

Flat Rock Energy Storage

Application Number: **03532**

Commencement Date:
08/07/2026

Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Flat Rock Energy Storage

1.1.2 Project industry type *

Energy Generation and Supply (renewable)

1.1.3 Project industry sub-type

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1.1.4 Estimated start date *

01/01/2028

1.1.4 Estimated end date *

31/12/2081

1.2 Proposed Action details

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

Overview

The proposed action involves the construction, operation and maintenance of Flat Rock Energy Storage, a battery energy storage system (BESS) and associated infrastructure. The BESS will be supported by enabling infrastructure including roads, parking, on-site substation, site offices and on-site laydown areas. Project location is shown in the Supplementary Information (Att 1, Section 1.8, pp 4, Figure 1.1)

The proposed action will include land development, construction and operational activities related to the following permanent and temporary components:

- Battery Energy Storage System (BESS) – The BESS will have a capacity of approximately 520 MW, with major components comprising of batteries (lithium-ion technology) and power conversion systems (PCS) incorporating inverters and transformers. The BESS infrastructure is expected to be split over two areas.
- Substation – Two substations are required. The first is a Transgrid substation near the point of connection to the existing electricity transmission network at the north of the disturbance footprint. The second is at the BESS at the south of the disturbance footprint. These substations will be connected via an overhead transmission line. The substations will house electrical equipment such as switchgear and circuit breakers, protection and control systems and metering and communication systems.
- Transmission line – An overhead transmission line will connect the project substation to the Transgrid substation, and the Transgrid substation to the existing overhead Transgrid transmission line. The project transmission line will be overhead (not trenched) to minimise impacts to vegetation and watercourses, and avoids trees in the project area.
- Watercourse crossings – One crossing (ground-level road) is proposed across a drainage line to connect the two BESS areas. All other roads have been designed to avoid the need for watercourse crossings.
- Internal roads – The project will be primarily accessed from existing public roads. An internal road will connect the two BESS areas, and will be built to match the natural surface level. Other short internal roads may be required to access other areas. Additional driveways will likely be required to access the project from public roads and have been incorporated into the disturbance footprint.
- Construction laydown area (temporary disturbance) - temporary area for provision for construction material laydown and construction parking.

The proposed action does not include preliminary works (such as ongoing site inspections, investigations or surveys (including geotechnical surveys)), which may be required to inform the detailed design of the project or enable environmental management plans to be prepared, including in relation to geotechnical, biodiversity and archaeological matters. Any such ongoing site inspections, investigations or surveys (including geotechnical surveys) will not impact on matters of national environmental significance (MNES).

Purpose of proposed action

The proposed action will store electricity when demand is low and then release it to the grid when it is needed most. The proposed action will play a significant role in improving energy security, grid reliability and resilience.

Project area

The project area is within the approximately 1,200 ha Uriarra Station at 2028 Uriarra Road, Corree, in the Australian Capital Territory (ACT), which is privately leased land. The project area falls within part of blocks 74, 76 and 79 of Deposited Plan 9133, and comprises approximately 326 hectares (ha).

The project area is shown in the Supplementary Information (Att 1, Section 1.8, pp 5, Figure 1.2)

Disturbance footprint

The disturbance footprint comprises approximately 60 ha of primarily non-native and very low-condition native grassland in the project area.

The disturbance footprint is shown in the Supplementary Information (Att 1, Section 1.8, pp 5, Figure 1.2)

Proposed action activities

To enable the disturbance footprint to accommodate the proposed BESS and supporting infrastructure, the proposed action will include site access and establishment (including temporary construction facilities, security fencing and laydown areas); excavation work (including ground preparation); civil works (clearing of the disturbance footprint, earthworks, grading, compaction, stormwater drainage and sediment controls); bulk earthworks and soil movement; establishment of sediment pond(s) and drainage infrastructure (including site diversion channels, ponds and release infrastructure); concrete delivery, formwork placement and concrete pouring; transit, craning, placement of equipment and electrical fit out of the BESS, substation and ancillary infrastructure including installation of pad drainage (swales and pit and pipe networks), overhead cabling and containerised storage units; commissioning of BESS and substation (including testing of all equipment and commissioning tests required under the electrical connection agreement).

Construction of the proposed action is expected to take approximately 36 months. Once constructed, the BESS will operate 24 hours a day, seven days a week. It is anticipated that the BESS will be operational for a period of up to 50 years, after which time the BESS would be removed and the disturbance footprint rehabilitated.

Nature of proposed action activities and anticipated impacts

The project area has predominantly been used for sheep and cattle grazing and shows evidence of historic clearing and pasture improvement. The project area largely comprises cleared, non-native grassland. The disturbance area has been sited to avoid all mature trees and prioritises disturbance of areas of non-native vegetation and highly degraded, single-native-species derived grasslands. The proposed action will also clear a small area of planted native vegetation (juvenile trees lacking any hollows). The proposed action will slightly modify one drainage line in the disturbance footprint, noting that these drainage lines are already highly modified. Direct and indirect impacts on biodiversity values from the proposed action will be minimal. Juvenile native trees will be planted along a limited extent of the project area boundary (adjacent to Uriarra Road and Mountain Creek Road).

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 statutory context for the proposed action is summarised below.

Commonwealth legislation

EPBC Act

If an action will, or is likely to, have a significant impact on any MNES, it is deemed to be a 'controlled action' and requires approval from the Commonwealth Environment Minister or the Minister's delegate.

A search of the Commonwealth Protected Matters Search Tool indicates that there are no World Heritage Properties or National heritage places within the vicinity of the project area.

No Commonwealth listed threatened species or threatened ecological communities (TECs) have been identified within the project area.

Native Title Act 1993

There are no current native title claims relevant to the project area protected under the *Native Title Act 1993*.

ACT legislation

Planning Act 2023 (Planning Act)

Development approval for the proposed action will be sought from the ACT Government under the Planning Act. Under section 105(1) of the Planning Act, an Environmental Impact Statement (EIS) is required for a development proposal that is either prescribed by regulation or where the Commonwealth Minister administering the EPBC Act advises that the proposal is a controlled action under that Act.

The proposed action is a prescribed development proposal under clause 12 of the *ACT Planning (General) Regulation 2023* (Planning Regulation), as it falls within Schedule 1, Part 1.2, Column 2, which identifies a major electricity storage facility capable of storing more than 150 MW of electrical power.

Notwithstanding the above, under section 105(2) of the Planning Act, an EIS is not required if an Environmental Significance Opinion (ESO) has been issued for the proposal stating that it is not likely to have a significant adverse environmental impact.

Nature Conservation Act 2014 (NC Act)

The NC Act provides the legislative framework for the conservation of biodiversity in the ACT, including the protection of native species, ecological communities and their habitats. Ecological surveys have been undertaken to identify biodiversity values within the project area that are protected under the NC Act. Accordingly, the potential impacts of the proposed action on such values have been assessed in accordance with the NC Act.

