

## Department of Planning, Housing and Infrastructure

Our ref: SSD 50505215

Mr Andrew Mills  
Chair  
Independent Planning Commission  
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Sydney NSW 2001  
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28/07/2026

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### Subject: Bullawah Wind Farm – Referral to the Independent Planning Commission

Dear Mr Mills

The Department has completed its assessment of the merits of the application for the Bullawah Wind Farm (SSD 50505215).

The application is referred to the Independent Planning Commission for determination as the Minister has requested a public hearing be held for the project. There were also more than 50 unique submissions objecting to the project.

The Applicant proposes to develop a new State significant wind farm located about 36 kilometres (km) southeast of Hay, located across the Hay Shire, Murrumbidgee and Edward River Council LGAs.

The project as proposed would have a generating capacity of around 804 megawatts (MW) and intends to connect to an existing Transgrid 220kV transmission line and to Project EnergyConnect 330 kV transmission line. EnergyCo has granted access for 262.3 MW of capacity from the project to connect to the Project EnergyConnect transmission line.

During the exhibition of the Environmental Impact Statement (EIS) the Department received 87 submissions from the public (74 submissions from individuals, 10 submissions from special interest groups, and three from public authorities (the host local councils and three from public authorities (the host local councils)). Murrumbidgee Shire Council supported the project, while Hay Shire Council and Edward River Council provided comment. Of the public submissions, 68 objected to the project, 17 supported the project and two provided comments.

The Applicant has offered to enter into a voluntary planning agreement with Hay Shire, Murrumbidgee and Edward River Councils to support the provision of community enhancement projects, making contributions of \$1,050 per MW generation capacity installed, per year for the duration of the project.

In assessing the merits of the project, the Department has considered the environmental, social and economic impacts of the project, submissions on the EIS, relevant environmental planning

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instruments, the suitability of the site, and the public interest, in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*.

During the assessment process the Department visited the site and consulted with local residents, Councils and relevant government agencies.

The Department has not provided an overall recommendation but rather has undertaken a comprehensive assessment and evaluation of the project to inform the Commission to make its decision on whether the project is in the public interest. Should the Commission determine to approve the project, the Department has provided recommended conditions.

I have attached a copy of the Department's assessment report and other relevant documents for the Commission's consideration.

If you have any questions, please contact me on [REDACTED] or via email at [REDACTED]

Yours sincerely,

[REDACTED]

Nicole Brewer  
Director  
Energy Assessments