New South Wales Government
Independent Planning Commission

TRANSCRIPT OF MEETING

RE: BULLAWAH WIND FARM (SSD-50505215)

APPLICANT MEETING

PANEL:	NEAL MENZIES (Chair) SUELLEN FITZGERALD MICHAEL WRIGHT
OFFICE OF THE IPC:	JANE ANDERSON GEOFF KWOK
APPLICANT REPRESENTATIVES:	AIDAN O'MAHONY (BayWa r.e.) MARTEENA MCKENZIE (BayWa r.e.) NATHAN BAKER (Umwelt)
LOCATION:	ZOOM VIDEOCONFERENCE
DATE & TIME:	1:00PM – 2:00PM TUESDAY, 25th AUGUST 2026

<THE MEETING COMMENCED

MS JANE ANDERSON: Thanks, Neal. Here we go.

MR NEAL MENZIES: Hello, Aidan.

MR AIDAN O'MAHONY: Hello, Commissioner Neal. How are you?

MR MENZIES: I'm really well, thanks. We've got Marteena and we've got Nathan. We can't see any of you guys.

MS MARTEENA MCKENZIE: I can't see you either. I can hear you though. Oh, let me have a play – Zoom is not my natural habitat, let me just have a look with the settings. Apologies for this.

MS ANDERSON: Marteena, one of our commissioners just had a similar problem, that is was audio only, and going in through the Zoom app seemed to be more successful than on the Zoom browser. That may be the issue.

MR O'MAHONY: I'm the same as well.

MR MENZIES: Do you want to bail out and retry? We want to see the whites of your eyes.

MS MCKENZIE: Likewise. We can't see you. Let's try again. See you in a minute.

MS ANDERSON: Thank you. But Nathan, we should have – we have you there, but we also can't see you. Nathan's gone.

MR MENZIES: Hi, Marteena. Success.

MS MCKENZIE: Hello. Hi. Testing, testing. Hi. I can see and hear you, good to see you.

MR NATHAN BAKER: Victory. I am here.

MR MENZIES: Thank you, everybody. And if Aidan has a similar level of success, we're in the game.

MS MCKENZIE: Aidan's in the office here with me, so I can see him making progress over there, over my, just over the computers.

MS ANDERSON: So, Marteena, I've got you in twice now. I might just kick that old version out.

MS MCKENZIE: Log me out, okay, very good.

MS ANDERSON: Great. Thank you.

MR MENZIES: Aidan, we've got you too. Excellent.

MR O'MAHONY: Yes. Hi, commissioners, sorry about that.

MR MENZIES: No, not a problem at all. And worth spending the couple of minutes so that we could all get to the point where we could see each other.

The process here is I have a formal statement to read out to begin the meeting, and then we move from that formal statement to a more informal interaction. I know you guys have got a presentation prepared for us, which is great, and we can have a bit of a dialogue around that. So, let me read the formal statement and then we can start our discussion.

So, before we begin, I'd like to acknowledge that I'm speaking to you from the lands of the Jagera and Turrbal people here in the Brisbane River Valley. I acknowledge the traditional owners of all the lands from which we're meeting virtually today, and I pay my respects to Elders past and present.

Welcome to the meeting today to discuss the Bullawah Wind Farm state significant development application currently before the Commission for determination. The Applicant, BayWa – now, here's my opportunity to check, is that actually how you say this?

MR O'MAHONY: W is a V, so it's BayWa.

MR MENZIES: BayWa.

MR O'MAHONY: BayWa. There is no way in the world I would have got that right, and in subsequent instances I won't, but thank you.

MR O'MAHONY: That's all right.

MR MENZIES: So, proposes to develop a wind farm with an electricity generation capacity of 804 megawatts in the South West Renewable Energy Zone. The project site is approximately 28 kilometres southwest of Hay and extends across three local government areas – Hay Shire, Edward River, and Murrumbidgee. The project involves construction of up to 141 turbines with a maximum tip height of 300 metres, a 359-megawatt/718-megawatt-hour battery energy storage system, transmission connection, and ancillary infrastructure.

My name is Neal Menzies. I'm the Chair of this Commission Panel and I'm joined by my fellow commissioners, Suellen Fitzgerald and Michael Wright. And 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 the 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 commissioners to ask questions of attendees and to clarify issues whenever it's considered appropriate. If you're asked a question and are not in a position to answer, you may take the question on notice. Following the meeting, the Commission will advise you in writing of any questions taken on notice that the Panel considers require a formal response. Any subsequent response or information provided to the Commission will then be published on our website.

I request that all participants here today introduce themselves before speaking for the first time, and for all members to ensure they do not speak over the top of each other, to ensure accuracy of the transcript.

Okay, so now we can begin, and Aidan I might hand over to you to introduce your team.

MR O'MAHONY: Thank you, Chair. On the call I have today is – so, my name is Aidan O'Mahony and I'm the Project Development for Bullawah Wind Farm. Also joining me is Marteena McKenzie, BayWa r.e. Community Engagement Manager, and Nathan Baker who is the Sydney Regional Director from Umwelt, who led the preparation of the EIS.

So, now I will go on about the presentation. So, we've put together a short presentation today as requested to provide an overview of the project. We'll run through this presentation, please if you've got any questions, please jump in at any time or if you'd like to save them to the end, we leave that to the Panel.

MR MENZIES: No, Aidan, we'll be jumping in and talking things through as they come up.

MR O'MAHONY: So, next slide please, Marteena. Acknowledgement of country. So, 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 the 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.

We have a short agenda to leave as much time for the Commission to ask questions that you may have. Starting from the top, we provide some details in the regional context, an overview of the project, the community consultation we've undertaken, and a touch on the EIS submissions. In the second part of the presentation, I'll describe key technical aspects of the project, which include transport, biodiversity, visual and noise. My colleague, Marteena will then go through the social and economic elements of the project. And finally, I will provide a justification on why we think this project should be approved.

Just before moving on, you will see a picture of the natural landscape of the area, and which you will see more of next week on the site visit.

Just before moving on, a bit about us. So, Bullawah Wind Farm Pty Ltd is the Proponent, which is a subsidiary of BayWa r.e., who is a leading global renewable energy developer headquartered in Germany and based in 34 countries. BayWa r.e. has hubs in Brisbane, Melbourne and Sydney focusing on delivering wind, solar and battery storage energy systems, and has commissioned over 270 megawatts of solar and wind projects in Australia to date.

Now, as you can see on the map, we have the regional context, which I'm sure you'll be familiar with. We've been in the Riverina for nearly five years developing the project, starting with host landowners, the nearby neighbours, local community, and local community groups and councils, which has been a very positive experience. I made the original phone call to the landholders and it's been my professional pleasure to work with them to what you will see here today and next week.

