

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			
Jane Hegarty			
Apologies			
Matthew Pringle, (Upper Hunter Shire Council)			
Location	Liverpool Range Wind Farm Office, 50 Binnia Street Coolah	Date & start time	25 November 2025 at 1.24 pm

Topic	Discussion
1. Welcome	<ul style="list-style-type: none"> The Chair welcomed all to the meeting. The Committee agreed that the observers could engage with discussion during the meeting without seeking endorsement of the Chair.
2. Acknowledgement of Country	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> It was noted that the minutes of the CCC meeting held on 26 August 2025 had been approved on 1 October 2025. The minutes are available on the Tilt Renewables' website.
5. Business Arising	<ul style="list-style-type: none"> Jane Hegarty sought an update on the design status of road upgrades, particularly Vinegaroy Road. Matt Stafford advised that it will be early 2026 when current design work is finalised ready for the next round of consultation with councils to then progress s138 applications.
6. Actions	<p>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</p> <p>6.2 That the Chair obtain advice whether property subject of a conservation agreement would be exempt from council rates. Response: Deferred ACTION</p> <p>6.3 That Tilt provide clarification on operation of potential strategic offset delivery</p>

	<p>agreements (SODA), where renewable energy proponents can meet an offset obligation set through a planning approval.</p> <p>Response: SODAs are a State-government initiative that aim to deliver biodiversity offsets in a more strategic and consolidated way, rather than through fragmented, site-specific offsets. SODAs aim to achieve better conservation outcomes by pooling resources and targeting priority areas. They allow for a Proponent's biodiversity offset obligations to be met through a government-managed process rather than direct land purchases.</p> <p>Willing proponents enter into a SODA with the NSW Government. The Proponent pays a fee to DCCEE who then retire the required biodiversity credits or fund conservation actions benefiting relevant threatened species or ecological communities. Actions under the SODA must be implemented within three years. Further information on SODAs can be accessed here: https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/strategic-offset-delivery-agreements</p> <p>6.4 That the Chair discuss the matter of Committee membership with the Proponent and the Department with a view to inviting nominations for community membership.</p> <p>Response: <i>The Chair advised that he had discussed inviting nominations for community positions on the CCC with the Proponent. It was considered that it may be difficult to finalise position prior to the end of the year. Mr Silver expressed the view that the three community vacancies on the Committee need to be filled as a priority. He also noted the desirability of having an indigenous representative on the Committee. Ms Ryan enquired whether the representation from the Councils could be formally extended to two positions each. The Chair advised he would be liaising with the Proponent and inviting nominations for membership of the Committee early in 2026.</i></p> <p>ACTION</p>
7. Correspondence	<ul style="list-style-type: none"> • Nil
8. Proponent's Report	<p>Matt Stafford led the presentation of the Proponent's Report (copy attached to minutes).</p> <p>8.1 Project Update</p> <ul style="list-style-type: none"> • Central-West Orana REZ update Matt Stafford provided a brief overview of the Central-West Orana REZ (CWO REZ) and sought Committee feedback on any issues. Greg Piper commented that few in the community understand how the CWO REZ community funds are funded and their availability. Mr Stafford advised that renewable energy developers granted Access Rights are required to pay Access Fees, including components for community and employment benefits, funding programs such as the Community and Employment Benefit Program in Renewable Energy Zones. The payments to EnergyCo will commence when a project is operational. The recent grants for community projects have been forward funded by EnergyCo to support local communities prior to projects becoming operational. Leanne Ryan asked how many projects in the Central-West Orana REZ have been granted Access Rights? Mr Stafford advised – ten (10). The Committee noted that ACERREZ (a partnership of ACCIONA, COBRA and Endeavour Energy) has been appointed the Network Operator by

EnergyCo to design, build, finance, operate and maintain the Central-West Orana REZ transmission network. The Committee also noted the construction activities and project timelines associated with the development of the Central-West Orana REZ detailed in the presentation.

- **LRWF Update**

Mr Stafford advised that significant progress is being made to drive LRWF towards construction targeting late 2026. In particular, he highlighted that the Capacity Investment Scheme Agreement (CISA) contract has been awarded. He also noted that the design and planning for priority public road upgrades is progressing satisfactorily in collaboration with both Warrumbungle Shire Council and Upper Hunter Shire Council. It is proposed that road upgrade works will commence in late 2026. Mr Stafford also touched on progress of the Biodiversity Stewardship Agreement (BSA) applications with 4 out of 7 sites now approved. He indicated that all BSAs are expected to be approved by mid-2026.

