

Bullawah Wind Farm

Applicant presentation to NSW IPC - 25 August 2026





Acknowledgement of Country

BayWa r.e. would like to acknowledge the Traditional Custodians of the land, seas and waters across Australia. We acknowledge First Nations leaders past and present and thank the many Aboriginal people who contributed to development of this project.

Wherever we work, we do so on Aboriginal and Torres Strait Islander lands. We pay respect to the world's oldest continuing culture and First Nations peoples' deep and continuing connection to Country.

We hope that our work can benefit both people and Country.



Agenda

1. Regional context
2. Project overview
 - Project layout
 - Community consultation
 - EIS Submissions
3. Traffic and transport
4. Biodiversity
5. Amenity (visual & noise)
6. Social and economic
7. Other key findings
8. Recommended development conditions
9. Project justification



- Several adjacent projects at various stages of development

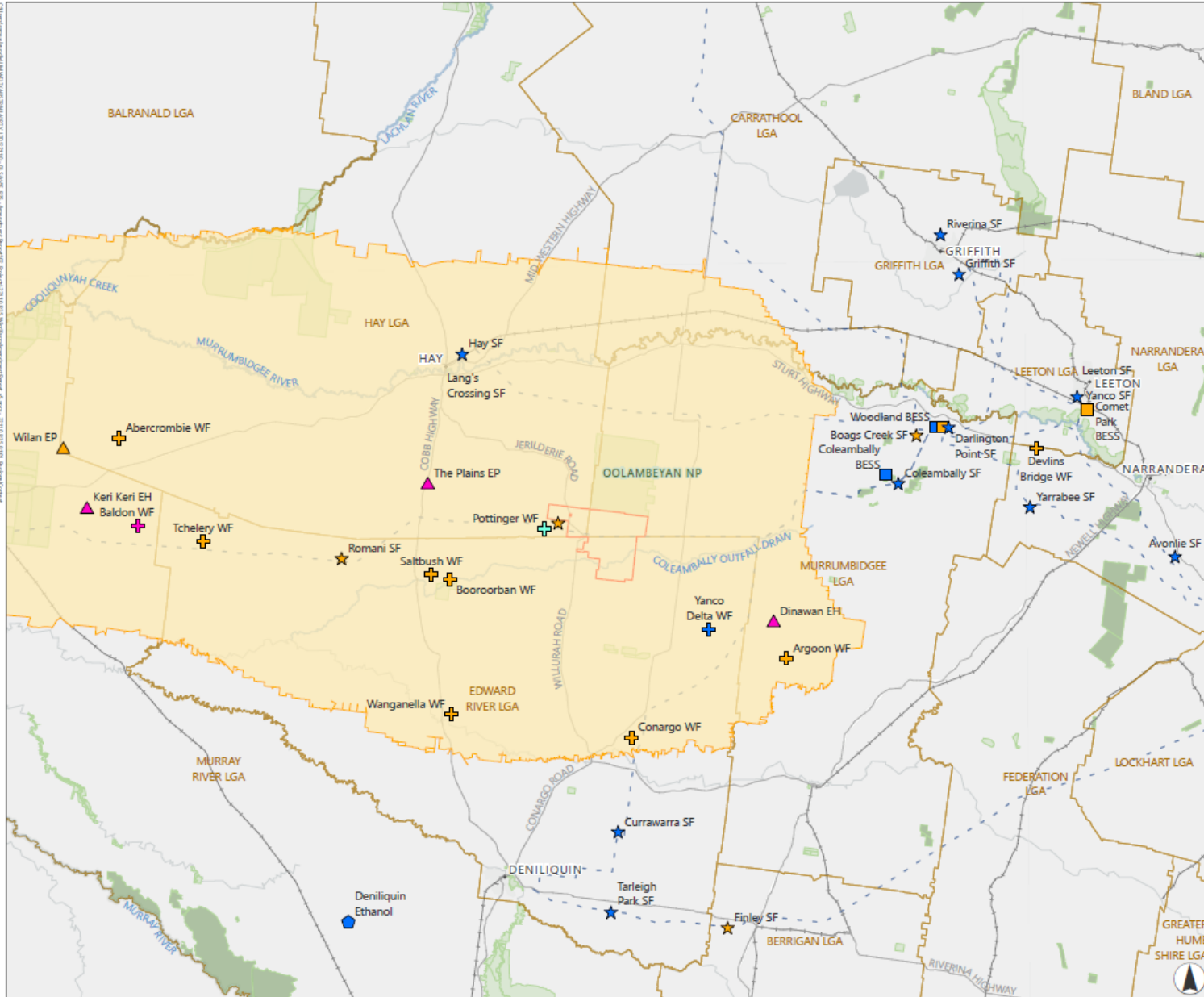


FIGURE 1.1
Regional Context

Legend

-  Project Boundary
-  South-West REZ Boundary
-  Local Government Area
-  NPWS Reserves
-  State Forest
-  Electricity Transmission Line
-  Road
-  Railway Line
-  River/Stream

Nearby SSD Projects

Project Type - Status

-  Battery - Determination
-  Battery - Prepare EIS
-  Bioenergy - Determination
-  Renewable Energy Hub - Response to Submissions
-  Renewable Energy Hub/Energy Park - Prepare EIS
-  Solar - Determination
-  Solar - Prepare EIS
-  Wind - Assessment
-  Wind - Determination
-  Wind - Prepare EIS
-  Wind - Response to Submissions