The project is named after one of the landholder's properties, Bullawah Station. Bullawah comes from the [unintelligible 00:10:08] Bpangerang languages where 'bulla' means two and 'wah' means water. The project is located approximately 36 kilometres from southeast of the township of Hay and 66 kilometres from Deniliquin in the Riverina region of southwestern NSW. The project is located within the Hay Shire, Murrumbidgee and Edward River local government areas, and is within the South West Renewable Energy Zone, which is shown in yellow.

The location within the South West REZ is an important context for the wind farm. South West REZ is one of the five renewable energy zones which have been declared by the NSW Government to help replace aging coal-fired power plants and to help deliver cleaner, more affordable and more reliable energy to homes and businesses. An access right is required for a project to connect to a REZ. EnergyCo is the infrastructure planner and has developed the access right to help support better outcomes for communities, consumers and project proponents.

In April 2025, AEMO Services awarded Bullawah Wind Farm access rights for Stage 2 of the project, which I'll provide more detail in the upcoming slides. On the map, you will see several other wind projects which are at various stages of development in the surrounding area, including the Pottinger Wind Farm which is next door to us, which got approved in July last year and was the last wind farm project to be approved in NSW.

Next slide is the project layout. This gives an overview of the project, and if there's any specific questions about it, I'm happy to answer, but otherwise I'll move onto the project overview slide and I'll be moving back if there are any questions on it.

So, as mentioned at the start of the meeting, the project is seeking approval for up to 141 wind turbines equalling to 803.7 megawatts of clean energy, enough to power approximately 530,000 homes. This project will help support NSW to meet its net zero emission target and provide generation to replace the existing coal plants which are

coming to the end of their life. The proposal also includes a 259-megawatt/2-hour battery energy storage system.

Along with wind turbines, there will be permanent infrastructure, including internal access roads, substations, transmission infrastructure, operation and maintenance building, firefighting facilities, and temporary facilities including amenities, site offices, construction compound, and workers accommodation.

You will see the distance from both Hay and Deniliquin makes the workers accommodation an important inclusion for the site. The camp will reduce fatigue risk if workers were otherwise forced to make the regular round trip, reduces the number of local vehicle movements, and will reduce the pressure around towns for local accommodation.

There are two major transmission lines that traverses the project area. The existing X5-220 kV line which is shown in blue; and the newly constructed 330 kV Project EnergyConnect line which is shown in purple. Transgrid is currently testing on commissioning both the Project EnergyConnect line and the Dinawan Substation, with full operations expected by late next year. These projects will facilitate the export of electricity from the renewable energy zone.

The project would be constructed, commissioned and operated in two stages, with each stage having a separate connection. Stage 1 of the project is located mostly south of North Boundary Road, will connect to the existing 220 kV Transgrid transmission line. Stage 1 has up to 58 wind turbines. Stage 2 of the project located mostly north of North Boundary Road will connect to the 330 kV Project EnergyConnect line, and comprises of up to 83 turbines.

As mentioned previously, the project was awarded 262.3 megawatts of access rights to the South West REZ in April 2025. This equates to approximately 46 to 48 turbines out of 83 turbines in the Stage 2 location. Stage 1 of the project is unaffected by access rights announcement and is subject to a separate connection process which is ongoing. Development approval for the additional capacity is still being sought in the event future capacity becomes available, whether it be additional access rights or augmentation of the network.

The estimated construction commencement, subject to approval, is Q3 2027 for Stage 2, with commercial operations date estimated in early 2030. Stage 1 would follow three to six months after Stage 2 commencement. The project area covers an area of 20,629 hectares across three farming families that host the project: the [redacted], the [redacted] and the [redacted]. Agriculture is the predominant land use in the project area, primarily sheep grazing, with some cattle grazing and some smaller mapped areas of cropping predominantly for host landowner stockfeed, in which the project has been designed to completely avoid.

In terms of the project selection and why we have chosen this site is based on several factors. The area has a very low dwelling density compared to other regions within NSW. There is a reliable strong wind resource. The site is flat, which reduces

construction complexity. And close proximity to electrical infrastructure and existing state road networks.

As mentioned, dwelling density is incredibly low in this region compared to other regions around NSW. We have four neighbours within 8 kilometres and three of these neighbours are associated residences with neighbour impact agreements for visual impact. This is a remarkably small number for a project of this scale.

We are delivering significant community benefits through project delivery. In short, the project has already provided 160,000 benefits to community to date, including three rounds of community grant programs, support for First Nations events, Plains-wanderer education initiative, and scholarships with Country Education Foundation both in Coleambally and Deniliquin.

In addition, further benefits will include neighbour benefit sharing program within 11 kilometres of wind turbines, voluntary planning agreements with terms agreed with the three local councils and in line with the NSW Benefit Guidelines, and a dedicated First Nations fund for 15% allocation of that fund. South West REZ community and employment fund which is a component of the access fees that are payable. Significant additional commitments to local communities, including First Nations training and education, supply chain investment and innovation, industry collaboration and environmental procurement.

The project is estimating 380 jobs during construction and approximately 40 ongoing throughout the operational stage. The construction cost of the project is roughly 2.5 billion. My colleague, Marteena will describe the social and economic details further on in this presentation.

Now, I have the community consultation. This just gives a quick snapshot of the community consultation the team has carried out since the inception of the project in 2021. The mechanics for engaging with neighbours and the broader community has included a range of approaches to meet with a diverse section of the community, while acknowledging the engagement fatigue that can come about from the concurrent project developments.

Since the project started, we've held in-person meetings and briefings. We've been fortunate to spend a lot of time in the region since the project started. It was important that we met personal key project partners and stakeholders to understand their needs and plans, and ensure the project incorporated a local knowledge.

We've held community information sessions across the region, including introducing the project to the community in Coleambally and Hay in May 2022. We've had a stall at the Hay Show in September 2023. And before submitting our EIS, we had a full day drop-in session at Hay Library in April 2024. We're also on business roadshow events with EnergyCo across the Riverina in May 2025 after gaining access rights.

During the early stages of project development, we employed a local person based in Hay. She's born and bred locally and was invaluable in setting up early connections, identifying community leaders and sharing community concerns and priorities. Our

communication channels included project website, distribution of project newsletters which included regular updates to over 450 subscribers, and survey which were in-person, online and via the phone.

Throughout all these interactions, the key issues identified through community engagement include biodiversity (in particular, Plains-wanderer), visual impacts, waste associated with decommissioning. The project has addressed these issues throughout the development of the project, and we'll discuss these in the upcoming slides.

