Strontian Solar Farm and BESS project

Application Number: **03187** Commencement Date: **14/10/2025** Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Strontian Solar Farm and BESS project

1.1.2 Project industry type *

Energy Generation and Supply (renewable)

1.1.3 Project industry sub-type

Solar Farm

1.1.4 Estimated start date *

01/12/2026

1.1.4 Estimated end date *

30/09/2028

1.2 Proposed Action details

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

Overview

The project involves the development of a 370 megawatt (MW) direct current (DC) utility-scale solar photovoltaic (PV) array, ground-mounted on a single-axis tracking system (connection capacity of 328 MWac), integrated with a 335 MW/670 MWh BESS.

The projected annual energy output is estimated at approximately 789,327 MWh of renewable energy per year, which would power approximately 148,000 average NSW homes while avoiding the release of approximately 401 metric tonnes of CO2 equivalent per annum (using conversion estimates from the US EPA).

The project's study area is approximately 670 ha which encompasses 5 freehold land parcels, while the development footprint is expected to be approximately 520 ha.

The project's location on Strontian Road was selected due to the following:

- optimal solar resources in the region
- the availability of suitable land
- anticipated minimal impacts to the project and surrounding lands
- access to grid connection with sufficient connection capacity
- landowner and community support for renewable energy projects
- existing agricultural land use quality and the capacity to reinstate post-decommissioning
- ability to continue agricultural production (agrivoltaics) by continuing sheep grazing post-construction.

Key elements of the project include:

- Approximately 654,000 solar panels installed in rows in regular arrays fixed to single-axis mounting structures via piling or screwed. The PV modules would be installed in parallel rows within each section in a north to south direction, with an indicative spacing of 5 m between the axis in each row. The PV modules would have tracker that would allow the modules to rotate from east to west during the day, tracking the sun's movement.
- An existing 330 kV transmission line (Wagga 330 to Darlington Point) crosses the project site. An on-site electrical substation and connection to the Transgrid 330 kV Wagga Wagga to Darlington Point transmission network, subdivision of substation land (to be transferred to Transgrid upon completion).
- Other infrastructure including 166 central inverters, switchgear and 335 MWDC/670 MWh BESS. Inclusion of a BESS increases the stability and flexibility of the electricity network by storing energy from different sources and discharging it into the electricity grid upon demand.
- Underground and overhead cabling, inverters, operations and control building, maintenance and storage buildings, car parking, water storage tanks, earthworks, land clearing, internal access tracks, road upgrades, perimeter security fencing, signage, associated infrastructure and works.
- The solar panels' maximum height from the ground at the maximum tilt angle are expected to be 2.8 m. The BESS will include battery container units sized approximately 6 m long, 2.5 m wide and 2.9 m high. The final number of battery containers will be confirmed as the project development progresses.

Transmission connection

An existing 330 kV transmission line (Wagga 330 to Darlington Point) crosses the project site. An on-site electrical substation and connection to the Transgrid 330 kV Wagga Wagga to Darlington Point transmission network, subdivision of substation land (to be transferred to Transgrid upon completion).

Supporting infrastructure

Supporting infrastructure will be required during construction and operations and will include:

- temporary construction facilities, including:
    - construction compound(s)
    - site office buildings
    - laydown areas
    - construction materials storage.
- a site office and operations and maintenance buildings (including offices, amenities and equipment storage sheds) with parking during operations
- other associated permanent infrastructure, including:
    - hardstands
    - new access tracks
    - access points from the public road network.

Security fencing to a height of 2.4 m will also be installed around the perimeter of the solar farm and high voltage electrical equipment such as the BESS and on-site substation. Signage will be clearly displayed identifying hazards present within the development footprint.

Lighting, security cameras and weather stations will be installed where necessary for safety, maintenance, and security purposes. Landscaping may also be implemented where necessary to reduce the visibility of infrastructure associated with the project.

Construction methodology

Construction works will commence as soon as possible following development consent (which is estimated in late 2026). The project would be constructed over a period of approximately 18 to 24 months, with peak construction occurring over a period of 12 to 18 months. The key construction activities would include the following:

- groundcover clearing and levelling
- construction of concrete footings on which the batteries will be installed upon
- upgrade of existing access and egress points and access tracks to the project area
- security fencing and landscaping
- construction of a permanent carpark and temporary construction laydown area
- installation of the solar arrays
- installation of battery containers, HV stations and associated electrical equipment
- installation of the high-voltage (HV) transformer(s)
- installation of high voltage electrical equipment
- installation of earthing system and installation of lighting.

Construction hours would likely be restricted to the recommended standard hours for construction work outlined in the Interim Construction Noise Guideline, which are:

- Monday to Friday 7 am to 6 pm
- Saturday 8 am to 1 pm
- No work on Sundays or public holidays.

Any variations to the standard hours for construction work would be undertaken consistent with the requirements of the planning approval. In general, construction outside the recommended standard hours would be limited to:

- the delivery of oversized plant or structures that police or other authorities determine require special arrangements to transport along public roads
- emergency work to avoid the loss of life or damage to property, or to prevent environmental harm

- maintenance and repair of public infrastructure where disruption to essential services and/or considerations of worker safety do not allow work within standard hours
- public infrastructure works that shorten the length of the project and are supported by the affected community
- works where a proponent demonstrates and justifies a need to operate outside the recommended standard hours.

Temporary infrastructure required during construction will include temporary construction compounds, laydown areas and internal access tracks. Minor earthworks may be required for the preparation of the project footprint, including site levelling, access track formation and drainage works. The majority of infrastructure will be prefabricated off-site, delivered and assembled on-site.

Where required, additional or improved drainage channels, sediment control ponds and dust control measures will be implemented. Laydown areas, waste handling, fuel and chemical storage areas will be strategically placed to minimise potential environmental impacts during construction.

Access to the project site would be via 2 existing access points located on Strontian Road.

Workforce

A workforce of approximately 250 to 300 staff would be required on site during the 12- 18 month construction period. Narrandera Shire Council (NSC) and local businesses will be consulted throughout the development and assessment of the project regarding managing potential impacts and opportunities for accommodation of the project's construction workforce. The construction workforce would be sourced from the local area as far as practicable.

