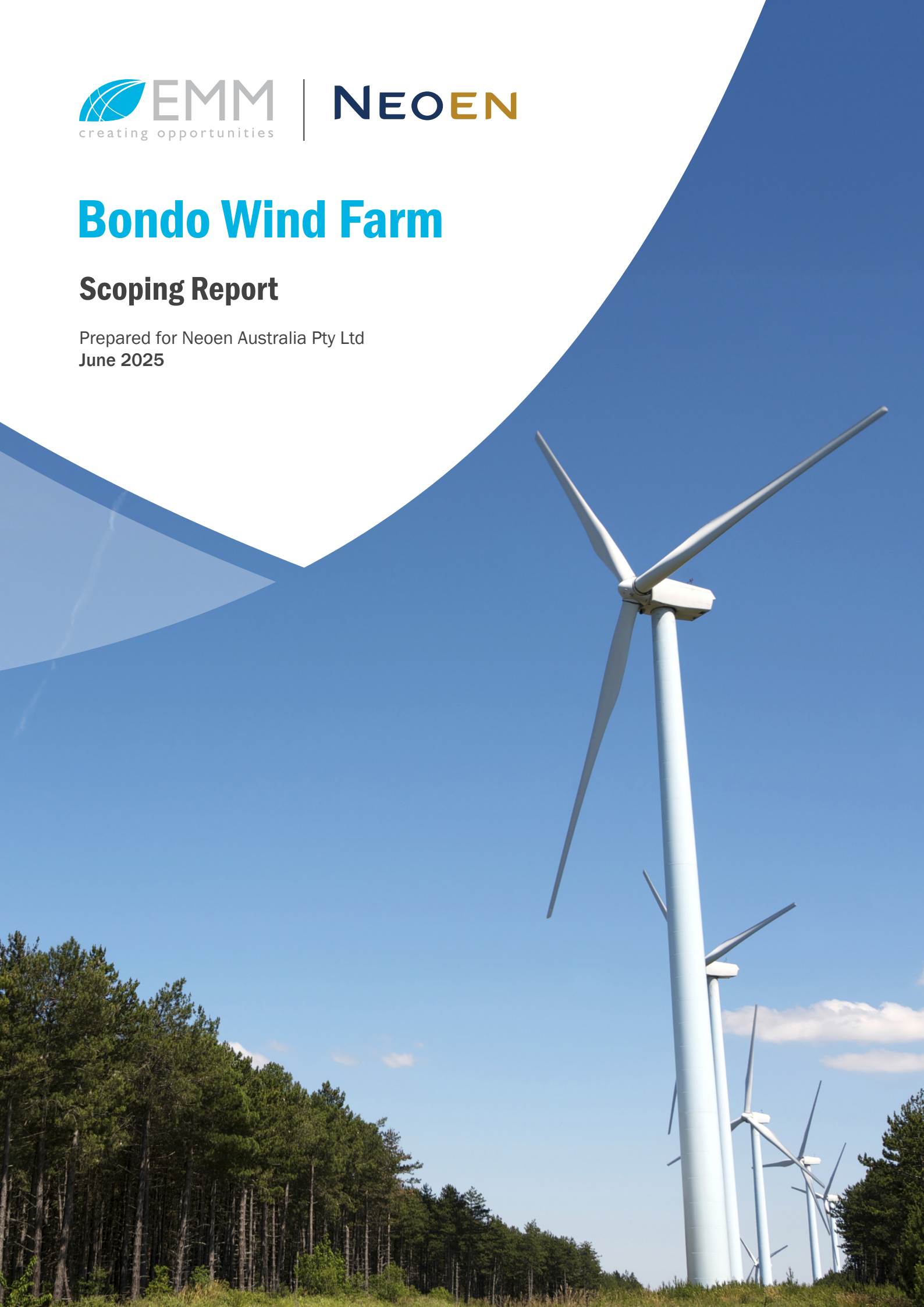




Bondo Wind Farm

Scoping Report

Prepared for Neoen Australia Pty Ltd
June 2025



Bondo Wind Farm

Scoping Report

Neoen Australia Pty Ltd

E231199 RP2

June 2025

Version	Date	Prepared by	Reviewed by	Comments
1	15 April 2025	Katie Ward Sofia Stergio Nicholas Dent	Christopher Holloway	Issued for Forestry Corporation of NSW review.
2	16 May 2025	-	Christopher Holloway	Report updated with Forestry Corporation of NSW review comments.
3	27 May 2025	Katie Ward Nicholas Dent	Christopher Holloway	Final
4	10 June 2025	Katie Ward Nicholas Dent	Christopher Holloway	Final (updated with DPHI comments)

Approved by

Katie Ward

Associate Environmental Scientist

10 June 2025

Level 3 175 Scott Street

Newcastle NSW 2300

ABN: 28 141 736 558

This report has been prepared in accordance with the brief provided by Neoen Australia Pty Ltd and, in its preparation, EMM has relied upon the information collected at the times and under the conditions specified in this report. All findings, conclusions or recommendations contained in this report are based on those aforementioned circumstances. The contents of this report are private and confidential. This report is only for Neoen Australia Pty Ltd's use in accordance with its agreement with EMM and is not to be relied on by or made available to any other party without EMM's prior written consent. Except as permitted by the *Copyright Act 1968* (Cth) and only to the extent incapable of exclusion, any other use (including use or reproduction of this report for resale or other commercial purposes) is prohibited without EMM's prior written consent. Except where expressly agreed to by EMM in writing, and to the extent permitted by law, EMM will have no liability (and assumes no duty of care) to any person in relation to this document, other than to Neoen Australia Pty Ltd (and subject to the terms of EMM's agreement with Neoen Australia Pty Ltd).

© EMM Consulting Pty Ltd, Level 10, 201 Pacific Highway, St Leonards NSW 2065. 2025.

ABN: 28 141 736 558

TABLE OF CONTENTS

Abbreviations	iii
1 Introduction	1
1.1 Overview	1
1.2 The Applicant	4
1.3 Related development	4
1.4 Project objectives	7
1.5 Terminology	7
2 Strategic context	9
2.1 Project area and surrounds	9
2.2 Project justification	12
2.3 Site suitability	12
3 The project	13
3.1 Project overview	13
3.2 Physical layout and design	14
3.3 Activities and uses	18
3.4 Timing	19
3.5 Alternatives considered and mitigation through design	21
4 Statutory context	23
5 Engagement	27
5.1 Community and stakeholder engagement objectives	27
5.2 Pre-scoping consultation undertaken by Forestry Corporation	28
5.3 Scoping phase consultation	29
5.4 Ongoing consultation	31
6 Proposed assessment of impacts	32
6.1 Level of assessment required in the EIS	32
6.2 Detailed assessment	33
6.3 Standard assessment	51
6.4 Cumulative impacts	61
7 Conclusion	64
References	65

Appendices

Appendix A	Cadastral lots	A.1
Appendix B	Planning framework	B.1
Appendix C	Scoping summary table	C.1
Appendix D	Preliminary technical assessments	D.1

Tables

Table 1.1	Summary of Applicant details	4
Table 2.1	Key features of the project area and surrounds	9
Table 3.1	Conceptual project overview	13
Table 4.1	Statutory context	23
Table 5.1	Early and scoping phase engagement	29
Table 5.2	Key concerns raised during consultation to date	30
Table 6.1	Level of assessment required in EIS	32
Table 6.2	Plant community types in the project area and associations with threatened ecological communities	33
Table 6.3	Project candidate species that require survey	34
Table 6.4	Potential SAI in project area	38
Table 6.5	Potential social benefits and impacts	47
Table 6.6	Cumulative impacts key	61
Table 6.7	Cumulative impact scoping table	62
Table A.1	Cadastral lots within the project area	A.1
Table B.1	Alignment with key strategic planning framework and policy contexts	B.2
Table C.1	Scoping summary table	C.1

Figures

Figure 1.1	Process for renewable energy projects in State forests	2
Figure 1.2	Regional context	3
Figure 2.1	Local context	11
Figure 3.1	Preliminary project layout	15
Figure 3.2	Wind turbine generator components	16
Figure 3.3	Timeline of early project development	20
Figure 6.1	Indicative vegetation mapping	36
Figure 6.2	Aboriginal sites in and surrounding the project area	41
Figure 6.3	Visual study area and setback	44
Figure 6.4	Soils and hydrological context	54

Abbreviations

ACHA	Aboriginal cultural heritage assessment
ACMA	Australian Communications and Media Authority
AHIMS	Aboriginal Heritage Information Management System
ASA	Airservices Australia
ASS	acid sulfate soils
BAM	Biodiversity Assessment Method
BBAMP	bird and bat adaptive management plan
BBUS	bird and bat utilisation surveys
BC Act	<i>Biodiversity Conservation Act 2016</i>
BDAR	Biodiversity Development Assessment Report
BESS	battery energy storage system
BSAL	biophysical strategic agricultural land
CASA	Civil Aviation Safety Authority
CASR	Civil Aviation Safety Regulation 1988
CEEC	critically endangered ecological community
Commonwealth DCCEEW	Commonwealth Department of Climate Change, Energy, the Environment and Water
DA	development application
DEP	NSW Department of Planning and Environment
DPHI	NSW Department of Planning, Housing and Infrastructure
DPIRD	NSW Department of Primary Industries and Regional Development
EEC	endangered ecological community
EIS	environmental impact statement
Energy Co	Energy Corporation of NSW
EP&A Act	<i>NSW Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	NSW Environmental Planning and Assessment Regulation 2012
EPA	NSW Environment Protection Authority
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	environmental planning instrument
EPL	environment protection licence
Forestry Act	<i>NSW Forestry Act 2012</i>
Forestry Corporation	Forestry Corporation of NSW
GDE	groundwater dependent ecosystems
GHG	greenhouse gas
Gundagai LEP	<i>Gundagai Local Environmental Plan 2011</i>

GW	gigawatts
ha	hectares
HIPAP	Hazardous Industry Planning Advisory Paper
ISP	Integrated Systems Plan
km	kilometres
kV	kilovolt
LALC	Local Aboriginal Land Council
LGA	local government area
LiDAR	light detection and ranging
LSC	land and soil capability
m	metres
met masts	meteorological masts
MNES	matters of national environmental significance
MP	Member of Parliament
MW	megawatt
MWh	megawatt hour
NEM	National Electricity Market
Neoen	Neoen Australia Pty Ltd
nm	nautical miles
NOA	naturally occurring asbestos
NSW	New South Wales
NVIA	noise and vibration assessment
OSOM	oversize, overmass
PCT	plant community types
PHA	preliminary hazard analysis
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
POEO Act	NSW <i>Protection of the Environment Operations Act 1997</i>
PVIA	preliminary visual impact assessment
RAP	Registered Aboriginal Party
RFS	NSW Rural Fire Service
Roads Act	<i>NSW Roads Act 1993</i>
SAII	serious and irreversible impacts
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State environmental planning policy
SIA Guideline	<i>Social Impact Assessment Guideline for State Significant Projects</i>

SSD	State significant development
TEC	threatened ecological community
TSR	Travelling Stock Reserves
Tumut LEP	<i>Tumut Local Environmental Plan 2012</i>
WTG	wind turbine generator
Yass Valley LEP	<i>Yass Valley Local Environment Plan 2013</i>
ZVI	Zone of Visual Influence

1 Introduction

1.1 Overview

In 2021, the New South Wales (NSW) Government amended the *Forestry Act 2012* (Forestry Act) to allow the construction and operation of renewable energy infrastructure within areas used for forestry operations. In 2024, following a competitive tender process, Forestry Corporation of NSW (Forestry Corporation) issued investigation permits to four companies to allow each of them to investigate the potential to construct and operate a wind farm within parts of State forest softwood plantations. Each company holds an investigation permit for one area of State forest, which are in different parts of NSW. The investigations phase includes consultation and investigations to understand the feasibility of the projects (Figure 1.1).

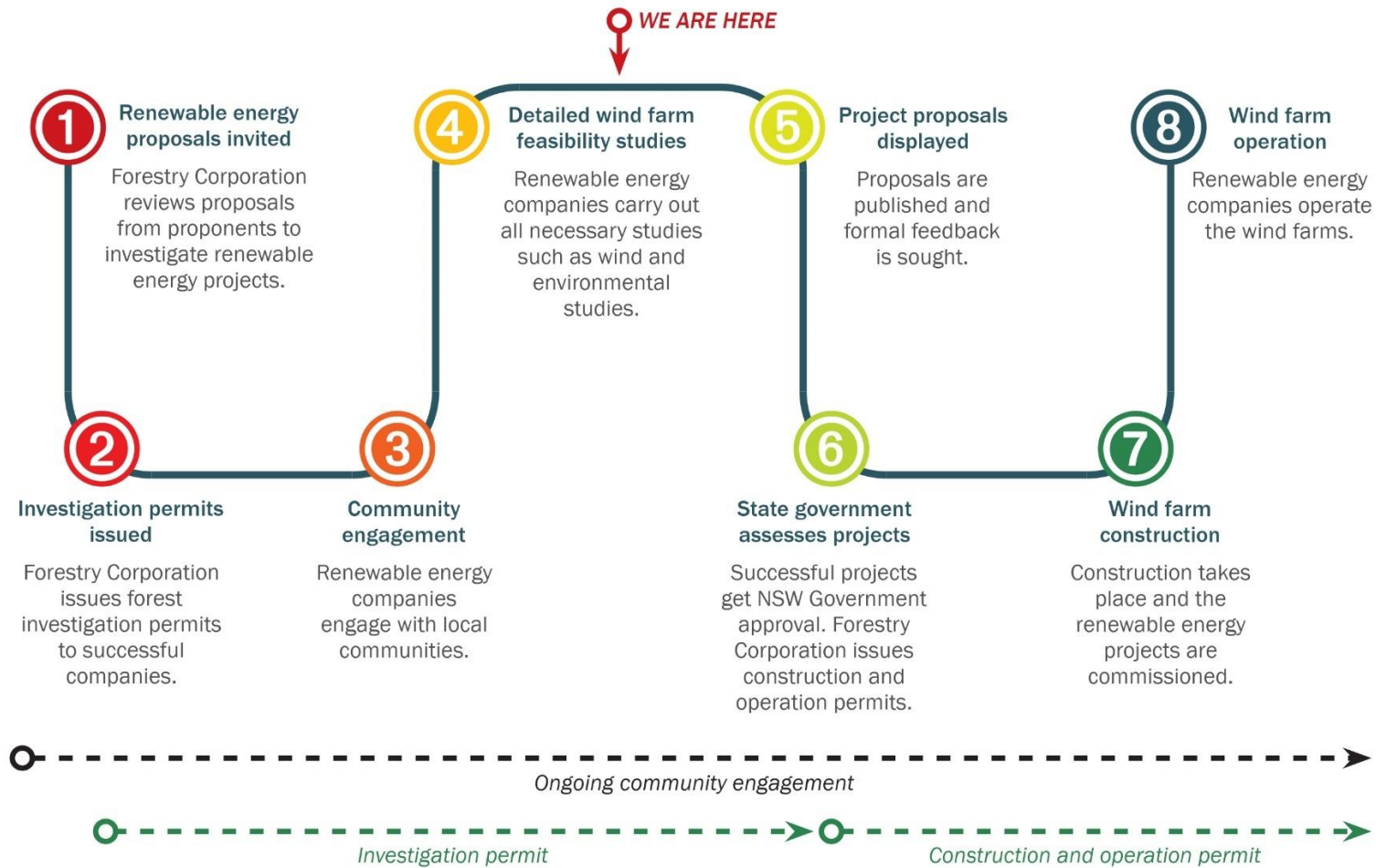
Neoen Australia Pty Ltd (Neoen) was granted an investigation permit for the Bondo (Tumut) area, located across the Bondo, Wee Jasper, Billapaloola and Red Hill State forests in the local government areas (LGA) of Yass Valley, Snowy Valleys and Cootamundra-Gundagai in NSW, approximately 15 kilometres (km) east of Tumut and 50 km west of Canberra (Figure 1.2).

Following award of the investigation permit, Neoen commenced community consultation and environmental constraints analyses. These have informed the preliminary concept design for the Bondo Wind Farm (the project). The project layout and key components are still under development, however, it is proposed that the project will consist of approximately 149 wind turbine generators (WTGs), with an electricity generation capacity of approximately 1.2 gigawatts (GW). Supporting infrastructure required will include two 400 Megawatt (MW) / 1600 Megawatt hour (MWh) (4-hour capacity) battery energy storage systems (BESS), construction and operational compounds, substations, road access and connection to existing electrical transmission lines.

The next phase of the project is to conduct detailed environmental studies in parallel to the project design and continued engagement. As the design and environmental assessments progress, the layout will evolve in response to environmental constraints, community feedback and design optimisation.

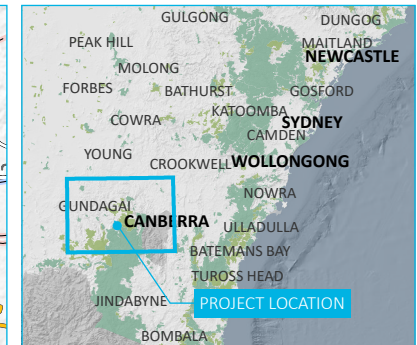
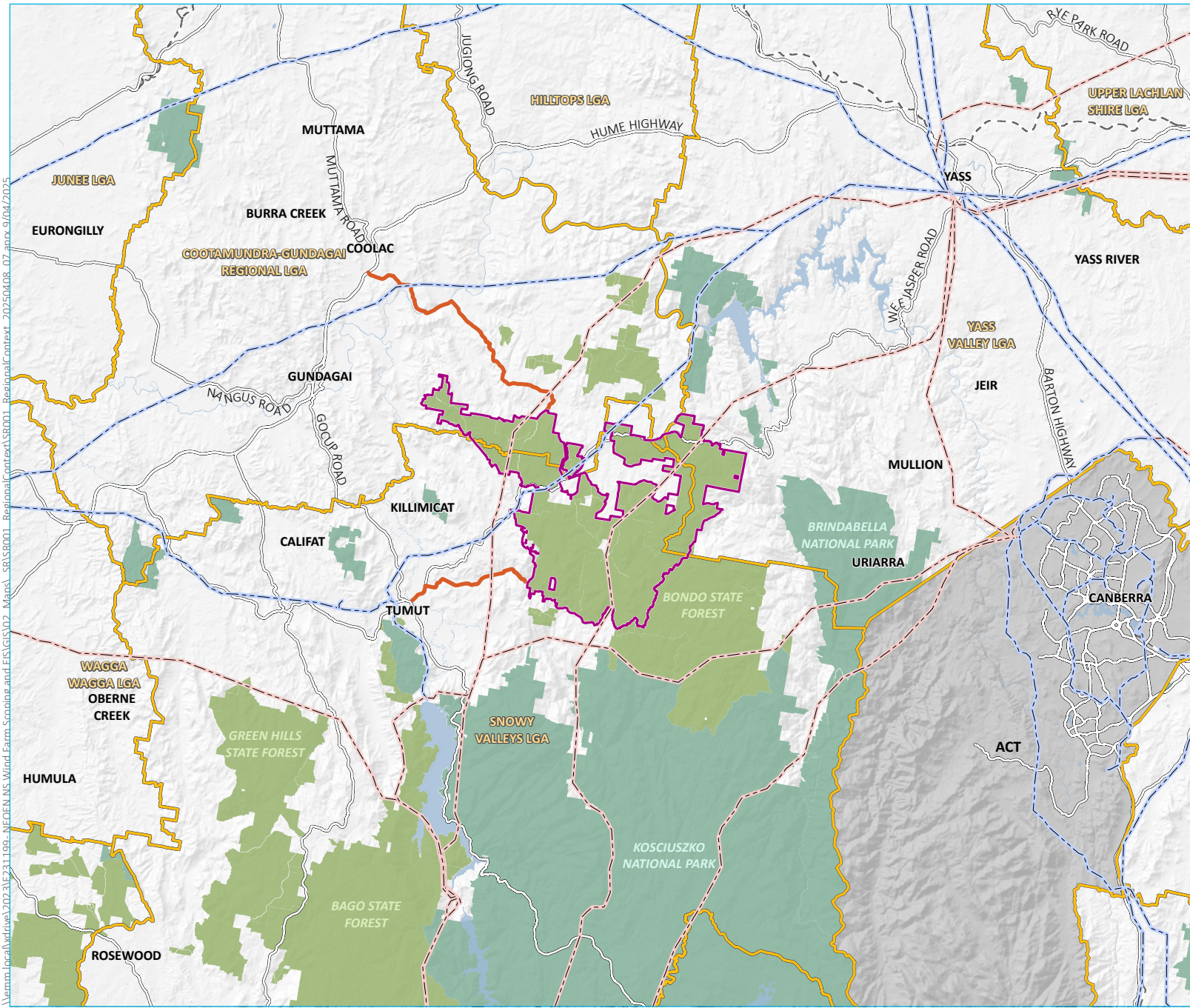
The project will be State significant development (SSD) under the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act). An SSD application needs to be accompanied by an environmental impact statement (EIS) that addresses the requirements of the NSW Environmental Planning and Assessment Regulation 2012 (EP&A Regulation) and the Secretary's Environmental Assessment Requirements (SEARs) for the project. This scoping report supports a request to the NSW Department of Planning, Housing and Infrastructure (DPHI), for SEARs for the project. The SEARs will identify the matters to be assessed in the EIS and the level of assessment required. This scoping report has been prepared in accordance with *State significant development guidelines – preparing a scoping report* (DPE 2022a) and the *Wind Energy Guideline* (DPHI 2024d).

Renewable energy projects in State forests – timeline



Source: adapted from Forestry Corporation, <https://www.forestrycorporation.com.au/sustainability/renewable-energy>

Figure 1.1 Process for renewable energy projects in State forests



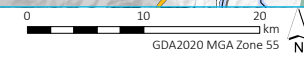
- KEY**
- Project area
 - Site access road
 - Existing environment
 - Rail line
 - Major road
 - 132 kV transmission line
 - 330 kV transmission line
 - Named waterbody
 - National park/reserve
 - State forest
 - Local government area

Regional context

Bondo Wind Farm
Scoping Report
Figure 1.2



Source: EMM (2025); Neoen (2025); ABS (2021); DCSSS (2024); GA (2009); Forestry Co (2024)



\\lemm.local\ydrive\2023\231199-NEOEN NS Wind Farm_Scoping and EIS\GIS\02_Maps\SR\SR001_RegionalContext\SR001_RegionalContext_20250408_07.aprx 9/04/2025

1.2 The Applicant

Neoen Australia Pty Ltd is the applicant for the project. Neoen has been a key contributor to Australia’s energy transition since 2012. Neoen has over 4.3 GW of renewable energy assets in operation or under construction in Australia and has invested more than \$4 billion in the Australian market. The company targets to reach 10 GW of installed capacity in Australia by 2030.

Neoen has a long term ‘develop to own’ strategy, owning 92%¹ of its projects, to create long lasting value.

Applicant details are provided in Table 1.1.

Table 1.1 Summary of Applicant details

Requirement	Details
Applicant name	Neoen Australia Pty Ltd
Postal address	Level 21, 570 George Street, Sydney NSW 2000
ABN	57 160 905 706

1.3 Related development

1.3.1 Meteorological masts

To inform the development of the wind farm, meteorological masts (met masts) and Light Detection and Ranging sensors (LiDARs) are required to gather crucial data to accurately determine wind speeds, direction and other weather parameters at the site. The wind monitoring data gathered from different heights is vital for project development and will guide WTG placement and spacing across the site during detailed design. Further, the masts will be utilised for monitoring of bats at various heights to inform the environmental assessment and may host bushfire monitoring cameras to enable the early detection of bushfires.

As the met masts are required to inform the WTG placement, it is necessary to install the masts in advance of the Bondo Wind Farm SSD application and approval. The met masts will be approximately 180 metres (m) tall and therefore require development consent. A development application (DA) to Snowy Valleys Council seeking approval for the installation and operation of four met masts (Figure 1.3) was submitted and approved in late 2024. Two of the met masts have since been constructed, with the remaining two planned for construction during 2025/2026.

There may be a requirement for additional met masts as the project progresses. Relevant approvals outside of the EIS process would be sought as necessary.

1.3.2 Forestry operations

The State forests are comprised of softwood timber, predominantly radiata pine which is native to north America. Softwood timber plantations are managed on long-term cycles, which generally comprise:

- Seedling nursery – Forestry Corporation has a production nursery in Tumut where millions of seedlings are grown each year and then dispatched to replant the sections of plantation which have been harvested in previous years.

¹ Assets in operation or under construction (including co-investment) per MW, at end of 2022.

- Replanting – After harvesting, plantation areas are replanted with around 1,000 seedlings per hectare (ha). Prior to planting, the site is cultivated using heavy machinery or fire to remove debris from the previous harvest and by applying herbicide for weed control.
- Thinning – at about 15 and 22 years after planting, some of the sub-dominant trees may be removed or ‘thinned’ to allow the remaining trees more space, light and water to grow.
- Harvesting – Around 30 to 35 years after planting, the trees are ready to harvest. The typical mature radiata pine tree grows up to 35 metres (m) tall and half a metre across at chest height when harvested.

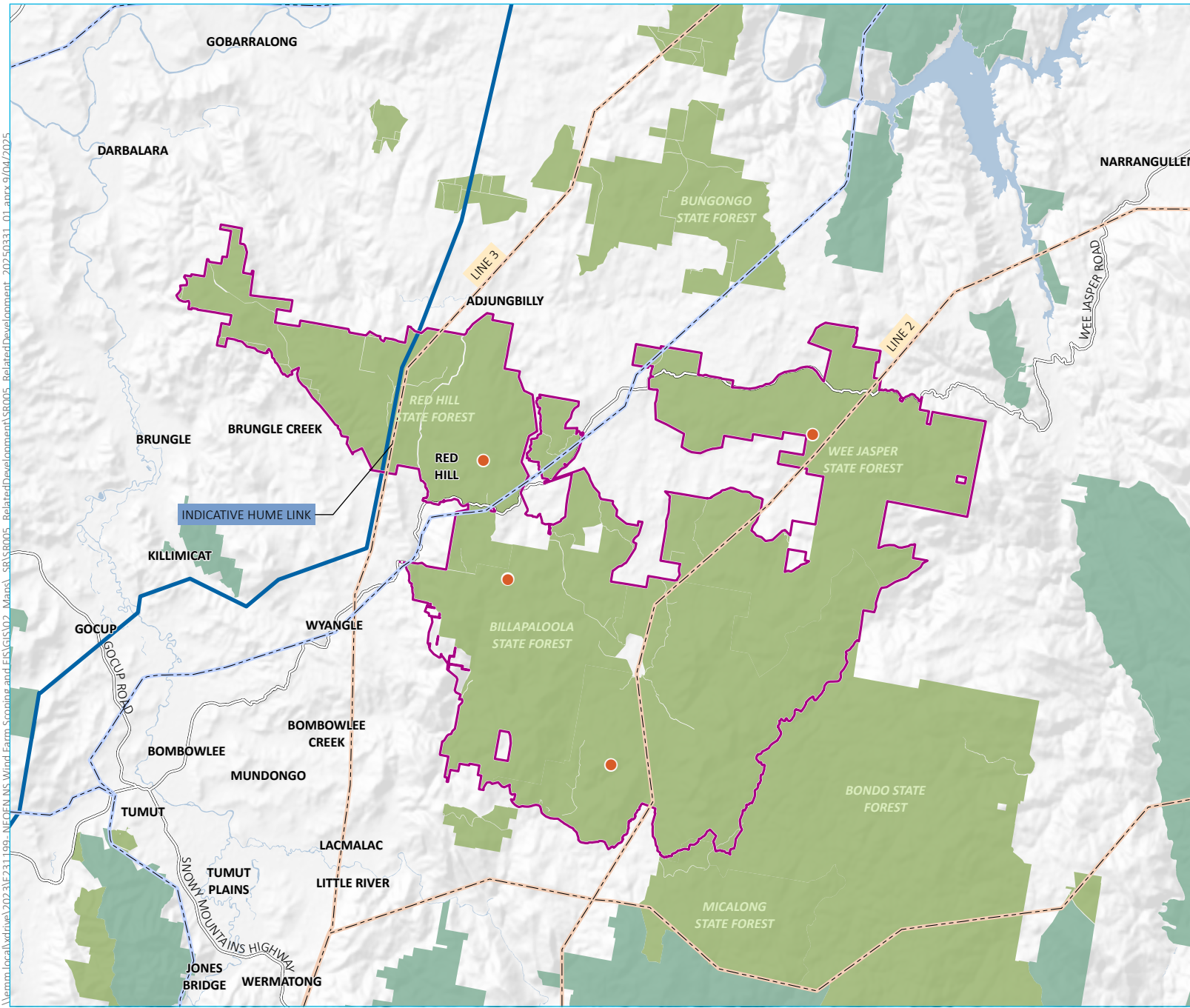
The main products to come from the pine plantations are structural timber used in house framing, engineered timber products and paper products. Outside of forestry operations, State forests are generally open and accessible for the community to use.

For a wind farm to be co-located in a pine forest, it is a requirement of the Forestry Act that Forestry Corporation must continue to meet its timber supply commitment, ensuring that (i) no more than 0.7% of the plantation estate (approximately 1670 ha across NSW) is used by renewable energy infrastructure, and (ii) this clearing allowance is replaced two for one with similar land upon which to establish new plantations. Neoen are working closely with Forestry Corporation throughout the planning and development phase to ensure that forestry operations continue with minimal interference during construction and operation of the wind farm.

1.3.3 Electrical transmission infrastructure

The Transgrid electricity transmission network in southern NSW primarily comprises of transmission lines (132-, 330- and 500-kilovolt (kV)) and substations. The southern NSW network supports renewable energy zone development and transmission between Snowy Mountains, Canberra and Sydney. Two of the Transgrid southern NSW network transmission lines pass through the State forest and the project area, comprising ‘Line 2’ and ‘Line 3’, both of which are 330-kV overhead lines (Figure 1.3). It is proposed that the project would connect into both of these transmission lines. Neoen are coordinating with Transgrid on the proposed connection to Line 2 and 3 and any associated infrastructure required.

In November 2024, Transgrid received planning approval for the HumeLink project (HumeLink), which consists of approximately 365 km of new double circuit 500-kV transmission lines and associated infrastructure that will connect at Wagga Wagga, Bannaby and Maragle. Site establishment and early works commenced in 2025, with construction proposed to be completed in 2027. While there is currently no agreement in place to connect to HumeLink, Neoen will continue to engage with Transgrid on potential options given the alignment passes through the project area.



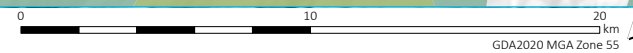
- KEY**
- Project area
 - Met mast location
 - Approved transmission line
 - Existing environment
 - Rail line
 - Major road
 - 132 kV transmission line
 - 330 kV transmission line
 - Waterbody
 - National park/reserve
 - State forest

Related development

Bongo Wind Farm
Scoping Report
Figure 1.3



Source: EMM (2025); Neoen (2025); DCSSS (2024); GA (2009); Forestry Co (2024)



\\emm.local\drive\2025\231199-NEOEN NS Wind Farm Scoping and EIS\GIS\02_Maps\SR\SR005_RelatedDevelopment\2025\0331_01.aprx 9/04/2025

1.4 Project objectives

The key objectives of the project are:

- **Electricity generation:** generate electricity from renewable sources, which will assist in meeting NSW's energy generation, as well as the NSW and Australian Government's emissions reduction targets to decarbonise to net zero emissions by 2050.
- **Develop within softwood State forest** - the project will be predominantly developed within State forest softwood pine plantations, which will:
 - enable the concurrent production of renewable energy alongside renewable timber within softwood pine plantations
 - minimise the impact to private landowners
 - minimise the impact on biodiversity as the State forest is primarily comprised of exotic softwood pine plantation which is grown and harvested for timber production.
- **Minimise disturbance to forestry operations** - develop within the requirements of section 60 of the Forestry Act, which includes using less than 0.7% of the softwood plantation area for construction and operation of renewable energy infrastructure.
- **Follow the hierarchy of avoid - minimise - offset** for potential environmental and social impacts, which will be considered and incorporated throughout all phases of project development.

1.5 Terminology

The terminology used to describe the boundaries of the project are defined in the following sub-sections and are shown on Figure 2.1 in Section 2.1.

Throughout this report and appendices, residences are referred to as 'associated' and 'non-associated'. In accordance with the *Wind Energy Guideline* (DPHI 2024d), an associated residence is a residence on privately owned land in respect of which the owner has reached an agreement with the applicant about the development and management of impacts.

1.5.1 Investigation permit area

The 'investigation permit area' is the area covered by the investigation permit issued by Forestry Corporation to Neoen. The investigation permit area is wholly within State forest land, which is either owned by Forestry Corporation, or they have authority over the land where it is owned by other government agencies or the Crown, by virtue of the *Corporations Act 2001* and the *Forestry Act 2012*.

1.5.2 Project area

Project infrastructure will be placed within the investigation permit area where possible. However, it is not possible for all project components to be entirely within the investigation permit area, so some disturbance outside of State forest boundaries is unavoidable, such as:

- road upgrades required for access to the project from the nearest highway
- electrical infrastructure to connect to existing transmission lines outside of State forest boundaries

- ancillary facilities such as construction and operational compounds, which may need to be placed on private land for logistical reasons
- infrastructure to interconnect the WTGs, comprising cabling and access tracks, which may need to cross between areas of State forest.

The boundary of the project (by Lot/DP), which includes the State forest investigation permit area plus the additional areas of private land to be used for ancillary infrastructure and access, is referred to as the 'project area'. The project area is made up of 413 land parcels, with a total area of 41,883ha. The Lot and DPs that make up the project area are provided in Appendix A.

While the project area outlines the boundary of the project by cadastral Lot, this does not relate to the actual area of disturbance for the project. The development corridor will be within the project area and is defined in the following sub-section.

1.5.3 Development corridor

The large scale of the project and significant topographic variations across the project area will need to be considered in the wind farm design. To allow flexibility and assist with constructability challenges, it is proposed that the project be developed within a 'development corridor'. This comprises the envelope within which direct disturbance for construction and operation would occur. The development corridor is required to provide flexibility for micro-siting of turbines and placement of internal access tracks and cabling, without affecting the robustness or validity of the environmental assessment and approval. The disturbance footprint (i.e. the area of direct disturbance for the project) would comprise a subsection of the development corridor.

The majority of the investigation permit area is comprised of homogenous pine plantation, which is harvested approximately every 30 years. As the areas of pine plantation would be harvested every 30 to 35 years regardless of the project, these areas are not considered to comprise a biodiversity constraint. Areas of higher environmental value (such as native vegetation) will be excluded from the development corridor, or reduced to as small an area as possible.

The development corridor will continue to be refined during the EIS phase.

2 Strategic context

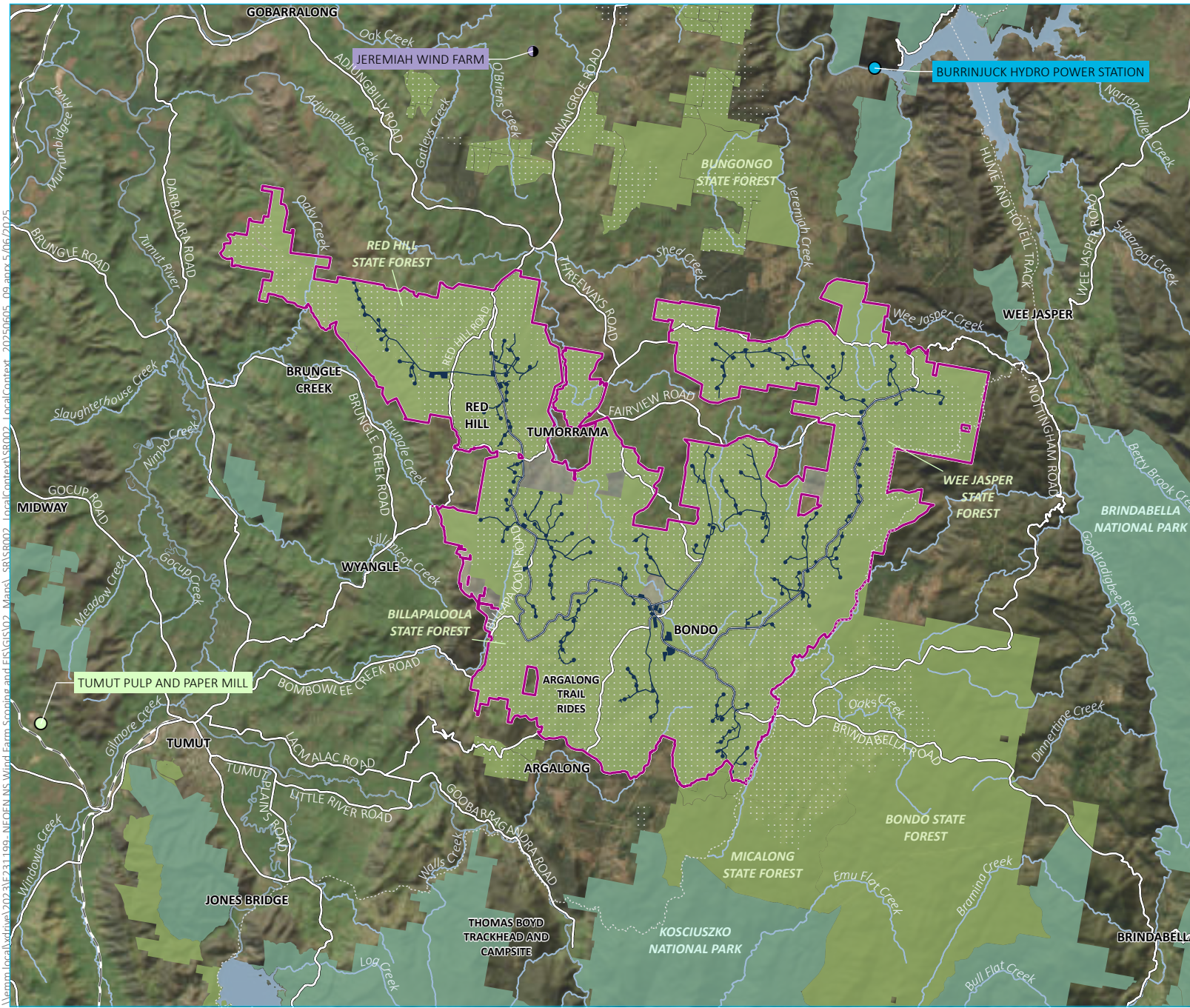
2.1 Project area and surrounds

A summary of the key features of the project area and surrounds is provided in Table 2.1. The project's local context is shown in Figure 2.1.

Table 2.1 Key features of the project area and surrounds

Aspect	Description
LGA	The project area is within Snowy Valleys, Cootamundra-Gundagai, and Yass Valley LGAs.
Land zoning	The project area is zoned RU3 Forestry and RU1 Primary Production under the <i>Yass Valley Local Environment Plan 2013</i> (Yass Valley LEP), <i>Tumut Local Environmental Plan 2012</i> (Tumut LEP), and <i>Gundagai Local Environmental Plan 2011</i> (Gundagai LEP).
Nearby townships	Nearby townships and populations include: <ul style="list-style-type: none"> • Brungle – approximately 8 km west of the project (population of 146 (ABS 2021)) • Wee Jasper – approximately 10 km north-east of the project (population of 127 (ABS 2021)) • Gundagai – approximately 10 km to the west of the project (population of 1,699 (ABS 2021)) • Tumut – approximately 14 km to the west of the project (population of 6,613 (ABS 2021)) • Murrumbateman – approximately 35 km to the east-northeast (population of 3,607 (ABS 2021)) • Yass – approximately 40 km to the north-east (population of around 6,763 (ABS 2021)).
Landscape	The project area features steep to undulating, densely vegetated hillsides of homogenous pine plantation, with small pockets of remnant native vegetation along creek lines and in retained patches. There are numerous existing sealed and unsealed access tracks and roads throughout the State forests. Outside of the State forest, the landscape is predominantly cleared farmland with grazing pastures and some areas of dryland and irrigated farming.
Land use	Land use within the project area is predominantly forestry operations for timber production. The State forests are also utilised for recreation, tourism, apiary and grazing. The surrounding lands are used for agricultural operations (grazing and some cropping), rural residential and conservation (national parks and reserves).
Land ownership	The project area is owned and/or maintained by: <ul style="list-style-type: none"> • Forestry Corporation • Crown lands • Private landowners.
Residences	There is a single residence within the project area, which is an associated residence belonging to Forestry Corporation. All non-associated residences are outside of the project area and are a minimum of 2 km from any WTG.
Nearby natural features	Nearby natural features include: <ul style="list-style-type: none"> • watercourses including Adjungbilly Creek, Bombowlee Creek, Shaking Bog Creek, Tumorrana Creek, Micalong Creek and several unnamed first, second and third order Strahler streams • national parks including Kosciuszko National Park (2.5 km south), Brindabella National Park (4 km east) and Minjary National Park (20 km west) • multiple state conservation areas and nature reserves including the Black Andrew Nature Reserve (3 km north), Wee Jasper Nature Reserve (3.5 km northeast), Old Jeremiah Flora Reserve (4.7 km north), Oak Creek Nature Reserve (9 km northeast), Mudjarn Nature Reserve (10 km southwest), Burrinjuck Nature Reserve (10.5 km north) and the Wereboldera State Conservation Area (13.5 km southwest).

Aspect	Description
Nearby existing infrastructure	<p>Nearby existing infrastructure include:</p> <ul style="list-style-type: none"> • State roads (Hume Highway, Snowy Mountain Highway, Barton Highway and Gocup Road) • regional roads (Wee Jasper Road, Burrinjuck Road and Yass Valley Way) • a network of sealed and unsealed roads within the State forests • transmission infrastructure, including three 330-kV and one 132-kV transmission lines that intersect the project area.
Development in the region	<p>There are a number of operating, approved and proposed renewable energy developments, and infrastructure to facilitate these developments, in the region:</p> <ul style="list-style-type: none"> • HumeLink (intersects the project) – approved • Jeremiah Wind Farm (7 km north) – proposed • Bookham Wind Farm (20 km north) – proposed • Yass Solar Farm (40 km north-east) - proposed • Snowy 2.0 (30 km south) – under construction • Wallaroo Solar Farm (30 km east) – proposed • CLARA Energy Project Rosedale (35 km west) – proposed • Yass Valley (Coppabella) Wind Farm (35 km north) – approved.

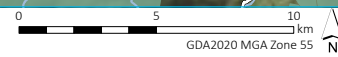


- KEY**
- Project area
 - Development corridor
 - Investigation permit area
 - Development in the region
 - Bioenergy
 - Operational
 - Hydro
 - Operational
 - Wind
 - In planning
 - Existing environment
 - - - Rail line
 - Major road
 - Key walking trail
 - Named watercourse
 - Named waterbody
 - National park/reserve
 - State forest

Local context

Bongo Wind Farm Scoping Report
Figure 2.1

Source: EMM (2025); NEOEN (2025); DCSSS (2024); ESRI (2025); GA (2009); Forestry Co (2024)



2.2 Project justification

The State's four existing coal fired power stations, that currently provide around three quarters of NSW's electricity supply, are closing progressively. The development of renewable energy projects aligns with state and federal government commitments to increase renewable energy generation to replace fossil fuels and to reduce carbon emissions. The project is aligned with these commitments and will contribute to the targets of a range of key policies, plans and strategies. Further information on the justification for the project in relation to key strategic planning framework and policies is provided in Appendix B.

There will be other benefits of the project, including direct and indirect benefits to the local and regional community and to NSW through employment, procurement of goods and services and the implementation of community benefit funds, projects and initiatives.

2.3 Site suitability

State forests are good locations for the development of wind farms due to the large network of existing roads and access points suitable for light and heavy vehicles; the ability for wind farms to complement the existing forestry industry land uses; the generally large separation distances to populated areas and the predominantly low ecological value vegetation.

After the Forestry Act was amended in 2021 to allow the development of renewable energy projects in State forests, Forestry Corporation invited renewable energy companies to indicate whether they were interested in establishing renewable energy projects in pine plantations and to identify the most feasible locations and technologies. Bondo was identified as one of the five most feasible locations for wind farm development.

Key attributes which make the project area suitable for wind farm development are:

- strong wind resource (around 8 metres per second on average based on satellite data)
- proximity to existing and proposed transmission lines, enabling the project to connect to the grid (one 132-kV line, three 330-kV lines and the proposed 500-kV HumeLink)
- accessible topography and a large network of existing roads suitable for light and heavy vehicles
- landholder appetite for hosting the wind farm
- large separation distances to populated areas and relatively few residences nearby to minimise noise, visual and amenity impacts
- predominately homogeneous pine plantation.

3 The project

3.1 Project overview

A conceptual project overview is provided in Table 3.1. These components are described in Sections 3.2 to 3.4.