Mr Stafford also noted that MOD 2 was approved on 30 October 2025. Mr Stafford advised that detailed design work for the wind farm is progressing in preparation for a release to market to appoint the Balance of Plant (BoP) contractor around mid-2026, targeting Financial Investment Decision (FID) being made in September 2026. It is critical that prior to the FID being made that all planning and environmental approvals are in place, and ACERES has provided an Offer to Connect. Mr Stafford highlighted some amendments that have been identified in the design process that will reduce the CAPEX cost of the project. These layout changes will result in more efficient and effective use of internal roads by contractors, removal of some turbines and movement of ancillary infrastructure plus the removal or relocation of some site access points. The proposed layout amendments will require the lodgement of a modification.

- **Overview of Proposed Modification - MOD 3**

Mr Stafford stepped the Committee through the MOD 3 Application and the proposed changes to the approved layout. He indicated that there will be fewer turbines (12 removed) and a smaller overall development footprint. Other changes to turbine locations will result in micro siting and relocation of a total of 67 turbines. The amendments will also result in removal of certain roads and the external transmission line to Ulan as well as the relocating and micro siting of turbines and supporting infrastructure. Mr Stafford added that there will be upgrades to Wind Farm and Public Road Development Corridors to support constructability and compliance.

- **MOD 3 Application - Proposed Key Changes**

The Committee noted the tables and maps in the presentation outlining the key changes to be contained in MOD 3.

Mr Stafford advised that the number of turbines under the MOD 3 proposal will be 173. He also highlighted the inclusion of up to seven (7) monopole communication towers and associated equipment to maintain communication between substations. The monopole towers are

approximately 50 m in height and a typically galvanised steel structure. Whether they are required will be determined during detailed design in discussion with ACERZ and AEMO.

Mr Piper enquired whether State Forest Road and Turee Vale Road will be upgraded. Mr Stafford responded that access on these roads will not be required. In particular, there will be no turbines accessed off State Forest Road.

Mr Stafford outlined on the maps where turbines have been removed and identified the minor relocation of two substations. He also detailed an increase in number of potential concrete batch plant locations to 18 – an increase of 4, although the maximum number of batch plants will be unchanged.

Mr Stafford advised that the proposed modification would increase the possible ground disturbance in respect of public road upgrades on the indicative development footprint to 274 ha from 136 ha in the Approved Project. He also noted an increase in the extent of native vegetation impacts to 187 ha from the current approval of 81.6 ha. He did stress that the figures quoted are the worst-case scenario.

- **MOD 3 Technical Studies – Visual Impact**

Mr Stafford advised that that a preliminary analysis suggests that the overall visual impact will be reduced and detailed analysis is not warranted, due to reduction in impacts. He added that Shadow Flicker is also not considered a problem with modelling indicating all dwellings remain calculated to be 0 hours/year.

Mr Piper enquired whether placing stripes on the towers is being consideration? Mr Stafford responded that these markings could be a consideration on the blades for bird safety.

- **MOD 3 Technical Studies – Ecology and Heritage**

Mr Stafford advised that the overall ground disturbance will be reduced, however there will be an increase in disturbance associated with road development and upgrades. He also indicated the indicated the modification will reduce the impacts on vulnerable species.

In terms of Heritage, Mr Stafford indicated surveys will commence in early December. He noted that the Telegraph Tree along State Forest Road will now not be impacted by the project.

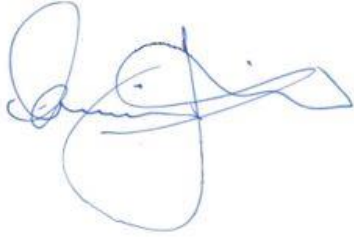
- **MOD 3 Technical Studies – Noise**

Mr Stafford advised that the preliminary noise assessment for the turbines indicates no exceedances of the baseline criterion of 35 dB(A) occur at non-associated dwellings. Predictive noise impact assessment for the revised substation and batch plant locations is currently being undertaken, however there is not expected to be any change of impact on non-associated dwellings.

