

Pinecrest BESS

Application Number: **03336**

Commencement Date:
13/02/2026

Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Pinecrest BESS

1.1.2 Project industry type *

Energy Generation and Supply (non-renewable)

1.1.3 Project industry sub-type

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1.1.4 Estimated start date *

01/02/2027

1.1.4 Estimated end date *

01/02/2053

1.2 Proposed Action details

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

The subject of referral is the Pinecrest BESS Project (the Project) and ancillary structures proposed by Pinecrest Developments Pty Ltd (Pinecrest Developments) at 257 Brays Lane, Lidsdale in the City of Lithgow Local Government Area (LGA) (**ATT1_Figure1**). The Project Area (35.2 ha) and indicative development footprint (The Action Area) (19.1 ha) and would entail the development (the Action) of an up to 500 megawatt (MW), 1,000 Megawatt hour (MWh) (2 hour duration) BESS encompassing Lots 16, 164 and 174 DP751651, Lot 2 DP567915 and Lots 4, 6 and 7 DP1244030[LM1] (**ATT2_Figure2**).

The current indicative development footprint would involve the clearance of approximately 1.7 ha of native vegetation and include the following activities:

- Installation of enclosed batteries, power conversion systems including associated transformers, underground power and fibre optic cabling interconnecting the equipment, and grid connection equipment;
- Site office, storage area/enclosure, internal access tracks, on-site parking, security fencing, CCTV, and temporary construction laydown area;
- An underground or overhead transmission line of up to approximately 150 m length to connect the BESS to the 132 kV or 330 kV transmission lines located to the west;
- Construction or upgrade of heavy vehicle site access from Brays Lane and a new bridge over Coxs River. There are currently no plans to upgrade the length of Brays Lane in the Action Area for vehicle access, however on the possibility local council may place conditions on the Action to upgrade Brays Lane, the Action Area has been expanded to account for potential impacts under this scenario.

The Pinecrest BESS is proposed to connect to the existing TransGrid Wallerawang 330 kV Substation located approximately 1.3 km southeast of the development site. This will require the installation of a new transmission line which, subject to detailed route design, would traverse the following lots:

- Lot 2 DP567915 (Ivanhoe Coal Pty Ltd - Centennial).
- Lot 6 DP 1244030 (Ivanhoe Coal Pty Ltd – Centennial).
- Lot 16 DP751651 (Ivanhoe Coal Pty Ltd - Centennial).
- Lots 1, 2, and 8 DP 252472 (State Rail Authority of NSW).
- Lot 2 DP 213770 (R&L Cluff Super Pty Ltd).
- Lot 1 DP 108089 (State Rail Authority of NSW).
- Lot 10 DP 1168824 (State Rail Authority of NSW).
- Lot 1115 DP 1204803 (State Rail Authority of NSW), and
- Lot 91 DP 1043967 (TransGrid).

A conceptual layout of the indicative BESS and ancillary infrastructure has been provided in **ATT2_Figure 2**.

The total area of the Action (19.1 ha) is likely to be refined and reduced further prior to the Environmental Impact Statement (EIS) submission upon finalisation of the disturbance footprint, however as the positioning of some components may change, including the location of the switchyards and the width of the heavy vehicle access route, the total Project Area (35.2 ha) will be considered the Action Area for the purposes of this referral.

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? *

The proposed Action is for the purposes of electricity generating works that has an estimated development cost (EDC) of more than \$30 million and is therefore declared to be State Significant in accordance with Section 20 of Schedule 1 of the Planning Systems SEPP. The Action Area is located approximately 1.5 km north of the township of Wallerawang while Lithgow is situated approximately 12 km southeast. The Action Area is zoned RU1 Primary Production under the Lithgow Local Environment Plan (LEP) 2014 and alignment of the proposed new transmission line is located on land zoned RU1 Primary Production, E4 General Industrial, SP2 Infrastructure Electricity Generating Works, and SP2 Infrastructure Rail Infrastructure Facility. Electricity generating works are prohibited in these land use zones via the LEP.

Generally, as the proposed development contains a BESS with a capacity of greater than 30 MW, it would constitute designated development by reference to Section 7 of Schedule 3 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulations). However, Section 4.10(2) of the EP&A Act provides that SSD is not designated development. In any event, the requirement in relation to the designated development is to prepare an EIS in support of the Development Application (DA). This is also a requirement of the SSD process, and thus there is no demonstrable difference in the approach.

The Action Area is not situated within a Renewable Energy Zone (REZ) and is located approximately 1.5 km north of the township of Wallerawang while Lithgow is situated approximately 12 km southeast. The Action Area is zoned RU1 Primary Production under the Lithgow Local Environment Plan (LEP) 2014 and alignment of the proposed new transmission line is located on land zoned RU1 Primary Production, E4 General Industrial, SP2 Infrastructure Electricity Generating Works, and SP2 Infrastructure Rail Infrastructure Facility. Electricity generating works are prohibited in these land use zones via the LEP.

Electricity generating works are, however, permissible under Section 2.35 Division 4 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (the T&I SEPP). The T&I SEPP prevails over any inconsistency with an LEP due to clause 2.7 of the SEPP. Section 2.36(1) of the T&I SEPP provides that development for the purpose of electricity generating works may be carried out with consent, on land in a prescribed non-residential zone, such as RU1, E4 and SP2 land use zones. Therefore, the proposed development is permissible with development consent under the T&I SEPP.

The Biodiversity Offsets Scheme (BOS) under the NSW BC Act applies to SSD projects and preparation of a BDAR is required. The NSW BC Act and Commonwealth EPBC Act apply to the Action due to threatened species and ecological communities identified as likely to occur in the Action Area and required further assessment. The Matters of National Environmental Significance - Significant impact guidelines 1.1 and relevant Commonwealth Recovery Plans, Approved Conservation Advice and Policy Statements that were in force (or in draft) as of February 2026 were applied to assessment of MNES species and ecological communities and identified for assessment.

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. *

Engagement undertaken to date has included two community drop-in information sessions during the project scoping stage and two further drop-in sessions during preparation of the Environmental Impact Statement (EIS). Letterbox notifications were distributed to surrounding landowners and the broader locality at both stages. Newspaper advertisements were also published to notify the community of the project and consultation opportunities. A dedicated project website and email address were established to facilitate ongoing communication and provide access to project information.

Direct engagement has also occurred with adjoining landowners and neighbours who contacted the project team, including through phone calls and meetings where requested. Matters raised during consultation have included questions regarding battery technology, fire risk, noise impacts, visual impacts, traffic and access arrangements, and potential employment opportunities. No biodiversity-specific concerns have been raised by the community to date.

Public authorities have been consulted throughout the preparation of the project, including Lithgow City Council, NSW Department of Planning, Housing and Infrastructure and Transgrid.

Consultation with indigenous stakeholders is still underway at this time and is considered to be culturally sensitive information. Outcomes of the consultation will be documented in the final ACHAR to be submitted to the NSW Department of Planning Housing and Infrastructure.

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.

Personal information may be disclosed to other Australian government agencies, persons or organisations where necessary for the above purposes, provided the disclosure is consistent with relevant laws, in particular the Privacy Act 1988 (Privacy Act). Your personal information will be used and stored in accordance with the Australian Privacy Principles.