Water Resources Act 2007

Groundwater may be intercepted by cut activities that may be required to achieve site levels, and by piling or excavation for footings. Licencing to take water is required under Part 5 of the *Water Resources Act 2007*.

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. *

As the developer for the proposed action, Private Energy Partners (PEP) is committed to:

- early and ongoing engagement, during project planning, development and impact assessment
- consideration of diverse viewpoints to better understand potential issues and impacts
- being open and transparent when providing information and engaging with stakeholders
- providing readily accessible project information via multiple communication channels and assistance with enquiries
- actively listening and demonstrating how feedback has been considered and addressed as part of developing the project and undertaking the impact assessment.

A Community and Stakeholder Engagement Plan (CSEP) and a First Nations Engagement Framework (FNEF) were prepared and implemented for the proposed action, to:

- address the needs of the development application process
- ensure PEP is a good neighbour, leaves a positive legacy, and generates long-term benefits for the Uriarra community
- seeks and incorporates stakeholder and community feedback to inform the development of the proposed action.

The CSEP and FNEF are live documents, which will be updated annually, and as required to respond to key stakeholder and community feedback received. A key objective of the CSEP and FNEF is to help ensure open and inclusive engagement is undertaken to inform the development of the proposed action. It includes a schedule of activities for providing timely and relevant project information, across a number of different communication channels, tailored to suit identified stakeholder needs. The level of engagement proposed for the project varies depending on the targeted stakeholder and will include a combination of informing, involving and collaborating.

Consultation carried out to date for the proposed action is summarised below.

Conservator for Flora and Fauna

- Meeting held in Canberra on 15 April 2026 to discuss the proposed action.
- Email correspondence confirming assessment approach and assumptions.
- Site inspection held on 12 June 2026.

ACT Parks and Conservation Services

- Engagement commenced via email regarding potential for environmental offsets within the wider Uriarra Station property.
- Representatives from ACT Parks and Conservation Services also attended the site inspection on 12 June 2026.

ACT Planning

- Meeting held in Canberra on 12 June 2026 with Territory Planning Authority.

Commonwealth Department of Climate Change Energy, the Environment and Water

- Pre-referral meeting held on 24 June 2026.

ACT Biosecurity and Rural Services Division

- Meeting held on 15 June 2026 to inform land management agreement.

Stakeholders and community

- Sent letters of introduction to identified elected representatives early May, prior to community engagement commencing.
- Held introductory meetings with several elected representatives across May and June.
- Delivered letters of introduction to direct and in-direct neighbours and surrounding community in May.

- Held 1:1 meetings with direct neighbours in May.
- Held initial meetings with the ACT Rural Landholders Association (May) and Landcare ACT (June).
- Launched project website in May: <https://private-energypartnerscommunity.com.au/flat-rock-energy-storage>.
- Sent emails of introduction to other key stakeholders with an interest in the proposed action (May).
- Established dedicated community email address and community information hotline.
- Ran print advertising in the Canberra Times to promote the information session (May and June).
- Held the first community information session on 13 June 2026 (approximately 30 people attended – mostly neutral feedback).

Engagement with stakeholders and the community is ongoing throughout the development of the proposed action.

First Nations

PEP acknowledges the continuing connection of First Nations Peoples to Country and recognises their unique rights and interests, cultures and knowledge. PEP is committed to building respectful, lasting and mutually beneficial relationships with First Nations communities where they operate.

In May, PEP sent proactive project introductions to the below stakeholders. The introduction included an overview of the proposed action with a request for an initial meeting to establish a relationship to support cultural heritage and benefit sharing discussions. The stakeholders include:

- UNEC - United Ngunnawal Elders Council
- NLALC - Ngambri Local Aboriginal Land Council
- ATSIEB - ACT Aboriginal and Torres Strait Islander Elected Body
- OATSIA - Office for Aboriginal and Torres Strait Islander Affairs.

PEP will continue to engage with the stakeholders to help progress the development of the proposed action.

During the preparation of the development application, PEP will continue to consult with relevant local, ACT and Commonwealth Government authorities, infrastructure and service providers, community groups, Traditional Owners, neighbours and affected landowners.

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 National Environmental Protection Agency (the agency) collects your personal information (as defined by the Privacy Act 1988) through this platform for the purposes of enabling the agency 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 agency 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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1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	28141736558
Organisation name	EMM CONSULTING PTY LIMITED
Organisation address	Level 10, 201 Pacific Highway, St Leonards NSW 2065

Referring party details

Name	David Richards
Job title	Senior Environmental Scientist
Phone	0405593675
Email	drichards@emmconsulting.com.au
Address	Level 10, 201 Pacific Highway, St Leonards NSW 2065

1.3.2 Identity: Person proposing to take the action

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

No

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

Yes

Person proposing to take the action organisation details

ABN/ACN 697236598

Organisation name FlatRock BESS ProjectCo Pty Ltd

Organisation address Level 38, 345 Queen Street, BRISBANE, QLD 4000

Person proposing to take the action details

Name Fraser Holding

Job title Vice President

Phone +61 753 489 538

Email fh@quinbrook.com

Address Level 38, 345 Queen Street, BRISBANE, QLD 4000

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? *

Yes

1.3.2.16 Describe the nature of the trust arrangement in relation to the proposed action. *

FlatRock BESS ProjectCo Pty Ltd (ACN 697 236 598) as trustee for FlatRock BESS Project Trust (ABN 26 832 702 859).

FlatRock BESS Project Co Pty Ltd is a wholly owned portfolio company of funds managed by Quinbrook, and is being developed by Private Energy Partners Pty Ltd (PEP), an affiliate enterprise of Quinbrook and Quinbrook's dedicated development, delivery and operations service provider.

The Trust Deed is attached (see Att 2).

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. *

- Private Energy Partners Pty Ltd and FlatRock BESS ProjectCo Pty Ltd as trustee for the FlatRock BESS Project trust adopts the environmental policies and planning framework documentation of Quinbrook Infrastructure Partners Pty Ltd, available at the Sustainability - Quinbrook (Quinbrook 2026) website linked below (www.quinbrook.com/sustainability/).
- Private Energy Partners Pty Ltd is the exclusive development affiliate of Quinbrook Infrastructure Partners Pty Ltd. Private Energy Partners Pty Ltd shares common directors with Quinbrook Infrastructure Partners Pty Ltd.
- Fraser Holding has a satisfactory record of responsible environment management.
- FlatRock BESS ProjectCo Pty Ltd has a satisfactory record of responsible environment management.
- FlatRock BESS ProjectCo Pty Ltd has no past or present proceedings under Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources.
- FlatRock BESS ProjectCo Pty Ltd does not have any actions previously referred under the EPBC Act.
- FlatRock BESS ProjectCo Pty Ltd does not have a corporate environmental policy or framework, however uphold a high environmental standard in all works undertaken and will adopt Quinbrook Infrastructure Partners Pty Ltd's environmental policies where applicable.
- Private Energy Partners Pty Ltd, Quinbrook Infrastructure Partners Pty Ltd have a satisfactory record of responsible environment management and have no past or ongoing proceedings under Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources.