Kilometres
Scale 1:1,200,000 at A4
GDA2020 MGA Zone 55

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Project layout

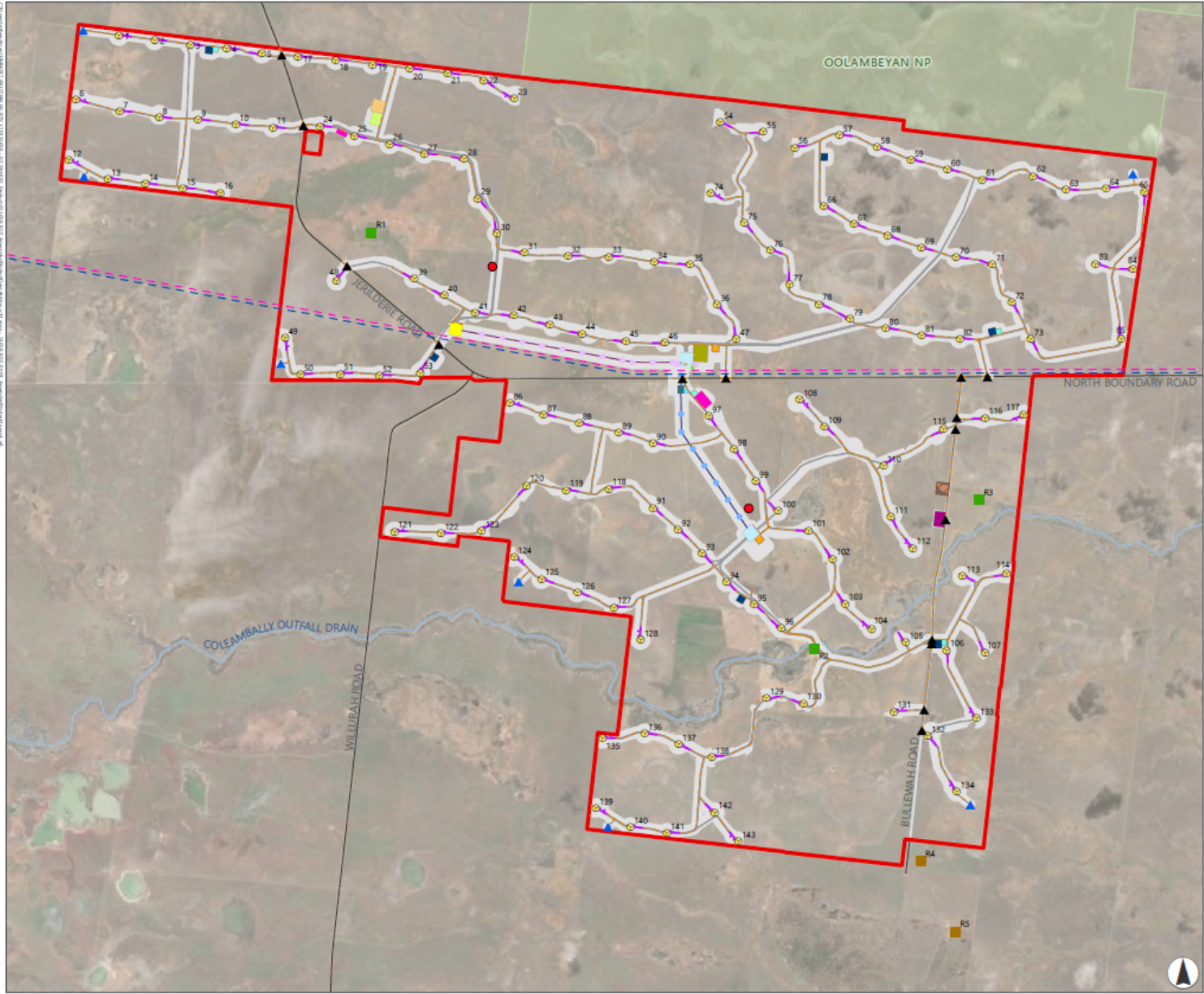


FIGURE 1.1
Amended Project Layout

- Legend
- Project Boundary
 - Development Corridor
 - Disturbance Footprint
 - Wind Turbine Generators
 - Host Residence
 - Associated Residence (Visual Impact)
 - 220kV Transmission Poles
 - 330kV Transmission Poles
 - Site Access Points
 - Permanent Meteorological Masts
 - Temporary Met Mast (As Built)
 - Tracks Connecting Hardstands
 - Hardstand Area
 - Cable Corridor
 - 330kV Project Energy Connect Line
 - 220kV External Transmission Line
 - 330kV Internal Transmission Line (North to Central)
 - 220kV Internal Transmission Line (Central to South)
 - Main Temporary Laydown
 - Temporary Satellite Laydown
 - Main Temporary Construction Compound
 - Temporary Construction Compound
 - Temporary Workers Accommodation Compound
 - Operations and Maintenance Facility
 - Collector Substation
 - 220 kV Switchyard
 - Switchyard Laydown Area
 - Main Substation
 - Main Substation Temporary Laydown
 - Battery Storage
 - Quarry South (Current)
 - Quarry South (Proposed)
 - Quarry North
 - NPWS Reserves
 - Road

0 1 2
Kilometres
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Image Sources: ESRI Basemap (2023) | Data Sources: NSW DFSI (2023)

Project overview

Project aspect	Key points
Key elements	• Up to 141 WTG's (803.7MW) – enough to power 530,000 homes • 359MW/716MWh Battery Energy Storage system • Permanent Infrastructure - internal roads, substation, switchyards, Operation and Maintenance, fire fighting facilities • Temporary facilities - workers accommodation, amenities, site offices, construction compounds • Two transmissions lines (X5) and Project Energy Connect Line that run through the property
Grid connection & access rights	• Stage 1 (up to 58 WTG) connecting to the existing 220kV line • Stage 2 (up to 83 WTGs) connecting to REZ infrastructure (Project Energy Connect) Line • Project awarded access rights of 262.3MW in 2025. (46-48 WTG's out of 83 WTGs) • Estimated construction commencement Q3 2027 (Stage 2) subject to approval. COD expected early 2030.
Land	• 20,629-hectare site across three farming families: Falls, McCulloch and Bruckner families. • Broad acre open grazing
Project selection	• Low dwelling density • Excellent wind resource • Close to electrical infrastructure and good road networks • Flat site, reducing construction complexity
Neighbour receptors	• Four neighbours within 8km, with three associated for visual impact
Social and economic	• Already delivered over \$160k in community benefits: three grant programs, Plains-wanderer education initiative, support for First Nations events and scholarships • Neighbour Benefit Sharing Program up to 11km of any WTG's • Voluntary Planning Agreement (VPA) terms agreed with local Councils, including dedicated First Nations Fund- \$1,050/MW/year • South West REZ Community & Employment Benefit Fund contribution of \$2,300/MW/year • Significant additional commitments including First Nations training and education, supply chain investment and innovation, industry collaboration and environmental procurement. • Construction and jobs: 380 jobs during construction, 40 ongoing jobs during operations • \$2.5 billion investment during construction,