See our Privacy Policy to learn more about accessing or correcting personal information or making a complaint.

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 81167423010
Organisation name PREMISE GROUP SERVICES PTY LTD
Organisation address 60-62 MacNamara Street, Orange, NSW

Referring party details

Name Renee Dyke
Job title Ecologist
Phone 0414137321
Email renee.dyke@premise.com.au
Address 60-62 MacNamara Street, Orange, NSW

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 49638811373
Organisation name PINECREST DEVELOPMENTS PTY LIMITED
Organisation address 2000 NSW

Person proposing to take the action details

Name Sinch Lim
Job title Head of Project Development
Phone (02) 8111 883
Email Sinch.Lim@banpuenergy.com.au
Address Level 8, 1 Market Street, Sydney NSW

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. *

Pinecrest Developments Pty Ltd is a fully owned subsidiary of Banpu Energy Australia. Banpu Energy Australia currently owns and operates Beryl and Manildra Solar Farm, and is responsible for the environmental management of these sites.

There is an existing landscape screening non-compliance at Beryl Solar Farm that is subject to the Department's Development Control Order. Banpu Energy Australia has implemented corrective actions to address the landscape screening non-conformance, including engaging specialist revegetation expertise and completing an enhanced planting program. To date, approximately 1,870 trees have been planted (around 1,000 above the ~870 identified in the LMP monitoring report).

Banpu Energy Australia is not aware of non-compliances for Manildra Solar Farm.

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

Banpu Public Company Limited, and its local subsidiaries (including Banpu Energy Australia and its subsidiaries such as Pinecrest Developments Pty Ltd) have environmental policies in place as the company has diverse operations in mining and renewable energy. Please find the environmental policies of the global (**ATT9_BPC_Global_Environmental_Policy**) and local (**ATT10_BEA_Local_Environmental_Policy**) entities as per the attached.

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 49638811373
Organisation name PINECREST DEVELOPMENTS PTY LIMITED
Organisation address 2000 NSW

Proposed designated proponent details

Name Sinch Lim
Job title Head of Project Development
Phone (02) 8111 883
Email Sinch.Lim@banpuenergy.com.au
Address Level 8, 1 Market Street, Sydney NSW

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	81167423010
Organisation name	PREMISE GROUP SERVICES PTY LTD
Organisation address	60-62 MacNamara Street, Orange, NSW
Representative's name	Renee Dyke
Representative's job title	Ecologist
Phone	0414137321
Email	renee.dyke@premise.com.au
Address	60-62 MacNamara Street, Orange, NSW

✔ 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	49638811373
Organisation name	PINECREST DEVELOPMENTS PTY LIMITED
Organisation address	2000 NSW
Representative's name	Sinch Lim
Representative's job title	Head of Project Development
Phone	(02) 8111 883
Email	Sinch.Lim@banpuenergy.com.au
Address	Level 8, 1 Market Street, Sydney NSW

✔ 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

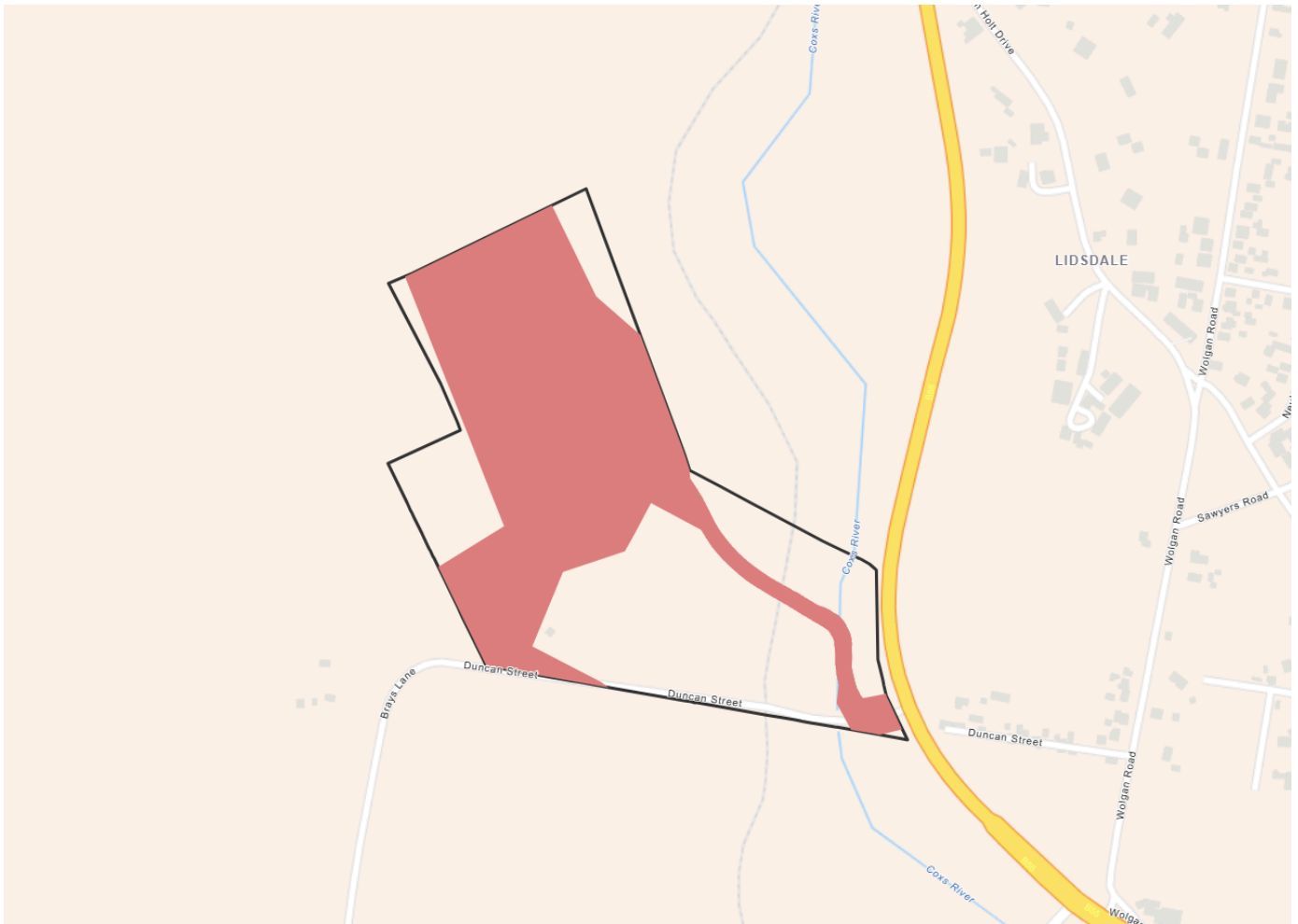
1.4 Payment details: Payment allocation

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: 35.21 Ha Disturbance Footprint: 19.11 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

257 Brays Lane, Lidsdale, NSW

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 (35.2 ha) encompasses Lots 16, 164 and 174 DP751651, Lot 2 DP567915 and Lots 4, 6 and 7 DP1244030, which are owned by Centennial Coal, which is owned by the same parent company as Pinecrest Developments, Banpu Public Company Ltd.