The temporary construction workforce is proposed to be accommodated in existing hotels, motels, caravan parks and Airbnb accommodation in Narrandera. If accommodation constraints were to emerge during preparation of the SIA, the project team will develop alternative worker accommodation strategies within the broader region. The social locality has a capacity of around 400 beds in commercial accommodation establishments, not including Airbnb accommodation.

Potential cumulative impacts on accommodation, infrastructure, and services will be considered in the EIS as part of the social impact assessment, and a workforce accommodation strategy will be developed during detail design of the project.

The workforce required for construction related activities would generally include (but not limited to) the following on- and off-site activities:

- installation of PV support structures
- electrical works (cabling and connections)
- fabrication
- installation of monitoring equipment
- vehicle and equipment hire
- fencing
- earthworks
- landscaping
- foundations
- trade services
- engineering services
- fuel supplies
- roads and access tracks
- security
- transport and logistics
- waste disposal

- assembly and installation of PV panels
- business, finance and administrative services
- accommodation
- catering.

Operation and decommissioning

The expected operational life of the project is 30 years, dependent on the nature of solar PV technology and market demands. Following the initial operating period, a decision will be made to either decommission or re-power the facility, subject to approval requirements.

If the solar farm is to be decommissioned, all above ground infrastructure would be dismantled and removed from the project site in accordance with a future Decommissioning Plan, and the site would be returned to its previous condition and land use. The disposal and recycling of project infrastructure will be completed consistent with contemporary waste management legislation and practices at the time of decommissioning. Where practicable, efforts will be made to reduce wastes disposed to landfill, in line with best practice sustainability principles.

Alternatively, the project may be upgraded and re-powered with new PV equipment. If re-powering the project is agreed, an appropriate stakeholder consultation process will be undertaken, and all necessary approvals will be sought and aligned with contemporary relevant legislation.

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 project is classified as State significant development (SSD) under the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) and will therefore be assessed under Part 4, Division (Div) 4.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The Minister (or the Independent Planning Commission in some circumstances) is the consent authority for the project, consistent with section (s) 4.5 of the EP&A Act.

Pursuant to s 2.6 of the Planning Systems SEPP, development is declared to be State significant development for the purposes of the Act if—

1. the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and
2. the development is specified in Schedule 1 or 2.

Section 20 of Schedule 1 of the Planning Systems SEPP states that the following is considered SSD:

Development for the purpose of electricity generating works or heat or their co-generation (using any energy source, including gas, coal, biofuel, distillate, waste, hydro, wave, solar or wind power) that—

1. has an estimated development cost of more than $30 million, or
2. has an estimated development cost of more than $10 million and is located in an environmentally sensitive area of State significance.

The project requires development consent and would have a capital investment cost estimate of more than $30 million, which meets the criteria specified in Schedule 1 of the Planning Systems SEPP; therefore, the project is classified as State significant development pursuant to Div 4.7, s 4.36(2) of the EP&A Act.

The Minister for Planning and Public Spaces is the consent authority for SSD, and SSD applications are assessed by DPHI, unless the Independent Planning Commission is declared the consent authority by an environmental planning instrument. Pursuant to s 2.7 of the Planning Systems SEPP:

1. The Independent Planning Commission is declared, under section 4.5(a) of the Act, to be the consent authority for any of the following development that is State significant development unless the application to carry out the development is made by or on behalf of a public authority or unless the development is declared to be State significant infrastructure related development under subsection (2)—
2. development in respect of which the council of the area in which the development is to be carried out has duly made a submission by way of objection under the mandatory requirements for community participation in Schedule 1 to the Act,
3. development in respect of which at least 50 submissions (other than from a council) have duly been made by way of objection under the mandatory requirements for community participation in Schedule 1 to the Act,
4. development the subject of a development application made by a person who has disclosed a reportable political donation under section 10.4 to the Act in connection with the development application.

The project is situated on land zoned RU1 Primary Production under the *Narrandera Local Environmental Plan 2013* (Narrandera LEP). Electricity generating works are prohibited within this zone under the Narrandera LEP; however, pursuant to s 2.36 of the Transport and Infrastructure SEPP:

1. Development for the purpose of electricity generating works may be carried out by any person with consent on the following land—
2. in the case of electricity generating works comprising a building or place used for the purpose of making or generating electricity using waves, tides or aquatic thermal as the relevant fuel source—on

any land,

3. in any other case—any land in a prescribed non-residential zone.

Pursuant to s 2.35 of the Transport and Infrastructure SEPP, the land use zone RU1 Primary Production is a ***prescribed non-residential zone***; therefore, the project is permissible with consent pursuant to s 2.36(1) of the Transport and Infrastructure SEPP.

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. *

Social Impact Assessment Scoping Report

A Social Impact Assessment Scoping Report (SIASR) has been prepared consistent with the following guidelines:

- Social Impact Assessment Guideline
- Technical Supplement: Social Impact Assessment Guideline for State Significant Project
- Undertaking Engagement Guidelines for State Significant Projects.

The purpose of the SIASR is to:

- Establish a preliminary social baseline and social locality for the project.
- Identify and determine the size and scale of likely social impacts of the project.
- Identify project activities that could have social impacts and group them against the categories presented in the Social Impact Assessment Guideline.
- Provide a summary of potential social impacts that require additional assessment (scoping worksheet).
- Establish appropriate methodologies to investigate and assess project related social impacts.
- Provide a brief overview of potential management measures and ongoing monitoring.

The SIASR and the SIA Scoping Worksheet seeks to provide an initial understanding and foundation the issues or opportunities identified that the project presents within the social locality and an initial evaluation of predicted social impacts associated with the project.

A Social Impact Assessment (SIA) will be prepared for the EIS and will be used to identify, predict and evaluate the likely social impacts of a project. It also proposes responses that aim to avoid, mitigate or reduce negative impacts and enhance positive impacts. Social Impact Assessments generally occur across 3 phases from project development and scoping, through assessment and into post approval. The SIASR provides the outcomes of the first phase (the Social Impact Assessment [SIA] scoping phase).

