

MEETING MINUTES

Meeting title	Liverpool Range Wind Farm Community Consultative Committee (CCC)		
Attendees			
Michael Silver OAM (Independent Chair)		Cr Pat Ryan (Upper Hunter Shire Council)	
Greg Piper (Community Member)		Matt Stafford, Project Manager, Tilt Renewables	
Linda Gant (Community Member)		Nick Daly, Senior Community and Stakeholder Relations Advisor, Tilt Renewables	
Ant Martin (Involved Landowner)		Anne-Louise Capel, Community and Land Co-ordinator, Tilt Renewables	
Leeanne Ryan (Warrumbungle Shire Council)			
Observers			
Cr Kathy Rindfleish, Mayor, Warrumbungle Shire Council		Jane Hegarty	
Natalie Lukies, Principal Engineer, Tilt Renewables		Marcus Jaques, Senior Project Developer, Tilt Renewables Luke Pease – Engineering Graduate, Tilt Renewables	
Apologies			
Adam Mackett, Project Director, Tilt Renewables		Matthew Pringle, (Upper Hunter Shire Council)	
Location	Liverpool Range Wind Farm Office, 50 Binnia Street Coolah	Date & start time	26 August 2025 at 1.05 pm

Topic	Discussion
1. Welcome	The Chair welcomed all to the meeting, in particular Cr Pat Ryan attending his first meeting as the Upper Hunter Shire Council representative. The Committee agreed that the observers could engage with discussion during the meeting without seeking endorsement of the Chair.
2. Acknowledgement of Country	The Chair acknowledged the Traditional Owners of the land on which the meeting is being held and their continuing connection to land, water, and culture, paying respects to their Elders past, present and emerging.
3. Declarations of Interest	- Michael Silver – pecuniary interest – expenses of Independent Chair borne by Proponent. - Ant Martin – pecuniary interest - host landholder and landholder of proposed quarry.
4. Minutes of Previous Meeting	It was noted that the minutes of the CCC meeting held on 29 April 2025 had been approved on 21 May 2025. The minutes are available on the Tilt Renewables' website.
5. Business Arising	Jane Hegarty highlighted community concerns regarding the impacts on local roads from the proposed development. She noted a Traffic Management Plan is to be prepared and enquired when this plan will be finalised. In response, Natalie Lukies advised that the plan will be finalised when the Construction Contractor is appointed and before construction commences. Consultation will occur with all relevant agencies.

	Ms Hegarty also noted that safety issues on the Golden Highway were highlighted in the minutes and noted the cumulative impact on highway traffic from the development of the Central-West Orana Renewable Energy Zone (REZ) and associated windfarm developments. Matt Stafford advised that there has been no advice from the NSW Government, at this stage, regarding cumulative impacts on the highway. Leanne Ryan questioned the proximity of the proposed water bore for the Temporary Workforce Accommodation (TWA) facility to the existing Coolah water supply bore located on Town Wells Road. Mr Stafford advised that the proposed TWA water bore is about 3.5 kilometres from the existing Coolah water supply bore. Ms Ryan highlighted that investigative work is being undertaken by Warrumbungle Shire Council on the same aquifer to potentially augment Coolah's public water supply.
6. Actions	6.1 That Tilt arrange for the concrete and aggregates contractor to address a future meeting of the CCC, prior to the commencement of construction work, regarding location and operation of the proposed quarries. Response: Deferred pending selection of preferred balance of plant (BoP) contractor and confirmation of construction program. DEFERRED 8.2 That Tilt confirm whether a groundwater study had been completed on zones surrounding the proposed TWA site. Response: Tilt provided a detailed response to the questions on a Groundwater Study and Water Access Licence requirements. A copy of the response is attached to the minutes as Appendix 1. COMPLETE 8.3 Tilt to consider options regarding potential inclusion of Turill in the Upper Hunter Voluntary Planning Agreement. Response: Tilt advised that following adoption of the Voluntary Planning Agreement by Upper Hunter Shire Council funds are to be spent within 20km of project boundary. COMPLETE 8.4 Tilt to provide advice on any data or references to other work that has been done on the impact of wind farms on microclimate. Response: Tilt could not find any specific research undertaken in Australia on this topic. Tilt can confirm that the project's consent condition does not require data to be collected relating to localised climatic conditions. Refer to 10.3 Microclimate of minutes of CCC meeting of 29 April 2025 for complete response. COMPLETE
7. Correspondence	Nil
8. Proponent's Report	<i>Matt Stafford led the presentation of the Proponent's Report (copy attached to minutes).</i> 8.1 Project Update Access rights Matt Stafford advised that Energy Co has announced the access rights holders for the CWO REZ on 8 May 2025. The Liverpool Range Wind Farm was granted access rights for 1,332 MW together with nine other projects. Construction update Mr Stafford advised that Energy Co announced that the CWO REZ

transmission line reached financial close on 4 April 2025, appointing ACERREZ as the Network Operator to design, build and operate the new transmission infrastructure.