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

Private Energy Partners Pty Ltd and FlatRock BESS ProjectCo Pty Ltd as trustee for the FlatRock BESS Project trust adopts the environmental policies and planning framework documentation of Quinbrook Infrastructure Partners Pty Ltd, available at the Sustainability - Quinbrook (Quinbrook 2026) website linked below (www.quinbrook.com/sustainability/).

1.3.3 Identity: Proposed designated proponent

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

Yes

Proposed designated proponent organisation details	
ABN/ACN	697236598
Organisation name	FlatRock BESS ProjectCo Pty Ltd
Organisation address	Level 38, 345 Queen Street, BRISBANE, QLD 4000
Proposed designated proponent details	
Name	Fraser Holding
Job title	Vice President
Phone	+61 753 489 538
Email	fh@quinbrook.com
Address	Level 38, 345 Queen Street, BRISBANE, QLD 4000

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	28141736558
Organisation name	EMM CONSULTING PTY LIMITED
Organisation address	Level 10, 201 Pacific Highway, St Leonards NSW 2065
Representative's name	David Richards
Representative's job title	Senior Environmental Scientist
Phone	0405593675
Email	drichards@emmconsulting.com.au
Address	Level 10, 201 Pacific Highway, St Leonards NSW 2065

✔ Confirmed Person proposing to take the action's identity

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

ABN/ACN	697236598
Organisation name	FlatRock BESS ProjectCo Pty Ltd
Organisation address	Level 38, 345 Queen Street, BRISBANE, QLD 4000
Representative's name	Fraser Holding
Representative's job title	Vice President
Phone	+61 753 489 538
Email	fh@quinbrook.com
Address	Level 38, 345 Queen Street, BRISBANE, QLD 4000

✔ 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: 325.62 Ha **Disturbance Footprint:** 59.76 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

2028 Uriarra Road, Coree ACT

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

Australian Capital Territory

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

No

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

The project area is located on private leasehold land. The project area is under a 99-year lease. The project area spans three blocks: Block 74, 76 and 79 on Deposited Plan (DP) 9133.

3. Existing environment

3.1 Physical description

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

Location and zoning

The project area is in Corree in the ACT near the border with NSW, and is around 11 km north-west of the outer suburbs of Canberra, and around 260 km south-west of Sydney. The land is zoned NUZ2 – Rural under the Territory Plan 2023 and there will be no changes to zoning required to facilitate the proposed action.

Adjacent land is generally characterised by agricultural land uses and is zoned as follows under the Territory Plan 2023:

- West: Non Urban - NUZ5 - Mountain and Bushlands, including Uriarra Forest immediately to the south-west
- East, south and north: Non Urban - NUZ2 – Rural, including Uriarra Village to the south and cleared agricultural land. Non Urban - NUZ4 - River Corridor is located further east associated with Tarpaulin Creek.

Road network

Uriarra Road and Brindabella Road each connect the project area to Canberra. Uriarra Road and Mountain Creek Road bound the project area and will provide direct access during construction and operation.

Condition

The project area is characterised by cleared, open paddocks utilised for cattle and sheep grazing. Post and wire fencing currently defines the property boundaries along Mountain Creek and Uriarra roads. Uriarra Creek runs through the project area.

The majority of the project area displays evidence of prior pasture improvement. Blackberry patches are dominant in the northern part of the project area but low in occurrence in other parts of the project area. The project area predominantly comprises non-native grassland. Limited native vegetation occurs within the project area, including in areas of plantings.

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

Further details are provided in the Supplementary Information (**Att 1, Section 1.4, pp 2**).

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

Existing land use

The project area is an undulating, rural area that is currently used for agricultural purposes, primarily livestock grazing. There are five dams within the project area, all of which have been avoided in the disturbance footprint. There are five native planting areas inside the project area.

Previous land uses

The project area has sustained grazing for over 150 years, with the homestead established in the 1860s. No recent land use changes have occurred within the project area.

Proposed land use

The proposed action will result in a change in use within the disturbance footprint from agricultural use to energy storage and transmission. Land outside the disturbance footprint is anticipated to continue to be used to support livestock grazing.

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

Natural features of the project area

Uriarra Creek runs from the west, through the middle of the project area to the east and is an ephemeral flowline in nature with very limited riparian vegetation restricted predominantly to patches of Tall Sedge (*Carex appressa*). Swamp Creek is not within the project area; however, runs immediately adjacent to the north-western boundary of the project area.

No caves, cracks or crevices were identified within the project area.

Important values

There are no parks or reserves within the project area, with the nearest being Sherwood Forest Special Purpose Reserve immediately to the west and Uriarra Forest to the south-west. The Lower Cotter Catchment Reserve occurs to the south of 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 project area is within an undulating landscape, with declining gradients generally associated with waterways. The highest point is 600 m Australian height datum (AHD), and the lowest point is 530 m AHD, with a variation of 70 m across the project area. Creeks flow in an easterly direction, indicating a general down-gradient to the east.

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.

Biodiversity values within the project area and disturbance footprint are described in Chapter 3 of the Supplementary Information (see **Att 1, Chapter 3, pp 10**) and shown in Figure 3.1 (**Att 1, Chapter 3, pp 14**). An overview is provided below.

Plant community types (PCTs) within the project area include:

- ACT08 - Tableland Riparian Fringing Vegetation
- ACT99 - Native Planting
- Non-native grassland.

Section 3.2.1 of the Supplementary Information (see **Att 1, Section 3.2.1, pp 10-13**) provides a list of flora species identified within the project area.

Fauna observed within the project area includes:

- Sulfur-crested Cockatoo
- Brush-tail possum
- Red Fox
- Sheep
- Cattle

Evidence of feral pig damage has also been observed.

The EPBC Act Protected Matters Search Tool (PMST) report for the project area did not identify any EPBC Act listed threatened ecological communities (TECs) or species as known to occur within the project area. TECs and species (or their habitat) listed in the PMST report as likely to occur in the project area include:

- TECs:
 - White Box, Yellow Box, Blakely's Red Gum Grassy Woodland CEEC
 - Natural Temperate Grassland of the South Eastern Highlands CEEC
- Plants:
 - Toadflax (*Thesium australe*)
 - Hoary Sunray (*Leucochrysum albicans* ssp. *albicans*)
 - Pale Pomaderris (*Pomaderris pallida*)
- Reptiles:
 - Pink-tailed Worm-lizard (*Aprasia parapulchella*)
- Frogs:
 - Booroolong Frog (*Litoria booroolongensis*)
- Insects:
 - Golden Sun Moth (*Synemon plana*)
- Mammals:
 - Greater Glider (*Petauroides volans*)
 - Grey-headed Flying-fox (*Pteropus poliocephalus*)
 - Koala (*Phascolarctos cinereus*)
 - Spotted-tail Quoll (*Dasyurus maculatus maculatus*)
- Birds:
 - Australian Painted Snipe (*Rostratula australis*)
 - Blue-winged Parrot (*Neophema chrysostoma*)
 - Brown Treecreeper (*Climacteris picumnus victoriae*)
 - Diamond Firetail (*Stagonopleura guttata*)
 - Gang-gang Cockatoo (*Callocephalon fimbriatum*)
 - Grey Falcon (*Falco hypoleucos*)
 - Latham's Snipe (*Gallinago hardwickii*)
 - Painted Honeyeater (*Grantiella picta*)
 - Regent Honeyeater (*Anthochaera phrygia*)