Community consultation

Engagement since project inception in 2021:

- In person meetings and briefings
- Community information sessions:
 - Pop-up events introducing the project at Coleambally and Hay in 2022
 - Stall at the Hay Show in September 2023
 - Full day drop-in session before submitting EIS in Hay in 2024
 - Business roadshow events with Dept Primary Industries & Regional Development and EnergyCo across Riverina in May 2025
- Community engagement officer based locally
- Other communication channels included:
 - Project website
 - Project newsletters (450 subscribers)
 - Surveys, in person, online and via phone

Key issues identified through community consultation:

- Biodiversity (particularly Plains-wanderer)
- Visual impacts
- Waste associated with decommissioning



EIS public submissions

EIS exhibited from 27 August to 23 September 2024

- Received total of 87 submissions
 - 17 supporting the project
 - 2 providing comment
 - 68 objections with 63 objections > 50km from the site
- No objections received within 15 km of the site
- 18 Government Agencies provided advice

Supporting submissions included:

- Alignment with state energy targets and energy security
- Strong site selection
- Economic benefits
- Creation of jobs
- Commended efforts of overarching design

Objecting submissions included:

- Decommissioning, waste and contamination
- Biodiversity
- General lack of support to renewable energy
- Impacts on agriculture

Table 5-1 | Submitters proximity to project

Submitter	Object	Support	Comment	Total
<5 km	0	1	0	1
5–15 km	0	0	0	0
15-50 km	5	4	0	9
> 50 km**	63	12	2	77
Total	68	17	2	87

** Includes interstate submissions

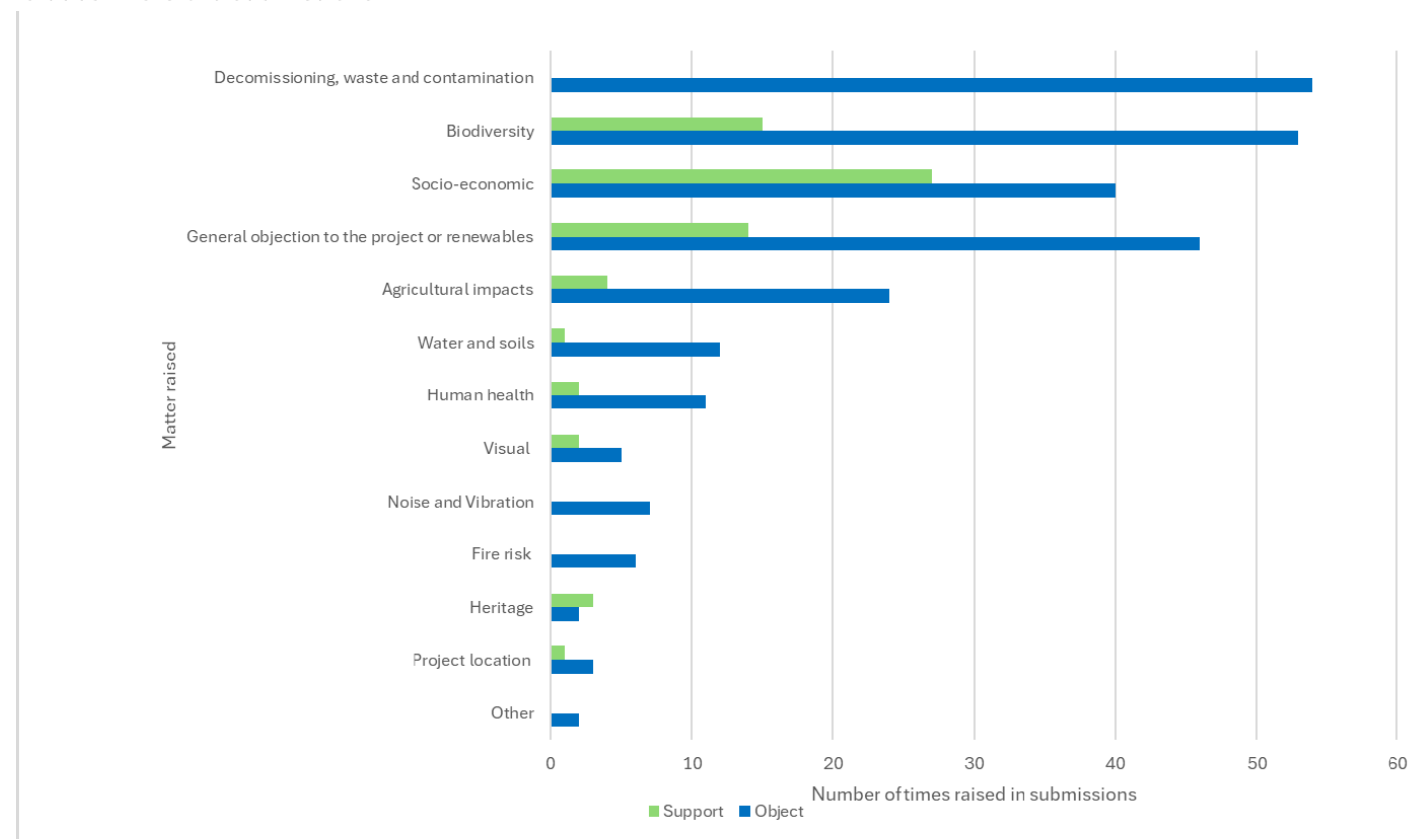


Figure 4 | Key issues raised in public submissions

Traffic and transport

- Four routes for project OSOM* vehicles, Port of Newcastle (x 3) and Port Adelaide (x 1)
- OSOM vehicle dimensions for an 80 m blade assessed from Port to Hay and 100 m blade from Hay to site
- Seven OSOM deliveries per working day at peak, noting this equates to 14 'trips' as assessed in the traffic assessment
- State and local intersection road upgrades to facilitate OSOM movements