The Applicant recognises that respectful, inclusive, and meaningful engagement is fundamental to the development of rural renewable energy projects and a key component of State significant projects. Stakeholder and community engagement commenced in July 2023 when the Applicant and the project developer, Grupo Cobra, began preliminary project planning. The ongoing engagement and research methods are summarised in the Social Impact Assessment Scoping Report (SIASR) (Att B_Strontian Solar Farm SIASR).

The SIASR also identifies a number of key stakeholders and rights holder groups which are likely to be interested in the project, several of which have already been contacted. These are provided in the SIASR.

Preliminary social impact assessment

The scoping engagement methods summarised above facilitated the collection of primary data used for the Preliminary Social Impact Assessment (PSIA), while secondary data was also collected where possible. Data analysed for the PSIA predominately derived from the following:

- The community introduction letter and Community Perceptions Survey which targeted local landholders and stakeholders in the social locality, including in Narrandera.
- Meetings with representatives of NSC.
- Correspondence via email and telephone with the project stakeholders outlined above, seeking early feedback about the project.
- Separate key stakeholder meetings with representatives of the Narrandera LALC, NSC, Narrandera Business Organisation, Wagga Wagga City Council, and others.
- A rapid review of relevant literature and SIA reports related to other renewable energy industry projects in the wider area and adjacent LGAs.

Community engagement carried out for the project has facilitated the development of the PSIA, and is detailed the SIASR, including the matters and issued raised during community engagement sessions.

Potential project refinements and approaches

Following community and stakeholder engagement to date, the Applicant has already committed to refinements to the project. In addition, the Applicant has made (or is considering making) other project refinements that it considers to be sensible and responsive to potential social impacts.

The SIASR lists the potential project refinements that:

- Have been adopted according to stakeholder feedback.
- Are being considered by the project team.
    - In these cases, a range of options are feasible, and a decision has not yet been made. The project team will consult the community about these options during the development of the EIS.

Community Consultation Strategy

Community and stakeholder engagement will be integral to the project; therefore, a Community Consultation Strategy (CCS) has been prepared which provides a framework for community and stakeholder engagement regarding the project, and to ensure opportunities to provide input into the assessment and development process are understood.

The CCS was developed consistent with the following plans and guidelines:

- Social Impact Assessment Guideline
- Technical Supplement: Social Impact Assessment Guideline for State Significant Project
- Undertaking Engagement Guidelines for State Significant Projects
- Practice Note: Engaging with Aboriginal Communities
- Narrandera Shire Council Community Participation Plan.

Future proposed community engagement

Strontian Solar Farm Pty Ltd proposes to continue the stakeholder, Agency, and community engagement to ensure that consultation remains ongoing, transparent, responsive, and inclusive throughout the EIS process and the construction and operational phases. Engagement will aim to build public acceptance and support, identify potential concerns early, and co-design practical responses that inform project design or implementation of mitigation and management measures. To date, the project has been received very positively by NSC, Agencies, community groups, First Nations representatives, Chamber of Commerce, local accommodation providers, businesses and surrounding landowners. This is due in large part to the ongoing positive experiences and benefits associated with hosting other renewable energy developments in the Narrandera LGA.

<u>Objectives</u>

- Build public acceptance and support for the project.
- Identify potential concerns early and address them through design and mitigation.
- Be transparent, responsive, and inclusive in all engagement.
- Respond to community needs and concerns through inclusive design.
- Provide clear, accessible information, including “you said / we did” feedback.
- Deliver benefits for the wider community including a Planning Agreement with NSC.
- Minimise conflict and maintain social licence.

<u>Planned engagement activities</u>

- Continue and expand stakeholder, Agency, community, and surrounding landholder consultations as the project develops and responds to any concerns raised.
- Provide online engagement surveys to allow electronic options for provision of community feedback.
- Hosting of Open Days to meet with communities, inform stakeholders about the project and obtain feedback.
- Engage with communities, businesses, First Nations peoples, surrounding landholders, Members of Parliament, NSC councillors and officers and the neighbouring Wagga Wagga City Council.
- Undertake stakeholder mapping, workshops, and community events.
- Conduct public consultations, including one-on-one and group meetings.
- Use online engagement (social media, project website) and provide written responses that address the concerns raised.
- Implement agreed benefit-sharing measures with the community and NSC.
- Use digital engagement methods where face-to-face is not convenient for respondents.
- Develop community partnerships to foster goodwill within the community.
- Sponsor local sporting clubs and community events.
- Maintain early, continuous, and inclusive engagement with all stakeholders.
- Run co-design sessions with nearby residents on visual screening, and landscaping.
- Publish a Local Procurement and Employment Opportunities Roadmap with targets for local and indigenous hiring, apprenticeships, and suppliers.
- Ensure accessibility to materials in plain English.
- Implement a complaints and dispute-resolution pathway with response timeframes and a public register.
- Commitment to evolve and adapt engagement methods using any new best practice methods to find the best fit for reaching as broad a cross-section of the community as possible.

Monitoring, reporting and improvement

The Applicant will maintain an engagement register, track participation, record issues raised, resolved, and monitor delivery of commitments. Methods will be refined based on feedback to ensure inclusivity and effectiveness.

Anticipated outcomes

- Increased project acceptance.
- Improved project design responsive to community concerns.

Enhanced community benefits, including local and indigenous employment, and long-term partnerships.

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.

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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	48675605688
Organisation name	WolfPeak Group Pty. Ltd.
Organisation address	Suite 2, Level 1, 19 Short Street Port Macquarie NSW 2444

Referring party details

Name	William Steggall
Job title	
Phone	0477 611 677
Email	planning.australia@grupocobra.com
Address	Suite 2, Level 1, 19 Short Street Port Macquarie NSW 2444

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	681576483
Organisation name	STRONTIAN SOLAR FARM PTY LTD
Organisation address	2000 NSW

Person proposing to take the action details

Name	Sedat Erol
Job title	Senior Development Manager
Phone	0427 431 603
Email	sedat.erol@grupocobra.com
Address	Level 14, 1 York Street, 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. *

Strontian Solar Farm Pty Ltd does not have any prior history.

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

Grupo Cobra is the owner of Zero-E Services which owns Strontian Solar Pty Ltd.