- South-eastern Glossy Black-Cockatoo (*Calyptorhynchus lathami lathami*)
- South-eastern Hooded Robin (*Melanodryas cucullata cucullata*)
- Southern Whiteface (*Aphelocephala leucopsis*)
- Superb Parrot (*Polytelis swainsonii*)
- Swift Parrot (*Lathamus discolor*)
- White-throated Needletail (*Hirundapus caudacutus*)
- Fish:
 - Murray Cod (*Maccullochella peelii*)

EPBC Act listed threatened species which have been recorded within a 5 km radius of the project area based on a search of the Atlas of Living Australia include:

- Southern Whiteface (*Aphelocephala leucopsis*)
- Gang-gang Cockatoo (*Callocephalon fimbriatum*)
- Painted Honeyeater (*Grantiella picta*)
- White-throated Needletail (*Hirundapus caudacutus*)
- Superb Parrot (*Polytelis swainsonii*)
- Pilotbird (*Pycnoptilus floccosus*)
- Murray Crayfish (*Euastacus armatus*)
- Green and Golden Bell Frog (*Litoria aurea*)
- Spotted-tailed Quoll (*Dasyurus maculatus maculatus*) (SE mainland population)
- Koala (*Phascolarctos cinereus*)
- Hoary Sunray (*Leucochrysum albicans subsp. tricolor*)
- Pale Pomaderris (*Pomaderris pallida*)
- Pink-tailed Worm Lizard (*Aprasia parapulchella*).

Likelihood of occurrence assessments for each species and TEC listed above have been completed and are presented in the Supplementary Information (**Att 1, Appendix B**).

The project area has scattered remnant paddock trees within a highly disturbed and degraded groundcover, consistent with historical and ongoing agricultural use.

The project area comprises three plant community types (PCTs): ACT99 – Native Planting; ACT08 - Tableland Riparian Fringing Vegetation; and non-native grassland. The low-condition ACT08 aligns with the ephemeral flowlines, which retain a cover of Tall Sedge (*Carex appressa*) and minimal occurrence of other native vegetation species. The vegetation communities within the project area do not align with any EPBC Act listed TECs.

Threatened flora

No threatened flora are considered likely to occur within the project area due to the high level of degradation and long history of agricultural activities, nor have any of these species been observed within the project area during site surveys.

Threatened fauna

Two threatened fauna species were assessed as being likely to occur within the project area including:

- Gang Gang Cockatoo (*Callocephalon fimbriatum*)
- Superb Parrot (*Polytelis swainsonii*).

Habitat features

The project area provides minimal suitable habitat for threatened species:

- Rocky outcrops: this provides potential low-quality habitat for Pink-tailed Worm-lizard; however, the lack of tussock species mean this species is still considered unlikely to occur in the project area.

- **Hollow bearing trees:** The project area contains 100 remnant trees, of which 16 are hollow-bearing and 84 are non-hollow bearing. No hollow bearing trees are within the disturbance footprint and therefore no hollow bearing trees will be directly impacted by the proposed action. All hollows in trees in the project area were inspected 15-16 June 2026 for occupancy. The survey did not record any evidence of Gang-gang Cockatoo breeding (e.g. sightings of Gang-gang Cockatoos, or presence of feathers in hollows). Unoccupied hollows may still be utilised by hollow-dependent threatened bird species at other times of year.
- **Planted native vegetation:** Planted native vegetation in the project area comprises immature trees, and comprise two small 'stepping-stone' style patches, and other linear (often 1 tree wide) areas, all fenced with barbed-wire. These trees may provide foraging and roosting habitat for threatened species, though species are unlikely to rely on them given the small size of these planted areas, their isolated nature, and lack of remnant native vegetation. The groundlayer of the planted native vegetation is generally dominated by non-native species.
- **Waterways:** Five permanent water sources (in the form of human-made dams) were identified within the project area and are visible in the aerial imagery. There are no permanent water sources within the disturbance footprint. Waterways in the project area are ephemeral. The mapping for PCT ACT08 - Tableland Riparian Fringing Vegetation provides the best available extent of each ephemeral waterway, given the waterways lack banks, or riparian vegetation, meaning that the dominance of Tall Sedge is the best measure of the edge of the waterway. Ephemeral waterways in the project area may provide temporary marginal foraging habitat to threatened wetland birds such as Latham's Snipe (*Gallinago hardwickii*) which tolerate non-native vegetation, following rain.

Migratory species

Four migratory species are identified as likely to occur within the project area in the Protected Matters Search Tool results. These include Latham's Snipe, White-throated Needletail, Common Sandpiper and Fork-tailed Swift.

Latham's Snipe is a wading bird that inhabits permanent and ephemeral wetlands. The White-throated Needletail is almost exclusively aerial when in Australia but has been recorded roosting in trees within dense canopy foliage or tree hollows (SPRAT Profile). There is no suitable wetland or dense canopy foliage habitat within the project area so impacts to these species are considered unlikely.

The Common Sandpiper prefers muddy or sandy margins of rivers, creeks, wetlands and estuaries, which are absent from the project area apart from minor, low-flow creeks dominated by non-native vegetation and lacking exposed muddy margins. There are no records of the species on the project area from the Atlas of Living Australia, and the project area does not provide suitable foraging habitat. Therefore, impacts to this species are considered unlikely.

The project area provides suitable foraging habitat for the Fork-tailed Swift in the form of open airspace. The species may occur across the project area during migration or favourable weather conditions, however it is unlikely to form a population. Therefore, impacts to this species are considered unlikely.

Groundwater dependent ecosystems

The project area is highly modified. The few paddock trees that remain are not considered to be groundwater dependent. No threatened species associated with groundwater dependent ecosystems (GDEs) are considered likely to occur in the project area.

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

Native vegetation

Site surveys were undertaken in March 2026 and confirmed that no EPBC Act listed TECs are within the project area (**see Att 1, Chapter 3, pp 10**). The project area is utilised for agricultural purposes and exhibits scattered remnant paddock trees within a highly disturbed and degraded groundcover. These trees form stepping stone habitat to facilitate fauna movement through the area and when hollow bearing, form important nesting and/or roosting habitat for native fauna. These trees are important to enable the movement of fauna from the Murrumbidgee River to the east of the property to large tracts of remnant native vegetation in conservation reserves to the west.

Ephemeral flowlines in the project area retain a cover of Tall Sedge and very low cover of other native vegetation species were observed. Weeping grass (*Microlaena stipoides*) provides a variable cover in the project area in both the native and non-native grasslands. During some surveys, no Weeping grass was observed, whilst at other times, a cover of almost 50% has been observed in some areas. Cover has not been high enough to warrant defining areas of grassland as native.

