vulnerable to wind farm developments, particularly because they migrate long distances and often fly at altitudes within the rotor swept area. Given the location of the project area within migratory pathways, and the potential for mortality or displacement due to turbine operations, the action may have a significant impact on this species.

### 4.1.5.7 Do you think your proposed action is a controlled action? *

Yes

### 4.1.5.8 Please elaborate why you think your proposed action is a controlled action. *

The proposed action is considered a controlled action under the EPBC Act due to the potential for significant impacts on White-throated Needletail.

### 4.1.5.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. *

Bird and bat utilisation surveys (BBUS) are being undertaken for the proposed action. To date, six out of the eight seasonal surveys have been completed. Year 1 collision risk modelling (CRM) suitability assessment was undertaken for White-throated Needletail, however, there was insufficient observations for a CRM. This was due to the low frequency of occurrence for this species recorded as part of the BBUS for year one. Until the BBUS have been completed, the proposed action risk to this species is unknown.

A Bird and Bat Adaptive Management Plan (BBAMP) will be developed to monitor, manage and mitigate collision risks during operation. Where significant bird activity is detected, avoidance and/or mitigation measures may include the removal of high-risk turbines and/or turbine curtailment strategies and other mitigation measures depending on outcomes in the BBAMP.

### 4.1.5.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. *

Offsets for impacts to migratory species will be considered if monitoring identifies unacceptable mortality levels that cannot be mitigated through adaptive management strategies.

The need for, and type of, offsets will be determined following further impact assessment during the EIS and ongoing monitoring results during the operational phase.

## 4.1.6 Nuclear

#### 4.1.6.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

#### 4.1.6.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed action involves the development of a wind energy project and does not involve any nuclear actions, nuclear facilities, or use of nuclear materials.

There is no direct or indirect link to any nuclear matters.

### 4.1.7 Commonwealth Marine Area

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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#### 4.1.7.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

#### 4.1.7.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed action is located entirely on land in NSW and does not occur within or near a Commonwealth Marine Area. Therefore, the action will not have any direct or indirect impacts on Commonwealth Marine Areas.

### 4.1.8 Great Barrier Reef

#### 4.1.8.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

#### 4.1.8.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed action is located entirely on land in New South Wales and does not occur within or near the Great Barrier Reef.

### 4.1.9 Water resource in relation to large coal mining development or coal seam gas

#### 4.1.9.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

#### 4.1.9.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed action is for the development of a wind farm and associated infrastructure. It does not involve large coal mining development or coal seam gas extraction. Therefore, the action will not have any direct or indirect impacts on a water resource in relation to these activities.

### 4.1.10 Commonwealth Land

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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#### 4.1.10.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

#### 4.1.10.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed action is located on Crown land managed by Forestry Corporation and freehold land. It is not situated on Commonwealth land, nor is it expected to impact any environment on Commonwealth land.

### 4.1.11 Commonwealth Heritage Places Overseas

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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#### 4.1.11.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

#### 4.1.11.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed action will occur entirely within NSW, Australia, within State forests. It is not located overseas, and there will be no direct or indirect impacts on any Commonwealth Heritage Places overseas.

### 4.1.12 Commonwealth or Commonwealth Agency

**4.1.12.1 Is the proposed action to be taken by the Commonwealth or a Commonwealth Agency? ***

No

# 4.2 Impact summary

## Conclusion on the likelihood of significant impacts

You have indicated that the proposed action will likely have a significant impact on the following Matters of National Environmental Significance:

- Threatened Species and Ecological Communities (S18)
- Migratory Species (S20)

## Conclusion on the likelihood of unlikely significant impacts

You have indicated that the proposed action will unlikely have a significant impact on the following Matters of National Environmental Significance:

- World Heritage (S12)
- National Heritage (S15B)
- Ramsar Wetland (S16)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth Heritage Places Overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

## 4.3 Alternatives

### 4.3.1 Do you have any possible alternatives for your proposed action to be considered as part of your referral? *

No

### 4.3.8 Describe why alternatives for your proposed action were not possible. *

In NSW, coal fire power stations including Eraring, Bayswater, Vales Point B and Mt Piper power stations are scheduled to close within the next 15 years. The NSW Government has identified the need to develop renewable energy infrastructure to replace the existing coal fired power generators and contribute to an electricity generation network with lower associated carbon emissions.

