

Notice of Intent to Develop Wind Farm in Central Highlands Tasmania

Bashan Wind Farm



Prepared by: Goldwind Australia Pty Ltd on behalf of Bashan Wind Farm Pty Ltd

October 2024

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INTRODUCTION

This Notice of Intent (NOI) is lodged by Goldwind Capital (Australia) Pty Ltd on behalf of Bashan Wind Farm Pty Ltd (the Proponent) in respect of the Bashan Wind Farm (the Project).

The purpose of this document is to:

- Confirm the approvals pathway the proponent wishes to pursue;
- Provide information about the project for the EPA to consider and provide appropriate Project Specific Guidelines; and
- Confirm the contact person for liaison with EPA and all other regulators.

Section 27B(2) of the *Environmental Management and Pollution Control Act 1994* stipulates that a NOI must contain certain information. This NOI has been prepared by Goldwind on behalf of the Proponent and includes the information required as outlined in EPA's *Guidelines for Preparing a Notice of Intent*.

1. THE NAME AND CONTACT DETAILS OF THE PROPONENT

The name and contact details of the person lodging the application. The person likely to make an application to the relevant Council for a permit. Provide also the name and contact details of the person or organisation lodging the NOI, if different.

This NOI is lodged by Goldwind Capital (Australia) Pty Ltd (Goldwind) on behalf of its wholly owned subsidiary, Bashan Wind Farm Pty Ltd. Please direct any enquiries in relation to this NOI to the person lodging this NOI on behalf of Goldwind, as detailed below:

1.1 Proponent representative and contact details

Contact: David Rogers
Address: Level 4, North Tower, 485 La Trobe Street, Melbourne, Victoria 3000
Phone: +61 0459 863 506
Email: davidrogers@goldwindaustralia.com
Position: Development Manager, Senior Environmental Scientist
Company: Goldwind Capital (Australia) Pty Ltd

1.2 Proponent (Applicant) Details

Proponent: Bashan Wind Farm Pty Ltd
Contact: David Rogers
Address: Level 25, Tower 1, 100 Barangaroo Ave Barangaroo NSW 2000
ABN: 37 680 340 381
ACN: 680 340 381

2. NAME OF PROJECT AND ITS LOCATION

The name of the proposed project and its location. The project location should include all land parcels, including easements, reserves and roads, within which works or changes of use are proposed (consistent with permit application to be lodged with the relevant Council).

The name of the Project is the Bashan Wind Farm (the Project) which is located on the Bashan Plain to the south of the existing Cattle Hill Wind Farm between Lake Echo (to the west), Bashan Road (to the east) and Victoria Valle Road (to the south). The land is predominantly held in private ownership by several landowners. There are a few small parcels of land retained by the Crown which are generally unused road reserves. None of the proposed turbine sites fall in these Crown land parcels, however some of the wind farm ancillary works, such as access roads, may cross these Crown parcels.

As required under s52 of the *Land Use Planning and Approvals Act 1993*, the private landowners will be notified prior to the lodgment of any development application to the Planning Authority, and the necessary consents will be obtained from the Crown.

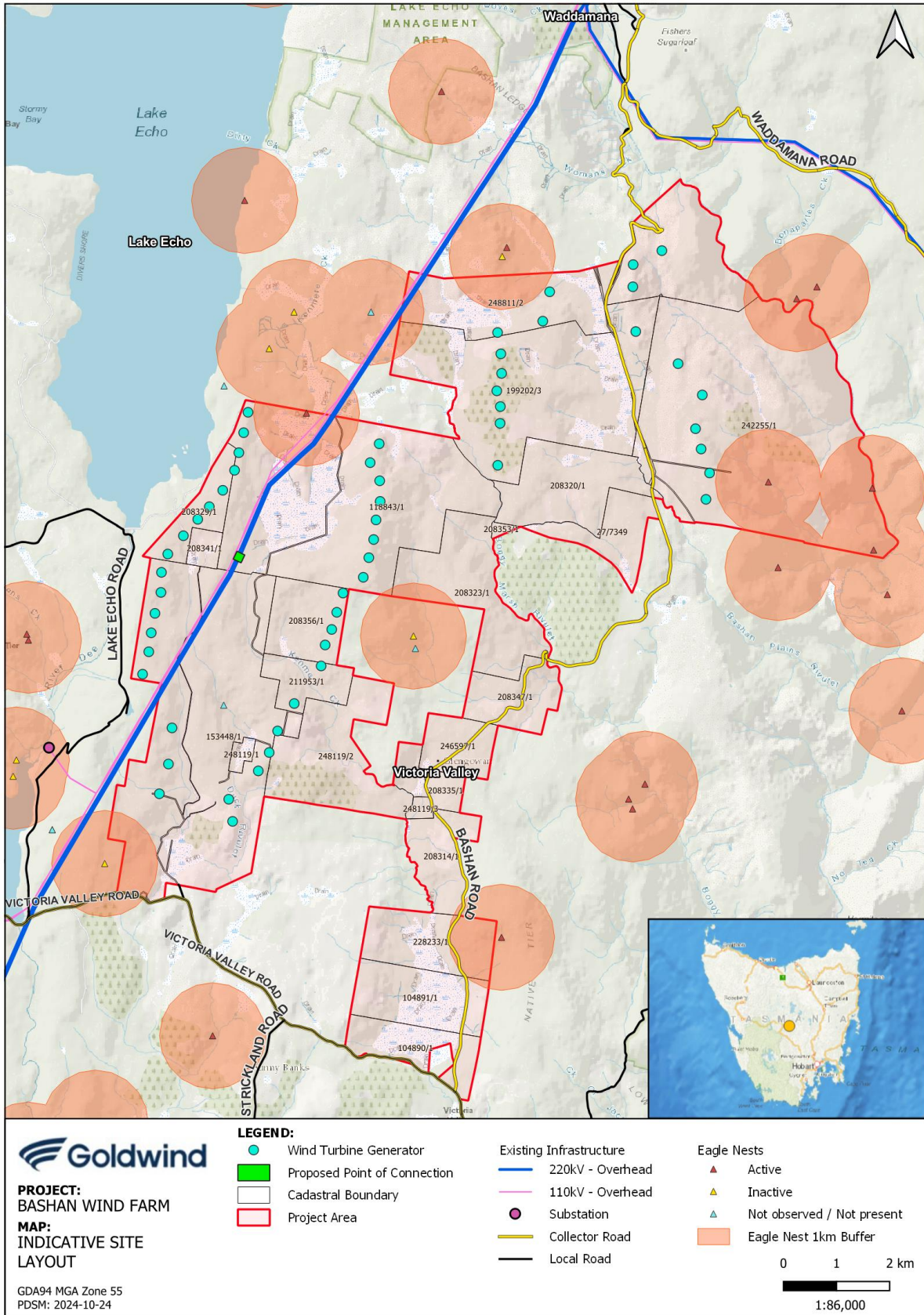


Figure 2-1: A map of the proposed Project layout

The following tables list the private freehold parcels within the project area. Some of these parcels contain Benefiting Easements for access and burdening easements for electricity infrastructure, Private Timber Reserves, Forestry Rights and retained Crown Road reserves (listed below).