Next, we have a few comments on the EIS submission for the Bullawah Wind Farm. The EIS was exhibited from the 27th of August until the 23rd of September 2024. We received a total of 87 submissions, with 17 submissions supporting the project, 2 providing comment, and 68 objections.

Of the 68 objections, 63 of those were from parties located greater than 50 kilometres away from the site, including a number from interstate. No objections were received from anyone within 15 kilometres of the site. Eighteen government agencies provided advice and there has been extensive consultation carried out at agencies to address their concerns via the Submissions Report and responses to all [unintelligible 00:20:46] raised during the assessment phase.

Supporting submissions included alignment with state energy targets and energy security, strong site selection, economic benefits, creation of jobs, commended efforts of overarching design. The objecting submissions raised issues regarding decommissioning, waste and contamination, biodiversity impacts, general lack of support of renewable energy, and impacts on agriculture.

Now that we've completed the project overview, I'll move onto the key environmental matters for Bullawah Wind Farm, starting on transport. At a high level, the project has assessed the routes from two ports for the over-size/over-mass transportation of components, which are Port of Newcastle and Port Adelaide. Port of Newcastle has three routes, and Port Adelaide has one route and crosses the NSW border at Robinvale.

The project has assessed the transportation of wind turbine components, including a blade length of 80 metres, and has identified a number of road upgrades required to facilitate the movement of components across the routes. The project has consulted with all councils along the proposed routes and provided the councils with strategic concept designs of where upgrades are to occur, to demonstrate the nature of the works.

Next slide please, Marteena.

MR MENZIES: Aidan, just before you move on.

MR O'MAHONY: Yes.

MR MENZIES: And this is for me by way of general interest rather than important for our decision. I'm just intrigued by the 'we'd like to build with 100-metre blades and we can only get 80-metre blades there'. Are there lots of constraints on the roads?

MR O'MAHONY: Look, well, there is, I suppose, in terms of I would say land ownership maybe. When we decided the 80-metre blade – when we decided the envelope for the wind farm, we first assessed within the wind farm boundary and just out to Hay. But then when we did our Amendment Report we assessed everything back to port and we found that an 80-metre blade was a bit more amenable and had better success to getting to site rather than a 100-metre blade.

So, we decided at that time to just concentrate on the transport route with 80-metre blades from port to Hay and then keep the 100-metre blade from Hay to site. And that would limit any kind of land ownership that would be required along the routes, and any interactions – still with the 80-metre blade though, you do have quite a bit of interaction.

MR MENZIES: Yes, I could see that there were still some problems to solve, but, yes, I'm assuming that as you go to 100-metre blade they just scale up?

MR O'MAHONY: Correct.

MR MENZIES: And lots more and a bigger impact at each one.

MR O'MAHONY: Yes, and just a note on that. I don't know if you're aware, but EnergyCo are facilitating the transportation of components through the shared corridor for projects that have won access rights in the REZ. So, they're planning to design and construct those common intersections to 100-metre blade, to facilitate other projects within the South West REZ that have bigger turbines than us, than what we're planning to build.

MR MENZIES: That entirely makes sense. Thanks. I know it's a bit of a diversion, but you can't help but be interested in …

MR O'MAHONY: So, now onto the local transport route. Bullawah has identified a local transport route which will be utilised for all OSOM movements and the majority of light and heavy vehicle movements associated with the project. The local transport route extends from the intersection of the Cobb Highway and Jerilderie Road to the easternmost site access point located on North Boundary Road.

There are 14 site access points in total proposed off Jerilderie Road, North Boundary Road and Bullawah Road, with 13 accommodating OSOM movements for incoming wind turbine components, and 1 providing access to the proposed temporary workers accommodation camp, which you will see next week. All site access points have been assessed as part of the wind farm layout, all anticipated off-site work has been assessed and incorporated into the development application, including intersection upgrades at Cobb Highway–Jerilderie Road intersection.

MS FITZGERALD: Neal, I might ask a question while we're on that slide as well. This morning we were speaking with Hay Shire Council, and they had some concerns, I believe, about vehicles coming right through the centre of town. They were talking about other potential changes on the Cobb Highway–Jerilderie Road intersection. I just wondered if you had – you're probably aware of that concern, and what your response was.

MR O'MAHONY: Yes. So, in terms of the Cobb Highway–Jerilderie Road intersection, we plan to build a channelised left-hand turn there on that intersection. And that is based on cumulative impacts the project has with Pottinger Wind Farm – Pottinger Wind Farm also plans to use the Cobb Highway–Jerilderie Road intersection. And we did have auxiliary left-hand turn but throughout communications with TfNSW during the assessment phase, it was recommended to upgrade that to a channelised left-hand turn to accommodate both projects.

MS FITZGERALD: Thanks, Aidan. I think – the Council didn't present us with plans, so I'd need to look a bit more closely at what they were actually talking about. But I thought there was some problem with an intersection in town, a roundabout in town.

MR O'MAHONY: Oh, yes. And that is, that's just north of this intersection, that's in the top corner of that thing, and that is one of the shared common intersections that TfNSW are planning to build as part of this REZ network.

MS FITZGERALD: Ah, right.

MR O'MAHONY: Yes, and we have identified that as an intersection for our project as well, but noting discussions and noting developments that TfNSW are going to carry out this work, that's one of the six common intersections that they plan to upgrade to facilitate the movement of turbine components within the South West REZ.

MS FITZGERALD: Right. Okay. Thanks for that.

MR MICHAEL WRIGHT: Suellen, I think the Hay Shire Council was suggesting that to avoid traffic traversing through Hay township, that the vehicles could turn right off Alpine Way through a channelised right-hand turn. But I think that's what they were suggesting.

MS FITZGERALD: Mm. Okay. Thank you.

MR O'MAHONY: The project undertook – so, I'll just go onto construction and operation traffic. The project undertook a detailed analysis of the local transport route and construction traffic. This considered existing traffic on the road network, traffic generated by the project, and traffic generated from nearby developments. These aspects are detailed in Section 5 and 6 of the amended Traffic Transport Impact Assessment. It concluded that all access roads were in the vicinity of the project will continue to operate at the level of service that is acceptable.

As mentioned, based on cumulative impacts, the project has developed and assessed an upgrade to the Cobb Highway–Jerilderie Road intersection, being a channelised left turn treatment. This is detailed in our response to RFI number 4.

Operational traffic is expected to be insignificant in comparison to the construction traffic.

In terms of managing pavement condition on local roads, the project has committed to a proactive approach to pavement maintenance and will be discussed and agreed upon with Council during the development of the Traffic Management Plan and will include a pre-construction dilapidation survey, frequent pavement investigations to assess road conditions conducted weekly with additional investigations during peak construction times, road maintenance crew available throughout the construction period to rectify any defects in a timely manner, a post-construction pavement dilapidation survey which will include comparing discrepancies over time and Council review to discuss any close-out repairs attributable to the project use and ensure the road is in an equal or better condition.