Link to download and attach the Environmental Management Policy, the Quality Policy and the Energy Management Policy on the Sustainability – Grupo Cobra webpage

https://www.grupocobra.com/en/sustainability/

Grupo Cobra's Environmental Management Policy is based on the following commitments:

1. To comply with applicable environmental legislation and regulations.
2. To transfer compliance with environmental legislation to all collaborators.
3. To promote the training and awareness of personnel.
4. To prevent pollution by assessing the potential risks that may affect the environment.
5. To evaluate the possible environmental impacts with the aim of achieving the improvement of the Environmental Performance.
6. To use energy and natural resources efficiently.

In addition, Grupo Cobra adheres to the standards of its parent company VINCI, and these standards are applicable to associated companies. Under these standards, Grupo Cobra aims to minimise its environmental impacts and risks in the regions of their operation, with a focus on inhabitants. Therefore, a process is established in which risks are first identified and analysed with a view to mitigate potential impacts which are then examined by considering relevant environmental aspects such as: Pollution and nuisance, Greenhouse gas emissions and energy consumption negatively impacting climate change, Climate risk, Consumption and processing of raw materials, Impact on biodiversity and natural environments. Once the environmental actions are planned and established, the risk analysis is translated into the development of environmental action plans. These action plans are adapted to each operation and to the environmental priorities previously defined.

Grupo Cobra continuously monitors environmental impacts of its operations, and the environmental performance is evaluated. The implementation of environmental actions is accompanied by an evaluation system, and monitoring is carried out by means of comprehensive reporting. Corrective measures will be implemented as required.

Grupo Cobra also has a clear commitment to employee training and awareness of environmental issues to ensure all employees have sufficient level of knowledge of potential impacts and mitigative measures. All implementation staff and their representatives are made aware of the environmental challenges of the project including regulations, risk procedures, waste management and biodiversity conservation.

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	681576483
Organisation name	STRONTIAN SOLAR FARM PTY LTD
Organisation address	2000 NSW

Proposed designated proponent details

Name	Sedat Erol
Job title	Senior Development Manager
Phone	0427 431 603
Email	sedat.erol@grupocobra.com
Address	Level 14, 1 York Street, 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	48675605688
Organisation name	WolfPeak Group Pty. Ltd.
Organisation address	Suite 2, Level 1, 19 Short Street Port Macquarie NSW 2444
Representative's name	William Steggall
Representative's job title	
Phone	0477 611 677
Email	planning.australia@grupocobra.com
Address	Suite 2, Level 1, 19 Short Street Port Macquarie NSW 2444

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	681576483
Organisation name	STRONTIAN SOLAR FARM PTY LTD
Organisation address	2000 NSW
Representative's name	Sedat Erol
Representative's job title	Senior Development Manager
Phone	0427 431 603
Email	sedat.erol@grupocobra.com
Address	Level 14, 1 York Street, 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

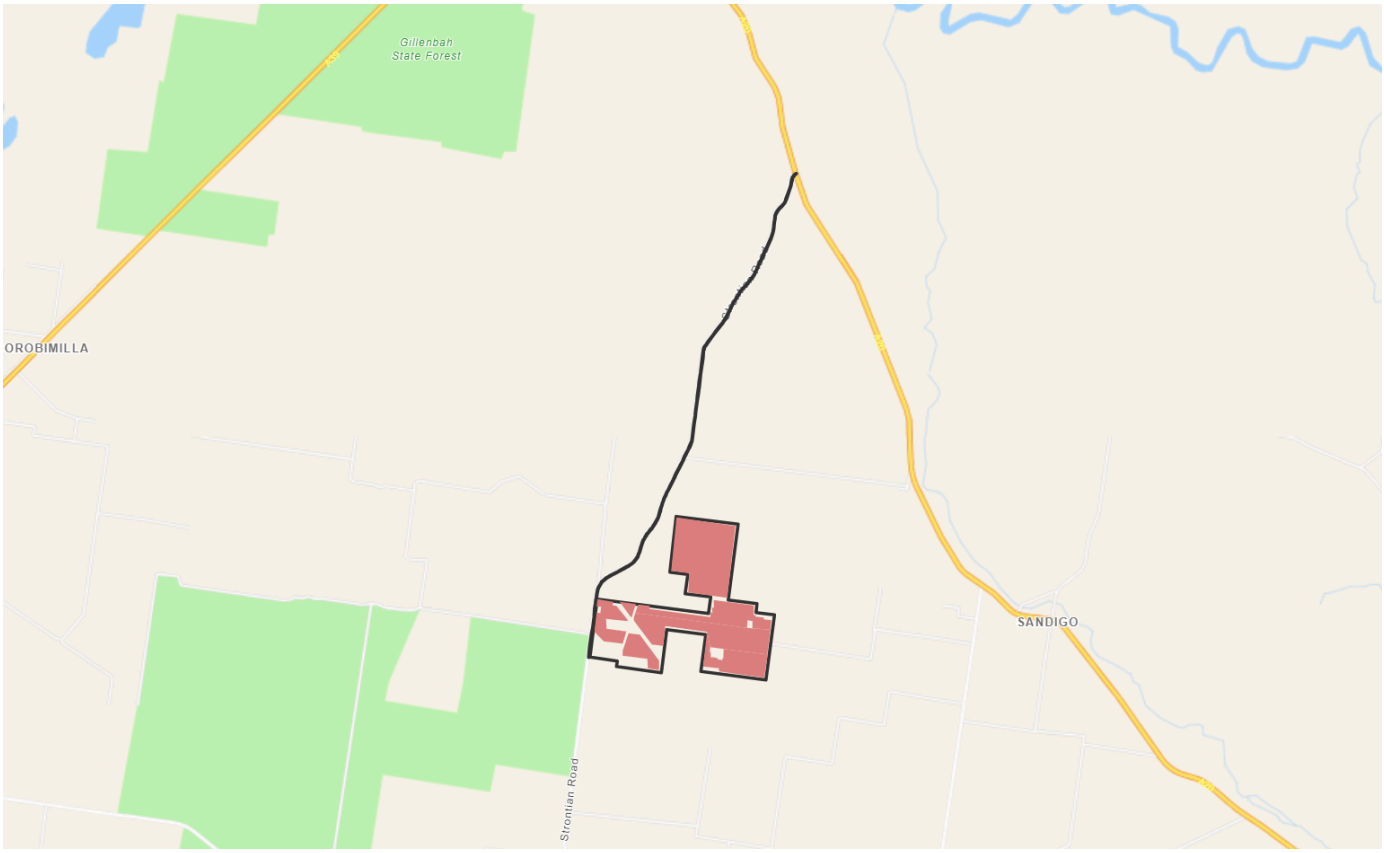
1.4 Payment details: Payment allocation

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: 680.82 Ha **Disturbance Footprint:** 509.70 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

Lot 1 DP220430, Strontian Road, Sandigo NSW 2700

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? *

Freehold land with non-freehold land (Crown roads) which may be leased, licensed or purchased.