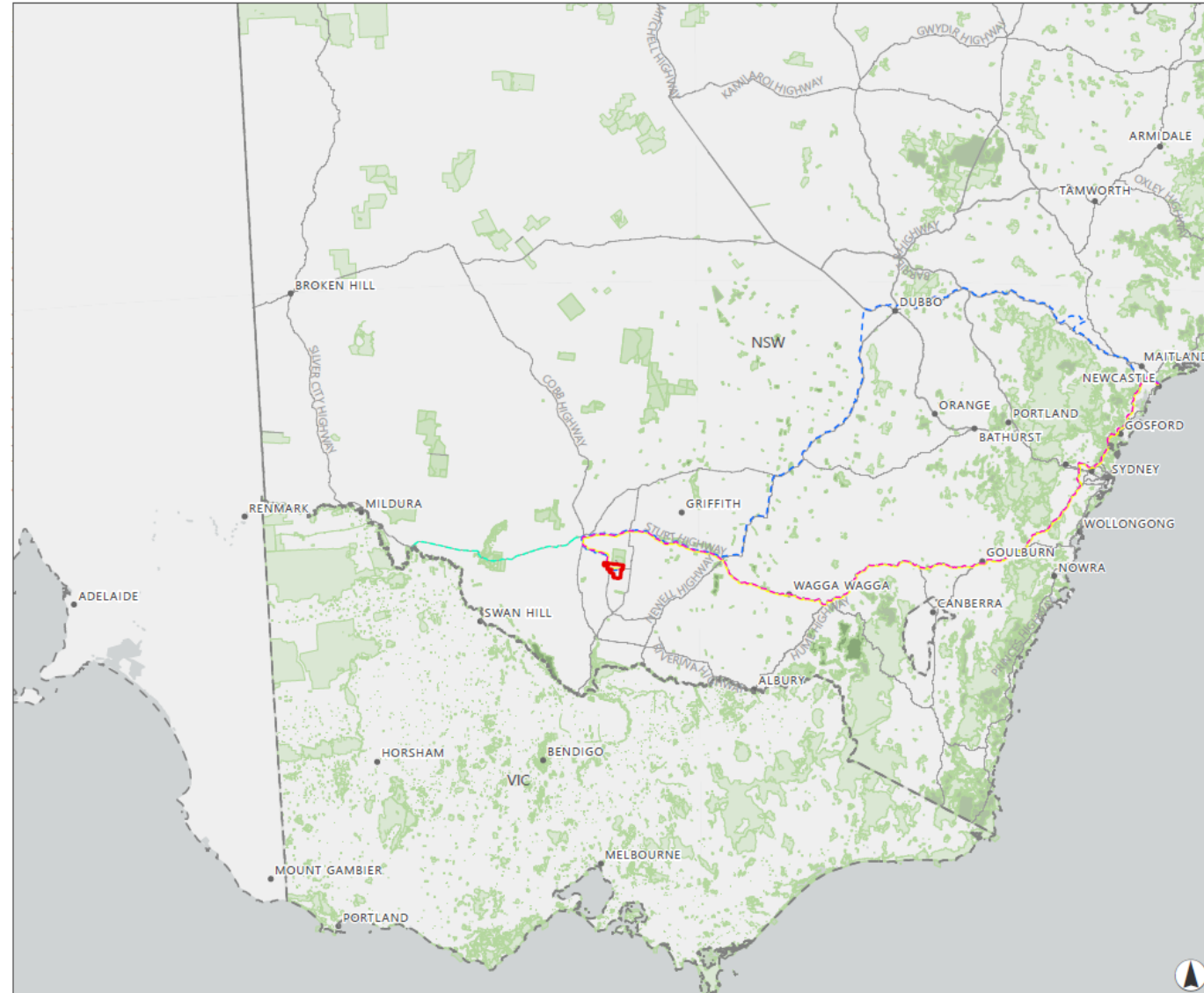
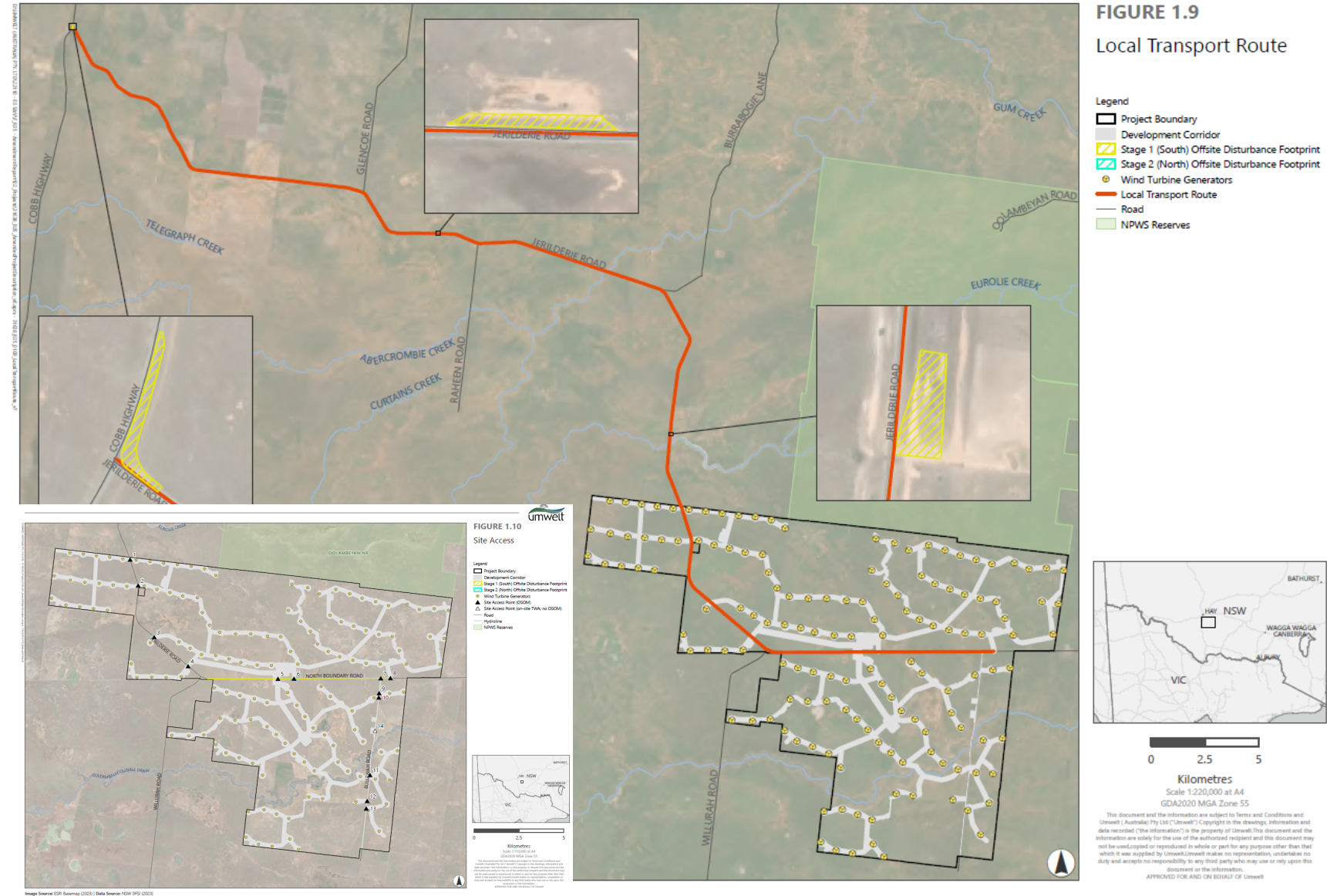