The project area was mapped into three PCTs: ACT99 – Native Planting, non-native grassland, and ACT08 - Tableland Riparian Fringing Vegetation.

Soil types and condition

The Australian Soil Classification maps the property as containing predominantly Kurosols which are usually strongly acidic and exhibit a clear or abrupt textural B horizon (Soil CRC 2026). The soils are described in the Great Soil Group as being less fertile yellow podzolic soils which often exhibit a coarse texture leading to poor water and nutrient retention.

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, National Heritage or World Heritage places or other places recognised as holding historical heritage values are listed or known to occur within the project area. Desktop searches of the World Heritage List, National Heritage List, Commonwealth Heritage List and the Register of the National Estate (non-statutory archive) found no listed items within the project area.

Desktop research identified two registered heritage items and one previously provisionally registered item within proximity to the project area. None of these sites are within the project area. These are:

- **Sherwood Homestead Complex:** A listed rural homestead group associated with early European settlement and pastoral expansion in the western ACT. The place includes the remains of a nineteenth-century homestead, outbuildings, and associated landscape elements such as fencelines and mature plantings. It is significant for its demonstration of early agricultural land use, historical associations with the district's pioneering families, and its ability to illustrate rural lifeways prior to large-scale land resumptions for forestry and conservation purposes.
- **Huntly:** A nineteenth-century rural property demonstrating the evolution of pastoral development and homestead architecture in the Molonglo and Murrumbidgee catchments. The property retains a substantial stone homestead and ancillary structures and contributes to the understanding of early European occupation patterns and settlement history within the ACT's western rural landscape.
- **Ruins in Coree:** Previously provisionally listed but removed from possible entry to the ACT Heritage Register following assessment by the ACT Heritage Council, which found this site did not meet the threshold for heritage significance (NI2015-664). No statutory heritage constraints apply.

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

The project area is in the ACT and occurs in a landscape for which multiple Aboriginal families and groups maintain cultural connections. The ACT Government acknowledges the Ngunnawal people as traditional custodians of the ACT while recognising the continuing connections of other Aboriginal people and families to the region. The Uriarra–Cotter–Murrumbidgee landscape has long functioned as a movement corridor, gathering place and cultural landscape associated with Aboriginal people from across the broader region. The broader Uriarra landscape along the upper Murrumbidgee catchment is an area of long-term Aboriginal occupation associated with resource gathering, travel routes and inter-group connection between the tablelands and Alpine foothills.

EMM engaged with ACT Heritage to obtain information on registered Aboriginal heritage places within and surrounding the project area. Restricted heritage information was provided by ACT Heritage on 27 February 2026 subject to confidentiality requirements. Accordingly, only high-level information relevant to this referral is presented.

ACT Heritage records indicate ten registered Aboriginal heritage sites within the wider Uriarra Station, comprising artefact scatters, a quarry and a gathering place. Of these, only one registered Aboriginal place has the potential to occur within the project area, represented by a buffer associated with a recorded gathering place. The gathering place is reported to be a culturally significant place.

The presence of Uriarra Creek within the project area indicates a moderate to high potential for previously unidentified Aboriginal archaeological material, particularly within relatively undisturbed alluvial terraces and lower slope landforms. While the landscape has been modified by historical pastoral activities, timber harvesting and plantation forestry, Aboriginal objects may remain within stable surface contexts or buried deposits.

Construction activities have the potential to impact the recorded Aboriginal place and any previously unidentified Aboriginal objects that may be present within the disturbance area. Aboriginal cultural heritage investigations will be undertaken to inform project design and the development application, including consultation with Registered Aboriginal Organisations (RAOs) in accordance with the ACT *Heritage Act 2004*, the ACT Heritage Regulation 2005, the ACT Heritage Council (2015) *Cultural Heritage Reporting Policy*, and the ACT Government's (2025) *Guide to Lodging Applications with the ACT Heritage Council for Development & Works* and methods similar to the NSW *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW 2010). Appropriate avoidance, impact minimisation and management measures will be developed in consultation with ACT Heritage and the RAOs, and any required approvals will be obtained prior to construction.

3.4 Hydrology

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

The project is in the upper reaches of the Murrumbidgee River catchment, which covers a total area of around 84,000 km². The local hydrologic context relevant to the project area is shown in the Supplementary Report (**Att 1, Section 1.8, pp 4, Figure 1.1**).

Uriarra Creek traverses the project area, Swamp Creek is immediately adjacent to the north-western project area boundary, and Tarpaulin Creek is around 500 m east of the project area. Uriarra Creek is ephemeral. The waterways and unnamed minor drainage lines within the project area are lower order streams, lack aquatic vegetation and are dominated by grass species prevalent across the project area.

There are five existing farm dams used primarily for stock watering within the project area.

There are no Ramsar wetlands or other significant wetlands within or downstream of the disturbance footprint.

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.

—

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.

*

No World Heritage properties exist within close proximity to the project area, and none were identified in the PMST.

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.

—

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.

*

No National Heritage places exist within close proximity to the project area, and none were identified in the PMST.

4.1.3 Ramsar Wetland

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

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

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

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

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

No

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

*

No Ramsar Wetlands exist within close proximity to the project area (the nearest Ramsar Wetland is 500 – 600 km upstream).

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>Ammobium craspedioides</i>	Yass Daisy
No	No	<i>Amphibromus fluitans</i>	River Swamp Wallaby-grass, Floating Swamp Wallaby-grass
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>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Caladenia concolor</i>	Crimson Spider-orchid, Maroon Spider-orchid
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
Yes	Yes	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo
No	No	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo
No	No	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat
No	No	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
No	No	<i>Crinia sloanei</i>	Sloane's Froglet
No	No	<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	<i>Delma impar</i>	Striped Legless Lizard, Striped Snake-lizard
No	No	<i>Euastacus armatus</i>	Murray Crayfish
No	No	<i>Eucalyptus aggregata</i>	Black Gum
No	No	<i>Falco hypoleucos</i>	Grey Falcon
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe

Direct impact	Indirect impact	Species	Common name
No	No	<i>Grantiella picta</i>	Painted Honeyeater
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Lathamus discolor</i>	Swift Parrot
No	No	<i>Lepidium aschersonii</i>	Spiny Peppercross
No	No	<i>Leucochrysum albicans</i> subsp. <i>tricolor</i>	Hoary Sunray, Grassland Paper-daisy
No	No	<i>Liopholis montana</i>	Mountain Skink
No	No	<i>Litoria booroolongensis</i>	Booroolong Frog
No	No	<i>Litoria castanea</i>	Yellow-spotted Tree Frog, Yellow-spotted Bell Frog
No	No	<i>Maccullochella peelii</i>	Murray Cod
No	No	<i>Macquaria australasica</i>	Macquarie Perch
No	No	<i>Mastacomys fuscus mordicus</i>	Broad-toothed Rat (mainland), Tooarrana
No	No	<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>Petauroides volans</i>	Greater Glider (southern and central)
No	No	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)
No	No	<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>Pimelea bracteata</i>	
Yes	Yes	<i>Polytelis swainsonii</i>	Superb Parrot
No	No	<i>Pomaderris cotoneaster</i>	Cotoneaster Pomaderris
No	No	<i>Pomaderris pallida</i>	Pale Pomaderris
No	No	<i>Prasophyllum petilum</i>	Tarengo Leek Orchid
No	No	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
No	No	<i>Pterostylis oreophila</i>	Blue-tongued Orchid, Kiandra Greenhood
No	No	<i>Pycnoptilus floccosus</i>	Pilotbird

