

Record of site inspection



New South Wales Government
Independent Planning Commission

SITE INSPECTION NOTES		
Project:	Bullawah Wind Farm (SSD-50505215)	
Meeting location:	The project site and surrounding area	
Date:	Monday, 31 August 2026	
Time:	9:30am – 2:30pm	
ATTENDEES		
Commissioners:	Neal Menzies Suellen Fitzgerald Michael Wright	Panel Chair Panel Member Panel Member
Office of the Independent Planning Commission (OIPC):	Jane Anderson Geoff Kwok Stuart Morgan	Principal Case Manager Senior Planning Officer Manager Public Participation
Applicant Representatives:	Aidan O'Mahony Marteen McKenzie Thomas Parel Nathan Baker	Major Developments Leader NSW, BayWa r.e. Community Engagement Manager, BayWa r.e. Senior Development Manager, BayWa r.e. Principal Environmental Consultant, Umwelt
Landowners:	Two (2) landowner representatives	
Local Council Observers:	David Webb Harvey McKinnon Steven Parisotto	General Manager, Hay Shire Council Manager Development Services, Edward River Council Director of Planning & Infrastructure, Murrumbidgee Council
LOCATIONS AND KEY OBSERVATIONS		
Commenced site inspection at 39 Brolga Place, Colleambally - Opening statement by Panel Chair. - Safety induction by Applicant. 1) North Boundary Road - The Panel viewed the site from North Boundary Road (note that the planned travel to the site's northern boundary was not advised due to post-rain terrain conditions). - The Panel observed the existing Project EnergyConnect transmission line infrastructure. - The Panel discussed the site's northern boundary with Oolambeyan National Park and the location of Plains-wanderer habitat. 2) Temporary workers accommodation - The Panel observed the proposed location of the temporary workers accommodation. - The Panel discussed the location of Threatened Ecological Communities (TECs). 3) Host landowner property - The Panel viewed the surrounding area from the existing farm operations on site – continuation through existing farm tracks was not advised due to post-rain terrain conditions. 4) BESS and grid connection point - The Panel observed the proposed location of the BESS and grid connection point. 5) Jerilderie Road - The panel traveled the length of Jerilderie Road and observed the existing Project EnergyConnect transmission line infrastructure. 6) Jerilderie Road and Cobb Highway intersection - The Panel observed the Jerilderie Road and Cobb Highway intersection. - The Panel discussed proposed road upgrades and the proposed transportation routes.		

Photographs taken by OIPC. Maps provided by the Applicant, with OIPC edits.

Office of the Independent Planning Commission

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Figure 1 – looking north-east from North Boundary Road



Figure 2 – looking west towards the location of the proposed temporary accommodation camp



Figure 3 – host landowner property, located south of North Boundary Road



Figure 4 – looking north-east towards the proposed BESS and grid connection location



Figure 5 – looking west under the Energy Connect transmission lines



Figure 6 – location of the Cobb Highway and Jerilderie Road intersection



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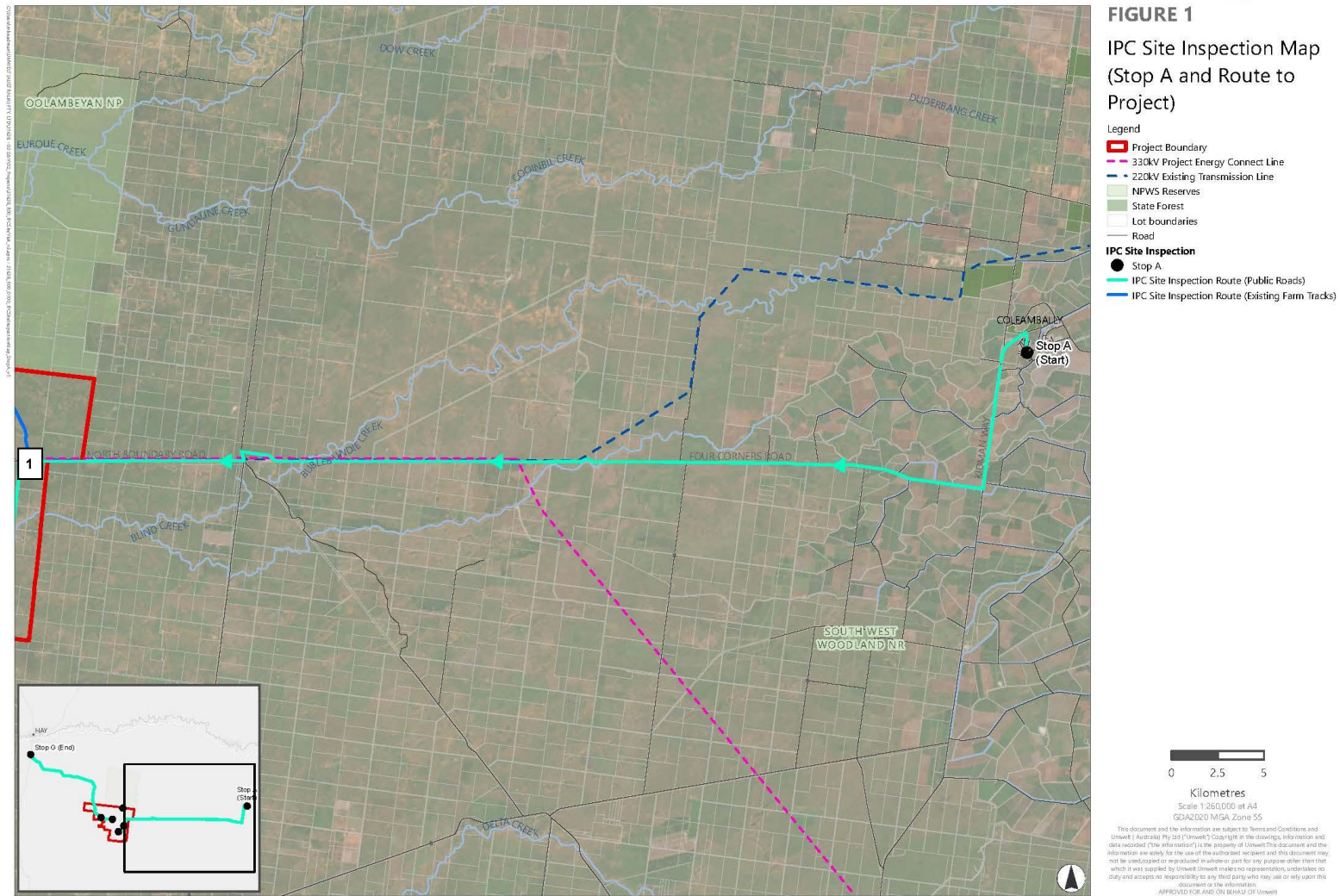