PID	VOLUME	FOLIO	LAND TENURE	Notes
5474213	199202	3	Freehold Title (private ownership)	Burdening Easements, "Stock easement"; Burdening Easement, right or carriageway;
7458954	104890	1	Freehold Title (private ownership)	
7458954	104891	1	Freehold Title (private ownership)	
2860741	153448	1	Freehold Title (private ownership)	Burdening easement, transmission line easement; Wayleave easement, Aurora Energy; Forestry rights, Gunns;
2860741	211953	1	Freehold Title (private ownership)	Private timber reserve; Reserved Roads
7458954	228233	1	Freehold Title (private ownership)	
2860741	248119	1	Freehold Title (private ownership)	Private timber reserve; Reserved Roads
2860741	248119	2	Freehold Title (private ownership)	
2917138	248119	3	Freehold Title (private ownership)	
5474205	242255	1	Freehold Title (private ownership)	Private timber reserve; Reserved Roads; Bashan Road Reserve
5474176	118843	1	Freehold Title (private ownership)	Benefiting easement, carriageway; Burdening easement, Transmission line; Forestry rights FEA; Private Timber Reserve
5474221	178857	1	Freehold Title (private ownership)	Benefiting easement, carriageway; Burdening easement, Transmission line.
2917138	147572	1	Freehold Title (private ownership)	New title reference due to historic title 27/7349 updated by Land Titles Office, Oct 2024
2917138	208314	1	Freehold Title (private ownership)	
2917138	208320	1	Freehold Title (private ownership)	Private Timber Reserve
2917138	208323	1	Freehold Title (private ownership)	

PID	VOLUME	FOLIO	LAND TENURE	Notes
2917138	208326	1	Freehold Title (private ownership)	
5474168	208329	1	Freehold Title (private ownership)	Private Timber Reserve
2917138	208332	1	Freehold Title (private ownership)	Private Timber Reserve
2917138	208335	1	Freehold Title (private ownership)	Private Timber Reserve
5474168	208341	1	Freehold Title (private ownership)	Private Timber Reserve
2917138	208347	1	Freehold Title (private ownership)	Private Timber Reserve
2917138	208353	1	Freehold Title (private ownership)	Private Timber Reserve
5474141	208356	1	Freehold Title (private ownership)	Private Timber Reserve
2917138	246597	1	Freehold Title (private ownership)	

Table 2-1: Land title information for the Project land

TRANSEG_ID	TRANSPORT CLASS	USER TYPE	PRI_NAME	TSEG_FEAT	SHAPE_LEN (Metres)
2100325	Collector Road	Public	Bashan Road	Road Segment	725
6256542	Collector Road	Public	Bashan Road	Road Segment	1251
6366252	Collector Road	Public	Bashan Road	Road Segment	439
2100578	Collector Road	Public	Bashan Road	Road Segment	1324
2100327	Collector Road	Public	Bashan Road	Road Segment	1137
6256446	Collector Road	Public	Bashan Road	Road Segment	3271
6256494	Collector Road	Public	Bashan Road	Road Segment	56
2090093	Vehicular Track	Public	Glenmark Road	Road Segment	286
NA	Crown Reserve	Public	NA	Reserved Road	230
NA	Crown Reserve	Public	NA	Reserved Road	420
NA	Crown Reserve	Public	NA	Reserved Road	615
NA	Crown Reserve	Public	NA	Reserved Road	860
NA	Crown Reserve	Public	NA	Reserved Road	1820
NA	Crown Reserve	Public	NA	Reserved Road	3865

Table 2-2: Crown Land and Road reserves affected by the Project layout

Most of the roads within the Project area are private unmade roads, some of which are located within unmade Crown Road reserves.

3. BACKGROUND OF THE PROJECT PROPONENT

Background of the project proponent, including details of the proponent's experience and financial capacity to undertake the project and his, her or its contact details. Include the proponent's name (the name of the legal entity). Registered address, postal address, ACN (if relevant), telephone number and email address.

3.1 Proponent representative and contact details

Contact:	David Rogers
Address:	Level 4, North Tower, 485 La Trobe Street, Melbourne, Victoria 3000
Phone:	+61 0459 863 506
Email:	davidrogers@goldwindaustralia.com
Position:	Development Manager, Senior Environmental Scientist
Company:	Goldwind Capital (Australia) Pty Ltd

3.2 Proponent (Applicant) Details

Proponent:	Bashan Wind Farm Pty Ltd
Contact	David Rogers
Address:	Level 25, Tower 1, 100 Barangaroo Ave Barangaroo NSW 2000
ABN:	37 680 340 381
ACN:	680 340 381

3.3 Goldwind Australia Profile and Relevant Entities

Goldwind is a global leader in the manufacturing and installation of wind turbines across six continents. The company has over 20 years' experience in developing wind turbines, with over 47,000 turbines installed worldwide, totalling more than 110 GW of generation.

Goldwind Australia was established in 2009 with offices in Sydney and Melbourne. Goldwind has built and currently operates more than 1.5 GW of wind and solar farm projects in Australia, including Australia's largest project, the 530 MW Stockyard Hill Wind Farm in Victoria. The company also has more than 3GW in development or under construction across the country. The company constructed, owns and operates the Cattle Hill Wind Farm, which is in the Central Highlands and adjacent to the proposed Project.

Bashan Wind Farm Pty Ltd is a wholly owned subsidiary of Goldwind.

Goldwind is a signatory to the Best Practice Charter for Renewable Energy Projects and operates in accordance with a certified *ISO14001:1 Environmental Management System* which is applied across all its project interests in Australia.

3.4 Goldwind Development Experience

Goldwind has developed, financed, constructed, divested and maintains and operates, several wind and solar farms across Australia.