3. Existing environment

3.1 Physical description

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

1. Describe the current condition of each component of the whole environment (not just the native vegetation) relevant to the project area. Please include the ecological condition/level of degradation (e.g., high quality habitat for specified XX and YY species).

The majority of the project area has been cleared and comprises cropping land (wheat), with several small, isolated patches of remnant trees and scattered remnant trees occurring throughout. The isolated patches of native vegetation conform to PCT 76 Western Grey Box tall grassy woodland and PCT 80 Western Grey Box - White Cypress Pine tall woodland, and occur in a highly degraded condition with a heavily modified groundcover. The scattered remnant trees comprise Grey Box (*Eucalyptus microcarpa*), White Cypress (*Callitris glaucophylla*) and occasional Yellow Box (*Eucalyptus melliodora*). Historical clearing has reduced the suitability of site habitats to support fauna species and severely limited habitat connectivity. Many of the remnant trees however support hollows, which provide important denning/nesting/roosting habitat for a variety of the more mobile species (e.g. owls, parrots, microbats, possums).

1. Other habitat values are scarce throughout the project area. Water bodies are limited to four small dams offering very aquatic habitat with very low water levels and little aquatic vegetation, and a drainage depression colonised by a mix of native grass, rush and forb species. No rocky outcrops, karsts, caves or riparian areas occur.

2. Identify the distance of the project area to major towns (km or nautical mile).

The project site is located in Sandigo, NSW, within the Narrandera LGA, approximately 17 km southeast of Narrandera.

3. Provide details of the project area site's zoning including any changes to zoning to facilitate the proposed development.

The project site spans a total area of approximately 670 hectares (ha) and the land, which is currently used for agricultural cropping and grazing activities, is zoned RU1 Primary Production under the *Narrandera Local Environmental Plan 2013*. No changes to land zoning are proposed to occur.

4. Describe any adjoining zoning and land uses on all boundaries of the project area.

All adjoining land is zoned RU1 Primary Production.

5. Describe how the existing road infrastructure in and around the project area will be used to provide access. This includes details on how transportation to and from the site will occur within the development, operational and completion stages, and whether changes to the roads are required.

The project site is accessible via the Sturt Highway and Strontian Road. Strontian Road is a local road under the NSW Road Network Classifications and is a two-lane two-way asphalted road with unsealed shoulders which connects the Sturt Highway (A20) to the north with Boree Creek (Boree Creek Road/Lockhart Road) to the south. It has gravel shoulders, and no centre or edge line marking beyond edge lines at the intersection with Sturt Highway.

The Sturt Highway (A20) is an Australian national highway in NSW, Victoria, and South Australia and a major east-west through the Murray-Riverina region. It is an important road link for the transport of passengers and freight between Sydney and Adelaide and the regions along the route. The highway is the shortest, highest-standard route between Sydney and Adelaide.

Near Strontian Road, the Sturt Highway has a single travel lane in each direction with sealed shoulders, typically a single broken centre line and unbroken edge lines and guideposts. The Sturt Highway has a posted speed limit of 100 km/h. A slip lane provides access to Strontian Road for northbound vehicles on the southern side of the Sturt Highway, while widened shoulders are also provided to assist vehicles turning into and out of Strontian Road. There is 'give way' signage at the intersection, and an advance warning sign of the approaching intersection for drivers in Strontian Road. Sight distances available for drives at the intersection are satisfactory.

The Sturt Highway and Strontian Road between Sturt Highway and Boree Creek are both approved routes for use by 26 metre-long B-doubles.

During construction, project related vehicle movements will be required for the movement of construction workers and the delivery of materials, plant and equipment. Oversize and Overmass (OSOM) vehicles will be required to transport oversized infrastructure and project components from the selected port(s) to the construction site. Construction traffic generation therefore has the potential to impact on traffic volume capacity on the surrounding network and along key transport routes for the movement of infrastructure from ports to the project. Further, the Sturt Highway/Strontian Road intersection, as well as several locations between the intersection and the project access location, may require upgrading to facilitate OSOM vehicle movements.

Once completed, operational traffic generation will be minimal with some daily light vehicle movements and heavy vehicle deliveries only as required.

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

The project site is located between Buckingbong State Forest (located west of Strontian Road) and Avonlie Solar Farm (located east of the project site) and is used primarily for agricultural cropping and grazing activities. The proposed use of the site will be for the generation of renewable energy and will involve the development of a 370 MWDC utility-scale solar PV plant (connection capacity of 328MWac), integrated with a 335MW/670MWh BESS. Other infrastructure includes inverters, a substation, a control room, water storage tanks, internal roads and associated infrastructure.

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

There are no relevant outstanding natural features or important or unique values associated with the project area.

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 Site is located within the Murrumbidgee River catchment, as part of the Murray-Darling Basin. The Site is located on flat terrain, with slope measuring 4% or less. Elevation ranges from 150.5 metres AHD to 145.5 metres AHD.

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.

WolfPeak has undertaken a Preliminary Biodiversity Assessment (Att A_Strontian Solar Farm and BESS PBA) to inform the Scoping Report and is currently preparing a Biodiversity Development Assessment Report (BDAR) for the project.