Image Source: ESRI Basemap (2023) | Data Source: NSW DFSI (2023)

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BayWa r.e.

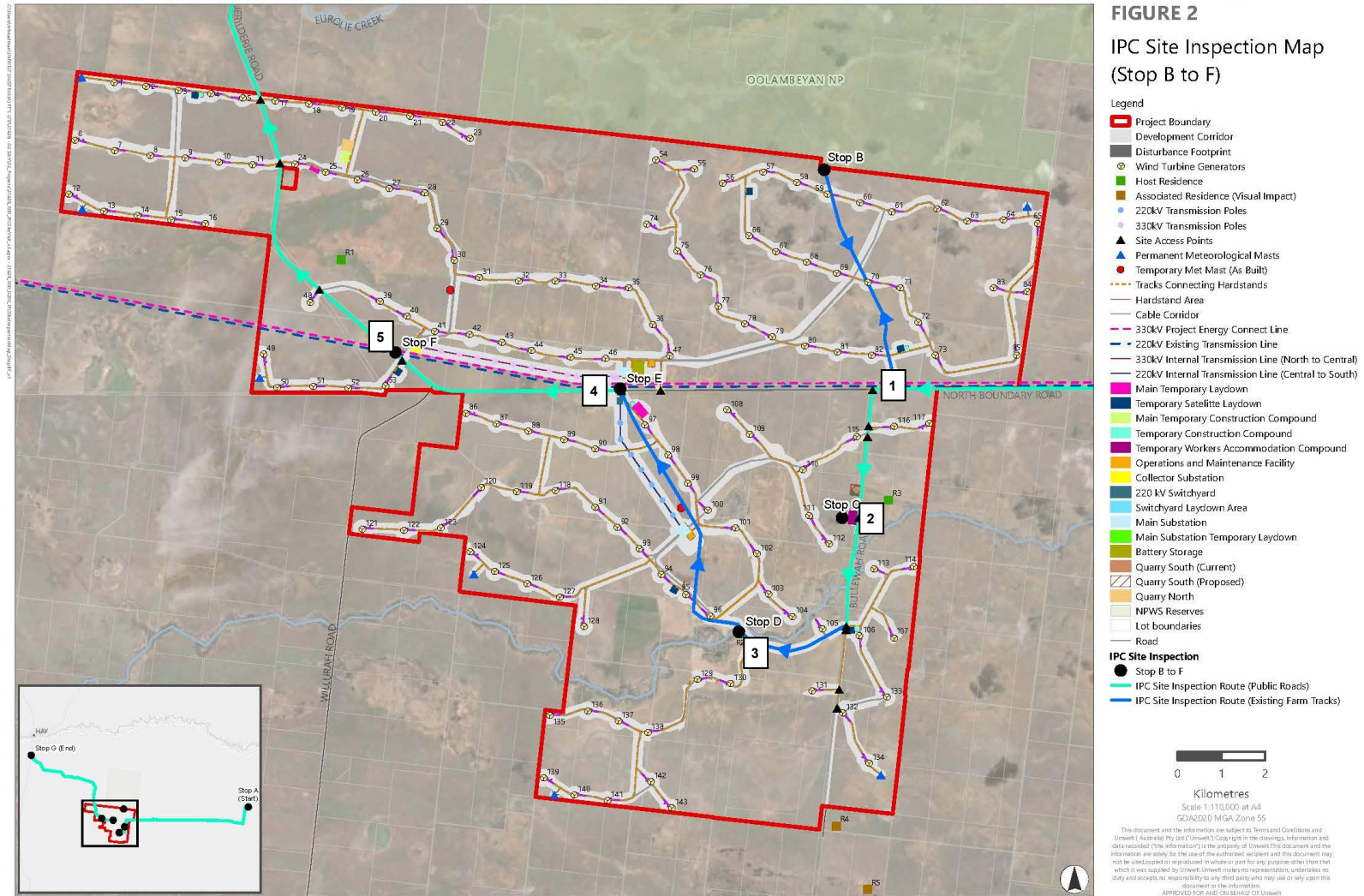