Name	Capacity	Comments
White Rock Wind Farm	175 MW	Purchased as an early-stage development project. Completed and constructed by Goldwind. Jointly owned by CECEP Wind Power (75%) and Goldwind (25%). Goldwind provide operation and maintenance services.
White Rock Solar Farm	20 MW	Developed by Goldwind as part of the White Rock Wind Farm project. 100% owned and operated by Goldwind.
Stockyard Hill Wind Farm	530 MW	Purchased from Origin Energy in 2017 as a late-stage development project. Planning permit amendment secured and constructed by Goldwind. Now owned by Nebras Power (49%), Palisade (49%) and Goldwind (2%). Goldwind provides operation and maintenance services.
Morton's Lane Wind Farm	19.5 MW	Project purchased and constructed by Goldwind. 100% owned by Prime Super. Goldwind provides operation and maintenance services.
Moorabool Wind Farm	312 MW	Northern and Southern sections (50 and 54 turbines respectively). Purchased from Westwind Energy and constructed by Goldwind. Owned by BJEI (51%) and Nebras Power (49%). Operated and maintained by Goldwind.
Gullen Solar Farm	10 MW	Developed by Goldwind as part of the Gullen Range Wind Farm project. Owned by BJCE Australia. Goldwind does not provide operations and maintenance.
Gullen Range Wind Farm	165.5 MW	Developed and constructed by Goldwind. Owned by BJCE Australia, Goldwind provides operation and maintenance services.
Esperance Power Project	9 MW	Developed and owned by Pacific Energy. Wind turbines supplied and installed by Goldwind. Operated and maintained by Goldwind.
Clarke Creek Wind Farm	450 MW	Developed by Lacour Energy and Goldwind under a joint venture arrangement with Goldwind. Purchased by Squadron Energy with Turbine Supply and Install and O&M agreements with Goldwind. Currently under construction.
Cattle Hill Wind Farm	148.4 MW	Developed and constructed by Goldwind. Owned by Power China (80%) and Goldwind (20%). Operated and maintained by Goldwind.
Biala Wind Farm	110 MW	Partially developed and constructed by Goldwind (wind turbines only). Owned by BJCE Australia. Goldwind provides operation and maintenance services.
Baldon Wind Farm	1440MW	Under development in the NSW SW-REZ. Development application lodged. Jointly owned and developed by Goldwind and OMNI Pty Ltd.

Table 3.1 Goldwind projects in Australia

3.5 Operational Experience

As an Original Equipment Manufacturer (OEM) of wind turbines, Goldwind's wind farm development business model is focussed on installing Goldwind turbines. Goldwind either seeks to develop its own projects or provides Goldwind turbines to other wind projects under a Turbine Supply and Install (TSI) services agreement. Goldwind also provide turbine service and maintenance services for the life of a project under Warranty Operation and Maintenance (WOM) contracts with project owners. This means that even if a project developed by Goldwind is sold to another entity at some point during its development or operation, Goldwind typically maintains an ongoing presence and role on the project for the duration of its operating life.

Further details about Goldwind can be found at the following link: [Wind power solutions, Wind turbine & Wind farm | GOLDWIND Australia](#) As shown in Table 3.2, Goldwind has existing WOM contracts for most of its wind and solar interests in Australia. However, the project with most relevance to the Project is the Goldwind owned and operated the Cattle Hill Wind Farm (CHWF), located on an adjoining property north of the proposed Bashan site. A summary of the CHWF is presented below.

3.6 Cattle Hill Wind Farm, Central Highlands Tasmania

Goldwind has had a presence in the Central Highlands since 2017, following the acquisition of CHWF. The CHWF was built during 2018/19 and is operated and maintained by Goldwind under its registered Tasmanian entity, Goldwind Tasmania Constructions Pty Ltd (GWTC). The CHWF has been successfully integrated into the local community, with no formal complaints received during nearly 5-years of operation. The CHWF has maintained a strong track record of compliance and managing environmental issues.

Cattle Hill Wind Farm is an operating wind farm located in Tasmania's Central Highlands directly east of Lake Echo and to the southwest of Waddamana Village. The wind farm commenced full operation on 4 August 2020 and is authorised to export a maximum of 144 MW to the electricity network via a connection to an existing TasNetworks transmission line that passes through the site.

The Development Manager for the Project has been a key member of the CHWF team since 2018 and has been responsible for managing compliance with most of the CHWF's local, state and commonwealth approvals throughout development, construction, and operation to date. This includes the installation, testing and implementation of IdentiFlight™, which is a system designed to reduce collision risk with the Tasmanian Wedge-Tailed Eagle.



Figure 3-1: Cattle Hill Wind Farm showing GW140/3.0MW turbine and IdentiFlight station

The proposed Project provides an excellent opportunity to draw on this experience and incorporate the many lessons learnt into the development process for a new project.

3.7 Goldwind Australia Environmental Policy

Goldwind is committed to managing the environment impacts associated with construction and operation of its wind farm interests in Australia and has established and maintains an ISO14001 certified Environmental Management System (EMS) covering all aspects associated with planning, construction and operation of wind farms for this purpose.

3.8 Compliance Track Record

Goldwind maintains an excellent compliance track record, with no proceedings under any Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources.

The CHWF which adjoins the proposed Bashan wind farm area, has a strong compliance track record and very few formal complaints received from the community in which it operates, most of which were received during the intensive construction phase of the project in 2019. The CHWF has now operated for five years, and is staffed by an all-Tasmanian service team, with support provided by specialist staff from other Goldwind offices as required.

4. A DESCRIPTION OF THE PROPOSED PROJECT

A description of the proposed project, including its key physical components. The Project description should include all works or change of use which will form part of an application for a permit to be lodged with the relevant Council. If the proposal relates to an existing activity, provide details of any current regulatory approvals including land use planning permit, environmental protection notice, license, etc.

The proposed layout and design for the project is based on a total generation capacity of 434 MW which would require three separate 144MW connections to the electricity network. Four Goldwind turbine models ranging between 6.0 – 8.0 MW capacity are being reviewed and assessed to determine the most appropriate turbine model (or combination of turbine models) for the project, following which the layout will be refined as required.

A wide range of factors is being considered in development of the wind farm layout and infrastructure locations, including but not limited to site constraints, planning overlays, environmental sensitivity, constructability, wind and energy yield modelling, ecological studies, eagle monitoring, and discussions with members of the local community.