Table 3.1 Conceptual project overview

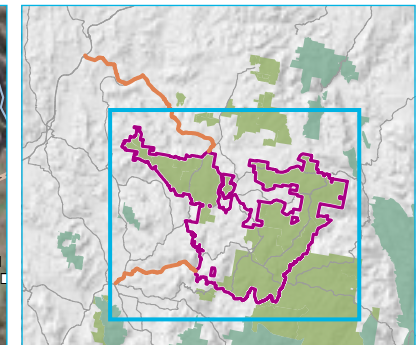
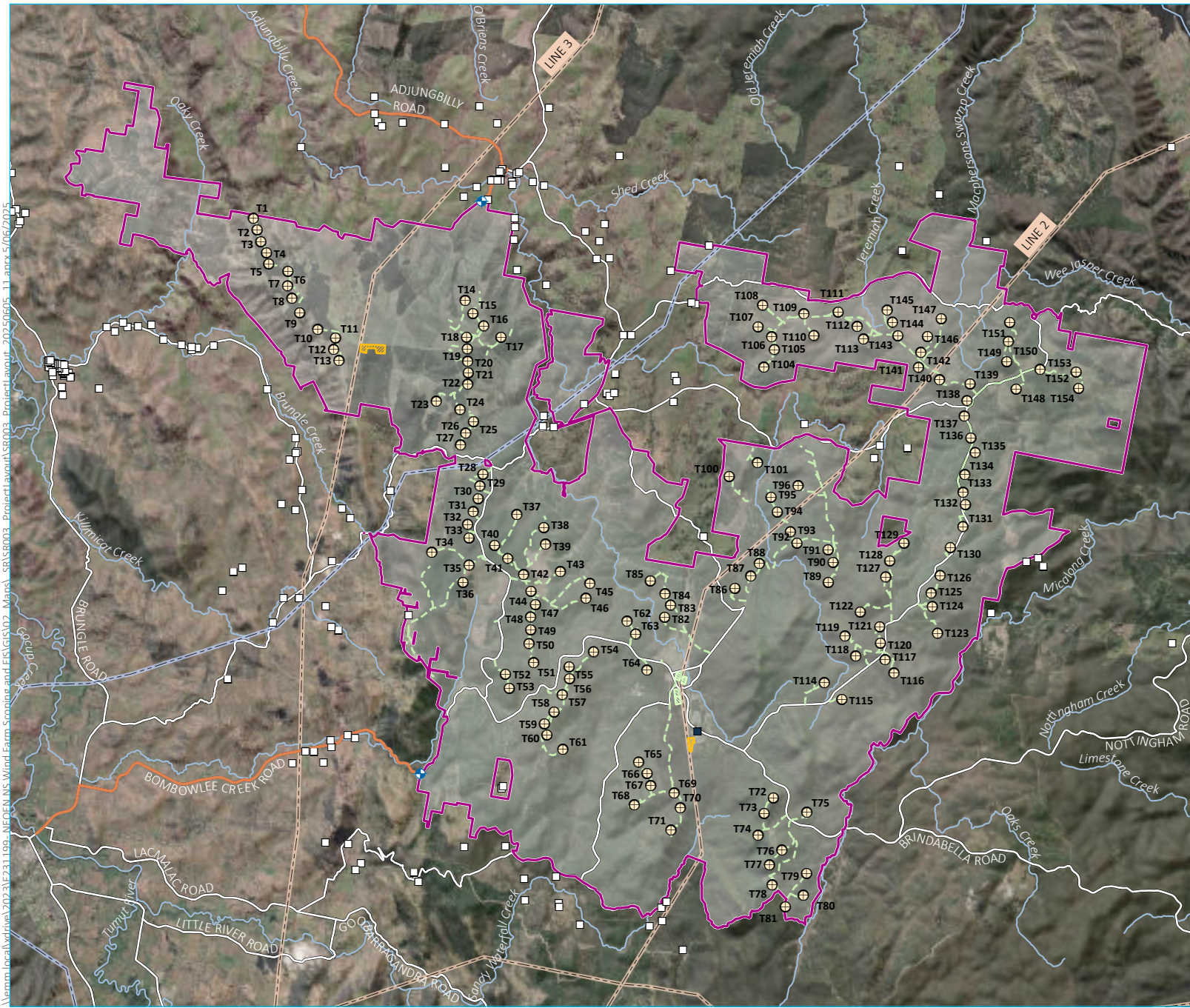
Project element	Summary
Project capacity	Approximately 1.2 GW
Project life	Approximately 30 years, with the potential for repowering to extend the lifespan
Project area	Approximately 41,883 ha
Development corridor	Approximately 1,356 ha (subject to further design refinement as the project progresses)
Wind turbines	
WTGs	Approximately 149
WTG height (rotor tip)	Up to 300 m
Rotor diameter	Up to 200 m
Lowermost blade tip height above ground	80 m
Tower (hub) height	Up to 200 m
Ancillary Infrastructure	
WTG construction	Construction of each WTG will require an access road, WTG foundations and hardstand for a crane pad and equipment storage.
Operations and maintenance compound	One building, approximately 2 ha
Electrical reticulation	<ul style="list-style-type: none"> • Internal reticulation within the site via transmission cables • Substations • Switching stations • Connection into existing 330-kV overhead transmission lines within the project area ('Line 2', 'Line 3' or other option as identified in the EIS)
BESS	Two 400 MW/1600 MWh BESS
Roads	
Access routes	<p>From the Hume Highway, the project would be accessed via two routes:</p> <ul style="list-style-type: none"> • primary access for all vehicles, including oversize/overmass (OSOM): Gobarralong Road/Crowes Road/Adjungbilly Road/Red Hill Road • secondary access up to heavy vehicles (but not OSOM): Snowy Mountains Highway/Wee Jasper Road/Bombowlee Creek Road.
Intersection upgrades	Intersection upgrades will be required for OSOM access along the routes between the ports of arrival and the project site (Section 3.2.5).
Internal roads and drainage	<p>The existing network of sealed and unsealed roads within the State forests will be used and upgraded as required.</p> <p>Any new internal roads built will be approximately 6 m wide unsealed roads.</p>

Project element	Summary
Construction	
Construction period	4-6 years
Temporary construction facilities	A range of temporary construction facilities will be required, including site office, storage and laydown area, concrete (or asphalt) batching plants, rock crushing facilities, etc. Locations for temporary construction facilities will be considered and assessed in the EIS.
Construction material sources	Infrastructure components will be transported by heavy vehicles from the ports of Newcastle and Adelaide. Construction materials will be sourced regionally and locally where possible. The potential to source quarry material and water from within or close-to the project area will be investigated as part of the EIS.
Construction hours	Construction hours will match existing forestry operational hours, which is 24 hours per day, 7 days per week. However, where possible work will be completed within the hours of 7:00 am to 6:00 pm Monday to Saturday.
Construction workforce	Peak workforce of approximately 500-600.
Workforce accommodation	It is proposed that an accommodation facility will be developed for the project within or close to the project area, potentially housing 400-500 workers. The remaining capacity will be accommodated at existing short-term accommodation in localities within a 1-hour drive of the project area, such as Tumut, Gundagai, Yass and Batlow.
Operations	
Operations hours	24 hours per day/7 days per week
Operations workforce	Approximately 10–20 FTE

3.2 Physical layout and design

The preliminary layout of the project is shown in Figure 3.1. The final layout of the project will be finalised based on a range of factors including environmental constraints, landowner engagement, engineering considerations and economics.

Further information on key project elements is provided in Sections 3.2.1 to 3.2.5.

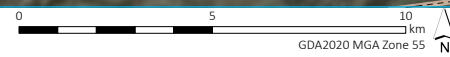


- KEY**
- Project area
 - Site access (existing road)
 - + Site access point
- Site layout**
- Wind turbine generator
 - Access track (proposed)
 - BESS / Connection to grid
 - Switching station / Connection to grid
- Sensitive receiver**
- Associated
 - Non-associated
- Existing environment**
- Major road
 - 132 kV transmission line
 - 330 kV transmission line
 - Named watercourse
- INSET KEY**
- Major road
 - NPWS reserve
 - State forest

Preliminary project layout

Bondo Wind Farm
Scoping Report
Figure 3.1

Source: EMM (2025); DCSSS (2024); ESRI (2024); GA (2009); Forestry Co (2024), Neoen (2025)



3.2.1 Wind turbines

Approximately 149 WTGs are proposed for the project, providing a total maximum power output of approximately 1.2 GW. The final number and proposed placement of WTGs will be determined as part of the final layout to be assessed in the EIS and will depend on a range of factors including wind resource, environmental constraints, landowner and community inputs, WTG technology, available grid capacity, economies of scale and grid connection.

Each WTG will have three blades with the rotor and nacelle mounted on a tower with an internal ladder or lift (Figure 3.2). The indicative dimensions for the WTG components are:

- Hub/nacelle height: up to 200 m
- Blade length: up to 100 m
- Tip height (from ground level to blade tip): up to 300 m.

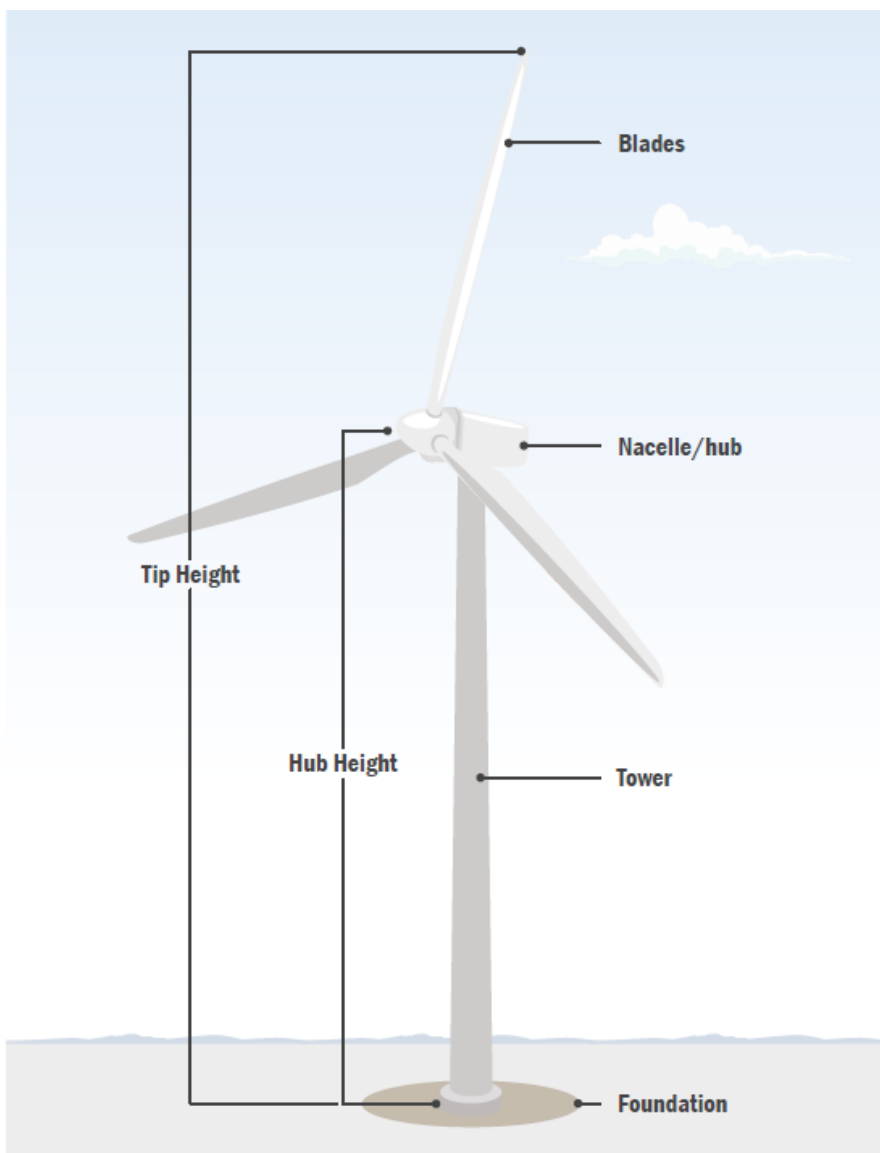


Figure 3.2 Wind turbine generator components

3.2.2 Battery Energy Storage System

Renewable energy generation is intermittent in nature and subject to fluctuations in solar and wind availability. Batteries mitigate these natural fluctuations through their ability to store and discharge electricity when required. It is proposed that there will be two BESSs for the project, each with a capacity of up to approximately 400 MW (AC or DC coupled) and will have provision for up to four hours of storage (1,600 MWh per BESS, or 3,200 MWh in total). The BESSs will allow for the storage and export of renewable energy within the network so that it can be used during times of peak demand.

The major components of each BESS will comprise:

- batteries – most likely a lithium-ion technology
- inverters – bi-directional inverters to convert DC current to AC current (when exporting electricity) and vice versa (when importing electricity)
- transformers – transformers will be installed adjacent to each inverter to step up the voltage to the internal reticulation voltage of the plant.

An indicative location and footprint for the BESSs is shown on Figure 3.1. There is one BESS proposed on the existing transmission Line 2 ('Line 2 BESS') and one on Line 3 ('Line 3 BESS').

Battery modules are the key building block in a utility-scale BESS and are capable of both storing and discharging energy at a rapid rate. Battery modules are installed in racks, then the racks are wired together in strings, and strings of batteries are connected to the inverter stations.

The batteries will either be containerised in self-contained steel enclosures resembling shipping containers or alternatively within a building resembling a large industrial shed. Due to rapidly evolving technology, the final technology choice and battery storage capacity for the project is yet to be confirmed and is subject to final selection and detailed design.

3.2.3 Electrical collection system, substations and network connection

The WTGs will be connected to collector stations and tie-in stations via a network of electrical transmission cables. The cabling configuration will be determined based on environmental and design constraints and landowner consultation.

The collector stations will aggregate the electricity generated by the WTGs and step up its voltage to an appropriate level for long-range transmission. The tie-in stations will act as connection points to existing high-voltage electrical transmission lines that pass through the project area (330-kV - Line 2 and Line 3), allowing the project's electricity to be distributed through the national energy market.

3.2.4 Supporting infrastructure

A variety of infrastructure will be required to support both construction and operation of the project. Facilities only required during construction will be temporary, and all temporary facility sites will be rehabilitated once they are no longer required. Temporary facilities are likely to include site offices and compounds, workforce accommodation, laydown and storage areas, concrete batching plants and construction access roads from the existing forestry roads to WTG locations.

Permanent supporting infrastructure will include an operation and maintenance facility, hardstands and internal roads.

3.2.5 Transport and site access

i Project site access

The primary route to the project area from the Hume Highway for all vehicles (including OSOM) is expected to be via Gobarralong Road, Crowes Road, Adjungbilly Road and Red Hill Road to the north of the project area (Figure 3.1). Upgrades to the local and regional road network may be required to facilitate project component delivery. A secondary route from the Hume Highway (for non-OSOM vehicles) will be to the west of the project area, via the Snowy Mountains Highway, Wee Jasper Road and Bombowlee Creek Road (Figure 3.1).

Existing sealed and unsealed access tracks within the State forests will also be used and may be upgraded to connect the WTGs and other key infrastructure elements. New access tracks may also be established, for example to connect a WTG location to an existing access track.

The internal tracks will be used for construction and maintenance of project infrastructure. They will also act as fire breaks and improve access for firefighting.

Major electrical components and WTGs are expected to be transported to the region from the ports of Newcastle (NSW) and Adelaide (SA). The majority will require OSOM transport. Other components and construction materials, such as aggregate, may be sourced from within or outside the region so transport routes will vary.

ii Oversize overmass transport

The project will require the import and transport of large items, such as blades (up to 100 m long) and WTG tower components, to the project site. Due to the size and nature of imported components, it is proposed that both the Port of Newcastle and Port Adelaide will be utilised.

Transport from the ports to the project site will require the use of oversize overmass (OSOM) vehicles, which sometimes require road upgrades to enable traversing. An initial review of the route from the ports of import to the project site has been conducted for the project, which identified some potential upgrades required at intersections and bridge crossings.

As part of the EIS, a detailed assessment of the potential routes will be conducted and the potential environmental impact of any upgrades will be considered.

3.3 Activities and uses

3.3.1 Construction

Construction will be undertaken by a workforce that will comprise approximately 500 to 600 full-time equivalent personnel during peak construction. The construction workforce will be sourced from the local area to the greatest practicable extent. Yass Valley, Snowy Valleys and Cootamundra-Gundagai Councils will each be consulted throughout the development and assessment of the project with regards to managing potential impacts and opportunities for accommodation of the project's construction workforce.

Earthworks will be required for the preparation of the construction footprint, including turbine foundation excavation, hardstand and access track formation and drainage works.

Temporary infrastructure required during construction will include construction compounds, site offices, concrete batching plants, rock crushing facilities, borrow pits, water storage, stockpiles, material and waste storage areas, laydown areas, fuel storage areas and internal access tracks. Temporary construction infrastructure will be strategically placed to minimise potential environmental impacts during construction.

Water will be required for the construction of roads, hardstands and for concrete production. As there are no existing groundwater bores within the project area, water may be sourced from catchment allocations, such as the Murrumbidgee allocation via the Tumut River, or be trucked to site. Neoen will continue to consult with Forestry Corporation on forestry uses of water. The total water demand and proposed water sources will be considered as part of the EIS.

Hard rock materials such as pavement materials, aggregate and sand will be required for construction. Preliminary investigations have identified 15 local quarries on Forestry Corporation land and six private quarries within approximately 100 km of the project area that could be used for the project. As the project design is developed, the estimated quantity of materials will be refined and consultation with surrounding quarries will continue. Should the required quantity of material not be available through the course of construction, the option to develop an on-site quarry will be considered. The EIS will provide more information on the source and quantity of hard rock materials for the project and will assess the potential impacts of borrow pits, if applicable.

Construction hours will match existing Forestry Corporation operational hours, which is 24 hours per day, 7 days per week. However, where possible work will be completed between 7:00 am and 6:00 pm Monday to Saturday.

3.3.2 Operation

The wind farm will operate 24-hours per day, seven days per week. The WTGs will be controlled by a central control system located at Neoen's operations and control centre in Canberra. During operation, the control centre will have the ability to remotely shut down WTGs, either individually or all together.

The project's operational lifespan is anticipated to be approximately 30 years, subject to market forces.

It is anticipated that the project will require up to 10 to 20 full-time employees, supported by a range of contractors for vegetation, weed and pest management; cleaning; equipment calibration and internal road maintenance.

Regular maintenance will be required throughout operations, including for internal roads, drainage, fencing and vegetation as well as service, repair or replacement of WTGs, and substations. Light vehicle access will be required throughout operations and occasional heavy vehicle movements may also be required for minor and major maintenance works.

3.3.3 Decommissioning

Once the project reaches the end of its operational life, a decision will be made to either decommission or continue energy generation through repowering, subject to approval requirements. If the project is decommissioned, all aboveground structures, cabling and roads, and belowground structures down to 0.85 to 1 m depth, unless otherwise agreed to with Forestry Corporation, built as part of the project will be removed. The site will be rehabilitated generally to its pre-existing land use, as far as practicable to allow for the recommencement of forestry activities to sustain a similar productivity as prior forestry conditions. Exceptions to decommissioning would be any road, power or other infrastructure that the landowner (primarily Forestry Corporation) wishes to retain, or to avoid environmental impacts. If re-powering of the project is proposed, an appropriate stakeholder consultation process will be undertaken, and all necessary approvals will be sought.

3.4 Timing

The timing of the investigation phase and planning approval is outlined in Figure 3.3, with submission of the EIS planned in 2026. It is anticipated that project construction would commence in 2028/2029, subject to relevant approvals and project financing, procurement and contracting. Construction is expected to take approximately 4 to 6 years. It is anticipated that the project will be constructed in stages, with further information on staging to be presented in the EIS.

Timeline of early development

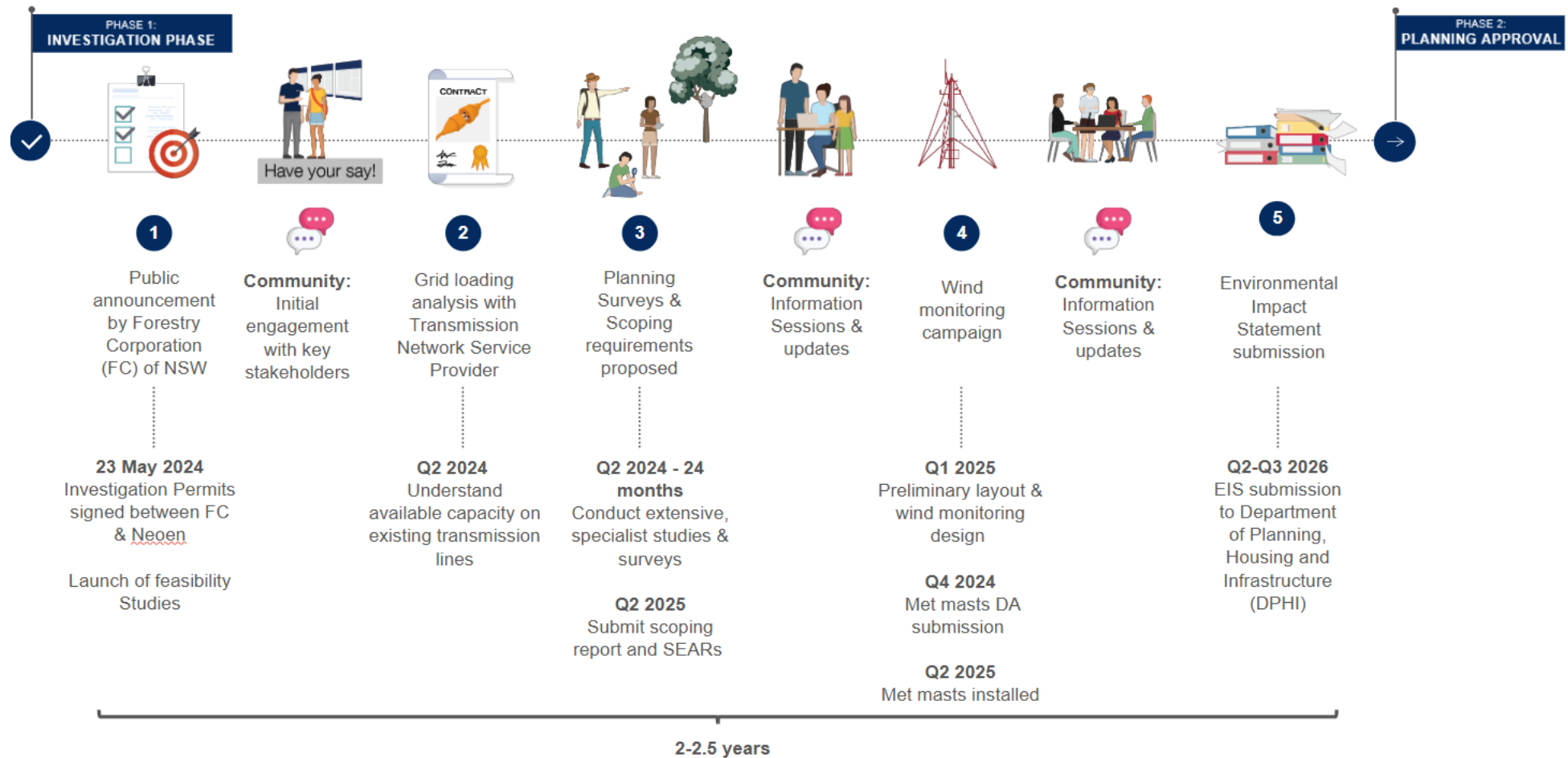


Figure 3.3 Timeline of early project development

3.5 Alternatives considered and mitigation through design

Alternatives to the project have been considered, including alternative locations, alternative project layouts and not proceeding with the project.

3.5.1 Alternative locations

The site was selected by Forestry Corporation as one of five feasible locations to develop renewable energy projects in State forests. Following an expression of interest and competitive tender process, Forestry Corporation issued an investigation permit to Neoen for the combined Bondo, Wee Jasper, Billapaloola and Red Hill State forests. The other sites selected are Sunny Corner State Forest and State forests near Orange and Black Springs, which are all subject to separate forest permits and DAs. The project area was selected due to its strong wind resource, extensive road network, accessible topography and proximity to existing and proposed transmission lines, enabling the project to connect to the grid.

3.5.2 Alternative project layouts and design refinement

An early layout of WTGs was developed for the project based on topography, wind modelling and the location of existing infrastructure such as roads and transmission lines. An environmental constraints assessment of the early layout was conducted to inform design refinement early in the project development. The early layout comprised 230 potential locations for WTGs, with the understanding that some locations would be eliminated as a result of the constraints assessment.

The constraints study included the following assessments and key outcomes:

- Preliminary noise modelling – identified potential exceedances at residences located 2 km from the WTGs.
- Desktop ecology assessment and a two-day rapid field assessment – identified patches of remnant native vegetation within the State forest pine plantation, some potential habitat for critically endangered fauna in proximity to the project area, and a maternity cave for the threatened Large Bent-wing Bat (*Miniopterus orianae oceanensis*) located approximately 5 km east of the project area.
- Preliminary aviation assessment – identified minor constraints related to airports, flight paths and existing uncertified aerodromes (landing strips used for private purposes such as farming).
- Preliminary telecommunications assessments – identified the potential to interact with 20 Australian communications and media authority (ACMA) links crossing through the project area, and three ACMA sites in the broader vicinity.
- Desktop review and engagement with the Aboriginal community – identified a number of Aboriginal heritage information management system (AHIMS) sites and two locations within the project area of potential Aboriginal cultural significance, comprising 'Kileys Run Station', which offered paid employment to First Nations people and a shed of potential archaeological significance.
- Desktop review of a range of databases and mapping including historical heritage, high priority groundwater dependent ecosystems (GDEs), key fish habitat, wetlands, Crown land and travelling stock reserves (TSRs).

The outcome of the constraints study informed refinement of the WTG layout to its current (preliminary) form as presented in Section 3.2. Some WTGs were relocated and some removed, reducing the preliminary layout down from 230 to the current 149. Some specific refinements included: generally increasing the minimum setback to residences to 2.1 km to reduce noise impacts; moving WTGs outside of mapped native vegetation and allowing a buffer from potential critically endangered fauna habitat; adding a 5 km buffer from a known maternity cave for the Large Bent-wing Bat; removing/relocating WTGs out of ACMA link buffers; incorporating a 40 m buffer from waterways; and removing a proposed ancillary area that conflicted with an area of Aboriginal cultural heritage significance.

The project will continue to be refined on an iterative basis in response to environmental and social constraints as they are identified during the EIS process. Environmental and social constraints will continue to be a key consideration during the refinement of the development corridor and the project layout within the development corridor. The project as described in the EIS will be informed by the outcomes of the key technical assessments undertaken as a part of the EIS process, as well as by outcomes from engagement with community and regulatory stakeholders.

3.5.3 Do nothing

The 'do nothing' scenario would avoid the negative impacts of the project; however, it would also forgo its benefits. Positive impacts that are likely to arise from the project, as listed in Section 2.2, include economic benefits for the local community (both direct and indirect) and support for Australia's transition towards a reliable, renewable and affordable decarbonised electricity network.

4 Statutory context

The key relevant statutory requirements for the project, having regard to the EP&A Act, other NSW and Commonwealth legislation, and environmental planning instruments are summarised in Table 4.1. This table has been set out in accordance with the Scoping Report Guidelines and *State Significant Development – Preparing an Environmental Impact Statement* (DPE 2022b) (EIS Guidelines).

Table 4.1 Statutory context

Approval	Requirement
Power to grant approval	
EP&A Act and State Environmental Planning Policy (Planning Systems) 2021	<p>Section 4.36(2) of the EP&A Act states that a State Environmental Planning Policy (SEPP) may declare a development to be SSD.</p> <p>The project is SSD in accordance with Schedule 1, item 20 of the Planning Systems SEPP as it is development for the purpose of electricity generating works and has an estimated development cost of more than \$30 million. Accordingly, approval for the project is required under Part 4, Division 4.7 of the EP&A Act.</p>
Permissibility	
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>Under section 2.36(1) of the Transport and Infrastructure SEPP, development for the purpose of electricity generating works, such as the project, may be carried out by any person with consent on any land in a prescribed non-residential zone.</p> <p>The project is within prescribed non-residential zones, being RU1 Primary Production, and RU3 Forestry. Development for the purpose of electricity generating works is therefore permissible with consent.</p>
Consistent approvals	
Overview	Section 4.42 of the EP&A Act outlines the approvals that cannot be refused if necessary for carrying out an approved SSD and are to be consistent with the terms of the development consent for the SSD.
An Environment Protection Licence under Part 3 of the NSW <i>Protection of the Environment Operations Act 1997</i> (POEO Act)	Section 48 of the POEO Act requires an Environment Protection Licence (EPL) to undertake scheduled activities at any premises. Scheduled activities in schedule 1 Clause 17 of the POEO Act and include ‘electricity works (wind farms)’. Accordingly, the project will require an EPL.
An approval under Section 138 of the NSW <i>Roads Act 1993</i> (Roads Act)	Under Section 138 or Part 9, Division 3 of the Roads Act, a person must not undertake any works that impact on a road without approval of the relevant authority. Road and/or intersection upgrades will be required as part of the project and approval(s) will be sought from the relevant authority.
Commonwealth approvals	
<i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)	<p>The EPBC Act aims to protect matters of national environmental significance (MNES). 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.</p> <p>The project will be referred to the Commonwealth Department of Climate Change, Energy, the Environment and Water (Commonwealth DCCEEW) under the EPBC Act.</p>
<i>Native Title Act 1993</i>	The Commonwealth Native Title Act recognises and protects native title rights in Australia. There are no current native title claims relevant to the project area.

Approval	Requirement
Civil Aviation Safety Regulation 1988	<p>Part 139 of the Civil Aviation Safety Regulation 1988 (CASR) require that the Civil Aviation Safety Authority (CASA) be informed of proposals to build a structure greater than 110 m above ground level.</p> <p>A detailed aviation assessment will be prepared as part of the EIS. This will include engagement with CASA, Airservices Australia (ASA), Aerial Agricultural Association of Australia, the Royal Flying Doctors Service, and NSW Rural Fire Service (RFS).</p>
Heavy Vehicle National Law	<p>Approvals will be required for the transport of wind turbines and associated infrastructure by OSOM vehicles. The requirements for such OSOM transport will be assessed via a route analysis study as part of the EIS.</p>
Approvals not required	
Overview	<p>Section 4.41 of the EP&A Act outlines the following approvals, permits etc are not required for an approved SSD if these are adequately assessed in the EIS and SSD consent is granted.</p>
<i>Fisheries Management Act 1994</i>	<p>A permit under the Fisheries Management Act to block fish passage or dredge or carry out reclamation work will not be required pursuant to section 4.41 of the EP&A Act.</p> <p>The project will require new and/or upgraded of road watercourse crossings. These works will be undertaken in accordance with NSW DPI <i>Policies and Guidelines on Fish-Friendly Waterway Crossings</i> (DPI undated), <i>Policy and Guidelines for Fish Habitat Conservation and Management</i> (DPI 2023).</p>
<i>Heritage Act 1977</i>	<p>An approval under Part 4, or an excavation permit under Section 139, of the Heritage Act will not be required pursuant to Section 4.41 of the EP&A Act. Notwithstanding, there are no listed historical heritage items within the project area.</p>
<i>National Parks and Wildlife Act 1979</i>	<p>An Aboriginal Heritage Impact Permit under section 90 of the National Parks and Wildlife Act will not be required pursuant to section 4.41 of the EP&A Act.</p> <p>There is potential for Aboriginal sites to occur within the project area. The EIS will include a robust Aboriginal Cultural Heritage Assessment (ACHA) and any Aboriginal heritage sites will be avoided as far as practicable through the design process.</p>
<i>Rural Fires Act 1997</i>	<p>A bushfire safety authority under section 100B of the Rural Fires Act will not be required pursuant to section 4.41 of the EP&A Act.</p> <p>A bushfire assessment will be prepared in accordance with NSW RFS (2019) <i>Planning for Bushfire Protection</i> as part of the EIS.</p>
<i>Water Management Act 2000</i>	<p>A water use approval under section 89, a water management work approval under section 90 or a Controlled Activity Approval (other than an Aquifer Interference Approval) under section 91 of the Water Management Act pursuant to section 4.41 of the EP&A Act will not be required pursuant to section 4.41 of the EP&A Act.</p> <p>Construction work near or within watercourses within the project area will be required. These works will be carried out in accordance with the NSW <i>Guidelines for Controlled Activities</i>.</p>
Pre-conditions to exercising the power to grant consent	
Overview	<p>An EIS will be prepared in accordance with relevant legislative requirements and guidelines. No pre-conditions to exercising the power to grant consent for the project are currently envisaged.</p>

Approval	Requirement
Mandatory consideration – Considerations under EP&A Act and EP&A Regulation	
Section 1.3 of the EP&A Act	<p>Relevant objects of the EP&A Act are:</p> <ul style="list-style-type: none"> a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State’s natural and other resources, b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment, c) to promote the orderly and economic use and development of land, d) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats, e) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage), f) to promote good design and amenity of the built environment, g) to provide increased opportunity for community participation in environmental planning and assessment. <p>The above will be considered in the EIS.</p>
Section 4.15 of the EP&A Act	<p>Pursuant to section 4.15 of the EP&A Act, the consent authority must consider the following matters:</p> <ul style="list-style-type: none"> • relevant environmental planning instruments for the project including: <ul style="list-style-type: none"> – State Environmental Planning Policy (Biodiversity and Conservation) 2021 – State Environmental Planning Policy (Resilience and Hazards) 2021 – State Environmental Planning Policy (Transport and Infrastructure) 2021 – other local environmental planning instruments • relevant development control plans • the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality • the suitability of the site for the development • the public interest. <p>The above will be considered in the EIS.</p>
Mandatory consideration – Considerations under other legislation	
<i>Forestry Act 2012</i>	Under section 60 of the Forestry Act, the land manager of a forestry area may issue a forest permit for the construction and operation of renewable energy infrastructure. The EIS will consider the relevant requirements of a permit in accordance with section 60 of the Forestry Act.
<i>Biodiversity Conservation Act 2016 (BC Act)</i>	Under the BC Act, biodiversity assessment in accordance with the Biodiversity Assessment Method (BAM) is required for any SSD project. A Biodiversity Development Assessment Report (BDAR), prepared in accordance with the BAM, will be part of the EIS.
Mandatory considerations – Environmental planning instruments	
State Environmental Planning Policy (Resilience and Hazards) 2021 – Section 3.7	<p>The EIS will consider the following relevant departmental guidelines:</p> <ul style="list-style-type: none"> • <i>Applying State Environmental Planning Policy No. 33 Hazardous and Offensive Development</i> (DoP 2011a) • Hazardous Industry Planning Advisory Papers (HIPAP) No. 3 – Risk Assessment (DoP 2011b) • HIPAP No. 12 – Hazards (DoP 2011e).
State Environmental Planning Policy (Resilience and Hazards) 2021 – Section 4.6	The EIS will consider the potential for the project to impact on contaminated land.

Approval	Requirement
<p><i>Yass Valley Local Environment Plan 2013</i></p> <p><i>Tumut Local Environmental Plan 2012</i></p> <p><i>Gundagai Local Environmental Plan 2011</i></p>	<p>The EIS will consider the relevant objectives and land uses for RU1 and RU3 zones under the Yass LEP, Tumut LEP and Gundagai LEP.</p>

Mandatory considerations Development control plans

In accordance with Section 2.10 of the Planning Systems SEPP, development control plans do not apply to SSD and are not a relevant consideration for the project.

5 Engagement

5.1 Community and stakeholder engagement objectives

Neoen's approach to the engagement undertaken to date, and the engagement principles to be followed during the preparation of the EIS, are in accordance with the following guidelines:

- *Undertaking Engagement Guidelines for State Significant Project (DPHI 2024a)*
- *Social Impact Assessment Guideline for State Significant Projects (DPE 2023a) (SIA Guideline)*
- *Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010a).*

Neoen has developed a Community Engagement Plan for the Bondo Wind Farm, with key objectives to:

- foster a transparent and open approach to the development of the project and ensure 'no surprises' for the local community
- keep the community and stakeholders informed about the project through the provision of accurate, timely and factual project information
- identify and address community and stakeholder concerns and maintain transparency in the project design, implementation and ongoing operations
- involve stakeholders and community regarding key decisions
- identify opportunities for local business involvement and local employment in the construction and operations of the project and where appropriate develop a Local Participation Plan
- identify opportunities for Indigenous Participation and employment in the construction and operations of the project and where appropriate co-develop and implement an Indigenous Participation Plan
- co-design, develop and deliver a benefit sharing program in collaboration with the community, and in partnership with local stakeholders where possible
- develop long-term relationships and partnerships with community and stakeholders.

The key stakeholders identified for the project are:

- Forestry Corporation
- relevant State government agencies and authorities, including DPHI, NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW), Department of Primary Industries and Regional Development (PIRD) and the Environment Protection Authority (EPA)
- Commonwealth DCCEEW
- electricity infrastructure owners, including Transgrid
- relevant advocacy groups and forest user groups (e.g. recreation and hunting)
- near neighbours within a 5 km radius of the project
- First Nations groups including the Wiradjuri people and Tumut Local Aboriginal Land Council (LALC)

- broader local community within the towns and townships adjacent to the project including Tumut, Gundagai and Yass
- local councils: Snowy Valleys Council, Cootamundra–Gundagai Regional and Yass Valley Council
- State and federal Members of Parliament (MPs)
- local RFS representatives and Fire and Rescue NSW
- CASA and ASA
- local schools, TAFE and universities
- business groups/industry stakeholders with focus on timber industry
- local community organisations.

5.2 Pre-scoping consultation undertaken by Forestry Corporation

In 2021, changes were made to the Forestry Act to allow the development of renewable energy projects in Forestry Corporation softwood pine plantations. From this time, Forestry Corporation has engaged with stakeholders and local communities regarding the development of wind farms within State forests in NSW. This has involved:

- Forestry Corporation renewable energy mailing list
- email for direct inquiries: renewable.energy@fcnsw.com.au
- Forestry Corporation website, particularly ‘information for community and stakeholders’ <https://www.forestrycorporation.com.au/sustainability/renewable-energy/information-for-community-and-stakeholder>
- online stakeholder information sessions held in April 2022 to educate the community on the opportunities for renewable energy projects in Forestry Corporation softwood plantations
- engagement with interested individuals, parties and stakeholder groups
- media releases published on the Forestry Corporation website, including a media release on 23 May 2024 which announced that Neoen was awarded an investigation permit for State forests around Bondo.

5.3 Scoping phase consultation

5.3.1 Consultation to date

Following the announcement of the investigation permits in May 2024, Neoen, in conjunction with Forestry Corporation, commenced engagement with stakeholders and local communities. A summary of this engagement to date is provided in Table 5.1.

Table 5.1 Early and scoping phase engagement

Stakeholder	Engagement activities summary
Forestry Corporation	<ul style="list-style-type: none"> Fortnightly meetings with the Tumut and Bathurst teams, with regular reporting as per the permits signed with Forestry Corporation Dedicated workshops around specific topics like route to site, ancillary infrastructure, fire, plantation, and met masts permitting/installation
Local councils and MPs	<ul style="list-style-type: none"> Presentations in person with all three councils including meetings with General Managers Briefing in person with Steph Cook (MP for Cootamundra) and remotely with Joe McGirr (MP for Wagga Wagga) directly after project announcement Two project update presentations to Snowy Valleys Council in person since the public announcement Ongoing updates scheduled through project development
Nearby neighbours	<ul style="list-style-type: none"> 150+ letters delivered to neighbours directly after public announcement 90+ face-to-face meetings led by project team and our Community Liaison Officer since July 2024 380+ interactions with the broader community recorded in the first ten months of engagement Neighbour benefit-sharing scheme to be defined and presented to neighbours during 2025 Engagement with all known landholders within a dwelling within 8.6 km of WTGs
First Nations groups	<ul style="list-style-type: none"> Julie-Ann Lambourne, Neoen's First Nations engagement advisor, has been very active in engaging with Wiradjuri people in the area and working closely with the Tumut LALC Extensive consultation with the LALC since the project's public announcement in May 2024, with meetings in person and presentations to the board Cultural heritage surveys conducted with the LALC at four of Neoen's potential meteorological mast locations to support separate approvals with Snowy Valley Council and, where required, Aboriginal Heritage Impact Permits
Timber industry and forestry users	<ul style="list-style-type: none"> Several industry days, site visits and trainings organized with local industrials like Hyne, AKD, Visy Workshop on workforce and accommodation scheduled in 2025 with the local forestry industry Consultation with Softwood Working Group (SWG) and Forestry Industry Councils (FIC)
RFS	<ul style="list-style-type: none"> Meeting with RFS District Manager Jon Gregory in parallel to public announcement Presentation in person with local RFS managers in September 2024
Other groups	<ul style="list-style-type: none"> Meeting with Chamber of Commerce & Industry (Matt Lucas and Natalie Randall)
Broad community	<ul style="list-style-type: none"> Project website published on 23 May 2024 – bondowindfarm.com.au Contact methods of phone (1800 966 106), email (contact@bondowindfarm.com.au) and newsletter sign-up set up in May 2024 Local shopfront and office established in Tumut 45 Fitzroy Street in July 2024 Local Community Liaison Officer appointed in July 2024 First community information session held in Tumut on 25 September 2024

5.3.2 Community views

The key issues of concern relating to the project that have been raised during consultation to date and how these are proposed to be addressed are detailed in Table 5.2.

Table 5.2 Key concerns raised during consultation to date

Key concern	How concern is being addressed	Respondent level of concern (low/medium/high)
<p>1. The project's association with HumeLink</p> <ul style="list-style-type: none"> The construction of the 500kv HumeLink line west of the project is a very sensitive topic in the broader Tumut area community. Respondents were dissatisfied with the community engagement and consultation undertaken by TransGrid. Several project neighbours are impacted along the HumeLink line route and, in some instances, are subject to land acquisition. 	<ul style="list-style-type: none"> The Bondo project currently relies on existing transmission infrastructure (including Transgrid "Line 2" and "Line 3" 330kv) to connect to the grid. However, HumeLink will remain an option for connection as part of ongoing project planning and development. Throughout consultation, Neoen has sought to dissociate the two projects and to make it clear that community consultation is a critical priority for the Bondo Wind Farm project. Preliminary feedback from respondents is that community engagement to date has been well received locally. Neoen has also attempted to consult with the Transgrid engagement team to understand both sides of the narrative. 	<p>Neighbours – High Broad community – High Business – Medium</p>
<p>2. Bushfire risk</p> <ul style="list-style-type: none"> The 2019/2020 bushfires (and all major fire events prior) have had significant negative effects on respondents. 	<ul style="list-style-type: none"> Neoen has been active in meeting with the RFS as a priority for early engagement. Neoen have proposed several contributions to local firefighting efforts which have been received positively by the RFS. The meteorological masts being installed to inform the wind farm (related development) may host bushfire monitoring cameras to assist with the early detection of bushfires. A preliminary hazard analysis (PHA) will be conducted as part of the EIS to address the fire risks associated with the BESSs, as well as a bushfire assessment to identify potential hazards and risks associated with bushfires (including any potential impacts on the aerial fighting of bushfires) (Section 6.2.7). 	<p>Neighbours – High Broad community – Medium Business – High</p>
<p>3. Noise and visual impacts</p> <ul style="list-style-type: none"> Questions on wind farms' noise and visual impacts are common from members of the community. 	<ul style="list-style-type: none"> Preliminary noise and visual impact assessments have been undertaken for the project as summarised in Sections 6.2.3 and 6.2.4. The project layout was revised to increase the setback to residences following early results of the preliminary noise assessment. Further assessment will be conducted as part of the EIS and appropriate management and mitigation measures will be identified. 	<p>Neighbours – High Broad community – High Business – Medium</p>

Key concern	How concern is being addressed	Respondent level of concern (low/medium/high)
<p>4. Workforce competition and accommodation shortage</p> <ul style="list-style-type: none"> Respondents from the timber industry (Hyne, AKD, Visy, etc) have raised workforce competition and accommodation shortages as concerns. 	<ul style="list-style-type: none"> 20% of the project workforce would be sourced locally and may contribute to competition with other industries. A workshop is proposed in 2025 with the timber industry to discuss potential mitigation options. Neoen is currently investigating construction of an accommodation facility as part of the project, due to limitations on short-term rental options. 	<p>Neighbours – Low Broad community – Medium Business – High</p>

5.4 Ongoing consultation

During preparation of the EIS, Neoen will continue to consult with the community and key stakeholders identified in Section 5.1 and other stakeholders as required. A range of consultation methods will be used, including newsletters, media releases, community events and presence at the local project office in Tumut.

First Nations stakeholders will be identified and consulted as part of the broad consultation process, in addition to specific consultation as part of the ACHA in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW 2010a).

Electricity infrastructure owners, including Transgrid, will be consulted with in relation to activities impacting the transmission network and connection requirements.

Consultation during the development of the EIS will aim to:

- proactively inform, consult and involve stakeholders using clear and consistent key messages
- continue to collaborate with key stakeholders to identify potential issues, impacts, opportunities and benefits
- communicate the progress of the project and key findings of assessments
- enable stakeholders to input into the preparation of the EIS, project planning, investigate opportunities for visual treatment and identify opportunities for benefit sharing
- implement response and feedback strategies to address stakeholder concerns and use these to inform the evolution of the project.

6 Proposed assessment of impacts

6.1 Level of assessment required in the EIS

In accordance with the *Scoping Report Guidelines*, the following factors have been considered in the identification of matters needing further assessment for the project:

- the scale and nature of the likely impact of the project and the sensitivity of the receiving environment
- whether the project is likely to generate cumulative impacts with other relevant future projects in the area
- the ability to avoid, minimise and/or offset project impacts, to the extent known at the scoping phase.

Matters have been considered as per the categories identified in the *Scoping Report Guidelines*. A scoping summary table is included in Appendix C and the level of assessment identified for each matter is presented in Table 6.1.

The following sections of this chapter present the identified matters requiring further assessment and the proposed approach to the respective assessments. Measures already implemented during the scoping phase to avoid and minimise impacts are also described.

Table 6.1 Level of assessment required in EIS

Level of assessment	Aspect
Detailed	Biodiversity
	Aboriginal heritage
	Visual
	Noise and vibration
	Social
	Traffic
	Hazards and risk – PHA
Standard	Historical heritage
	Land
	Water
	Air quality
	Hazards and risk <ul style="list-style-type: none"> • Bushfire • Aviation • Telecommunications • Blade throw • Contamination and naturally occurring asbestos (NOA)
	Economic
	Waste

6.2 Detailed assessment

The *Scoping Report Guidelines* state that detailed assessment is required where the project may result in significant impacts on the matter, including cumulative impacts, or if the assessment is likely to involve several uncertainties. The matters identified as requiring detailed assessment are described in Sections 6.2.1 to 6.2.6, including the existing environment, potential impacts and the proposed assessment approach for the EIS.

6.2.1 Biodiversity

Preliminary biodiversity assessments, including a desktop review of the project area and preliminary site investigations, have informed the scoping and design of the project. Some preliminary vegetation mapping has been conducted within the project area.

i Existing environment

The project area is within the Bondo subregion of the NSW South Eastern Highlands Interim Biogeographical Regionalisation of Australia.

The project area is dominated by pine plantation, interspersed with remnant native vegetation along watercourses and in larger retained patches (Figure 6.1). Significant portions of the project area are subject to an infestation of the High Threat Exotic Blackberry (*Rubus fruticosus* agg.) which varies in density throughout, and St John's Wort (*Hypericum perforatum*), which is dominant along roadsides and disturbed areas.

Church Cave in the Wee Jasper Nature Reserve, approximately 2.5 km east of the project area, supports a maternity colony of the threatened Large Bent-wing Bat (*Miniopterus orianae oceanensis*). Given the proximity of this critical breeding habitat, any impacts from the project may be considered potentially serious and irreversible. Therefore, the species must be assessed as being at risk of serious and irreversible impacts (SAIL), as the project could indirectly affect the ecological value and function of the maternity caves.

Micalong Swamp borders the project area to the south. This is the largest montane swamp in mainland Australia. It forms part of the endangered ecological community (EEC) Montane Peatlands and Swamps of the New England Tableland, NSW North Coast, Sydney Basin, South East Corner, South Eastern Highlands and Australian Alps Bioregions. The critically endangered Northern Corroboree Frog (*Pseudophryne pengilleyi*) occurs within this EEC, and is also listed as a candidate SAIL species.

a Native vegetation

The plant community types (PCTs) within the project area, including those that represent EPBC Act or BC Act listed threatened ecological communities (TECs), are summarised according to their broad vegetation classification in Table 6.2 and shown in Figure 6.1.