Key construction activities will include:

- Merotherie Temporary Workforce Accommodation (TWA).
- Merotherie Road and Golden Highway intersection upgrade.
- Site preparation works for Barrigan Creek switching station, which connects with the Transgrid network.

He also indicated EnergyCo has awarded the first stage of the Port to REZ (P2R) project (19 construction locations) to BMD Construction including the Golden Highway / Vinegaroy Road upgrade giving access to the LRWF site.

- **Environmental approvals**

Primary approvals have been obtained including:

- SSD-6696-Mod-1 approved October 2024
- EPBC 2022/09416 approved March 2025

Secondary approvals:

An overview of the status of the secondary approvals was provided with particular attention to the Bird and Bat Management Plan. The first year of bird/bat utilisation studies have been completed. The plan does not come into operation until the first turbine is operating in accordance with the Mod 1 consent.

It was noted that the accommodation and employment strategy draft report was nearing completion following consultation with councils, community groups, and accommodation suppliers - targeting consultation with councils in Q1 2026 and lodgement with DPHI shortly thereafter. Leanne Ryan sought clarification on the accommodation newsletter and what response is had been received. Mr Daly responded that in response to feedback received at the last CCC, Tilt had organised a meeting with the Coolah District Development Group to discuss the purpose of the accommodation and employment strategy and hear their feedback. Nick noted suggestion for a 'accommodation register' for locals who may have spare rooms to rent. Mr Daly advised that that a few accommodation providers were registered on the existing goods and services register, and Tilt would be happy to do a call out for expression of interest closer to when construction starts and accommodation is needed.

Ms Ryan questioned whether 80 beds will be required? Matt Stafford confirmed that around 80 workers would be required for the Enabling Works phase (public road upgrades and construction of the TWA facility) before the TWA facility can start housing wind farm construction workers, and that the actual accommodation needs would be determined closer to when construction will commence. He acknowledged that there had been some confusion with the correspondence regarding accommodation requirements outlined in the letter that was sent out by one of its consultants.

Mr Stafford indicated that the Heritage Management Plan and Environmental Management Strategy (EMS) would be completed in 2026. He advised that the EMS would be an overarching document,

pulling together other environmental plans.

- **Modification Application Mod 2**

Mr Stafford indicated that the Mod 2 application had been lodged with the Department but that it had not been formally accepted as yet. He advised that three small areas of Development Corridor is proposed to be reinstated and inclusion of additional thirteen land parcels. Mr Stafford indicated that Mod-2 was of a minor nature and there will be no increase in environmental impacts due to the proposed modification. The Chair inquired whether the modification would be publicly exhibited. Mr Stafford responded that there had been no advice from the Department although all involved landowners have been notified and a notice will be placed in the Coolah Diary on Wednesday 27 August 2025

- **Public Road upgrades**

Mr Stafford advised that road upgrade designs were progressing with consultation being undertaken with Upper Hunter Shire Council and Warrumbungle Shire Council and are targeting lodgement of s138 applications in mid-2026. Ms Ryan sought clarification when road construction works would commence. Mr Stafford advised that the timing of these works depends on Tilt obtaining an 'Offer to Connect.' Ms Ryan noted that understanding the timing of road works was important from a strategic management perspective for the councils. Mr Stafford indicated that the REZ development was complex with ten projects undertaking grid modelling that must be coordinated by the Network Operator to ensure the security and reliability of the grid.

- **Accommodation and Employment Strategy**

Mr Stafford advised that the strategy is being finalised for submission to DPHI. The primary focus is on the Enabling Works phase (public road upgrades and TWA facility). Consultation was undertaken with the councils and relevant community groups, and councils will be provided with a copy of the AES report prior to lodgement with DPHI. Mr Stafford noted that the TWA will be used for the construction phase of the wind farm. An Accommodation Camp Management Plan is to be prepared to minimise potential impacts.