The current (indicative) layout is based on 56 GW 7.8 MW turbines which has considered the following studies and minimum setbacks to sensitive areas:

- Two years of Wedge-Tailed Eagle Utilisation Monitoring
- Eagle GPS tagging and tracking in conjunction with the University of Tasmania
- Known Eagle Nest Checks
- Two years of Seasonal Bird Utilisation Surveys
- Terrestrial fauna monitoring via network of wildlife camera across the site
- Aboriginal Heritage Surveys
- European Built Heritage Surveys
- Protected Flora Surveys
- Vegetation community surveys and mapping
- Noise Monitoring and Modelling
- Shadow Flicker
- Avoidance of remnant vegetation
- Avoidance of high-quality eagle habitat
- A minimum 1km buffer around known eagle nests
- A minimum 2km setback from non-participating residential dwellings

The wind farm will be connected to the existing TasNetworks transmission line, which runs through the project area, via a new switching yard and a central substation to be constructed on site. It is thought that an additional two collector substations will need to be constructed on site to complete the electrical layout. Each turbine will be connected to the central substation or collector substation via underground cables. There are two options currently under consideration to connect the collector substations to the central substation

1. Via underground cables; or
2. Via overhead powerlines within or adjacent to the existing TasNetworks transmission easement.

In addition to the turbines, hardstands, substations, and reticulation discussed above, the following infrastructure is proposed as part of the Project.

- A permanent operations and maintenance facility and storage area;
- Up to 3 wind monitoring masts;
- Battery Energy Storage System;
- An upgraded version of the Identiflight system installed at the CHWF
- Upgrading of existing internal access roads
- Construction of some stretches of new internal access roads;
- Temporary concrete batching plants;
- Temporary construction compounds (Offices, meeting rooms, meals area, toilets etc) and site storage buildings.

Construction of the wind farm will require quarried material for foundations, internal access roads and turbine hardstands. Specific quantities of material will be determined once the turbine model and layout have been finalised. Goldwind intends to source all quarried material locally to the extent possible. There are several quarries in the area which provided material for the construction of the CHWF and will likely be used during the construction of the Project.

It is anticipated the Project will require a construction period of approximately 36 months.

5. OUTLINE AND PROPOSED LOCATION OF THE PROJECT

An outline of the proposed location of the project and general site location map.

The proposed Project will be in the Central Highlands, approximately 30 kilometers south of the geographical center of Tasmania, south of the CHWF, and southwest of Waddamana village. This area is a sparsely populated and relatively isolated part of the Central Highlands which ranges in altitude from approximately 700 - 950 meters above sea level.

The Project area is located across five privately owned properties. Land use activities within the Project area are principally farming (sheep and cattle), forestry, Private Timber Reserves and includes operation and maintenance of the TasNetworks electricity transmission line.



Figure 5-1: Proposed BASHAN Wind Farm Location

Existing land uses surrounding the site area include:

- Cattle Hill Wind Farm is located on land adjoining to the north;
- The TasNetworks electricity substation is located at Waddamana, to the northeast, along with the Waddamana Power Station Museum and heritage site, and Waddamana Village.
- To the east is the Ouse River Valley, and further east Waddamana Road (also known as “the Power Trail”);
- TasNetworks high voltage transmission lines (these pass through the wind farm site) and extend to the north and south;
- Lake Echo power station is located to the west of the southern part of the site;
- There are several man-made dams, lagoons and lakes associated with hydroelectric energy generation in the area, including Lake Echo to the northwest of the project site, and Dee Lagoon to the southwest, both of which are also used for recreational fishing; and
- Forestry operations managed by Sustainable Timbers Tasmania and private plantation and Private timber reserves are also located on adjoining land to the west and east.

All land adjoining the project area to the west is used for forestry, and land adjoining the project area to the east is a mix of farming, forestry, and recreational game hunting. While there is one permanently occupied dwelling on adjoining titles to the project area, there are scattered dwellings in the area, which are both permanently and intermittently occupied.



Figure 5-2: Bashan wind farm project area and surrounding energy infrastructure

5.1 Alternative Sites Considered

Several alternative sites were investigated while selecting the site, with sites considered around the Great Lakes, Liawanee, and other locations. While these sites were deemed viable for development in terms of wind resources, grid access etc., they were generally ruled out based on potential to disturb the character of the Central Highlands due to high visibility of turbines in close proximity to public places such as the Great Lake and the Central Plateau Wilderness Area.

The preferred site, adjacent to CHWF, presented an opportunity for a project with much lower visibility of turbines, further from major roads, highways and public areas, which was considered more compatible with the surrounding area.

5.2 Site Suitability

Goldwind identified the Project area as suitable based on its extensive experience developing projects across Australia but more particularly through the development, construction, operation and maintenance of the adjoining CHWF in the Central Highlands.

The area selected for the Project has a long history of use for renewable energy dating back to the early 1900s, when Tasmania's first Hydro Electric Power Station, Waddamana Power Station, was developed in 1914. Associated developments include the development of the TasNetworks electricity network / powerline corridor which crosses through the proposed Bashan site, diversion of the Ouse River to create man-made lakes including Lake Echo and Dee Lagoon, and construction of the Lake Echo Power Station. The Waddamana Power Station operated until its closure in the 1960s and is now a heritage museum, with access via Waddamana Power trail, now a tourist route.

The CHWF has continued Waddamana's association with renewable energy, and its presence has contributed to the rejuvenation of the once thriving Waddamana Village, now an accommodation village. Tours of Waddamana Museum now incorporate reference to the CHWF in discussing the history of renewable energy in this area, with CHWF turbines providing the perfect visual backdrop. Visitors to the museum or accommodation facilities at Waddamana can often witness turbines 6, 7, 8, and 9 shutting down and starting up under the protective eye of the IdentiFlight™ system as Wedge-tailed Eagles fly past these turbines.

The CHWF has shown that a wind farm in this area can be successfully integrated into both the community and the environment. Goldwind believes another wind farm in the same area will continue the area's legacy of renewable energy in Tasmania.

In addition to the historical use for power generation, the site is considered suitable for development of a wind farm for the following reasons:

- The area is relatively remote with a low population density;
- The wind farm location does not intersect with any world heritage or sensitive areas;
- The site is within the candidate Renewable Energy Zone (REZ) identified by AEMO as suitable for co-location of multiple renewable energy projects and would provide a significant contribution to the 2030 and 2040 Tasmanian renewable energy targets;
- Several TasNetworks transmission lines run through the site that provide an excellent direct access to the Tasmanian electricity network without the need for any major augmentation to connect to the network;
- The area has a proven and strong wind resource;
- The area has a number of existing land uses compatible with the proposed use;
- Landowner participation – all landowners with occupied dwellings in the area are participants in the Project;
- Environmental Impact – much of the site has been previously disturbed or modified, and the vegetation and habitat is of low to moderate quality with manageable impacts;
- Efficiency of construction – the site has an existing network of forestry roads, and delivery of components will utilise the access developed for the adjoining CHWF; and

- Lessons learned from the development of the adjoining CHWF can be incorporated into the Project, which shares many of the same species, vegetation, underlying geology and natural values to enhance project outcomes.