MR MENZIES: Aidan, this is always a pressure point for the local councils, because of the relative cost of maintaining roads and the sudden huge increase in use by a project like this. So, I think that proactive stance is the right one, but to be truly proactive you are intervening before you get a problem as opposed to quickly reactive and we got out the day after there was a huge pothole and fixed it. So, I just wondered how you would go about implementing that truly proactive approach. Can you make assessments of where the road's deteriorating ahead of it getting to the point where it's obviously something's gone wrong?

MR O'MAHONY: Yes, look, we'll do a post-construction dilapidation survey which will identify any defects along that road. Then, look, we want to have a dedicated road maintenance crew available, so we would do frequent pavement investigations to assess those road conditions, and we propose to do those weekly and do them as quickly as possible in a timely manner and an agreeable position with Hay Shire Council.

So, that's what our approach would be, and we would be putting that into the Traffic Management Plan which is to be consulted with Hay Shire and the other councils and TfNSW, and we would get agreeance that the maintenance regime and the frequency would be there to their satisfaction as well.

MR MENZIES: Okay. So, that'll be you make an assessment, you work out where the bits are that – there'll probably be bits that need work even before you start, and then you keep going back really regularly throughout the construction.

MR O'MAHONY: Yes. We plan to do weekly inspections across that whole road and any other road we plan to use as well as part of the project.

MR MENZIES: I think that dialogue – continuing dialogue with the Council is going to be mission critical here. Look, the other thing that invariably comes up when we talk to councils and communities is the constraining your workers to using the roads that

they're supposed to. Now, I haven't sort of done a study of the various backroads that exist from where people might be going to town and back, but councils are always worried by the risk that workers will rat-run along roads that are not part of the network that you're looking at and looking after. Do you think this is a risk, and do you have ways of controlling it if it starts to emerge as a problem?

MR O'MAHONY: Yes, look, I suppose the one good thing here is probably not much options for people to get anywhere around. But look, as part, and we can refer you to the TTIA (which is the Traffic Transport Impact Assessment), we do have a driver code of conduct which we will be putting out for all the drivers and all the people working on site to make sure they comply. But obviously, we have conditions of consent as well that dictates what we can and can't do, and there are certain requirements there on roads that we have to use. So, I think through that driver code of conduct, we would implement that and inform people where they can and can't drive on, on what roads they can and can't drive on.

MR MENZIES: Okay. Michael?

MR WRIGHT: Can I just ask one further question about Jerilderie Road in particular, and we've heard from Hay Shire earlier today, some concerns about the thickness of the pavement and the robustness of the pavement structure more generally. But they also talked about the need for the carriageway to be, I think, 7.2 metres – I'm not sure how wide that carriageway currently is. Does BayWa have a view in terms of carriageway width?

MR O'MAHONY: Yes, look, we are aware that the width changes as you go further east along to the wind farm site. And look, we understand that the pavement deterioration is a major concern for Hay Shire Council. We're very – and I don't know if you're aware, but you might be aware through the Assessment Report that they have done a Roads Management Plan for the South West REZ and we were asked to respond to that during the RFI phase, in consultation with a traffic engineer, Aurecon.

The outcome of that was that it was to ensure that our maintenance commitments would be suffice. And as part of that study, we've further committed to conducting weekly investigations but it did highlight that there would be kind of – it did highlight that there would be traffic passing one another, but with appropriate transport traffic implementation measures, we feel we can deal with that by scaling inbound and outbound vehicles to minimise the disruption to that kind of shoulder that is on the road where there is narrow sections. So, that could be the likes of [call-ups? 00:35:44], signs, and also like I said, coordinating the inbound and outbound traffic.

And just to add as well, we also have other potential traffic routes that we can use as well for heavy vehicle traffic, that will be on that road.

MR WRIGHT: Okay. Thank you.

MR O'MAHONY: Next slide please, Marteena. So, I'd like to start by saying that the implementation of the avoid and minimise principles has been a strong focus in the design process for this project since its inception. In terms of specific avoidance

measures related to biodiversity, the project has avoided all NSW important habitat mapping, i.e. primary habitat for the Plains-wanderer, which is identified as a serious and irreversible impact entity under the BC Act.

Avoided and minimised impacts to native vegetation, particularly threatened ecological communities. Maximised setbacks to Oolambeyan National Park with a minimum buffer between the national park boundary and the proposed wind turbines of at least 450 metres, but generally more than 600 metres. One of the stops next week will be to the boundary of the park, so you will get to see it.

Minimise unavoidable interactions with biodiverse riparian land. I've tried to capture a layout as it has evolved throughout the project, but it's hard to see and demonstrate on a slide deck. And I would like to refer you to Section 7.1.3 of the amended BDAR if you would like to have a more detailed look at our refinements.

So, now on biodiversity impacts. So, Umwelt, who led the Biodiversity Development Assessment Report for the project and are a BAM accredited assessor, have undertaken extensive biodiversity surveys across the site between March 2022 and March 2024 in accordance with the BAM. Throughout the development of the BDAR, there was regular consultation and engagement with the state agencies along with the Australian Government.

Native vegetation covers approximately 96% of the project area, which consists of primarily native grassland and shrubland with a small proportion of the vegetation consisting of freshwater wetlands and open woodland which has been subject to long-term grazing. The development footprint for the project is equivalent to the total area disturbance footprint which is 637 hectares located within the project boundary and 19 hectares located on the local transport route.

Within the wind farm itself, the project would directly impact 633 hectares of native vegetation, which represents approximately 3% of the total project area. That is comprised of 10 plant community types across 11 vegetation zones. The project will have a direct impact on the following TCs: Myall Woodland, Weeping Myall Woodland, and Sandhill Pine Woodland.

As noted previously, from project inception, regional vegetation mapping was integrated into Bullawah Wind Farm's model for wind turbine placement to focus on avoiding high and medium value native vegetation and areas of threatened ecological communities, and the disturbance footprint has been amended to avoid and minimise impacts where practical to do so.

In terms of other impacts, the project would impact on five threatened flora species and suitable habitat for four threatened fauna species, including Barking Owl, Little Eagle, Southern Bell Frog and Plains-wanderer, which I'll talk about in more detail in my next slide.

The project would look to further minimise biodiversity values through micro-siting and detailed design stages. The project has also committed to the design and implementation of a comprehensive Biodiversity Mitigation Strategy to minimise the

unavoidable impacts which includes a Bird and Bat Adaptive Management Plan, a Construction Environmental Management Plan, a Biodiversity Management Plan which includes threatened species sub-plan, rehabilitation management sub-plan, weed management sub-plan, and a pest management sub-plan.

