



Bondo Wind Farm

Community Meetings Consolidated summary of questions, feedback and responses

1 About this summary

This document consolidates the principal topics raised during four Bondo Wind Farm community meetings held in July and August 2026.

It is intended for community members who did not attend and provides an overview of the questions, concerns, feedback and responses recorded in the individual meeting minutes. It is not a verbatim transcript. Similar questions raised at more than one meeting have been grouped together, and post-meeting clarifications recorded in the minutes have been incorporated where relevant.

The project remains under development, and some information is preliminary and may evolve as environmental, technical and commercial assessments progress. The development application, including the project's Environmental Impact Statement (EIS), is expected to be submitted by the end of 2026.

2 Meetings at a glance

Date	Location	Attendance	Topics particularly emphasised
21 July 2026	Bondo Wind Farm office at 45 Fitzroy St, Tumut	6	Health, noise and aerial firefighting
22 July 2026	Tumorrana Hall, Tumorrana	21	Aerial firefighting and visual amenity
3 August 2026	Lacmalac Hall, Lacmalac	14	Health and wellbeing, visual impacts, noise, firefighting and benefit sharing
4 August 2026	Bondo Wind Farm office at 45 Fitzroy St, Tumut	32	Bushfire, visual impacts, noise, health and project benefits

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3 Summary of topics raised and responses

3.1 Project design, layout and grid connection

What the community raised: Questions covered the maximum number of turbines, changes since the Scoping Report, turbine locations, visual impacts, the wind resource, transmission capacity and how the project would connect to the grid.

Response provided: The layouts shown during the meetings were indicative and represented the maximum development scenario. The number and location of turbines are being refined using wind-monitoring data, ecological surveys, topography, constructability, access, noise and visual assessments, planning constraints and feedback from neighbours. The project team advised that the final development application is likely to contain fewer turbines.

Five meteorological masts have been installed across the project area to collect wind speed, direction, pressure and humidity data, as well as bat monitors to record bat calls. Three masts had collected one year of data at the time of the meetings.

Turbines would be connected through underground electrical cables to new switching infrastructure and then to the two existing 330 kV transmission lines crossing the project area. No new project overhead transmission line is currently proposed. Preliminary network assessment indicated available capacity, but a formal connection process with Transgrid will occur later in the development process.

Additional information: A project map is available on the homepage of our [website](#). It shows the maximum development scenario, including all proposed wind turbines, batteries and substations within the project area. The five installed meteorological masts are also shown.

3.2 Planning process, EIS and influence of feedback

What the community raised: Attendees asked when information would become final, who would determine the project, what role councils would play, and whether community feedback could materially influence the design.

Response provided: The project is a State Significant Development. Neoen explained that the EIS process is iterative: site-specific environmental and technical information is collected and assessed while the design is refined. The final project parameters will be presented in the EIS which will be publicly exhibited in Q1 2027, providing a formal opportunity for submissions to the Department of Planning, Housing and Infrastructure (DPHI). Councils and government agencies are consulted, but the NSW Minister for Planning or the NSW Independent Planning Commission (IPC) will be the determining authority. Community feedback is documented and considered alongside technical studies, including turbine micro-siting and potential turbine removal.

3.3 Bushfire risk and aerial firefighting

What the community raised: Bushfire was one of the most frequently discussed issues. Questions focused on turbine ignition risk, the value of the Bondo plantation, access for ground crews, aerial operations with Large Air Tankers, helicopters and Single Engine Air Tankers, smoke and visibility, worker evacuation, firefighting water and whether turbines would create an exclusion zone.



Response provided: Neoen and FCNSW confirmed that they are working closely to assess bushfire risks and are engaging with the relevant fire authorities. A bushfire assessment is being prepared as part of the EIS. If the project is approved, Neoen would be required to develop a Bushfire Management Plan and an Emergency Response Plan prior to construction, in coordination with the relevant firefighting authorities, primarily Fire & Rescue NSW and the NSW RFS. These plans will set out the measures to be implemented during the construction and operation of the wind farm to manage bushfire risks.

