

Lauren Clear
Senior Environmental Assessment Officer
c/- Major Projects Portal
Department of Planning Infrastructure and Housing
Parramatta NSW

Bullawah Wind Farm EIS

Dear Lauren

Thank you for your correspondence of 21 August 2024 and the opportunity to provide feedback on the Bullawah Wind Farm Environmental Impact Statement (EIS).

The NSW Department of Primary Industries and Regional Development (the Department) collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

The Department has reviewed the EIS and related documents and notes that proposal is for the installation, operation, maintenance and decommissioning of up to 143 wind turbine generators (WTGs), and associated infrastructure across three properties between Hay and Conargo within the South West REZ.

Although the proposal is likely to cause some disruptions to agriculture during the construction and operation phases, most impacts have been identified in the EIS and appropriate mitigation measures have been proposed relevant to agriculture. As grazing is proposed to continue largely unaffected throughout the life of the Project, any minor anticipated impacts to host landholders should be offset by the financial compensation being offered. The EIS expects that, with effective decommissioning and rehabilitation at the end of the Project life, there will be minor to negligible impacts at the local to regional level on agricultural land uses and productivity.

The Department notes that implementation of the mitigation measures as outlined in the EIS in Section 6.10: Soils, Land and Agriculture, Appendix 14: Soil, Land and Agriculture Impact Assessment and Appendix 5: Mitigation Measures should minimise impacts on agriculture and agricultural production in the project area. In particular, the preparation of a Weed Management Plan and an Agricultural Biosecurity Management Plan for the Project is supported.

However the following matters require further attention:

- Any proposal for worker accommodation should include a Land Use Conflict Risk Assessment (LUCRA) undertaken to specifically justify the proposed worker accommodation site. The development of extra dwellings on RU1 Primary Production zoned lands increases the potential for land use conflicts from ongoing agriculture and seasonal conditions on residents of such facilities.
- Any subdivision of land should not result in any new dwelling entitlement.

Should you require clarification on any of the information contained in this response, I can be contacted at landuse.ag@dpird.nsw.gov.au

Sincerely

LParker

Lilian Parker
Agricultural Land Use Planning
Signed 17-9-2024