Table 6.2 Plant community types in the project area and associations with threatened ecological communities

Plant community type	BC Act	EPBC Act
301 - Drooping Sheoke - <i>Ricinocarpus bowmannii</i> - grasstree tall open shrubland of the Coolac - Tumut Serpentine Belt	Coolac-Tumut Serpentine Shrubby Woodland in the NSW South Western Slopes and South Eastern Highlands Bioregions EEC	-
3291 - Bondo Montane Valley Flats Forest	-	-
3293 - Bondo Slopes Peppermint Sheltered Fern Forest	-	-

Plant community type	BC Act	EPBC Act
3365 - Bondo Slopes Red Stringybark Grassy Forest	-	-
3377 - Southwest Foothills Apple Box Grassy Forest	-	-
3297 - Kosciuszko Snow Gum-Mountain Gum Moist Forest	-	-
3930 - Bondo Montane Flats Swamp Woodland	Montane Peatlands and Swamps of the New England Tableland, NSW North Coast, Sydney Basin, South East Corner, South Eastern Highlands and Australian Alps bioregions	-
4126 - Bondo Slopes Dry Peppermint Shrub Forest.	-	-
3892 -Kosciuszko Subalpine Valley Damp Heath	Montane Peatlands and Swamps of the New England Tableland, NSW North Coast, Sydney Basin, South East Corner, South Eastern Highlands and Australian Alps Bioregions EEC	Alpine Sphagnum Bogs and Associated Fens EEC

b Threatened flora and fauna and migratory species

Background searches identified 16 threatened flora and 62 threatened fauna species that have been recorded or are predicted to occur within the project area and its surroundings (10 km buffer). Of these, *Pimelea bracteata*, which is listed as Critically Endangered under the BC Act and Endangered under the EPBC Act, was recorded within the project area and is also listed as a candidate SAI species.

Gang-gang Cockatoo (*Callocephalon fimbriatum*), which is listed as Endangered under the BC Act and EPBC Act; and Scarlet Robin (*Petroica boodang*), Flame Robin (*Petroica phoenicea*), Dusky Woodswallow (*Artamus cyanopterus cyanopterus*), Varied Stilla (*Daphoenositta chrysoptera*) and Little Eagle (*Hieraaetus morphnoides*), which are listed as Vulnerable under the BC Act, are known to occur within the project area.

White-throated Needle-tail (*Hirundapus caudacutus*) which is listed as Vulnerable under the BC Act and EPBC Act, and listed as a migratory species under the EPBC Act is known to occur within the project area.

Background searches identified six migratory species that have been recorded or are predicted to occur within 10 km of the project area.

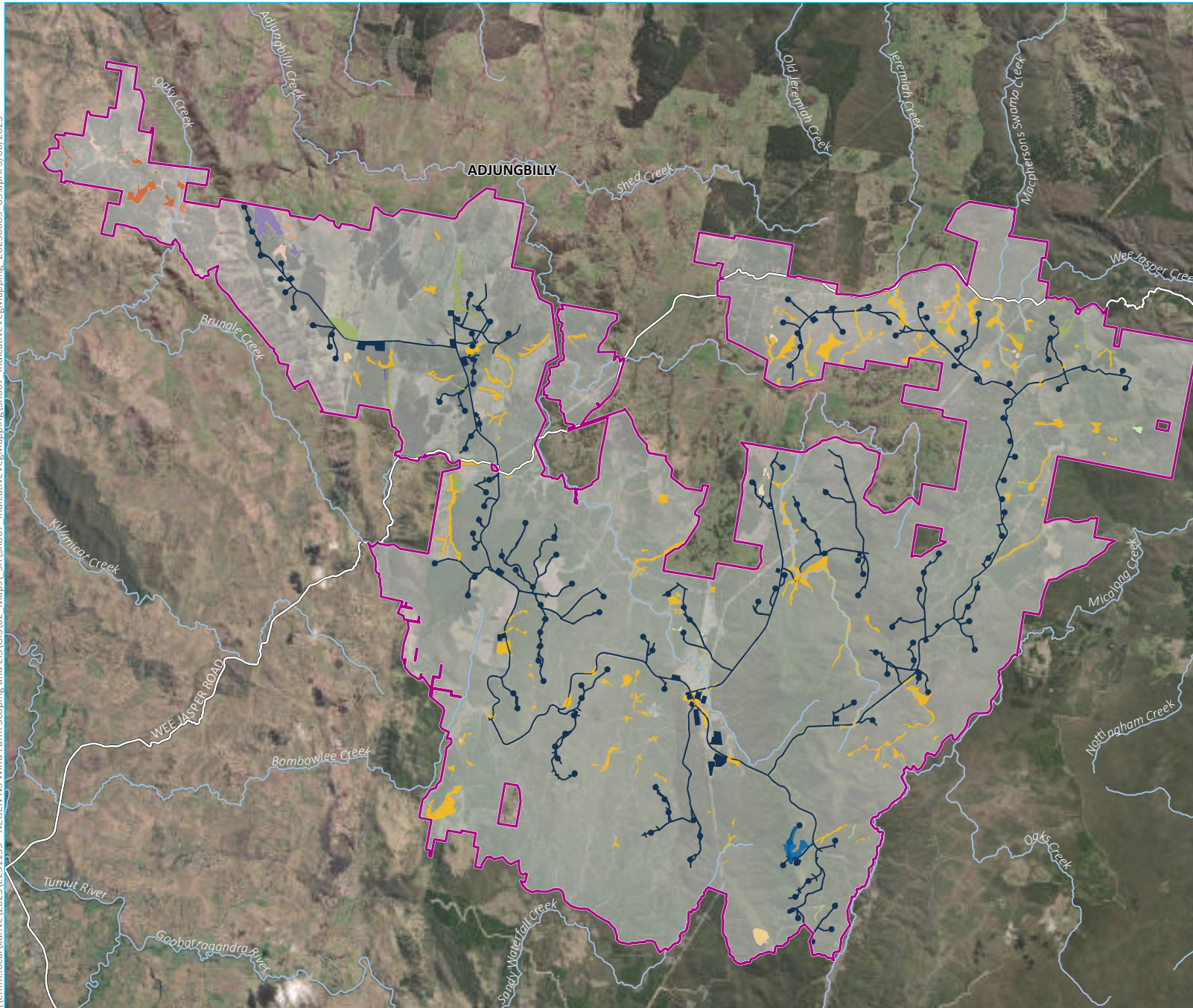
The current predicted Biodiversity Offset Method (BAM) candidate species for the project requires the surveys for eight threatened flora and 17 fauna species. These species listed in Table 6.3.

Table 6.3 Project candidate species that require survey

Species group	Common Name	Scientific Name
Fauna	Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>
Fauna	South-eastern Glossy Black-Cockatoo	<i>Calyptorhynchus lathami lathami</i>
Fauna	Eastern Pygmy-possum	<i>Cercartetus nanus</i>
Fauna	White-bellied Sea-Eagle	<i>Haliaeetus leucogaster</i>
Fauna	Little Eagle	<i>Hieraaetus morphnoides</i>
Fauna	Booroolong Frog	<i>Litoria booroolongensis</i>

Species group	Common Name	Scientific Name
Fauna	Square-tailed Kite	<i>Lophoictinia isura</i>
Fauna	Large Bent-winged Bat	<i>Miniopterus orianae oceanensis</i>
Fauna	Southern Myotis	<i>Myotis macropus</i>
Fauna	Barking Owl	<i>Ninox connivens</i>
Fauna	Powerful Owl	<i>Ninox strenua</i>
Fauna	Masked Owl	<i>Tyto novaehollandiae</i>
Fauna	Squirrel Glider	<i>Petaurus norfolcensis</i>
Fauna	Pink Robin	<i>Petroica rodinogaster</i>
Fauna	Brush-tailed Phascogale	<i>Phascogale tapoatafa</i>
Fauna	Koala	<i>Phascolarctos cinereus</i>
Fauna	Superb Parrot	<i>Polytelis swainsonii</i>
Fauna	Northern Corroboree Frog	<i>Pseudophryne pengilleyi</i>
Flora	Slender Greenhood	<i>Pterostylis foliata</i>
Flora	Crimson Spider Orchid	<i>Caladenia concolor</i>
Flora	Leafy Anchor Plant	<i>Discaria nitida</i>
Flora	Alpine Greenhood	<i>Pterostylis alpina</i>
Flora	Austral Toadflax	<i>Thesium australe</i>
Flora	Yass Daisy	<i>Ammobium craspedioides</i>
Flora	Cotoneaster Pomaderris	<i>Pomaderris cotoneaster</i>
Flora	-	<i>Pimelea bracteata</i>

\\lemm.local\drive\2023\1E231199 - NEOEN NS Wind Farm Scoping and EIS\GIS\02_Maps_SRI\SRO07_IndicativeVegMapping\SRO07_IndicativeVegMapping_20250605_03.aprx 5/06/2025



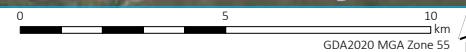
- KEY**
- Project area
 - Development corridor
 - Plant community type
 - 266 | White Box grassy woodland
 - 268 | White Box - White Cypress Pine - Western Grey Box shrub/grass/forb woodland
 - 277 | Blakely's Red Gum - Yellow Box grassy tall woodland
 - 278 | Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest
 - 280 | Red Stringybark - Blakely's Red Gum +/- Long-leaved Box shrub/grass hill woodland
 - 283 | Apple Box - Blakely's Red Gum moist valley and footslopes grass-forb open forest
 - 287 | Long-leaved Box - Red Box - Red Stringybark mixed open forest
 - 295 | Robertsons Peppermint - Broad-leaved Peppermint - stringybark shrub-fern open forest
 - 300 | Ribbon Gum - Robertsons Peppermint - grass tall open forest
 - 301 | Drooping Sheoke - Ricinocarpus bowmannii - grasstree tall open shrubland
 - 3291 | Bondo Montane Valley Flats Forest
 - 3292 | Bondo Slopes Peppermint Moist Grassy Forest
 - 3293 | Bondo Slopes Peppermint Sheltered Fern Forest
 - 3296 | Kosciuszko Flanks Moist Gully Forest
 - 3297 | Kosciuszko Snow Gum-Mountain Gum Moist Forest
 - 3307 | Kosciuszko-Namadgi Alpine Ash Moist Grassy Forest
 - 3365 | Bondo Slopes Red Stringybark Grassy Forest
 - 3930 | Bondo Montane Flats Swamp Woodland
 - 4126 | Bondo Slopes Dry Peppermint Shrub Forest
 - Existing environment
 - Major road
 - Named watercourse

Indicative vegetation mapping

Bongo Wind Farm
Scoping Report
Figure 6.1



Source: EMM (2025); DCSSS (2024); ESRI (2025); NEOEN (2025)



ii Potential impacts

The construction of WTG infrastructure, access roads and associated facilities for the operation of the project will require clearing of vegetation and some reshaping of the topography and landscape. While the majority of vegetation clearing will occur within non-native pine plantation, some minor and localised impacts to native vegetation are possible (for example along road verges and for cabling).

Avoiding impacts to biodiversity values, and where this is not possible minimising impacts to biodiversity values, will be a key consideration throughout the design development.

Avoidance strategies to minimise impacts to biodiversity and inform preliminary design during the scoping phase have included:

- incorporating a 5 km buffer to any WTGs from Church cave (which supports a maternity colony of the threatened Large Bent-wing Bat)
- re-siting of WTGs outside of mapped native vegetation
- use of existing access tracks to the extent practicable.

Direct and indirect impacts during construction may include clearing, sedimentation, dust deposition, erosion, weed introduction and/or spread, vehicle/machinery strike, light and noise pollution, shading and vibration from the movement of equipment and vehicles.

Cumulative impacts may also occur in the context of surrounding developments.

Potential operational impacts are primarily associated with the risk of turbine collision and barrier effects to threatened and protected bird and bat species. Threatened species most at risk are those with potential for ongoing population impacts once the project is operational, such as:

- raptors that may manoeuvre close to turbine blades to prey on carrion below
- flocking birds
- migrating or nomadic waterbirds, which may be less able to manoeuvre around operational turbine blades and may also effect breeding viability, inclusive of large colonial nesting events
- resident or colonial roosting bats that may fly within the rotor swept area (e.g. Large Bent-winged Bat).

Generally, most woodland birds and bats forage and move within canopies and lower than turbine height and are considered a lower risk of impact.

a Candidate entities for serious and irreversible impacts

Four candidate entities for SAIL under the BC Act have been recorded within the locality and have potential to occur in the project area. The likelihood of occurrence within the project area is provided in Table 6.4.

Table 6.4 Potential SAI in project area

Candidate entity	Likelihood of occurrence in project area
Large Bent-winged Bat (<i>Miniopterus orianae oceanensis</i>)	This species is known to occur within the project area. There are two known, significant maternity caves for Large Bent-wing Bats near Wee Jasper, one within 2.5 km of the project area. The maternity caves are used annually for the birth and rearing of young, supporting approximately 40,000 bats each summer. The Large Bent-wing Bat is known to forage within 10–20 km of the maternity cave in summer and has been recorded foraging up to 60 km from the cave. The foraging range of the species is well within the project area and, therefore, the bats could be at risk of death or injury from wind turbines.
Northern Corroboree Frog (<i>Pseudophryne pengilleyi</i>)	This species is known to occur within the project area. Micalong Swamp Flora Reserve, to the south of the project area, is known habitat for this species which inhabits pools and seepages in bogs, wet heath, wet tussock grasslands and herbfields in low-lying depressions in summer. Outside the breeding season, adult frogs move a short distance away from the bogs into surrounding vegetation to overwinter under leaf litter, logs, and dense groundcover.
Rice Flower (<i>Pimelea bracteata</i>)	This species is known to occur within the project area. Rice Flower is a shrub up to 2-m tall that grows in wetlands and along waterways in high altitude subalpine valleys. There are two records within the project area and several records adjacent to the project area.
White Box – Yellow Box – Blakely’s Red Gum Grassy Woodland and Derived Native Grassland EEC.	This Critically endangered ecological community (CEEC) is associated with PCTs 266, 268 and 277, which occur in the north-west of the project area and along Adjunbilly Road.

iii Assessment approach

As the project will be assessed under Part 4 Division 4.7 of the EP&A Act, a BDAR prepared in accordance with the BAM (DPIE 2020c) will be required. The BDAR will need to detail the project and the associated biodiversity values; and how the project will avoid impacts where reasonable and practicable. It will need to detail how unavoidable impacts will be minimised and offset through the biodiversity offset scheme.

The BDAR will include assessments in accordance with the EPBC Act and *Fisheries Management Act 1994*.

The following key tasks will be completed during preparation of the BDAR:

- field validate and refine the State Vegetation Type Map, and delineate into vegetation zones
- conduct vegetation integrity plots
- conduct field-based threatened species habitat assessment
- conduct field-based threatened species habitat assessment
- generate a list of candidate species for further assessment, and conduct targeted surveys for those candidate ‘species credit’ species, where a habitat constraint and or suitable microhabitats are present
- conduct targeted surveys (if required) for MNES
- conduct BAM calculations and prepare BDAR for lodgement.

Bird and bat utilisation surveys (BBUS) commenced in July 2023 and will continue quarterly for two years in total. The results will be used to inform operational risk assessments and collision risk modelling and the preparation of a bird and bat adaptive management plan (BBAMP). This plan will provide the strategy for preventing, minimising and mitigating any significant bird and bat strikes arising from the operation of the project.

An EPBC Act referral, addressing potential impacts to TECs and nationally threatened species will be submitted.

6.2.2 Aboriginal heritage

i Existing environment

Understanding environmental context assists with predictions of archaeological potential, such as the likelihood of archaeological material being present in the landscape, its spatial distribution and its preservation. Landscape features were an important factor for the choice of camping and transitory and ceremonial areas used by Aboriginal people. Similarly, these landscape features and historical land use play a role in the level of preservation and the integrity of archaeological sites. An overview of the landscape, archaeological and ethno-historical context for the project area is provided in the following sub-sections.

a Landscape context

The topographical context is important to identify potential factors relating to past Aboriginal land use patterns. For example, steep, high relief areas are highly likely to contain escarpment or cliff landforms that may contain rock shelters or overhang conducive to Aboriginal occupation and use. At the same time, these slope values are highly conducive to soil profile erosion, and, as such, limits the potential for retention of surface and/or shallow buried cultural materials if present. A review of the project area suggests that much of the environment is dominated by moderate or steep undulating hills, but with no preliminary evidence of significant dissected sandstone plateaus where such sites may be encountered.

Hydrological features are the most likely indicator of archaeological potential within the project area. For purposes of considering Aboriginal cultural heritage, higher densities of material evidence for past occupation are more likely to be identified within proximity of higher order, permanent watercourses due to the more abundant available resources. There are numerous creeks within the project area, including Micalong Creek, Tumorrana Creek, Oaky Creek and Adjungbilly Creek, with the potential for artefact deposits.

The natural vegetation of a landscape is important to consider when investigating Aboriginal heritage as it provided Aboriginal people with resources vital for everyday life. The project area is situated within State forests – in an area that has been long subject to forestry practices. The majority of native vegetation has been removed, with the existing vegetation comprising dense, exotic pine plantation forest. Prior to European settlement, the vegetation of the area was dominated by grassy woodlands and wet sclerophyll forests. The vegetation would have provided habitats for food sources including kangaroos, gliders, possums and wallabies that may have been hunted and skinned for clothing and other purposes.

Previous land disturbance has a significant impact to the survivability of cultural materials if present. While there are natural processes that can disturb and/or destroy cultural material - more frequently it is increasing land clearance and development over the last 200 years that has resulted in the most significant impacts. The project area has been subject to previous disturbance associated with clearing for agricultural purposes and forestry operations in plantation for decades, since at least the 1930s.

b Archaeological context

A summary of the archaeological context of the project area based on desktop review is as follows:

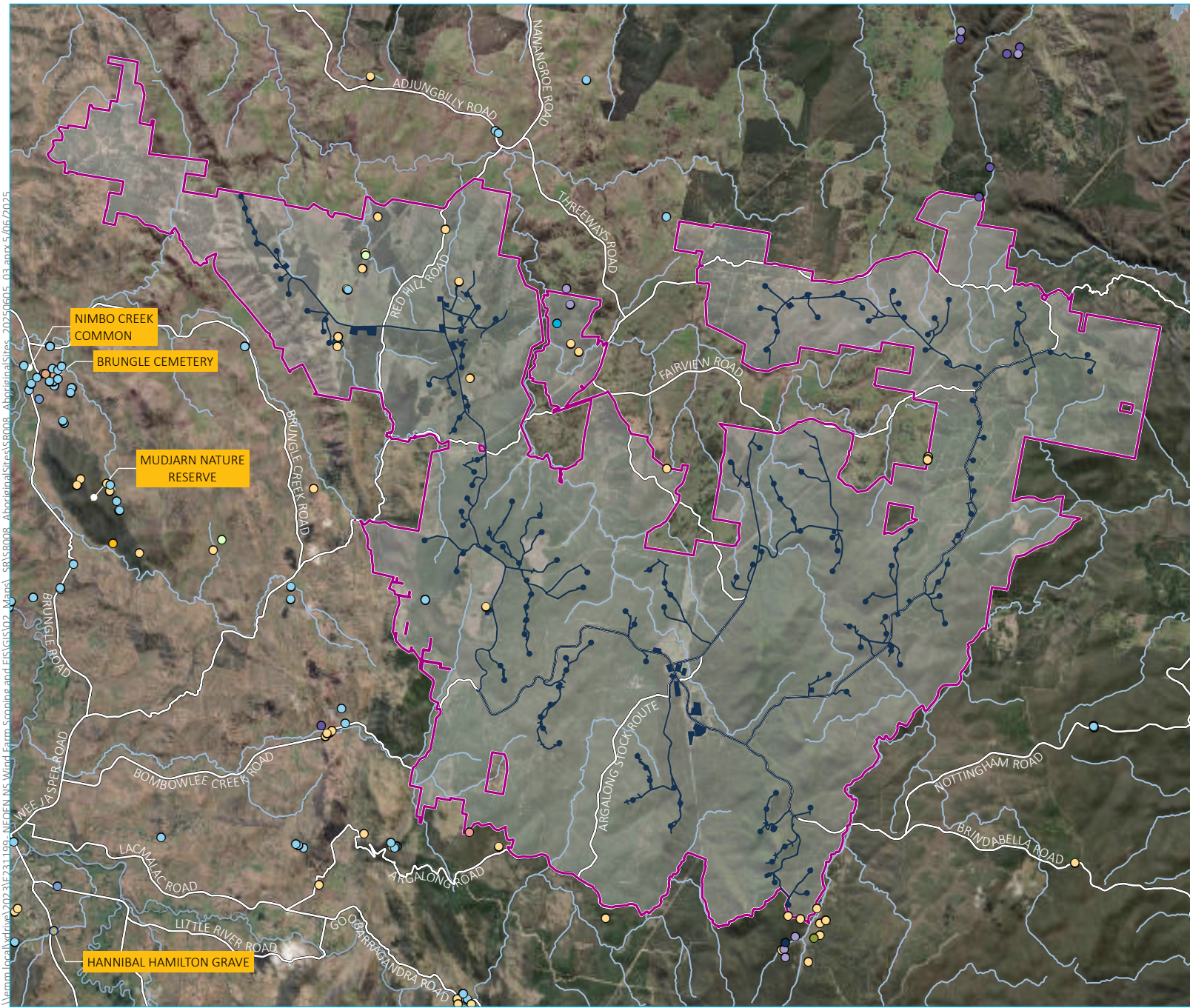
- Regional studies of the South Eastern Highlands region, notably of 'Birrigai (Tidbinbilla)' and 'Wee Jasper 99' (Namadgi ranges) rockshelters, reflect some of the earliest evidence of Aboriginal people in the uplands of Australia, with occupation >10,000 years old. Recent studies suggest that the region may have been occupied all year round by small mobile groups who could adapt more quickly to the harsh conditions of the region. Studies of excavated sites in the Namadgi Ranges have established that Aboriginal people travelled along routes in this region from the late Pleistocene and into the late Holocene (Theden-Ringl 2018).
- Previous studies of the project area and immediate surrounds are extremely sparse, and primarily constrained to cultural heritage management studies for various residential and/or industrial activities. Where available, these studies suggest a prevalence for the use of local lithic material for tool production (such as quartz, etc.), and activities focused on areas of elevation (particularly highlighting ridgelines and lower slopes near creeklines).
- A review of Heritage NSW's Aboriginal Heritage Information Management System (AHIMS) database and the State Heritage Inventory, identified 215 previously documented sites in the search area (1km search radius around the project area) (Figure 6.2). These were dominated by culturally modified trees (Carved or Scarred) (55%), with varying densities of stone artefacts making up a large proportion (34%) of the remaining site types.
- A review of the State Heritage Inventory identified four registered Aboriginal Places in the region, located 13 to 25 km west of the project area - Brungle Cemetery, Nimbo Creek Common, Mudjarn Nature Reserve, and Hannibal Hamilton grave (Figure 6.2).

c Ethno-historical context

According to Tindale (1974), the project area falls largely within *Ngunawal* Country, although it is adjacent to the boundary of and may have been associated with the *Ngarigo* and *Walgalu* language groups to the south and *Wiradjuri* language group to the west.

The region is part of a complex cultural landscape associated with the Bogong Moth ceremony (Flood 1980). This was an annual event beginning at least 1,000 years ago in which Aboriginal people from across this region came together to harvest the Bogong moth (*Acrotis infusa*). These activities were primarily focussed on the Australian Alps to the south of the project area but would have included Aboriginal people from across the region. The local Aboriginal community are expected to have an interest in ecological components of the project, and with a focus on the Bogong moth and other important species (e.g. as totemic animals and fauna).

Existing documentation of intangible or cultural values, such as Dreaming places and stories, is fairly limited in this region. Early engagement with key *Ngunawal* and *Wiradjuri* traditional owners will be undertaken to determine the extent of such values to the project area.



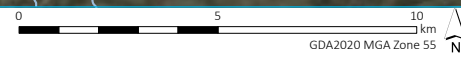
- KEY**
- █ Project boundary
 - █ Development corridor
 - Aboriginal place
- AHIMS (by site type)**
- Art (pigment or engraved)
 - Art (pigment or engraved), grinding groove
 - Artefact, modified tree (carved or scarred)
 - Burial
 - Grinding groove
 - Isolated find
 - Low density artefact scatter (<20)
 - Moderate density artefact scatter (<100)
 - Modified tree (carved or scarred)
 - Modified tree (carved or scarred), Aboriginal resource and gathering
 - Modified tree (carved or scarred), burial
 - Ochre quarry
 - Stone arrangement
 - Stone arrangement, undefined artefact scatter
 - Undefined artefact scatter
 - Undefined artefact scatter, PAD
- Existing environment**
- Major road
 - Named watercourse
 - Named waterbody
 - Aboriginal place

Aboriginal sites in and around the project area

Bondo Wind Farm
Scoping Report
Figure 6.2



Source: EMM (2025); Neon (2025); ABS (2021); DCSSS (2024); ESRI (2024); GA (2009); OEH (2024)



\\lemm-local\drive\2023\231199-NEOEN NS Wind Farm Scoping and FSI\GIS\02_Maps\SR\SR008_AboriginalSites\SR008_AboriginalSites_20250605_03.aprx 5/06/2025

ii Potential impacts

Construction of the project has the potential to impact known and currently unidentified Aboriginal heritage sites through ground disturbance.

There may be indirect visual impacts to important cultural places and landscapes from the project. Potential visual impacts to identified Aboriginal places in the Brungle locale will be investigated in the EIS in consultation with the local Brungle Aboriginal community.

The potential for currently unidentified archaeological sites and intangible cultural sites to occur within the project area will be established through archaeological investigation and consultation with Registered Aboriginal Parties (RAPs). This consultation will also provide valuable information on the cultural heritage values in the project area and broader region.

Neoen will seek to avoid impacts to Aboriginal heritage sites wherever possible. Due to the nature of wind farm infrastructure, direct impacts to Aboriginal heritage sites can often be avoided with careful consideration of project design post archaeological investigations (e.g. predictive modelling and survey). For example, activities close to Micalong Creek, Tumorrana Creek, Oaky Creek and Adjungbilly Creek corridors will be minimised.

iii Assessment approach

Cultural heritage within the development corridor will be assessed, and management and mitigation developed to avoid or minimise impacts to cultural heritage as far as practicable. The assessment will include field survey, consultation with the local Aboriginal community and, if required, test excavations.

An ACHA will be prepared with general consideration to the following guidelines:

- *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW* (OEH 2011)
- *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW 2010a)
- *Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW* (DECCW 2010b).

6.2.3 Visual

A preliminary visual impact assessment (PVIA, Appendix D.1) was undertaken for the project in accordance with the *Wind Energy Guideline: Technical Supplement for Landscape and Visual Impact Assessment* (Visual Supplement, DPHI 2024b). The PVIA evaluates the potential visibility of the project from the surrounding community, residences, and public places within the boundary of the visual 'study area', which is an 8.6 km buffer from the WTGs as prescribed by the Visual Supplement.

The primary objective was to identify areas with potential views of the proposed project, and to identify locations within those areas from which to assess the potential visual impact of the project during the EIS stage.

i Existing environment

The landscape within and surrounding the project area is dominated by dense vegetation on steep to undulating hills. Land within the project area is predominantly plantation pine forest interspersed with remnant native vegetation along watercourses and in retained patches.

There is one associated resident within the project area and no non-associated residences. There are clusters of residences to the north of the project area at Adjungbilly, to the west along Brungle Creek Road and Bombowlee Creek Road and to the east in Wee Jasper. There are a number of public areas identified within the visual study area, including State forests (Bondo, Wee Jasper, Billapaloola and Red Hill), nature reserves (Wee Jasper, Black Andrew, Bondo, Micalong swamp, swinging bridge), National Parks (Kosciuszko, Brindabella) and walking tracks/camp sites (Hume and Hovell, Thomas Boyd).

ii Potential impacts

a WTGs

Using the formulas specified in the Visual Supplement, the PVIA defined a visual setback of 1.9 km from the proposed WTG locations (Table 6.3). The visual setback is generally the distance at which a 'high visual impact' rating (per the visual guideline) would be triggered. It is generally recommended that the siting of WTGs is avoided in the setback area, and this has been achieved with the proposed design. There is one associated residence located within the visual setback area and no non-associated residences within the visual setback area.

The PVIA includes a zone of visual influence (ZVI) assessment to determine the theoretical visibility of the project based on a digital elevation model which considers the local terrain and the proposed project layout. The ZVI assessment only considers the topography of the landscape and does not account for any vegetation or structures that may screen views.

The ZVI uses colour to indicate areas with high visibility and low visibility of the project. Areas with high visibility show locations on the ground from which all or most WTGs would be visible. Areas with low visibility show locations where only small numbers of WTGs are visible. The ZVI is inherently conservative and 'worst case' because it only considers the potential of seeing the WTGs from the given location, whereas due to the presence of vegetation or buildings, actual visibility may be minimal or nil. It also does not consider scale, i.e. that WTGs from far away will appear smaller. The ZVI mapping is shown at Figure 6.3.

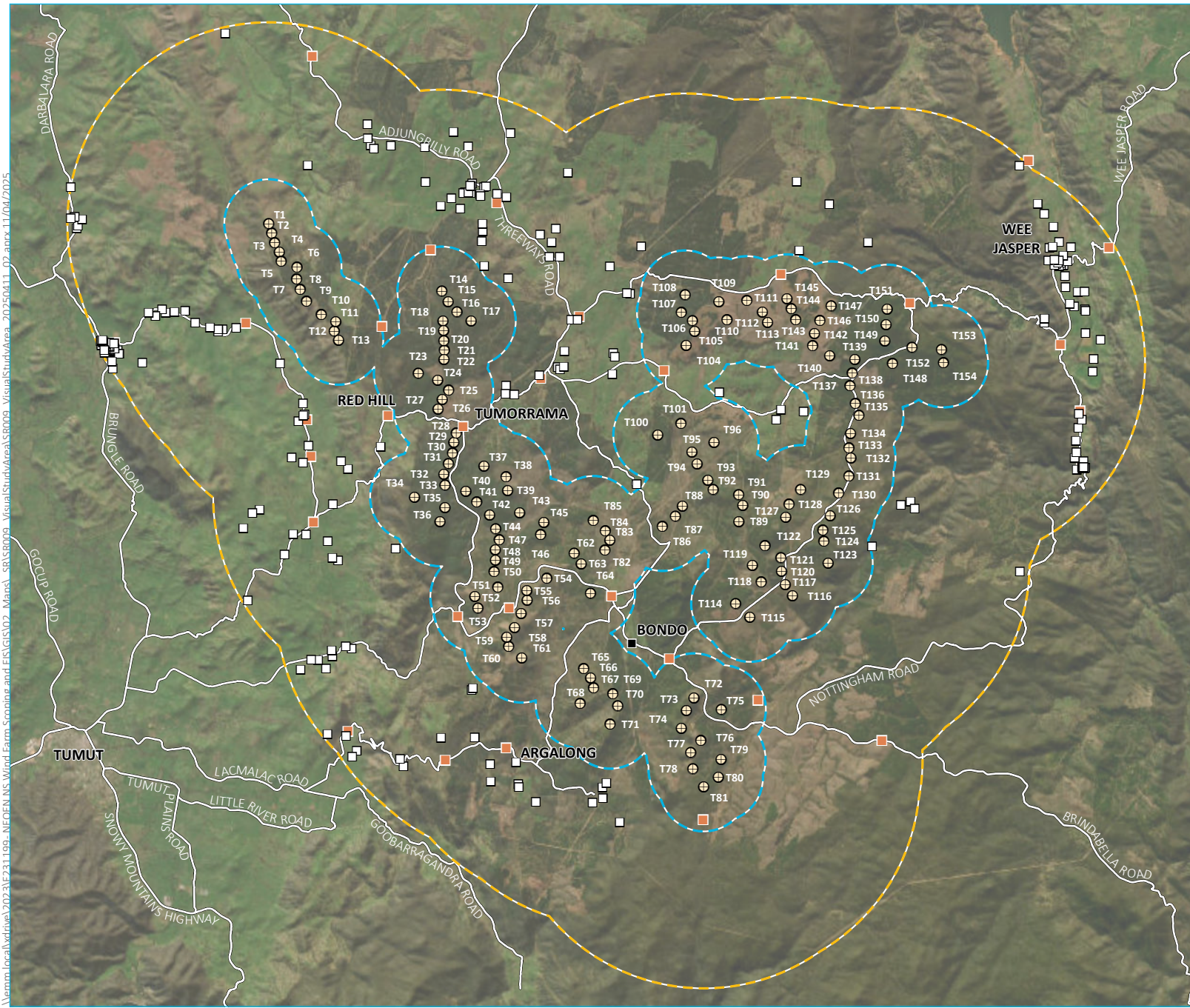
The ZVI is used to inform the selection of viewpoints for further assessment during the EIS stage by indicating areas that are predicted to have views into the project. Viewpoints are selected only from areas identified by the ZVI within the visual study area and include:

- Private viewpoints – locations that are not accessible to the public (mainly residences) and have views towards WTGs
- Public viewpoints – locations that are publicly accessible (e.g. roads, parks, trails, and tourist areas) and offer views towards WTGs.

The project has a proposed lifespan of 30 years. During this time there will be harvesting throughout the forest, which will vary the visual outlook for each receptor depending on the stage of the growth cycle and clearance location and extent. Generally harvesting is done in blocks of 100 to 250 ha, which creates a patchwork effect. The cyclical harvesting and growth cycles as part of forestry operations has been part of the existing landscape for decades and is familiar to the community as a baseline condition. As harvesting is conducted in smaller sections at a time (i.e. not the whole State forest at once), it is unlikely that the area between a non-associated residence and WTGs would become completely unscreened by vegetation.

b BESSs

The Line 3 BESS is unlikely to have any visual impact to residents due to its isolated location and will only be visible when travelling along Honeysuckle Road. The Line 2 BESS located in Argalong will impact the associated residence adjacent to the site and has the potential to be visible when travelling along Wee Jasper Road.



- KEY**
- ⊕ Wind turbine generator
 - Public viewpoint
 - Sensitive receiver
 - Associated
 - Non-associated
 - ▭ Visual setback (1.9 km)
 - ▭ Visual study area (8.6 km)
 - Existing environment
 - Major road

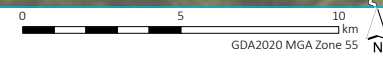
Visual study area and setback

Bondo Wind Farm Scoping Report
Figure 6.3



\\lemm.local\ydrive\2023\231199-NEOEN NS Wind Farm Scoping and FES\GIS\02_Maps\SR\SR009_VisualStudyArea\SR009_VisualStudyArea_20250411_02.aprx 11/04/2025

Source: EMM (2025); Neoen (2025); DCSSS (2024); ESRI (2024)



iii Assessment approach

a WTGs

The PVIA identified 110 non-associated residences which have potential visibility of the project, and these will require further investigation in the EIS. Thirty-two public viewpoints were also identified for further assessment. These public and private viewpoints will be assessed according to the detailed assessment methodology specified in the Visual Supplement. This will include photos being taken from residences/viewpoints (or adjacent public areas) and a photomontage of the view will be generated with the proposed development stitched into the photo. A percentage of the view affected by the proposal will be generated and then assessed against a matrix to determine the magnitude of the visual impact for the residence/viewpoint.

Vegetation screening will be taken into consideration when assessing visual impact during the EIS. However, the visual impact could vary throughout the life of the project depending on the harvesting schedule. As part of the EIS, the harvest plan from Forestry Corporation will be reviewed and taken into consideration to assess the whole of project life impact, as far as is practical.

b BESSs

BESS developments are typically assessed for visual impacts using criteria similar to solar farms due to the size of the BESS infrastructure. Given their limited size, lack of proximity to local residences, and the local topography and vegetation, they are highly unlikely to pose significant visual impacts.

6.2.4 Noise and vibration

A preliminary noise impact assessment (PNIA, Appendix D.2) was prepared for the project in accordance with the *Wind Energy Guideline: Technical Supplement for Noise Assessment* (Noise Supplement, DPHI 2024c). Based on the preliminary layout, the PNIA provides an initial prediction of noise levels from the project's WTGs at associated and non-associated residences.

i Existing environment

Land use within the project area and surrounds is predominantly forestry operations for timber production. The project area is also utilised for recreation, tourism, apiary and grazing. The surrounding land is primarily used for agriculture (grazing and some cropping) and conservation (national parks and reserves). Given the project's setting, background noise at nearby sensitive receptors is likely to be characterised by forestry and agricultural equipment and machinery, vehicle movements along the local roads, and natural sounds (e.g. livestock, birds, and insects).

There are 92 residences within 5 km of a proposed WTG location. These consist of one associated residence and 91 non-associated residences. The associated residence is located approximately 2.3 km from the nearest WTG location. The nearest non-associated residence is approximately 2 km from a proposed WTG location.

ii Potential impacts

Noise emissions from project construction will include noise generated by preparatory earthworks, delivery and assembly of infrastructure, construction of project components, and the operation of light and heavy vehicles.

Operational noise impacts will include the operation of the WTGs, on-site substations, BESSs, and vehicle movements associated with infrastructure maintenance and operations. The final locations of noise-generating infrastructure within the development corridor will be determined with consideration of noise levels at associated and non-associated residences.

a WTG operation

The Noise Supplement specifies a base noise criterion of 35 decibels (A-weighted, dBA) at non-associated residences. Predicted operational noise levels under worst-case meteorological conditions were modelled for the preliminary WTG locations. The modelling indicates that all non-associated residences comply with the base criterion of 35 dBA.

At associated residences, the Noise Supplement allows for an increase above the base noise criterion of 35 dBA, subject to a formal private agreement with the landholder, and ensuring that the landholder is aware of, and understands, the agreed noise levels. However, the predicted operational noise level at the associated residence is 34 dBA, meeting the base criterion even for non-associated residences.

The PNIA also modelled predicted operational noise levels at passive recreation areas within nearby Brindabella National Park and Kosciuszko National Park. The modelling predicted no exceedance of the base criterion of 50 dBA.

b BESS infrastructure

There are several potentially noise-sensitive residences near the two proposed BESS sites. The associated residence (ID:20) is approximately 250 m from the closest proposed BESS (Line 2). The nearest non-associated residence (ID:110) is approximately 3.5 km from the closest proposed BESS (Line 2), while all other residences are further from the proposed BESS locations.

Based on the setback distance of the proposed BESS locations to the nearest residence, it is unlikely that there will be any significant noise impacts from the proposed BESS facility.

iii Assessment approach

A detailed noise and vibration assessment (NVIA) will be undertaken as part of the EIS and will include:

- Construction noise and vibration impacts - assessed in accordance with the NSW *Interim Construction Noise Guideline* (DECC 2009) and *Assessing Vibration: a technical guideline* (DEC 2006)
- Road traffic noise along haul routes and construction worker traffic routes - assessed in accordance with the NSW *Road Noise Policy* (DECCW 2011)
- Operational noise from WTGs - assessed in accordance with the Noise Supplement. This will include assessment of noise levels at associated and non-associated residences, and within passive recreation areas within national parks
- Operational noise from ancillary infrastructure including the on-site substations and BESSs - assessed in accordance with the NSW *Noise Policy for Industry* (EPA 2017).

6.2.5 Social

A preliminary social impact assessment (preliminary SIA, Appendix D.3) was prepared for the project in accordance with the Department of Planning and Environment's (DPE) SIA Guideline (DPE 2023a) and the *Technical Supplement: Social Impact Assessment Guideline for State Significant Projects* (DPE 2023b) (SIA Technical Supplement).

i Existing environment

The project area is within the LGAs of Cootamundra-Gundagai, Yass Valley and Snowy Valleys, which comprise the regional study area for SIA (regional area). The local study area for SIA (local area) encompasses the localities of Tumorrana, Wee Jasper, Brindabella, Argalong, Wyangle, Red Hill, Couragogo, Darbalara, and Adjungbilly, and borders Brungle Creek.

Tumut and Gundagai are the nearest townships to the project, approximately 21 km and 36 km drive from the project area, respectively. Yass and Canberra are the nearest regional cities to the project. Yass is approximately 65 km north-east (by road) from the project, and Canberra is approximately 95 km east (by road).

The local area has a combined total population of 432, while the regional area has a population of 43,575 (ABS 2021). Key industries of employment in the regional area consist of public administration and safety (12%), agriculture, forestry and fishing (11.9%) and healthcare and social assistance (11.1%).

ii Potential impacts

Surrounding townships are likely to be primary sources of labour, goods and services to support the project and therefore are likely to experience social impacts and benefits. Residents immediately surrounding the project area may experience direct project-associated impacts, such as those relating to amenity and traffic during the construction phase, and visual impacts during project operation.

The SIA Scoping worksheet identified 23 potential social impacts and benefits (Appendix D.3). A summary of these potential social impacts and benefits is provided in Table 6.5.

Table 6.5 Potential social benefits and impacts

Social impact	Social impact category	Project phase
Potential benefits		
Generation of employment opportunities for local and sub-regional workers, including First Nations people and young people.	<ul style="list-style-type: none"> Way of life Health and wellbeing Livelihoods 	Construction Operation Decommissioning
Generation of supply and procurement opportunities for local and sub-regional businesses.	<ul style="list-style-type: none"> Livelihoods 	Construction Operation Decommissioning
Enhanced community wellbeing and cohesion due to project-provided community grants supporting community initiatives and improvements to social services (including benefit sharing programs).	<ul style="list-style-type: none"> Community Health and wellbeing Decision-making systems 	Construction Operation
Enhanced intergenerational equity as a result of sustainable energy generation	<ul style="list-style-type: none"> Livelihoods Surroundings 	Operation Decommissioning
Potential impacts		
Potential disruption to forestry operations due to establishment of project infrastructure, changes to land use and changes to access.	<ul style="list-style-type: none"> Surroundings Livelihoods 	Construction Operation Decommissioning
Concerns associated with workforce health and wellbeing	<ul style="list-style-type: none"> Health and wellbeing 	Construction
Increased competition for construction labour due to demand generated by the project.	<ul style="list-style-type: none"> Livelihoods 	Construction

Social impact	Social impact category	Project phase
Increased demand for social and community infrastructure, including telecommunications and services due to influx of construction workers and operation of the accommodation facility.	<ul style="list-style-type: none"> • Community • Accessibility 	Construction
Perceived or actual devaluation of nearby properties.	<ul style="list-style-type: none"> • Way of life • Livelihoods 	Pre-construction Construction Operation
WTGs and construction processes change the visual landscape	<ul style="list-style-type: none"> • Community • Surroundings 	Construction Operation
Reduced community cohesion due to perceived inequitable distribution of project benefits.	<ul style="list-style-type: none"> • Community • Decision-making systems 	Pre-construction Construction Operation
Reduced community cohesion due to influx of construction workers.	<ul style="list-style-type: none"> • Community 	Construction
Effects on valued environmental characteristics due to land clearing and WTG operation, with associated effects on fauna	<ul style="list-style-type: none"> • Community • Surroundings 	Construction Operation
Deterioration of residential amenity due to the generation of noise and dust during construction and decommissioning	<ul style="list-style-type: none"> • Health and wellbeing 	Construction Decommissioning
Increased demand for housing (rental) and short-term accommodation due to influx of construction workers.	<ul style="list-style-type: none"> • Way of life • Community • Accessibility 	Construction
Diminishment of First Nations cultural values due to disturbance or displacement of Aboriginal heritage sites and/or artefacts	<ul style="list-style-type: none"> • Culture 	Construction
Disruption to enjoyment of cultural landscapes	<ul style="list-style-type: none"> • Culture 	Construction Operation
Disruption to access and connectivity of local and sub-regional road networks from increased heavy vehicle and workforce traffic.	<ul style="list-style-type: none"> • Way of life • Accessibility • Surroundings 	Construction
Reduced safety of roads (potentially including school bus routes) due to construction traffic	<ul style="list-style-type: none"> • Health and Wellbeing 	Construction
Disruptions of access to the State forest for recreational activities	<ul style="list-style-type: none"> • Surroundings 	Construction Operation Decommissioning
Public safety fears including concentration of workforce population in the proposed accommodation facility, bushfire risk, aviation and potential for blade throw.	<ul style="list-style-type: none"> • Health and wellbeing 	Construction Operation Decommissioning
Deterioration of residential amenity due to the generation of noise during project operation	<ul style="list-style-type: none"> • Health and wellbeing 	Operation
Uncertainty associated with decommissioning and infrastructure maintenance.	<ul style="list-style-type: none"> • Decision making • Community 	Construction Decommissioning

iii Assessment approach

A SIA will be prepared as part of the EIS in accordance with the SIA Guideline (DPE 2023a) and SIA Technical Supplement (DPE 2023b) and will involve the following key activities:

- preparing a comprehensive and targeted social baseline that builds on the profiles provided in the scoping report
- identifying and consulting affected communities and stakeholders, including vulnerable groups
- conducting an evidence-based assessment and evaluation of social impacts and benefits against existing baseline conditions
- developing project enhancement and mitigation measures
- assessing cumulative impacts in the context of projects within the region.

The SIA will be informed by SIA-specific engagement activities and Neoen's broader community and stakeholder engagement program. All engagement activities informing project planning will be approached in an integrated way to ensure consistency of information provision, and to manage consultation fatigue.

6.2.6 Traffic

i Existing environment

As the project area is predominantly comprised of State forests, there is a large network of existing roads and access points suitable for light and heavy vehicles. Access to the project area will be via Hume Highway, Snowy Mountains Highway and regional and local roads.

The transport route to the project area will be confirmed during the preparation of the EIS but is expected to comprise (see Figure 2.1 in Section 2.1):

- primary access route to the north of the project area from the Hume Highway, comprising Gobarralong Road, Crowes Road, Adjungbilly Road and Red Hill Road
- secondary access to the south of the project area from the Hume Highway and Snowy Mountains Highway, comprising Wee Jasper Road and Bombowlee Creek Road.

Within the project area, a number of roads are likely to be used to travel between different sections of the project, including Billapaloola Road, Cockatoo Road, Wee Jasper Road, Brindabella Road and Honeysuckle Road (see Figure 2.1 in Section 2.1).

Existing access roads within the State forest will be used for project access. Internal access tracks will also be established to connect the WTGs and other infrastructure to the existing road network. The internal tracks will serve as access for constructing, servicing and maintaining project infrastructure, as well as fire trails.

ii Potential impacts

Project construction will generate traffic, including from construction workers and the delivery of materials, plant and equipment. OSOM vehicles will be used to transport oversized infrastructure and project components to the project area.

Construction traffic generation has the potential to impact on intersection performance and traffic volume capacity on the surrounding network and along key transport routes for the movement of infrastructure from ports to the project area.

Neoen will continue to work closely with Forestry Corporation operations and harvesting schedule to understand traffic flows of the forestry industry to minimise impacts on the delivery of timber. Ongoing road maintenance requirements and any potential need for localised upgrades to mitigate traffic impacts during construction will be considered in the EIS. Should upgrades be identified, these will be described in the EIS.

Operational traffic generation will be minimal with some daily light vehicle movements and heavy vehicle deliveries as required for maintenance and repairs.

iii Assessment approach

Transport for NSW, Snowy Valleys Council, Yass Valley Council, Cootamundra-Gundagai Regional Council, Forestry Corporation and the forestry industry will be consulted to identify any existing road safety concerns and to ensure any potential deficiencies are clearly understood and assessed.