Goldwind believes the proposed Project should not be highly contentious and is seeking open dialogue and feedback from surrounding communities.

6. STAKEHOLDER CONSULTATION PROCESS

An outline of the stakeholder consultation process undertaken or proposed to be undertaken, including the consultation method, stakeholders consulted or to be consulted and the issues raised or to be raised.

6.1 Consultation Underway and Proposed

Consultation with project participants commenced in 2021, and has continued through the development process, resulting in three additional landowners being added during 2023.

A letter drop to all residents within 5km of potential turbine sites was undertaken in April 2024, as a means of making initial contact with local neighbours, with many of the houses not being permanently occupied. Follow up meetings and discussions have been held since and are ongoing.

At this stage, no major concerns have been identified however discussions are ongoing. Most people living locally should have a reasonable expectation of the potential impacts, due to adjoining CHWF which has operated for nearly 5 years.

6.2 Approach to Consultation

Based on experience from CHWF, a shop front in Bothwell or another regional town is not considered to be the most effective way to engage with the Central Highlands community. Bothwell is a relatively small, regional town which is dispersed over a large area and is geographically removed from the project. The preferred approach involves:

- a website providing an interactive 'digital shopfront' with information about the Project;
- targeted advertising in all Central Highlands townships;
- attendance at events and venues within the region targeting various demographics;
- in person consultation with neighbours and near neighbours;
- in person meetings by appointment available to anyone; and
- Dedicated 1800 telephone number and project email address.

6.3 Complaints and Enquiries

The Project's Complaints and Enquiries Plan outlines the procedures to follow if an enquiry or complaint is made by a member of the community in relation to the project. Multiple points of contact will be available for members of the public to make a complaint or raise an enquiry, including by email, written communications, in-person by appointment, phone communications, and attendance at events and venues published on the project website.

6.4 Website

The project website (www.Bashanwindfarm.com) will be used as the primary source of project related information and community engagement management such as enquiries and highlighting key events. It will provide a permanent means for members of the public to get in touch with the

project team and receive responses to enquiries. The website will continue to serve as an important communication tool throughout the operational life of the wind farm.

6.5 Events

The project team will publish a calendar of events that the project team will be attending on the website for those interested to learn more about the project and to submit inquiries. Due to the limited number of public events available for attendance across the Central Highlands, members of the project team will also be available for in person-meetings upon request. The calendar of upcoming events is published under the events section of the Bashan project website.

6.6 Stakeholder Engagement Plan

A Stakeholder and Community Engagement Plan (SaCEP) has been developed to guide engagement methods and activities for the project. The plan identifies key stakeholder groups, and the methods and frequency of engagement activities for each. The plan covers both community and regulatory stakeholders.

A Goldwind Community Engagement Manager has been dedicated to the Project and will oversee the implementation of the SaCEP and application of the Complaints and Enquiries Plan.

The Project Development Manager and team will be seeking input from the surrounding community and will be available for in-person visits to any residents within Central Highlands.

6.7 Community Benefits

Community benefits and neighbour benefit arrangements are under consideration and subject to finalisation in consultation with the local community and those most effected by the project.

Further details will be shared via the project website.

7. DESCRIPTION OF THE PHYSICAL ENVIRONMENT THAT MAY BE AFFECTED BY THE PROJECT

A general description of the physical environment that may be affected by the project.

The project area is held in private ownership and is dominated by forestry plantations, private timber reserves and cattle and sheep grazing. Much of the land directly adjoining the wind farm site is used for private timber production. This includes large Sustainable Timber Tasmania (STT) forests adjoining the west, east, and south of the Project site. The surrounding area is described as follows:

- The northern boundary of the proposed Project adjoins the CHWF a project developed, operated and maintained by Goldwind, which commenced operation in August 2020;
- Adjoining land to the west of the project is owned by STT and used for timber production / harvesting;
- At the northern end of the project site, Lake Echo lies immediately beyond the forestry operations and Lake Echo Road;
- Most of the land adjoining the eastern boundary of the site is owned by landowners participating in the project and is used for forestry and farming. A portion of the Bashan South site adjoins land owned by Forestry Practices Australia, which is also used for forestry purposes;
- Further to the east, lies Bashan Road;
- Victoria Valley Road forms the southern boundary of the site, where a southern vehicle access to the site is available via Glenmark Road.