The Pinecrest BESS is proposed to connect to the existing TransGrid Wallerawang 330 kV Substation located approximately 1.3 km southeast of the development site. This will require the installation of a new transmission line which, subject to detailed route design, would traverse the following lots:

- Lot 2 DP567915 (Ivanhoe Coal Pty Ltd - Centennial).
- Lot 6 DP 1244030 (Ivanhoe Coal Pty Ltd – Centennial).
- Lot 16 DP751651 (Ivanhoe Coal Pty Ltd - Centennial).
- Lots 1, 2, and 8 DP 252472 (State Rail Authority of NSW).
- Lot 2 DP 213770 (R&L Cluff Super Pty Ltd).
- Lot 1 DP 108089 (State Rail Authority of NSW).
- Lot 10 DP 1168824 (State Rail Authority of NSW).
- Lot 1115 DP 1204803 (State Rail Authority of NSW), and
- Lot 91 DP 1043967 (TransGrid).

The indicative development footprint is 19.1 ha encompassing 1.7 ha of native vegetation. However, the development footprint is in development, with multiple components (including the heavy access route and switchyard locations) subject to change. For this reason the Project Area will be considered the development footprint for the purposes of this referral.

3. Existing environment

3.1 Physical description

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

The Project Area is located approximately 1.5 km north of the township of Wallerawang while Lithgow is situated approximately 12 km southeast (**ATT1_Figure1**). The Project Area is zoned RU1 Primary Production under the Lithgow Local Environment Plan (LEP) 2014 and alignment of the proposed new transmission line is located on land zoned RU1 Primary Production, E4 General Industrial, SP2 Infrastructure Electricity Generating Works, and SP2 Infrastructure Rail Infrastructure Facility. There will be no changes to zoning on the Project Area for this activity. Land adjacent to the north, south, and west of the Project Area is zoned as RU1 Primary Production. A small section of adjoining land adjacent to the southeastern boundary of the Action Area is E4 General Industrial, while the Castlereagh Highway on the eastern extent of the Project Area is zoned SP2 Roads and Traffic Facility.

The Project Area is bound by the Castlereagh Highway in the east and Brays Lane in the south. Light vehicle site access is proposed off Brays Lane using the existing bridge over the Centennial conveyor line. Heavy vehicle site access is proposed via Brays Lane and a new crossing over the Cox River (**ATT2_Figure2**). There are currently no plans to upgrade Brays Lane for vehicle access.

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

The Project Area is generally cleared of substantial vegetation and is understood to have been used historically for agricultural purposes, as evidenced by the prevalence of exotic pasture species across much of the site, although also noting the existence of mining infrastructure and electricity transmission infrastructure on the land and multiple mining operations surrounding the Project Area. The Project Area contains 28.2 ha of exotic grassland, 2.9 ha of Carex grassland and 1.3 ha of woodland in poor, regenerating, and planted condition (**ATT3_Figure3**). One isolated, dead paddock tree containing hollows occurs in the north of the Project Area. Woodland patches are generally small but contain large, mature trees that may provide habitat for Gang-Gang Cockatoos that have been recorded near the Project Area previously (NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW), 2026; **ATT4_Figure4** [ATT4_Figure 4 may not be made publicly available as it may contain threatened species records that are supplied to the public denatured]). Planted roadside woodland vegetation adjacent to the Castlereagh Highway contains scattered Native Blackthorn (*Bursaria spinosa*) that may provide habitat for the Purple Copper Butterfly. Black Gum (*Eucalyptus aggregata*) occurs in roadside vegetation along Brays Lane in the Project Area, where it has been recorded previously (NSW DCCEEW, 2026; **ATT4_Figure4**), and potentially in linear regenerating patches along the Coxs River in the Project Area, although samples taken during targeted surveys are yet to be verified by the NSW Herbarium.

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

The Project Area is surrounded by larger of patches of woodland, some of which are dominated by *Eucalyptus aggregata* to the south of the Project Area, and derived native grassland (DNG) in poor condition, along with several dams and rocky outcrops to the west (Biodiversity Monitoring Services, 2026 [unpublished]) and the Gardens of Stone State Conservation Area to the east and west (NSW DCCEEW, 2025; ATT_Figure1).

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 located in the Capertee Uplands IBRA subregion of NSW (Cth DCCEEW, 2024), and ranges in elevation from 921 m Above Sea Level (ASL) in the northwest to 976 m ASL in the southeast (ATT1_Figure1).

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.

Based on the recent surveys and a review of data from previous studies, vegetation in the Project Area may support native and introduced flora and fauna. Vegetation mapping is shown in **ATT_Figure3** and current threatened species records on the Project Area are shown on **ATT_Figure4** (ATT4_Figure 4 may not be made publicly available as it may contain threatened species records that are denatured for the public).

Woodland patches are generally small but contain large, mature trees with hollows that may provide habitat for Gang-Gang Cockatoos, recorded approximately 150 m north of the Project Area (**EMM Consulting_2021** [this document is not publicly available as it is an unpublished report for a separate project that did not proceed]; Premise, 2026 [unpublished]), Glossy-black Cockatoos, recorded 2 km east of the Project Area (NSW DCCEEW, 2026), and Koalas, recorded in Portland in 2020 (NSW DCCEEW, 2026), however no signs of breeding or occupation by these species have been observed on the Project Area (BMS, 2026), noting surveys are ongoing. Roadside woodland vegetation contains scattered *Bursaria spinosa* that may provide habitat for the Purple Copper Butterfly, noting the species has been recorded in the surrounding area (NSW DCCEEW, 2026) but was not recorded within the Project Area during targeted surveys and the Project Area is unlikely to be currently supporting a population of the species (BMS, 2026 [unpublished]). Woodland habitat in the Project Area adjacent to Brays Lane contains 9 mature and 74 regenerating *Eucalyptus aggregata* individuals (**ATT5_Figure5** [ATT5_Figure5 will not be made publicly available as it contains unpublished threatened species records at local scale]), which have previously been recorded in the Project Area and confirmed by Premise during preliminary surveys (NSW DCCEEW, 2026; Premise, 2026 [unpublished]). Regenerating woodland patches on Brays Lane and adjacent to the Coxs River in the Project Area may also provide suitable habitat for this species, and 81 regenerating individuals were recorded during targeted surveys in February 2026, however these individuals are yet to be confirmed by the NSW Herbarium. *Eucalyptus aggregata* was also recorded previously in prior investigations approximately 130 m east of the Project Area (EMM Consulting, 2021). The Coxs River is unlikely to provide habitat for other threatened species.

No rocky habitat that would support threatened species has been observed in the Project Area. The Project Area is adjacent to confirmed breeding habitat of the Large-eared Pied Bat, which was recorded to the west of the Project Area (BMS, 2026 [unpublished]). The 100 m buffer zone required around breeding habitat of this species encroached into previous versions of the Project Area, and the Project Area was reduced by approximately 3 ha to avoid the the 100 m buffer zone (**ATT6_LEPB_Breeding_Habitat_BMS2026** [ATT6_LEPB_Breeding_Habitat_BMS2026 will not be made publicly available as it contains unpublished threatened species records at local scale]) such there is unlikely to be a significant impact to this species from the Action. Woodland habitat on the Project Area may represent low quality foraging habitat for the Large-eared Pied Bat.