- **Balance of Plant (BOP) Tender**

Mr Stafford advised that the tender documentation has been prepared for BOP to deliver the wind farm. The timing for release of the documentation is dependent upon an "Offer to Connect" from ACERESZ. He indicated that the tender will not be advertised until the 'Offer to Connect' is confirmed.

Linda Gant noted that in the initial consent there was provision for the company to install its own transmission line. Can you still construct this transmission line and connect to it? Mr Stafford responded that a Heads of Agreement has been executed to connect to the Energy Co grid. He noted however that the private transmission line was still in the consent. Ms Gant enquired, can you bypass EnergyCo? Mr Stafford advised this was highly unlikely.

Kathy Rindfleish advised that the first three hundred workers associated with constructing the REZ have arrived.

- **On site works**

Mr Stafford reported that Warrumbungle Shire Council is currently undertaking upgrade works on State Forest Road.

- **Biodiversity offsets**

Mr Stafford advised that three sites have been formally approved, and it is anticipated that another four sites will be finalised in 2026. Greg Piper enquired as to the location of the offsets. Mr Stafford advised that the three approved sites are at Barraba (~3,000 ha), Murrurundi (~2,000 ha) and one on the windfarm site (~500 ha).

Jane Hegarty requested advice on how the offset areas will be managed. Mr Stafford indicated that the Biodiversity Stewardship Agreements include legal obligations to undertake annual management activities that result in biodiversity gains and appropriate weed/pest management. Ms Hegarty highlighted community concerns over site management of offsets following purchase and whether people will live on the property. Ms Ryan questioned whether a conservation agreement will be registered on the title of the land. Mr Stafford responded that a conservation agreement will be registered on the title. Ms Ryan questioned whether the subject properties would be exempt from council rates. The Chair advised he would follow up on the matter. **ACTION**

8.2 Communications sponsorship and grant funding

- **Overview**

Nick Daly stepped the committee through various community engagement activities, in particular discussions with the Coolah District Development Group regarding the Accommodation and Employment Strategy on 22 May 2025. He also noted community communications associated with Mod-2.

The Committee noted the sponsorship of a variety of community projects. It also noted sponsorship expenditure of \$52,613 since 1 July 2024.

- **Community and Employment Benefit Program**

Mr Daly noted that the Community and Employment Benefit Program is focused on providing tangible benefits to local communities hosting renewable energy infrastructure. The program is funded from access fees paid by generation projects with an access rights agreement, such as the LRWF. \$60 million in community benefits to communities across the CWO REZ were announced on 11 April 2025.

Mr Daly indicated he would distribute the list of projects in Coolah and Cassilis that have received funding under the program.

8.3 Next steps

Mr Stafford outline the next steps in the project development.

- **Planning and Environment**

- Progress environmental management plans (secondary consents).
- Progress Mod-2 application.
- Execute VPA with UHSC.
- Finalise negotiations with WSC on the draft VPA.

	○ Grid / Connection (ACEREZ) • CWO REZ Batch 1 grid modelling to support connection application. • Connection functional specifications and interface design. • Monitor ACEREZ construction progress of transmission infrastructure. ○ Engineering • Wind farm layout, including balance of plant design development. • Public road upgrade design development, including consultation with Councils. ○ Commercial • Development of detailed financial model to support investment decision. ○ Community and Stakeholder • Whole of government coordination with EnergyCo, including Port to REZ works. • Community Consultative Committee (CCC) meetings and periodic newsletter project updates Mr Piper sought clarification on responsibility for road construction upgrade works on the Golden Highway and grid connection from the REZ to the windfarm. Mr Stafford advised that trunk infrastructure is part of the REZ and the responsibility of EnergyCo. Mr Piper noted certain limits on access roads being applied by EnergyCo. Mr Stafford advised that detailed road design is still in progress. Ms Ryan enquired how the whole of government coordination would be undertaken - does this include other government bodies? Mr Daly advised that the meetings Tilt have been invited to are with developers and Energy Co with no other government agencies present. Mr Stafford indicated however that Energy Co is engaging other government agencies through different forums. Cr Rindfliesh expressed disappointment that there is little engagement or interaction with the councils as part of this process. Clarification was sought on potential strategic offset delivery agreements (SODA), where renewable energy proponents can meet an offset obligation set through a planning approval. ACTION
9. Other Agenda Items	9.1 Voluntary Planning Agreement (VPA) - Upper Hunter Shire Council Mr Stafford advised that following public exhibition the VPA was approved by the UHSC on Monday 25 August 2025. Two submissions were received. The UHSC VPA aligns with the NSW Benefit Sharing Guidelines and provides for a Community Enhancement Fund (65%), Road Maintenance Fund (30%) and Council administration costs (5%) based on a contribution during operation of \$1,050 per megawatt per annum. It was noted funds will benefit Cassilis and are to be spent within 20km of project boundary, including Merriwa.