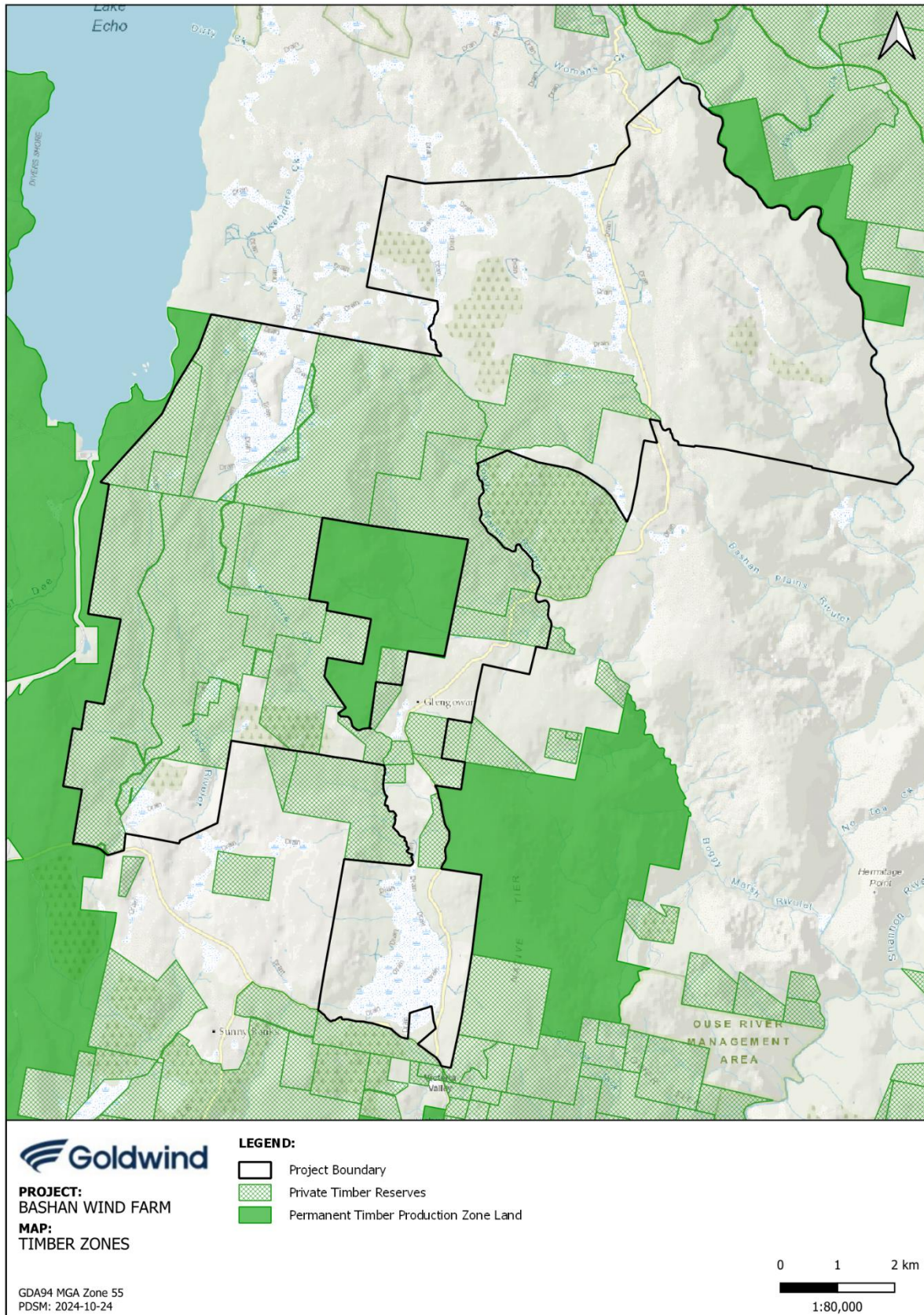


Figure 7-1: Forestry operations in the Project area

The site is predominantly undulating hills ranging from 700m- 900m above sea level. There are a limited number of waterways that pass through the site including Kenmere creek, Duck and Bashan rivulets. There are also marshes within the Project area including 5- Mile, Boggy and Martin Cash's Marshes.

There are no areas of national park, conservation areas, nature reserves or state reserves within or adjacent to the project area. Most of the Project area is covered by a Private Timber Reserve overlay and the surrounding areas by commercial forestry operations.

The site geology is dominated in the north by underlying basalt with the southern portion being generally dolerite formations. No geo-conservation sites are present on the site.

TASVEG 4.0 mapping shows the site is made up of a combination of plantation forestry and native vegetation classes. The site also contains several threatened communities. Although the site is dominated by plantations, the areas of native vegetation as well as the freshwater environments provide potential habitat for threatened and non-threatened flora and fauna.

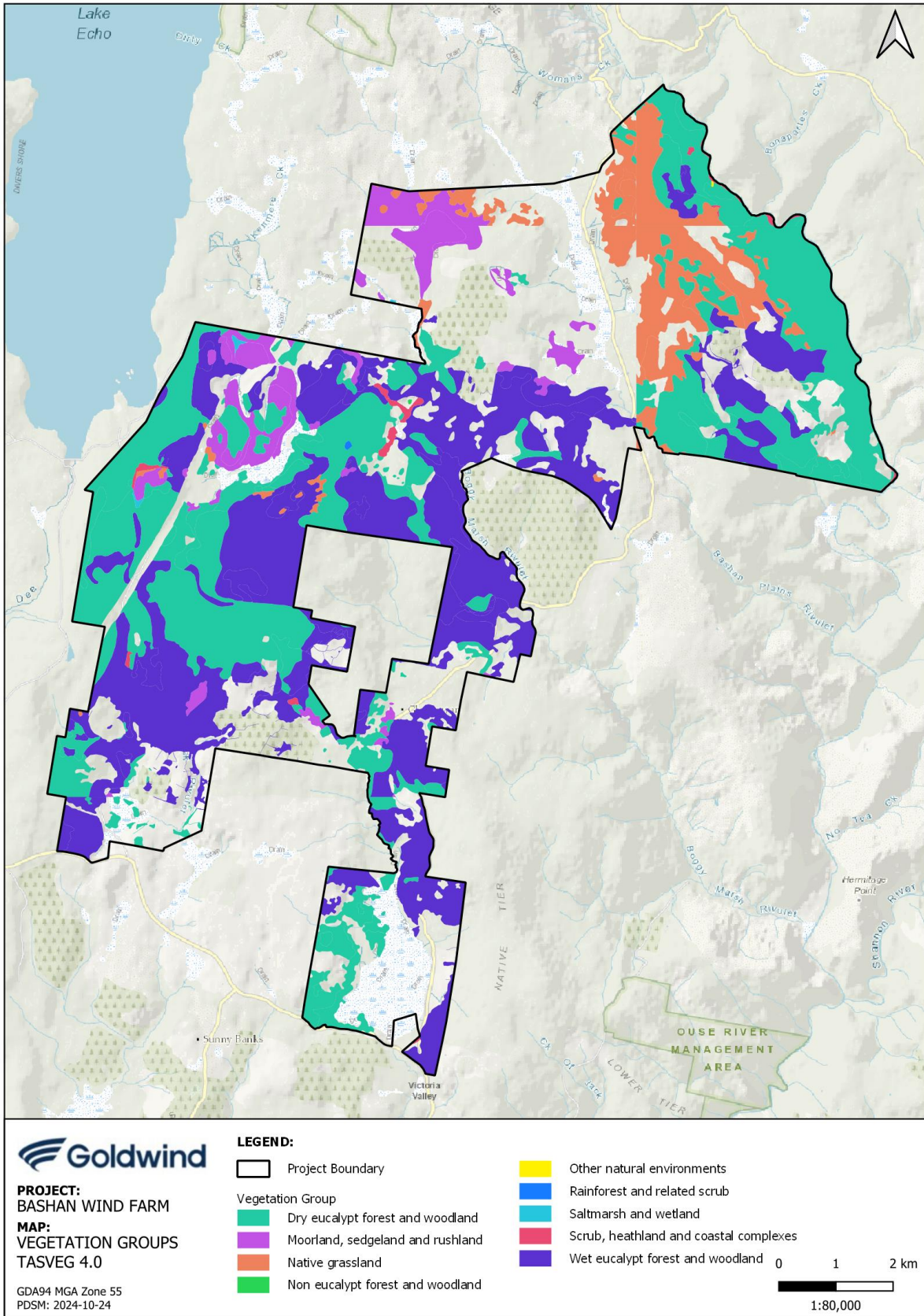


Figure 7-2: Vegetation Groups (source TASVEG 4.0) in the Project area

Natural Values Atlas and Protected Matters Reports were generated for the project site, and these identified several threatened communities and endangered flora and fauna species as being present or likely to be present within the site. These searches identified three threatened ecological communities, 24 listed threatened species and 9 listed migratory species which are predicted to occur within the project area.