A traffic impact assessment will be prepared to investigate potential impacts associated with the project. The traffic impact assessment will include:

- identification of transport routes and site access arrangements during construction and operation
- traffic volume projections during construction and operation
- assessment of the potential traffic impacts of the project on road network function, including intersection performance and road safety, including school bus routes and cyclist safety
- assessment of the capacity and condition of the existing road network to accommodate the type and volume of traffic generated by the project (including OSOM vehicles and escorted deliveries) during construction and operation
- assessment of potential cumulative impacts, including interactions with forestry operations and haulage routes
- measures to manage potential impacts, including a schedule of required road upgrades (if required), road maintenance contributions, and other traffic control measures, developed in consultation with the relevant road authorities.

The assessment of traffic and access impacts will be prepared using the following guidelines, policies and design requirements:

- *Guide to Transport Impact Assessment* (Transport for NSW 2024)
- Austroads Guides to Road Design (various publications)
- *Austroads Guides to Road Design/Traffic Management* (various publications)
- Australian Standard AS 2890 Parts 1 and 2
- *Australian Code for Dangerous Goods Transport*.

6.2.7 Hazards and risk – Preliminary hazard analysis

The EIS will include a PHA of the potential hazards and risks associated with the construction and operation of the project, including the proposed BESSs and supporting infrastructure. A preliminary risk screening will be completed in accordance with *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP). The PHA will be prepared in accordance with *HIPAP No. 6 Hazard Analysis* (DoP 2011a), with the level of assessment determined based on the guidance provided in *Multi-level Risk Assessment* (DoP 2011f). The PHA will verify separation distances to on-site and off-site receptors to prevent fire propagation and ensure compliance with *HIPAP No. 4 Risk Criteria for Land Use Safety Planning* (DoP 2011c).

The PHA will address the fire risks associated with the BESSs and determine if the BESS capacity will fit within the designated areas, with consideration of the separation distances between:

- BESS sub-units (e.g. racks, modules, enclosures) – so that a fire from a sub-unit would not propagate to neighbouring sub-units
- the BESSs and other on-site or off-site receptors.

In addition, the PHA will consider potential health risks associated with exposure to electromagnetic fields, which will be assessed against the International Commission on Non-Ionizing Radiation Protection (ICNIRP, 1998) *Guidelines for Limiting Exposure to Time-varying Electric, Magnetic and Electromagnetic Fields*.

6.3 Standard assessment

The *Scoping Report Guidelines* state that standard assessment is required where the project is unlikely to result in significant impacts on the matter and the impacts are well understood and relatively easy to predict using standard methods. The matters identified as requiring standard assessment are described in Sections 6.3.1 to 6.3.7.

6.3.1 Historical heritage

i Existing environment

The project lies within the Red Hill State Forest, Wee Jasper State Forest (both established in 1917), Billapaloola State Forest (established in 1928) and Bondo State Forest (established in 1959). The region is likely to contain remains of informal logging camps and loading ramps, that are not mapped and recorded but form a cultural landscape. Logging camps are likely to take the form of surface scatters.

Statutory registers were reviewed including the World Heritage List, National Heritage List, the Commonwealth Heritage List, the State Heritage Register, the Section 170 Registers (s170) and Schedule 5 of the *Yass Valley Local Environment Plan 2013*, *Tumut Local Environmental Plan 2012* and *Gundagai Local Environmental Plan 2011* and non-statutory registers including Register of the National Estate and TSRs.

There are no listed heritage items in the project area of national, state or local historical heritage significance. There is one item listed on the *Yass Valley Local Environmental Plan 2013* within 5 km of the project area boundary. In addition, there are 21 Category 2 TSRs within 5 km of the project area boundary. The TSRs are the surviving sections of historical stock movement routes. Category 2 TSRs are reserved for travelling stock, emergency management, biodiversity conservation, as Aboriginal cultural heritage places and/or recreation. Nine of the TSRs come within 1 km of the project area.

ii Potential impacts

Construction works will include earthworks; facilities and roads construction; and infrastructure installation. These have the potential to impact archaeological resources, that may or may not be of local or State significance, thereby meeting the statutory definition of a relic under the *Heritage Act 1977*.

The project will not directly impact currently listed heritage items of national, state or local historical heritage significance. However, there is potential for visual impacts to be experienced at the heritage sites. These will be assessed where relevant as part of the visual impact assessment.

The project will seek to avoid impacts to any non-listed or currently unidentified historic heritage sites wherever possible. Any impacts and mitigation and management measures will be identified in the EIS.

iii Assessment approach

A historical heritage assessment of built, archaeological and landscape values and a statement of heritage impact will be prepared as part of the EIS. The assessment will include detailed desktop research and consultation. This will provide information on the historical heritage values of the project area and broader region. An inspection of the project area may also be required, should the desktop analysis and consultation yield information that clearly suggests the presence of historical sites.

The statement of heritage impact will also consider the wider region to determine the potential for historical finds to be present in the project area and if so, assess the potential significance of the finds and provide recommendations for the appropriate management of any finds.

6.3.2 Land

i Existing environment

a Land and soil capability

Land capability, as detailed in land and soil capability (LSC) Scheme (OEH 2012), is the inherent physical capacity of the land to sustain a range of land uses and management practices in the long term without degradation to soil, land, air and water resources. Failure to manage land in accordance with its capability risks degradation of resources both on- and off-site, leading to a decline in natural ecosystem values, agricultural productivity, and infrastructure functionality.

The LSC Scheme uses the biophysical features of the land and soil (such as climate, slope, acidity, salinity, drainage and rockiness) to derive detailed rating tables. The scheme consists of eight classes, which classify the land based on the severity of long-term limitations. The LSC classes range from 1 (extremely high capability land) to 8 (extremely low capability land).

The NSW regional based maps of LSC indicate the project area largely consists of LSC class 6: low capability land (approximately 76%), LSC class 7: very low capability land (approximately 22%), and some LSC class 4: moderate capability land (approximately 2%), as presented in Figure 6.4.

b Biophysical Strategic Agricultural Land

The *Strategic Regional Land Use Policy* (DP&I 2012) defines and identifies strategic agricultural land across NSW. Strategic agricultural land includes land with unique natural resource characteristics, known as biophysical strategic agricultural land (BSAL). The Policy has been developed to achieve balanced land use outcomes, generally between mining, coal seam gas and agriculture.

There is no BSAL mapped within the project area. The nearest BSAL is located approximately 1 km west of the project area, on alluvial soils in association with the Tumut River and its tributaries.

c Acid sulfate soils

The NSW Government *Environmental Planning Instrument – Acid Sulfate Soils (ASS)* (DPE 2018) identifies the extent of ASS on land in NSW. ASS have been classified into five classes based on the likelihood of the ASS being present in particular areas and at certain depths. The Environmental Planning Instrument (EPI) does not identify any classes of ASS within the project area.

Based on the elevation of the project area, its distance from the coast and the EPI ASS mapping, the potential for ASS in the project area is considered to be very low.

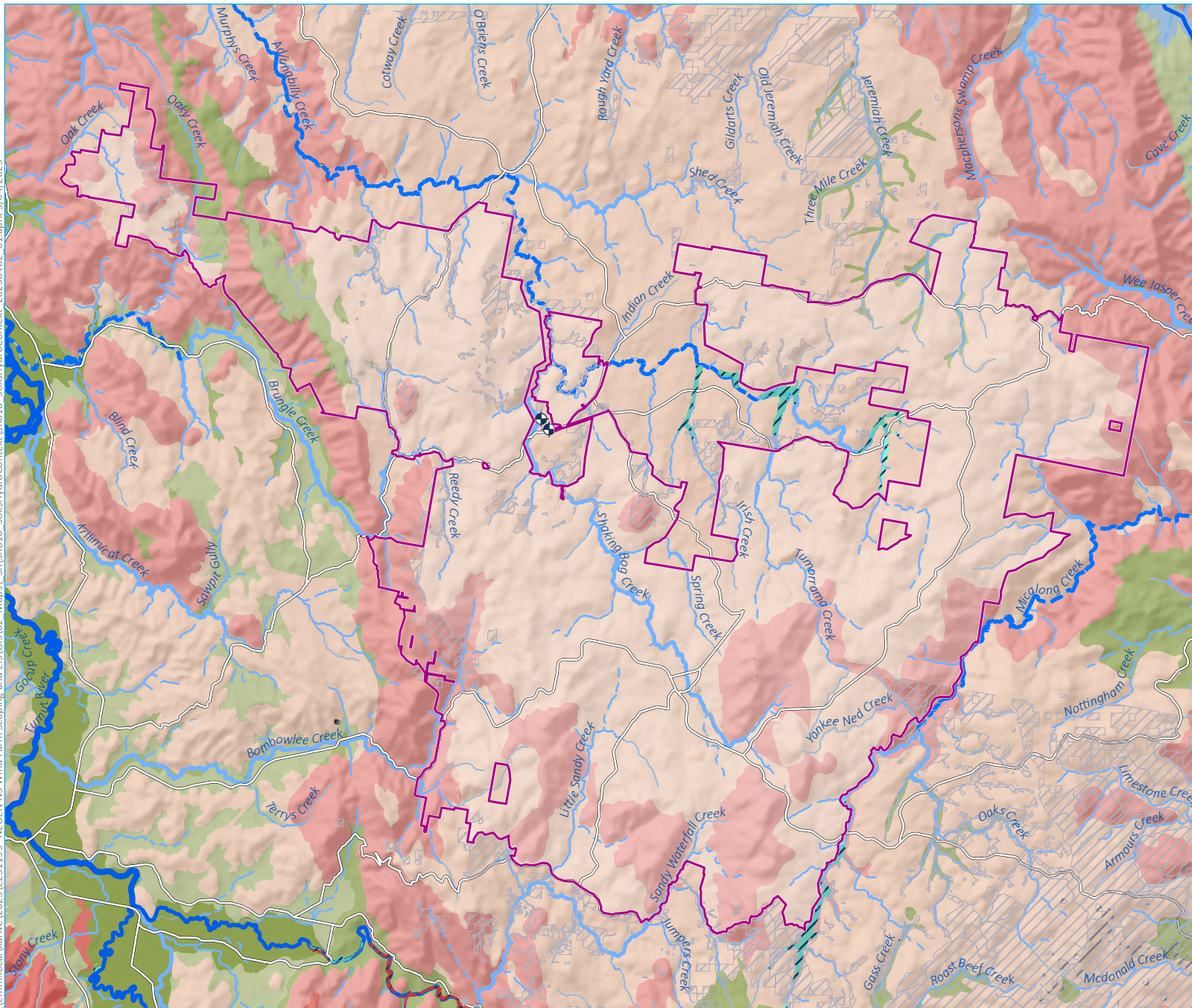
d Land Use

The NSW Landuse mapping (DPIE 2017) captures how land in NSW is used for food production, forestry, nature conservation, infrastructure and urban development. The mapping indicates that the project area is dominated by plantation forests with some production native forests. Based on a review of satellite imagery, livestock grazing may occur within a small portion of the project area.

The project area is generally surrounded to the north, west and south by grazing enterprises on native and modified pastures, whilst east of the project area is predominately plantation forests or native vegetation.

The broader region is characterised as rural. It is predominantly utilised for agriculture, mostly cattle and sheep grazing on modified pastures, and some broadacre cropping.

\\lemm.local\ydrive\2023\231199- NEOEN NS Wind Farm Scoping and EIS\GIS\02- Maps\SR\SR010- SoilsHydroContext\SR010- SoilsHydroContext_20250402_01.aprx 9/04/2025



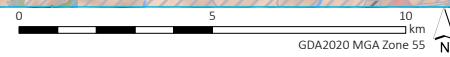
- KEY**
- Project area
 - Groundwater bore
 - Strahler stream order
 - 3rd order
 - 4th order
 - 5th order
 - 6th order
 - 7th order
 - 8th order
 - Aquatic GDE groundwater interaction
 - High potential
 - Medium potential
 - Low potential
 - Terrestrial GDE groundwater interaction
 - High potential
 - Medium potential
 - Low potential
 - Land and soil capability (LSC) class
 - 3 | Moderate limitations
 - 4 | Moderate to severe limitations
 - 5 | Severe limitations
 - 6 | Very severe limitations
 - 7 | Extremely severe limitations
 - 8 | Extreme limitations (worst, lowest capability land)
 - Existing environment
 - Major road

Soils and hydrological context

Bondo Wind Farm
Scoping Report
Figure 6.4



Source: EMM (2025); DCSS (2024); DPIE (2022)



ii Potential impacts

a Construction

Potential impacts to soil, land and agriculture during construction include:

- topsoil and subsoil impacts (e.g. degradation and loss of topsoil; compaction of soil through vehicle movements; and poor soil reinstatement, inversion or mixing resulting in changes to soil constraints such as salinity and sodicity)
- disturbance and landform changes affecting natural surface drainage
- erosion and sedimentation, particularly during clearance and soil exposure activities resulting in:
 - on-site impacts (such as erosion of constructed landforms)
 - off-site impacts (such as eutrophication of downstream waters)
- increased dust generation
- downgrading of LSC classes as a result of landform modification and soil disturbance
- changes in land use from forestry and/or livestock to electricity generation, with associated changes to productivity from the land
- land use conflicts between the project and neighbouring land uses including agricultural operations (such as noise, dust and visual amenity)
- proliferation/spread of weeds and/or pest species as a result of change in land use
- biosecurity incidents as a result of project workers and/or machinery bringing biosecurity risks to the project area.

b Operations

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

Inappropriate management of soils could result in negative impacts to soil characteristics, which may impact the LSC and forestry productivity of the development corridor post-rehabilitation. Ineffective rehabilitation following construction could result in erosion during operations, and associated hazards such as erosion gullies and tunnelling (due to dispersive subsoils and non-cohesive sands in areas) sedimentation, uncontrolled water and dust generation.

Land use changes and risks to agriculture and biosecurity will continue through operations.

iii Assessment approach

A soil, land and agriculture impact assessment will be prepared as part of the EIS and will include:

- a description of the biophysical environment (including soil landscapes and LSC class)
- a detailed erosion hazard analysis (including site inspection and opportunistic soil sampling to identify site-specific issues and soil characteristics relevant to erosion and sediment control)

- an assessment of the potential impacts of the project on soil types and LSC class
- a Level 1 – Basic agricultural assessment undertaken in accordance with the *Large-Scale Solar Energy Guideline* (subject to soil survey outcomes and consultation with NSW Department of Primary Industries) to include determination of site agricultural productivity and assessment of direct and indirect impacts to agriculture at the site, locality and regional level
- completion of a Land Use Conflict Risk Assessment in accordance with the Department of Primary Industry's *Land Use Conflict Risk Assessment Guide* (DPI 2011)
- strategies to minimise and mitigate potential impacts and minimise land use conflict
- proposed site decommissioning and rehabilitation.

6.3.3 Water

i Existing environment

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

Within the project area, there is an extensive network of named and unnamed watercourses ranging from first to sixth order under the Strahler system, including Adjungbilly Creek, Micalong Creek and Shaking Bog Creek (Figure 6.4, in Section 6.3.2). Local watercourses and associated riparian corridors have typically been heavily impacted by historical clearing for forestry, and to a lesser degree for agriculture (e.g. grazing) and rural residential.

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

Groundwater use in the area is limited, with no known bores located within the project area. There are however several mapped aquatic and terrestrial GDEs in proximity to the project area that may be reliant on shallow groundwater systems. Mapped hydrological features in and around the project area are shown on Figure 6.4 in Section 6.3.2.

ii Potential impacts

Construction of the project has the potential to result in the following impacts to water resources in the absence of suitable controls:

- ground disturbance during bulk earthworks and other site activities could lead to erosion and mobilisation of sediment into watercourses
- contamination of surface waters or groundwater as a result of accidental spills or leaks of materials such as fuel, lubricants, herbicides and other chemicals
- disturbance of watercourses and associated riparian zones, including during clearing, earthworks, civil works, creek crossings construction and infrastructure installation

- partial blockage or redirection of floodwaters and downstream impacts as a result of poorly considered construction activities
- water use.

Operation of the project has the potential to result in the following impacts to water resources in the absence of suitable controls:

- ongoing erosion of soils and mobilisation of sediment into receiving watercourses
- contamination of surface water or groundwater as a result of accidental spills or leaks, or through poor site and vegetation management practices
- partial blockage or redirection of floodwaters and downstream impacts as a result of poorly considered permanent facilities.

It is anticipated that design refinement will enable the project to avoid the most significant watercourses, riparian corridors, areas of higher flood risk and other sensitive receptors (e.g. GDEs). Watercourse crossings will be designed and constructed in accordance with relevant regulations and best practice design and construction methods. Specific mitigation measures may be required to minimise potential impacts within and along drainage lines.

The project is not likely to impact groundwater during construction, operation, or decommissioning due to the limited amount of subsurface disturbance activities required during the installation and decommissioning of project infrastructure.

iii Assessment approach

A water resources assessment will be prepared that will include a review of the existing surface water and groundwater environment, an assessment of predicted water-related impacts and a description of any proposed mitigation and management measures. The water resources assessment will include:

- site characterisation including mapping to characterise surface water features, groundwater features and water users
- the likely impacts of the project on surface water and groundwater resources, drainage channels, wetlands, riparian land, farm dams, GDEs and acid sulphate soils
- flood modelling, where appropriate, to understand flood risk to the project and design implications at sensitive locations (e.g. sensitive electrical infrastructure or ancillary support locations) – noting that flood modelling is not proposed across the entire project area and that WTG's and access roads are typically located on high ground away from watercourses
- a review of the relevant regulatory requirements (e.g. Water Sharing Plans) and consistency with key government guidelines, in particular *Guidelines for Controlled Activities on Waterfront Land* (DPI 2018)
- consideration of water requirements, water supplies and licensing arrangements for construction and operation
- erosion and sediment control measures in accordance with *Managing Urban Stormwater: Soils & Construction* (Landcom 2004), consistent with recommendations in the soil, land and agriculture impact assessment.

6.3.4 Air quality

i Existing environment

Existing sources of air pollution within a local setting are limited and typically comprise dust and vehicle and machinery exhaust emissions associated with agriculture and forestry and local roads. Wood smoke from bushfires and rural residences can also be a source of particulates.

ii Potential impacts

The project is not anticipated to generate significant air quality impacts during construction or operation. Dust may be generated during construction due to an increase in exposed areas following site preparation works and from construction traffic movements on unsealed roads. This dust generation is expected to be localised, unlikely to have significant impacts at nearby receivers, and able to be mitigated through implementation of standard management measures.

No significant dust generation is expected during operations given exposed areas will have been rehabilitated. Minor levels of dust may be generated during decommissioning as a result of structures being removed, areas being temporarily exposed, and rehabilitation works. This will only occur for a short duration before rehabilitation of exposed areas has been established.

iii Assessment approach

A quantitative air quality assessment with dispersion modelling is not considered warranted given risk of air quality impacts is low and will not extend beyond the construction phase of the project.

Impacts to neighbouring sensitive receptors (human and ecological) from construction dust emissions (including the potential for cumulative emissions due to the possible concurrent construction of the project with HumeLink and Jeremiah Wind Farm) will be assessed using a qualitative impact assessment approach.

6.3.5 Hazards and risk

i Bushfire

The project area is mapped predominantly as Vegetation Category 1 bushfire prone land, with some small pockets of excluded land. The project has the potential to be exposed to bushfire risk from vegetation within and adjacent to the project. There is also a risk of a fire starting within the project and spreading to adjacent land.

A bushfire assessment report will be prepared to identify potential hazards and risks associated with bushfires (including any potential impacts on the aerial fighting of bushfires) and to demonstrate compliance with *Planning for Bush Fire Protection* (RFS 2019).

ii Aviation

The EIS will consider potential interactions between the proposed WTGs and local air services, including safety hazards associated with intrusion of airspace and impacts on navigation instruments.

Certified airports within the region are:

- Tumut Airport (YTMU) – 12 km/6.5 nautical miles (nm) west of the project area
- Cootamundra Airport (YCTM) – 53 km/28 nm north of the project area
- Canberra Airport (YSCB) – 50 km/27 nm east of the project area.

There are approximately 11 air routes/flight paths that pass over the project area (within the lateral 7 nm protection area). There are also three aircraft landing areas (uncertified aerodromes), which are within 3 nm of the project area. It is likely that these are associated with forestry and agricultural operations (e.g. aerial spraying and pest management). Engagement with the owners of the aircraft landing areas to identify potential impacts and management measures will be ongoing during the EIS process.

An aviation impact assessment will be prepared and will assess potential impacts on aviation activities (including aerodromes, air routes, airspace, Forestry Corporation operations and navigation/radar) and provide aviation safety advice in respect of relevant requirements of air safety regulations and procedures (including consultation with relevant aviation agencies).

The assessment will be undertaken in accordance with:

- *National Airports Safeguarding Framework Guideline D: Managing the Risk to Aviation Safety of Wind Turbine Installations (Wind Farms)/Wind Monitoring Towers (DITRDC 2012)*
- CASA MOS Part 139 (Aerodromes)
- specific requirements as advised by ASA.

iii Telecommunications

The operation of WTGs has the potential to disrupt telecommunications such as radio, tv broadcasts, aviation signals, mobile phone service, GPS systems and radar services. A preliminary telecommunication assessment identified 20 Australian Communication Media Authority (ACMA) links and three ACMA sites within the project area. As part of the preliminary assessment, the relevant exclusion zones for the ACMA links and sites were identified and a number of WTGs have been relocated to avoid impinging on exclusion zones.

A detailed assessment including 3D modelling of the links will be conducted as part of the EIS to assess potential interactions between the proposed WTGs and nearby telecommunication services (including point to point microwave links, meteorological radars, mobile voice-based communications, wireless and satellite internet services, broadcast and digital radio and broadcast, digital and satellite television). Engagement with relevant stakeholders will be undertaken to inform the impact assessment, as necessary.

iv Blade throw

A blade throw is a structural failure incident involving the blade of a WTG, resulting in a fragment of the blade or the entire blade detaching from the rotor and being thrown as a projectile into the surrounding area. The blade detachment can be caused by physical damage from environmental factors such as lightning or extreme wind conditions which exceed the load of the WTG structure. Over time, mechanical stress, corrosion, improper design and installation can also weaken the material structure, resulting in blade failures. Consequences include damage to other onsite infrastructure and off-site receptors, resulting in injury/fatality and property damage.

A blade throw risk assessment will be completed as part of the EIS and will assess the likelihood of blade throw and calculate typical blade throw distances in order to determine appropriate separation distances between WTGs, residences and property boundaries. The assessment will also determine appropriate separation distances between WTGs and existing and proposed infrastructure such as BESSs and transmission lines.

Management measures will be recommended, such as regular inspections of WTGs, to mitigate blade throw risk.

A search of the EPA contaminated land public record for contaminated sites within the Yass Valley, Snowy Valleys, and Cootamundra-Gundagai LGAs found that there are no contaminated sites within 30 km of the project area.

There are areas mapped as containing geological units with a high potential for NOA within or adjacent to the project area. Covered and undisturbed NOA does not present a risk. However, if NOA is disturbed (e.g. by excavation during construction), there is potential for asbestos fibres to present health risks, particularly to construction workers. The potential risks for NOA will be assessed in the EIS and are likely to be adequately managed by mitigation measures, such as an asbestos management plan.

6.3.6 Economic

Economic considerations span all project phases but will be most significant during the construction phase. It is expected construction of the project will result in a temporary increase in local and State economic activity from direct employment of labour resources as well as wage and non-wage expenditures. The operation of the project will provide long-term economic activity in the regional and State economies.

An economic assessment will evaluate the direct and indirect economic activity from all phases of the project using input-output analysis and will also evaluate any potential negative economic activity impacts of the project. The findings will be used to inform consultation with the local community and support the development of mitigation opportunities for any adverse impacts.

The proposed approach to benefit sharing will be described.

6.3.7 Waste

The project will produce various waste streams during construction, operation and decommissioning stages. All waste produced by the project will be classified, handled and managed in accordance with the *Waste Classification Guidelines – Part 1 Classifying Waste* (EPA 2014). Priority will be given to reusing materials on site or recycling where reusing is not possible.

Neoen will consult with waste management facilities in the region to identify suitable and available recycling, landfill and wastewater disposal options during the preparation of the EIS.

In accordance with the Wind Energy Guideline, the EIS will:

- identify waste types
- estimate the amount of waste that will be generated at each stage of the project (construction, operation and decommissioning)
- identify potential end markets for waste materials, noting that some end-of-life market options will be subject to technological advances and the development of markets over time
- consider how the applicant will ensure all recyclable materials are sent to appropriate recovery facilities to minimise waste sent to landfill at each stage of the project
- consider circular design principles and strategies to mitigate impacts and reduce waste throughout all stages of the project
- consider end-of-life reuse, refurbishment and recycling strategies for WTG components to maximise recovery rates, having regard to industry best practice.

6.4 Cumulative impacts

The project has the potential to generate cumulative impacts and benefits in conjunction with surrounding energy developments and major projects, including future projects in planning, during both construction and operation. Cumulative impacts will be assessed in the EIS in accordance with the *Cumulative Impact Assessment Guidelines for State Significant Projects* (DPE 2022c).

The scoping summary table (Appendix C) outlines the matters for which a cumulative impacts assessment would be undertaken, and a cumulative impacts scoping table (Table 6.7) provides the major projects that may create cumulative impacts with the project.

Cumulative impacts have been categorised as requiring detailed, standard or no assessment as described in Table 6.6.

Table 6.6 Cumulative impacts key

Type of assessment	Description
Detailed assessment	<p>The project may result in significant impacts on the matter, including cumulative impacts. Detailed assessment is characterised by:</p> <ul style="list-style-type: none"> • Potential overlap in impacts between a future project and the proposed project. • Potential for significant cumulative impacts as a result of the overlap, requiring detailed technical studies to assess the impacts. • Sufficient data is available on the future project to allow a detailed assessment of cumulative impacts with the proposed project for the relevant matter. • Uncertainties exist with respect to data, mitigation, assessment methods and criteria
Standard assessment	<p>The project is unlikely to result in significant impacts on the matter, including cumulative impacts. Standard assessments are characterised by:</p> <ul style="list-style-type: none"> • Impacts are well understood. • Impacts are relatively easy to predict using standard methods. • Impacts are capable of being mitigated to comply with relevant standards or performance measures. • The assessment is unlikely to involve any significant uncertainties or require any detailed cumulative impact assessment.
No cumulative assessment required	<p>No potential overlap in impacts between a future project and the proposed project that would warrant any consideration in the cumulative impact assessment.</p>

Table 6.7 Cumulative impact scoping table

Project	Approximate distance from project area	Estimated construction (C)/ operation date (O)	Project status (as of 1 April 2025)	Biodiversity	Heritage	Visual	Noise	Social and economic	Traffic
Humelink	Intersects the project area	2027 (O)	Approved – under construction	Impacting similar PCTs (<50 km)	Overlap in impact areas	Local visual catchment	No construction timing overlap	No construction timing overlap	No construction timing overlap
Jeremiah Wind Farm	7 km north	In planning	Proposed – EIS in preparation	Impacting similar PCTs (<50 km) Potential operational impacts to birds and bats	Local cultural landscape	Local visual catchment	Possible construction and operation overlap	Possible construction timing overlap	Possible construction timing overlap
Bookham Wind Farm	18 km north-east	2028 (C) 2030 (O)	Proposed – EIS in preparation	Impacting similar PCTs (<50 km) Potential operational impacts to birds and bats	Sufficient separation	Sufficient separation	Sufficient separation	Construction workforce	Construction timing overlap
Snowy 2.0	30 km south	2028 (O)	Approved – under construction	Impacting similar PCTs (<50 km)	Sufficient separation	Sufficient separation	Sufficient separation	Construction /operational workforce	No construction timing overlap
Wallaroo Solar Farm	30 km east	In planning	Approved by IPC; currently under court appeal	Impacting similar PCTs (<50 km)	Sufficient separation	Sufficient separation	Sufficient separation	Construction timing overlap not anticipated	Construction timing overlap not anticipated
CLARA Energy Project Rosedale	35 km west	In planning	Proposed - EIS in preparation	Impacting similar PCTs (<50 km)	Sufficient separation	Sufficient separation	Sufficient separation	Construction workforce	Possible construction timing overlap
Coppabella Wind Farm (Previously known as Yass Valley Wind farm)	35 km north	In pre-construction.	Approved - pre-construction	Impacting similar PCTs (<50 km)	Sufficient separation	Sufficient separation	Sufficient separation	Sufficient separation	Sufficient separation

Project	Approximate distance from project area	Estimated construction (C)/ operation date (O)	Project status (as of 1 April 2025)	Biodiversity	Heritage	Visual	Noise	Social and economic	Traffic
Yass Solar Farm	40 km north-east	2026 (C) 2028 (O)	Proposed - EIS in preparation	Impacting similar PCTs (<50 km)	Sufficient separation	Sufficient separation	Sufficient separation	No construction timing overlap	No construction timing overlap
Springdale Solar Farm	50 km west	Pre-construction	Approved - not constructed	Impacting similar PCTs (>50 km)	Sufficient separation	Sufficient separation	Sufficient separation	No construction timing overlap anticipated	No construction timing overlap anticipated
Rye Park Wind Farm	55 km north-east	2024 (O)	Operational	Impacts completed	Sufficient separation	Sufficient separation	Sufficient separation	No construction timing overlap	No construction timing overlap
Inland Rail - Illabo to Stockinbingal	60 km west	2024 (C) 2026 (O)	Pre-construction	Impacting similar PCTs (>50 km)	Sufficient separation	Sufficient separation	Sufficient separation	No construction timing overlap	No construction timing overlap
Bango Wind Farm	60 km north	Operational	Operational	Impacts completed	Sufficient separation	Sufficient separation	Sufficient separation	No construction timing overlap	No construction timing overlap

7 Conclusion

Neoen proposes to develop the Bondo Wind Farm, approximately 50 km west-northwest of Canberra, and 30 km south-west of Wee Jasper, in the LGAs of Yass Valley, Snowy Valleys and Cootamundra-Gundagai in NSW. The proposed project will be within the Bondo, Wee Jasper, Billapaloola and Red Hill State Forests. The project will consist of approximately 149 WTGs, including transmission, ancillary and temporary infrastructure. The project will have an installed capacity of up to approximately 1.2 GW and will also include two 400 MW / 1600 MWh BESSs.

The project area is highly suitable for the project, with the key selection factors for the site including:

- it is close to existing and proposed transmission infrastructure enabling the project to connect to the grid
- it has a strong wind resource
- it has an accessible topography and a large network of existing roads and access points suitable for light and heavy vehicles
- it hosts predominantly homogeneous pine plantation
- a host landholder agreement is in place (Forestry Corporation)
- the project will complement timber harvesting by providing employment and other economic opportunities
- there are large separation distances to densely populated areas and few neighbouring residences.

This scoping report has been prepared to assist with the development of SEARs for the project, which will guide the preparation of the EIS. The following key environmental aspects have been identified in Chapter 6 as requiring detailed assessment within the EIS:

- biodiversity
- Aboriginal heritage
- visual
- noise and vibration
- social
- traffic
- hazards and risk.

The project as outlined in this scoping report will be refined during the preparation of the EIS, including in response to the findings of detailed environmental investigations and feedback from community and stakeholder engagement. The EIS will be prepared in accordance with the SEARs issued by DPHI.

References

- AEMO 2024, *Integrated Systems Plan 2024*, Australian Energy Market Operator.
- Clean Energy Regulator 2021, *2020 Annual Statement - Large-scale renewable energy target met*.
- Cootamundra-Gundagai Regional Council 2020, *Cootamundra-Gundagai Local Strategic Planning Statement 2020*.
- Cootamundra-Gundagai Regional Council 2022, *Cootamundra-Gundagai Regional Council 2022-32 Community Strategic Plan*.
- DEC 2006, *Assessing Vibration: a technical guideline*, NSW Department of Environment and Conservation.
- DECC 2009, *Interim Construction Noise Guideline*, NSW Department of Environment and Climate Change.
- DECCW 2010a, *Aboriginal Cultural Heritage Consultation Requirements for Proponents*, NSW Department of Environment, Climate Change and Water.
- DECCW 2010b, *Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW*, NSW Department of Environment, Climate Change and Water.
- DECCW 2011, *Road Noise Policy*, NSW Department of Environment, Climate Change and Water.
- DISER 2021, *Long Term Emissions Reduction Plan*, Australian Government Department of Industry, Science, Energy and Resources.
- DITRDC 2012, *National Airports Safeguarding Framework Guideline D: Managing the Risk to Aviation Safety of Wind Turbine Installations (Wind Farms)/Wind Monitoring Towers*, Commonwealth Department of Infrastructure, Transport, Regional Development and Communications.
- DoP 2011a, *Hazardous and Offensive Development Application Guidelines: Applying SEPP 33 (Applying SEPP 3)*. NSW Department of Planning.
- DoP 2011b, *Hazardous Industry Planning Advisory Paper No 3 – Risk Assessment*. NSW Department of Planning.
- DoP 2011c, *Hazardous Industry Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning*. NSW Department of Planning.
- DoP 2011d, *Hazardous Industry Planning Advisory Paper No. 6 – Hazard Analysis*. NSW Department of Planning.
- DoP 2011e, *Hazardous Industry Planning Advisory Paper No 12 – Hazards*. NSW Department of Planning.
- DoP 2011f, *Multi-level Risk Assessment*. NSW Department of Planning.
- DPE 2016a, *Wind Energy Guideline for State significant wind energy development*. NSW Department of Planning and Environment.
- DPE 2016b, *Wind Energy: Visual Assessment Bulletin for State significant wind energy development*, NSW Department of Planning and Environment.
- DPE 2016c, *NSW Wind Energy: Noise Assessment Bulletin (Noise Bulletin)*, NSW Department of Planning and Environment.
- DPE 2018, *Environmental Planning Instrument – Acid Sulfate Soils*, NSW Department of Planning and Environment.
- DPE 2022a, *State Significant Development Guidelines - Preparing a Scoping Report: Appendix A to the State Significant Development Guidelines*. NSW Department of Planning and Environment.
- DPE 2022b, *State Significant Development – Preparing an Environmental Impact Statement*, NSW Department of Planning and Environment.

DPE 2022c, *Cumulative Impact Assessment Guidelines for State Significant Projects*, NSW Department of Planning and Environment.

DPE 2023a, *Social Impact Assessment Guideline for State Significant Projects*, NSW Department of Planning, Infrastructure and Environment.

DPE 2023b, *Technical Supplement: Social Impact Assessment Guideline for State Significant Projects*, NSW Department of Planning and Environment.

DPHI 2024a, *Undertaking Engagement Guidelines for State Significant Project*, NSW Department of Planning, Housing and Infrastructure.

DPHI 2024b, *Wind Energy Guideline – Technical Supplement for Landscape Character and Visual Impact Assessment*, NSW Department of Planning, Housing and Infrastructure.

DPHI 2024c, *Wind Energy Guideline – Technical Supplement for Noise Assessment*, NSW Department of Planning, Housing and Infrastructure.

DPHI 2024d, *Wind Energy Guideline*, NSW Department of Planning, Housing and Infrastructure.

DPI 2011, *Land Use Conflict Risk Assessment Guide*, NSW Department of Primary Industries.

DP&I 2012, *Strategic Regional Land Use Policy*, NSW Department of Planning and Infrastructure.

DPI 2023, *Policy and Guidelines for Fish Habitat Conservation and Management*, NSW Department of Primary Industries.

DPI undated, *Policies and Guidelines on Fish-Friendly Waterway Crossings*, NSW Department of Primary Industries.

DPIE 2017, *NSW Landuse 2017 v1.5*, NSW Department of Planning, Industry and Environment.

DPIE 2019, *NSW Electricity Strategy 2019*, NSW Department of Planning, Industry and Environment.

DPIE 2020a, *The Net Zero Plan Stage 1 2020-2030*, NSW Department of Planning, Industry and Environment.

DPIE 2020b, *NSW Electricity Infrastructure Roadmap, Building an Energy Superpower Detailed Report*, NSW Department of Planning, Industry and Environment.

DPIE 2020c, *Surveying Threatened Plants and their Habitats: NSW Survey Guide for the Biodiversity Assessment Method*, Department of Planning, Industry and Environment.

EPA 2014, *Waste Classification Guidelines – Part 1 Classifying Waste*, NSW Environmental Protection Authority.

EPA 2017, *Noise Policy for Industry*, NSW Environmental Protection Authority.

Flood J., 1980, *The Moth Hunters: Aboriginal Prehistory of the Australian Alps*, Australian Institute of Aboriginal Studies.

ICNRP 1998, *Guidelines for Limiting Exposure to Time-varying Electric, Magnetic and Electromagnetic Fields*, International Commission on Non-Ionizing Radiation Protection.

Landcom 2004, *Managing Urban Stormwater: Soils & Construction*.

Landscape Institute & IEMA 2013, *Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition*. Landscape Institute and Institute of Environmental Management and Assessment.

OEH 2011, *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW*, NSW Office of Environment and Heritage.

OEH 2012, *The Land and Soil Capability Assessment Scheme, Second Approximation: A General Rural Land Evaluation System for New South Wales*. NSW Office of Environment and Heritage.

RFS 2019, *Planning for Bush Fire Protection*, NSW Rural Fire Service.

RTA 2002, *Guide to Traffic Generating Developments*, NSW Roads and Traffic Authority.

Snowy Valleys Council 2020, *Snowy Valleys Council Local Strategic Planning Statement*.

Snowy Valleys Council 2022, *Snowy Valleys Community Strategic Plan 2042*.

Transport for NSW 2024, *Guide to Transport Impact Assessment*, Version 1.1.

Yass Valley Council 2020, *Yass Valley Local Strategic Planning Statement*.

Yass Valley Council 2022, *Yass Valley Community Strategic Plan 2042*.

Yass Valley Council 2023, *Yass Valley Renewable Energy Development Projects Policy*.

Appendix A

Cadastral lots

Table A.1 Cadastral lots within the project area

Lot	DP	Intersects development corridor?
59	DP750999	Yes
65	DP750999	Yes
28	DP750999	
63	DP750999	Yes
47	DP750999	Yes
2	DP614885	Yes
3	DP614885	Yes
39	DP750999	Yes
53	DP751000	
54	DP751000	
183	DP751000	
182	DP751000	
34	DP751000	
259	DP751003	Yes
1	DP504140	Yes
114	DP750981	Yes
258	DP751003	
52	DP750970	Yes
5	DP614885	Yes
173	DP751000	Yes
189	DP751003	
51	DP750970	Yes
1	DP750993	Yes
16	DP750993	Yes
8	DP750993	
7	DP750993	
18	DP750993	
1	DP548955	Yes
67	DP750999	
2	DP529835	Yes
75	DP750999	Yes

Lot	DP	Intersects development corridor?
55	DP750999	Yes
76	DP750999	Yes
28	DP750982	Yes
64	DP750982	
69	DP750999	Yes
1	DP541928	
144	DP751000	
155	DP751000	
65	DP751000	
206	DP751000	
137	DP751000	
213	DP751000	
151	DP751003	Yes
53	DP750999	Yes
52	DP750999	Yes
10	DP750999	Yes
85	DP750981	
77	DP750981	
118	DP750981	Yes
117	DP750981	
109	DP750981	
38	DP750981	
132	DP750981	
124	DP750981	
6	DP246369	
8	DP246369	
41	DP750981	
240	DP751003	
33	DP750999	Yes
50	DP750981	
1	DP246369	
242	DP751003	
32	DP750999	

Lot	DP	Intersects development corridor?
34	DP751003	
140	DP751003	
37	DP750999	Yes
35	DP750999	
30	DP751003	Yes
234	DP751003	Yes
2	DP548426	
199	DP750970	
2	DP750970	
31	DP750970	
30	DP750970	Yes
10	DP795665	
1	DP572325	
2	DP578678	Yes
48	DP750999	Yes
7	DP750999	Yes
45	DP750999	Yes
46	DP750999	Yes
23	DP750999	Yes
14	DP750999	Yes
168	DP751003	Yes
218	DP751003	Yes
207	DP751003	
250	DP751003	
198	DP751003	
197	DP751003	
160	DP751003	Yes
42	DP750999	
1	DP614885	
1	DP614663	
26	DP750999	
231	DP751003	
102	DP751003	

Lot	DP	Intersects development corridor?
1	DP631214	
26	DP750982	
1	DP611499	
153	DP750970	
6	DP716714	
4	DP716714	
5	DP716714	
154	DP750970	
152	DP750970	
195	DP750970	
194	DP750970	
169	DP750970	
149	DP750970	
228	DP751003	
69	DP751003	
224	DP751003	Yes
229	DP751003	Yes
226	DP751003	Yes
225	DP751003	
178	DP750970	Yes
156	DP750970	Yes
159	DP750970	
157	DP750970	
160	DP750970	
214	DP751003	Yes
67	DP751003	
24	DP750970	
26	DP750970	
164	DP750970	
230	DP751003	
114	DP751003	
91	DP751003	
188	DP751003	

Lot	DP	Intersects development corridor?
197	DP750976	
199	DP750976	
1	DP578678	Yes
350	DP750976	Yes
351	DP750976	Yes
12	DP795665	
13	DP795665	
149	DP750976	
21	DP750970	Yes
22	DP750970	Yes
20	DP750970	Yes
23	DP750970	Yes
28	DP750970	Yes
15	DP795665	
16	DP795665	
233	DP751003	
3	DP584052	Yes
169	DP751003	Yes
6	DP750999	Yes
227	DP751003	Yes
4	DP113797	Yes
2	DP113797	
245	DP751003	Yes
137	DP751003	
217	DP751003	Yes
139	DP751003	Yes
223	DP751003	Yes
1	DP750999	
3	DP260792	
103	DP751003	
220	DP751003	
138	DP664320	
1	DP264316	

Lot	DP	Intersects development corridor?
3	DP264316	
88	DP751003	Yes
14	DP795665	
200	DP750976	
198	DP750976	
127	DP750970	
4	DP823305	
27	DP750970	Yes
2	DP716714	
73	DP750999	
3	DP624056	
7	DP716714	
31	DP750999	
1	DP113797	
1	DP835621	
205	DP751000	
219	DP751000	
222	DP751000	
131	DP751000	
91	DP751000	
133	DP751000	
132	DP751000	
179	DP751000	
228	DP751000	
2	DP842368	
227	DP751000	
176	DP751000	Yes
177	DP751000	
175	DP751000	Yes
89	DP751000	
90	DP751000	
226	DP751000	
234	DP751000	Yes

Lot	DP	Intersects development corridor?
230	DP751000	
28	DP751000	
103	DP751000	
174	DP751000	Yes
130	DP751000	
143	DP751000	
55	DP751000	
29	DP751000	
51	DP751000	
187	DP751000	
207	DP751000	Yes
139	DP751000	
120	DP751000	Yes
209	DP751000	
210	DP751000	Yes
119	DP751000	
32	DP750970	
33	DP750970	
34	DP750970	
49	DP750970	
120	DP750970	
40	DP750970	
41	DP750970	
125	DP750970	
5	DP430014	
1	DP520278	
176	DP750970	
86	DP750970	
85	DP750970	
98	DP750970	
173	DP750970	
47	DP750970	
174	DP750970	

Lot	DP	Intersects development corridor?
5	DP113755	
102	DP750970	
137	DP750970	
8	DP830594	
4	DP842368	
4	DP261381	Yes
72	DP750999	Yes
15	DP750999	Yes
11	DP795665	
41	DP751001	
68	DP547776	
25	DP750970	
3	DP810176	
1	DP434686	
239	DP751003	Yes
2	DP572325	Yes
33	DP751003	Yes
249	DP751003	
1	DP583498	
260	DP751003	
74	DP750999	
68	DP750999	Yes
110	DP750981	Yes
80	DP750999	Yes
57	DP750999	Yes
54	DP750982	Yes
16	DP750982	Yes
55	DP750979	Yes
82	DP750982	
6	DP750982	
5	DP750982	
15	DP750993	
262	DP724508	Yes

Lot	DP	Intersects development corridor?
90	DP750976	
148	DP750970	
161	DP750970	
163	DP750970	
171	DP750970	
172	DP750970	
181	DP750970	Yes
182	DP750970	
203	DP750970	Yes
204	DP750970	Yes
59	DP750970	
71	DP750970	
73	DP750970	
74	DP750970	
75	DP750970	
78	DP750970	
79	DP750970	Yes
80	DP750970	
89	DP750970	Yes
90	DP750970	
91	DP750970	
1	DP842368	
3	DP842368	
1	DP584052	Yes
26	DP751001	Yes
28	DP751001	Yes
1	DP872542	
17	DP750993	Yes
19	DP750993	Yes
2	DP750993	Yes
3	DP750993	Yes
101	DP751000	
134	DP751000	

Lot	DP	Intersects development corridor?
151	DP751000	
153	DP751000	
172	DP751000	Yes
188	DP751000	Yes
208	DP751000	Yes
215	DP751000	
218	DP751000	
22	DP751000	
221	DP751000	
229	DP751000	
30	DP751000	
5	DP264316	
4	DP835621	Yes
2	DP520278	Yes
104	DP751003	Yes
109	DP751003	
111	DP751003	
112	DP751003	
124	DP751003	
138	DP751003	
178	DP751003	Yes
193	DP751003	Yes
216	DP751003	Yes
222	DP751003	
232	DP751003	
236	DP751003	
237	DP751003	
241	DP751003	
261	DP751003	Yes
14	DP830594	
4	DP830594	
5	DP830594	
4	DP614885	

Lot	DP	Intersects development corridor?
5	DP823305	Yes
6	DP823305	Yes
1	DP548426	
2	DP584051	Yes
10	DP1005495	
1	DP260792	
111	DP750981	
115	DP750981	Yes
116	DP750981	Yes
42	DP750981	
53	DP750981	
78	DP750981	
94	DP750981	
95	DP750981	
12	DP246369	Yes
1	DP624056	
13	DP750999	Yes
16	DP750999	Yes
19	DP750999	Yes
27	DP750999	Yes
34	DP750999	Yes
40	DP750999	Yes
5	DP750999	
58	DP750999	
62	DP750999	Yes
70	DP750999	Yes
71	DP750999	
77	DP750999	
8	DP750999	Yes
9	DP750999	Yes
131	DP750982	
14	DP750982	Yes
27	DP750982	Yes

Lot	DP	Intersects development corridor?
65	DP750982	Yes
1	DP261381	
76	DP750982	Yes
81	DP750982	
1	DP594411	Yes
1	DP810176	
39	DP1082533	
40	DP1082533	
1	DP1098774	
7305	DP1147955	
7312	DP1153640	
7311	DP1153640	
7305	DP1153832	
7304	DP1153832	
7304	DP1155994	Yes
1	DP912403	Yes
642	DP1181683	
641	DP1181683	
59	DP1183317	Yes
790	DP1183410	Yes
791	DP1183410	Yes
21	DP1183486	Yes
20	DP1183486	Yes
1	DP914866	Yes
5	DP260792	
4	DP260792	
8176	DP1197874	Yes
8177	DP1197874	
8171	DP1198586	Yes
8172	DP1198586	Yes
8173	DP1198586	Yes
8175	DP1198586	
8174	DP1198586	Yes

Lot	DP	Intersects development corridor?
9671	DP1198590	
9672	DP1198590	
9673	DP1198590	Yes
9674	DP1198590	Yes
5933	DP1198591	
5934	DP1198591	
5931	DP1198591	
5921	DP1200074	Yes
5922	DP1200074	Yes
5911	DP1199028	Yes
218	DP1206340	Yes
224	DP1206453	Yes
17	DP1206933	Yes
18	DP1206933	
16	DP1206933	Yes
1940	DP1207116	
20	DP1206935	Yes
1159	DP1207115	
54	DP1210876	
1	DP1239910	
247	DP751003	Yes
250	DP751000	
3	DP834218	
5	DP842368	
6	DP834218	

Appendix B

Planning framework

Table B.1 Alignment with key strategic planning framework and policy contexts

Plan, policy or strategy	Description	Alignment with strategic framework
International context		
The Paris Agreement	<p>The Paris Agreement is a legally binding international treaty on climate change adopted by 196 parties in 2015.</p> <p>As a signatory to the agreement, the Australian Government has committed to reduce greenhouse gas (GHG) emissions by 26–28% on 2005 levels by 2030.</p>	The project will contribute to meeting Australia’s commitments under the Paris Agreement by reducing the National Electricity Market’s (NEMs) annual GHG emissions.
National context		
Large-scale Renewable Energy Target	<p>The Australian Government Clean Energy Regulator administers the large-scale renewable energy target which incentivises investment in renewable energy power stations such as wind farms.</p> <p>The large-scale renewable energy target of 33,000 GWh of additional renewable electricity generation was met at the end of January 2021 (Clean Energy Regulator 2021).</p> <p>The annual target will remain at 33,000 GWh until the scheme ends in 2030.</p>	<p>It is noted that the annual target has been met and will remain at 33,000 GWh until the scheme ends in 2030.</p> <p>Once operational, the project will contribute towards meeting the large-scale renewable energy target.</p>
<i>Integrated System Plan 2024</i> (AEMO 2024)	<p>The Australia Energy Market Operator’s <i>Integrated Systems Plan (ISP) 2024</i> (AEMO 2024) is “a robust plan that calls for urgent investment in generation, storage and transmission to deliver secure, reliable and affordable electricity through the energy transition”.</p> <p>The ISP calls for significant investment in the NEM requiring a six-fold increase in utility-scale variable renewable energy by 2050, including 69 GW of grid-scale wind capacity.</p>	The project will contribute 1.2 GW of capacity to the NEM, in an optimal location near existing and proposed transmission infrastructure. The project will assist in meeting targets to increase utility-scale wind capacity.
<i>Australia’s Long-Term Emissions Reduction Plan</i> (DISER 2021)	<p>The Australian Government’s <i>Long Term Emissions Reduction Plan</i> (DISER 2021) is to achieve net zero emissions by 2050. The Plan aims at reaching a net zero economy through a technology-based approach, whilst protecting relevant industries, regions and jobs. It is part of an overarching strategy for emission reduction, based on a technology-led approach which includes a technology investment roadmap and its low emissions technology statements.</p>	The project will reduce GHG emissions associated with energy generation over its operational life.