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

The Action is located in the Capertee Uplands IBRA subregion of NSW (Cth DCCEEW, 2024), and ranges in elevation from 921 m Above Sea Level (ASL) in the northwest to 976 m ASL in the southeast.

The Lithgow Soil Landscape occurs across the majority of the Project Area, with the Pipers Flat Soil Landscape occurring in the southeastern extent along the Coxs River (NSW DCCEEW, 2024; **ATT1_Figure1**). The Lithgow Soil Landscape is characterised by flat to undulating rises and broad valley floors with localised rocky outcrops, and soils derived from shale, sandstone, siltstone, mudstone, claystone, limestone, coal, torbanite and conglomerate. The Pipers Flat Soil Landscape occurs within parts of the Lithgow Soil Landscape, characterised by level to very gently undulating drainage depressions and floodplains with deep soils derived from recent alluvium overlying Illawarra Coal Measures and the Berry Formation. The Cullen Bullen Soil Landscape occurs in the northeast of the Project Area, which is characterised by rolling low hills and rises on Illawarra Coal Measures and the Berry Formation, with 10-25% slopes and localised rocky outcrops. The Hassan Walls Soil Landscape occurs in the northeastern extent of the Project Area, typified by cliffs derived from Narrabeen Group sandstones and steep colluvial talus sideslopes developed over the Illawarra Coal Measures and the Shoalhaven Group. Occurring at 280 - 1,000 m ASL. slopes are mostly >40% with shallow soils.

Vegetation in the Project Area consists predominantly of 28.2 ha of exotic grassland with a high cover of perennial exotic species including Brown-top Bent (*Agrostis capillaris*) and African Lovegrass (*Eragrostis curvula*) (**ATT3_Figure3**). 2.9 ha of Carex dominated grassland occurs as smaller, linear patches in the low lying areas in the middle extent of the Project Area, consisting predominantly of Tall Sedge (*Carex appressa*) and *Juncus* sp. and a moderate cover of exotic species. In the northern extent of the Project Area there is 0.05 ha of woodland in poor condition containing mature trees, predominantly Apple Box (*Eucalyptus bridgesiana*). In the southern extent of the Project Area along Brays Lane is 0.4 ha of woodland in poor condition dominated by *Eucalyptus aggregata*; 10 mature individuals have previously been recorded in the Project Area and 9 were confirmed as present by Premise during targeted surveys, along with approximately 74 potential regenerating individuals of the species (NSW DCCEEW, 2026; Premise, 2026 [unpublished]). 0.7 ha of regenerating woodland on Brays Lane and adjacent to the Coxs River may also contain approximately 81 regenerating *Eucalyptus aggregata* individuals which were identified by Premise during targeted surveys, however these are yet to be confirmed by the NSW Herbarium. 0.3 ha of planted woodland occurs along the Castlereagh Highway in the east of the Project Area containing Ribbon Gum (*Eucalyptus viminalis*), Black Sally (*Eucalyptus stellulata*), *Bursaria spinosa*, and Silver Wattle (*Acacia dealbata*).

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.

The Action would not impact any matters of Commonwealth Heritage Places.

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

The Project Area is located on Wiradjuri Country within the Lidsdale locality of New South Wales. Part of the Project Area occupies an elevated landform above the Coxs River floodplain within a landscape recognised regionally as archaeologically sensitive due to the presence of permanent water and stable alluvial terrace surfaces that have supported repeated Aboriginal occupation.

Survey project mapping indicates the presence of previously recorded Aboriginal sites situated on the Project Area (**ATT11_Figure6**). Archaeological survey undertaken for the Project has also identified several additional Aboriginal object occurrences that have not yet been formally recorded on AHIMS, shown on **ATT11_Figure6**. **ATT11_Figure6** will not be described here or made publicly available due to cultural/privacy/species sensitivity reasons.

The spatial association of the recorded AHIMS site and newly observed occurrences demonstrates that this portion of the Project Area forms part of a localised Aboriginal occupation surface situated on the terrace above the Coxs River. This landform context is consistent with known patterns of Aboriginal site distribution within the Coxs River valley where open artefact scatters commonly occur on elevated surfaces overlooking permanent water.

Based on current mapping and survey information, First Nations heritage values are present within the Project Area. Recording of the newly observed Aboriginal objects is in progress and an Aboriginal Cultural Heritage Assessment is currently being prepared for the Project. Further assessment and management of Aboriginal objects located within the project footprint will be undertaken in accordance with relevant NSW Aboriginal cultural heritage legislation prior to any ground disturbance.

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 Area contains two small dams, one to the east adjacent to the Castlereagh Highway and one in the northern extent of the Project Area, and ephemeral drainage depressions in the southern extent (**ATT1_Figure1**). No Ramsar Wetlands occur on the Project Area, with the closest being the Towra Point Nature Reserve approximately 120 km to the southeast (Cth DCCEEW, 2022). One named watercourse, Coxs River, intersects the Project Area to the east (**ATT1_Figure1**), which is mapped as Biodiverse Riparian Land on the NSW Biodiversity Values Map (NSW DCCEEW, 2026). This area has experienced clearing to varying degrees, with some pasture modification, evidenced by the presence of exotic pasture grass species and small patches of woodland in poor and regenerating condition. Coxs River and another unnamed stream in the Project Area to the west are mapped as Key Fish Habitat under the Fisheries Management Act 1994 (NSW Department of Primary Industries and Regional Development (NSW DPIRD), 2025; **ATT1_Figure1**).

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	No	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 records of matters relating to World Heritage in or adjacent to the Project Area. The World Heritage listed Blue Mountains National Park occurs to the north and east of the Project Area, however the northern boundary is approximately 13 km from the Project Area (Cth DEE, 2018).

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 records of matters relating to National Heritage in or adjacent to the Project Area. The National Heritage listed Blue Mountains National Park occurs to the north and east of the Project Area, however the northern boundary is approximately 13 km from the Project Area (Cth DEE, 2018).

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.

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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.

*

There are no Ramsar Wetlands in or adjacent to the Project Area (Cth DCCEEW, 2022).