A summary of the Protected Matters Report species is provided below:

Threatened communities

- Alpine sphagnum bogs and associated ferns
- Tasmanian forests and woodlands dominated by black gum or Brookers gum (*Eucalyptus ovata*/*Eucalyptus brookeriana*), and
- Tasmanian white gum (*Eucalyptus viminalis*) wet forest.

Threatened species

Flora

- Midlands Mimosa (*Acacia azillaris*)
- Native Wintercress (*Barbarea Australis*)
- Miena Cider Gum (*Eucalyptus gunnii*)
- Clover Glycine (*Glycine latrobeana*)
- Liawenee Greenhood (*Pterostylis pratensis*)
- Swamp Everlasting (*Xerochysum palustre*)

Fauna

- Tasmanian Wedge-Tailed Eagle (*Aquila audax subsp. fleayi*)
- Curlew Sandpiper (*Caldris ferruginea*)
- Tasmanian Azure Kingfisher (*Ceyx azureus diemenensis*)
- Tasmanian Masked Owl (*Tyto novaehollandiae castanops*)
- Spotted-tail Quoll (*Dasyurus maculatus subsp. maculatus*)
- White-bellied sea-eagle (*Haliaeetus leucogaster*)
- Ptunarra Brown Butterfly (*Oreixenica ptunarra*)
- Eastern Barred Bandicoot (*Perameles gunnii*)
- Tasmanian Devil (*Sarcophilus harrisii*)

It is anticipated that disturbance of most of the native vegetation can be avoided, and additional surveys will need to be undertaken to determine the presence or likelihood of any native and threatened species.

Initial studies and investigations have been undertaken to determine the suitability of the site for a wind farm, mapping of site characteristics, and the identification of constraints and any fatal flaws. This information was used to guide the current project layout.

8. KEY ISSUES IDENTIFIED TO DATE

The key environmental, health, economic and social issues identified for the project to date.

Goldwind is a signatory to the Clean Energy Council's best practice Charter for Renewable Energy Developments. A SaCEP has been prepared for the Project which will guide all community engagement. From experience at CHWF, and based on discussions with members of the community to date, the following aspects of the proposal are likely to be relevant:

8.1 Community Issues

- Visual impact of turbines. While the Bashan site is remote, it is likely that the turbines will be visible from surrounding dwellings and the users of the local roads around the project site. The turbine layout has already been modified in response to the early community consultation and further amendments will be considered as the development progresses;
- Aboriginal Heritage Values. A heritage assessment of the site has been conducted and has found no significant issues. Consultation with the Aboriginal community will be undertaken as the project progresses;
- Noise impacts during construction and operation. Given the very low density of housing and that most of the local houses are owned by project participants, it is considered unlikely that construction noise will be a major issue. Turbines have not been placed closer than 2km from the nearest neighbouring dwelling, with most neighbouring houses more than 5km from a turbine. It is unlikely that operational turbine noise will be a significant issue; and
- Bushfire and emergency management. The development of the Project will see the construction and improvement of local access roads throughout the site. This type of road network has been seen to be extremely helpful for fire management on the adjacent CHWF. The Project will seek to initiate or support innovative solutions to reduce the risk of fire in the project area.

8.2 Environmental Issues

The project area covers approximately 6,793 hectares which is dominated by Private Timber Reserves, plantation forestry and open grazing land.

- Potential for eagle and other bird mortalities. Aside from mandating a 1km turbine setback from all known eagle nests, the Proponent will seek to avoid high eagle utilization areas. The Proponent will incorporate the use of the Identiflight™ Avian identification and avoidance system which has been successfully installed at the Cattle Hill Wind Farm. This system has been pivotal in the reduction of eagle impacts during the operation of the CHWF. The Bashan project will benefit from the valuable in-house knowledge of this system and lessons learned from the CHWF experience to mitigate the risk of eagle and other bird mortalities; and
- Potential impacts on terrestrial fauna. The clearing of native vegetation and potential habitat loss for native and endangered fauna. A large part of the site is covered by private timber reserves and plantation forestry or open grazing land. There is an extensive existing network of forestry roads around the site which will be upgraded with minimal disturbance. Careful siting of turbines will reduce the impact further.

8.3 Local Socio-Economic Issues

Most of the above issues are common to wind farm projects, however the project team considers the below issues are likely to be of more significance to residents of the Central Highlands include:

- Compatibility with the character of the Central Highlands area. We propose that this area of the Central Highlands has a long history of energy and renewable energy developments. The CHWF has been largely accepted by the community and we expect the construction of additional turbines in the same area will not pose a significant change to the existing character of the area;
- Management and access to recreational fishing lakes during construction. The construction of the Project should not have a major impact on the accessibility to the recreational fishing lakes in the region;
- The cumulative impact of wind farms in a similar location. As noted above, Goldwind has successfully integrated the CHWF into the area. We do not consider that the addition of the Bashan turbines will significantly change the existing character of the area. We strongly believe that the careful integration of the IdentiFlight™ system will mitigate any additional risk to the local Wedge-tailed Eagle population;
- Benefit sharing arrangements which benefit the area without over developing it.
- Open and transparent dialogue about the project;
- A project team which works with locals to address concerns proactively.
- Employment and educational opportunities; and
- How accommodation workforce will be managed during construction.

The CHWF has shown that a wind farm in this area can be successfully integrated into both the community and the environment. Given this, Goldwind believes another wind farm in the same area will continue the area's legacy of renewable energy in Tasmania and any additional impacts can be mitigated by intelligent design and advanced technology.

In addition to the historical use for power generation, the site is considered suitable for development of a wind farm for the following reasons:

- The area is relatively remote with a low-density population;
- The wind farm location does not intersect with any world heritage or sensitive areas;
- The site is within the candidate Renewable Energy Zone (REZ) identified by AEMO¹ as suitable for co-location of multiple renewable energy projects and would provide a significant contribution to the 2030 and 2040 Tasmanian renewable energy targets;
- Several TasNetwork transmission lines run through the site and provides excellent direct access to the Tasmanian electricity network without the need for any major network augmentation to connect to the network;
- The area has a proven and strong wind resource;
- The area has a number of existing land uses compatible with the proposed use;
- Environmental Impact – much of the site has been previously disturbed or modified, and the vegetation and habitat is of low to moderate quality with manageable impacts;
- Efficiency of construction – the site has an existing network of forestry roads, and delivery of components will utilise the access developed for the adjoining CHWF; and

¹ https://recfit.tas.gov.au/renewables/renewable_energy_zones

- Lessons learned from the development of the adjoining CHWF can be incorporated into the Project, which shares many of the same species, vegetation, underlying geology and natural values to enhance project outcomes.