- **MOD 3 Technical Studies – Traffic Impact Assessment (TIA)**

Mr Stafford advised that an updated TIA is being prepared by SMEC. SMEC are also preparing the detailed designs for the priority public road upgrades. Mr Stafford noted that in the preparation of the updated TIA the consultants are taking account of feedback from Councils and government agencies. Preliminary analysis indicates there is an increase in the peak daily & AM/PM hour traffic volumes on some roads.

	<p>Conservative assumptions on vehicle movements have been employed in the modelling, although an increase in traffic volumes is unlikely to have implications for the design of the public roads (lane widths and intersection configurations).</p> <p>Jane Hegarty enquired how construction of the wind farm will be managed – how many work fronts will there be at any given time? Mr Stafford responded that this is a matter for the Construction Contractor, but it is likely there will be three or four construction locations at any given time, with approximately six turbines under construction at each location. Mr Stafford advised that various mitigations measures will be considered in the TIA to reduce peak traffic volumes, including the use of shuttlebuses to reduce light vehicle movements.</p> <ul style="list-style-type: none"> • MOD 3 Technical Studies – Other Studies Mr Stafford advised that the removal of 12 turbines reduces aviation risk and consequently detailed analysis is not considered necessary. In terms of Electro-Magnetic Interference, he noted preliminary advice that no turbines are encroaching on any 2nd Fresnel zone and there is no increase in impacts with mitigation measures previously considered as part of the Approved Project still to apply. • MOD 3 Consultation - Community and Agency Consultation Nick Daly stepped the Committee through the consultation process and particularly the drop-in sessions being conducted at Coolah and Cassilis on 25 and 27 November 2025, respectively. Mr Daly also outlined the further consultation to be undertaken with various agencies prior to lodgement of the Mod 3 Application. • Key Secondary Consents and Management Plans The Committee noted the table detailing the various secondary consents and managements plans in the process of lodgement or preparation.
<p>9. Other Agenda Items</p>	<p>9.1 Voluntary Planning Agreement (VPA) - Upper Hunter Shire Council Mr Stafford advised that the VPA with Upper Hunter Shire Council was executed by Council on 2 October 2025 with Tilt expected to execute the document in coming weeks.</p> <p>Mr Stafford outlined the key features of the VPA:</p> <ul style="list-style-type: none"> ○ Contributions rates aligned with NSW Benefits Sharing guidelines. ○ Community Enhancement Fund (65%), Road Maintenance Fund (30%) and Council administration costs (5%). ○ Funds will benefit Cassilis and are to be spent within 20km of project boundary, including Merriwa. <p>9.2 Voluntary Planning Agreement (VPA) – Warrumbungle Shire Council Mr Stafford reported that a meeting was held with Warrumbungle Shire Council on 4 November 2025 regarding the VPA and good progress had been made. He indicated there would be further discussions with Council in early 2026.</p>
<p>10. General Business</p>	<p>10.1 Social Impact Assessment – Linda Gant expressed concern at the inaccuracies in the Social Impact Assessment statistics in relation to Cassilis, particularly regarding community infrastructure. She suggested that the Assessment implied there was minimal community infrastructure and consequently there would be limited disruption to the community from the development. Mr Stafford took the comments on notice and requested Ms Gant forward extracts of the documents she was referring to for his review. ACTION</p>

	<p>Chairs's note: Ms Gant has provided Tilt with the extract from Social Impact Management Study. Tilt will discuss with the consultant and ensure future reporting accurately reflects availability of community infrastructure in Coolah and Cassilis.</p>
11. Actions	<p>11.1 That the Chair obtain advice whether property subject of a conservation agreement would be exempt from council rates.</p> <p>11.2 That the Chair liaise with the Proponent and inviting nominations for membership of the Committee early in 2026.</p> <p>11.3 That Mr Stafford liaise with Ms Gant regarding her concerns in respect of the Cassilis community infrastructure analysis in the Social Impact Assessment Report.</p>
12. Next Meeting	<p>Meeting closed: 3.05 pm. The Chair thanked all for their attendance.</p> <p>Next meeting: Proposed for April 2025 – date TBC</p>
13. Meeting minutes approved	 <p>Michael J. Silver OAM Independent Chair 19 December 2025</p>