



**New South Wales Government**  
Independent Planning Commission

## **TRANSCRIPT OF MEETING**

RE: POTTINGER WIND FARM (SSD-59235464)

### **BROKEN HILL CITY COUNCIL MEETING**

PANEL: RICHARD PEARSON (CHAIR)  
MICHAEL WRIGHT  
SARAH DINNING

OFFICE OF THE IPC: JANE ANDERSON  
GEOFF KWOK

SPEAKERS: CODIE HOWARD  
TRACEY STEPHENS

LOCATION: ZOOM VIDEOCONFERENCE

DATE: 12:30PM – 1:30PM  
WEDNESDAY, 28 MAY 2025

## <THE MEETING COMMENCED

**MR RICHARD PEARSON:** So before we begin, I would like to acknowledge I'm speaking to you today from Yuin land, and I acknowledge the Traditional Owners of all the lands from which we virtually meet today, and pay my respects to Elders past and present. Welcome to the meeting today to discuss the Pottinger Wind Farm, SSD 59235464, currently before the Commission for determination.

The applicant, Pottinger Renewables, a joint venture between AGL Energy and Someva Renewables, proposes to develop a 1,300 megawatt wind farm located approximately 60 kilometres south of Hay, within the Hay Shire and Edward River local government areas in the South West Renewable Energy Zone. The project involves the development of up to 247 turbines with a maximum tip height of 280 metres, a 500-megawatt battery energy storage system, connection to the Project EnergyConnect transmission line currently under construction, and other ancillary infrastructure.

My name is Richard Pearson. I'm the Chair of this Commission panel, and I'm joined by my fellow Commissioners, Sarah Dinning and Michael Wright. We're also joined by Jane Anderson and Geoff Kwok from the office of the Independent Planning Commission. In the interests of openness and transparency and to ensure full capture of information, today's meeting is being recorded, and a complete transcript will be produced and made available on the Commission's website.

This meeting is one part of the Commission's consideration of this matter, and will form one of several sources of information upon which the Commission will base its determination. It's important for the Commissioners to ask questions of attendees and clarify issues whenever considered appropriate. If you are asked a question and not in a position to answer, please feel free to take question on notice and provide any additional information in writing, which we will then put up on our website.

I request that you introduce yourself today before speaking for the first time, and for all people in attendance to ensure they do not speak over the top of each other to ensure accuracy of the transcript.

So we'll now begin. We have an agenda that we've sent out. If you could just introduce yourselves, and just noting that the meeting is, today, this meeting is with Broken Hill Council, and is specific to the traffic and transport issues as they impact on your local government area. But I'll hand it over to you to introduce, and maybe you can give us some opening comments about your position with regard to the project. So over to Broken Hill City Council.

**MR CODIE HOWARD:** Yep, thank you. I'm Codie Howard. I'm the Director of Infrastructure and Environment with Broken Hill City Council.

**MS TRACEY STEPHENS:** Hi, I'm Tracey Stephens, Manager of Planning and Development at Broken Hill Council.

**MR HOWARD:** Yeah, and as you mentioned, the effect on us, or our interest in this development, is mainly about the traffic route coming through Broken Hill. And then some points that Tracey's going to go through in a sec that we would require, or that we have requested to be a part of upgrades prior to if this was to go ahead, any movements of trucks through the city.

**MR PEARSON:** Sure, yeah, no, that's very useful. So did you want to run through some things, Tracey?

**MS STEPHENS:** Yeah, sure, thank you. Yeah, in relation to Council's key points of interest as per our submission back in January, probably one thing that Council was – we were wanting to ensure that there had been appropriate consultation made with all relevant Aboriginal parties.

Another key point was in relation to clarification around the bypass from the Barrier Highway, and just ensuring whether that was to be a temporary type bypass, or what the situation would be there, with how that bypass road would be left after the project's completed.

And also in particular, a key point for Council is the road surface at the intersection of Menindee Road and Crystal Street, and that we would require that that be strengthened, and details of any strengthening works to be provided to Council prior to any of the transportation beginning.

Now, I do also note we have had a brief look through the assessment report which has been prepared, and I do note that those proposed conditions of consent do generally satisfy any of Council's concerns.

**MR PEARSON:** OK, so those issues that you just ran through there in relation to the bypass of Barrier Highway and the upgrading of Menindee Road/Crystal Street, you're saying that they are adequately covered in the recommended conditions of consent?