The following field surveys have been conducted/are planned:

- November 2024 – rapid vegetation and habitat assessments, diurnal bird surveys.
- June 2025 – rapid vegetation and habitat assessments, diurnal bird surveys.
- August 2025 – Winter survey: habitat tree surveys and suitability assessment for threatened South-eastern Glossy Black-Cockatoo, diurnal bird surveys.
- September 2025 – Spring survey (1): BAM vegetation plots, threatened flora transects, paddock tree survey, hollow-bearing tree survey, nocturnal call-playback and spotlight surveys for owls, camera trap/Anabat surveys, diurnal bird surveys.
- November 2025 (pending) – Spring survey (2): threatened flora transects, nocturnal call-playback and spotlight surveys for owls, targeted microbat survey, diurnal bird surveys.

Plant Community Types and Threatened Ecological Communities:

The majority of the project area comprises non-native vegetation (cropping land), with small patches of native woodland. Ground-truthing of native vegetation determined that small patches of PCT 76 Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions and PCT 80 Western Grey Box - White Cypress Pine tall woodland on loam soil on alluvial plains of NSW South Western Slopes Bioregion and Riverina Bioregion occur within the project area. A patch of PCT 26 Weeping Myall open woodland of the Riverina Bioregion and NSW South Western Slopes Bioregion also occurs along Strontian Road, which may require trimming of overhanging *Acacia pendula* trees for access. The larger and more intact patches of Grey Box woodland communities are likely to conform to the EPBC Act listed Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia TEC. The Weeping Myall woodland community conforms to the EPBC Act listed Weeping Myall Woodlands TEC.

Threatened flora:

Field surveys have determined that suitable habitat occurs for two threatened flora species, *Austrostipa wakoolica* and *Swainsona murrayana.* The suitable habitat does however occur outside the project disturbance area within patches of native woodland and derived native grassland.

No threatened flora species have so far been detected during field surveys, though a second round of spring surveys are yet to be undertaken.

Threatened fauna:

Fauna habitats within the project area are generally limited to hollow-bearing trees occurring either as isolated paddock trees or within small patches of woodland. Given the lack of habitat connectivity from historic clearing, these features are generally suited to highly mobile species such as birds and bats.

One EPBC Act listed threatened fauna species has been detected, comprising the Superb Parrot (*Polytelis swainsonii*). Other threatened species that could potentially use tree hollows on site include the Pink Cockatoo (*Lophochroa leadbeateri*) and Corben's Long-eared Bat (*Nyctophilus corbeni*)

The project site has poor quality habitat for the Koala (*Phascolarctos cinereus*) due to the low level of landscape connectivity and limited extent of preferred foraging trees. Both Grey Box and Yellow Box are potential browse species. The nearest Koala records on BioNet occur 8 km to the north near the Sturt Highway.

The site habitats are likely to be too open and disturbed for threatened woodland bird species such as the Regent Honeyeater (*Anthochaera phrygia*) and Hooded Robin (*Melanodryas cucullata*).

The only aquatic habitat within the project area consists of four farm dams with limited ecological value. These were dry or almost dry across the multiple field surveys and site insepctions undertaken to date. There is also one drainage depression which would hold water temporarily after heavy rain. These habitats are too degraded to provide habitat for the threatened Sloane's Froglet (*Crinia sloanei*) or Southern Bell Frog (*Litoria raniformis*).

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

Vegetation

The site is characterised by cropping land that has been historically cleared, leaving only scattered remnant trees and small patches of woodland in poor condition with limited ecological function. Remnant trees consist of Grey Box (*Eucalyptus microcarpa*), Yellow Box (*Eucalyptus melliodora*), White Cypress (*Callitris glaucophylla*) and Black Cypress (*Callitris endlicheri*). Many of these trees contain hollows, with some showing signs of dieback and several dead trees were also noted throughout the project area.

Small patches of woodland occur throughout which are dominated by Grey Box, Black Cypress, White Cypress and occasional Yellow Box. Strips of modified remnant woodland occur along part of the northern, eastern and southeastern boundary. These areas are dominated by Grey Box and Cypress species, the understorey shrub layer being typically absent, aside from clumps of Saltbush (*Atriplex* spp.) in some areas. The ground layer in these communities is sparse and features a mix of native and exotic grasses and herbs with a large component of exotic annual grasses including Barley Grass, Ryegrass and Wild Oats.

Outside of the project site is a large patch of derived native grassland with scattered trees located north of the central northern boundary of the project site. This area was surveyed during the November 2024 site investigation has since been excluded from the project following biodiversity site surveys and a design review. The area has not been cropped but is currently grazed by sheep. The groundcover consists of a mix of native and exotic grasses including Wallaby Grass (*Rytidosperma* sp.), Hairy Panic (*Panicum effusum*), *Austrostipa* spp., Wild Oats (*Avena sativa*) and Ryegrass (*Lolium perrenae*), and Saltbush.

Soils

There is no Biophysical Strategic Agricultural Land (BSAL) on site mapped in the *State Environmental Planning Policy (Resources and Energy) 2021*. Land and Soil Capability (LSC) Class 3 (moderate limitations) is present on site. Under the OEH (2012)'s *Land and Soil Capability Scheme* Class 3 land has moderate limitations and can sustain high-impact land uses, such as cropping with cultivation, using more intensive, readily available and widely accepted management practices. However, careful management of limitations is required for cropping and intensive grazing to avoid land and environmental degradation.

The soils on site are Chromosols under the Australian Soil Classification Soil Type Map of NSW.

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.

No Commonwealth heritage places have been recorded within a 10 km radius of the project.

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

Aboriginal cultural heritage

No Aboriginal sites have previously been recorded within the project's development footprint, including along the length of Strontian Road from the Sturt Highway/Strontian Road intersection to the project site; however, 79 Aboriginal sites have previously been recorded within the boundaries of the adjacent Avonlie Solar Farm. The absence of Aboriginal sites within the boundaries of the project site may; however, indicate a lack of prior assessment.