In terms of offsets, Bullawah Wind Farm continues to focus on the establishment of local biodiversity stewardship sites as a key solution. And the project is also in advance discussions with the NSW Government in relation to a strategic offset delivery agreement.

MR MENZIES: And Aidan, could you flesh that one out a little bit for us, the strategic offset delivery agreement?

MR O'MAHONY: Yes. So, that is an agreement with the NSW Government that is available to projects within the renewable energy zone. So, it's a new concept and it allows proponents to meet their obligations through a strategic offset delivery agreement where you would sign up to an agreement with the government and they would procure the offset or the credits on behalf of you. So, once you sign that agreement, your obligation would be met, and they would then seek the credits that would be applicable to your wind farm.

MR MENZIES: Okay. And what's their agenda? You know, is this so that you can do things on a larger scale so that they can – I mean, the 'strategic' implies that the investment is going to be deliberate and … Suellen's nodding, Suellen probably knows the answer to my question.

MS FITZGERALD: Well, I hope I do. But I think it's just as you say, Neal, the government is looking to be able to get these offsets in the – the locations that are strategically important rather than locations that may have been, you know, found or identified by individual proponents. So, my understanding is that the State Government's wanted to get the best strategic outcomes across the state rather than being keen to up implement the scheme themselves, just a by-product of it. Mm.

MR O'MAHONY: And just, look, our key solution again is to seek a local biodiversity stewardship agreement to offset most of the impact associated with our wind farm, and that is progressing well.

MR MENZIES: Aidan, we've read through the Independent Expert Advisory Panel for Energy Transition's report on the Plains-wanderer, which was a useful insight. But one of the things that stood out to me as a scientist is just how little we know about the Plains-wanderer, which must be a real constraint to your planning, you know, questions like does the Plains-wanderer perceive a wind turbine as a tree and hence you need a huge area around it that, you know, well, need to view a huge area around it as impacted. It just seemed that there was an opportunity there for a bit of research, you know, a PhD student or two to solve a whole lot of problems for you. Is this something that's in your minds?

MR O'MAHONY: Yes, and I'd have to jar my memory now in terms of the BDAR given it's a very comprehensive document, but that is actually one of the things that we

would investigate to do during the operational phase, to potentially fund the PhD student to maybe look into these things and further assist with understanding the species and how they interact with wind farms. So, I have a specific slide here on Plains-wanderer which I might go through if that's going to be beneficial?

MR MENZIES: Yes, absolutely. And look, like, you know, just to sort of cut that conversation off, but I think it's a brilliant idea to fund some work and it certainly buys you a lot of credibility with the environmental community by investing like that.

MR O'MAHONY: So, next slide, which relates to the Plains-wanderer, which is the species at risk of SAII and, based on stakeholder feedback, has been a focus for us since commencement of the project. I'll summarise in the next few paragraphs how we approach the key biodiversity value.

Very early on, the project committed to avoid all NSW important habitat mapped for Plains-wanderer and subsequently revised the development corridor and disturbance footprint to avoid the high-quality habitat. So, that's just, you might see, but it's in the aqua there. So, at a very early stage we designed the whole wind farm to avoid all that important mapped habitat and there's a, I think there's roughly about 1,400 hectares of that across the site.

Following the submission of the amended BDAR, which was in September last year, I think it was April last year, sorry, NSW DCCEEW questioned how supplementary habitat outside of the NSW important habitat mapping was generated, and therefore potentially under-representing the supplementary habitat on site. NSW DCCEEW in agreement with the Commonwealth DCCEEW recommended the project to update the supplementary habitat. The updated supplementary habitat can be seen in yellow in the map and equates to 4,940 hectares across the project area. The direct impact of supplementary habitat is 170.86 hectares which equates to 3% of the supplementary habitat across the project area.

The NSW DCCEEW remain concerned that the impact of supplementary habitat would be an SAII impact. And as a result, Bullawah Wind Farm engaged an independent peer review to undertake an assessment which involved reviewing the project's BDAR and its impact to supplementary habitat. The findings of that resulted in, of the 170.86 hectares of supplementary habitat identified as being impacted, that comprises of 39.89 hectares of primary supplementary habitat and 130.97 hectares of secondary supplementary habitat.

So, just to give some definitions for that, primary habitat is that as represented by the NSW important habitat mapping, and supplementary primary habitat mapping was determined by Umwelt and generally represents equivalent primary habitat outside that mapped important habitat. And secondary supplementary habitat is habitat which may be periodically occupied by Plains-wanderer, particularly during drought or extended periods of heavy grazing when primary habitat is too sparse for the Plains-wanderer to be in.

The habitat – I'll just continue – the findings in that report in summary concluded that the project is not likely to contribute significantly to the risk of Plains-wanderer

becoming extinct and will not result in an SAII for the species and made reference to the avoidance undertaken by the project.

As you stated, Neal, DPHI engaged the Independent Expert Advisory Panel for Energy Transition to review CPHR's advice and the project's assessment, and concluded the project is not likely to cause SAII, and the key drivers for Plains-wanderer population change remained broader climatic conditions, farming practices, weeds and predation pressure.

The project also made site-specific commitments beyond the requirements of the BAM, and this includes a site-specific Plains-wanderer Management Plan, a proposed partnership with Riverina Local Land Services to support the pest and weed management, this would target the conservation sites through Bringing Back the Plains-Wanderer from the Brink Program, and we've committed a monetary value of 300,000 paid over five years from the start of construction. We've also committed to providing funding of 10,000 per year to First Nations provider to support land management activities.

As per the recommended conditions of consent, Bullawah is supportive of the inclusion of the Regional Plains-wanderer Management Strategy.

MR WRIGHT: Hey, Neal, can I just ask Aidan a question. Sorry, Aidan, about the Plains-wanderer. That expert panel report suggested that in addition to that research that Neal mentioned and that it appears that, you know, whether it's pursuing. But there would be benefit in some of the other proponents of renewable energy projects within the REZ coming together to develop a more strategic, more regional approach to Plains-wanderer conservation. Any views on the – your enthusiasm for that approach?

MR O'MAHONY: Yes, look, that's in the recommended conditions of consent and we're supportive of that approach, and we will be involved in that once it's, once we know what other projects would be involved and once that working group is set up, and we'll contribute to that in relation to the development of our project and how it relates to that.

MR WRIGHT: Thank you.

MR O'MAHONY: So, I would say we're supportive of that.

MR WRIGHT: That's great.