Direct impact	Indirect impact	Species	Common name
No	No	Ranoidea raniformis	Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog
No	No	Rostratula australis	Australian Painted Snipe
No	No	Senecio macrocarpus	Large-fruit Fireweed, Large-fruit Groundsel
No	No	Stagonopleura guttata	Diamond Firetail
No	No	Swainsona recta	Small Purple-pea, Mountain Swainson-pea, Small Purple Pea
No	No	Synemon plana	Golden Sun Moth
No	No	Thesium australe	Austral Toadflax, Toadflax

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Alpine Ash forests of mainland Australia
No	No	Alpine Sphagnum Bogs and Associated Fens
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. *

Threatened Ecological Communities (TECs)

There are no EPBC Act listed TECs within the project area and therefore the project will not have any direct or indirect impacts on EPBC Act listed TECs.

Threatened Species

Based on the results of the desktop assessment and ground-truthing of fauna habitat within the project area, the proposed action has been assessed to have the potential to impact:

- Superb Parrot – foraging habitat only (as breeding habitat has been avoided)
- Gang-gang Cockatoo – foraging habitat only (as breeding habitat has been avoided)

Further details on the desktop assessment process and other assessment methodologies are presented in Chapter 2 of the Supplementary Information (**Att 1, Chapter 2, pp 5**). Desktop assessment results are presented in Section 3.1 of the Supplementary Information (**Att 1, Section 3.1, pp 10**) and likelihood of occurrence has been determined in Section 3.3 and Appendix B of the Supplementary Information (**Att 1, Section 3.3, pp 18 and Att 1, Appendix B**). Outcomes of field surveys are provided in Section 3.2 of the Supplementary Information (**Att 1, Section 3.2, pp 10**).

Direct impacts

Avoidance of direct impacts to high biodiversity values within the project area has been prioritised during the identification of the disturbance footprint for the proposed action. The disturbance footprint avoids TECs, mature trees and hollow-bearing trees. Direct impacts will be restricted to approximately 56.6 ha of non-native grassland, 2.4 ha of low condition native grassland, 0.8 ha of planted native trees, and 59 ha of potential low quality foraging habitat for Gang-gang Cockatoo and Superb Parrot (being primarily non-native grassland).

Pink-tailed Worm-lizard

It is considered that the project area does not provide suitable habitat for this species due to the heavily modified nature of the grassland, presence of weeds, lack of tussock grass and embedded nature of the observed rocks. Therefore, the disturbance footprint avoids direct impacts to suitable potential habitat for this species (**Att 1, Appendix C**).

An assessment of significance concluded the proposed action does not have potential to result in significant impacts to this species.

Superb Parrot and Gang-gang Cockatoo

Assessments of significance were undertaken for Superb Parrot and Gang-gang Cockatoo as there is potential breeding habitat (i.e. hollow-bearing trees) for these two species within the project area. The disturbance footprint has been refined to avoid all hollow bearing trees, as such this habitat feature will not be impacted by the proposed action. Further, tree hollow surveys were completed within the project area and no evidence of these species (or signs of breeding, such as feathers) was observed. The disturbance footprint provides low condition potential foraging habitat only, in the form of non-native grassland characterised by pasture degraded due to historical agricultural use. Superior habitat exists elsewhere in areas surrounding the disturbance footprint, and beyond the project area. Assessments of significance concluded the proposed action does not have potential to result in significant impacts to these species.

Indirect impacts

The proposed action has the potential to indirectly impact listed threatened species through dust generation during construction, off-site lighting and noise impacts, the spread or introduction of weeds and pests and erosion and sedimentation resulting in reduced water quality. Indirect impacts can be managed with the implementation of the measures outlined in Section 4.2 of the Supplementary Information (**Att 1, Section 4.2, pp 19**).

The proposed action does not have potential to result in significant impacts to EPBC Act listed threatened species.

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. *

Assessments of significance have been prepared for three EPBC Act listed threatened species.

Pink-tailed Worm-lizard

It is considered that the project area does not provide suitable habitat for this species due to the heavily modified nature of the grassland, presence of weeds, lack of tussock grass and embedded nature of the observed rocks. Therefore, the disturbance footprint avoids direct impacts to suitable potential habitat for this species (**Att 1, Appendix C**).

An assessment of significance concluded the proposed action does not have potential to result in significant impacts to this species. See the Supplementary Information for further details (**Att 1, Section 4.4, pp 25**).

Superb Parrot and Gang-gang Cockatoo

Assessments of significance were undertaken for Superb Parrot and Gang-gang Cockatoo as there is potential habitat (i.e. hollow-bearing trees) for these two species within the project area. There are no hollow-bearing trees within the disturbance footprint and therefore this habitat feature will not be impacted by the proposed action. Further, tree hollow surveys were completed within the project area and no evidence of these species (or signs of breeding, such as feathers) was observed. The disturbance footprint provides low condition potential foraging habitat only, in the form of non-native grassland and immature planted native vegetation. Within the context of the project area and Uriarra Station, the proposed action will clear a small area of low condition habitat for this species and areas of higher quality habitat (including hollow-bearing trees and higher quality native grasslands) have been avoided. Assessments of significance concluded the proposed action does not have potential to result in significant impacts to these species. See the Supplementary Information for further details (**Att 1, Section 4.5 and Section 4.6, pp 26-27**).

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 disturbance footprint has been the subject of an iterative design process that has been informed by proximity to the existing overhead transmission line, preliminary flood model outputs, consideration of visibility of project infrastructure and avoidance of high biodiversity values. The disturbance footprint is dominated by non-native vegetation, predominantly in the form of non-native grassland.

Based on the low quality of habitat within the disturbance footprint and assessments of significance conducted for each of the relevant EPBC Act listed threatened species, the proposed action is not predicted to have a significant impact on any EPBC Act listed TECs or threatened species. Therefore, it is not considered that the proposed action is a controlled action.

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 minimisation of impacts on biodiversity values have been and will continue to be a key constraint considered throughout the design refinement process. Environmental constraints have been a key consideration during the refinement of the disturbance footprint within the project area. The disturbance footprint has been the subject of an iterative design process that has been informed by outcomes of preliminary biodiversity fieldwork and constraints identification, as well as inputs from other disciplines.