A summary of AHIMS site types adjacent the project site is provided as follows:

- Aboriginal Ceremony and Dreaming, 1 site, 1% total
- Artefact, 68 sites, 86% total
- Artefact, Modified Tree (Carved or Scarred), 1 site, 1% total
- Modified Tree (Carved or Scarred), 9 site, 12% total

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. *

Hydrology

Sandy Creek, about 2 km northeast of the project site, is a fourth order stream (Class 2 waterway) in accordance with the Strahler stream classification (Strahler, 1952). There are no prescribed streams in the project site.

A seasonal water course, shaped by erosion, crosses the area in a west to east direction. Floodplain data identifies localised areas where water appears to accumulate, although the limited rainfall volume and lack of significant storm events suggest that affected areas and flood depths outside the identified channels are unlikely to be significant. Historical floods have had a depth of no more than 0.3 meters, and maximum velocity of less than 0.25 meters per second.

Groundwater

The site is outside of the Mid-Murrumbidgee Alluvial Groundwater Sources zone.

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. *

The PMST search did not identify any World Heritage properties within 10 km of the project.

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. *

The PMST search did not identify any National Heritage places within 10 km of the project.

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
Yes		Banrock Station Wetland Complex
Yes		Hattah-Kulkyne Lakes
Yes		Riverland
Yes		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 PMST search identified the project is within the feature area of 4 Ramsar Wetlands ; however, no works will occur within or near Ramsar Wetlands, and given the minimal impact nature of the project, it is considered unlikely that the project would directly or indirectly impact on the values of 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
No	No	Aphelocephala leucopsis	Southern Whiteface
No	No	Aprasia parapulchella	Pink-tailed Worm-lizard, Pink-tailed Legless Lizard
No	No	Austrostipa wakoolica	
No	No	Botaurus poiciloptilus	Australasian Bittern
No	No	Brachyscome muelleroides	Mueller Daisy
No	No	Caladenia arenaria	Sand-hill Spider-orchid
No	No	Caladenia xanthochila	Yellow-lip Spider-orchid
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris ferruginea	Curlew Sandpiper
No	No	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo
No	No	Climacteris picumnus victoriae	Brown Treecreeper (south-eastern)
No	No	Crinia sloanei	Sloane's Froglet
No	No	Euastacus armatus	Murray Crayfish
No	No	Falco hypoleucos	Grey Falcon
No	No	Galaxias rostratus	Flathead Galaxias, Beaked Minnow, Flat-headed Galaxias, Flat-headed Jollytail, Flat-headed Minnow
No	No	Gallinago hardwickii	Latham's Snipe, Japanese Snipe
No	No	Grantiella picta	Painted Honeyeater
No	No	Hemiaspis damelii	Grey Snake
No	No	Lathamus discolor	Swift Parrot
No	No	Leipoa ocellata	Malleefowl

Direct impact	Indirect impact	Species	Common name
No	No	Lepidium aschersonii	Spiny Peppercress
No	No	Lepidium monoplocoides	Winged Pepper-cress
No	No	Litoria raniformis	Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog
Yes	Yes	Lophochroa leadbeateri leadbeateri	Major Mitchell's Cockatoo (eastern), Eastern Major Mitchell's Cockatoo, Pink Cockatoo (eastern)
No	No	Macquaria australasica	Macquarie Perch
No	No	Melanodryas cucullata cucullata	South-eastern Hooded Robin, Hooded Robin (south-eastern)
No	No	Neophema chrysostoma	Blue-winged Parrot
Yes	Yes	Nyctophilus corbeni	Corben's Long-eared Bat, South-eastern Long-eared Bat
No	No	Pedionomus torquatus	Plains-wanderer
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)
Yes	Yes	Polytelis swainsonii	Superb Parrot
No	No	Pteropus poliocephalus	Grey-headed Flying-fox
No	No	Rostratula australis	Australian Painted Snipe
No	No	Sclerolaena napiformis	Turnip Copperburr
No	No	Stagonopleura guttata	Diamond Firetail
No	No	Swainsona murrayana	Slender Darling-pea, Slender Swainson, Murray Swainson-pea

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia
Yes	Yes	Weeping Myall Woodlands

Direct impact	Indirect impact	Ecological community
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. *

A Preliminary Biodiversity Assessment (Att A_Strontian Solar Farm and BESS PBA) has been prepared which provides the methods and results of the initial site surveys, an overview of the potential impacts on biodiversity and the approach for undertaking the detailed ecological studies as part of the environmental impact statement (EIS) for the project.

The project has been designed to avoid and minimise impacts on biodiversity which will significantly reduce potential impacts on native vegetation and habitat. Several mapped PCTs and the potential TEC within the project area are proposed to be retained. The indicative solar array layout has not been finalised; however, the narrow strips of mapped PCTs and rows of planted trees around the edges of the project area are recommended to be retained. The majority of the impact will be to cropping land and isolated paddock trees.

Despite this, there will be direct impacts to some fauna habitats comprising isolated paddock trees that provide potential dispersal, foraging and/or breeding habitat for the Pink Cockatoo (eastern) (*Lophochroa leadbeateri leadbeateri*), Superb Parrot (*Polytelis swainsonii*) and Corben's Long-eared Bat (*Nyctophilus corbeni*). Up to scattered 60 trees are likely to require removal, approximately half of which are hollow bearing. The project also has potential for indirect impacts such as increased noise and disturbance during construction, sedimentation and erosion from tree removal, and weed invasion.

There is potential for the project to impact the Weeping Myall Woodlands TEC occurring on Strontian Road. Several overhanging trees may require pruning to improve access. Although a direct impact, the impact will be minor as no trees are being removed and only several limbs pruned. This would not significantly impact the composition or extent of this TEC.

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

No

4.1.4.6 Describe why you do not consider this to be a Significant Impact. *

The project has potential to impact on three listed threatened species under the EPBC Act, comprising the Pink Cockatoo (eastern) (*Lophochroa leadbeateri leadbeateri*), Superb Parrot (*Polytelis swainsonii*) and Corben's Long-eared Bat (*Nyctophilus corbeni*), and one Threatened Ecological Community (TEC), comprising Weeping Myall Woodlands.