Plan, policy or strategy	Description	Alignment with strategic framework
State context		
<i>Forestry Act 2012</i> (Forestry Act)	In 2021, the NSW Government amended the Forestry Act to allow the construction and operation of renewable energy infrastructure within softwood plantations.	Forestry Corporation issued Neoen with a forest permit to investigate feasibility of the project in May 2024. The project will allow for continued forestry operations with the addition of generating electricity from a renewable source.
<i>Net Zero Plan Stage 1 2020–2030</i> (DPIE 2020a)	The <i>Net Zero Plan Stage 1 2020–2030</i> (DPIE 2020a) outlines the NSW Government’s plan to grow the economy and create jobs while helping the state to deliver a 35% cut in emissions compared to 2005 levels.	The project contributes to Priority 1 of the Net Zero Plan: “drive uptake of proven emissions reduction technologies that grow the economy, create new jobs or reduce the cost of living.” The project will fall within Forestry Corporation managed stage forest. State forests have been identified as an ideal location to play a key role in a renewable energy future for NSW due to their good renewable energy resources and opportunity to utilise electricity network infrastructure. The project will utilise these benefits to contribute to the NSW Net Zero Plan.
<i>The Climate Change (Net Zero Future) Act 2023</i>	<i>The Climate Change (Net Zero Future) Act 2023</i> enshrines whole-of-government climate action to delivery net zero by 2050 and legislates the NSW governments approach to addressing climate change. The Act legislates: <ul style="list-style-type: none"> • guiding principles for action to address climate change • emissions reduction targets • an objective for NSW to be climate resilient • establishment of an independent Net Zero Commission expert. 	The project will contribute to reducing the annual GHG emissions of NSW and will assist in meeting net zero targets.
<i>NSW Electricity Infrastructure Investment Roadmap</i> (DPIE 2020b)	The <i>Electricity Infrastructure Roadmap</i> coordinates investment in transmission, generation, storage and firming infrastructure as ageing coal-fired generation plants retire. The roadmap includes actions that will deliver ‘whole-of system’ benefits. The roadmap sets out a plan to deliver the State’s first five REZs in the Central-West Orana, New England, South-West, Hunter-Central Coast, and Illawarra regions.	The project is within State forests and is ideally placed to contribute to the success of the roadmap.

Plan, policy or strategy	Description	Alignment with strategic framework
<i>Wind Energy Guideline</i> (DPE 2016a)	<p>The <i>Wind Energy Guideline</i> provides the community, industry and regulators with guidance on the planning framework for the assessment of large-scale wind energy development proposals that are SSD and identifies the key planning considerations relevant to wind energy development in NSW.</p>	<p>Site selection and impact assessment considerations detailed in the guideline have been, and will continue to be, used to inform the project and will be considered in the EIS.</p>
<i>Draft Energy Policy Framework</i>	<p>The <i>Draft Energy Policy Framework</i> (Draft Framework) is currently being finalised after public consultation ended on 29 January 2024.</p> <p>The framework is proposed to support faster and more consistent decision making and provide greater certainty communities and energy industries.</p>	<p>The Draft Framework includes updates and additional guidelines that detail how impacts of renewable energy and transmission projects will be assessed and managed.</p> <p>The <i>Wind Energy Guideline</i> updates also contain revised guidance for onshore wind energy projects including updated technical supplements for visual and noise impact assessment.</p> <p>The <i>Benefit-Sharing Guideline</i> contains guidance for benefit sharing with communities and planning agreements for wind energy development.</p> <p>Impact assessment and project description considerations will be considered within the EIS at the adoption of the amended guidelines.</p>
<i>NSW Electricity Strategy 2019</i> (DPIE 2019)	<p>The <i>NSW Electricity Strategy</i> is the NSW Government’s plan for a reliable, affordable and sustainable electricity future that supports a growing economy.</p> <p>Four of NSWs five remaining coal-fired generators are scheduled to close by 2035, starting with Liddell Power Station in 2023 (DPIE 2019). The strategy outlines a reliable energy system which meets NSWs energy requirements and emission reduction targets.</p> <p>The strategy and its enabling legislation, the <i>Electricity Infrastructure Investment Act 2020</i>, supports the rolling out of REZs and the establishment of the Energy Corporation of NSW (Energy Co) with the objectives of bringing together investors, conducting early planning and maximising benefits to local communities.</p>	<p>The project will assist in meeting NSWs energy generation and storage requirements, and in meeting the NSW Government’s GHG emissions reduction targets.</p>

Plan, policy or strategy	Description	Alignment with strategic framework
Local and regional context		
<i>Riverina Murray Regional Plan 2041</i> (DPE 2023)	<p>The <i>Riverina Murray Regional Plan 2041</i> guides the land use planning priorities in the Riverina Murray Region, which covers 20 LGAs, including the Snowy Valleys and Cootamundra-Gundagai LGAs. The plan supports developing a strong, diverse and competitive economy, and supports well located renewable energy industries and the consequent transition away from fossil fuels. It puts forward a framework for strategic and statutory planning to consider planning for this issue which consider the capacity of existing and planned infrastructure to service accommodation for workers and provision of diverse temporary accommodation options.</p>	<p>The project directly contributes to Objective 13 by:</p> <ul style="list-style-type: none"> • contributing to the national renewable energy target • promoting energy security through a more diverse energy mix • investigating areas within the region with renewable energy potential and ready access to connect with the electricity network • increasing energy efficiency • moving to lower emission energy sources.
<i>Snowy Valleys Council Local Strategic Planning Statement</i> (Snowy Valleys Council 2020)	<p>The <i>Local Strategic Planning Statement</i>, subtitled <i>ENVISAGE 2040: Our Path to a Sustainable Future</i> sets short, medium and long-term actions, based on community engagement and consultation, to implement the strategic directions and objectives articulated in the <i>Riverina Murray Regional Plan 2041</i>. It outlines how Council supports the use of use of clean energy to contribute to the aspirational objective of achieving net-zero emissions by 2050 and increase renewable energy generation and energy and water efficiency.</p>	<p>The project will bring new investment and employment opportunities to Snowy Valleys LGA and facilitate the delivery of electricity generation from renewable sources.</p>
<i>Snowy Valleys Community Strategic Plan 2042</i> (Snowy Valleys Council 2022)	<p>The <i>Snowy Valleys Community Strategic Plan 2042</i> provides an overview of the long-term goals for the Snowy Valleys region and its communities. The plan includes a focus on a diverse economy supports community longevity, vibrancy and a sustainable future.</p>	<p>The project will provide the opportunity for employment and other indirect economic benefits to the local community throughout construction and operation.</p>
<i>Yass Valley Renewable Energy Development Projects Policy</i> (Yass Valley Council 2023)	<p>The <i>Yass Valley Renewable Energy Development Projects Policy</i> focuses on the impacts of major renewable energy developments in the Yass Valley LGA, with an emphasis on wind farms.</p> <p>The objective of this policy is to outline the council’s position on renewable energy development projects and provide a guide for impacts on concerns of the local community, which the council expects to be addressed in planning documentation.</p> <p>While in principle, the council opposed further large-scale wind turbines sites in Yass Valley LGA, the policy outlines that future projects will be assessed on their individual merits and provides a list of matters that will be considered.</p>	<p>The EIS will assess the list of matters provided in the policy. It is noted that only a small portion of the project is within the Yass Valley LGA.</p>

Plan, policy or strategy	Description	Alignment with strategic framework
<i>Yass Valley Community Strategic Plan 2042</i> (Yass Valley Council 2022)	The <i>Yass Valley Community Strategic Plan 2042</i> provides an outline of Yass Valley Councils goals for development and improvement. The plan includes a focus on a strong regional economy experiencing sustainable growth, which provides for a diverse range of employment opportunities.	The project will provide the opportunity for employment and other indirect economic benefits to the local community throughout construction and operation.
<i>Yass Valley Local Strategic Planning Statement</i> (Yass Valley Council 2020)	Goals outlined in the <i>Yass Valley Local Strategic Planning Statement</i> are focused on maintaining the rural lifestyle, supporting agricultural businesses, and supporting economic growth and changing demographics.	The project will provide the opportunity for employment and other indirect economic benefits to the local community throughout construction and operation.
<i>Cootamundra-Gundagai Local Strategic Planning Statement 2020</i> (Cootamundra-Gundagai Regional Council 2020)	The <i>Cootamundra-Gundagai Local Strategic Planning Statement</i> highlights how the region strives to sustain local character and service the community.	The project will allow for the continued land use of State forest for timber, recreation, apiculture and grazing, with the addition of electricity generation from renewable sources.
<i>Cootamundra-Gundagai Regional Council 2022-32 Community Strategic Plan</i> (Cootamundra-Gundagai Regional Council 2022)	<p>The <i>Cootamundra-Gundagai Regional Council 2022-32 Community Strategic Plan</i> outlines the sectors the region aims to develop or improve over the ten-year period.</p> <p>The plan outlines the ambitions for economic growth through promoting tourism, supporting new businesses, and providing incentives for re-location to the region. These objectives have been put in place to ensure long-term economic sustainability in the region.</p>	The project will provide the opportunity for employment and other indirect economic benefits to the local community.

Appendix C

Scoping summary table

Table C.1 Scoping summary table

Level of assessment	Matter	Cumulative	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
Detailed	Biodiversity	Yes	Specific	<ul style="list-style-type: none"> Biodiversity Assessment Method (DPIE 2020c) Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities (DEC 2004) Surveying Threatened Plants and their Habitats: NSW Survey Guide for the Biodiversity Assessment Method (DPIE 2020d) Species Credit Threatened Bats and their Habitats (OEH 2018) NSW Survey Guide for Threatened Frogs (DPIE 2020e) Commonwealth EPBC 1.1 Significant Impact Guidelines – Matters of National Environmental Significance (Commonwealth of Australia, 2013) Commonwealth Department of the Environment – Survey Guidelines for Nationally Threatened Species (various) Onshore Wind Farm Guidance (DCCEEW 2023) 	Section 6.2.1
	Aboriginal heritage	Yes	Specific	<ul style="list-style-type: none"> Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH 2011) Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010) Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW 2010) 	Section 6.2.1
	Visual	Yes	Specific	<ul style="list-style-type: none"> <i>Guidelines for Landscape and Visual Impact Assessment</i> (United Kingdom Landscape Institute of Environmental Management and Assessment 2013) Wind Energy: Visual Assessment Bulletin AB 01 for State Significant Wind Energy Development (DPE 2016b) <i>Guidance Note for Landscape and Visual Assessment</i> (Australian Institute of Landscape Architects 2018) Draft Wind Energy Guideline (DPE 2023) Draft Wind Energy Guideline; Technical Supplement for Landscape and Visual Impact Assessment (DPE 2023). 	Section 6.2.3

Level of assessment	Matter	Cumulative	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
	Noise and vibration	Yes	Specific	<ul style="list-style-type: none"> NSW Interim Construction Noise Guideline (DECC 2009) NSW Noise Policy for Industry (EPA 2017) NSW Road Noise Policy (DECCW 2011) Assessing Vibration: A Technical Guideline (DECC 2006) NSW Wind Energy: Noise Assessment Bulletin (DPE 2016c) 	Section 6.2.4
	Social	Yes	Specific	<ul style="list-style-type: none"> Social Impact Assessment Guideline for State Significant Projects (DPE 2023) 	Section 6.2.5
	Traffic and access	Yes	Specific	<ul style="list-style-type: none"> Guide to Traffic Generating Developments (RTA 2002) Austrroads Guides to Road Design (various publications) Austrroads Guides to Traffic Management (various publications) Australian Standard AS 2890 Parts 1 and 2 Australian Code for Dangerous Goods Transport 	Section 6.2.6
	Hazards and risk – PHA	No	Specific	<ul style="list-style-type: none"> Hazardous Industry Planning Advisory Paper No. 6 – Guideline for Hazard Analysis (DoP 2011d) Multi-Level Risk Assessment (DoP 2011) Hazardous and Offensive Development Application Guidelines: Applying SEPP 33 (DoP 2011) Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields (ICNIRP 1998) 	Section 6.2.7
Standard	Historic heritage	No	General	<ul style="list-style-type: none"> The principal articles of The Burra Charter – The Australia ICOMOS Charter for Places of Cultural Significance (ICOMOS 2013) Guidelines for preparing a statement of heritage impact (DPE 2023) Investigating Heritage Significance Draft Guideline (Heritage Office 2004) Assessing Heritage Significance (Heritage Office 2001) Assessing Significance for Historical Archaeological Sites and ‘Relics’ (Heritage Branch Department of Planning 2009) 	Section 6.3.1
	Land	No	General	<ul style="list-style-type: none"> Land Use Conflict Risk Assessment Guideline (DPI 2011) Best Practice Erosion and Sediment Control (IECA 2008) Developments adjacent to National Parks and Wildlife Service lands (DPIE 2020) Large-Scale Solar Energy Guideline (DPE 2022) Land and Soil Capability Assessment Scheme (OEH 2012) 	Section 6.3.2

Level of assessment	Matter	Cumulative	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
	Water	No	General	<ul style="list-style-type: none"> Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom 2004) Managing Urban Stormwater: Soils and Construction Volume 2 (DECC 2008) Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ 2000) Guidelines for Instream Works on Waterfront Land (NOW 2012) Guidelines for Riparian Corridors on Waterfront Land (NOW 2012) Guidelines for Watercourse Crossings on Waterfront Land (NOW 2012) 	Section 6.3.3
	Air quality	No	General	<ul style="list-style-type: none"> Approved Methods and Guidelines for the Modelling and Assessment of Air Pollutants in New South Wales (DECC, 2005) 	Section 6.3.4
	Hazards and risk – bushfire, aviation, telecommunications, blade throw, contamination and naturally occurring asbestos	No	General	<ul style="list-style-type: none"> National Airports Safeguarding Framework Guideline D: Managing Wind Turbine Risk to Aircraft (NASAG 2012) Planning for Bushfire Protection (RFS 2019) 	Section 6.3.5
	Economic	Yes	General	N/A	Section 6.3.6
	Waste	No	General	<ul style="list-style-type: none"> Waste Classification Guidelines (EPA 2014) 	Section 6.3.7

Appendix D

Preliminary technical assessments

D.1 Preliminary Visual Impact Assessment

Preliminary Visual Impact Assessment

Bondo Wind Farm

Prepared for Neoen Australia Pty Ltd

June 2025

Preliminary Visual Impact Assessment

Bondo Wind Farm

Neoen Australia Pty Ltd

E231199 RP4

June 2025

Version	Date	Prepared by	Reviewed by	Comments
1	15 April 2025	Tadd Andersen Ben Scheelings	Katie Ward Christopher Holloway	Draft for client review
2	23 May 2025	Tadd Andersen Ben Scheelings	Nicholas Dent	Final
3	10 June 2025	Tadd Andersen Ben Scheelings	Nicholas Dent	Final (updated)

Approved by



Tadd Andersen

Associate Environmental Planner & Landscape Architect

10 June 2025

Level 3 175 Scott Street

Newcastle NSW 2300

ABN: 28 141 736 558

This report has been prepared in accordance with the brief provided by Neoen Australia Pty Ltd and, in its preparation, EMM has relied upon the information collected at the times and under the conditions specified in this report. All findings, conclusions or recommendations contained in this report are based on those aforementioned circumstances. The contents of this report are private and confidential. This report is only for Neoen Australia Pty Ltd's use in accordance with its agreement with EMM and is not to be relied on by or made available to any other party without EMM's prior written consent. Except as permitted by the *Copyright Act 1968* (Cth) and only to the extent incapable of exclusion, any other use (including use or reproduction of this report for resale or other commercial purposes) is prohibited without EMM's prior written consent. Except where expressly agreed to by EMM in writing, and to the extent permitted by law, EMM will have no liability (and assumes no duty of care) to any person in relation to this document, other than to Neoen Australia Pty Ltd (and subject to the terms of EMM's agreement with Neoen Australia Pty Ltd).

© EMM Consulting Pty Ltd, Level 10, 201 Pacific Highway, St Leonards NSW 2065. 2025.

ABN: 28 141 736 558

TABLE OF CONTENTS

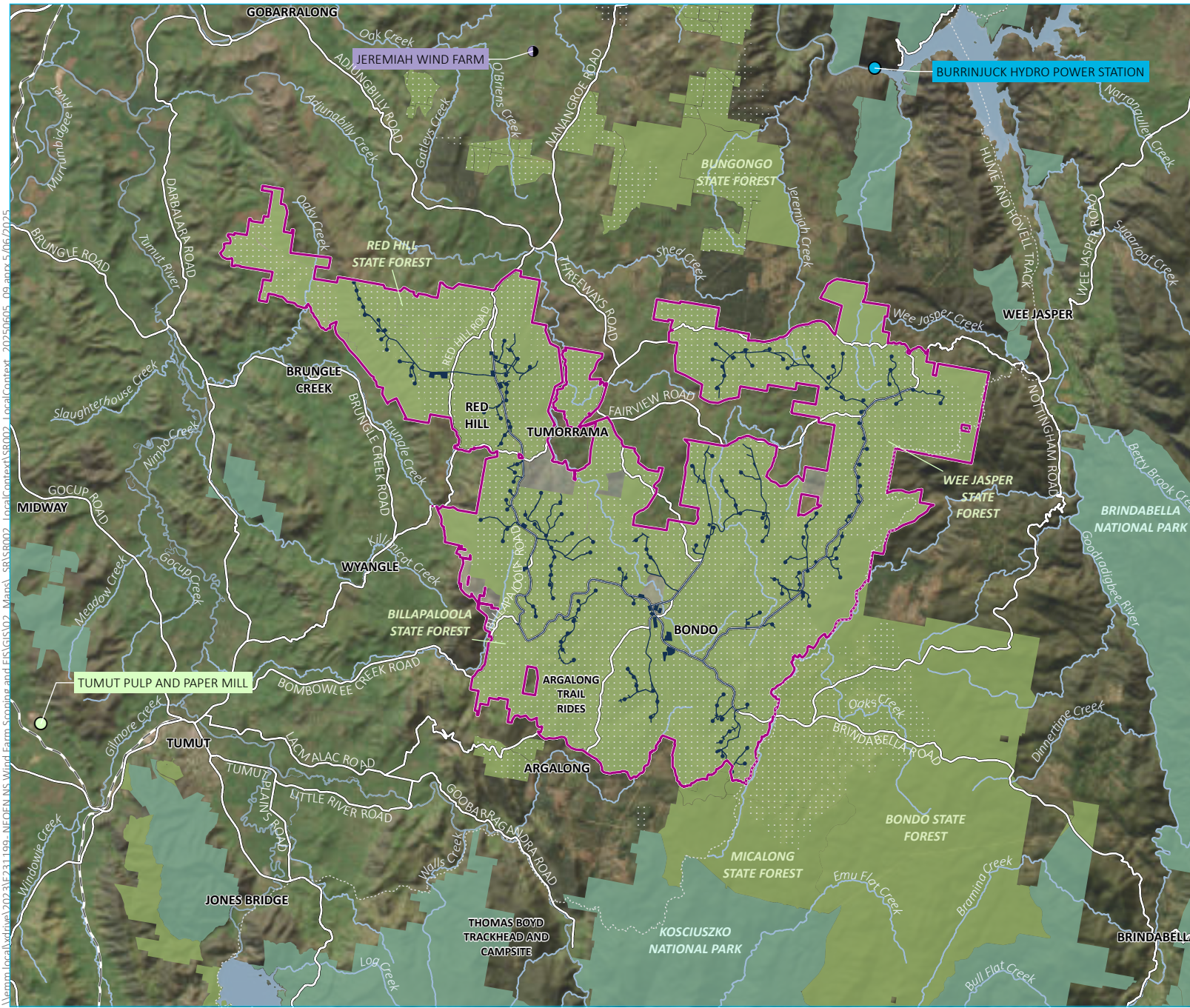
1	Introduction	1
1.1	Overview	1
1.2	The project	3
1.3	Forestry operations	5
1.4	Purpose of this report	5
2	Preliminary assessment	6
2.1	Study area	6
2.2	Visual setback	7
2.3	Viewshed mapping and zone of visual influence	8
2.4	Viewpoint identification	10
2.5	Potential cumulative impact	14
3	Conclusion and EIS assessment approach	16
3.1	WTGs	16
3.2	BESS	16
	References	17
	Attachments	
Attachment A	Non-associated private viewpoint table	A.1
	Tables	
Table 2.1	Selected public viewpoints	12
Table A.1	Selected viewpoints for non-associated private receivers	A.1
	Figures	
Figure 1.1	Local context	2
Figure 1.2	Project layout	4
Figure 2.1	Extent of the visual study area	6
Figure 2.2	Setback from sensitive receivers	7
Figure 2.3	Scoping map	9
Figure 2.4	Potential cumulative impact	15

1 Introduction

1.1 Overview

In 2024, Forestry Corporation of NSW (Forestry Corporation) issued investigation permits for wind farm proposals in four areas of State Forest, which allows renewable energy developers to commence the design and environmental approvals phase for potential wind farms. The objective is to enable the production of both renewable energy and renewable timber in state forest timber plantations. Neoen Australia Pty Ltd (Neoen) were granted a permit for the Bondo (Tumut) area, located across the Bondo, Wee Jasper, Billapaloola and Red Hill State Forests in the local government areas (LGA) of Yass Valley, Snowy Valleys and Cootamundra-Gundagai in New South Wales (Figure 1.1).

This preliminary visual impact assessment (PVIA) has been prepared to support the Bondo Wind Farm Scoping Report and has been prepared in accordance with the *Wind Energy Guideline: Technical Supplement for Landscape and Visual Impact Assessment (2024b)*. This PVIA forms an Appendix to the scoping report and information on the project description, strategic and statutory context and engagement can be obtained from the main report.



- KEY**
- Project area
 - Development corridor
 - Investigation permit area
 - Development in the region
 - Bioenergy
 - Operational
 - Hydro
 - Operational
 - Wind
 - In planning
 - Existing environment
 - Rail line
 - Major road
 - Key walking trail
 - Named watercourse
 - Named waterbody
 - National park/reserve
 - State forest

Local context

Bongo Wind Farm
Preliminary Visual Impact Assessment
Figure 1.1



Source: EMM (2025); NEOEN (2025); DCSSS (2024); ESRI (2025); GA (2009); Forestry Co (2024)



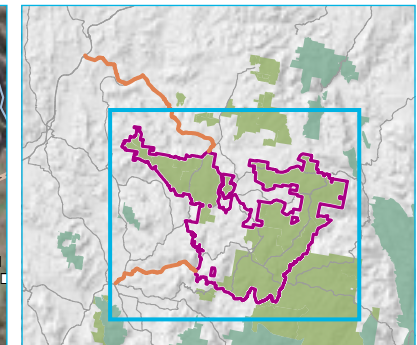
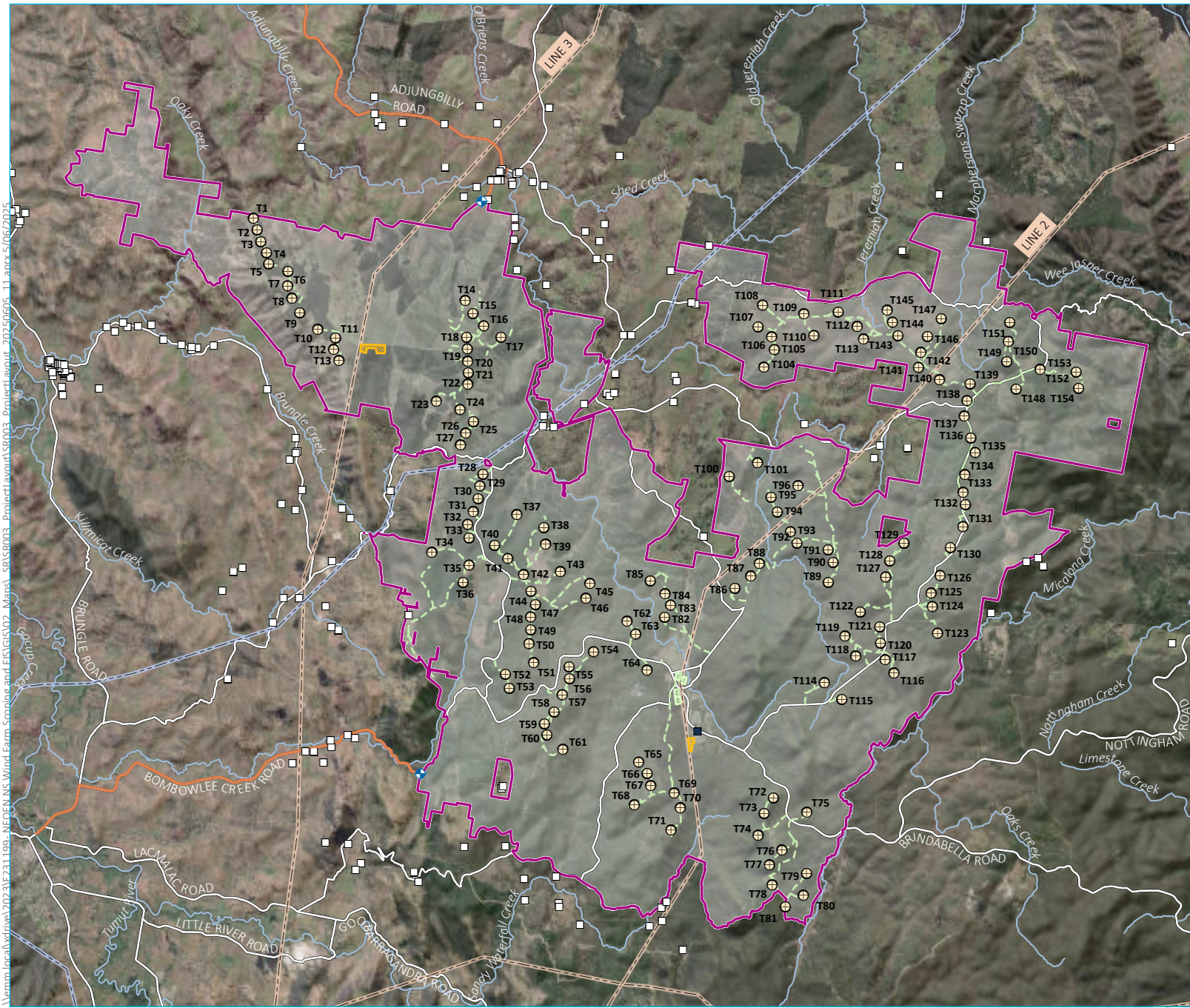
1.2 The project

The Bondo Wind Farm Project (the project) includes the installation, operation, maintenance and decommissioning of approximately 149 wind turbine generators (WTGs), as well as two battery energy storage systems (BESS) and associated infrastructure. The project will have a generation capacity of approximately 1.2 gigawatts (GW) and two 400 Megawatt (MW) / 1,600 Megawatt hour (MWh) (4-hour capacity) BESSs.

It is anticipated that the physical layout and design of the project will comprise the following key infrastructure elements:

- Wind turbines – up to 149 (3-blade) WTGs up to 300 metres (m) tall above natural ground level (uppermost blade tip) and a tower (hub) height of 200 m above natural ground level. Each WTG location will also include a hardstand and a WTG laydown area for assembly. WTGs will be connected via network of internal access tracks.
- Two BESSs – to store and discharge electricity.
- Substation and transmission connection – on-site substation and BESSs, which will connect to the electricity transmission network via two existing 330 kilovolt (kV) distribution powerlines running through the project area.
- Electrical connections – connecting WTGs to the on-site substation(s).
- Operations and maintenance facility – including site offices, buildings, amenities, equipment sheds, storage and parking areas.
- Site access and internal access roads.
- Public road upgrades/temporary roadworks – to facilitate the delivery of WTG components to the development footprint (required upgrades will be determined during preparation of the environmental impact statement - EIS).
- Temporary construction infrastructure – to facilitate construction, to include laydown and storage areas and site offices.

Project infrastructure will be contained within a development corridor, providing the necessary flexibility for further detailed design (i.e. micro-siting) while allowing a detailed environmental assessment process of potential impacts. The final layout and capacity of the project will be determined based on environmental constraints, outcomes of stakeholder engagement, engineering feasibility and financial considerations.

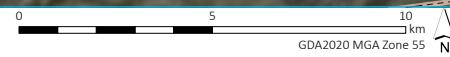


- KEY**
- Project area
 - Site access (existing road)
 - + Site access point
- Site layout**
- ⊕ Wind turbine generator
 - Access track (proposed)
 - BESS / Connection to grid
 - Switching station / Connection to grid
- Sensitive receiver**
- Associated
 - Non-associated
- Existing environment**
- Major road
 - 132 kV transmission line
 - 330 kV transmission line
 - Named watercourse
- INSET KEY**
- Major road
 - NPWS reserve
 - State forest

Preliminary project layout

Bondo Wind Farm
Preliminary Visual Impact Assessment
Figure 1.2

Source: EMM (2025); DCSSS (2024); ESRI (2024); GA (2009); Forestry Co (2024), Neoen (2025)



1.3 Forestry operations

The project is predominantly located within state forests, which are comprised of softwood pine plantations interspersed with patches of remnant native vegetation. Softwood timber plantations are managed on long-term cycles, which generally comprise:

- seedling growth in a production nursery (can be within or outside of the state forest)
- replanting of recently harvested areas with around 1,000 seedlings per hectare
- removal or thinning of smaller and weaker trees about 15 years after planting
- harvesting around 30 to 40 years after planting - the typical radiata pine tree has grown up to 35 m tall and half a metre across at chest height when harvested.

Around one percent of the state forest estate is harvested and regrown each year to supply the community with renewable timber products. The harvesting is conducted in sections located around the forest area.

The project has a proposed lifespan of 30 years. During this time there will be harvesting throughout the forest, which will vary the visual outlook for each receptor depending on the stage of the growth cycle and clearance location and extent. The cyclical harvesting and growth cycles as part of forestry operations has been part of the existing landscape for decades and is familiar to the community as a baseline condition.

1.4 Purpose of this report

This PVIA is an evaluation of the potential visibility of a proposed project from the surrounding community, residences, and public places. The primary objective is to identify areas with potential views of the proposed project, and to identify locations within those areas from which to assess the visual impact during the EIS stage of the project.

In New South Wales (NSW), the following guidelines apply to the assessment of wind energy projects:

- *Wind Energy Guideline (2024a)* (Wind Guideline), prepared by the NSW Department of Planning, Housing and Infrastructure
- *Wind Energy Guideline: Technical Supplement for Landscape and Visual Impact Assessment (2024b)* (Technical Supplement), prepared by the NSW Department of Planning, Housing and Infrastructure.

These guidelines set out a systematic approach to preparing the PVIA, which have been applied to this report. The main elements include:

- defining the visual study area and WTG setbacks (based on the project layout)
- conducting a viewshed mapping exercise to indicate areas with potential visibility of the project
- identifying the locations of residences, indicating which are associated with the project (i.e. where the owner has reached an agreement with the Applicant in relation to the development and management of impacts) and those that are not associated
- identifying the public viewpoints to be assessed in detail in the EIS.

2 Preliminary assessment

2.1 Study area

The initial step in the assessment process is to define the visual study area around the proposed wind farm. The visual study area defines the limits of the visual impact assessment and is dependent on the height of the WTGs. Even though the project infrastructure may be visible beyond the study area extents, it has been determined that beyond the study area the visual impact of the WTGs becomes inconsequential and difficult to discern against the landscape, as specified in the Wind Energy Guideline.

The extent of the visual study area is determined by a linear graph presented in the Technical Supplement and reproduced in Figure 2.1. Based on a WTG height of 300 m, the visual study area for the project is 8.6 km from WTG locations. The extent of the visual study area is shown in Figure 2.3, Section 2.3.

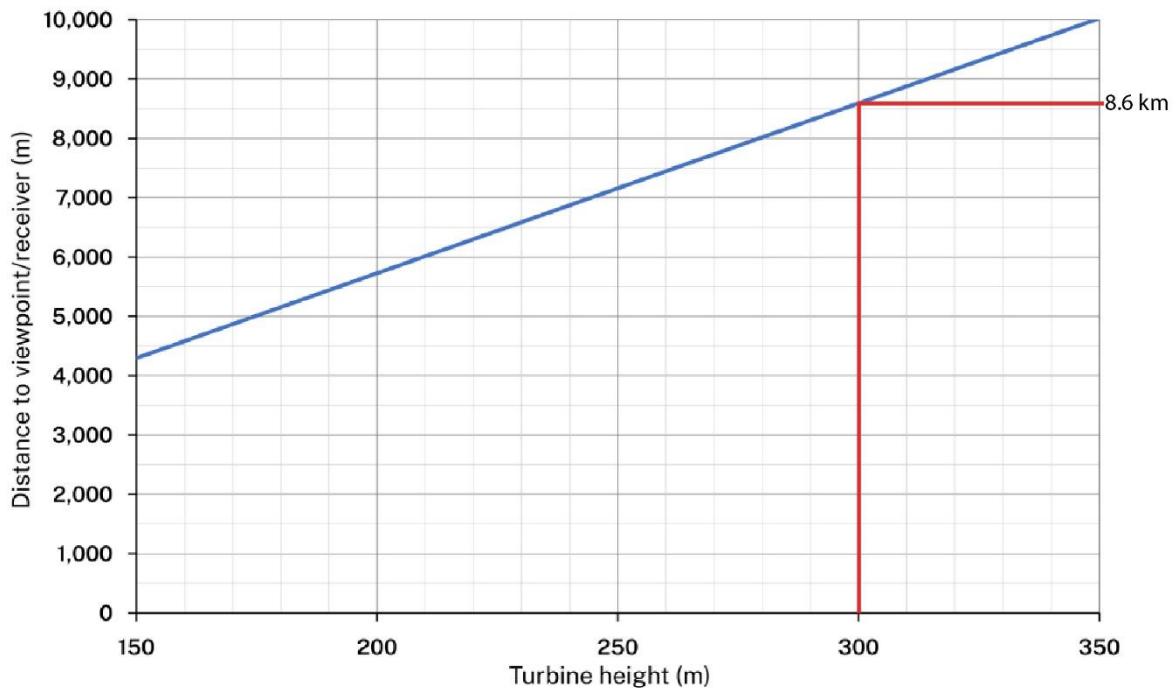


Figure 2.1 Extent of the visual study area

2.2 Visual setback

A visual setback indicates the distance from which a WTG is likely to have a dominant appearance in the landscape and is dependent on the height of the WTG. The distance for the setback is determined by a linear graph presented in the Technical Supplement and reproduced in Figure 2.2.

Based on the WTG height of 300 m, the setback would be 1.9 km from WTG locations. This is generally the distance at which a 'high visual impact' rating (as per the Technical Supplement) will be triggered. It is therefore recommended that WTG placements are located outside the setback area. There are no associated or non-associated residences within the visual setback for the project.

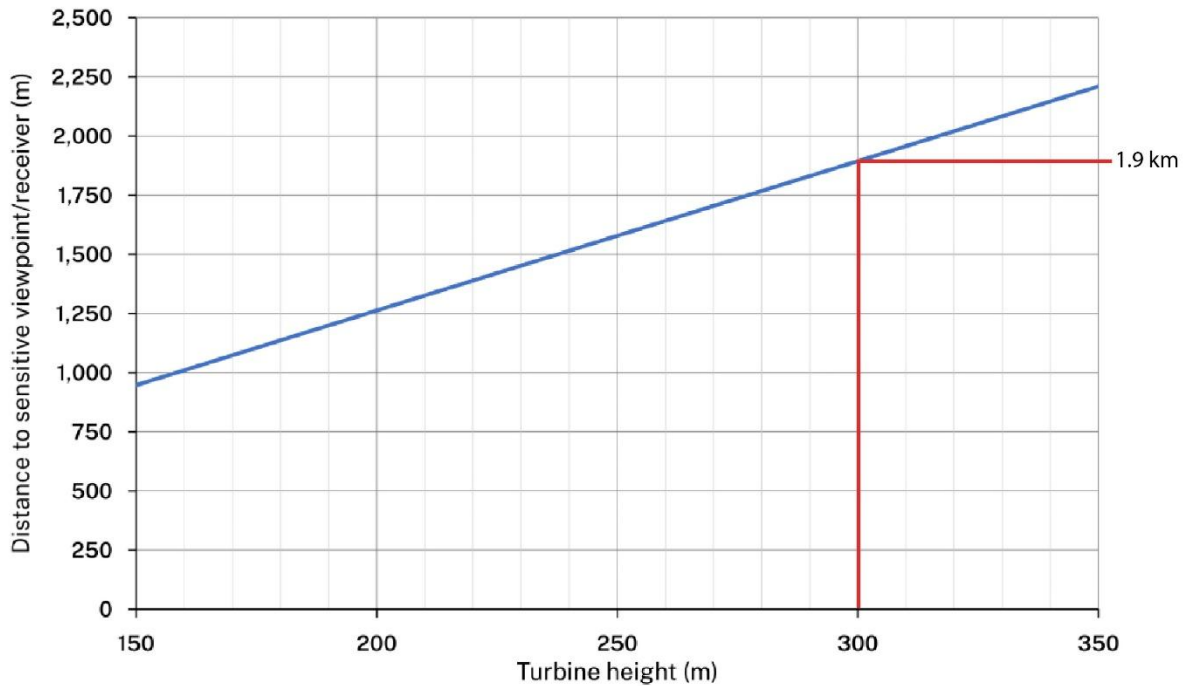


Figure 2.2 Setback from sensitive receivers

2.3 Viewshed mapping and zone of visual influence

Viewshed mapping is a method of mapping the theoretical visibility of the project across the surrounding landscape. Using geographic information systems (GIS) technology, it combines the topography of the land with the project layout to analyse potential visibility of the project. The results are the 'zone of visual influence' (ZVI).

The ZVI diagram is generated using a digital elevation model (DEM) which covers the study area. The DEM was built using publicly available ELVIS spatial data from the Foundation Spatial Data Framework. The DEM is representative of the bare earth surface and only considers the topography of the landscape. In accordance with the Technical Supplement, the screening potential of vegetation and built structures is not considered in the mapping. This is important for viewpoints which are identified as having visibility of the project in this PVIA but may in fact have no or obstructed views towards project infrastructure due to intervening vegetation or buildings. As such, the ZVI only shows where landforms obstruct views and represents a worst-case scenario in terms of project visibility.

The following is noted regarding the ZVI diagram:

- The ZVI does not account for the diminishing size of project elements as the viewer moves further away. It only indicates where project elements will be visible.
- The ZVI uses colour to indicate high visibility and low visibility. Highly visible areas show locations on the ground from which all or most WTGs would be visible. Low levels of visibility are locations where small numbers of WTGs are visible. No colour within the study area would indicate locations where no WTGs are predicted to be visible.
- Where the ZVI figure indicates WTGs may be visible, this should be considered a maximum possible number of WTGs that will be visible. Actual visibility could be lower or even nil depending on the screening effect of existing vegetation and structures between each viewpoint and the WTGs.

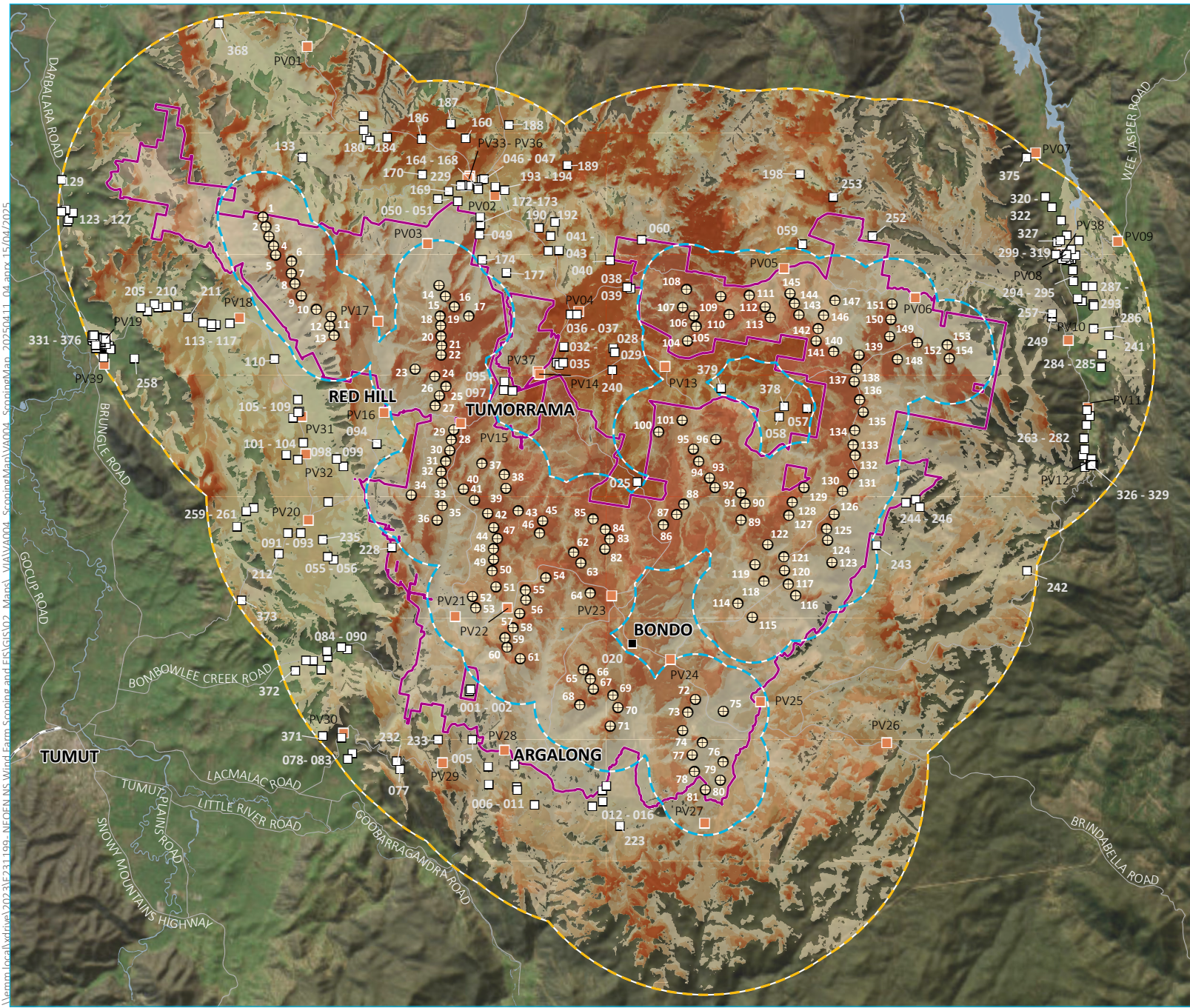
The ZVI is used to select viewpoints by indicating areas that are predicted to have views into the project. Conversely, it indicates areas that are not predicted to have any views of the project. With this knowledge, viewpoints can be selected from areas where the project is visible. Areas that do not have line-of-sight to the project can be eliminated from the assessment.

2.3.1 ZVI outcomes

The ZVI for the project is provided in Figure 2.3. The ZVI indicates:

- the receptors experiencing the highest visibility of the project are typically located in and around Red Hill, Tumorrana, and Bondo. These areas experience the proposed WTGs in close proximity, and at elevated locations - typically located on ridgelines
- receptors experiencing the WTGs from lower elevations are likely to see less of the WTGs as they would be screened by ridgelines
- due to the size of the project it is deemed that there are limited opportunities to view the project in its entirety
- road users, particularly those using Birindabella Road, Billapaloola Road, and Wee Jasper Road have the highest level of visibility due to the proximity of the roads to the proposed WTGs
- the undulating topography to the south, beyond Argalong is likely to result in fragmented or screened views of the project from certain areas.

It should be noted that densely vegetated road verges and localised topographical variations will assist in containing or reducing the number of WTGs visible.



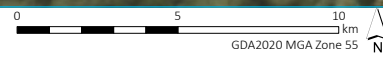
- KEY**
- Project area
 - Wind turbine generator
 - Public viewpoint
 - Sensitive receiver**
 - Associated
 - Non-associated
 - Visual setback (1.9 km)
 - Visual study area (8.6 km)
 - Visibility of wind turbines**
 - 1- 25
 - 26- 50
 - 51- 75
 - 76- 100
 - 101- 167
 - Existing environment**
 - Major road
 - Rail line
 - Named waterbody

\\lemm.local\ydrive\2023\20231199-NEOEN NS Wind Farm Scoping and FIS\GIS\02_Maps\VI\VA004_ScopingMap_VA004_ScopingMap_20250411_04.aprx:15/04/2025

Source: EMM (2025); Neoen (2025); DCSSS (2024); ESRI (2024)

Scoping Map

Bondo Wind Farm
 Preliminary Visual Impact Assessment
 Figure 2.3



2.4 Viewpoint identification

The final step in the PVIA is to identify the viewpoints that would have line of sight to the WTGs. These are the viewpoints that will be assessed in detail during the EIS stage of the project.