Neoen and FCNSW also acknowledged that turbines would be additional tall obstacles for pilots to consider, as are transmission lines, towers and masts. However, it was confirmed that the project would not create a general firefighting exclusion zone. Operational decisions would remain with pilots and firefighting authorities, based on the type of aircraft, visibility, terrain, weather conditions and fire behaviour. Turbines would also be spaced at least 400 metres apart and stopped remotely during an emergency to help facilitate safe aerial operations. Other proposed mitigation measures include, improving and maintaining access roads, establishing strategic firebreaks and fuel-free Asset Protection Zones, providing dedicated firefighting water, increasing the number of on-site personnel, and improving fire-camera coverage and early-detection systems.

Turbine fires can occur but are rare. Modern turbines incorporate heat and smoke detection, automated shutdown, and lightning-protection systems, and are monitored 24/7.

Additional information: We have recently updated our *Bushfire Prevention and Management leaflet*, which is available in the 'Documents' section of our website. The leaflet provides further information on bushfire management during each key stage of the project, as well as answers to frequently asked questions. Information can also be found on the Forestry Corporation of NSW website [Forestry Corporation - Information for community and stakeholders](#)

3.4 Aeromedical helicopter and other aviation operations

What the community raised: Attendees asked whether turbines could affect aeromedical helicopter routes or delay access to emergency healthcare.

Response provided: The project team explained that this matter would be considered in the aviation impact assessment. The aviation consultant Aviation Projects has confirmed that there are no fixed flight paths for helicopters, as they can operate in any direction depending on the location of the helipad and operational requirements. Depending on the location of the helipad landing site relative to the turbines, helicopters can generally adjust their flight paths to avoid the turbines without significant operational constraints. At normal cruise altitude, turbines aren't an obstacle to overfly; there's no time penalty at all for point-to-point transits that pass over (not into) the wind farm. In the event of an emergency within the State forest, helicopter pilots would need to consider the turbines when planning and conducting their operations.

This matter will be further discussed and assessed with relevant stakeholders once the layout is finalised, and the aviation consultant will consult relevant organisations, including Airservices Australia, CASA, the Royal Flying Doctor Service and Toll SouthCare (Careflight), and incorporate appropriate management measures into the aviation assessment.

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3.5 Noise, health and wellbeing

What the community raised: Questions and personal concerns related to audible noise, low-frequency sound and infrasound, sleep, stress, mental wellbeing, landscape change, and effects on livestock.

Response provided: The project team emphasised that industrial noise limits and assessment methodologies in Australia are among the strictest in the world. Independent acoustic specialists are undertaking background noise monitoring and will model noise from the turbines and battery energy storage system at sensitive receivers. The current design applies a minimum setback of approximately 2.1 km between proposed turbines and non-associated dwellings. In NSW, the principal operational noise criterion for wind turbines is 35 dB(A) or the background noise level plus 5 dB(A). Compliance is determined through acoustic modelling and if it predicts an exceedance, turbines will need to be relocated, removed, curtailed or otherwise managed to achieve compliance. Post-construction monitoring would verify the project's noise performance.

The project team also advised that wind farms commonly coexist with sheep and cattle grazing. Neoen is not aware of any livestock-related concerns arising from wind farms it operates in Australia or other jurisdictions.

The Livestock Production Assurance (LPA) program is Australia's onfarm assurance program, underpinning food safety, biosecurity and market access for Australian red meat. Most Australian meat processors and retailers require LPA accreditation. As part of this accreditation, producers must complete a Property Risk Assessment. All relevant infrastructure on the property should be identified in this assessment, including wind turbines and solar panels, so that any potential contamination or physical risks can be considered and appropriately managed, even where those risks are negligible. However, there is no requirement to declare renewable-energy infrastructure on the National Vendor Declaration (NVD or eNVD) when consigning livestock.

