

Our ref: SSD-40138508

Mr Andrew Mills
Chair
Independent Planning Commission
GPO Box 3415
Sydney NSW 2001
ipcn@ipcn.nsw.gov.au

14/9/26

Subject: Baldon 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 Baldon Wind Farm (SSD-40138508) (the project).

The application is being referred to the NSW Independent Planning Commission for determination as Baldon Wind Farm Pty Ltd on behalf of Goldwind Capital (Australia) Pty Ltd (Goldwind) disclosed a reportable political donation under section 10.4 of the *Environmental Planning and Assessment Act 1979*.

On 8 September 2026, the Minister for Planning and Public Spaces requested that the Commission conduct a public hearing on the project in accordance with Section 2.9(1) (d) of the *Environmental Planning and Assessment Act 1979*.

Goldwind proposes to develop a new State significant wind farm located about 64 kilometres southwest of Hay, spanning the Murray River and Hay Shire, Council local government areas. Edward River Council is situated adjacent to the project site. The project as proposed would have a generating capacity of up to 1,400 megawatts (MW) and involves the development of up to 175 turbines with a maximum tip height of up to 300 metres, a 200 MW / 400 megawatt hour battery energy storage system.

The project is within the South West REZ, which has good wind resource potential. The project was not granted Access Rights to Project EnergyConnect (NSW Eastern Section) however, there are opportunities for connection to the existing electricity grid (Stage 1), and opportunities for connection to an augmented electricity grid (Stage 2).

The Department publicly exhibited the Environmental Impact Statement (EIS) from 14 August 2024 until 10 September 2024. During the exhibition period, the Department received 77 unique submissions, including 73 objections, one in support and three comments. Notably, 81% of the objections received on the project came from people living further than 50 km from the site.

The Department received advice from 16 government agencies. Hay Shire Council (host council), Murray River Council (host council), and Edward River Council provided comment on the project. After the exhibition period, the Department received feedback from Balranald Shire Council.

The Applicant has offered to enter into a voluntary planning agreement with Murray River Council (80%) and Hay Shire Council (20%), to support the provision of community enhancement projects, with contributions of \$1,100 per MW generation capacity installed, per year for the duration of the project.

The Department has considered the likely environmental, social and economic impacts of the project, submissions on the EIS, relevant environmental planning 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, consulted with the community, 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 IPC as the consent authority and assist it in its need to conclude if the project is in the public interest. Should the IPC determine to approve the project, the Department has provided recommended conditions.

I have attached a copy of the Department's assessment report and recommended conditions of consent for the Commission's consideration.

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

Yours sincerely,

A black rectangular box redacting the signature of Nicole Brewer.

Nicole Brewer
Director
Energy Assessments