For the purposes of the preliminary assessment, there are two types of viewpoints. These are:

- Private viewpoints – locations that are not accessible to the public (mainly residences) and have views towards WTGs. These viewpoints are limited to the visual study area
- Public viewpoints – locations that are publicly accessible (roads, parks, trails, tourist areas) and offer views towards WTGs. These viewpoints are limited to the visual study area.

The selection of the viewpoints is identified by overlaying the locations of residences and public areas with the viewshed mapping. Viewpoints selected fall within the affected ZVI and therefore have potential views of the project.

2.4.1 Private receivers

Private receivers are primarily residences and land held by private individuals. Access to these locations is typically restricted, limiting the number of people who are impacted by a project. However, these are locations where people spend most of their time. Therefore, the duration of a visual impact is important for those living there.

There are 231 non-associated residences and one associated residence within the visual study area (Figure 2.3). Residences are assessed in one of two ways:

- Residences near the project that are likely to have significant visual impacts are assessed individually. These are likely to require detailed assessments in the LVIA. During the LVIA process, photographs will be taken from each residence, in a location that captures views representing those from important rooms in the house.
- Residences that are likely to have a low visual impact due to distance from a WTG or limited visibility of the WTGs, can be assessed in groups using representative viewpoints. Typically, a representative viewpoint is selected to represent a cluster of residences that share a similar view toward the project. The viewpoint is chosen where the impact is likely to be greatest for that group of residences. Photographs that represent a cluster of residences are usually taken from the roadway or common driveway.

The residences identified with potential visual impacts and the rationale for the selection are listed in Attachment A and shown in Figure 2.3.

2.4.2 Public viewpoints

Public viewpoints represent various types of locations. The types of locations include public gathering areas like parks, sporting fields and walking trails in the surrounding community. They also include roads, trails, scenic viewpoints and campsites that are located within regional, state and national parks, reserves and forests. Tourist attractions, heritage sites and public buildings can also be included in this category.

The main public areas identified within the study area include:

- Bondo State Forest
- Red Hill State Forest
- Billapaoola State Forest

- Micalong State Forest
- Wee Jasper State Forest
- Australian National Park and Reserve
- Hume and Hovell Walking Track
- Thomas Boyd Trackhead and Campsite
- Argalong Trail Rides
- Billapaoola State Forest
- Micalong State Forest
- Brindabella National Park
- Wee Jasper Nature Reserve
- Black Andrew Nature Reserve
- Micalong Swamp Flora Reserve
- Kosciuszko National Park
- Bungongo State Forest
- Bondo Nature Reserve
- Swinging Bridge Reserve
- Brungle Public School
- Bongongo Public School
- Wee Jasper Public School
- Church of St Patrick
- Tumorrana Church.

The major roads within the study area of the project with potential views into the project are:

- Billapaloola Road
- Brindabella Road
- Brungle Road
- Darbalara Road
- Gobarralong Adjungbilly Road
- Lacmalac Road

- Nottingham Road
- Red Hill Road
- Threeways Road
- Wee Jasper Road.

The public viewpoints used for this PVIA are selected from the public areas and roads identified as having potential views based on the ZVI. Only key locations within the visual study area selected, and therefore not all the public areas will be represented by viewpoints. The selected public viewpoints are listed in Table 2.1.

Table 2.1 Selected public viewpoints

Viewpoint reference	Location	Visibility indicated on ZVI	Requires further assessment
PV-01	Gobarralong Adjungbilly Road and Parsons Creek Road	Yes	Yes
PV-02	Threeways Road and Nanagroe Road	Yes	Yes
PV-03	Red Hill Road and Billapaloola Road	Yes	Yes
PV-04	Wee Jasper Road near Threeways Road	Yes	Yes
PV-05	Wee Jasper Road and Couragago Road	Yes	Yes
PV-06	Wee Jasper Road near Wee Jasper Forest Road	Yes	Yes
PV-07	End of Caves Road near Careys Cave	Yes	Yes
PV-08	Wee Jasper Road near 2 Williams Place	Yes	Yes
PV-09	Wee Jasper Road and Woolshed Fire trail	Yes	Yes
PV-10	Nottingham Road just past Reflections Wee Jasper Campground	Yes	Yes
PV-11	Nottingham Road near swinging Bridge Reserve	Yes	Yes
PV-12	Nottingham Road rear Micalong Creek Reserve	Yes	Yes
PV-13	Fairview Road and Cockatoo Road intersection	Yes	Yes
PV-14	Tumorra Hall off Wee Jasper Road	Yes	Yes
PV-15	Wee Jasper Road and Billapaloola Road	Yes	Yes
PV-16	Wee Jasper Road and Red Hill Road intersection	Yes	Yes
PV-17	Honey Suckle Road and Red Hill Road intersection	Yes	Yes
PV-18	Brungle Creek Road and Brungle Creek Link Road intersection	Yes	Yes
PV-19	Brungle Creek Road and Adams Street intersection	Yes	Yes
PV-20	Wee Jasper Road and Poplars Fire trail	Yes	Yes
PV-21	Bombowlee Creek Road and Billapaloola Road intersection	Yes	Yes
PV-22	Brindabella Road and Cotterills Road intersection	Yes	Yes
PV-23	Cockatoo Road and Brindabella Road intersection	Yes	Yes
PV-24	Brindabella Road and Wee Jasper Road intersection	Yes	Yes
PV-25	Barrois Campsite	Yes	Yes
PV-26	Brindabella Road past Oaks Creek (Bondo Nature Reserve)	Yes	Yes

Viewpoint reference	Location	Visibility indicated on ZVI	Requires further assessment
PV-27	H&H Chinamans Creek Boardwalk & Argalong Road	Yes	Yes
PV-28	Argalong Road and McDonnells Road	Yes	Yes
PV-29	Argalong Road near Culbara Road	Yes	Yes
PV-30	Argalong Road near Lacmalac	Yes	Yes
PV-31	615 Brungle Creek Road (from street)	Yes	Yes
PV-32	273 Brungle Creek Road (from street)	Yes	Yes
PV-33	Bongongo Public School, 1964 Adungbilly Road, Adjungbilly 2727	Yes	Yes
PV-34	Bongongo Public School, 1964 Adungbilly Road, Adjungbilly 2727	Yes	Yes
PV-35	Bongongo Public School, 1964 Adungbilly Road, Adjungbilly 2727	Yes	Yes
PV-36	1 Adjungbilly Village Road, Adjungbilly 2727 (Church of St Patrick)	Yes	Yes
PV-37	Tumorra Church	Yes	Yes
PV-38	6443 Wee Jasper Road, Wee Jasper 2582 (Wee Jasper Public School)	No	No
PV-39	2 Brungle School Road, Brungle 2722 (Brungle Public School)	No	No

2.4.3 Proposed BESS locations

BESS developments are typically assessed for visual impacts using criteria similar to solar farms due to the size of the BESS infrastructure. As such, the visual study area for a BESS is typically a radius of 4 km from the infrastructure. A summary of the potential visibility for each BESS within the 4 km radius is as follows:

- Line 3 BESS (Red Hill)
 - There are three residences within the 4 km radius, located along Brungle Creek Road, however, there is a ridgeline between the BESS and the residences, with no visibility anticipated.
 - The BESS will be visible from Honeysuckle Road as it runs adjacent to the BESS.
 - There is potential visibility from Red Hill Road and Sawmill Creek Road, depending on the harvesting cycle of the surrounding forestry trees.
- Line 2 BESS (Argalong)
 - This location is adjacent to the Bondo Forestry Corporation headquarters. There will be visibility from the forestry buildings, and one associated residence.
 - There may be visibility from Wee Jasper Road, which would affect southbound traffic.

Both locations are isolated, and no visibility is expected from non-associated residences due to distance and topography. Visibility is expected from roads adjacent to each site.

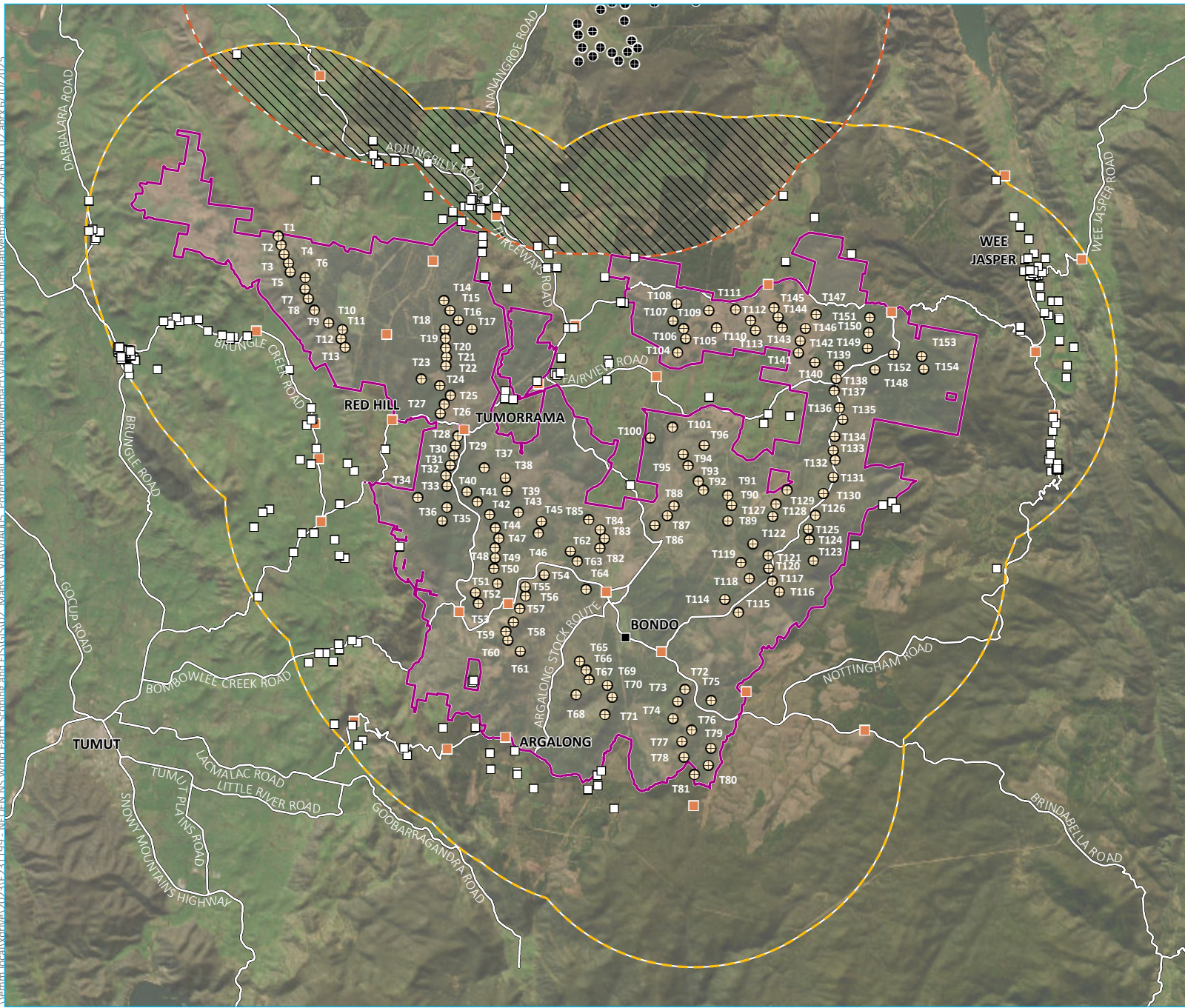
2.5 Potential cumulative impact

There is potential for residences in the northern extents of the visual study area to experience cumulative impacts from the Jeremiah Wind Farm. The *Jeremiah Wind Farm Preliminary Visual Impact Assessment* prepared by Moir Landscape Architecture (2021) indicates the visual study area for that project will overlap with the visual study area for Bondo Wind Farm. Figure 2.4. shows the overlap of the visual study areas for the two projects

Private residences in Adjungbilly, including residences on the northern end of Threeways Road, along Gobarralong Adjungbilly Road, and Nanangroe Road (approximately 3.7 km north of Adjungbilly) are included in the visual study areas for both projects.

The ZVIs for both projects indicate that low numbers of WTGs from both projects would be visible from these locations. The cumulative impacts will be assessed in detail in the LVIA at the EIS stage of the project.

\\emm-local\drive\2023\F231199 - NEOEN NS Wind Farm Scoping and FIS\GIS\02 Maps\VA\VA005 - PotentialCumulativeImpact\VA005_PotentialCumulativeImpact_20250610_02.aprx 6/10/2025



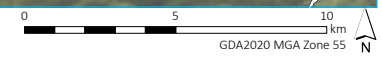
- KEY**
- ⊕ Wind turbine generator
 - ⊕ Wind turbine generator (Jeremiah wind farm)
 - Public viewpoint
 - ▭ Project area
 - Visual study area (8.6 km)
 - Visual study area (Jeremiah wind farm)
 - ▨ Visual study area overlap
 - Sensitive receiver
 - Associated
 - Non-associated
 - Existing environment
 - Major road

Potential cumulative impact

Bondo Wind Farm
Preliminary Visual Impact Assessment
Figure 2.4



Source: EMM (2025); Neoen (2025); DCSSS (2024); ESRI (2024)



3 Conclusion and EIS assessment approach

3.1 WTGs

The preliminary assessment is a tool to help identify viewpoints with potential visual impacts from the WTGs. These viewpoints will be further evaluated and assessed in the LVIA during the EIS.

This preliminary assessment identified 231 non-associated private residences within the study area, of which:

- 110 may have views of the project
- 121 are not anticipated to have views of the project.

The 110 residences modelled to have potential visibility of the project will require further investigation in the EIS as well as 37 public viewpoints that were identified in this report. There is one associated residence within the study area which does not require assessment in the EIS in accordance with the Technical Supplement.

Residences deemed necessary for assessment will have photos taken from their property (or adjacent public areas) and a photomontage of the view will be generated with the proposed development stitched into the photo. A percentage of the view affected by the proposal will be generated and then assessed against a matrix to determine the magnitude of the visual impact for the residence.

Vegetation screening will be taken into consideration when assessing visual impact during the LVIA for the EIS. However, as noted in Section 1.3, the visual impact could vary throughout the life of the project depending on the harvesting schedule. As harvesting is conducted in smaller sections at a time (i.e. not the whole state forest at once), it is unlikely that the area between a non-associated residence and WTGs would become completely unscreened by vegetation. As part of the LVIA, the harvest plan from Forestry Corporation will be reviewed and taken into consideration to assess the whole of project life impact, as far as is possible.

3.2 BESS

The Line 3 BESS is unlikely to have any visual impact to residents due to its isolated location and will only be visible when travelling along Honeysuckle Road. The Line 2 BESS located in Argalong will impact the associated residence adjacent to the site and has the potential to be visible when travelling along Wee Jasper Road. The residents will be informed and consulted with when the BESS undergoes design development.

References

Australian Bureau of Statistics 2021, <https://abs.gov.au>.

Landscape Institute and Institute of Environmental Management and Assessment 2013, *Guidelines for Landscape and Visual Impact Assessment (GLVIA)* Third Edition.

Moir Landscape Architecture, 2021, *Jeremiah Wind Farm Preliminary Landscape and Visual Impact Assessment*.

NSW Department of Planning, Industry and Environment 2022, *Cumulative Impact Assessment Guideline for State Significant Projects*.

NSW Department of Planning, Housing and Infrastructure 2024a, *Wind Energy Guideline*.

NSW Department of Planning, Housing and Infrastructure 2024b, *Wind Energy Guideline: Technical Supplement for Landscape and Visual Impact Assessment*.

Attachment A

Non-associated private viewpoint table

A.1 Non associated private viewpoint table

Table A.1 Selected viewpoints for non-associated private receivers

Viewpoint reference	Distance from turbine (m)	Location	Visibility indicated on ZVI	Requires further assessment
1	2436	210 MCDONNELLS RD, ARGALONG 2720	Yes	Yes
2	2348	210 MCDONNELLS RD, ARGALONG 2720	Yes	Yes
5	3944	1345 ARGALONG RD, ARGALONG 2720	Yes	Yes
6	4636	1430 ARGALONG RD, ARGALONG 2720	Yes	Yes
7	3709	ARGALONG RD, ARGALONG 2720	Yes	Yes
8	4339	136 ARGALONG POST OFFICE RD, ARGALONG 2720	Yes	Yes
9	4428	136 ARGALONG POST OFFICE RD, ARGALONG 2720	Yes	Yes
10	5069	1200 ARGALONG RD, ARGALONG 2720	Yes	Yes
11	4592	155 ARGALONG POST OFFICE RD, ARGALONG 2720	Yes	Yes
12	3443	ARGALONG RD, ARGALONG 2720	Yes	Yes
14	3186	1976 ARGALONG RD, ARGALONG 2720	Yes	Yes
15	2723	2003 ARGALONG RD, ARGALONG 2720	Yes	Yes
16	2517	ARGALONG RD, ARGALONG 2720	Yes	Yes
25	2107	485 LEE ARCHERS RD, TUMORRAMA 2720	Yes	Yes
28	3127	345 FAIRVIEW RD, TUMORRAMA 2720	Yes	Yes
29	3088	345 FAIRVIEW RD, TUMORRAMA 2720	Yes	Yes
32	4180	3218 WEE JASPER RD, TUMORRAMA 2720	Yes	Yes
33	4311	3218 WEE JASPER RD, TUMORRAMA 2720	Yes	Yes
34	4410	3218 WEE JASPER RD, TUMORRAMA 2720	Yes	Yes
35	4190	3262 WEE JASPER RD, TUMORRAMA 2720	Yes	Yes
36	4274	792 THREEWAYS RD, ADJUNGBILLY 2727	Yes	Yes
37	4442	792 THREEWAYS RD, ADJUNGBILLY 2727	Yes	Yes
38	2329	345 FAIRVIEW RD, TUMORRAMA 2720	Yes	Yes
39	2475	345 FAIRVIEW RD, TUMORRAMA 2720	Yes	Yes
40	3431	3705 WEE JASPER RD, ADJUNGBILLY 2727	Yes	Yes
41	4683	519 THREEWAYS RD, ADJUNGBILLY 2727	Yes	Yes
42	4320	468 THREEWAYS RD, ADJUNGBILLY 2727	Yes	Yes
43	4809	401 THREEWAYS RD, ADJUNGBILLY 2727	Yes	Yes
46	4781	2008 ADJUNGBILLY RD, ADJUNGBILLY 2727	Yes	Yes

Viewpoint reference	Distance from turbine (m)	Location	Visibility indicated on ZVI	Requires further assessment
47	4856	2008 ADJUNGBILLY RD, ADJUNGBILLY 2727	Yes	Yes
49	2733	221 ADJUNGBILLY VILLAGE RD, ADJUNGBILLY 2727	Yes	Yes
50	3617	135 RED HILL RD, ADJUNGBILLY 2727	Yes	Yes
51	3632	50 FERNHILL RD, ADJUNGBILLY 2727	Yes	Yes
55	4243	THE POPLARS 1580-1600 WEE JASPER RD, WYANGLE 2720	No	No
56	4357	THE POPLARS 1580-1600 WEE JASPER RD, WYANGLE 2720	No	No
57	2204	887 FAIRVIEW RD, TUMORRAMA 2720	Yes	Yes
58	2828	887 FAIRVIEW RD, TUMORRAMA 2720	Yes	Yes
59	2130	151 GRAHAMS RD, WEE JASPER 2582	Yes	Yes
60	2799	157 JEREMIAH RD, COURAGAGO 2720	Yes	Yes
77	6809	878 ARGALONG RD, ARGALONG 2720	No	No
78	7833	304 ARGALONG RD, LACMALAC 2720	No	No
79	7875	304 ARGALONG RD, LACMALAC 2720	No	No
80	8171	120 ARGALONG RD, LACMALAC 2720	No	No
84	5660	1036 BOMBOWLEE CREEK RD, BOMBOWLEE CREEK 2720	No	No
85	5875	1070 BOMBOWLEE CREEK RD, BOMBOWLEE 2720	No	No
86	6542	996 BOMBOWLEE CREEK RD, BOMBOWLEE CREEK 2720	No	No
87	6983	950 BOMBOWLEE CREEK RD, BOMBOWLEE CREEK 2720	No	No
88	6496	993 BOMBOWLEE CREEK RD, BOMBOWLEE 2720	No	No
89	7173	920 BOMBOWLEE CREEK RD, BOMBOWLEE CREEK 2720	No	No
90	7452	910 BOMBOWLEE CREEK RD, BOMBOWLEE CREEK 2720	No	No
91	3496	1721 WEE JASPER RD, WYANGLE 2720	Yes	Yes
92	4903	1538 WEE JASPER RD, WYANGLE 2720	Yes	Yes
93	5415	1415 WEE JAPSER RD, WYANGLE NSW 2720	Yes	Yes
94	2593	2160 WEE JASPER RD, WYANGLE 2720	Yes	Yes
95	2459	2955 WEE JASPER RD, ADJUNGBILLY 2727	Yes	Yes
96	2428	2947 WEE JASPER RD, TUMORRAMA 2720	Yes	Yes
97	2806	2977 WEE JASPER RD, TUMORRAMA 2720	Yes	Yes
98	3086	1905 WEE JASPER RD, WYANGLE 2720	Yes	Yes
99	3487	300 BRUNGLE CREEK RD, WYANGLE 2720	Yes	Yes
101	4984	273 BRUNGLE CREEK RD, BRUNGLE 2722	Yes	Yes
102	5399	273 BRUNGLE CREEK RD, BRUNGLE 2722	Yes	Yes

Viewpoint reference	Distance from turbine (m)	Location	Visibility indicated on ZVI	Requires further assessment
104	4691	328 BRUNGLE CREEK RD, BRUNGLE CREEK 2722	Yes	Yes
105	3860	431 BRUNGLE CREEK RD, BRUNGLE 2722	Yes	Yes
106	3498	615 BRUNGLE CREEK RD, BRUNGLE 2722	Yes	Yes
107	3562	615 BRUNGLE CREEK RD, BRUNGLE 2722	Yes	Yes
108	3101	523 BRUNGLE CREEK RD, BRUNGLE 2722	Yes	Yes
110	2693	1132-1298 BRUNGLE CREEK RD, BRUNGLE CREEK 2722	Yes	Yes
113	3193	GALALEE 995 BRUNGLE CREEK RD, BRUNGLE 2722	Yes	Yes
114	3729	BRUNGLE CREEK RD, BRUNGLE CREEK 2722	Yes	Yes
115	3944	1132-1298 BRUNGLE CREEK RD, BRUNGLE CREEK 2722	Yes	Yes
116	3891	1132-1298 BRUNGLE CREEK RD, BRUNGLE CREEK 2722	Yes	Yes
117	4151	1132-1298 BRUNGLE CREEK RD, BRUNGLE CREEK 2722	Yes	Yes
123	8201	1967 DARBALARA RD, DARBALARA 2722	No	No
124	8147	1967 DARBALARA RD, DARBALARA 2722	No	No
125	7968	1935 DARBALARA RD, DARBALARA 2722	No	No
126	8290	DARBALARA RD, DARBALARA 2722	No	No
127	8456	1064 DARBALARA RD, DARBALARA 2722	No	No
129	8592	1771 DARBALARA RD, DARBALARA 2722	No	No
133	2996	1428 ADJUNGBILLY RD ADJUNGBILLY 2727	Yes	Yes
160	6282	NANANGROE RD, ADJUNGBILLY 2727	Yes	Yes
164	4441	47 ADJUNGBILLY VILLAGE RD, ADJUNGBILLY 2727	Yes	Yes
165	4370	47 ADJUNGBILLY VILLAGE RD, ADJUNGBILLY 2727	Yes	Yes
167	4363	45 RED HILL RD, ADJUNGBILLY 2727	Yes	Yes
168	4330	62 REDHILL RD, ADJUNGBILLY 2727	Yes	Yes
169	3975	50 FERNHILL RD, ADJUNGBILLY 2727	Yes	Yes
170	4701	1654 ADJUNGBILLY RD, ADJUNGBILLY 2727	Yes	Yes
172	3095	219 ADJUNGBILLY VILLAGE RD, ADJUNGBILLY 2727	Yes	Yes
173	3351	173 ADJUNGBILLY VILLAGE RD, ADJUNGBILLY 2727	Yes	Yes
174	2105	384 ADJUNGBILLY VILLAGE RD, ADJUNGBILLY 2727	Yes	Yes
177	2413	470 THREEWAYS RD, ADJUNGBILLY 2727	Yes	Yes
180	6192	1428 ADJUNGBILLY RD, ADJUNGBILLY 2727	Yes	Yes
181	5991	ADJUNGBILLY RD, ADJUNGBILLY 2727	Yes	Yes
182	5493	1428 ADJUNGBILLY RD, ADJUNGBILLY 2727	Yes	Yes

Viewpoint reference	Distance from turbine (m)	Location	Visibility indicated on ZVI	Requires further assessment
183	5519	1428 ADJUNGBILLY RD, ADJUNGBILLY 2727	Yes	Yes
184	5588	1428 ADJUNGBILLY RD, ADJUNGBILLY 2727	Yes	Yes
186	6193	1675 ADJUNGBILLY RD, ADJUNGBILLY 2727	Yes	Yes
187	6807	1675 ADJUNGBILLY RD, ADJUNGBILLY 2727	Yes	Yes
188	7349	200 NANANGROE RD, ADJUNGBILLY 2727	Yes	Yes
189	7223	THREEWAYS RD, ADJUNGBILLY 2727	Yes	Yes
190	5363	399 THREEWAYS RD, ADJUNGBILLY 2727	Yes	Yes
192	4730	349 THREEWAYS RD, ADJUNGBILLY 2727	Yes	Yes
193	4861	THREEWAYS RD, ADJUNGBILLY 2727	Yes	Yes
194	4770	THREEWAYS RD, ADJUNGBILLY 2727	Yes	Yes
198	5025	792 THREEWAYS RD, ADJUNGBILLY 2727	Yes	Yes
205	4613	1132-1298 BRUNGLE CREEK RD, BRUNGLE CREEK 2722	Yes	Yes
206	5400	1344 BRUNGLE CREEK RD, BRUNGLE 2722	Yes	Yes
207	5481	1344 BRUNGLE CREEK RD, BRUNGLE 2722	Yes	Yes
208	5864	BRUNGLE CREEK RD, BRUNGLE 2722	Yes	Yes
209	6071	BRUNGLE CREEK RD, BRUNGLE CREEK 2722	Yes	Yes
210	5049	1344 BRUNGLE CREEK RD, BRUNGLE 2722	Yes	Yes
211	4518	1132-1298 BRUNGLE CREEK RD, BRUNGLE CREEK 2722	Yes	Yes
212	6070	1415 WEE JASPER RD, WYANGLE 2720	Yes	Yes
223	3864	1976 ARGALONG RD, ARGALONG 2720	Yes	Yes
228	2219	NEAR BLACK RIDGE TRAIL, BOMBOWLEE CREEK RD, WYANGLE 2720	Yes	Yes
229	4285	64 RED HILL RD, ADJUNGBILLY 2727	Yes	Yes
232	6670	102 ARGALONG RD ARGALONG 2720	No	No
233	4845	1200? ARGALONG RD ARGALONG 2720	No	No
240	3243	345 FAIRVIEW RD TUMORRAMA, 2720	Yes	Yes
241	6773	KASHMIR / COODRAVALE, 343 COODRAVALE RD, WEE JASPER 2582	No	No
242	8198	NOTTINGHAM STATION, NOTTINGHAM ROAD WEE JASPER	Yes	Yes
243	2001	MICALONG STATION 255 FOUR TREE RD WEE JASPER 2582	Yes	Yes
244	2533	N/A	Yes	Yes
245	2842	1096 NOTTINGHAM ROAD, WEE JASPER	Yes	Yes
246	3133	N/A	Yes	Yes

Viewpoint reference	Distance from turbine (m)	Location	Visibility indicated on ZVI	Requires further assessment
249	4543	5957 WEE JASPER RD WEE JASPER 2582	No	No
252	2969	4867 WEE JASPER RD YASS 2582	Yes	Yes
253	4345	WEE JASPER RD ADJUNGBILLY 2727	Yes	Yes
257	4599	5957 WEE JASPER RD WEE JASPER 2582	No	No
258	7344	74 MCGRUERS RD, BRUNGLE 2722	No	No
259	6639	133 WEE JASPER RD, WYANGLE 2720	Yes	Yes
260	6956	305 WEBBS RD, WYANGLE 2720	Yes	Yes
261	7432	221-251 WEBBS RD, KILLIMICAT 2720	Yes	Yes
263	7293	620 NOTTINGHAM RD, WEE JASPER 2582	No	No
264	7414	TBD	No	No
265	7425	TBD	No	No
266	7456	TBD	No	No
267	7477	TBD	No	No
268	7488	TBD	No	No
269	7504	TBD	No	No
270	7517	TBD	No	No
271	7531	TBD	No	No
272	7508	TBD	No	No
273	7488	TBD	No	No
274	7463	TBD	No	No
275	7446	TBD	No	No
276	7308	581 NOTTINGHAM RD, WEE JASPER 2582	No	No
277	6917	558 NOTTINGHAM RD, WEE JASPER 2582	No	No
278	6839	524 NOTTINGHAM RD, WEE JASPER 2582	No	No
279	6563	498 NOTTINGHAM RD, WEE JASPER 2582	No	No
280	6392	426 NOTTINGHAM RD, WEE JASPER 2582	No	No
281	6378	385 NOTTINGHAM RD, WEE JASPER 2582	No	No
282	6173	368 NOTTINGHAM RD, WEE JASPER 2582	No	No
284	6379	197 NOTTINGHAM RD, WEE JASPER 2582	No	No
285	6408	449 COODRAVALE RD, WEE JASPER 2582	No	No
286	6186	338 COODRAVALE RD, WEE JASPER 2582	No	No
287	6359	224 COODRAVALE RD, WEE JASPER 2582	No	No

Viewpoint reference	Distance from turbine (m)	Location	Visibility indicated on ZVI	Requires further assessment
288	6372	225 COODRAVALE RD, WEE JASPER 2582	No	No
290	5955	6227 WEE JASPER RD, WEE JASPER 2582	No	No
291	5811	6228 WEE JASPER RD, WEE JASPER 2582	No	No
292	6318	140 COODRAVALE RD, WEE JASPER 2582	No	No
293	6586	141 COODRAVALE RD, WEE JASPER 2582	No	No
294	5934	6318 WEE JASPER RD, WEE JASPER 2582	No	No
295	6133	SUNNY CORNER 6370 WEE JASPER RD, WEE JASPER 2582	No	No
299	6306	6 BEVERIDGE ST, WEE JASPER 2582	No	No
300	6254	2 DUTTON PL, WEE JASPER 2582	No	No
300	6341	6 BEVERIDGE ST, WEE JASPER 2582	No	No
302	6159	5 DUTTON PL, WEE JASPER 2582	No	No
304	6312	6472 WEE JASPER RD, WEE JASPER 2582	No	No
305	6562	THE STABLES TAVERN 6499 WEE JASPER RD, WEE JASPER 2582	No	No
306	6293	6461 WEE JASPER RD, WEE JASPER 2582	No	No
307	6175	2 WILLIAMS PL, WEE JASPER 2582	No	No
310	6117	1 WILLIAMS PL, WEE JASPER 2582	No	No
312	6096	3 WILLIAMS PL, WEE JASPER 2582	No	No
313	6019	4 MCDONALD PL, WEE JASPER 2582	No	No
314	5941	1 CAVES RD, WEE JASPER 2582	No	No
315	6567	26 CAVES RD, WEE JASPER 2582	No	No
316	6329	53 CAVES RD, WEE JASPER 2582	No	No
318	6809	70 CAVES RD, WEE JASPER 2582	No	No
319	7050	6545 WEE JASPER RD, YASS 2582	No	No
320	7093	146 CAVES RD, WEE JASPER 2582	No	No
321	7266	FAIRVIEW 193 CAVES RD, WEE JASPER 2582	No	No
322	7461	243 CAVES RD, WEE JASPER 2582	No	No
325	4155	N/A	Yes	Yes
326	7449	N/A	No	No
327	6469	56 CAVES RD, WEE JASPER 2582	No	No
327	7463	N/A	No	No
328	6208	N/A	No	No
329	7435	N/A	No	No

Viewpoint reference	Distance from turbine (m)	Location	Visibility indicated on ZVI	Requires further assessment
331	8118	ADAMS ST BRUNGLE 2722	No	No
332	8135	ADAMS ST BRUNGLE 2722	No	No
333	8115	ADAMS ST BRUNGLE 2722	No	No
334	8082	ADAMS ST BRUNGLE 2722	No	No
335	8045	ADAMS ST BRUNGLE 2722	No	No
336	8022	ADAMS ST BRUNGLE 2722	No	No
337	7985	ADAMS ST BRUNGLE 2722	No	No
338	7958	ADAMS ST BRUNGLE 2722	No	No
339	7954	ADAMS ST BRUNGLE 2722	No	No
340	7974	ADAMS ST BRUNGLE 2722	No	No
341	8118	2 BRAY ST BRUNGLE 2722	No	No
342	8035	ADAMS ST BRUNGLE 2722	No	No
343	8180	9-11 BRAY ST BRUNGLE 2722	No	No
344	8220	13-15 BRAY ST BRUNGLE 2722	No	No
345	8297	17-19 BRAY ST BRUNGLE 2722	No	No
346	8346	21-23 BRAY ST BRUNGLE 2722	No	No
347	8408	21 KILLIMICAT ST BRUNGLE 2722	No	No
348	8405	15 KILLIMICAT ST BRUNGLE 2722	No	No
349	8297	10-12 SHORT ST BRUNGLE 2722	No	No
350	8389	11-13 KILLIMICAT ST BRUNGLE 2722	No	No
351	8456	1408 BRUNGLE RD BRUNGLE 2722	No	No
352	8474	1404 BRUNGLE RD BRUNGLE 2722	No	No
353	8369	7-9 KILLIMICAT ST BRUNGLE 2722	No	No
354	8235	12 BRUNGLE CREEK RD BRUNGLE 2722	No	No
355	8126	16 BRUNGLE CREEK RD BRUNGLE 2722	No	No
356	8072	18 BRUNGLE CREEK RD BRUNGLE 2722	No	No
357	8021	20 BRUNGLE CREEK RD BRUNGLE 2722	No	No
358	7955	97 ADAMS ST BRUNGLE 2722	No	No
359	8356	1-5 KILLIMICAT ST BRUNGLE 2722	No	No
360	8355	1-5 KILLIMICAT ST BRUNGLE 2722	No	No
361	8432	1418 BRUNGLE RD BRUNGLE 2722	No	No
363	8381	1733 BRUNGLE CREEK RD, BRUNGLE 2722	No	No

Viewpoint reference	Distance from turbine (m)	Location	Visibility indicated on ZVI	Requires further assessment
364	8334	1733 BRUNGLE CREEK RD, BRUNGLE 2722	No	No
366	8490	1-3 CHURCHILL ST BRUNGLE 2722	No	No
367	8395	14 ADAMS ST BRUNGLE 2722	No	No
368	8326	571 KANGAROO MOUNT RD, GOBARRALONG 2727	No	No
371	8377	305 ARGALONG RD BOMBOWLEE CREEK 2720	No	No
372	8014	858 BOMBOWLEE CREEK RD BOMBOWLEE CREEK 2720	No	No
373	8384	1072 WEE JASPER RD WYANGLE 2720	No	No
375	8331	580 CAVES RD, WEE JASPER 2582	No	No
376	8443	31-43 KILLIMICAT ST BRUNGLE 2722	No	No
378	3048	N/A	Yes	Yes
379	2121	N/A	Yes	Yes

Australia

SYDNEY

Level 10 201 Pacific Highway
St Leonards NSW 2065
T 02 9493 9500

NEWCASTLE

Level 3 175 Scott Street
Newcastle NSW 2300
T 02 4907 4800

BRISBANE

Level 1 87 Wickham Terrace
Spring Hill QLD 4000
T 07 3648 1200

CANBERRA

Suite 2.04 Level 2
15 London Circuit
Canberra City ACT 2601

ADELAIDE

Level 4 74 Pirie Street
Adelaide SA 5000
T 08 8232 2253

MELBOURNE

Suite 9.01 Level 9
454 Collins Street
Melbourne VIC 3000
T 03 9993 1900

PERTH

Suite 3.03
111 St Georges Terrace
Perth WA 6000
T 08 6430 4800

Canada

TORONTO

2345 Yonge Street Suite 300
Toronto ON M4P 2E5
T 647 467 1605

VANCOUVER

422 Richards Street Unit 170
Vancouver BC V6B 2Z4
T 604 999 8297

CALGARY

606 4th Street SW 11 Floor
Calgary Alberta T2P 1T1



[linkedin.com/company/emm-consulting-pty-limited](https://www.linkedin.com/company/emm-consulting-pty-limited)



emmconsulting.com.au

D.2 Preliminary Noise Impact Assessment

Bondo Wind Farm

Preliminary Noise Impact Assessment

Prepared for Neoen Australia Pty Ltd

May 2025

Bondo Wind Farm

Preliminary Noise Impact Assessment

Neoen Australia Pty Ltd

E231199 RP3

May 2025

Version	Date	Prepared by	Reviewed by	Comments
1	14 April 2025	Will Tuck	Alex Dundon Katie Ward Christopher Holloway	Updated draft with 5 WTGs removed
2	23 May 2025	Will Tuck	Nicholas Dent	Final

Approved by

Alex Dundon

Associate Acoustic Engineer

23 May 2025

Level 10 201 Pacific Highway

St Leonards NSW 2065

ABN: 28 141 736 558

This report has been prepared in accordance with the brief provided by Neoen Australia Pty Ltd and, in its preparation, EMM has relied upon the information collected at the times and under the conditions specified in this report. All findings, conclusions or recommendations contained in this report are based on those aforementioned circumstances. This report is to only be used for the purpose for which it has been provided. Except as permitted by the Copyright Act 1968 (Cth) and only to the extent incapable of exclusion, any other use (including use or reproduction of this report for resale or other commercial purposes) is prohibited without EMM's prior written consent. Except where expressly agreed to by EMM in writing, and to the extent permitted by law, EMM will have no liability (and assumes no duty of care) to any person in relation to this document, other than to Neoen Australia Pty Ltd (and subject to the terms of EMM's agreement with Neoen Australia Pty Ltd).

© EMM Consulting Pty Ltd, Level 10, 201 Pacific Highway, St Leonards NSW 2065. 2025.
ABN: 28 141 736 558

TABLE OF CONTENTS

1	Introduction	1
1.1	Background	1
1.2	Project overview	1
1.3	Purpose of this report	1
2	Modelling inputs	2
2.1	Wind turbines	2
2.2	Modelling process	3
3	Noise criteria	4
3.1	Noise Supplement	4
3.2	Associated residences	4
3.3	National Parks	4
3.4	Ancillary infrastructure	5
4	Assessment results	6
4.1	Predicted noise levels from WTGs	6
4.2	BESS infrastructure	7
4.3	Cumulative noise impacts	7
5	Detailed noise and vibration assessment	10
6	Conclusion	11
	Glossary	12

Attachments

Attachment A	Tabulated residence predicted values	A.1
--------------	--------------------------------------	-----

Tables

Table 2.1	Modelled turbine sound power levels, associated with a wind speed of 10 m/s	2
Table 2.2	Modelled turbine sound power levels at wind speed of 4 m/s	2
Table 4.1	Predicted noise levels at five most affected non-associated residences	6
Table 4.2	Predicted noise levels – associated residences	6
Table A.1	Predicted noise levels – all residences within 5 km	A.1

Figures

- Figure 4.1 Operational noise contours for turbine sound power levels under worst case meteorological conditions (wind speed 10 m/s) 8
- Figure 4.2 Operational noise contours for turbine sound power levels corresponding to a wind speed of 4 m/s 9

1 Introduction

1.1 Background

The Bondo Wind Farm Project (the project) includes the installation, operation, maintenance and decommissioning of approximately 149 wind turbine generators (WTGs), as well as two battery energy storage systems (BESS) and associated infrastructure. The project will have a generation capacity of approximately 1.2 gigawatts (GW) and two 400 Megawatt (MW) / 1,600 Megawatt hour (MWh) (4-hour capacity) BESSs.

Project infrastructure will be contained within a development corridor, providing the necessary flexibility for further detailed design (i.e. micro-siting) while allowing a detailed environmental assessment process of potential impacts. The final layout and capacity of the project will be determined based on environmental constraints, outcomes of stakeholder engagement, engineering feasibility and financial considerations.

1.2 Project overview

It is anticipated that the physical layout and design of the project will comprise the following key infrastructure elements:

- Wind turbines – 3-blade WTGs up to 300 metres (m) tall above natural ground level (uppermost blade tip) and a tower (hub) height of 200 m above natural ground level. Each turbine location will also include a hardstand and a turbine laydown area for assembly. Wind turbines will be connected via a network of internal access tracks.
- Substations and BESSs – on-site substations to transform and distribute electricity and two BESSs to store and discharge electricity.
- Electrical connections – cables connecting WTGs to the on-site substation(s).
- Transmission connection – the project will connect to the electricity transmission network via two existing 330 kilovolt (kV) distribution powerlines (Transgrid line 2 and line 3) running through the project area.
- Operations and maintenance facility – including site offices, buildings, amenities, equipment sheds, storage and parking areas.
- Site access and internal access roads.
- Public road upgrades/temporary roadworks – to facilitate the delivery of WTG components to the development footprint (required upgrades will be determined during preparation of the environmental impact statement (EIS)).
- Temporary construction infrastructure – to facilitate construction, to include laydown and storage areas and site offices.

1.3 Purpose of this report

This preliminary noise impact assessment (PNIA) has been developed in accordance with the Renewable Energy Planning Framework: Wind Energy Noise Technical Supplement (the Noise Supplement) (DPHI 2024), to provide an initial prediction of noise levels from the project's WTGs (based on a preliminary layout) at associated and non-associated residences. This report forms an appendix to, and should be read in conjunction with, the Bondo Wind Farm Scoping Report.

This initial assessment will be expanded on with a detailed noise and vibration impact assessment (NVIA) as part of the EIS for the project.

2 Modelling inputs

2.1 Wind turbines

Given the stage of the project and the fast pace of technology innovations, the model of WTG to be used for the project has not been confirmed. Based on consultation with Neoen Australia Pty Ltd (Neoen), modelling has been undertaken based on a 7.8 MW WTG. In the attempt to model a worst-case scenario, the WTG model assessed is currently one of the noisiest available. The final selection of a WTG model will include a range of agreed performance conditions, including sound power levels and compliance with noise limits.

For the purpose of this assessment, it was assumed that each WTG has:

- hub height – 200 m
- rotor diameter – 200 m
- maximum sound power level (Lw) – 108.1 dBA (A-weighted decibels).

Given the potential for WTG models to change, an adjustment for uncertainty was not incorporated into this assessment. As the design progresses into the EIS phase, the applicability of an adjustment to sound power levels to account for uncertainty will be considered. The results of this assessment will be incorporated into the NVIA, which will support the EIS.

Spectral data used in the modelling is shown in Table 2.1. Wind turbine noise increases with increased wind speed and in accordance with the Noise Supplement, the WTG noise level associated with worst case meteorological conditions (wind speed of 10 m/s), is used in this assessment. Limited information on tonal audibility was available at this stage; however, most modern WTGs do not have significant tonal audibility components. The need for adjustments to account for tonality will be considered in the NVIA.

Table 2.1 Modelled turbine sound power levels, associated with a wind speed of 10 m/s

A weighted octave band sound power level, dBA								Overall, dBA
63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz	
90.6	98.2	101.4	101.7	102.3	100.1	92.6	77.9	108.1

The Noise Supplement also sets noise criteria for passive areas within National Parks. When completing an assessment for passive areas within a National park, the noise level associated with a wind speed of 4 metres per second (m/s) or cut-in speed, whichever is greater, should be used. For this assessment, 4 m/s is used as it is the higher of the two. Spectral data used for assessing National parks is shown in Table 2.2.

Table 2.2 Modelled turbine sound power levels at wind speed of 4 m/s

A weighted octave band sound power level, dBA								Overall, dBA
63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz	
81.9	88.3	91.3	92.6	91.6	89.5	84.0	69.8	98.2

2.2 Modelling process

At this preliminary stage of assessment, operational wind farm noise levels have been predicted using SoundPLAN version 8.2 software. The method used to predict A-weighted noise levels at nearby sensitive receivers is International Standard ISO 9613-2: 1996 Acoustics—Attenuation of sound during propagation outdoors – Part 2: General method of calculation (ISO 9613-2). This algorithm is consistent with the guidance provided by the South Australian EPA (2009) *Wind Farms Environmental Noise Guidelines* (Guidelines) referenced by the Noise Supplement.

Adjustments to this methodology have been made on the basis of international research and guidance. These are contained in the UK Institute of Acoustics (2013) *A good practice guide to the application of ETSU-R-97 for the assessment and rating of wind turbine noise* (IOA Good Practice Guide). These adjustments include application of terrain screening and ground effects to ensure consistency with research findings regarding validity of modelling.

3 Noise criteria

3.1 Noise Supplement

The Noise Supplement provides guidance for how noise impacts should be assessed for large-scale wind energy development projects classified as State Significant Development (SSD). The Noise Supplement adopts the South Australian Environment Protection Authority (EPA) (2009) Guidelines to be used as the relevant assessment standard, subject to some variations applicable to assessment of projects within NSW. These variations are related to noise limits, special noise characteristics and noise monitoring.

While the South Australian EPA Guidelines generally use a 40 dBA baseline criterion for most projects (except in areas zoned for Rural Living), the Noise Supplement sets a baseline of 35 dBA. Noise criteria are defined within the Noise Supplement as follows:

The predicted equivalent noise level (LAeq,10 minute) adjusted for tonality and low frequency noise in accordance with these guidelines, should not exceed 35 dB(A) or the background noise (LA90(10minute)) by more than 5 dB(A), whichever is the greater, at all relevant receivers for wind speed from cut-in to rated power of the wind turbine generator and each integer wind speed in between.

An outcome of this preliminary noise assessment is to identify locations at which the 35 dBA baseline limit may be exceeded, and therefore where background noise monitoring should be completed to determine background noise levels in accordance with the Noise Supplement. The outcomes of this background noise monitoring will be used to derive noise criteria at each integer wind speed.