Additional information: The Clean Energy Council has developed a fact sheet on the impacts of wind turbines on noise and health. The fact sheet and related FAQs are available on its [website](#). The Integration Systems Company (ISC) fact sheet on renewable energy infrastructure and livestock properties is available [here](#).

3.6 Battery energy storage and fire safety

What the community raised: Attendees asked about the proposed batteries, chemical release during a fire, air emissions, contaminated water, battery noise, the development footprint and the possibility of fire spreading into the plantation.

Response provided: Up to two battery energy storage systems are included in the indicative project design. The battery units would be installed on concrete foundations, with separation between units, monitoring and isolation systems, and fuel-free Asset Protection Zones. At this stage, the design includes an Asset Protection Zone (APZ) approximately 35 metres wide on FCNSW land, subject to final assessment and design. Dedicated firefighting water supplies and a retention basin are also proposed so that potentially contaminated firefighting water could be contained and appropriately managed rather than entering surrounding waterways.

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If the project is approved, a Fire Safety Study, Emergency Response Plan and Bushfire Management Plan would be prepared before construction, in consultation with the relevant authorities.

3.7 Forestry operations, replacement land and public access

What the community raised: Questions addressed the loss of plantation area, forestry revenue, the economic consequences of fire, why renewable energy is permitted in State forests and whether public access would continue.

Response provided: FCNSW advised that renewable-energy infrastructure is permitted in NSW State-owned pine plantations following amendments to the Forestry Act 2012. Neoen pays an annual fee to FCNSW for the investigation permit and, if the project proceeds, would pay rent during construction and operation. FCNSW advised that the project would diversify its revenue and would not reduce the overall plantation area it manages in NSW. The indicative impact on approximately 672 hectares of softwood plantation land (subject to the final size of the project) is subject to a requirement for FCNSW to purchase twice that area as replacement plantation land; FCNSW confirmed that this land had already been acquired in the Snowy Valleys region.

During operation, the State forest is expected to remain accessible in broadly the same way as today, except for fenced battery and substation areas. Temporary restrictions and road closures would be required during construction for safety.

Additional information: Schedule 3 of the Energy Legislation Amendment Act 2021 No 34, amended the Forestry Act 2012 to enable renewable-energy infrastructure in NSW State-owned pine plantations. The Energy Legislation Amendment Bill 2021 is available [here](#) and Forestry Act 2012 No 96 is available [here](#).

3.8 Construction, transport, employment and accommodation

What the community raised: Questions covered the route to site for turbine components, road and bridge upgrades, vegetation removal, responsibility for road condition, local jobs, pressure on services and accommodation, and whether a non-local workforce would provide genuine local benefits.

Response provided: The preliminary transport route approaches the site from the north via Coolac and Adjungbilly. Limited intersection and bridge upgrades, together with some vegetation removal, are expected. Neoen would fund roadworks required specifically for the project and undertake pre- and post-construction road-condition surveys.

The project team estimated an average construction workforce of approximately 350 people over a three- to four-year construction period (subject to the project's final size and staging) and up to 20 ongoing roles during its 30-year operational life. While some specialist workers would be required, local opportunities are expected in civil works, road and hardstand construction, concrete works, services and supply packages. Supplier and contractor events would be organised during procurement and before construction to connect local businesses with the principal EPC contractors. A temporary accommodation camp is proposed near Bondo forest headquarters to reduce pressure on existing housing. Its servicing, traffic and environmental impacts will be assessed through the EIS and detailed design.

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3.9 Biodiversity, waterways, dust and naturally occurring asbestos

What the community raised: Attendees raised concern over erosion and sedimentation, waterway protection, protected species, construction dust and naturally occurring asbestos within parts of the project area.

Response provided: These matters are being assessed as part of the EIS. The studies include, among other items, biodiversity surveys, surface-water and erosion risks, construction air quality and greenhouse-gas emissions. Potentially affected flora and fauna discussed included threatened cockatoos and the northern corroboree frog. Construction controls would be set out in environmental management plans and subject to auditing and regulatory oversight.