Assessments of Significance as per the MNES Significant Impact Guidelines (Australian Government, 2013) were undertaken for these entities in the attached EPBC Act Assessments of Significance (Att C_Strontian Solar Farm and BESS EPBC Act AoS). These determined that the project will not result in a significant impact on these entities given the project area occurs in a highly degraded environment, potential foraging and breeding habitat present on site for the fauna species is not their preferred habitats, retained vegetation and surrounding landscapes will continues to support these species, and for the Weeping Myall Woodlands TEC, only minor pruning of overhanging trees along Strontian will be required which will not significantly alter the extent or composition of this TEC. Refer to "Att C_Strontian Solar Farm and BESS EPBC Act AoS" for full Assessments of Significance.

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 Preliminary Assessments of Significance determined that the project is unlikely to result in a significant impact on EPBC Act listed species or ecological communities. It is noted that further field surveys will occur in November 2025. Based on the assessments and work completed to date, the project is unlikely to be a controlled action requiring referral to the Minister for approval.

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. *

Avoidance and mitigation measures will be developed for inclusion in the EIS and will address the management of key issues identified in the biodiversity assessment.

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

The requirement for EPBC offset obligations will be undertaken in accordance with the NSW – Commonwealth Bilateral Agreement. The BDAR currently being prepared will determine the offset obligations required for the project, which will likely relate to the removal of scattered trees.

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
No	No	Motacilla flava	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 project is not likely to have a direct or indirect impact on any migratory species given suitable habitat for these species does not occur within the project area, and that these species have not been detected during field surveys to date.

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. *

No nuclear or uranium sites are located within or near 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.

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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. *

No Commonwealth Marine Areas are located within 10 km of the project.

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 project is located in south-western NSW and not 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 Planning Certificates under section 10.7 of the EP&A Act for the site indicated that the land is not declared to be a mine subsidence district within the meaning of the *CoalMine Subsidence Compensation Act 2017*.

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 nearest Commonwealth Land is Buckingbong Road Boree Creek which is located over 18 km south-west of the project.

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. *

No Commonwealth Heritage Places Overseas occur within or near the project.

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:

None

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)
- Threatened Species and Ecological Communities (S18)
- 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? *

Yes

4.3.2 Do you have an alternative timeline you are proposing for your proposed action? *

No

4.3.3 Briefly describe why an alternate timeline for your proposed action was not possible. *

The timing of the project will contribute to both Commonwealth and State Government policy commitments to increase renewable energy generation and reduce greenhouse gas (GHG) emissions including the Paris Agreement, AEMO Integrated System Plan 2024, NSW Electricity Strategy, and the NSW Electricity Infrastructure Roadmap 2020.

The project would improve the security and reliability of national and state electricity networks by generating electricity from a renewable source and feeding into the grid. The overall flexibility and resilience of the electrical grid would improve as renewable energy generation and storage increase and reliance on non-renewable energy generation decreases over time.

Given the contribution of the project to government policy commitments, no alternate timelines were proposed.

4.3.4 Do you have an alternative location you are proposing for your proposed action? *

No

4.3.5 Briefly describe why an alternative location for your proposed action was not possible. *

The Applicant has undertaken a detailed site suitability analysis and due diligence to inform site selection. Parameters such as biodiversity, proximity to sensitive land uses and receivers, flooding, value of agricultural land, amenity and proximity to the electricity network.

Compared to other sites, the Strontian Road site was found to have a limited number of constraints and significant advantages for a renewable project.

4.3.6 Do you have alternative activities you are proposing for your proposed action? *

No

4.3.7 Briefly describe why an alternative activity for your proposed action was not possible. *

The ‘Do Nothing’ option would allow for the continued use of the land for agricultural purposes; however, this would preclude the strategic benefits of the project. The project would improve the security and reliability of national and state electricity networks by generating electricity from a renewable source, and feeding into the grid. The overall flexibility and resilience of the electrical grid would improve as renewable energy generation and storage increase and reliance on non-renewable energy generation decreases over time.

Considering the potentially negative impacts the continued use of fossil fuels and climate change would have on land uses, biodiversity and human health among other effects, it is considered that the benefits of this project overwhelmingly outweigh its environmental impacts. Therefore, the ‘Do Nothing’ approach is not deemed favourable.

4.3.4 Alternatives: Impact and mitigation

4.3.4.1 Do these alternatives have a different impact, avoidance, or mitigation measure compared to what you have already provided? *

No

4.3.5 Alternatives: Considered alternatives

4.3.5.1 Do you have any other alternative actions, including not taking the action, that you have considered but are not proposing as part of this referral? *

No

5. Lodgement

5.1 Attachments

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att B_Strontian Solar Farm SIASR.pdf Social Impact Assessment Scoping Report	29/09/2025	No	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_Strontian Solar Farm and BESS PBA.pdf STRONTIAN SOLAR FARM & BESS SCOPING REPORT – PRELIMINARY BIODIVERSITY ASSESSMENT	29/09/2025	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 A_Strontian Solar Farm and BESS PBA.pdf STRONTIAN SOLAR FARM & BESS SCOPING REPORT – PRELIMINARY BIODIVERSITY ASSESSMENT	29/09/2025	No	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.	Document	Att C_Strontian Solar Farm and BESS EPBC Act AoS.pdf EPBC Act Assessments of Significance for listed Threatened Ecological Communities and Threatened Species.	12/10/2025	No	High

5.2 Declarations

Completed Referring party's declaration

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

ABN/ACN	48675605688
Organisation name	WolfPeak Group Pty. Ltd.
Organisation address	Suite 2, Level 1, 19 Short Street Port Macquarie NSW 2444
Representative's name	William Steggall
Representative's job title	
Phone	0477 611 677
Email	planning.australia@grupocobra.com
Address	Suite 2, Level 1, 19 Short Street Port Macquarie NSW 2444

☑ 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, **William Steggall of WolfPeak Group 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	681576483
Organisation name	STRONTIAN SOLAR FARM PTY LTD
Organisation address	2000 NSW
Representative's name	Sedat Erol

Representative's job title	Senior Development Manager
Phone	0427 431 603
Email	sedat.erol@grupocobra.com
Address	Level 14, 1 York Street, 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, **Sedat Erol of STRONTIAN SOLAR FARM 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, **Sedat Erol of STRONTIAN SOLAR FARM 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.