3.2 Associated residences

The noise criteria above apply to noise sensitive locations that are non-associated residences (refer to Glossary for definition). The Noise Supplement addresses associated residences as follows:

Applicants commonly negotiate agreements with private landholders to manage impacts where projects may not achieve noise limits. This means that landholders may enter into an agreement with applicants to accept noise levels above the prescribed noise limits. Where such an agreement is in place, these receivers do not require an assessment of noise impacts. Where known, these receivers should be identified in the scoping report and environmental impact statement, including on any relevant maps. If applicants enter into a private agreement after submitting an environmental impact statement but before a project's determination, they should provide this information to the consent authority at the earliest opportunity.

The Guidelines suggest a level of 45 dBA should be considered as a base criterion for financial stakeholders. However, this level is not considered a limit, and noise levels at these properties would generally be controlled through private agreement between the wind farm developer and property owners.

3.3 National Parks

The Noise Supplement adopts a separate noise criteria for assessment of noise levels within passive areas in National Parks. Noise criteria for National parks is defined within the Noise Supplement as follows:

The predicted noise level, adjusted for tonality and low-frequency noise, should not exceed Leq 50 dB(A) at designated passive recreation areas within national parks (when in use) for wind speed of 4 m/s or cut-in speed, whichever is greater. This criterion applies only to national parks and not to other types of protected areas, such as flora reserves or state conservation areas, as defined by a statutory source.

3.4 Ancillary infrastructure

Operational noise from ancillary infrastructure (e.g. transformers, inverters, cooling equipment, batteries) are to be assessed in accordance with the NSW EPA's (2017) *Noise Policy for Industry* (NPfI). Under the NPfI, project noise trigger levels (PNTLs) are derived as noise criteria for the project. Derivation of PNTLs and a detailed assessment under NPfI will be completed as part of the NVIA during the EIS phase.

4 Assessment results

4.1 Predicted noise levels from WTGs

The noise model was used to predict resultant noise levels at noise sensitive receivers from the proposed WTG locations.

4.1.1 Non-associated residences

Table 4.1 presents the predicted noise levels for the five most affected residences. Tabulated values of all non-associated residences within 5 kilometres (km) of the nearest wind turbine are provided in Attachment A. Predicted noise contours during worst case meteorological conditions are presented in Figure 4.1.

Table 4.1 Predicted noise levels at five most affected non-associated residences

Residence ID	Easting	Northing	Distance to nearest turbine (m)	Predicted operational noise level, dBA	Minimum noise criteria, dB $L_{Aeq,10min}$
25	634684	6103933	2107	35	35
57	641805	6107024	2204	35	35
379	638206	6107861	2121	34	35
378	640839	6107108	3048	34	35
58	640639	6106672	2136	34	35

All non-associated receivers comply with the base limit of 35 dBA. However, predicted noise levels at two of the residences match the noise criteria limit and therefore there is a potential risk that further modelling during EIS stage could identify an exceedance. For these residences, background noise monitoring could be undertaken to measure prevailing background noise levels in accordance with the Noise Supplement. The results of monitoring may result in an elevated noise criteria.

Should predicted noise levels be above the criteria at non-associated residences during EIS assessment phase, exceedances could be managed through further amendments to the WTG layout and/or discussions and agreements with relevant landholders.

4.1.2 Associated residences

Table 4.2 provides the results for all associated residences. Tabulated values of all associated residences within 5 km of the nearest wind turbine are provided in Attachment A.

Table 4.2 Predicted noise levels – associated residences

Residence ID	Easting	Northing	Distance to nearest turbine (m)	Predicted operational noise level, dBA
20	634470	6097140	2297	34

All associated residences comply with the recommended base criterion of 45 dBA.

4.1.3 National parks

An assessment has been completed to predict resultant noise levels for passive areas within National parks from the proposed WTG locations. These predictions were carried out using sound power levels presented in Table 2.2. Figure 4.2 presents predicted noise contours and indicates no regions within any National parks exceed 50 dBA.

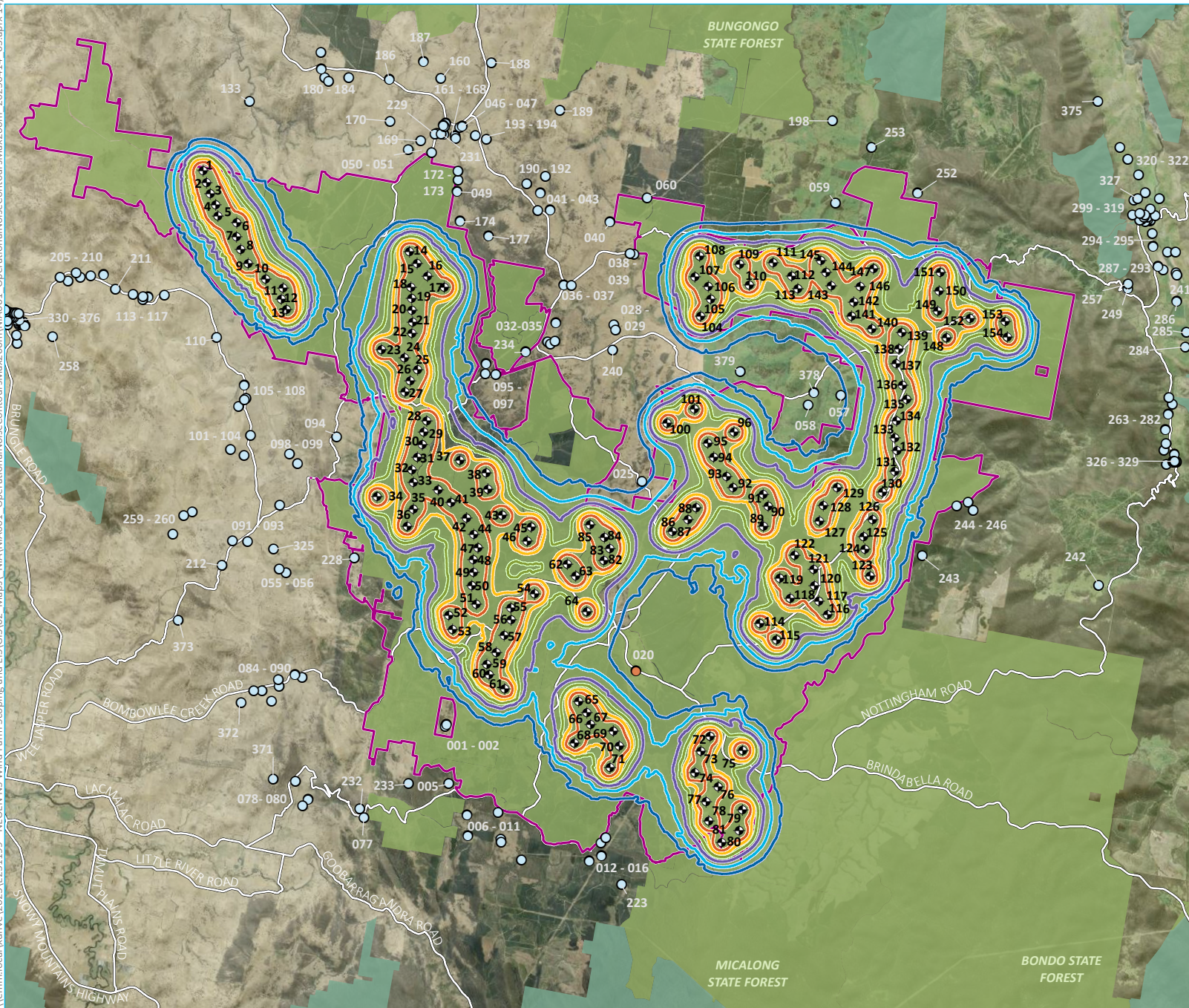
4.2 BESS infrastructure

There are a number of potentially noise sensitive receivers surrounding the two proposed BESS sites. The nearest residence is approximately 250 m from the closest proposed BESS (Line 2) infrastructure boundary; however, this residence is associated with the development. The nearest non-associated residence is approximately 3.5 km from the closest proposed BESS (Line 2) infrastructure boundary, while all other residences are further from the sites.

Based on the setback distance of the proposed BESS infrastructure boundary to the nearest non-associated residence, it is unlikely that there will be any significant noise impacts from the proposed BESS facility. A quantitative assessment will be done at the EIS stage for this project.

4.3 Cumulative noise impacts

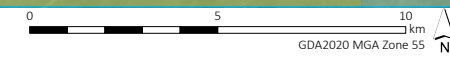
Cumulative noise impacts from the other components of the project (e.g. transformers, inverters, cooling equipment, batteries) and other nearby developments will be addressed as part of the NVIA.

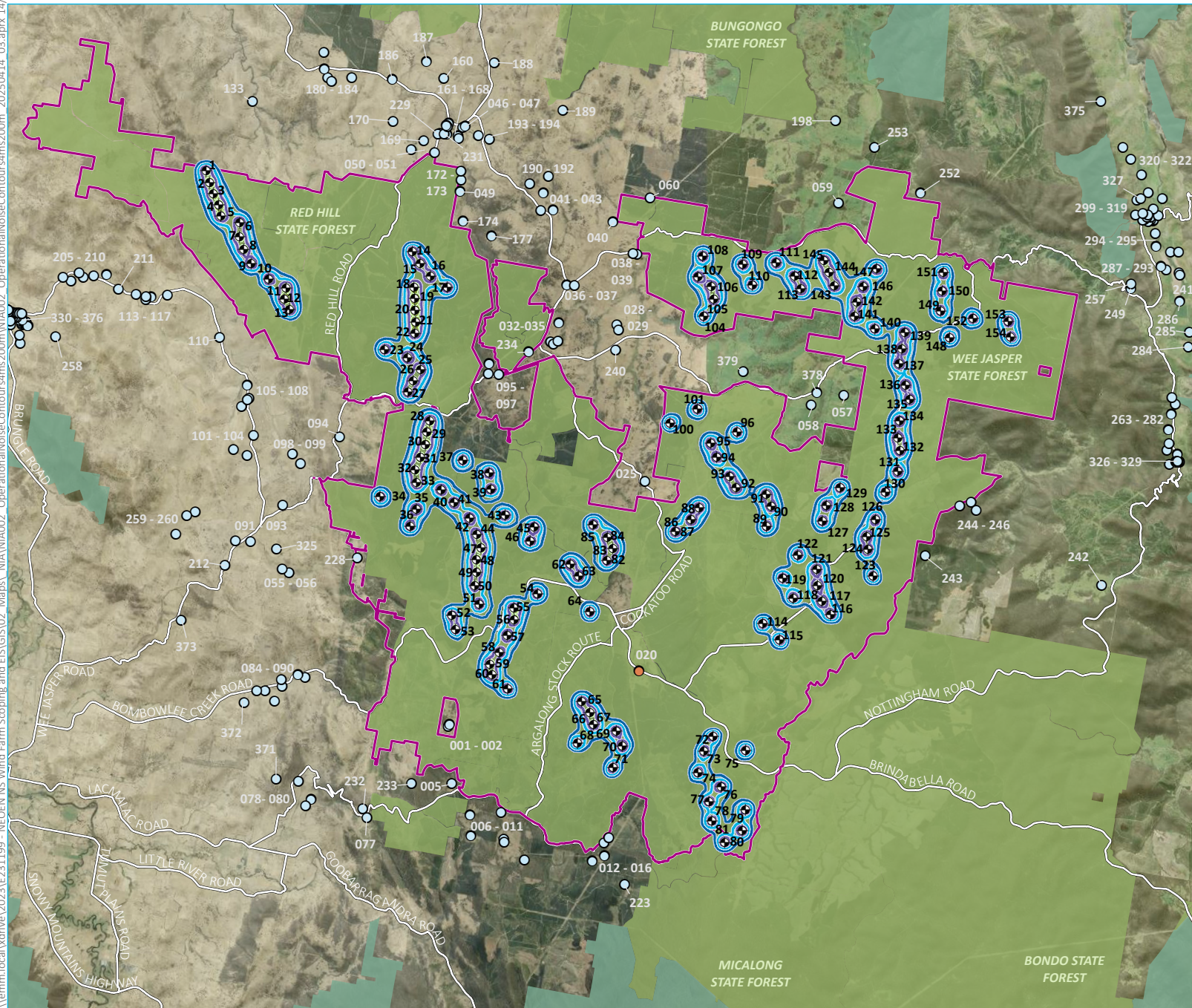


- KEY**
- Project area
 - Wind turbine generator
 - Sensitive receiver**
 - Associated residence
 - Non-associated residence
 - Noise contours**
 - 35 dB
 - 37 dB
 - 39 dB
 - 41 dB
 - 43 dB
 - 45 dB
 - Existing environment**
 - Major road
 - NPWS reserve
 - State forest

Operational noise contours for turbine sound power levels under worst case meteorological conditions (wind speed 10 m/s)

Bondo Wind Farm Preliminary Noise Impact Assessment
Figure 4.1





- KEY**
- Project area
 - ◆ Wind turbine generator
 - Sensitive receiver
 - Associated residence
 - Non-associated residence
 - Noise contours
 - 35 dB
 - 37 dB
 - 39 dB
 - 41 dB
 - Existing environment
 - Major road
 - NPWS reserve
 - State forest

Operational noise contours for turbine sound power levels corresponding to a wind speed of 4 m/s
 Bongo Wind Farm Preliminary Noise Impact Assessment
 Figure 4.2

5 Detailed noise and vibration assessment

As part of the EIS, a detailed NVIA will be conducted and will focus on:

- construction noise and vibration
- traffic noise due to construction traffic
- operational noise from WTGs
- operational noise from ancillary equipment
- cumulative noise and vibration impacts.

At this stage of the project design phase, there is insufficient detail to assess the above items. Construction noise and vibration impacts will be assessed against the *Interim Construction Noise Guideline* (DECC 2009) and *Assessing Vibration* (DEC 2006). Once construction schedules are developed and traffic impacts understood, an assessment of road traffic noise arising from haul routes and construction worker traffic will be conducted in accordance with the *Road Noise Policy* (DECCW 2011).

Ancillary equipment for the project may include various size transformers, associated heating, ventilation and air conditioning (HVAC) equipment and batteries. At this stage, there is no firm design information to conduct a detailed assessment. A detailed assessment will be conducted against environmental noise requirements of the NPfi (EPA 2017).

As more information becomes available during the design process, and WTG technology is selected, a detailed assessment at all hub height wind speeds will be conducted to confirm compliance with the Noise Supplement for the final WTG layout and selected technology. The results of these assessments will be incorporated into the NVIA which will support the EIS.

6 Conclusion

A preliminary assessment has been conducted for operational wind turbine noise for the Bondo Wind Farm project in accordance with the NSW Noise Supplement. The assessment demonstrates that for the selected wind turbine sound power levels and turbine locations, the threshold target of 35 dBA would be achieved at all associated and non-associated residences under worst case meteorological conditions. However, as the predicted noise levels at two non-associated residents is at the criteria limit, it is recommended that noise monitoring be done at these locations to measure prevailing background noise levels in accordance with the Noise Supplement. The results of monitoring may result in elevated noise criteria during the EIS phase. The assessment also demonstrated that criteria for passive areas within National Parks would be achieved for turbine sound power levels corresponding to a wind speed of 4 m/s.

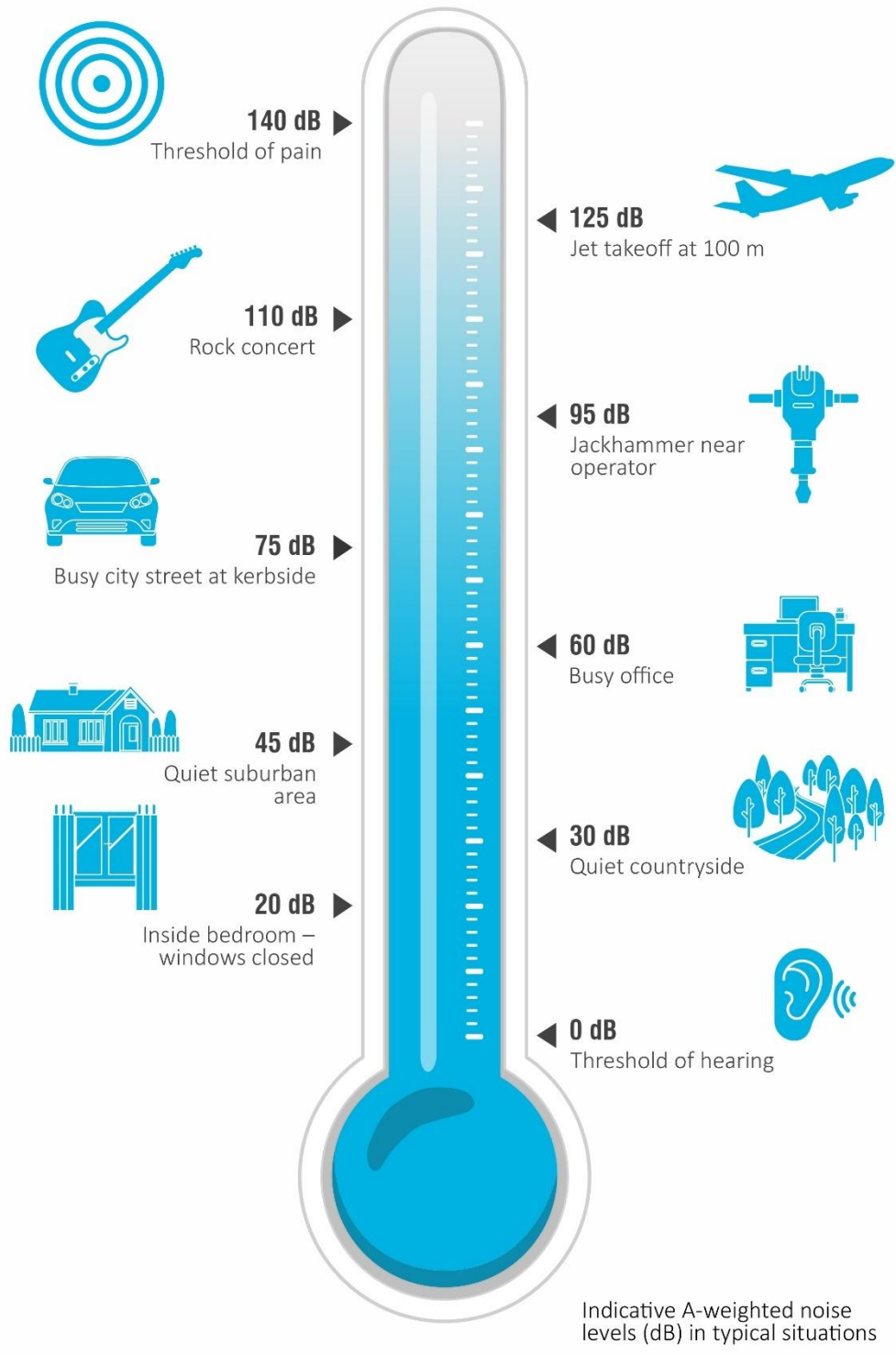
A qualitative assessment of the associated BESS infrastructure found that due to the setback distance of the proposed BESS infrastructure boundary to the nearest potential non-associated residences, it is unlikely that there will be any significant noise impacts from the proposed BESS facility. However, a detailed quantitative assessment will be conducted during the EIS phase.

Glossary

The key terminology used throughout this report is summarised in Table G1.

Table G1 Key project terminology

Area	Meaning
Noise	
A-weighting	There are several different weightings utilised for describing noise, the most common being the 'A-weighting'. This attempts to closely approximate the frequency response of the human ear.
dB	Noise is measured in units called decibels (dB).
L_{A1}	The A-weighted noise level exceeded for 1% of the time.
L_{A10}	The A-weighted noise level which is exceeded 10% of the time. It is roughly equivalent to the average of maximum noise level.
L_{A90}	The A-weighted noise level that is exceeded 90% of the time. Commonly referred to as the background noise level.
L_{Aeq}	The A-weighted energy average noise level. This is the equivalent continuous sound pressure level over a given period. The $L_{Aeq,10min}$ descriptor refers to an L_{Aeq} noise level measured over a 10 minute period.
L_{Amax}	The maximum A-weighted sound pressure level received during a measurement interval.
Sound power level (Lw)	A measure of the total power radiated by a source. The sound power of a source is a fundamental property of the source and is independent of the surrounding environment.
Residences	
Associated residence	A residence on privately-owned land, in respect of which the owner has reached an agreement with the Applicant in relation to the development and management of impacts. Note, this includes rented residences that are owned by an associated landowner.
Non-associated residence	<ul style="list-style-type: none"> a residence on privately-owned land, in respect of which the owner has not reached an agreement with the Applicant in relation to the development; or a residence on privately-owned land, in respect of which the owner has reached an agreement with the Applicant in relation to the development, but the agreement does not cover the relevant impact; or the performance measure for such impact under that agreement has been exceeded.



Source: Road Noise Policy (DECCW 2011)

Figure G1 Common sources of noise with levels

Attachment A

Tabulated residence predicted values

A.1 Predicted noise levels

Table A.1 Predicted noise levels – all residences within 5 km

Residence ID	Residence type (associated or non-associated)	Easting	Northing	Distance to nearest turbine (m)	Predicted operational noise level, dB(A)
1	Non-associated	627631	6095152	2436	31
2	Non-associated	627683	6095222	2348	31
5	Non-associated	627762	6093115	3944	24
6	Non-associated	628418	6091980	4636	20
7	Non-associated	629530	6092063	3709	26
8	Non-associated	629626	6091124	4339	21
9	Non-associated	629640	6091003	4428	21
11	Non-associated	630368	6090374	4592	21
12	Non-associated	632794	6090330	3443	26
14	Non-associated	633232	6090519	3186	28
15	Non-associated	633213	6090987	2723	29
16	Non-associated	633389	6091178	2517	30
20	Associated	634470	6097140	2297	34
25	Non-associated	634684	6103933	2107	35
28	Non-associated	633677	6109538	3127	27
29	Non-associated	633739	6109362	3088	28
32	Non-associated	631303	6108936	4180	26
33	Non-associated	631402	6108842	4311	24
34	Non-associated	631567	6108945	4410	21
35	Non-associated	631597	6109607	4190	22
36	Non-associated	631882	6110961	4274	24
37	Non-associated	632154	6110956	4442	23
38	Non-associated	634397	6112055	2329	30
39	Non-associated	634257	6112097	2475	29
40	Non-associated	633535	6113218	3431	25
41	Non-associated	631396	6113646	4683	21
42	Non-associated	630953	6113626	4320	25
43	Non-associated	631043	6114257	4809	18
46	Non-associated	628157	6116603	4781	15

Residence ID	Residence type (associated or non-associated)	Easting	Northing	Distance to nearest turbine (m)	Predicted operational noise level, dB(A)
47	Non-associated	628244	6116649	4856	15
49	Non-associated	628062	6114311	2733	29
50	Non-associated	627150	6115703	3617	24
51	Non-associated	626312	6115805	3632	23
55	Non-associated	621933	6100664	4243	19
56	Non-associated	621691	6100787	4357	19
57	Non-associated	641805	6107024	2204	35
58	Non-associated	640639	6106672	2136	34
59	Non-associated	641615	6113907	2130	32
60	Non-associated	634869	6114087	2799	27
91	Non-associated	621708	6103086	3496	23
92	Non-associated	620555	6101787	4903	15
94	Non-associated	623747	6105531	2593	32
95	Non-associated	629101	6108141	2459	33
96	Non-associated	629073	6107793	2428	34
97	Non-associated	629450	6107754	2806	33
98	Non-associated	622349	6104577	3086	26
99	Non-associated	622058	6104906	3487	25
101	Non-associated	620434	6104860	4984	18
104	Non-associated	620662	6105570	4691	19
105	Non-associated	620232	6106624	3860	26
106	Non-associated	620499	6106898	3498	27
107	Non-associated	620443	6106853	3562	27
108	Non-associated	620436	6107374	3101	28
110	Non-associated	619450	6109084	2693	30
113	Non-associated	617579	6110593	3193	32
114	Non-associated	616997	6110537	3729	30
115	Non-associated	616805	6110441	3944	29
116	Non-associated	616812	6110543	3891	29
117	Non-associated	616458	6110622	4151	27
133	Non-associated	620630	6117539	2996	27
163	Non-associated	627651	6116758	4763	15

Residence ID	Residence type (associated or non-associated)	Easting	Northing	Distance to nearest turbine (m)	Predicted operational noise level, dB(A)
164	Non-associated	627986	6116306	4441	19
165	Non-associated	628011	6116219	4370	19
167	Non-associated	627589	6116360	4363	19
168	Non-associated	627340	6116391	4330	19
169	Non-associated	626762	6116128	3975	21
170	Non-associated	625660	6116823	4701	16
172	Non-associated	628100	6114732	3095	26
173	Non-associated	628092	6115042	3351	25
174	Non-associated	628170	6113245	2105	32
177	Non-associated	629190	6112714	2413	30
192	Non-associated	630555	6114591	4730	24
193	Non-associated	629113	6116179	4861	15
194	Non-associated	628719	6116319	4770	15
205	Non-associated	615400	6111332	4613	21
211	Non-associated	615822	6110822	4518	24
223	Non-associated	633956	6089498	3864	27
224	Non-associated	650066	6104838	4847	33
228	Non-associated	624381	6101182	2219	19
233	Non-associated	626322	6093106	4845	17
240	Non-associated	633633	6108629	3200	28
243	Non-associated	644720	6101272	2001	33
244	Non-associated	645956	6103054	2533	30
245	Non-associated	646364	6103188	2842	30
246	Non-associated	646546	6102886	3133	29
249	Non-associated	652085	6110828	4543	19
252	Non-associated	644556	6114258	2969	29
253	Non-associated	642905	6115886	4345	23
257	Non-associated	652094	6111001	4599	19
325	Non-associated	621485	6101503	4155	19
378	Non-associated	640839	6107108	3048	34
379	Non-associated	638206	6107861	2121	34

Australia

SYDNEY

Level 10 201 Pacific Highway
St Leonards NSW 2065
T 02 9493 9500

NEWCASTLE

Level 3 175 Scott Street
Newcastle NSW 2300
T 02 4907 4800

BRISBANE

Level 1 87 Wickham Terrace
Spring Hill QLD 4000
T 07 3648 1200

CANBERRA

Suite 2.04 Level 2
15 London Circuit
Canberra City ACT 2601

ADELAIDE

Level 4 74 Pirie Street
Adelaide SA 5000
T 08 8232 2253

MELBOURNE

Suite 9.01 Level 9
454 Collins Street
Melbourne VIC 3000
T 03 9993 1900

PERTH

Suite 3.03
111 St Georges Terrace
Perth WA 6000
T 08 6430 4800

Canada

TORONTO

2345 Yonge Street Suite 300
Toronto ON M4P 2E5
T 647 467 1605

VANCOUVER

2015 Main Street
Vancouver BC V5T 3C2
T 604 999 8297

CALGARY

700 2nd Street SW Floor 19
Calgary AB T2P 2W2



[linkedin.com/company/emm-consulting-pty-limited](https://www.linkedin.com/company/emm-consulting-pty-limited)



emmconsulting.com.au

D.3 Preliminary Social Impact Assessment

Bondo Wind Farm

Preliminary Social Impact Assessment

Prepared for Neoen Australia Pty Ltd

May 2025

Bondo Wind Farm

Preliminary Social Impact Assessment

Neoen Australia Pty Ltd

E231199 RP9

May 2025

Version	Date	Prepared by	Reviewed by	Comments
V1	3 April 2025	Breannan Dent	Katie Ward Christopher Holloway	Draft for client review
V2	16 May 2025	Breannan Dent	Katie Ward	Final

Approved by



Chris Mahoney

Associate Director

16 May 2025

Level 10 201 Pacific Highway

St Leonards NSW 2065

ABN: 28 141 736 558

This report has been prepared in accordance with the brief provided by Neoen Australia Pty Ltd and, in its preparation, EMM has relied upon the information collected at the times and under the conditions specified in this report. All findings, conclusions or recommendations contained in this report are based on those aforementioned circumstances. This report is to only be used for the purpose for which it has been provided. Except as permitted by the Copyright Act 1968 (Cth) and only to the extent incapable of exclusion, any other use (including use or reproduction of this report for resale or other commercial purposes) is prohibited without EMM's prior written consent. Except where expressly agreed to by EMM in writing, and to the extent permitted by law, EMM will have no liability (and assumes no duty of care) to any person in relation to this document, other than to Neoen Australia Pty Ltd (and subject to the terms of EMM's agreement with Neoen Australia Pty Ltd).

© EMM Consulting Pty Ltd, Level 10 201 Pacific Highway, St Leonards NSW 2065. 2025.

ABN: 28 141 736 558

TABLE OF CONTENTS

1	Introduction	1
1.1	Overview	1
1.2	Methodology	1
1.3	Social locality	1
1.4	Key project activities	4
2	Existing environment	6
2.1	Local area	6
2.2	Key townships	7
2.3	Regional area	8
2.4	Key social trends and characteristics	10
3	Preliminary social impact identification and evaluation	12
4	Preliminary mitigation and enhancement measures	15
5	Cumulative context	16
6	Conclusion	18
	References	19

Annexures

Annexure A	SIA scoping worksheet	A.1
------------	-----------------------	-----

Tables

Table 1.1	Project social locality mapped to ASGS	2
Table 1.2	Key project activities and potential change to social environment (as known at the scoping phase)	4
Table 2.1	Geographic areas (SAL's) within the local area	6
Table 2.2	Geographic areas (UCLs) identified as Key townships	7
Table 2.3	Geographic areas (LGAs) within the Regional area	8
Table 2.4	Key relevant social characteristics and trends	10
Table 3.1	Preliminary social impact identification	12
Table 3.2	Potential and existing mitigation and enhancement measures	15
Table 5.1	Cumulative context	16

Figures

Figure 1.1

Social locality

3

1 Introduction

1.1 Overview

This preliminary social impact assessment (SIA) has been prepared to support the Bondo Wind Farm Scoping Report and has been prepared in accordance with the SIA Guideline (DPE, 2023a) and SIA Technical Supplement (DPE, 2023b).

This preliminary SIA forms an Appendix to the scoping report and information on the project description, strategic and statutory context and engagement can be obtained from the main report.

1.2 Methodology

Social impact assessment (SIA) is a process of analysing, monitoring and managing the social consequences of a development (Vanclay, Esteves, Aucamp, & Franks, 2015). As outlined in the NSW SIA Guideline (DPE, 2023a), the SIA process can be arranged into three distinct but iterative phases:

- Phase 1: social impact scoping and initial assessment
- Phase 2: social impact assessment
- Phase 3: social impact management and monitoring.

The current phase (Phase 1, social impact scoping and initial assessment) is an exercise to determine the main issues of concern and the interested and affected parties for the proposed project. The objective is to ensure that proportionate depth and scope is given to potentially significant social impacts of the project.

Key tasks of the scoping phase include defining the project's social locality, initial analysis of key social characteristics and trends within the project's social locality, and preliminary identification of social impacts through completion of the SIA Scoping worksheet (DPE, 2023b).

The identification of potential social impacts and benefits is an iterative process informed by the review of project activities and the social effects they could generate, and analysis of baseline socio-economic indicators across the social locality. The SIA scoping worksheet is a decision support tool which supports preliminary evaluation of potential social impacts by determining the level of assessment required to address identified impacts in Phase 2.

As defined in the SIA Technical Supplement (DPE, 2023c), the levels of assessment for each social impact are:

- Detailed: the project may result in significant social impacts, including cumulative impacts
- Standard: the project is unlikely to result in significant social impacts, including cumulative impacts
- Minor: the project may result in minor social impacts
- Not relevant: the project will have no social impacts, or will be so small they do not warrant consideration.

1.3 Social locality

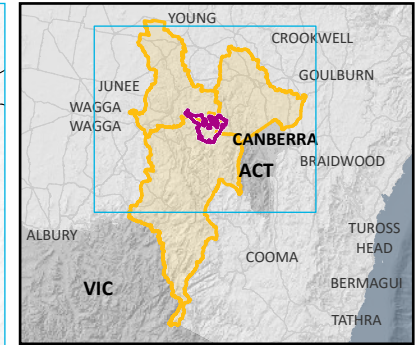
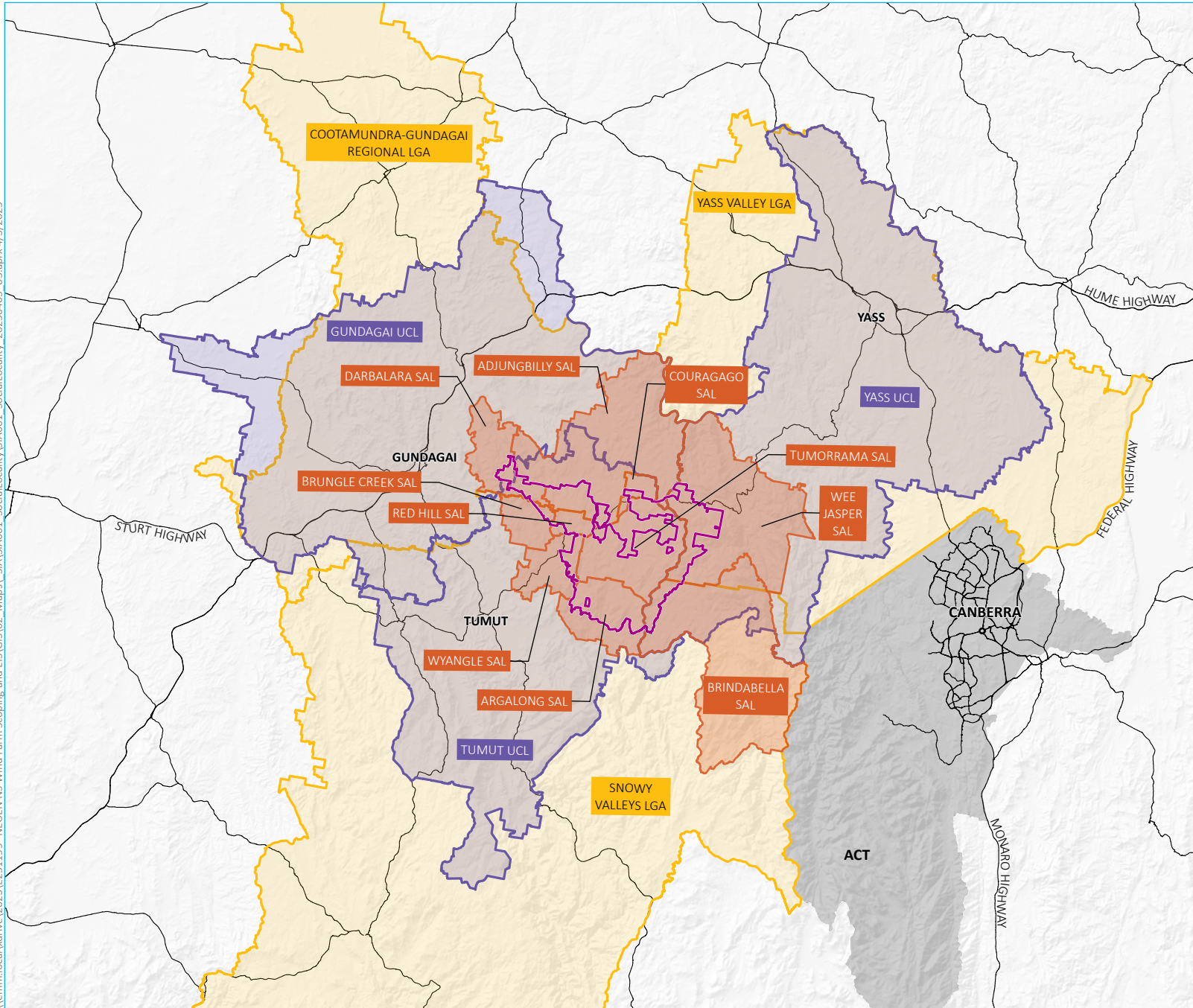
Determination of the project's social locality was informed by consideration of the scale and nature of key project activities, the regional and local development context, the characteristics of communities likely to be affected (refer to Section 2), and how positive and negative impacts may be reasonably perceived or experienced by different stakeholders (DPE, 2023a).

The social locality applicable to the review of social impacts and benefits associated with the project is described in Table 1.1 and shown in Figure 1.1. Definition of the project’s social locality utilises the Australian Statistical Geography Standard (ASGS), a social geography developed by the Australian Bureau of Statistics (ABS) to reflect the location of people and communities and used for data collection and analysis (ABS, 2023).

Table 1.1 Project social locality mapped to ASGS

Social locality	Geographic area	ASGS statistical area code	Relevance to proposed project
Local area (Suburbs and localities (SALs))	Tumorrana	SAL 13983	The project area spans the SALs of Tumorrana, Wee Jasper, Brindabella, Argalong, Wyangle, Red Hill, Darbalara, Adjungbilly and Couragago and borders Brungle Creek. Residents immediately surrounding the project area may experience direct project associated impacts, such as those relating to amenity and traffic, during the construction phase, as well as visual impacts throughout operation.
	Wee Jasper	SAL 14227	
	Brindabella	SAL 10570	
	Argalong	SAL 10078	
	Wyangle	SAL 14453	
	Red Hill	SAL 13343	
	Couragago	SAL 11092	
	Darbalara	SAL 11205	
	Adjungbilly	SAL 10019	
	Brungle Creek	SAL 10616	
Key townships (Urban centres and localities (UCLs))	Tumut	UCL 114033	Tumut and Gundagai are the nearest townships to the project, approximately 21 kilometres (km) and 36 km drive from the project area, respectively. Yass and Canberra are the nearest regional cities to the project. Yass is approximately 65 km northeast (by road) from the project area, and Canberra is approximately 95 km to the east (by road). Tumut, Gundagai, Yass and Canberra are the most likely centres where labour, services and accommodation would be drawn upon by the project.
	Gundagai	UCL 115073	
	Yass	UCL 114037	
	Canberra	UCL 802001	
Regional area Local Government Areas (LGAs))	Cootamundra-Gundagai	LGA 12160	The project is within the LGAs of Cootamundra-Gundagai, Yass Valley and Snowy Valleys. There may be broader, indirect impacts experienced by people in the region, including those associated with workforce demand, accommodation, tourism and traffic.
	Yass Valley	LGA 18710	
	Snowy Valleys	LGA 17080	
Area of reference (State and Territory (STE))	New South Wales	STE 1	The State is used as a comparator to distinguish key trends and characteristics within the study areas.

\\emm.local\drive\2023\231199- NEOEN NS Wind Farm Scoping and EIS\GIS\02- Maps\ SIA\SIA001- SocialLocality_20250403_03.aprx 4/3/2025



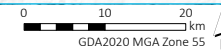
- KEY**
- Project area
 - Regional area (local government area)
 - Key township (UCL: urban centres and localities)
 - Local area (SAL: suburbs and localities)
- Existing environment
- Major road

Social locality

Bondo Wind Farm Preliminary Social Impact Assessment
Figure 1.1



Source: EMM (2025); Neoen (2025); ABS (2021); DCSSS (2024); GA (2009)



1.4 Key project activities

The nature of key project activities (as known at the time of social impact scoping) informed identification and evaluation of potential changes to the social environment, the stakeholders affected and the geographic extent of these changes. These are outlined in Table 1.2.

Table 1.2 Key project activities and potential change to social environment (as known at the scoping phase)

Key project activity	Potential change to social environment	Stakeholders affected	Geographic extent of social change
Generation of employment, supply, and business opportunities during construction	Change in demand for goods and services	<ul style="list-style-type: none"> Local businesses Local residents 	<ul style="list-style-type: none"> Local Key townships
	Change in demand for labour	<ul style="list-style-type: none"> Workers within the region Businesses within the region 	<ul style="list-style-type: none"> Local Key townships Regional
Vegetation clearing during construction and maintained in operation	Changes to landscape and wildlife habitat & ecosystem, affecting environmental, recreation and cultural values	<ul style="list-style-type: none"> Recreational users of the project area Forestry Corporation employees and forest industry 	<ul style="list-style-type: none"> Local Regional
Construction of the project	Change to traffic conditions in the local road network (increased usage, oversize over mass vehicles)	<ul style="list-style-type: none"> Local residents and sensitive receives (such as schools and places of worship) Local businesses Forestry Corporation employees and forest industry Recreational users of the project area 	<ul style="list-style-type: none"> Local Key townships Regional
	Change to health and safety risk (perceived or actual)	<ul style="list-style-type: none"> Local residents Forestry Corporation employees and forest industry 	<ul style="list-style-type: none"> Local Regional
	Change to amenity (including visual, noise, vibration, and dust)	<ul style="list-style-type: none"> Local residents Recreational users of the project area 	<ul style="list-style-type: none"> Local
	Disturbance or displacement of Aboriginal and non-Aboriginal heritage sites, items and cultural landscapes	<ul style="list-style-type: none"> Aboriginal and non-Aboriginal groups 	<ul style="list-style-type: none"> Local Regional
	Change in demand for housing and short-term accommodation	<ul style="list-style-type: none"> Local residents Accommodation providers Tourists 	<ul style="list-style-type: none"> Local Regional
	Operation of the project	Change to amenity (including visual)	<ul style="list-style-type: none"> Local residents Recreational users of the project area
	Change to the value of nearby properties (actual or perceived)	<ul style="list-style-type: none"> Nearby landowners 	<ul style="list-style-type: none"> Local
	Change to health and safety risk (perceived or actual)	<ul style="list-style-type: none"> Local residents Forestry Corporation employees and forest industry 	<ul style="list-style-type: none"> Local Regional

Key project activity	Potential change to social environment	Stakeholders affected	Geographic extent of social change
Decommissioning of the project and ongoing effects	Changes to amenity and community values	<ul style="list-style-type: none"> Local residents Local businesses 	<ul style="list-style-type: none"> Local Key townships Regional
	Employment and business	<ul style="list-style-type: none"> Workers within the region Businesses within the region 	<ul style="list-style-type: none"> Local Key townships Regional
	Decision making and legacy	<ul style="list-style-type: none"> Local residents 	<ul style="list-style-type: none"> Local

2 Existing environment

Community profiles are provided below for each of the local areas (Section 2.1), and for each of the key townships (Section 2.2) and regional areas (Section 2.3). The profiles provide a qualitative description of each community including key social trends and characteristics which are identified by comparing population, dwelling and labour force indicators.

2.1 Local area

Within the social locality, the local study area for SIA (the 'local area', Figure 1.1) encompasses the localities of Tumorrana, Wee Jasper, Brindabella, Argalong, Wyangle, Red Hill, Darbalara, Adjungbilly and Couragago, and borders Brungle Creek. A description of the social context for each is provided in Table 2.1.

Table 2.1 Geographic areas (SAL's) within the local area

SALs	Description
Tumorrana	The central portion of the project area encompasses most of the small locality of Tumorrana. The locality is characterised by nature reserves and farmland. In 2021, the suburb was home to 20 residents, of which a majority were male (ABS, 2021a). The most prominent industry was agriculture, forestry and fishing employing 45.5% of residents, followed by accommodation and food services. Personal and household incomes were higher than the NSW average, with a relatively high labour force participation rate and no recorded unemployment (ABS, 2021a). There are limited services available in the locality, with the closest service centre being Tumut.
Wee Jasper	The northeastern portion of the project area intersects with the small suburb of Wee Jasper. A key feature of the locality is the Goodradigbee River, which attracts tourist year-round. In 2021, the locality had a relatively small population of 127 residents with a high median age of 54. Unemployment was high at 9.4%, with 21.7% of females experiencing unemployment. The top industry of employment was agriculture, forestry and fishing which employed 27.7% of residents, followed by public administration. Incomes were significantly lower than NSW average, with a median of \$825 per week and 26.7% of households earning less than \$650 per week (ABS, 2021a). There are limited services available in the locality, with the closest service centre being Yass.
Brindabella	Brindabella is a locality southeast of project area. It is host to the Micalong and Bondo State forests, where there are various campgrounds. In 2021, the suburb had a small population of 24 residents with a high median age of 68 years. There was low unemployment and labour force participation, indicating high rates of retirement in the suburb. The only reported industry of employment was agriculture, forestry and fishing. There is a lack of social infrastructure in the locality, with Tumut being the closest township.
Argalong	The southern portion of the project area intersects with the Argalong locality. A large portion of the locality is host to the Bondo State Forest, contributing to a low number of residential dwellings (5). In 2021, the town had a small population of 16 residents, with a high labour force participation rate and no recorded unemployment (ABS, 2021a). Household and personal incomes were higher than the state average. There were no services in the locality, with Tumut township approximately 30 minutes' drive from Argalong.
Wyangle	A small western portion of the project area intersects with the Wyangle locality. It is primarily comprised of farmland and is host to the Bombowlee/Wyangle Quarry. In 2021, the locality had a population of 54 residents, of which 11.1% identified as Indigenous (ABS, 2021a). Wyangle had a relatively high labour force participation rate and no reported unemployment, with most prominent industry being agriculture, forestry and fishing. Incomes were higher than in the NSW average, with 21.4% of households earning more than \$3,000 per week (ABS, 2021a). The closest service centre to Wyangle is Tumut, which is approximately 15 minutes' drive away.
Red Hill	Red Hill is a forest area which encompasses a north-western portion of the project area, where a large amount of the wind turbine generators may be located. Due to the low population, there is no available demographic data. Red Hill is between the Brungle Creek and Tumorrana localities in the Snowy Valleys LGA.
Couragago	A small northern portion of the project area intersects with the Couragago locality. Like Red Hill, Couragago is primarily forest, meaning there is no demographic data available. The locality is between Adjungbilly and Wee Jasper, north of Tumorrana in the Snowy Valleys LGA.

SALs	Description
Darbalara	The north-westernmost portion of the project area intersects with the Darbalara locality. In 2021, the locality had a population of 62 residents with a low median age of 29 years. The locality had a high rate of labour force participation and low rate of unemployment, with the top industry of employment being agriculture, forestry and fishing. Incomes were higher than the state average, with 38.9% of households earning more than \$3,000 per week (ABS, 2021a). The closest services are in the Gundagai township, approximately 18 minutes' drive away.
Adjungbilly	Northern portions of the project area intersect with the Adjungbilly locality. The locality primarily comprises agricultural land. In 2021, the suburb had a population of 101 residents, of which 8.9% identified as Indigenous (ABS, 2021a). The locality had no reported unemployment, with the top industry being agriculture, forestry and fishing (78.6%). Incomes were higher than the state average, with 46.2% of households earning more than \$3,000 per week (ABS, 2021a). The closest township is Gundagai, approximately 35 minutes' drive from the locality.
Brungle Creek	A small western portion of the project area intersects with the Brungle Creek locality. The suburb is mostly farmland, with the namesake Brungle Creek running through the locality. In 2021, it recorded a population of 28 residents with 14.3% identifying as Indigenous (ABS, 2021a). There was a high labour force participation rate with no reported unemployment, with a majority of residents employed in agriculture, forestry and fishing. Household and personal incomes were low compared to the NSW average. The closest township is Gundagai, approximately 25 minutes' drive from the locality.

2.2 Key townships

The key townships for SIA encompass the towns of Tumut, Gundagai, Yass and Canberra. A description of the social context for each is provided in Table 2.2.