Naturally occurring asbestos may occur in parts of the project area. Known areas would be avoided where practicable, and any disturbance would be managed under applicable SafeWork NSW procedures. Construction dust risk will be assessed and managed through site-specific mitigation and monitoring.

3.10 Property values and insurance

What the community raised: Questions concerned potential effects on neighbouring property values, possible increases in insurance premiums and whether neighbours could be held liable if an incident on their land damaged project infrastructure.

Response provided: The project team advised that there is no Australian evidence showing a consistent effect of wind farms on property values or neighbouring insurance premiums. It also noted that project circumstances and locations differ and that discussions were underway within the industry about the potential for further Australian research.

Neoen maintains insurance appropriate to each phase of the project's development, construction and operation. Separately, the Australian Energy Infrastructure Commissioner has published a position, supported by representatives of the insurance, renewable energy and farming sectors, advocating a nationally consistent framework for public-liability protection. Under the proposed voluntary "hold-harmless" model, project developers and operators would contractually protect neighbouring landholders against certain liabilities involving accidental damage to project infrastructure.

3.11 Community and neighbour benefit sharing

What the community raised: Participants asked how contributions would be calculated and administered, who would be eligible for neighbour payments and whether communities would have a meaningful role in deciding how funds were spent. Suggested priorities included schools, childcare, youth services, community facilities, heritage buildings, local organisations and business networks.

Response provided: The project team explained that the NSW Benefit-Sharing Guideline sets an expected total contribution for wind energy projects of \$1,050 per installed megawatt per year, indexed to the Consumer Price Index and payable over the project's operational life. Councils should administer 85% of the relevant benefit-sharing value through planning agreements. The remaining 15% would be administered by Neoen through its neighbour benefit-sharing scheme and would benefit neighbours living within 3.5 km of the nearest wind turbines. The proposed allocation to councils would reflect the project's

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final installed capacity within each local government area. Neoen encouraged residents to share their views on local priorities directly with the relevant councils.

3.12 Project funding and energy-policy questions

What the community raised: Questions and comments covered renewable-energy policy, nuclear energy, government subsidies, project financing and whether public money was being used to develop Bondo.

Response provided: Broader decisions about Australia's generation mix and nuclear policy are matters for governments and the energy-market framework, however large-scale renewables are currently the most cost-competitive source of new energy generation (Neeen mentioned reports from CSIRO and AEMO to this effect). The project EIS will assess Bondo on its own merits and against the applicable NSW requirements.

The project team clarified that Neoen does not receive public funding to develop or build the project. The development expenditure is privately funded by Neoen and whether or not the project proceeds is entirely Neoen's risk.

The project team also explained that in the future Neoen may bid for government-backed support mechanisms, such as the Capacity Investment Scheme Agreement (CISA – a federal government mechanism) or a Long-Term Energy Service Agreement (LTESA – a NSW government mechanism) to reduce revenue risk during project operation. These are contractual mechanisms under which the Federal or NSW government may provide revenue support to an operational project when electricity prices are below an agreed threshold, while revenue above an agreed threshold would be shared with the government on a 50/50 basis. The project does not currently hold such a contract.

Additional information: Regarding energy cost, the CSIRO and AEMO's final 2024-25 GenCost report is publicly available [here](#).

Regarding contractual mechanism, the federal Department of Climate Change, Energy, the Environment and Water explains [here](#) what a CIS is, and AEMO Services Ltd (as NSW consumer trustee) explains [here](#) what an LTESA is.

3.13 Turbine operation, oil, blade condition and asbestos

What the community raised: Questions covered the amount of oil in turbines, leakage and pollution risk, blade erosion and microplastics, operational monitoring, asbestos reported in some imported turbine components and the effect of ageing equipment.