Mr Stafford advise a s355 committee under the *Local Government Act 1993* will be established comprised of the following voting members:

- Two Council members
- Two Community members
- One Proponent member

Cr Shields and Stolz appointed as Upper Hunter Shire Council committee representatives.

The s355 Committee has also been granted delegation to expend the funds.

Ms Gant expressed concern that the agreement had not been brought to the CCC meeting before being lodged with council. She considered that the draft VPA should have been made available for review by the CCC., noting the community was not aware of the draft VPA until it was placed on public exhibition. She felt the process could have been managed in a more courteous manner.

Mr Daly noted that the draft VPA related specifically to the Upper Hunter local government area. The CCC includes members, staff and elected representatives from both Upper Hunter and Warrumbungle local government areas. He suggested it would be inappropriate for CCC members who live outside Upper Hunter Local Government Area to comment on the draft VPA.

Mr Piper supported Ms Gant's comments, suggesting there was no consultation, with the only avenue for input being a submission to Council. Ms Hegarty echoed these comments suggesting that issues in the draft plan could have been resolved in consultation with the CCC. Mr Stafford responded that the new VPA is not a wholesale remake of the previous draft VPA. Ms Hegarty commented that the process followed had caused some angst in the community. She added that discussions with the Mayor and General Manager regarding the TWA had overcome certain issues – unfortunately there has been no avenue for such discussion with the VPA.

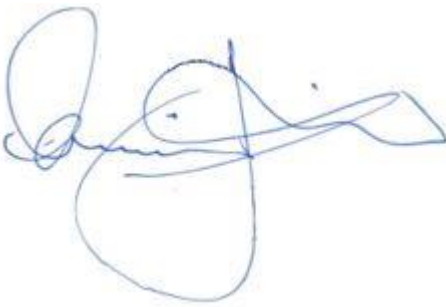
Cr Pat Ryan noted Ms Hegarty's comments and suggested that earlier awareness of CCC member's concern's may have resulted in a more collaborative approach. Notwithstanding the community interaction concerns, he believed a satisfactory outcome has been achieved. Ms Hegarty expressed concern regarding some wording about how funds will be used. Cr Ryan responded that the expenditure of every cent will be determined by the s355 Committee.

9.2 Voluntary Planning Agreement (VPA) – Warrumbungle Shire Council

Mr Stafford reported that negotiations regarding the draft VPA with Warrumbungle Shire Council are ongoing.

Ms Ryan advised that Council was seeking a face-to-face meeting with the Proponent to discuss the draft VPA.

Ms Gant enquired what the draft VPA will look like. Mr Stafford responded that the key terms for the VPA are in the conditions of consent for the project and negotiations with Council are ongoing. Tilt's priority is for funds to be invested in the local area

	where most impacts from the LRWF project will occur.
10. General Business	10.1 Committee membership Ms Gant noted that there are casual vacancies on the CCC and that several observers have attended regularly but unable to become members of the committee. The Chair explained the circumstances following resignation of members prior to the approval of the project. At that point, the Department advised that no action should be taken to seek replacement members given it was unclear whether the committee would remain in operation following approval. The conditions of consent however provide for the continuation of a CCC. Mr Silver advised that he had discussed community membership with the proponent following approval of the project. The Chair advised he would discuss the matter with the Proponent and the Department with a view to inviting nominations for community membership. ACTION 10.2 Status of Proposed Quarry Development Mr Piper enquired as to progress on determination of the proposed quarry development. Mr Stafford responded that the application will be referred to the Independent Planning Commission for determination.
11. Actions	11.1 That the Chair obtain advice whether property subject of a conservation agreement would be exempt from council rates. 11.2 That Tilt provide clarification on the intent and implication of potential strategic offset delivery agreements (SODA), where renewable energy proponents can meet an offset obligation set through a planning approval. 11.3 That the Chair examine, following discussion with the Proponent and the DPHI, the opportunity to invite nominations for community membership of the Community Consultative Committee.
12. Next Meeting	Meeting closed: 2.50 pm. The Chair thanked all for their attendance. Next meeting: Proposed for November 2025 – date TBC
13. Meeting minutes approved	 Michael J. Silver OAM Independent Chair 1 October 2025