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
No	No	<i>Acacia bynoeana</i>	Bynoe's Wattle, Tiny Wattle
No	No	<i>Anthochaera phrygia</i>	Regent Honeyeater
No	No	<i>Aphelocephala leucopsis</i>	Southern Whiteface
No	No	<i>Aprasia parapulchella</i>	Pink-tailed Worm-lizard, Pink-tailed Legless Lizard
No	No	<i>Banksia penicillata</i>	a banksia
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	Yes	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo
No	Yes	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo
No	Yes	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat
No	Yes	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
No	Yes	<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
Yes	Yes	<i>Eucalyptus aggregata</i>	Black Gum
No	No	<i>Eucalyptus pulverulenta</i>	Silver-leaved Mountain Gum, Silver-leaved Gum
No	No	<i>Euphrasia arguta</i>	
No	No	<i>Falco hypoleucos</i>	Grey Falcon
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Grantiella picta</i>	Painted Honeyeater
No	No	<i>Hibbertia acaulothrix</i>	

Direct impact	Indirect impact	Species	Common name
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Hoplocephalus bungaroides</i>	Broad-headed Snake
No	No	<i>Kunzea cabbagei</i>	
No	No	<i>Lathamus discolor</i>	Swift Parrot
No	No	<i>Leptospermum petraeum</i>	
No	No	<i>Leucochrysum albicans</i> subsp. <i>tricolor</i>	Hoary Sunray, Grassland Paper-daisy
No	No	<i>Litoria booroolongensis</i>	Booroolong Frog
No	No	<i>Macquaria australasica</i>	Macquarie Perch
No	Yes	<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin, Hooded Robin (south-eastern)
No	No	<i>Neophema chrysostoma</i>	Blue-winged Parrot
No	No	<i>Nyctophilus corbeni</i>	Corben's Long-eared Bat, South-eastern Long-eared Bat
No	Yes	<i>Paralucia spinifera</i>	Bathurst Copper Butterfly, Purple Copper Butterfly, Bathurst Copper, Bathurst Copper Wing, Bathurst-Lithgow Copper, Purple Copper
No	No	<i>Persoonia marginata</i>	Clandulla Geebung
No	No	<i>Petauroides volans</i>	Greater Glider (southern and central)
No	No	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)
No	Yes	<i>Phascolarctos cinereus</i> (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)
No	No	<i>Polytelis swainsonii</i>	Superb Parrot
No	No	<i>Pomaderris brunnea</i>	Rufous Pomaderris, Brown Pomaderris
No	No	<i>Prasophyllum petilum</i>	Tarengo Leek Orchid
No	No	<i>Prasophyllum</i> sp. <i>Wybong</i> (C.Phelps ORG 5269)	a leek-orchid
No	No	<i>Prototroctes maraena</i>	Australian Grayling
No	No	<i>Pseudomys novaehollandiae</i>	New Holland Mouse, Pookila

Direct impact	Indirect impact	Species	Common name
No	No	Pteropus poliocephalus	Grey-headed Flying-fox
No	No	Pultenaea glabra	Smooth Bush-pea, Swamp Bush-pea
No	No	Pycnoptilus floccosus	Pilotbird
No	No	Rhizanthella slateri	Eastern Underground Orchid
No	No	Rostratula australis	Australian Painted Snipe
No	Yes	Stagonopleura guttata	Diamond Firetail
No	No	Thesium australe	Austral Toadflax, Toadflax
No	No	Xerochrysum palustre	Swamp Everlasting, Swamp Paper Daisy

Ecological communities

Direct impact	Indirect impact	Ecological community
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. *

Brown Treecreeper

This species has not been recorded in the Project Area, but has been recorded on Mount Piper to the north west (NSW DCCEEW, 2026). This species occupies mature woodland and cannot cross open spaces. Woodland on the Project Area may represent low quality foraging habitat or habitat utilised for moving through the landscape. This species may be indirectly impacted by the Action through reduction in 1.3 ha of potential foraging habitat.

Gang-gang Cockatoo

Records of this species occur adjacent to the Project Area (NSW DCCEEW, 2026) and the species was observed overhead approximately 150 m north of the Project Area by Premise botanists (Premise, 2026 [unpublished]). However, no signs of breeding or occupation were recorded during targeted fauna surveys (BMS, 2026 [unpublished]). The Project Area contains 0.7 ha of suitable potential foraging and breeding habitat for this species, occurring in small, fragmented patches and roadside vegetation, that would be directly impacted.

Spotted-tailed Quoll

This species may be indirectly impact through reduction in up to 1.3 ha of potentially suitable habitat. This species has not been recorded on the Project Area and usually occupies densely forested areas, however this species utilises riverine corridors to move through the landscape (species recorded 8 km northeast of Project Area in 2023 (NSW DCCEEW, 2026)) and may utilise vegetation adjacent to the Coxs River.

South-eastern Glossy Black-Cockatoo

This species has been recorded previously 2 km east of the Project Area (NSW DCCEEW, 2026). Appropriate feed trees have not been recorded on the Project Area (Premise 2026 [unpublished]). Potentially suitable hollow-bearing trees were identified in the Project Area, however targeted surveys are yet to be completed within the recommended survey period for the species, and direct impacts cannot yet be determined (BMS, 2026 [unpublished]).

Purple Copper Butterfly

This species has been recorded numerous times in the surrounding area (NSW DCCEEW, 2026), and the species' host plant, Native Blackthorn (*Bursaria spinosa*) occurs on the Project Area in planted woodland along the Castlereagh Highway. Thickets of *Bursaria spinosa* also occur north of the Project Area. The species was not recorded in the Project Area despite targeted surveys and the Project Area is considered unlikely to be currently supporting a population of the species (BMS, 2026 [unpublished]). However, 0.3 ha of potentially suitable habitat adjacent to the Castlereagh Highway and the current development footprint may be indirectly impacted by dust and noise effects.

Koala

Scattered records exist for the species surrounding the Project Area, with the closest record from 1980 and the most recent record in Portland in 2020 (NSW DCCEEW, 2026). 0.05 ha of potentially suitable habitat occurs in the Project Area, however the species was not recorded despite targeted surveys (BMS, 2026 [unpublished]). 0.05 ha of potentially suitable foraging habitat would be directly impacted by the Action. Suitable habitat adjacent to the Project Area to the north and west may be indirectly impacted by dust, noise, and light effects from the Action. The species may also be indirectly impacted through increased traffic on Brays Lane and over the Coxs River, which may increase instances of vehicle mortality (Cth DAWE, 2022).

Large-eared Pied Bat

The Large-eared Pied Bat has been previously recorded within 1 km of Action Area (NSW DCCEEW, 2026) and rocky outcrops are present to the west of the Project Area. A post-lactating female was recording during targeted surveys in January 2026, confirming these rocky outcrops inclusive of a 100 m buffer zone as

breeding habitat for this species (BMS, 2026 [unpublished]). Previous iterations of the Project Area fell within this 100 m buffer zone, and subsequently the Project Area was reduced to avoid direct impacts to breeding habitat for this species, however 0.05 ha of suitable foraging habitat would be directly impacted by the Action, and indirect impacts to breeding and foraging habitat adjacent to the Project Area are possible during the construction and operation phase of the Action.

South-eastern Hooded Robin

Closest record of this species is 6 km east of the Action Area (NSW DCCEEW, 2026) however it has not been recorded in Project Area. This species may be indirectly impacted through reduction of up to 1.3 ha of low quality foraging habitat; while this species prefers lightly wooded country, it does require structurally diverse habitats featuring mature eucalypts, saplings, some small shrubs and a ground layer of moderately tall native grasses (NSW DCCEEW, 2026) which is absent from the Project Area.

Diamond Firetail

This species has been recorded 6 km northeast of the Action Area (NSW DCCEEW, 2026), however no breeding or signs of occupation have been recorded in the Project Area. Species may be indirectly impacted through reduction of up to 1.3 ha of potentially suitable foraging habitat.