MR O'MAHONY: Next slide is just amenity, which is visual and noise. So, given the nature of the site and the very low dwelling density compared to other typical wind farm sites, the assessment here is quite low visual and noise impacts compared to other wind farms across the country.

This map here is taken from the LVIA Report commissioned by Moir, and I just wanted to take you through some high-level observations. As mentioned earlier, there's only four neighbours within 8 kilometres of the site. The LVIA has been

undertaken based on a worst-case scenario with a wind turbine tip height of 300 metres. On this basis, the black line intersects at 4,000 metres, and the blue line intersects at 5,900 metres. Within 8 kilometres of the proposed wind turbines, R4, R5 and R8 (in purple) are located within the black line, and Bullawah has negotiated private impact agreements with each of the landowners in respect to visual impacts.

I'd just like to note that R4 and R5 which are down in the bottom right-hand corner, are dilapidated buildings and have not been lived in for over 30 years. R9 is a non-associated receiver and is located within the blue line. Impacts to R9 were assessed as negligible – as low, sorry, due to the presence of intervening vegetation. R7A to R7D, which are owned by the one landowner and is a cluster of houses and accommodation, is located outside the blue line. Impacts to R7 is assessed as negligible due to separation distance and the presence of intervening vegetation.

CASA has also recommended obstacle lighting to be installed, and the LVIA has assessed the impacts of obstacle lighting from two public viewpoints within the publicly accessible area of Oolambeyan National Park, referred to as the built heritage precinct. The precinct is 14 kilometres from the nearest turbine, and concluded that light intensity is expected to be invisible to the naked eye, particularly with intervening factors such as distance and vegetation.

In terms of noise, a comprehensive noise and vibration assessment was completed. Operation noise levels comply with minimum noise criteria at all non-associated receivers. And cumulative impacts is not predicted to affect compliance outcomes.

In terms of construction noise levels predicted, there is some to be predicted above management levels for select activities. These works are temporary and will not be experienced continuously and can be appropriately managed using standard good practice measures.

I am now going to pass over to Marteena to talk about the social and economic aspects of the project.

MS FITZGERALD: Aidan, before you –

MR O'MAHONY: Sorry, Suellen. Yes.

MS FITZGERALD: Sorry, Marteena. Before you do, I might just say I've got a bit of a constraint from two o'clock on.

MR O'MAHONY: Yes.

MS FITZGERALD: So, if you see me disappear, my thanks for the presentation. But while we're on the subject of noise, I notice that the standard conditions as recommended to date have work proceeding six – five-and-a-half days a week with Sunday and Saturday afternoons out of construction hours. Does that present any problems for you in the management of the construction program?

MR O'MAHONY: Not at this present time. And look, once we get into maybe more detailed design, we might look at that in further detail, but at this present time, it doesn't pose a problem to us.

MS FITZGERALD: Right, okay, good. Thank you.

MS MCKENZIE: Thanks very much. I'm also mindful of the time, but I think it's just a few more slides to go.

So, I'm pleased to be here to be able to share some of the social and economic benefits associated with the project. And we've also listened to feedback from stakeholders and understand about concerns over potential impacts, and we are addressing those. Aidan's mentioned some of the ways that we're addressing it and I'll talk about it some more.

So, the key areas of impact raised during the assessment was reduced availability of accommodation and housing, impact on landscape character amenity, and health impacts. We've developed a comprehensive response to these matters.

The temporary workers accommodation camp is a key response to these concerns around housing. The project includes on-site accommodation facility with up to 345 beds. It will include health and medical services as well as the other amenities you might expect in a temporary worker camp. We've begun drafting the Accommodation and Employment Strategy as well as the Accommodation Camp Management Plan and we'll continue to refine those as we get closer to construction. The purpose of those plans is to manage the social risks for the project.

We'll also use those plans to work out how we can support the local economies in both Hay and Deniliquin through the project as well. And one option, for example, is to run a bus regularly between the townships so that the construction staff can make use of local restaurants and businesses and support the local economies in that way.

We're also supporting the Hay Shire legacy housing project which proposes to use a plot of land adjacent to the Hay Hospital to put in some housing. The idea is that the construction staff associated with the renewable energy projects would use that and then it would be turned over as a legacy housing project for either essential workers or for housing needs in the community otherwise. So, we're working with Hay Shire on that project.

Now, we move onto the benefits –

MR MENZIES: Marteena, just before you do move on. Accommodation was a touch point for both of the councils we've talked to so far, and they gave us some information about how little accommodation is available, and were supportive of you building accommodation camps etc. as a way of addressing this.

But one of the interesting points raised with us was that there are a workforce who are going to have to come in right at the outset to start planning, start building that accommodation. And they were concerned about even that would be a problem for

them. So, I just wondered whether there's a strategy for how you're dealing with the pre accommodation workers camp being built workers.

MS MCKENZIE: Mm-hm. Look, we've started conversations with our construction contractor and we're aware that that concern exists with the two councils – I assume it's Edward River and Hay. The approach is that the accommodation camp will get built first before any of the other main parts of the wind farm. And they are very aware of those constraints, and the idea is to keep that impact on Deniliquin in particular as sort of the main hub, much bigger than Hay, to keep that as short and sharp as possible.

So, to minimise the number of staff, to mobilise as quickly as possible to get that built, so in the first instance so that construction staff can start and live there. So, there are other ways of doing that – we haven't made any decisions. A fly camp is one option here, where you put a whole bunch of caravans on site while you built the accommodation camp, that's one option. As we get closer to construction, those plans will firm up. The construction contractors are very aware of the housing constraints and accommodation constraints, and there are ways around that we will work with them to achieve.

MR MENZIES: Thanks, Marteena.

MS MCKENZIE: Pleasure. So, moving onto the three sort of pillars of the benefits associated with the project. Aidan has bandied about some of the employment numbers, so 380 jobs during construction and 40 during operations. The AES Plan that I mentioned earlier will prioritise local workers. And we have commitments also around First Nations people, learning workers, apprentices and under-represented groups.

We're really committed to supporting local businesses to benefit through this program. We've been working with the ICN NSW for two years now (the Industry Capability Network of New South Wales). We have 44 work packages published on their website. We have 2,200 EIS's already through since 2024 through that portal. We will continue to work with the ICN, as well as that, EnergyCo have recently appointed a South West REZ jobs and skills coordinator, and that person is to work with the four proponents to ensure that our approach to local employment is targeting local needs, and that we've got a coordinated approach to maximising local benefits. So, we will continue to – well, we will work with that person.

RDA Riverina do a lot of work in the local employment space as well. We have a page on the RDA Riverina 'Jobs Riverina Murray' page, and that is a hub for local jobs. We will cross-post there our roles as they become available for the project.