Table 2.2 Geographic areas (UCLs) identified as Key townships

UCLs	Description
Tumut	Tumut is the closest township to the project, approximately 11 km southwest of the project area, which is around a 25-minute drive. The township is known for its natural amenity with surrounding waterways and mountains. At the 2021 census, the town was home to 6,518 residents of which 7.8% identified as Indigenous, and a median age of 41 years (ABS, 2021a). Unemployment was higher than in NSW at 5.2%, and average incomes were low with a median weekly household income of \$1,250 and 22% of households earning less than \$650 per week (ABS, 2021a). The most prominent industry of employment was manufacturing (15.1%), followed by healthcare and social assistance (14.2%) and retail trade (11.3%). The value of Tumut's natural landscape is expressed in the range of nature-based activities the township offers, such as walking tracks, fishing and biking. Additionally, the township provides a range of social infrastructure including a hospital, schools, churches, childcare and aged care services.
Gundagai	Gundagai is to the northwest of the project area, approximately 36 km or a 45-minute drive. Gundagai is known for its country image and variety of historical monuments, such as the Dog on the Tuckerbox, and a range of museums showcasing Indigenous and colonial history. The township is bordered by the Murrumbidgee River and Mortleys Creek. At the 2021 census, it had a population of 1,970 residents, of which 26.1% were elderly, with a median age of 45 years (ABS, 2021a). Unemployment was lower than the state average at 3.8%, with females and youth experiencing higher rates of unemployment (7.8% and 5.7% respectively). Household incomes were lower than the state with a median of \$1,160 per week, and 25.5% of household earning less than \$650 per week (ABS, 2021a). The top industry of employment was manufacturing (19.3%), followed by healthcare and social assistance (10.5%) and construction (10.2). There are a range of services in the township, including accommodation and hospitality businesses, hospital and schools. There are also several open spaces for sport and recreation.
Yass	Yass township is to the northeast of the project, approximately 65 km or a one-hour drive from the project area. Yass is known for its well-preserved heritage buildings and nature-based activities. The Yass River runs through the township, with parks and gardens providing spaces for recreation near the river. At the 2021 census, the township had a population of 5,837 residents of which 5.4% identified as Indigenous (ABS, 2021a). Unemployment was lower than the state average at 3.3%, compared to 4.9% in NSW. Household incomes were slightly lower than that state with a median of \$1,640 per week, compared to \$1,829 in NSW. The top industry of employment was public administration and safety with 16.5% of residents employed, followed by healthcare and social assistance (13.6%) and construction (11.7%) (ABS, 2021a). There are numerous services available in the township, including a hospital, schools and a range of accommodation and hospitality businesses.

UCLs	Description
Canberra	Canberra is to the east of the project area, approximately 95 km by road or a 1-and-a-half-hour drive from the project area. Canberra is Australia’s capital city and attracts visitors year-round due to the range of tourism attractions and business activity that derives from Parliament House, the Australian War Memorial, and various other monuments and activities. At the 2021 census, Canberra had a population of 452,670 residents, recording a relatively high growth of 14.4% since 2016. Canberra had a relatively young population and a low proportion of Indigenous residents (2%) (ABS, 2021a). The unemployment rate was 3.8%, with youth experiencing the highest rates of unemployment at 9.5%. The most prominent industry was public administration (29.8%), followed by healthcare and social assistance (11.5%) and professional, scientific and technical services (10.9%). Canberra had higher incomes than the NSW average, with a median household income of \$2,372 per week, and 36.4% of households earning more than \$3,000 per week. Canberra has a significant amount of social infrastructure, including the Australian National University.

2.3 Regional area

The project area is within the LGAs of Cootamundra-Gundagai, Yass Valley and Snowy Valleys, which comprise the regional study area for SIA (the ‘regional area’, Figure 1.1). A description of the social context for each is provided in Table 2.3.

Table 2.3 Geographic areas (LGAs) within the Regional area

LGAs	Description
Snowy Valleys LGA	<p>The largest portion of the proposed project area is in the Snowy Valleys LGA near Tumut. Snowy Valleys LGA is to the west of Canberra and is host to the Tumut and Batlow townships, approximately 80 km from Canberra. Tumut is the main service centre in the area, providing a range of accommodation options and social infrastructure. Batlow is also a key town in the LGA, generating visitor activity particularly during the apple picking season in April. The traditional owners of the land are the Wiradjuri People, with the Tumut River and Kosciuszko National Park being traditional meeting places for Indigenous groups. The LGA is also host to a range of State forests, including Green Hills State Forst, Bago State Forest, Maragle State Forest, and Bondo State Forest. The Snowy Mountains Highway is the main connecting road to Canberra and Sydney, with the road linking to the Hume Highway.</p> <p>At the 2021 census, Snowy Valleys had a population of 14,891 residents, of which 6.3% identified as Indigenous. The population was slightly older than the state average, with 23.2% of residents aged 65 or older and a median age of 45, compared to 39 in NSW. Employment characteristics include a labour force participation rate of 56.3% and an unemployment rate of 4.2%. Median household incomes were \$1,306 per week, which is lower than NSW (\$1,829). The most prominent industry of employment was agriculture, forestry and fishing with 16.2% of residents employed. The second and third industries of employment were manufacturing (12.6%) and healthcare and social assistance (11.2%). Snowy Valleys had an elevated proportion of households which rent at 24.2%, compared to the average of 20.3%, but this was lower than the NSW rate (32.6%).</p> <p>The Snowy Valleys Council planning documents highlight the importance of local identity and the amenity of the natural environment, with planning objectives committed to maintaining the environment and scenery (Community Strategic Plan 2042, 2022). The local workforce is another central aspect to the Snowy Valleys identity, with Local Strategic Plan objectives focusing on retaining local works, particularly in Tumut where there is a thriving timber industry (Snowy Valleys Council, 2020).</p>

LGAs	Description
Cootamundra-Gundagai LGA	<p>Cootamundra-Gundagai is a regional LGA approximately 100 km to the north-west of Canberra in the Riverina Murray region and encompasses the north-western section of the project area. The traditional owners of the land are the Wiradjuri People, with the traditional land spanning across the entire LGA. The LGA is host to the Cootamundra and Gundagai townships, which provide a range of services and social infrastructure, as outlined above. The area is connected to the surrounding region, as well as Sydney and Canberra via the Hume Highway, as well as connecting roads such as Snowy Mountains Highway and Barton Highway. The area is also connected via the Cootamundra Train Station, with train services to Sydney, Melbourne, Griffith and Goulburn. There are less public transport options available in Gundagai, but the township is near the Hume Highway.</p> <p>At the 2021 census, the Cootamundra-Gundagai LGA had a population of 11,403 residents, recording a relatively low growth since 2016 (2.4%). The proportion of the population who identified as Aboriginal or Torres Strait Islander was 6.4% Indigenous. The area had an older population when compared to the state, with a median age of 49 years with 28.2% of the population classified as elderly r, compared to 17.6% in NSW. The labour force participation rate was relatively low at 49.7% compared to 58.7% in NSW, but unemployment rates were similar, with the LGA having an unemployment rate of 4%. The area had lower household incomes, with a median of \$1,132 per week, compared to \$1,829 in NSW, as well as a higher proportion of households earning less than \$650 per week (24%) than in NSW (15.3%) and the regional area (17.6%). The top industry of employment was agriculture, forestry and fishing (15.3%), followed by healthcare and social assistance (13.4%), retail trade (9.1%).</p> <p>The prominence of the agriculture industry is expressed in the Cootamundra-Gundagai Regional Councils Local Strategic Planning Statement (2020), where goals were defined to grow the industry through agritourism activities. The aging population was acknowledged in the planning statement, with priorities to build infrastructure such as housing and medical facilities to cater for the needs of the community.</p>
Yass Valley LGA	<p>Yass Valley LGA is to the north of Canberra, with the township of Yass being approximately a one-hour drive from Canberra and encompasses the north-eastern section of the project area. The traditional owners of the land are the Ngunnawal People, with a small portion of land to the western edge traditionally owned by the Wiradjuri People. The Yass Valley has a rich agricultural history, with early economic activities in the area backed by the wool industry (Yass Valley Council , 2024). The LGA is also host to the Murrumbidgee and Yass rivers. The Hume Highway and the Barton Highway connect Yass to Canberra, Sydney and surrounding areas. The LGA also has a train station in the Yass and Murrumbateman townships connecting to Canberra via the Southern Railway Line.</p> <p>At the 2021 census, the Yass Valley LGA had a population of 17,281 residents with a median age of 43 years, of which 3.2% identified as Aboriginal or Torres Islander. The area had a high labour force participation rate of 66.8%, as well as a low unemployment rate of 2.7%. The top industry of employment was public administration and safety (19.5%), followed by construction (12.2%) and healthcare and social assistance (9.9%). Average weekly income was relatively high at \$2,289, with 35% of residents earning over \$3,000 per week compared to 25.2% in NSW.</p> <p>Sentiments expressed in the Yass Valley Council's Local Strategic Planning Statement (2020) outline goals to support economic development and job creation, which will support a growing population. Services in the area are concentrated in the Yass and Murrumbateman townships, where infrastructure such as schools and hospitals are available.</p>

2.4 Key social trends and characteristics

Table 2.4 provides a summary of the key social trends and characteristics within the regional area (Cootamundra-Gundagai LGA, Yass Valley LGA and Snowy Valleys LGA) and the area of reference (NSW). Social trends and characteristics within these geographic areas are identified and analysed across broad social themes.

Table 2.4 Key relevant social characteristics and trends

Social themes	Key trends
Population	<ul style="list-style-type: none"> In 2021, the regional area recorded a population of 43,575 residents, of which 40% were based in Yass Valley LGA. The population of the regional area increased by 4.6% over the five-year period to 2021, with Yass Valley LGA experiencing the highest population growth (7.1%). The population of the area of reference (NSW) experienced similar growth of 7.9%. The regional area had a relatively high proportion of residents aged 25 to 64 (adult), comparable to NSW. The regional area recorded a higher proportion of individuals ages 65+ years (elderly) than the state (22.6% compared to 17.6%). The proportion of youth and children in the regional area was similar to the State. The regional area has a higher proportion of residents identifying as Indigenous (5.1%) compared to NSW (3.4%). The traditional custodians of land in the regional area are the Wiradjuri people, and the Ngunawal people, traditional custodians of the Yass Valley.
Housing	<ul style="list-style-type: none"> The regional area exhibits high levels of dwelling occupancy (89.2%) aligning with the figure for the broader State. Unoccupied dwellings include vacant houses, holidays homes, and dwellings due for demolition or repair. Higher levels of home ownership are recorded within the regional area (75.2%) relative to NSW more broadly (64%). A higher proportion of other dwelling tenure type was also recorded in the regional area (2.9% compared NSW's 1.9%), which includes dwellings occupied under a life tenure scheme and dwellings occupied rent free. At the 2021 Census, the median rent for Cootamundra Gundagai, Yass Valley and Snowy Valleys LGAs were \$220, \$350 and \$230 per week respectively. The median rent for NSW more broadly was \$420 per week. Across the regional area, a larger range of commercially operated short-term accommodation options are available in the more densely populated centres of Gundagai and Yass, and Tumut in the Snowy Valleys. There was also a range of accommodation in smaller towns within the Snowy Valleys LGA, including Batlow, Tumbarumba and Talbingo.
Short term accommodation	<ul style="list-style-type: none"> Within one hour of the project area: <ul style="list-style-type: none"> Tumut offers approximately 23 accommodation options including hotels, motels and Airbnb listings, with majority of these located within the town centre. Gundagai offers approximately 14 options, with most of these being hotels or motels within the township. Accommodation options in the nearby towns of Adelong and Batlow included 10 hotels and AirBnB's. Of the accommodation available within 1 hours' drive of the project area, 13 were AirBnB or Stayz options. There were a number of accommodation options available outside of a one-hour drive from the project, with accommodation available in Murrumbateman and Yass township, as well as Talbingo, Tumbarumba and Canberra. Initial estimates demonstrate a minimum of 405 rooms or cabins within a one-hour drive of the project area. Based on AirBnB (2024) and NSW occupancy rates (Destination NSW 2024), an average occupancy rate of 55% has been assumed, leaving a capacity of 182 rooms available.
Social infrastructure and services	<ul style="list-style-type: none"> The Hume Highway is the main connecting road across the region, passing through the Gundagai township. The Hume Highway connects the Snowy Valleys LGA via the Snowy Mountains Highway and to Yass Valley LGA, where it connects to Yass Valley Way. The Hume Highway also connects to the Barton Highway to Canberra. The regional coach and train network connects the regional area. Trains and coaches connect Gundagai to Canberra via Yass. Tumbarumba in the Snowy Valleys LGA is connected to Canberra via Gundagai and Yass townships.

Social themes	Key trends
	<ul style="list-style-type: none"> • There are limited public transport options outside of urban centres and townships. • The regional area has hospitals in Cootamundra, Gundagai, Yass, Tumut and Batlow townships. Other social services in the area include primary and secondary schools, TAFE campuses, libraries, museums, parks and recreation facilities, as well as a range of community and social support services.
Labour force	<ul style="list-style-type: none"> • The regional area is characterised by a labour force participation rate of 58.6%, alike to NSW (58.7%). In 2021, The rate of unemployment for the regional area was slightly lower than NSW, at 3.5%. • Indigenous unemployment in the regional area was higher than the state (11.5% compared to 9.8%), with youth and female unemployment lower than the recoded NSW average. • Key industries of employment in the regional area consist of public administration and safety (12%), agriculture, forestry and fishing (11.9%) and healthcare and social assistance (11.1%). In NSW, key employing industries include healthcare and social assistance, retail trade, and professional, scientific and technical services.
Local business and industry	<ul style="list-style-type: none"> • The top industry for employment for both the Cootamundra-Gundagai LGA and Snowy Valleys LGA was Agriculture, forestry and fishing. In Cootamundra-Gundagai this was followed by healthcare and social assistance, with healthcare and social assistance the third most prominent industry in the Snowy Valleys, with manufacturing second. • The most prominent industries in the Yass Valley were public administration and safety, followed by construction and healthcare and social assistance. • Fruit and vegetable production are critical industries to the Snowy Valleys LGA with Batlow packing around one million cartons of apples annually, as well as production of cherries, peaches, nectarines and truffles (Snowy Valleys Council, 2020).
Community values	<ul style="list-style-type: none"> • Local and regional elements valued by the communities in the region, as evidenced by local plans and policies outlined including the Snowy Valleys Council Community Strategic Plan (2022), include quiet country living and local visual amenity, proximity to key townships and access to services; strong sense of community; the environment; the areas rich history and culture, unique landscapes and attractions. • Key features in the regional area include Kosciuszko National Park and prolific State forests, including Bondo, Wee Jasper, Billapaloola and Red Hill State forests. The regional area is also host to a range of water bodies, including Paddy's River Falls, Tumut River and the Murrumbidgee River. There are also a range of attractions such as the Dog on the Tuckerbox in Gundagai and The Big Apple in Batlow.
Vulnerability	<ul style="list-style-type: none"> • According to the 2021 Socio-Economic Indexes for Areas, Cootamundra-Gundagai LGA recorded an Index of Relative Socio-economic Disadvantage decile ranking of 4, while Yass Valley LGA had a decile of 10, and Snowy Valleys a decile of 4. These deciles indicate significantly lower levels of disadvantage faced in Yass Valley relative to Cootamundra-Gundagai and Snowy Valleys. • The regional area has varying proportions of potentially vulnerable groups, with Cootamundra-Gundagai LGA having a relatively higher proportion of residents aged 65+ (elderly), compared to Snowy valleys LGA and Yass Valley LGA and NSW. Cootamundra-Gundagai and Snowy Valleys LGAs had higher proportions of unemployment (4.0% and 4.2%) compared to Yass Valley LGA (2.7%). Cootamundra-Gundagai and Snowy Valleys LGAs also had a higher proportion of residents requiring assistance than recorded for the state. • The regional area recorded a higher proportion of residents earning less than \$650 per week compared to the NSW average (17.6% compared to 15.3%) • Arthritis, asthma and mental health were the three most prevalent long-term health conditions reported within the regional area, with a higher proportion of these conditions than reported for NSW as a whole. • It is estimated 48 people per 100,000 across the regional area experienced homelessness at the time of the 2021 census (ABS, 2021a). Of these, most (21) were in the Snowy Valleys LGA. This was followed by Cootamundra-Gundagai (18 people) and Yass Valley (9).

3 Preliminary social impact identification and evaluation

This section presents a summary of social impacts (positive and negative) associated with the project. The initial identification and evaluation of social impacts (including benefits) was facilitated through completion of the SIA scoping worksheet (DPE, 2023c) which is provided as Annexure A. A summary of outcomes of the SIA scoping worksheet is provided in Table 3.1.

Table 3.1 Preliminary social impact identification

Social impact	Impact category	Project phase	Affected stakeholder group	Assessment level
Reduced community cohesion due to perceived inequitable distribution of project benefits. (Negative)	<ul style="list-style-type: none"> Community Decision-making systems 	Pre-construction Construction Operation	<ul style="list-style-type: none"> Landowners Local communities Local government Community groups 	Standard
Perceived or actual devaluation of nearby properties (Negative)	<ul style="list-style-type: none"> Way of life Livelihoods 	Pre-construction Construction Operation	<ul style="list-style-type: none"> Landowners Local communities 	Minor
Wind turbine generators and construction processes change the visual landscape (Negative)	<ul style="list-style-type: none"> Community Surroundings 	Construction Operation	<ul style="list-style-type: none"> Local landowners Road users 	Detailed
Potential disruption to forestry operations due to establishment of project infrastructure, changes to land use and changes to access (Negative)	<ul style="list-style-type: none"> Surroundings Livelihoods 	Construction Operation Decommissioning	<ul style="list-style-type: none"> Forestry Corporation employees Local communities 	Standard
Effects on valued environmental characteristics due to land clearing and wind turbine generator operation, with associated effects on fauna (Negative)	<ul style="list-style-type: none"> Community Surroundings 	Construction Operation	<ul style="list-style-type: none"> Local communities Regional communities 	Detailed
Deterioration of residential amenity due to the generation of noise and dust during construction and decommissioning (Negative)	<ul style="list-style-type: none"> Health and wellbeing 	Construction Decommissioning	<ul style="list-style-type: none"> Landowners (host and neighbouring) Local communities 	Detailed
Generation of employment opportunities for local and sub-regional workers, including First Nations people and young people (Positive)	<ul style="list-style-type: none"> Way of life Health and wellbeing Livelihoods 	Construction Operation Decommissioning	<ul style="list-style-type: none"> Local communities Sub-Regional communities Local economic and industry groups Traditional Owners and industry groups 	Detailed
Increased competition for construction labour due to demand generated by the project (Negative)	<ul style="list-style-type: none"> Livelihoods 	Construction	<ul style="list-style-type: none"> Local communities Key townships Local economic and industry groups 	Detailed

Social impact	Impact category	Project phase	Affected stakeholder group	Assessment level
Reduced community cohesion due to influx of construction workers (Negative)	<ul style="list-style-type: none"> Community 	Construction	<ul style="list-style-type: none"> Local communities Local government Community groups 	Detailed
Increased demand for housing (rental) and short-term accommodation due to influx of construction workers (Negative)	<ul style="list-style-type: none"> Way of life Community Accessibility 	Construction	<ul style="list-style-type: none"> Social infrastructure providers and community services Local government Local communities Residents of key townships Local economic and industry groups 	Standard
Generation of supply and procurement opportunities for local and sub-regional businesses (Positive)	<ul style="list-style-type: none"> Livelihoods 	Construction Operation Decommissioning	<ul style="list-style-type: none"> Local communities Key townships Local economic and industry groups Traditional Owners and industry groups 	Detailed
Increased demand for social and community infrastructure, including telecommunications and services due to influx of construction workers and operation of the accommodation facility (Negative)	<ul style="list-style-type: none"> Community Accessibility 	Construction	<ul style="list-style-type: none"> Social infrastructure providers and community services Local government Local communities Local businesses Residents of key townships 	Detailed
Enhanced community wellbeing and cohesion due to project-provided community grants supporting community initiatives and improvements to social services (including benefit sharing programs) (Positive)	<ul style="list-style-type: none"> Community Health and wellbeing Decision-making systems 	Construction Operation	<ul style="list-style-type: none"> Local communities Key townships Local government Social infrastructure providers and community services Community groups 	Detailed
Diminishment of First Nations cultural values due to disturbance or displacement of Aboriginal heritage sites and/or artefacts (Negative)	<ul style="list-style-type: none"> Culture 	Construction	<ul style="list-style-type: none"> Traditional Owners and Aboriginal communities 	Detailed
Disruption to enjoyment of cultural landscapes (Negative)	<ul style="list-style-type: none"> Culture 	Construction Operation	<ul style="list-style-type: none"> Traditional Owners and Aboriginal communities 	Detailed
Disruption to access and connectivity of local and sub-regional road networks from increased heavy vehicle and workforce traffic (Negative)	<ul style="list-style-type: none"> Way of life Accessibility Surroundings 	Construction	<ul style="list-style-type: none"> Local communities Key townships 	Detailed

Social impact	Impact category	Project phase	Affected stakeholder group	Assessment level
Reduced safety of roads (potentially including school bus routes) due to construction traffic (Negative)	<ul style="list-style-type: none"> Health and Wellbeing 	Construction	<ul style="list-style-type: none"> Local communities Regional communities 	Detailed
Disruptions of access to the State forest for recreational activities (Negative)	<ul style="list-style-type: none"> Surroundings 	Construction, Operation, Decommissioning	<ul style="list-style-type: none"> Local community Regional community Tourists 	Standard
Public safety fears including concentration of workforce population in the proposed accommodation facility, bushfire risk, aviation and potential for blade throw (Negative)	<ul style="list-style-type: none"> Health and wellbeing 	Construction, Operation, Decommissioning	<ul style="list-style-type: none"> Local Communities Forestry Corporation employees 	Detailed
Concerns associated with workforce health and wellbeing (Negative)	<ul style="list-style-type: none"> Health and wellbeing 	Construction	<ul style="list-style-type: none"> Local community 	Standard
Deterioration of residential amenity due to the generation of noise during project operation (Negative)	<ul style="list-style-type: none"> Health and wellbeing 	Operation	<ul style="list-style-type: none"> Landowners (host and neighbouring) Local communities 	Standard
Enhanced intergenerational equity as a result of sustainable energy generation (Positive)	<ul style="list-style-type: none"> Livelihoods Surroundings 	Operation Decommissioning	<ul style="list-style-type: none"> Regional community State of NSW 	Minor
Uncertainty associated with decommissioning and infrastructure maintenance (Negative)	<ul style="list-style-type: none"> Decision making Community 	Construction Decommissioning	<ul style="list-style-type: none"> Local, state and federal Governments Local community Regional community 	Standard

4 Preliminary mitigation and enhancement measures

As per the SIA Guideline, SIA is an iterative and adaptive process as impacts will emerge and be addressed throughout the process of project refinement and development. Preliminary measures which serve to mitigate potential project impacts and enhance potential benefits are outlined in Table 3.2. It also outlines measures that may be considered as the project progresses in response to social impacts, both positive and negative. These suggestions have been identified through a review of similar projects in the region and based on initial feedback during consultation.

Table 3.2 Potential and existing mitigation and enhancement measures

Existing mitigation and enhancement measures	Potential mitigation and enhancement measures
<ul style="list-style-type: none"> • Commitment to responsibly decommission project infrastructure at the end of project life. • Commitment to prioritise the participation of Small to Medium Enterprises (SMEs) to deliver goods and services where feasible. • Careful consideration of suitable accommodation solutions for the project construction workforce so as not to negatively impact on housing availability and affordability. • Commitment to First Nations participation through areas such as contracting, employment, training and business innovation. • Commitment to Learning Worker participation through areas such as traineeships and apprenticeships. • Commitment to prioritise using local content for construction materials from Australia or New Zealand. • The effective implementation of an Aboriginal Cultural Heritage Management Plan (ACHMP) to avoid or mitigate disturbance to culturally important places, sites or artefacts. • Commitment to implementing a benefit sharing program in consultation with Councils and the local community, in accordance with the NSW Benefit Sharing Guideline (DPHI, 2024). • Implementation of traffic, bushfire and safety management plans, including risk minimisation for workers. • Provision of an accommodation facility for the project within or close to the project area, potentially housing 400 to 500 workers. 	<ul style="list-style-type: none"> • Collaborate and engage with local governments to identify strategies for the housing and accommodation needs of the temporary workforce, including matters relating to the detailed design and operation of the proposed workforce accommodation. • Capacity-building or resourcing support for local environmental restoration and protection programs, including weed control and restoration works. • Provide opportunities for local workers to specialise, re-skill or upskill in collaboration with local training organisations. • Strategically target opportunities to local businesses and service providers in supply and servicing of the project. • Establish programs and engagement strategies that support collaboration with key stakeholders and projects across the region to address impacts and priorities. • Development and effective implementation of initiatives that contribute to maintaining social cohesion in the local area. • Ongoing review and application of adaptive management strategies. • Co-design of a shared benefit framework with community. • A separate engagement stream/corporate investment for Traditional Owners and the wider First Nations community. • Local procurement strategy. • Implementation and promotion of a locally tailored grievance mechanism, ideally including direct mobile numbers and names of locally based project staff. • Development and enforcement of a project code of conduct. • Plan workforce/ accommodation workshops with forest industry groups to understand where staff and housing shortages are.

5 Cumulative context

There are several operating, approved and proposed major projects in the regional area and surrounds, as outlined in Table 5.1. Potential cumulative social impacts may include pressures on local housing and accommodation markets, changed traffic and road conditions due increased traffic on road networks, increased demand for labour and skills, changing landscape character and the loss of landscape and environmental amenity.

Table 5.1 Cumulative context

Project	Distance from project area	Status (as of 1 April 2025)	Estimated workforce requirements (based on available published documents)		Cumulative social impact considerations for the Bondo Wind Farm *
			Construction	Operation	
Humelink	Intersects the project area	Approved – under construction	1,200 at peak	5 FTE	<ul style="list-style-type: none"> • Construction workforce (labour demand) • Traffic and transport • Noise • Housing demand
Jeremiah Wind Farm	7 km north	Proposed – EIS in preparation	250 FTE	12 FTE	<ul style="list-style-type: none"> • Construction workforce (labour demand) • Visual amenity • Noise • Traffic
Bookham Wind Farm	18 km north-east	Proposed – EIS in preparation	Unknown	Unknown	<ul style="list-style-type: none"> • Construction workforce (labour demand) • Visual amenity • Noise • Traffic and transport
Snowy 2.0	30 km south	Approved – under construction	2,000 at peak	8 to 16	<ul style="list-style-type: none"> • Construction workforce (labour demand) • Traffic and transport • Noise • Housing demand
Wallaroo Solar Farm	30 km east	Approved by IPC; currently under court appeal	200 at peak	5 FTE	<ul style="list-style-type: none"> • Traffic • Housing demand
CLARA Energy Project Rosedale	35 km west	Proposed - EIS in preparation	Unknown	20 FTE	<ul style="list-style-type: none"> • Construction workforce (labour demand) • Housing demand
Coppabella Wind Farm (Previously known as Yass Valley Wind farm)	35 km north	Approved - pre-construction	Unknown	Unknown	<ul style="list-style-type: none"> • Visual amenity
Conroy's Gap Wind Farm	35 km north	Approved - not constructed	Unknown	Unknown	<ul style="list-style-type: none"> • Visual amenity • Labour demand • Housing demand
Yass Solar Farm	40 km northeast	Proposed - EIS in preparation	150 at peak	2 FTE	<ul style="list-style-type: none"> • Labour demand • Housing demand

Project	Distance from project area	Status (as of 1 April 2025)	Estimated workforce requirements (based on available published documents)		Cumulative social impact considerations for the Bondo Wind Farm *
			Construction	Operation	
Springdale Solar Farm	50 km west	Approved - not constructed	200 at peak	5 FTE	<ul style="list-style-type: none"> Labour demand Housing demand
Rye Park Wind Farm	55 km northeast	Operational	360	Unknown	<ul style="list-style-type: none"> Visual amenity
Inland Rail - Illabo to Stoc kinbingal	60 km west	Pre-construction	425 at peak	Unknown	<ul style="list-style-type: none"> Labour demand
Bango Wind Farm	60 km north	Operational	-	320**	<ul style="list-style-type: none"> Visual amenity

Notes:

* These matters have been identified within the relevant project assessments, by the proponents thereof.

** the project identifies it has created 320 direct jobs (Squadron Energy, 2024).

6 Conclusion

The SIA scoping process and completion of the SIA Scoping worksheet (Annexure A) identified 23 potential social impacts (both positive and negative), of which:

- 14 require a detailed level of assessment
- 7 require a standard level of assessment
- 2 require a minor level of assessment.

The purpose of this preliminary SIA scoping report is to inform the Secretary's environmental assessment requirements (SEARs) and the scale and scope of the SIA which is to be prepared as part of the EIS. The SIA will be prepared in accordance with the requirements outlined in the SIA Guideline 2023 (DPE, 2023a) and SIA Technical Supplement 2023 (DPE, 2023c) and will involve the following key activities:

- preparing a comprehensive and targeted social baseline that builds on the profiles provided in the scoping report
- Identifying and consulting with affected communities and stakeholders, including vulnerable groups
- conducting an evidence-based assessment and evaluation of social impacts and benefits against existing baseline conditions
- developing project enhancement and mitigation measures
- assessment of cumulative impacts in the context of projects within the region.

The SIA will be informed by SIA specific engagement activities, together with input drawn from the outcomes of Neoen's broader community and stakeholder engagement program. All engagement activities informing project planning will be approached in an integrated way to ensure consistency of information provision, and to manage consultation fatigue.

References

- ABS. (2021a). Census of Population and Housing: General Community Profiles. Australian Bureau of Statistics.
- ABS. (2023). *Australian Statistical Geography Standard (ASGS)*. Retrieved from Australian Bureau of Statistics: <https://www.abs.gov.au/statistics/statistical-geography/australian-statistical-geography-standard-asgs>
- Cootamundra-Gundagai Regional Council. (2020). *Local Strategic Planning Statement*.
- DPE. (2023a). *Social Impact Assessment Guideline for State Significant Project*. NSW Department of Planning and Environment.
- DPE. (2023b). *Technical Supplement Social Impact Assessment Guideline for State Significant Projects*. NSW Department of Planning and Environment.
- DPE. (2023c). *SIA Scoping Worksheet*. NSW Department of Planning and Environment.
- DPHI. (2024). *Benefit-Sharing Guideline*. NSW: Department of Planning, Housing and Infrastructure .
- Snowy Valleys Council. (2020). *Local Strategic Planning Statement*.
- Snowy Valleys Council. (2022). *Community Strategic Plan 2042*.
- Squadron Energy. (2024, September). *Our Projects: Bango Wind Farm*. Retrieved from Squadron Energy: <https://www.squadronenergy.com/our-projects/bango-wind-farm>
- Vanclay, F., Esteves, A. M., Aucamp, I., & Franks, D. M. (2015). Social Impact Assessment: Guidance for assessing and managing the social impacts of projects. *International Association for Impact Assessment* .
- Yass Valley Council . (2024). *About Yass Valley*. Retrieved from Yass Valley Council: <https://www.yassvalley.nsw.gov.au/Our-Council/About-Council/About-Yass-Valley>
- Yass Valley Council. (2020). *Yass Valley Local Strategic Planning Statement*.

Annexure A

SIA scoping worksheet

Social Impact Assessment (SIA) Worksheet																						
Project name: Bondo Wind Farm																						
Date: September 2024																						
PROJECT ACTIVITIES	CATEGORIES OF SOCIAL IMPACTS	POTENTIAL IMPACTS ON PEOPLE			PREVIOUS INVESTIGATION OF IMPACT	CUMULATIVE IMPACTS	ELEMENTS OF IMPACTS - Based on preliminary investigation					ASSESSMENT LEVEL FOR EACH IMPACT			PROJECT REFINEMENT		MITIGATION / ENHANCEMENT MEASURES					
		What impacts are likely, and what concerns/opportunities have people expressed about the impact? Summarize how each relevant stakeholder group might experience the impact. NB: Where there are multiple stakeholder groups affected by an impact, or how the use of the activity, please add an additional row to capture the impact.	Is the impact expected to be positive or negative?	Has this impact previously been investigated on this or other projects?			If "Yes - this project," briefly describe the previous investigation. If "Yes - other project," identify the other project and investigation.	Will this impact combine with others from this project (think about when and where), and/or with impacts from other projects (cumulative)?	If "Yes," identify which other impacts and/or projects.	Will the project activity (without mitigation or enhancement) cause a material social impact in terms of its extent (i.e. number of people potentially affected)?	Duration of expected impacts? (i.e. construction vs. operational phase)	Intensity of expected impacts (i.e. scale or degree of change)?	Sensitivity or vulnerability of people potentially affected?	Level of concern/interest of people potentially affected?	Level of assessment for each social impact	What methods and data sources will be used to investigate this impact?		Has the project been refined in response to preliminary impact evaluation or stakeholder feedback?	What mitigation / enhancement measures are being considered?			
Free Text	Categories in SIA guidelines	Free text	Positive Negative	Yes - this project, Yes - other project, No	Free text	Combined Cumulative and Cumulative No Unknown NA	Yes No Unknown	Yes No Unknown	Yes No Unknown	Yes No Unknown	Yes No Unknown	Yes No Unknown	Yes No Unknown	Yes No Unknown	Yes No Unknown	Yes No	Free Text					
Construction, Operation	Community, Surroundings	Wind turbine generators and construction processes change the visual landscape	Negative	Yes - other project	Jeremiah Wind Farm Humelink	Yes	Potential cumulative impacts associated with construction - reduced visual amenity associated with presence of construction equipment and machinery, ground disturbance and vegetation removal, as well as lighting impacts. Also a potential for operational impacts associated with location of infrastructure affecting visual amenity, scenic landscape character and shadow flicker disturbance at each turbine.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Required - Visual Amenity Assessment	Targeted SA consultation	Targeted research	Yes	Ongoing engagement with local stakeholders about project development footprint. Education and engagement with broader community and visitors about the need for the energy transition, and its benefits to the whole community. Implement and advise grievance mechanism, ideally including direct mobile numbers and names of locally based project staff.	
Construction	Surroundings, Livelihoods	Potential disruption to forestry operations due to establishment of project infrastructure, changes to land use and changes to access.	Negative	Yes - other project	Humelink	No		No	Yes	No	No	No	No	No	No	No	Standard	Targeted SA consultation	Targeted research	No	Agreements reached as a mitigation and/or offset to anticipated impacts. Regular updates on schedule and changes to access for forestry planning purposes.	
Construction, Operation	Community, Surroundings	Effects on valued environmental characteristics due to land clearing and wind turbine generator operation, with associated effects on fauna.	Negative	Yes - other project	Jeremiah Wind Farm Bookham Wind Farm	Unknown	Impacts to native fauna identified as a potential impact as a result of activities such as land clearing, traffic movements and turbine operation during project construction and operation, with potential for cumulative impacts including microclimate, noise, erosion and sedimentation or dust deposition.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Required	Broad EIS consultation	Targeted research	No	Changes to project design and layout to avoid known habitats based on feedback from early engagement with local landowners and biodiversity surveys. Capacity-building or resourcing support for local environmental restoration and protection programs. Implement and advise grievance mechanism, ideally including direct mobile numbers and names of locally based project staff.	
Construction, Decommission	Health and wellbeing	Deterioration of residential amenity due to the generation of noise and dust during project construction and decommissioning.	Negative	Yes - other project	Jeremiah Wind Farm, Humelink	Yes	Construction processes causing potential cumulative impact of dust and noise.	Unknown	No	No	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Required	Broad EIS consultation	Targeted research	No	Ongoing engagement with local community and key stakeholders. Changes to project design and layout to reduce noise levels at residences. Ongoing monitoring and suppression of dust as required. Implement and advise grievance mechanism, ideally including direct mobile numbers and names of locally based project staff.
Operation	Health and wellbeing	Deterioration of residential amenity due to the generation of noise during project operation.	Negative	No		No		Unknown	No	No	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Standard	Required	Broad EIS consultation	Targeted research	No	Ongoing engagement with local community and key stakeholders. Changes to project design and layout to reduce noise levels at residences. Ongoing monitoring as required. Implement and advise grievance mechanism, ideally including direct mobile numbers and names of locally based project staff.
Construction	Livelihoods	Increased competition for construction labour in local and regional areas due to demand generated by the project.	Negative	Yes - other project	Jeremiah Wind Farm, Bookham Wind Farm, CLARA Energy Project Rosedale, Yass Solar Farm, Springdale Solar Farm	Yes	Cumulative impacts on labour demand due to potential overlap in construction phases of nearby projects - Jeremiah Wind Farm, Bookham Wind Farm, Humelink, Snowy 2.0, CLARA Energy Project Rosedale, Yass Solar Farm, Springdale Solar Farm.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Required	Targeted SA consultation	Targeted research	No	Provision of a workforce strategy to identify proportions of local and non-local workforce, and to manage and identify suitable roles to be filled by local workers, to minimise impacts on supply of local workers for other industries. Provision of employment and training opportunities for local people including young people and First Nations peoples.	
Pre-construction, Constr	Community, Decision-making systems	Reduced community cohesion due to perceived inequitable distribution of project benefits.	Negative	Yes - other project	Jeremiah Wind Farm Humelink Bookham Wind Farm	Unknown		Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Standard	Required	Broad EIS consultation	Targeted research	No	Ongoing engagement with local community and key stakeholders as the project progresses. Implementation of a First Nations participation strategy or similar. Support for community events which enable interaction between community members. Implement and advise grievance mechanism, ideally including direct mobile numbers and names of locally based project staff.
Construction, Decommission	Way of life, Accessibility Surroundings	Disruption to access and connectivity on local and sub-regional road networks from increased heavy vehicle and workforce traffic.	Negative	Yes - other project	Humelink, Snowy 2.0, Jeremiah Wind Farm	Yes	Potential cumulative impacts relating to increase traffic in the region throughout construction. Potential overlapping construction infrastructure with Humelink, Snowy 2.0 and Jeremiah Wind Farm.	Yes	Yes	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Required	Targeted SA consultation	Targeted research	No	Provision of support for local road maintenance through a Voluntary Planning Agreement (VPA). Ongoing engagement with local community and key stakeholders. Notice advising of road closures or traffic disruptions, using locally preferred communication channels.	
Construction, Decommission	Health and wellbeing	Reduced safety of roads (and potentially school bus routes etc.) due to construction traffic.	Negative	Yes - other project	Humelink, Snowy 2.0, Jeremiah Wind Farm	Yes	Potential cumulative impacts relating to increase traffic in the region throughout construction. Potential overlapping construction infrastructure with Humelink, Snowy 2.0 and Jeremiah Wind Farm.	Yes	Yes	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Required	Targeted SA consultation	Targeted research	No	Preparation of a traffic management plan. Ongoing engagement with local community and key stakeholders. Notice advising of road closures or traffic disruptions, using locally preferred communication channels.	
Pre-construction, Constr	Way of life, Livelihoods	Perceived or actual devaluation of nearby properties.	Negative	No		Yes	Should there be real or perceived impacts to residential amenity, economic viability or way of life for property owners during construction, operation and decommissioning, there is a potential for cumulative impacts.	No	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Minor	Required	Broad EIS consultation	Targeted research	No	Neighbour agreements reached as a mitigation and/or offset to anticipated impacts. Ongoing engagement with nearby landowners including provision of property valuation data from similar projects.
Construction	Community	Reduced community cohesion due to influx of construction workers.	Negative	Yes - other project	Humelink	Yes	Potential cumulative impacts relating to influx of construction workers due to potential overlap in construction - Humelink, Snowy 2.0, CLARA Energy Project Rosedale and Jeremiah Wind Farm.	Yes	Yes	Yes	Yes	Yes	Unknown	Unknown	Unknown	Unknown	Required	Broad EIS consultation	Targeted research	No	Development and effective implementation of a Community Engagement Plan including initiatives which contribute to maintaining social cohesion in the local area. Collaborate and engage with local councils to develop a suitable housing and accommodation strategy for the construction workforce. Target equitable and inclusive employment for women. Development and enforcement of a project code of conduct. Implement and advise grievance mechanism, ideally including direct mobile numbers and names of locally based project staff.	
Construction	Community, Accessibility	Increased demand for social and community infrastructure, including telecommunications and services due to influx of construction workers and operation of the accommodation facility.	Negative	Yes - other project	Snowy 2.0, Humelink, Jeremiah Wind Farm	Yes	Potential cumulative impacts relating to increased demand for local services - Humelink, Snowy 2.0, and Jeremiah Wind Farm.	Yes	Yes	Yes	Yes	Yes	Unknown	Unknown	Unknown	Unknown	Required	Broad EIS consultation	Targeted research	No	Establishment of a community benefit plan for the project that supports community infrastructure and service provision. Procurement strategy that supports local businesses. Development of a workforce accommodation plan in collaboration with local Councils.	
Construction	Way of life, community, accessibility	Increased demand for housing (rental) and short-term accommodation due to influx of construction workers.	Negative	Yes - other project	Snowy 2.0, Humelink	Yes	Potential cumulative impacts relating to increased demand for housing in the regional area - Humelink, Snowy 2.0, and Jeremiah Wind Farm.	No	No	Unknown	Yes	Yes	Yes	Yes	Yes	Yes	Standard	Required	Targeted SA consultation	Targeted research	No	Public commitment to identifying suitable accommodation solutions so as not to negatively impact on housing availability and affordability. Collaborate and engage with local councils to develop a suitable housing and accommodation strategy for the construction workforce, employing industry best practice mitigation measures.
Construction	Culture	Diminishment of First Nations cultural values due to disturbance or displacement of Aboriginal heritage sites.	Negative	Yes - other project	Snowy 2.0	Unknown		No	Yes	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Required	Targeted SA consultation	Targeted research	No	Map regional Aboriginal cultural heritage values. Avoid or minimise impacts to Aboriginal cultural heritage through project design. Effective implementation of management measures recommended by the Aboriginal cultural heritage assessment, which may include an Aboriginal cultural heritage management plan (ACHMP) to avoid or mitigate disturbance to culturally important places, sites or artefacts.	
Construction, Operation	Culture	Disruption to enjoyment of cultural landscapes.	Negative	No		Unknown		No	Yes	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Required	Targeted SA consultation	Targeted research	No	Avoid or minimise impacts to Aboriginal cultural landscapes through project design. The effective implementation of management measures recommended by the ACHMP to avoid or mitigate disturbance to culturally significant elements of the landscape.	
Decommissioning	Decision making, Community	Uncertainty associated with decommissioning and infrastructure maintenance.	Negative	No		No		No	Yes	Yes	No	No	No	No	No	No	Standard	Required	Targeted SA consultation	Targeted research	No	Recycling throughout life of project. Ongoing engagement with government and regulatory bodies.
Construction, Operation	Surroundings	Disruptions of access to the state forest for recreational activities.	Negative	No		No		No	Yes	Yes	No	Unknown	Unknown	Unknown	Unknown	Unknown	Standard	Required	Targeted SA consultation	Targeted research	No	Development and effective implementation of a Community Engagement Plan which addresses recreational uses. Construction management plan to include measures relating to management of public access near project workites.
Construction, Operation	Way of life, Health and wellbeing, Livelihoods	Generation of employment opportunities for local and sub-regional workers, including First Nations peoples and young people.	Positive	Yes - other project	Jeremiah Wind Farm, Humelink, Snowy 2.0	Yes	Numerous projects are anticipated to be constructed over the next 10 years. Nearby projects include Jeremiah Wind Farm, Humelink, Bookham Wind Farm, Snowy 2.0, CLARA Energy Project Rosedale.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Required	Targeted SA consultation	Targeted research	No	Employment and training opportunities for the local and regional community including young people and First Nations peoples. Implementation of a First Nations participation strategy or similar. Provide opportunities for local workers to specialise, re-skill or upskill in collaboration with local training organisations.	
Construction, Operation	Livelihoods	Generation of supply and procurement opportunities local and sub-regional businesses.	Positive	No		Unknown		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Required	Targeted SA consultation	Targeted research	No	In conjunction with regional council's economic development planning teams, develop a locally focused procurement strategy, with the following elements: -Commitment to use local contractors and suppliers. -Engagement with local industry for planning and readiness purposes. -Strategically target opportunities for local businesses and service providers in supplying to the project. -Where feasible, align delivery of opportunities across local projects to maximise benefits for service providers.	
Construction, Operation	Health and Wellbeing	Public safety fears including concentration of workforce population in the proposed accommodation facility, bushfire risk, aviation and potential for blade throw.	Negative	No		Yes	Reduced safety of roads (and potentially school bus routes etc.) due to construction traffic.	Yes	Yes	Yes	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Required	Targeted SA consultation	Targeted research	No	Implementation of safety and bushfire management plans.	
Operation	Livelihoods, surroundings	Enhanced intergenerational equity as a result of sustainable energy generation.	Positive	Yes - other project	Humelink	Yes	Numerous projects are anticipated to be constructed over the next 10 years. Nearby projects include Jeremiah Wind Farm, Humelink, Snowy 2.0, CLARA Energy Project Rosedale.	No	No	Yes	No	No	No	No	No	No	Minor	Required	Not required	Targeted research	No	Not required
Construction, Operation	Community, Health and wellbeing, Decision-making systems	Enhanced community wellbeing and cohesion due to project-provided community grants supporting community initiatives and improvements to social services.	Positive	No		Unknown		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Required	Targeted SA consultation	Targeted research	No	Establishment of a Community Sponsorship Program under a broader Community benefit sharing program. Proactive support and establishment of a community benefit plan that supports infrastructure and service provision improvements such as local roads and community facilities.	
Construction	Health and wellbeing	Concerns associated with workforce health and wellbeing.	Negative	No		No		Unknown	No	Yes	No	Unknown	Unknown	Unknown	Unknown	Unknown	Standard	Required	Targeted SA consultation	Targeted research	Yes	Implementation of traffic, bushfire and safety management plans, including risk minimisation for workers.

INSERT NEW ROWS ABOVE THIS ROW

Australia

SYDNEY

Level 10 201 Pacific Highway
St Leonards NSW 2065
T 02 9493 9500

NEWCASTLE

Level 3 175 Scott Street
Newcastle NSW 2300
T 02 4907 4800

BRISBANE

Level 1 87 Wickham Terrace
Spring Hill QLD 4000
T 07 3648 1200

CANBERRA

Suite 2.04 Level 2
15 London Circuit
Canberra City ACT 2601

ADELAIDE

Level 4 74 Pirie Street
Adelaide SA 5000
T 08 8232 2253

MELBOURNE

Suite 9.01 Level 9
454 Collins Street
Melbourne VIC 3000
T 03 9993 1900

PERTH

Suite 3.03
111 St Georges Terrace
Perth WA 6000
T 08 6430 4800

Canada

TORONTO

2345 Yonge Street Suite 300
Toronto ON M4P 2E5
T 647 467 1605

VANCOUVER

422 Richards Street Unit 170
Vancouver BC V6B 2Z4
T 604 999 8297

CALGARY

700 2nd Street SW Floor 19
Calgary AB T2P 2W2



[linkedin.com/company/emm-consulting-pty-limited](https://www.linkedin.com/company/emm-consulting-pty-limited)



emmconsulting.com.au



 **EMM**
creating opportunities

NEOEN