Avoidance

The project area is highly suitable for a BESS project. Alternative locations for a project of this scale are limited due to the requirements of surface area, topography, proximity to existing and/or proposed transmission infrastructure and available network capacity, as well as the need to avoid major townships or areas of high agricultural and biodiversity value. Refinements to the extent of the disturbance footprint have been made to reduce direct impacts and retain higher-quality native vegetation and threatened flora and fauna habitat.

The disturbance footprint has minimised impacts to known biodiversity values by avoiding:

- TECs
- all hollow-bearing trees and remnant native trees
- most planted native trees, drainage lines and riparian areas
- Uriarra Creek, Tarpaulin Creek and farm dams.

Where possible, rocky outcrops have also been avoided.

The number of internal roads has been minimised to reduce the total area of grassland that would be impacted. Electricity transmission infrastructure will be predominantly overhead to further avoid impacts to trees and drainage lines outside of the disturbance footprint.

Impacts to terrestrial biodiversity during operation are likely to be minimal and limited to the direct impacts resulting from the disturbance footprint. Traffic and maintenance activities may present a small risk to some fauna species.

As part of further design refinements, the following principles with respect to minimising impacts to biodiversity will be adopted:

- Minimise vegetation clearing.
- Maximise use of previously disturbed land (i.e. land previously modified by agricultural operations, including cleared areas, established access tracks and local roads).
- Minimise disturbance (the disturbance footprint will be limited to the minimum area required to deliver the project's energy storage objectives).
- A flexible approach to design (responding to identified environmental impacts and constraints).

Mitigation measures

For impacts that are unable to be avoided, measures will be implemented to mitigate impacts to biodiversity. These measures will be included in a Construction Environmental Management Plan (CEMP) or similar, to be developed prior to construction. Proposed measures are listed in Table 4.1 of the Supplementary Information (**Att 1, Section 4.2, pp 20**) and include weed, erosion and sediment control measures, pre-clearance surveys, measures to reduce off-site dust, noise and lighting impacts, and bushfire mitigation measures.

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

No offset liability has been identified for the proposed action.

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
No	No	<i>Pandion haliaetus</i>	Osprey

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.

*

A desktop assessment undertaken did not identify any migratory species, potential habitat or foraging habitat as likely to occur.

Further details on the desktop assessment process and other assessment methodologies are presented in Chapter 2 of the Supplementary Information (**Att 1, Chapter 2, pp 5**). Desktop assessment results are presented in Section 3.1 of the Supplementary Information (**Att 1, Section 3.1, pp 10**) and likelihood of occurrence is provided in Appendix B of the Supplementary Information (**Att 1, Appendix B**).

Of the nine species identified as having potential to occur, only four were listed in the PMST results as being likely to occur. A summary of their likelihood of occurrence is summarised below.

The project area provides aerial foraging habitat for White-throated Needletail; however, is unlikely to provide roosting habitat. Therefore, the proposed action is unlikely to have a direct or indirect impact on this species.

The project area provides marginally suitable habitat for the wetland dwelling Latham's Snipe, with fragmented Tall Sedge dominated ephemeral flowlines being the most suitable habitat within the project area. Five farm dams are present within the project area; however, do not support sufficient riparian vegetation to provide suitable habitat for this species. Therefore, Latham's Snipe is unlikely to occur within the project area and the proposed action is unlikely to have a direct or indirect impact on this species.

The project area provides no suitable habitat for Common Sandpiper, a species reliant on wetlands. Whilst ephemeral drainage lines and farm dams are present within the project area, they lack the dense riparian vegetation and exposed muddy margins this species relies upon for foraging. Therefore, the proposed action is unlikely to have a direct or indirect impact on this species.

The Fork-tailed Swift is not dependent on ground-level vegetation, requiring only open airspace for foraging habitat. Therefore, the proposed action is unlikely to have a direct or indirect impact on this species.

4.1.6 Nuclear

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

No

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

*

The proposed action does not include any nuclear action, nor does the project area contain nuclear hazards.

4.1.7 Commonwealth Marine Area

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

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

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

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

No

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

The proposed action is not proposed within or near a Commonwealth Marine Area and will not result in any direct or indirect impacts upon a Commonwealth 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. *

The proposed action is not near the Great Barrier Reef; therefore, the proposed action will not result in any direct or indirect impacts on the Great Barrier Reef.

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

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

No

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

*

The proposed action is not related to coal seam gas development or coal mining and will, therefore, not result in any direct or indirect impacts on water resources in relation to such actions.

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.

*

The project area is not located on or near Commonwealth Land and will, therefore, not result in any direct or indirect impacts on such places.

4.1.11 Commonwealth Heritage Places Overseas

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

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

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

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

No

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

The proposed action is not associated with any Commonwealth Heritage Places Overseas and will, therefore, not result in any direct or indirect impacts on such places.

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? *

No

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

Alternative timeline

An alternative timeline is not possible for the proposed action as a delay to the timing of the proposed action would not contribute to meeting the objectives of the proposed action, namely, to support Australia's transition towards clean and renewable sources of energy and assist in the achievement of Commonwealth renewable energy targets and greenhouse gas reduction.

Alternative location

Alternatives to the project area were considered as part of the site identification process, including other potential sites within NSW and ACT. The primary constraint in considering locations elsewhere included proximity to existing electricity transmission infrastructure with potential to support the project's grid connection, avoidance of impacts on high biodiversity values, proximity to sensitive receptors and accessibility from the local and regional road network.

The project area was chosen due to its proximity to the existing overhead transmission line to connect the BESS into the National Electricity Market and is considered suitable for a BESS given the large areas of highly degraded or non-native grassland with low biodiversity values. Alternatives which are further away from existing transmission infrastructure need long transmission lines and easements to connect into the network, which come with additional environmental and social impacts. The proposed connection into the existing overhead transmission line has maximised use of previously disturbed land. As such, the selected project area is considered optimal for development of a BESS.

The disturbance footprint has minimised impacts to known biodiversity values by avoiding:

- TECs
- all hollow-bearing trees and remnant native trees
- most planted native trees, drainage lines and riparian areas
- Uriarra Creek, Tarpaulin Creek and farm dams.

Where possible, rocky outcrops have also been avoided.

The number of internal roads have been minimised to reduce the total area of grassland that would be impacted. Electricity transmission infrastructure will be predominantly overhead to further avoid impacts to trees and drainage lines outside of the disturbance footprint.

The use of previously disturbed land (i.e. land previously modified by agricultural operations, including cleared areas, established access tracks and local roads) has also been prioritised. The proposed action will seek to minimise the disturbance footprint to the minimum area required to achieve the targeted energy storage capacity.

Alternative activity

The project area is highly suitable for a battery project. A do-nothing option would prohibit the potential project benefits, including:

- creation of employment opportunities
- direct and indirect benefits to the local and regional economy, including opportunities for local businesses and suppliers, improvements to public infrastructure, general growth and community development
- diversification of local revenue streams
- faster achievement of Commonwealth renewable energy targets and greenhouse gas emission reductions
- increased energy security.