The project would have the ability to generate around 1.2 GW of renewable energy, playing an important role in the transition to a clean and efficient national electricity system. The project construction and operation will also contribute to the long-term economic prosperity of the host region.

A possible alternative to the proposed action is not taking the action, however, this would forego the opportunity to provide clean, low-cost and reliable energy.

The site was selected by Forestry Corporation as one of five feasible locations to develop renewable energy projects in State forests. Following an expression of interest and competitive tender process, Forestry Corporation issued an investigation permit to Neoen for the combined Bondo, Wee Jasper, Billapaloola and Red Hill State forests. The other sites selected are Sunny Corner State Forest and State forests near Orange and Black Springs, which are all subject to separate forest permits and DAs.

The project area was selected due to its strong wind resource, extensive road network, accessible topography and proximity to existing and proposed transmission lines, enabling the project to connect to the grid. Further, the area is predominately homogeneous pine plantation and there are large separation distances to populated areas, reducing potential environmental impacts.

# 5. Lodgement

# 5.1 Attachments

1.2.1 Overview of the proposed action

| | Type | Name | Date | Sensitivity | Confidence |
|---|---|---|---|---|---|
| #1. | Document | Att 1 Site Layout_Indicative_2026.pdf<br>Site layout | 09/03/2026 | No | High |

1.3.2.18 (Person proposing to take the action) If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework

| | Type | Name | Date | Sensitivity | Confidence |
|---|---|---|---|---|---|
| #1. | Document | Att 2 Neoen_HSE_Policy_2023.pdf<br>Neoen HSE Policy | 31/12/2022 | No | High |
| #2. | Document | Att 4 Neoen_Sustainability_Framework_2024.pdf<br>Neoen Sustainability Framework | 31/12/2023 | No | High |

4.1.4.2 (Threatened Species and Ecological Communities) Why your action has a direct and/or indirect impact on the identified protected matters

| | Type | Name | Date | Sensitivity | Confidence |
|---|---|---|---|---|---|
| #1. | Document | Att 3 EPBC Act Assessment_2026_v1_final.pdf<br>EPBC Act assessment - threatened biodiversity | 03/02/2026 | Yes | High |
| #2. | Document | Att 3 EPBC Act Assessment_2026_v1_final_redacted.pdf<br>redacted version of Att 3 EPBC Act Assessment | 03/02/2026 | No | High |

## 5.2 Declarations

## Completed Referring party's declaration

The Referring party is the person preparing the information in this referral.

| | |
|---|---|
| ABN/ACN | 141736558 |
| Organisation name | EMM CONSULTING PTY LIMITED |
| Organisation address | 2065 NSW |
| Representative's name | Melissa Laginha |
| Representative's job title | Associate Environmental Scientist |
| Phone | 02 9493 9500 |
| Email | mlaginha@emmconsulting.com.au |
| Address | Level 10/201 Pacific Hwy, St Leonards NSW 2065 |

☑ Check this box to indicate you have read the referral form. *

☑ Check this box to confirm these are the correct identification details. *

☑ By checking this box, I, **Melissa Laginha of EMM CONSULTING PTY LIMITED**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

## Completed Person proposing to take the action's declaration

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

| | |
|---|---|
| ABN/ACN | 57160905706 |
| Organisation name | NEOEN AUSTRALIA PTY. LTD. |
| Organisation address | 2000 NSW |
| Representative's name | Peter Elrick |

| | |
|---|---|
| Representative's job title | Project Manager |
| Phone | 0438076793 |
| Email | Peter.elrick@neoen.com |
| Address | Level 21/570 George St, Sydney NSW 2000 |

☑ Check this box to indicate you have read the referral form. *

☑ Check this box to confirm these are the correct identification details. *

☑ I, **Peter Elrick of NEOEN AUSTRALIA PTY. LTD.**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

## ✔ Completed Proposed designated proponent's declaration

The Proposed designated proponent is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

☑ Check this box to indicate you have read the referral form. *

☑ Check this box to confirm these are the correct identification details. *

☑ I, **Peter Elrick of NEOEN AUSTRALIA PTY. LTD.**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.