**MS STEPHENS:** Yeah, we do feel that they have been appropriately addressed in those recommended conditions.

**MR PEARSON:** OK, well, that's good. So just to let you know where we're up to, the Commission is next week holding public meetings in Deniliquin and Hay in relation to the project, and the site-specific issues associated with that, but also the transport and traffic impacts. So we are very keen to understand that the works in Broken Hill City Council are supported by Council, and adequately conditioned.

So if you do need to make a further submission to us with any issues that you may have, or just to say you're comfortable with the proposed conditions, you're welcome to do that. And I think the 12th of June is the closing date for any submissions. Because we won't be holding any public meetings in Broken Hill, because you're only – have one aspect of the project that's of relevance.

Do you, and I'll turn this over to other Commissioners in one second, do you know, so you've got Central Darling Council adjoins you, do you have any idea to any extent whether they've been consulted? It's not really a question necessarily for you. Because the path does go through Wilcannia and Ivanhoe. Have you had any discussions with your colleagues in Central Darling? No, that's fine.

**MR HOWARD:** No, we haven't. So we do talk to them regularly, but this, Pottinger's hasn't come up in discussion.

**MR PEARSON:** OK, that's fine, thank you. Yeah, Michael or Sarah, any questions for Broken Hill?

**MR MICHAEL WRIGHT:** Could I just ask, in terms of the bypass and whether it's temporary or permanent, does Broken Hill City Council have a preference in terms of what happens with that bypass post the construction period?

**MR HOWARD:** Not specifically post the construction period. So a lot of the questions that we did ask or that we wanted to sort was around maintenance during the movements, and ensure that that wasn't going to fall on Council. For most oversize, over-mass vehicles that come through Broken Hill, they can use the dedicated route, but just because of the length of this one is why they're looking at that bypass road.

**MR WRIGHT:** OK, yeah, so you're not looking for a permanent bypass legacy asset, no?

**MR HOWARD:** No.

**MR WRIGHT:** No, so would you prefer it to be rehabilitated then, and shut down?

**MR HOWARD:** Where the site is or what they're making – they're making use of some, I suppose, unofficial tracks, that area. So they're upgrading and making, able to take that size. So while they'll just be used, I suppose, ad hoc by – there's a solar farm that's right near there. Yeah, I suppose our interest is, as long as we don't get lumped with the maintenance and the cost of the proposed –

**MR WRIGHT:** Yes, [unintelligible 00:22:18], sure.

**MR HOWARD:** Yeah, then we don't mind too much.

**MR WRIGHT:** OK, thank you.

**MR PEARSON:** And my understanding is it's gravel construction though. That doesn't cause any issues in terms of wet weather, or dust in dry weather that you're concerned about, or is that adequately managed?

**MR HOWARD:** It will be adequately managed. So we have put in there to ensure that it is by Austroads standards, even with the gravel base. Dust wise, there will be – there's very minimal properties around that area. Where they do come back onto the network is still in a low residential area, or near our industrial area of the city. As for wet weather, yeah, they'd have to manage it as per any other road, yeah, per case.

**MR PEARSON:** Yeah, OK. Thank you. Sarah?

**MS SARAH DINNING:** Yeah, no, thank you. I was actually just jumping to the conditions and looking at the Crystal Street in particular, because you'd said you're comfortable, and I can see that it's there that that's been noted exactly as you've requested. Yeah, no, look, I think, Richard, that's, and Broken Hill Council, that's fine for me. Thank you.

**MS STEPHENS:** Thank you.

**MR PEARSON:** Well, thank you. Is there anything further that you wanted to raise with us? We obviously have to go through a process before we decide whether to approve this project or not, but if we do, we will certainly include requirements to safeguard your position. There's no doubt that we'll do that. Is there anything further that you wanted to add?

**MR HOWARD:** Probably the only comment would be around the traffic engineers that we did liaise with were quite good to work with. As we said, we had a few meetings with them, and they took all our concerns on board, and they've been adequately addressed in the submission. So it was good to deal with them.

**MR PEARSON:** OK, that's good to hear. All right, well, thanks, Codie and Tracey, that's much appreciated. And apart from our initial technological glitches, so that was a good meeting, and useful for us to hear your perspective. So on that note, we'll conclude the meeting. So thank you very much for talking to the Commission today.

**MR HOWARD:** Thank you very much.

**MS STEPHENS:** Thank you.

**MS DINNING:** Thank you.

**MR PEARSON:** Thank you. See you.

**MS STEPHENS:** See you.

**MR WRIGHT:** Thanks, bye.

**>THE MEETING CONCLUDED**