Goldwind believes the proposed Project should not be highly contentious and is seeking open dialogue and feedback from surrounding communities. Subject to approvals and any changes which may be required to layout, it is expected that the project could receive all approvals by early 2027.

9. SURVEYS AND STUDIES PROPOSED OR UNDERWAY

The surveys and studies proposed or underway in relation to the key issues for the project.

Several studies have been undertaken or are underway across the project site to better inform the design of the project and address some of the key project issues. These include:

Study	Status
Aboriginal heritage surveys	Complete
Acid Sulphate Soils	Scheduled
Aviation impact assessment	Underway
Background noise monitoring	Complete
Bat surveys	Procurement stage
Built heritage surveys	Complete
Brown butterfly surveys	Scheduled but not commenced
Eagle utilisation monitoring (2 years)	Complete
Eagle GPS tracking	Ongoing
Ecological surveys	Ongoing
Flora surveys	Underway
Greenhouse Gas Assessment	Underway
Groundwater studies	Procurement stage
Known eagle nest check 2023/24	Complete
Nest searches < 2km turbines	Scheduled but not commenced
Noise modelling	Underway
Seasonal bird surveys (three years)	Complete
Socio-economic Impact Assessment	Underway
Shadow Flicker Assessment	Complete
Tasmanian Devil surveys	Underway
Traffic Impact Assessment	Underway
Visual Impact Assessment	Underway
Wildlife camera monitoring	Ongoing

Table 9-1: Studies completed or underway for the Project

Further studies will be conducted in response to the EPA Project Specific Guideline and as required by other regulators.

10. PROPOSED TIMETABLE

The proposed timetable for the Project.

The timetable for development of the proposed Project is subject to change, but indicative dates for regulatory submissions and construction are provided below:

October 2024	Submission of NOI and commencement of assessment process
November 2024	Submission of EPBC Referral to DCCEEW
December 2024	Receipt of Project Guideline from EPA
June 2025	Finalisation of Planning Permit
November 2025	Finalisation of Environmental Impact Statement
December 2025	Submission of Development Application
January 2027	Indicative Commencement of Construction
January 3030	Indicative Construction Completion and Commencement of Operations

Table 10-1: Timetable for the development of the Project

11. ADDITIONAL DETAILS REQUESTED BY THE BOARD (EPA)

For the purposes of section 27B(2)(k) for the EMPC Act, the Board (EPA) has determined that a NOI should contain the following additional details:

Additional Requirement	Response
<i>Whether the project requires or is likely to require approval under the Environment Protection and Biodiversity Conservation Act 1999 (the EPBC Act).</i>	Yes. The Project has the potential to impact Matters of National Environmental Significance and will require approval under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (The EPBC Act).
<i>Whether the proponent has or intends to refer the project to the Australian Government for a determination on whether approval is required under the EPBC Act. Consult with the Australian Government DCCEEW about whether the need or otherwise for a referral under the EPBC Act before lodging the NOI.</i>	Yes, the proponent will refer the Project to the DCCEEW and has voluntarily nominated the project as a 'controlled action'. An EPBC referral document will be submitted in October 2024. The Proponent has consulted with DCCEEW about the need for a referral under the EPBC Act. The Proponent and DCCEEW agree that a referral is required.
<i>If the proposal has a reasonable likelihood of requiring approval from the Australian Government under the EPBC Act, a statement should be provided as to whether the proponent elects for the proposal to be assessed pursuant to the Bilateral Agreement made under section 45 of the EPBC Act between Tasmania and the Australian Government (dated 22 October 2014).</i>	The Proponent assumes the project will be determined to be a controlled action and elects for the proposal to be assessed by EPA under the Bilateral Agreement made under section 45 of the EPBC Act.

Additional Requirement	Response
<p><i>The status of the proposal under the Land Use Planning and Approvals Act 1993 (the LUPA Act).⁶ This must include:</i></p> <ul style="list-style-type: none"> <i>a) whether the relevant Council will require a LUPA Act permit application.</i> <i>b) whether a single permit application or multiple applications will be required.</i> <i>c) the division of the LUPA Act under which the application will be made.</i> <i>d) zoning of the proposal site(s), and whether rezoning will be required.</i> <i>e) if the proposal is for intensification or alteration of an existing activity, the status of the existing activity under the LUPA Act; and</i> <i>f) if the proposal is for intensification or alteration of an existing activity, whether the council regards the proposal as a substantial intensification for the purposes of subsection 12(7) of the LUPA Act.</i> <p><i>Consult with the relevant Council on the proposal's LUPA Act status</i></p>	<ul style="list-style-type: none"> a) The proposal is a Utilities Use Class in the Rural zone under the Central Highlands Planning Scheme. b) The activity is permitted in the Rural zone, however, becomes a discretionary activity (permit required) because it is a Level 2 activity (assessed under s58 of LUPAA). c) Agricultural zoned land is within the development footprint, and there is a small section of Environmental Management zone land along the North-Eastern boundary along the Ouse River. d) Level 2 activity (assessed under s58 of LUPAA). e) No rezoning of land is required. f) The proposal does not alter the underlying land use or intensify the site, with approximately 5% land area disturbance, and ability to continue existing uses. g) The proposal is not a substantial intensification of activity. <p>Crown consent and Council consent are required for land included in the Project (i.e., Bashan and Victoria Valley Road, and reserved roads).</p> <p>⁶The proponent has consulted with the Central Highlands Council regarding the LUPA Act. The Proponent and the Council agree that development application is required, which will be referred by CHC to the EPA as a referral authority for any environmental matters within EPA's remit.</p>
<p><i>Where the NOI relates to an activity that requires an Environmental Licence under the EMPC Act:</i></p> <ul style="list-style-type: none"> <i>a) Whether the person who intends to submit the application has contravened the EMPC Act.</i> <i>b) Whether the person has within the last 5 years been convicted of an offence against the EMPC Act; or any other Tasmanian Act that relates to protection of the environment; or a law of another State, a Territory, or the Commonwealth, that relates to protection of the environment.</i> <i>c) Where a natural person is intending to submit the development application (as opposed to a company or corporation), the person is over the age of 18.</i> 	<p>The activities associated with the proposed development are not considered Environmental Licence (EL) activities and therefore the project does not need an Environmental Licence under the EMPC Act.</p>

Table 11-1: Additional details requested by the Board (EPA)