Response provided: The quantity and type of fluid depend on the selected turbine. A modern geared turbine typically contains approximately 400-1,400 litres of lubricating oil in sealed gearbox, hydraulic and other systems designed to retain and recirculate fluids. Internal containment, monitoring and preventive maintenance reduce the likelihood of a leak reaching land or water. For comparison, Snowy 2.0's design documentation identifies six large oil-filled main transformers. While the oil volume is not publicly disclosed, a comparable 400 kV/400 MVA transformer can contain approximately 100,000 litres of insulating oil, suggesting an indicative total of approximately 600,000 litres across the six transformers. This is an industry-based estimate rather than a published Snowy 2.0 figure.

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Neoen's Australian assets are monitored continuously from its 24/7 operations control centre in Canberra. The turbine blades are also visually inspected at manufacturer-defined intervals, primarily by high-resolution drones and, where required, rope-access technicians. Turbines are now designed to operate for 30 years, and an additional protective layer on the leading-edge of turbine blades (the edge that faces into the wind) helps prevent blade erosion. Blades are inspected regularly as part of preventive maintenance, including drone inspections of the blades.

Regarding the asbestos identified in wind turbines in Australia in late 2025, this was related to certain imported brake components used in turbine service lifts or other braking systems. It was not found in the blades, towers or foundations. There was no risk to turbine personnel or the public and affected equipment was isolated and managed under the relevant regulator's asbestos procedures. As the Bondo turbines have not yet been procured, the procurement and quality-assurance process will require suppliers and subcontractors to demonstrate compliance with Australia's asbestos prohibition.

3.14 Turbine materials, recycling and decommissioning

What the community raised: Attendees asked what turbines and blades are made from, how much can be recycled, what happens at the end of the operational life, whether obligations transfer to a future owner and how decommissioning would be funded.

Response provided: Turbines are largely recyclable by weight because nearly all steel, metals and cabling can be recovered. The blades, which are composites and made mainly from fibreglass and resin, remain the most difficult component to recycle, and landfill is still used for many blades today. Research into reuse and recycling pathways is continuing both in Australia and overseas. Turbines are currently designed for an operational life of around 30 years, potentially with limited life extension following assessment and refurbishment.

Decommissioning would be required under the project's development approval and is also a requirement of Neoen's agreement with FCNSW. Under our agreement with FCNSW, Neoen must decommission the project at the end of its useful life. It must also provide a decommissioning security to cover the cost of decommissioning the project. This security can be drawn upon by FCNSW in the event the project's owner (Neoen or otherwise) is unable or unwilling to decommission it at that time. The amount of the security must be determined by an independent decommissioning quantity surveyor prior to FCNSW issuing a Construction & Operation Permit to Neoen (i.e. prior to the start of construction). The security must be provided as either a Decommissioning Fund or Bank Guarantee. These obligations would transfer if ownership of the project changed.

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4 How to stay informed and have your say

4.1 How to stay informed

- Visit the Bondo Wind Farm project [website](#) for project updates and published documents.
- Subscribe to the project [newsletter](#) for regular updates.
- Visit the Tumut project office at 45 Fitzroy Street on Tuesdays and Wednesdays, or contact the project team to arrange an appointment on another day: contact@bondowindfarm.com.au

4.2 How to have your say

- Contact the NSW Department of Planning, Housing and Infrastructure (DPHI). DPHI is the government agency responsible for assessing the project. You can contact the project's Case Officer, Erin Matarazzo, on 02 9995 5067 before or after the development application is lodged.
- You can make a formal submission during the exhibition period (expected in Q1 2027 and usually at least 28 days). The EIS will be available:
 - on the NSW Major Projects website
 - at our Tumut office
 - At other local locations where printed copies can be viewed.
- The project may be considered by the Independent Planning Commission (IPC). If this occurs, the IPC will undertake its own assessment. The community will have another opportunity to make submissions and can also register to speak at the IPC public meeting before a decision is made.