Image Sources: ESRI Basemap (2023) | Data Source: NSW DFSI (2023)

* OSOM - Oversize and/or overmass

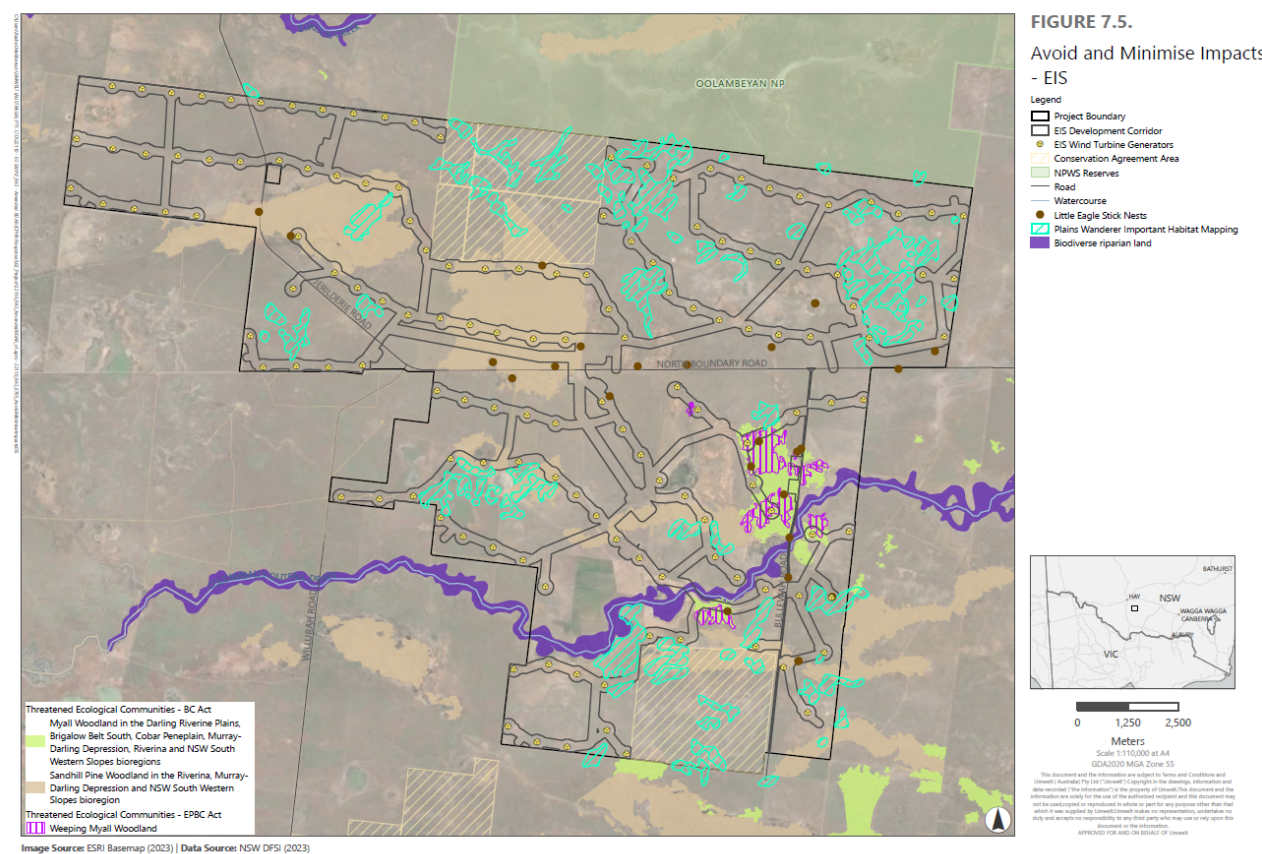
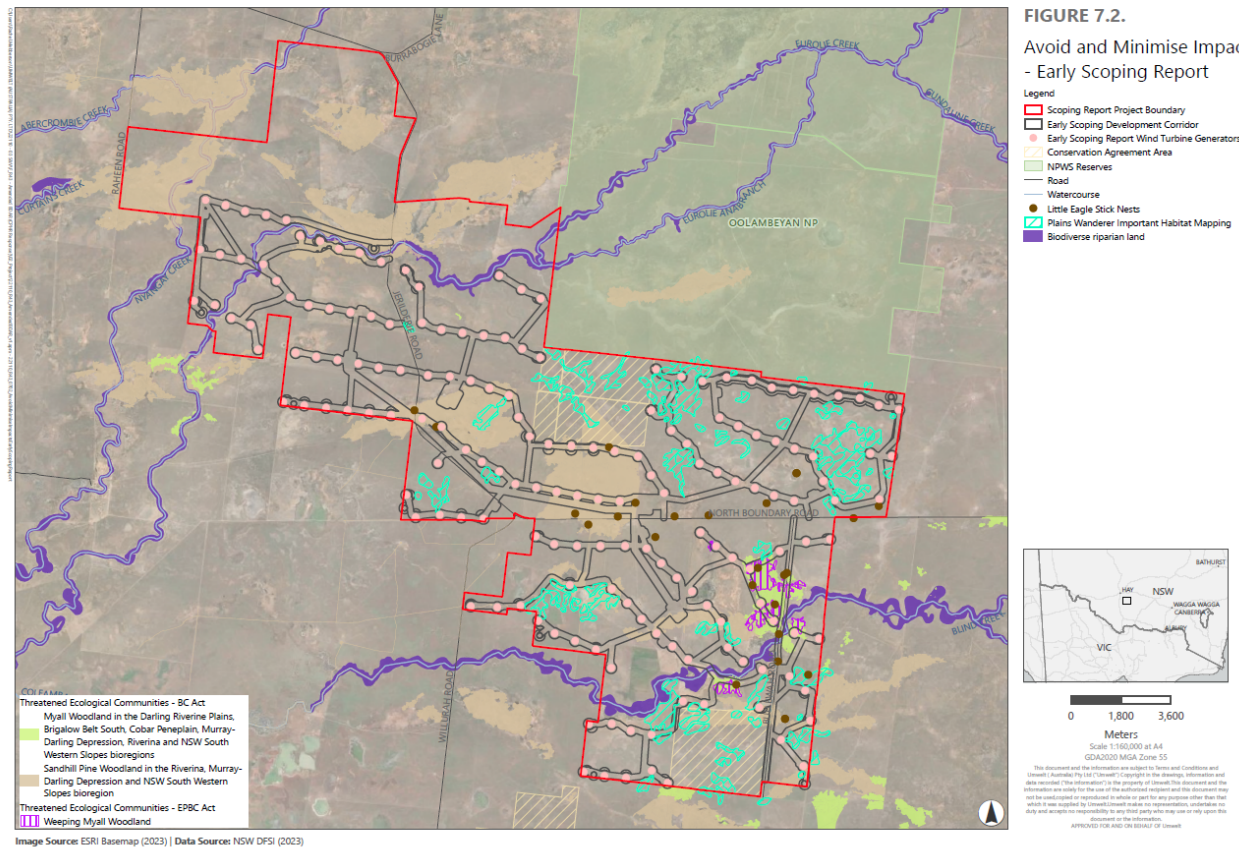
- Primary access via Cobb Highway / Jerilderie Road 'Local Transport Route'
- 14 site access points, with 13 identified for OSOM and heavy vehicles across the site, and one identified for the Temporary Workforce Accommodation (TWA)
- Channelised left treatment at Cobb Highway / Jerilderie Road intersection
- Proactive approach to pavement maintenance on local transport route.