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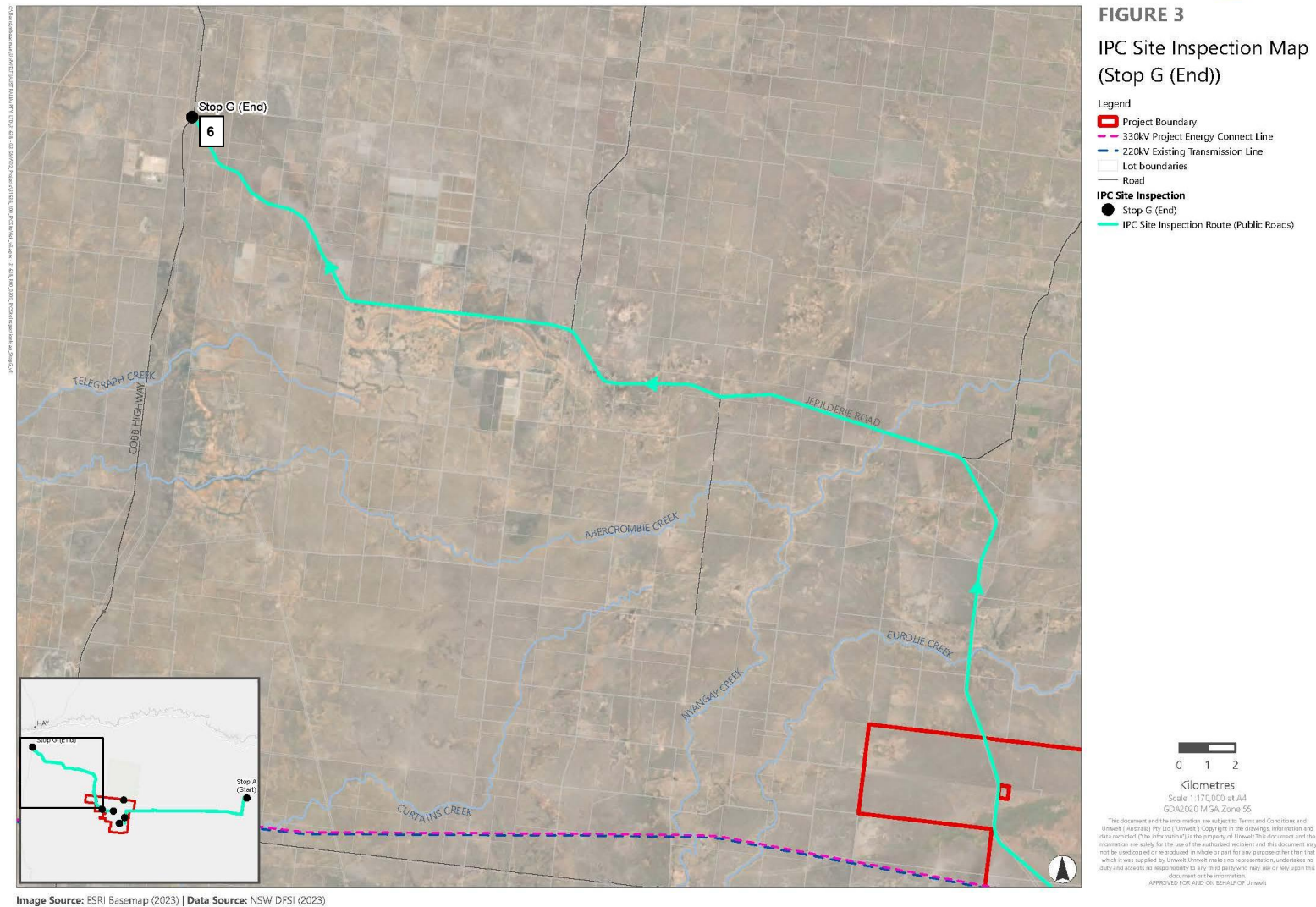
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