Eucalyptus aggregata

Of the 10 historical records, 9 mature individuals were confirmed within the Action Area along Brays Lane (NSW DCCEEW, 2026; **ATT5_Figure5** [ATT5_Figure5 may not be made publicly available as it contains unpublished threatened species records at local scale]). Regenerating individuals of the species may occur in mature and regenerating woodland on Brays Lane and in regenerating woodland adjacent to the Coxs River, where 88 and 58 potential regenerating individuals were recorded, respectively, however these have not yet been verified by the NSW Herbarium. The proposed road access route over the Coxs River is currently in development, however the current development footprint would directly impact approximately 20 individuals of this species. As all individuals are immature and not yet at reproduction age and regeneration occurs along Coxs River outside the Action Area, it is unlikely direct impacts from the Action would be a significant impact.

Established records on Brays Lane are of mature hollow-bearing trees with regeneration present. There are currently no plans for the Action to directly impact Brays Lane; conceptual design of the heavy vehicle access route would avoid individuals of *Eucalyptus aggregata* and a significant impact is unlikely.

However, it is not certain whether local council would place conditions on the Action that would involve upgrades to the length of Brays Lane in the Project Area, which would directly impact 9 mature approximately 88 regenerating individuals of *Eucalyptus aggregata* (**ATT5_Figure5**, which may not be made publicly available as it contains unpublished records of threatened species). In this case direct impacts are likely, directly through clearance and possibly indirectly on adjacent habitat through edge effects, dust, and transportation of weed species. Small-scale clearing may pose considerable threats to the species (NSW TSSC, 2010) through further fragmentation and suppression of gene flow and contributing to lack of recruitment by removing mature and regenerating individuals from the landscape (Cth TSSC, 2015). These individuals are within the Coxs River priority management area for this species, where the threats to the species include a lowering of genetic fitness in small populations through hybridisation with other species, increasing the risk of extinction (NSW DCCEEW, 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. *

Eucalyptus aggregata

The current iteration of the development footprint would directly impact approximately 20 immature individuals on Coxs River; As all individuals are immature and not yet at reproduction age, and regeneration occurs along Coxs River outside the Project Area, it is unlikely direct impacts from the Action would be a significant impact to the extent the population would decline.

Potential Significant Impact

There are currently no plans to upgrade Brays Lane for the Action, and significant impacts to this species would be unlikely under the current conceptual development footprint.

However, under the possibility that future conditions may be placed on the Action to upgrade Brays Lane, there would be direct and indirect impacts to 9 mature individuals and approximately 88 regenerating individuals of *Eucalyptus aggregata*. It is possible these impacts may be significant through the removal of mature trees from the gene pool (Cth TSSC, 2015) in a priority management area and important population of this species, that is currently threatened by low genetic diversity and increased risk of extinction (NSW DCCEEW, 2026). This would disrupt the breeding cycle of the population and reduce the area of occupancy of the species.

Because of this, and as other elements of the development footprint are due to be refined, the Project Area is considered the development footprint, resulting in potential impacts of up to 9 mature individuals and approximately 146 regenerating individuals of *Eucalyptus aggregata* within the Project Area, with a species polygon inclusive of the 30 m buffer required for this species totalling 3.03 ha.

Gang-gang Cockatoo

The Project Area contains 0.7 ha of suitable foraging and potential breeding habitat for this species. However, no signs of breeding or occupation were observed (BMS, 2026 [unpublished]) and habitat on the Project Area occurs in small fragmented patches. During breeding season this species mainly occupies mature forests with dense, shrubby understories (Cth DAWE, 2022a), which is at odds with vegetation on the Project Area. The Project would impact suitable foraging habitat, however this a population of this species has not been recorded and it is unlikely impacts would result in the long term decrease in the size of a population.

Brown Treecreeper

The Action is unlikely to cause a significant impact to this species as there are unlikely to be direct impacts on an important population of the species from the Action. Species may be indirectly impacted through reduction of up to 1.3 ha of potential low quality habitat.

Spotted-tailed Quoll

The majority of vegetation in the Project Area is unsuitable habitat for this species, however up to 1.3 ha of potentially suitable foraging habitat may be impacted by the Action. It is not considered likely these impacts would cause a population of this species to decline as this species was not recorded in the Project Area.

South-eastern Glossy Black-Cockatoo

Potentially suitable hollow-bearing trees were identified in the Project Area, and while targeted surveys for the species are yet to be completed, as there are no feed trees in the Project Area and the species breeding habitat tends to be close to foraging habitat (BMS, 2026 [unpublished]; Cth DEE, 2022); the Action is unlikely to be a significant impact on this species.

Purple Copper Butterfly

Indirect impacts would be restricted to loss of potential foraging and breeding habitat (0.3 ha), and considering the species was not recorded on the Project Area during targeted surveys, impacts are unlikely to impact an important population of this species, nor to the extent the species is likely to decline.

Koala

Approximately 0.05 ha of suitable habitat occurs in the Project Area, however the species was not recorded during targeted surveys. The species may be indirectly impacted through reduction in potentially suitable foraging habitat and increased traffic at either proposed vehicle access route to the Action Area, however the consequence of this threat are not considered to impact the species at the population level (Cth DAWE, 2022b) and a significant impact is unlikely.

Large-eared Pied Bat

No breeding habitat would be impacted by the Action, and indirect impacts would be restricted to loss of potential foraging habitat of 0.05 ha on the Project Area. Considering the abundance of canopied habitat surrounding the Project Area and the absence of breeding habitat within the Project Area, the Action is unlikely to cause a significant impact on this species to the extent it is likely to decline.

South-eastern Hooded Robin

Impacts to this species are not considered significant as a population was not recorded in the Project Area, and indirect impacts of loss of potential foraging habitat are restricted to approximately 1.3 ha.

Diamond Firetail

Impacts to this species are not considered significant as an important population was not recorded in the Project Area and indirect impacts of loss of potential foraging habitat are restricted to up to 1.3 ha.

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

No

4.1.4.9 Please elaborate why you do not think your proposed action is a controlled action.

*

The current conceptual layout of the Action would avoid all mature individuals of *Eucalyptus aggregata* within the Project Area, such that significant impacts are unlikely and the proposed action is unlikely to be a controlled action.

If however, on the possibility that future conditions may be placed on the Action to upgrade Brays Lane, there would be direct and indirect impacts to 9 mature individuals and 88 regenerating individuals of *Eucalyptus aggregata*. In this case the proposed action may be a controlled action due to the removal of mature individuals from a priority management area, and important population, for this species (NSW DCCEEW, 2026).

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 Project Area indicative development footprint have been designed to avoid and minimise impacts to biodiversity. Heavy vehicle access was diverted from a northern access route along Karawatha Drive that would have impacted woodland in good condition. The Project area and development footprint have been designed to avoid larger patches of woodland and breeding habitat of the Large-eared Pied Bat in the northeast of the Project Area (**ATT3_Figure3**) and would avoid all mature individuals of *Eucalyptus aggregata* recorded on Brays Lane in the Project Area (**ATT 5_Figure5**, which will not be made publicly available as it contains unpublished threatened species records at local scale).