Biodiversity avoidance overview

- Avoided all NSW Important Habitat mapping i.e. primary habitat for Plains-wanderer
- Avoided and minimised impact to native vegetation, particularly Threatened Ecological Communities (TECs)

- Maximised setbacks to Oolambeyan National Park of at least 450m but generally in excess of 600m
- Minimised interactions with Biodiverse Riparian Land



Biodiversity impacts

Vegetation clearing

- Native vegetation covers most of the Project area (96%) and primarily consists of grassland and shrubland and open woodland which has been subject to long term grazing.
- The disturbance footprint will be approximately 633 hectares and will have direct impacts to native vegetation which represents approximately 15% of native vegetation within the subject land and 3% of the total project area. That is comprised of 10 Plant Community Types (PCTs) across 11 vegetation zones.
- Direct impact on the following TEC's:
 - Myall Woodland (22.80 ha of 114.75 ha within the Subject Land)
 - Weeping Myall Woodland (4.92 ha of 42.56 ha within the Subject Land)
 - Sandhill Pine Woodland (57.61 ha of 464.92 ha within the Subject Land)
- Direct impacts to five threatened flora species (*Maireana cheelii*, *Swainsona sericea*, *Swainsona murrayana*, *Lepidium monoplocoides* and *Eleocharis obicis*) and four threatened fauna species (Barking Owl, Little Eagle, Southern Bell Frog and Plains-wanderer).