For First Nations jobs outcome, it's a key priority for the next stage of the project. We've drafted an Industry and Aboriginal Participation Plan and that sets out how we will approach maximising First Nations participation. We've begun discussions with local Aboriginal groups, including Griffith LALC (Local Aboriginal Land Council). We're also in discussions with DPIRD (the Department of Primary Industries and Regional Development) on ways to support up-skilling and cross-skilling of existing Aboriginal businesses so that they can scale up for this project.

We'll work with Supply Nation and the NSW Indigenous Chamber of Commerce as we get closer to construction as well.

And onto economic growth. So, the headline figure is the estimate of 2.5 billion to be spent during construction, with 380 million of that to stay in the three host LGAs. The project will also provide new participation opportunities for local people and businesses. Construction workers moving to the area are estimated to inject $17.9 million into local economies through local spending, supporting 31 flow-on local jobs.

Ongoing economic stimulus associated with operations will be about $400 million over 30 years, and that includes things like landholder lease payments, the operational wage stimulus, and community benefit payments that I'll talk about in a minute.

MR WRIGHT: Hey Marteena, so is that – when you talk about 380 million staying in host LGAs, are those things you just mentioned, is that what comprises that 380?

MS MCKENZIE: Ah, no, that's different. So, the 380 million is around the construction phase. The 400 million is the operational phase of the project.

MR WRIGHT: Okay. So, you'll be spending 380 million buying stuff basically for the project in the LGAs. Is that right?

MS MCKENZIE: Buying services and stuff, yes.

MR WRIGHT: Okay.

MS MCKENZIE: So, the benefit sharing is a large part of my job. I'm lucky enough to have worked in this space since 2023. Since 2022, the project has already delivered a range of benefits to the community through sponsorships, scholarships and community funding. We've run three successful community grant programs where we gave $100,000 to 43 separate community groups across the three LGAs. The funding went directly to sports groups and recreation clubs, environmental groups, First Nations and others.

We've sponsored a range of community events, including Rainbow on the Plains Pride Festival, the Hay Agricultural Show, and Business Achievers Award for three years. We've funded a range of education initiatives, including $10,000 worth of scholarships to local people through the Country Education Foundation. They've got foundations in both Coleambally, Darlington Point and Edward River. We funded an $18,000 primary school education program for Plains-wanderer, and that was a partnership with Taronga Zoo and the Local Land Services.

And separately, we've supported First Nations groups, in particular our two host local Aboriginal land councils. So, for Griffith LALC, we funded the Cocoparra Corrobboree in 2023, Survival Day celebrations in 2024 and '25. And for Hay LALC, we funded their NAIDOC Week celebrations in 2024.

As we move through the project, the focus is now on future benefit sharing. For neighbour benefit sharing, we've made written offers to all neighbours within 11 kilometres of the project. The payments are set to start at the start of construction, with a construction commencement payment, and then continue annually for the life of the project. And that will deliver about $1.9 million over the life of the project to those closest neighbours.

You'd be aware that we have voluntary planning agreements planned for the councils. We have letters of offer and agreed terms now with each of the three local councils. They're in line with the NSW Guideline. So, the councils also requested an upfront payment of four years' worth of payments to support their legacy program delivery, and we've met that request through our letter of offer. Councils also asked that the payments be split proportionately between them, with 37.5% going to Hay and Edward River, and the remaining 25% of payments to Murrumbidgee Council.

As part of the VPA allocation, 85% of the total funds go to council and 15% is set aside for First Nations outcomes. Bullawah Wind Farm will administer that 15% with local First Nations groups.

Just, if you bear with me, some summaries of figures, some numbers to share with you around the VPAs and what we expect to contribute as developer contributions through the VPA funding over the coming years. So, Edward River and Hay Shire will get the same amount because of that split proportionally. So, their annual payment for Stage 1 will be about $104,000 a year; for Stage 2, about $92,000 a year; and their upfront payment for Stage 1 about $417,000 and Stage 2 $369,000. And then for Murrumbidgee, their annual payment for Stage 1 is about $69,000, their Stage 2 annual payment about $61,000, with upfront payments for Stage 1 $278,000 and Stage 2 $246,000. So, it gives you a sense of the sort of contribution we'll make through that.

The total expected payments associated with the VPAs for this project, including the First Nations portion, over 30 years is over $18 million. This is in addition to the contributions that we'll make through the South West REZ access rights, community and employment fee. So, the fee for that is $2,300 per megawatt per year, which for our Stage 2 comes in at about $603,000 as a starting figure per year. So, that contribution goes to the South West REZ community and employment benefit program, which EnergyCo is currently engaging on across the region. And that comes to about $9 million over 15 years for the project, so a significant contribution.

As well as those contributions, we've got a range of benefits and social licence initiatives associated with the South West REZ access rights. This is several million dollars' worth of commitments to local communities, including education, supply chain, innovation, industry collaboration and environmental procurement.

I've just looked at the time, so I'll just hold off on the details of that in the interests of time. I'm happy to share that in writing down the track, but suffice to say we've got a range of commitments across education, scholarship, skills, and supply chain procurement as well.

So, in short, the Bullawah team has spent a lot of time getting to know the community. The benefit sharing initiatives respond to local needs and they'll be delivered with local partners. The suite of benefits will deliver outcomes to the communities of the Riverina for years to come. Thanks.

MR O'MAHONY: Thanks, Marteena. Noting time, next slide please. Yes. Bullawah has undertaken extensive studies during the EIS, comprehensively assessed all planning, environmental and social impact matters within the project SEARs, and has responded to community concerns and addressed all agency advice. This slide includes other issues raised by the IPC and we believe that Bullawah Wind Farm has carefully considered these matters and there are no unusual risks for the project.

Further, we believe that the project has achieved an acceptable level of impact and where required has appropriate mitigation measures in place. Happy to discuss any targeted issues relating to water, waste, hazards and risk, social impact, Aboriginal cultural heritage, and decommissioning matters raised by the IPC. If there are no targeted issues or concerns, I'll move onto the next item.

MR MENZIES: Aidan –

MR O'MAHONY: Yes.

MR MENZIES: Oh, Michael, jump in.

MR WRIGHT: No, no, no, you go, Neal.

MR MENZIES: I was going to ask about decommissioning; it's always a – well, it's a community concern but … I guess, the question I want to ask is the extent of decommissioning. So, you pull down the wind turbines and take them away, but then you've got a great slab of concrete underneath each one. And the extent to which that should be removed is always an open question. And I think your intent is to take off the top 50 centimetres, yes?

MR O'MAHONY: Yes, 500 millimetres, yes.