The BESS will play a critical role in providing firming capacity by storing surplus renewable energy and dispatching it when demand is high or renewable energy generation is low. Alternative activities would not provide the potential project benefits or contribute to this goal.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment 1 - Flat Rock Supplementary Report.pdf This report provides details on the methods used and the outcomes of desktop assessment and field survey to determine the presence (or absence) of threatened species and TECs listed under the EPBC Act and assess the likelihood that matters of national environmental significance (MNES) would occur in the disturbance footprint, and be impacted by, the proposed action. Where an EPBC Act listed threatened species or TEC is deemed likely to occur in the project area, assessments of significance have been prepared in accordance with Matters of National Environmental Significance: Significant Impact Guidelines 1.1 (DoE 2013), and in consideration of relevant listing advice, conservation advice and recovery plans.	08/07/2026	No	High

1.3.2.16 (Person proposing to take the action) Nature of the trust arrangement in relation to the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment 2 - Trust deed_FlatRock BESS Project Trust.PDF	17/04/2026	Yes	

1.3.2.17 (Person proposing to take the action) Proposer's history of responsible environmental management

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Sustainability - Quinbrook https://www.quinbrook.com/sustainability/			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.	Link	Sustainability - Quinbrook https://www.quinbrook.com/sustainability/			High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence

#1.	Document	Attachment 1 - Flat Rock Supplementary Report.pdf This report provides details on the methods used and the outcomes of desktop assessment and field survey to determine the presence (or absence) of threatened species and TECs listed under the EPBC Act and assess the likelihood that matters of national environmental significance (MNES) would occur in the disturbance footprint, and be impacted by, the proposed action. Where an EPBC Act listed threatened species or TEC is deemed likely to occur in the project area, assessments of significance have been prepared in accordance with Matters of National Environmental Significance: Significant Impact Guidelines 1.1 (DoE 2013), and in consideration of relevant listing advice, conservation advice and recovery plans.	08/07/2026	No	High
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3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment 1 - Flat Rock Supplementary Report.pdf This report provides details on the methods used and the outcomes of desktop assessment and field survey to determine the presence (or absence) of threatened species and TECs listed under the EPBC Act and assess the likelihood that matters of national environmental significance (MNES) would occur in the disturbance footprint, and be impacted by, the proposed action. Where an EPBC Act listed threatened species or TEC is deemed likely to occur in the project area, assessments of significance have been prepared in accordance with Matters of National Environmental Significance: Significant Impact Guidelines 1.1 (DoE 2013), and in consideration of relevant listing advice, conservation advice and recovery plans.	08/07/2026	No	High

3.2.2 Vegetation within the project area

Type	Name	Date	Sensitivity	Confidence
#1.	Document Attachment 1 - Flat Rock Supplementary Report.pdf This report provides details on the methods used and the outcomes of desktop assessment and field survey to determine the presence (or absence) of threatened species and TECs listed under the EPBC Act and assess the likelihood that matters of national environmental significance (MNES) would occur in the disturbance footprint, and be impacted by, the proposed action. Where an EPBC Act listed threatened species or TEC is deemed likely to occur in the project area, assessments of significance have been prepared in accordance with Matters of National Environmental Significance: Significant Impact Guidelines 1.1 (DoE 2013), and in consideration of relevant listing advice, conservation advice and recovery plans.	08/07/2026	No	High
#2.	Link Australian Soil Classification (ASC) soil type map of NSW https://vas.soilcra.com.au/map/soils			High

3.4.1 Hydrology characteristics that apply to the project area

Type	Name	Date	Sensitivity	Confidence
#1.	Document Attachment 1 - Flat Rock Supplementary Report.pdf This report provides details on the methods used and the outcomes of desktop assessment and field survey to determine the presence (or absence) of threatened species and TECs listed under the EPBC Act and assess the likelihood that matters of national environmental significance (MNES) would occur in the disturbance footprint, and be impacted by, the proposed action. Where an EPBC Act listed threatened species or TEC is deemed likely to occur in the project area, assessments of significance have been prepared in accordance with Matters of National Environmental Significance: Significant Impact Guidelines 1.1 (DoE	08/07/2026	No	High

2013), and in consideration of relevant listing advice, conservation advice and recovery plans.

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	Attachment 1 - Flat Rock Supplementary Report.pdf This report provides details on the methods used and the outcomes of desktop assessment and field survey to determine the presence (or absence) of threatened species and TECs listed under the EPBC Act and assess the likelihood that matters of national environmental significance (MNES) would occur in the disturbance footprint, and be impacted by, the proposed action. Where an EPBC Act listed threatened species or TEC is deemed likely to occur in the project area, assessments of significance have been prepared in accordance with Matters of National Environmental Significance: Significant Impact Guidelines 1.1 (DoE 2013), and in consideration of relevant listing advice, conservation advice and recovery plans.	08/07/2026	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	Attachment 1 - Flat Rock Supplementary Report.pdf This report provides details on the methods used and the outcomes of desktop assessment and field survey to determine the presence (or absence) of threatened species and TECs listed under the EPBC Act and assess the likelihood that matters of national environmental significance (MNES) would occur in the disturbance footprint, and be impacted by, the proposed action. Where an EPBC Act listed threatened species or TEC is deemed likely to occur in the project area, assessments of significance have been	08/07/2026	No	High

prepared in accordance with Matters of National Environmental Significance: Significant Impact Guidelines 1.1 (DoE 2013), and in consideration of relevant listing advice, conservation advice and recovery plans.

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment 1 - Flat Rock Supplementary Report.pdf This report provides details on the methods used and the outcomes of desktop assessment and field survey to determine the presence (or absence) of threatened species and TECs listed under the EPBC Act and assess the likelihood that matters of national environmental significance (MNES) would occur in the disturbance footprint, and be impacted by, the proposed action. Where an EPBC Act listed threatened species or TEC is deemed likely to occur in the project area, assessments of significance have been prepared in accordance with Matters of National Environmental Significance: Significant Impact Guidelines 1.1 (DoE 2013), and in consideration of relevant listing advice, conservation advice and recovery plans.	08/07/2026	No	High

5.2 Declarations

✔ Completed Referring party's declaration

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

ABN/ACN	28141736558
Organisation name	EMM CONSULTING PTY LIMITED
Organisation address	Level 10, 201 Pacific Highway, St Leonards NSW 2065
Representative's name	David Richards
Representative's job title	Senior Environmental Scientist
Phone	0405593675
Email	drichards@emmconsulting.com.au
Address	Level 10, 201 Pacific Highway, St Leonards NSW 2065

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

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

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

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

✔ Completed Person proposing to take the action's declaration

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

ABN/ACN	697236598
Organisation name	FlatRock BESS ProjectCo Pty Ltd
Organisation address	Level 38, 345 Queen Street, BRISBANE, QLD 4000
Representative's name	Fraser Holding

Representative's job title	Vice President
Phone	+61 753 489 538
Email	fh@quinbrook.com
Address	Level 38, 345 Queen Street, BRISBANE, QLD 4000

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

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

☒ I, **Fraser Holding of FlatRock BESS ProjectCo 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, **Fraser Holding of FlatRock BESS ProjectCo 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.