Proposed mitigation measures

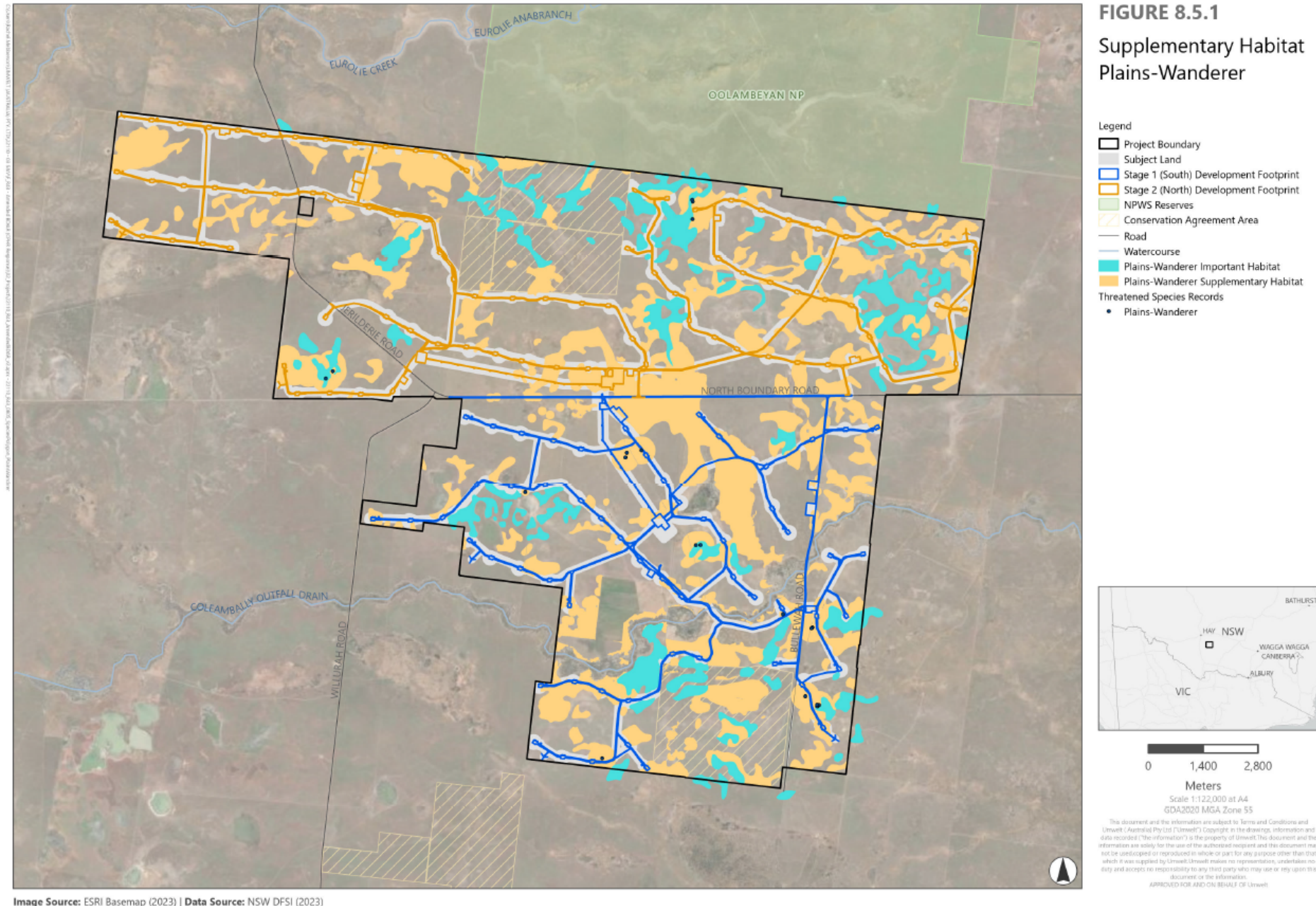
- Undertake micro-siting during detailed design to further minimise impacts to biodiversity
- Committed to the design and implementation of a comprehensive Biodiversity Management Strategy which includes
 - Bird and Bat Adaptative Management Plan
 - Construction Environmental Management Plan
 - Biodiversity Management Plan with a series of sub-plans

Offsets

- Continue work to establish local Biodiversity Stewardship Agreement (BSA)
- Discussions have progressed with NSW Government regarding a Strategic Offset Delivery Agreement (SODA)

Project commitments

- Project-specific Plains-wanderer Management Plan
- Proposed partnership with Riverina Local Land Services (\$60k per year for 5 years)
- \$10k per year for 30 years to First Nations partner to support ongoing land management
- Supportive of regional Plains-wanderer management strategy, per recommended consent



Amenity (visual & noise)

Visual

- Comprehensive LVIA* completed
- Obstacle Lighting allowed for and assessed
- Three 'Associated Residences' for Visual (R4, R5 and R8)
- No 'Non-associated Residences' have potential for a moderate or high visual impact
- No 'cumulative visual impacts' anticipated at any 'non-associated residence'
- Public viewpoints: Project is unlikely to significantly impact scenic values of existing landscape.

Noise

- Comprehensive NVA** completed
- Operational noise levels comply with minimum noise criteria at all 'non-associated receivers'. Cumulative noise is not predicted to affect compliance outcomes
- Construction noise levels predicted to be above management levels for select activities. These works are temporary, will not be experienced continuously and can be appropriately managed using standard good practice measures.