MR MENZIES: And one of the councils is suggesting a metre, and I'm quite sure when we get to the public hearing, there'll be viewpoints of it all should come out. Aidan, why 50 – why 500 millimetres?

MR O'MAHONY: I think, and look, we can provide – take that on notice and provide a response, but in general it comes back to the environmental impact as well of ripping everything up out of the ground, and also the cabling, so that's where I think subject to landowner agreements and how they want to proceed, I think that 500 millimetres could be discussed further. So, I think what we'll do is we might take that on notice and provide a response to that, if that's okay?

MR MENZIES: Yes. So, questions on notice. We'll write to you because we ask a lot of questions and then, you know, on reflection we go, will that change our decision?

MR O'MAHONY: Yes.

MR MENZIES: And if the answer is no, then we won't ask you to answer. But I suspect that this one is one that we would appreciate a viewpoint on. But we will send you a formal notification of which were the questions on notice.

MR O'MAHONY: Yes, okay. Yes, and just on decommissioning, we're very, we're committed to decommissioning and we will definitely put the land back into its original condition. And we do, we have carried out a Decommissioning and Rehabilitation Strategy as part of the EIS, and that gives a good baseline as well of what our intents are for the project.

MR WRIGHT: Sorry – I know we're over time. Just on hazards and risks – fire safety study to be prepared. We had a discussion with Hay Shire Council earlier today about what the trigger for the preparation of that study is. I'll need to go back and have a look at the conditions, but they were contending that the trigger was construction of the BESS. They were concerned that there were significant potential fire safety issues associated with turbine construction and how that might impact on firefighting. And so, well, two questions. Firstly, would you stage BESS first, then turbines? If turbines came fast, would that be an acceptable trigger for the preparation of the fire safety study?

MR O'MAHONY: Yes. From my understanding is that the fire safety study is in response to the BESS only. And then we would develop a Bushfire Emergency Management Plan and Operations Plan for the turbines.

MR WRIGHT: Okay.

MR O'MAHONY: Is my understanding. Yes.

MR WRIGHT: Okay. All right.

MR MENZIES: We'll tease that one out a little bit more, but, yes, so you're saying that the BESS represents a fire risk in its own right and you'll have a detailing of how you deal with that. And quite separately, there's the how you deal with bushfires and the impact of building wind turbines in a landscape that might have bushfires. So, separate pieces of work.

MR O'MAHONY: Yes. I might – Umwelt might help with this one maybe?

MR NATHAN BAKER: Yes, sure. And firstly, for the transcript, it's Nathan Baker speaking from Umwelt.

MR MENZIES: Thanks, Nathan.

MR BAKER: I think they – the kind of direction we're taking is which it is two separate things. The fire safety study will be looking at a hazards and risk perspective. The project's done everything that it needs to, to this point in time in terms of its preliminary hazard analysis which was lodged with the development application.

And we've also undertaken a bushfire threat assessment to manage bushfire risks across the project. In terms of impacts of wind farms to bushfire fighting and fighting attack, that's a – there's government position on that which was clarified in the Submissions Report and, I think, the Amendment Report for the project as well. So, depending on the feedback from council there, that would inform our views, but nonetheless the project has taken the appropriate assessment steps to be at a point where we think the mitigation measures for the project are appropriate.

And in terms of the fire safety study, we've reviewed and seen those fire safety study requirements, and they seem proportionate to the project, its type of impacts and risks that it poses as well. So, if there's other feedback, I think that's something that we'll need to see specifically, but nonetheless the project has done everything that it needs to do in terms of addressing the SEARs and agency advice. And also, having a very strong position with regards to impacts and the mitigation measures that it's proposed.

MR MENZIES: Okay. Thank you.

MR O'MAHONY: The next slide is the recommended conditions. So, Bullawah Wind Farm generally agrees with the content of the Assessment Report and the recommended conditions of consent. We do thank the Department for consulting with us on those conditions before referring the project. And the conditions [unintelligible 01:14:31], we just may provide a written submission with some requests that minor clarifications to ensure the conditions can be practically implemented.

And last slide, and I know we went over time. Project justification and the reasons why we think this project should be approved. It's 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 15 kilometres of the site. The project would 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 aging coal plants.

And the assessment findings indicate that while there will be environmental and social impacts associated with the project, the extent of impact has been minimised through the design process. And where impacts are predicted, Bullawah Wind Farm has committed to management, mitigation and offset measures to address these residual impacts.

And 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.

And thank you.

MR MENZIES: Okay. Thank you. Michael, any last questions?

MR WRIGHT: One last question. It goes back to the first part of your presentation, Aidan. It was in relation to access to the existing 220-kilowatt line. You suggested that there was a separate connection process being pursued. Can you just explain to us what that means – is it guaranteed that you will actually be able to provide power into that line?

MR O'MAHONY: Yes, look, there is – it is subject to capacity constraints on that line. We are running the reconnection process which is ongoing. But there's also projects that have not been successful in the South West REZ access rights that may be also trying to get into that line as well. So, it is a consideration for us at the moment, and the realisation of it is based on those outcomes.

MR WRIGHT: Yes. Your staging, I presume, is based on the fact that you believe you'll get access to that before the 330-kilowatt line. Is that right?

MR O'MAHONY: It'll be after, I think, so Stage 2 which has the access rights, we would try and build that first, with Stage 1 following afterwards. That's our current plan for the project.

MR WRIGHT: Okay. You're building Stage 2 – so, Stage 2, Stage 1, effectively, is that right?

MR O'MAHONY: Yes, correct, yes. Sorry, it is confusing.

MR WRIGHT: Thank you.

MR O'MAHONY: And the reason for that is there's aggressive milestones under the South West REZ access rights, and trying to meet the NSW targets, so that's the thinking behind that.

MR WRIGHT: I understand.

MR O'MAHONY: Yes.

MR WRIGHT: Thanks.

MR MENZIES: Okay. No last questions from me. But let me just check – Jane and Geoff, anything from you?

MS ANDERSON: Nothing from me, thank you.

MR GEOFF KWOK: Nothing from me too, thanks Neal.

MR MENZIES: Great. Then let me extend to you our thanks for spending time with us this afternoon, and fielding, well, presenting your material but also being willing to field our questions happily. We're actually really looking forward to visiting the site next week. We always find that really valuable. It's hard to get a feel for a location

until you actually go there. The Hay Plain may be easier than most, but even so, we're really looking forward to coming out and visiting. So, thank you, everyone. We'll call this one to a close.

MR O'MAHONY: Thanks so much, appreciate your time, thank you.

MR WRIGHT: Thanks a lot, everybody.

[Multiple people say 'bye']

>THE MEETING CONCLUDED