Impacts to native vegetation within the indicative development footprint that could not be avoided total approximately 1.7 ha and include:

- VZ1 PCT 3367 Woodland Poor: 0.001
- VZ2 PCT 3385 Woodland (Poor): 0.0004 ha
- VZ2a PCT 3385 Woodland (Regen): 0.1 ha
- VZ2b PCT 3385 Woodland (Planted): 0.07 ha
- VZ2c PCT 3385 Carex Grassland: 1.5 ha

However, as the development footprint is still in development and the location of some elements are likely to change, impacts to native vegetation in the Project Area are considered, totalling 4.3 ha and include:

- VZ1 PCT 3367 Woodland Poor: 0.05
- VZ2 PCT 3385 Woodland (Poor): 0.4 ha
- VZ2a PCT 3385 Woodland (Regen): 0.7 ha
- VZ2b PCT 3385 Woodland (Planted): 0.3 ha
- VZ2c PCT 3385 Carex Grassland: 2.9 ha

Impacts to threatened species that could not be avoided include:

- **Direct Impacts:**
 - *Eucalyptus aggregata*: Approximately 20 regenerating individuals would be directly impacted by the indicative development footprint. There is a possibility 9 mature and approximately 88 regenerating individuals would be directly impacted if conditions to upgrade Brays Lane were attached to the Project, which may cause a significant impact to the population of the species in the area.
- **Indirect Impacts** through clearing of potentially suitable foraging habitat or on habitat adjacent to Project Area:
 - Gang-gang Cockatoo
 - Brown Treecreeper
 - Spotted-tailed Quoll
 - South-eastern Glossy Black-Cockatoo
 - Purple Copper Butterfly
 - Koala
 - Large-eared Pied Bat
 - South-eastern Hooded Robin
 - Diamond Firetail

Mitigation measures proposed for the Action are in attachment **ATT7_Pinecrest_Mitigation_Measures**.

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

Pinecrest Developments intend to offset any direct impacts associated with the Action see **ATT8_Pinecrest_BEES_CreditSummaryReport**, which was calculated on the area of impact for the Project Area.

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	<i>Actitis hypoleucos</i>	Common Sandpiper
No	No	<i>Apus pacificus</i>	Fork-tailed Swift
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calidris melanotos</i>	Pectoral Sandpiper
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Motacilla flava</i>	Yellow Wagtail

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

No

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

*

The Action is unlikely to cause a significant impact to any any migratory species as there are unlikely to be direct or indirect impacts from the Action.

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.

*

Not applicable to the project.

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.

—

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.

*

Not applicable - project is not located in a marine area.

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.

*

Not applicable - the project is not located on 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.

*

Not applicable - the project is not in this industry, it is a battery energy storage system.

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.

—

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.

*

Not applicable: the Action would not impact 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.

—

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.

*

Not applicable - the Action would not impact these protected matters.

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)

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)
- Migratory Species (S20)
- 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. *

Four alternatives were considered for the Action:

- Option 1: Base Case, 'Do Nothing'. Option 1 would involve not installing and operating a BESS at the 257 Brays Lane or elsewhere.
- Option 2: Alternative Site. Option 2 would involve installing and operating a BESS at an alternative site.
- Option 3: BESS Technology and Provider Alternatives. Option 3 would involve using alternative technology at the 257 Brays Lane.
- Option 4: BESS at Brays Lane, Lidsdale, 'preferred option'. Option 4 would involve the installation and operation of a BESS at the 257 Brays Lane.

Option 1

Option 4 is preferred over Option 1. Proceeding with Option 1 would be inconsistent with the strategic context set by State and local policy, including:

- Goal 22 of the NSW 2021 Plan, which seeks to “promote energy security through a more diverse energy mix, reduce coal dependence, increase energy efficiency and move to lower emission energy sources”;
- Goal 1 of the NSW REAP, which seeks to attract renewable energy investment;
- Objectives of the Safeguard legislation to improve the affordability, reliability and sustainability of energy by addressing the shortfall in firm capacity during times of peak demand;
- Objective 15 of the Regional Plan, which seeks to provide capacity to reduce the Region's reliance on fossil fuels, reduce emissions, and use of renewable energy;
- Planning Priority 9 of the LSPS, which seeks to attract investment and employment growth in the Lithgow LGA.

Option 1 fails to enable the regulation of electricity supply which improves its efficiency, consistency and reliability for consumers as it becomes increasingly variable due to the transition from traditional to more sustainable, renewable sources in the region. It would also result in a lack of investment or job creation in the Lithgow LGA.

OPTION 2

Option 4 is preferred over Option 2 as the latter would result in increased costs and environmental impacts associated with the acquisition of a suitable property, given the proximity of the Pinecrest BESS to the Mount Piper and Wallerawang Substations, and construction of increased lengths of connecting infrastructure (likely to include earthworks and vegetation removal), as compared to the indicative location of the BESS and ancillary infrastructure. The location of the BESS and ancillary infrastructure between two high voltage substations, and proximity to existing transmission lines minimises the required connecting infrastructure.

OPTION 3

Option 4 is preferred over Option 3 as Option 4 is a reliable method, using current technology, to regulate electricity supply in a network which is expected to become increasingly variable due to the transition from traditional to more sustainable, renewable sources in the region. Option 3 may not be suitable due to its limited area or other reasons, requiring the seeking out and acquisition of an alternative site and construction of connecting infrastructure.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	ATT1_Figure1.pdf Figure 1 - Landscape Features	27/03/2026	No	High
#2.	Document	ATT2_Figure2.pdf Figure 2 - Development Layout	27/03/2026	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	ATT10_BEA_Local_Enviromental_Policy.pdf Banpu Energy Australia Local Environment Policy	25/02/2026	No	High
#2.	Document	ATT9_BPC_Global_Environmental_Policy.pdf Banpu Public Company Global Environmental Policy	25/02/2026	No	High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	ATT1_Figure1.pdf Figure 1 - Landscape Features	26/03/2026	No	High
#2.	Document	ATT2_Figure2.pdf Figure 2 - Development Layout	26/03/2026	No	High

3.1.2 Existing or proposed uses for the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	ATT3_Figure3.pdf Figure 3: Vegetation Mapping	27/03/2026	No	High
#2.	Document	ATT4_Figure4.pdf Figure 4: MNES Records Surrounding the Project Area	27/03/2026	Yes	High
#3.	Link	Australian Ramsar Wetlands. https://www.dcceew.gov.au/water/wetlands/austral..			High
#4.	Link	Biodiversity Values Map and Threshold Tool https://www.lmbc.nsw.gov.au/Maps/index.html?view..			High
#5.	Link	BioNet Atlas https://profile.bionet.nsw.gov.au/account/login?..			High

#6.	Link	Fisheries NSW Spatial Data Portal https://webmap.industry.nsw.gov.au/Html5Viewer/i..	High
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3.1.3 Natural features, important or unique values that applies to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	ATT1_Figure1.pdf Figure 1 - Landscape Features	26/03/2026	No	High
#2.	Link	NSW National Parks and Wildlife Service (NPWS) Estate 2025 v3. https://datasets.seed.nsw.gov.au/dataset/nsw-nat..			High