Visual Magnitude

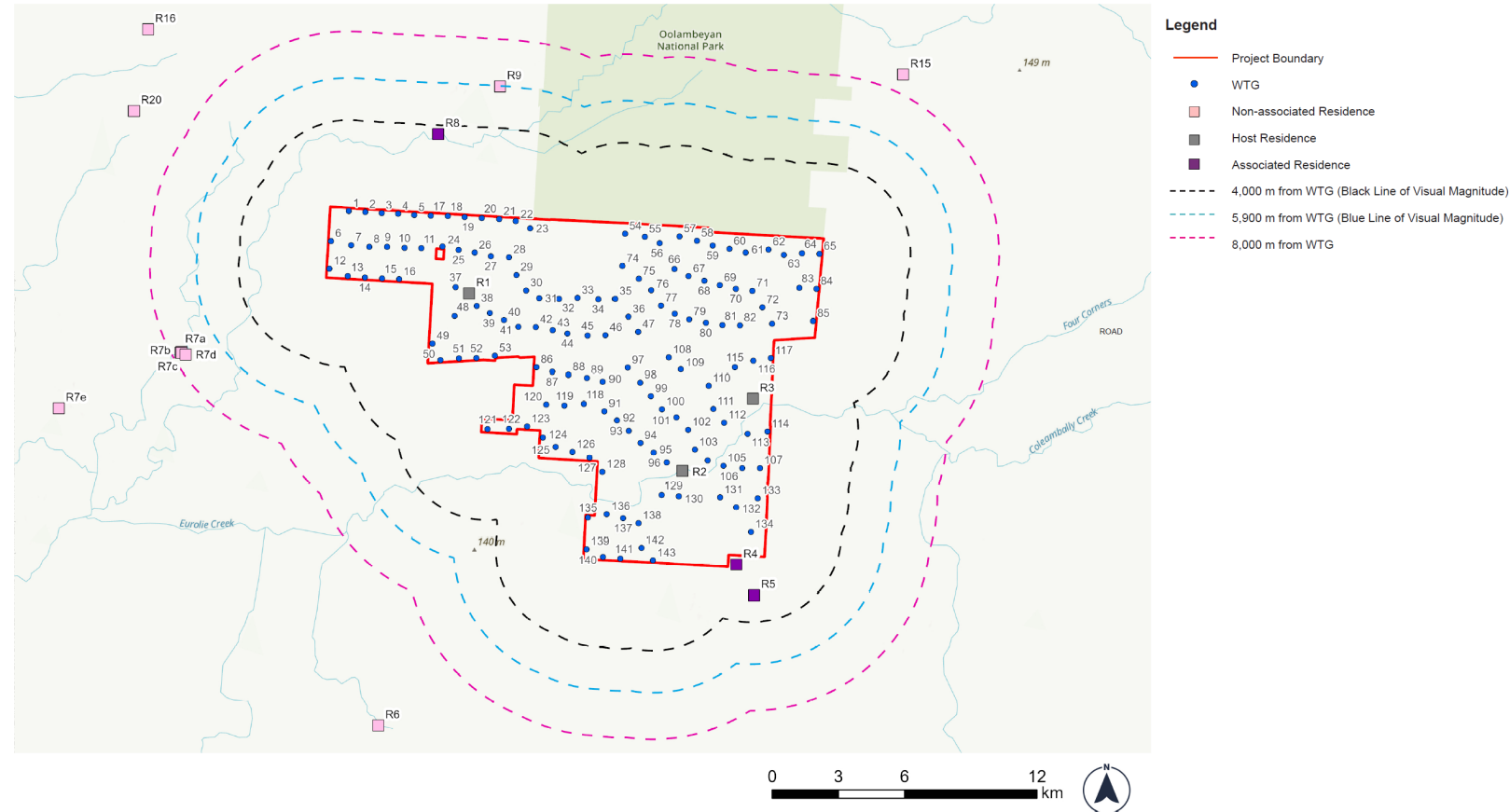


Figure 11 – Preliminary Assessment Tool 1: Visual Magnitude
Basemap Source: ESRI, 2024

Social and economic

Jobs



Up to 380 construction jobs

Up to 40 ongoing FTE operational jobs

Prioritising local workers

Economic growth



Economic benefits for the surrounding community

Local procurement of goods and services

\$2.5b investment during construction, \$380m of which will stay in host LGAs

Benefit sharing



Voluntary Planning Agreements: \$1,050/MW/year

SW REZ Community Benefit Funds: \$2,300/MW/year

Neighbour Benefits \$1.9m, First Nations & other commitments- several million dollars

Potential impacts:

- Reduced availability of accommodation and housing
- Impact on landscape character, amenity, health and wellbeing impacts

Response:

- On -site workforce accommodation camp for up to 345 FTE including medical facilities.
- Prioritisation of local workers through Accommodation and Employment Strategy.
- Accommodation Camp Management plan to be implemented
- Construction and traffic impacts to be carefully managed.
- Range of benefit sharing initiatives.
- Minimal community impacts during operation.

Other key findings

Water

- **Supply:** ~224 megalitres of non-potable water + 11 megalitres of potable water. Non-potable water supply fully met via existing water entitlements. Ongoing consultation with Councils on potable water supply. Hay Shire has water availability.
- **Flooding:** 1% AEP¹ flooding event has minimal interaction with disturbance footprint.
- Flood Emergency Response Plan to be prepared.

Hazards and risk

- **Bushfire:** southern portion identified as bushfire prone land. Commitments to BFEMOP², APZ³, maintaining equipment, water supply, emergency procedures incl. shutdown to enable safe aerial fire fighting.
- **Preliminary Hazard Analysis:** identified acceptable impacts, design (i.e., separation distances were appropriate).
- Fire Safety Study to be prepared.

Aboriginal Cultural Heritage

- ACHAR⁴ (incl. test excavation) undertaken with Aboriginal stakeholders + via H-NSW.
- Committed to avoiding 20 sites. 27 sites may be directly impacted within development corridor. For sites that may be impacted, a salvage program will be undertaken if micro siting is unachievable.
- Heritage Management Plan to be prepared.

Note 1: AEP = Annual Exceedance Probability

Note 2: BFEMOP = Bush Fire Emergency Management & Operations Plan

Note 3: APZ = Asset Protection Zone

Note 4: ACHAR = Aboriginal Cultural Heritage Assessment Report

Waste management

- Construction and operational waste not anticipated to be significant.
- Ongoing consultation with Councils - **Murrumbidgee** : no waste from the project | **Edward River**: has some limitations | **Hay Shire**: has sufficient capacity for waste and wastewater.
- Waste Management Plan to be prepared (in consultation with Councils).

Social Impact

- Comprehensive community and stakeholder engagement undertaken.
- Social Impact Assessment prepared, incl. Accommodation and Employment Strategy.
- Considering both positive and negative potential impacts, an acceptable social impact outcome is anticipated for the locality, region and state of NSW.

Decommissioning

- Components will be recycled and reused where possible. Land will be rehabilitated to its original condition.
- Decommissioning and Rehabilitation Strategy already prepared.
- Decommissioning conditions provided, with appropriate triggers.

Recommended Conditions

- Bullawah Wind Farm generally agrees with the content of the assessment report and the recommended conditions of consent.
- The recommended conditions of consent are generally satisfactory. We may provide a written submission with some requested minor clarifications to ensure conditions can be practically implemented.



Photo: Post office and town centre, Hay

Project justification

- Designed to avoid higher quality native vegetation, threatened species habitat (particularly mapped important habitat), visual amenity, and impacts to Aboriginal cultural heritage.
- The project is suitably located in the South West REZ and has been awarded access rights.
- There has been zero objections to the project within 15km of the site.
- The project will deliver significant social and economic benefits to the community.
- The project would result in benefits to the state of NSW including providing renewable energy to help transition from ageing coal plants.
- The assessment findings indicates that while there will be environmental and social impacts associated with the Project. However, the extent of impact has been minimised through the design process and where impacts are predicted, BWF has committed to management, mitigation and offset measures to address these residual impacts.



Photo: Sheep grazing on the Hay Plains

The Project is appropriately located, can be delivered without significant community or environmental impacts, and provides benefits that outweigh temporary construction impacts. The Project is justified on planning grounds, is in the public interest and is worthy of development consent.