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	ATT1_Figure1.pdf Figure 1 - Landscape Features	26/03/2026	No	High
#2.	Link	Interim Biogeographic Regionalisation for Australia https://datasets.seed.nsw.gov.au/dataset/interim..			High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	ATT3_Figure3.pdf Figure 3: Vegetation Mapping	26/03/2026	No	High
#2.	Document	ATT4_Figure4.pdf Figure 4: MNES Records Surrounding the Project Area	26/03/2026	Yes	High
#3.	Document	ATT5_Figure5.pdf Figure 5 - Threatened species records recorded by Premise	27/03/2026	Yes	High
#4.	Document	ATT6_LEPB_Breeding_Habitat_BMS2026.jpg Large-eared Pied Bat breeding habitat (BMS, 2026 [unpublished])	16/02/2026	Yes	High
#5.	Document	EMMConsulting_2021.pdf Previous constraints assessment for Action Area	20/07/2021	Yes	High
#6.	Link	BioNet Atlas https://profile.bionet.nsw.gov.au/account/login?..			High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	ATT1_Figure1.pdf Figure 1 - Landscape Features	26/03/2026	No	High
#2.	Document	ATT3_Figure3.pdf Figure 3: Vegetation Mapping	26/03/2026	No	High
#3.	Link	BioNet Atlas https://www.environment.nsw.gov.au/topics/animal..			High
#4.	Link	Interim Biogeographic Regionalisation for Australia https://datasets.seed.nsw.gov.au/dataset/interim..			High
#5.	Link	Soil Landscapes of Central and Eastern NSW https://datasets.seed.nsw.gov.au/dataset/publish..			High

3.3.2 Indigenous heritage values that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	ATT11_Figure6.pdf Figure 6 - Heritage values	01/04/2026	Yes	High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	ATT1_Figure1.pdf Figure 1 - Landscape Features	26/03/2026	No	High
#2.	Link	Australian Ramsar Wetlands. https://www.dcceew.gov.au/water/wetlands/austral..			High
#3.	Link	Biodiversity Values Map and Threshold Tool https://www.environment.nsw.gov.au/topics/animal..			High
#4.	Link	Key Fish Habitat https://webmap.industry.nsw.gov.au/Html5Viewer/i..			High

4.1.1.3 (World Heritage) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	The Greater Blue Mountains Area https://www.dcceew.gov.au/sites/default/files/en..			High

4.1.2.3 (National Heritage) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	The Greater Blue Mountains Area https://www.dcceew.gov.au/sites/default/files/en..			High

4.1.3.3 (Ramsar Wetland) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Australian Ramsar Wetlands. https://www.dcceew.gov.au/water/wetlands/austral..			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	ATT5_Figure5.pdf Figure 5 - Threatened species records recorded by Premise	26/03/2026	Yes	High
#2.	Link	BioNet Atlas https://profile.bionet.nsw.gov.au/account/login?..			High
#3.	Link	Conservation Advice Eucalyptus aggregata https://www.environment.gov.au/biodiversity/thre..			High
#4.	Link	Conservation Advice for Phascolarctos Cinereus (Koala) Combined Populations of Queensland, New South http://www.environment.gov.au/biodiversity/threa..			High
#5.	Link	Conservation Assessment of the purple copper butterfly Paralucia spinifera. https://www.environment.nsw.gov.au/sites/default..			High
#6.	Link	Coxs River Area Black Gum (Eucalyptus aggregata) https://savingourspecies.environment.nsw.gov.au/..			High
#7.	Link				

Eucalyptus aggregata Deane & Maiden (Black Gum) - vulnerable species
<https://www.environment.nsw.gov.au/topics/animal..>

High

4.1.4.5 (Threatened Species and Ecological Communities) Why you consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Callocephalon fimbriatum (Gang-gang Cockatoo) Conservation Advice. https://bio-prd-naturekit-public-data.s3.ap-sout..			High
#2.	Link	Conservation Advice for Calyptorhynchus Lathami Lathami (South-eastern Glossy Black-Cockatoo) http://www.environment.gov.au/biodiversity/threa..			High
#3.	Link	Conservation Advice for Phascolarctos Cinereus (Koala) Combined Populations of Queensland, New South http://www.environment.gov.au/biodiversity/threa..			High
#4.	Link	Coxs River Area Black Gum (Eucalyptus aggregata) https://savingourspecies.environment.nsw.gov.au/..			High
#5.	Link	Eucalyptus aggregata (Black Gum) Conservation Advice https://www.environment.gov.au/biodiversity/thre..			High

4.1.4.6 (Threatened Species and Ecological Communities) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Callocephalon fimbriatum (Gang-gang Cockatoo) Conservation Advice.			High

<https://bio-prd-naturekit-public-data.s3.ap-sout..>

#2.	Link	Conservation Advice for Calyptorhynchus Lathami Lathami (South-eastern Glossy Black-Cockatoo). http://www.environment.gov.au/biodiversity/threa..	High
#3.	Link	Conservation Advice for Phascolarctos Cinereus (Koala) Combined Populations of Queensland, New South http://www.environment.gov.au/biodiversity/threa..	High
#4.	Link	Eucalyptus aggregata (Black Gum) Conservation Advice. https://www.environment.gov.au/biodiversity/thre..	High

4.1.4.9 (Threatened Species and Ecological Communities) Why you do not think your proposed action is a controlled action

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Coxs River Area Black Gum (Eucalyptus aggregata) https://savingourspecies.environment.nsw.gov.au/..			High

4.1.4.10 (Threatened Species and Ecological Communities) Avoidance or mitigation measures proposed for this action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	ATT3_Figure3.pdf Figure 3: Vegetation Mapping	26/03/2026	No	High
#2.	Document	ATT5_Figure5.pdf Figure 5 - Threatened species records recorded by Premise	26/03/2026	Yes	High
#3.	Document	ATT7_Pinecrest_Mitigation_Measures.pdf Pinecrest BESS mitigation measures	25/02/2026	No	High

4.1.4.11 (Threatened Species and Ecological Communities) Proposed offsets relevant to avoidance or mitigation measures

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	ATT8_Pinecrest_BESS_CreditSummaryReport_202601.pdf ATT8 - Pinecrest BESS Credit Summary Report	02/02/2026	No	High

5.2 Declarations

✔ Completed Referring party's declaration

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

ABN/ACN	81167423010
Organisation name	PREMISE GROUP SERVICES PTY LTD
Organisation address	60-62 MacNamara Street, Orange, NSW
Representative's name	Renee Dyke
Representative's job title	Ecologist
Phone	0414137321
Email	renee.dyke@premise.com.au
Address	60-62 MacNamara Street, Orange, NSW

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, **Renee Dyke of PREMISE GROUP SERVICES PTY LTD**, 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	49638811373
Organisation name	PINECREST DEVELOPMENTS PTY LIMITED
Organisation address	2000 NSW
Representative's name	Sinch Lim

Representative's job title	Head of Project Development
Phone	(02) 8111 883
Email	Sinch.Lim@banpuenergy.com.au
Address	Level 8, 1 Market Street, Sydney NSW

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

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

I, **Sinch Lim of PINECREST DEVELOPMENTS PTY LIMITED**, 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, **Sinch Lim of PINECREST DEVELOPMENTS PTY LIMITED**, 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.

