

Appendix 10: Addendum Economic Impact Assessment

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3220438

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Via email: aidan.omahony@baywa-re.com

Dear Aidan,

RE: Bullawah Wind Farm - EIA Addendum

Project Background

In July 2024, Ethos Urban completed an Economic Impact Assessment (EIA) for the Bullawah Wind Farm Project ('the Project'), proposed by Bullawah Wind Farm Pty Ltd ('the Proponent'). The EIA formed part of the Project's broader Environment Impact Statement (EIS).

The Project is located approximately 36 km southeast of Hay, within the South West Renewable Energy Zone (SW REZ). The Project Area is located within the Hay Shire, Murrumbidgee, and Edward River Local Government Areas (LGAs).

The Project design as presented in the EIS (Umwelt, 2024) incorporated up to 143 wind turbines and a generating capacity of up to 815.1 megawatts (MW). Further information about the Project can be found in the full EIA report (Appendix 22 of the Project's EIS, prepared by Umwelt).

The design and staging of the Project (as presented in the EIS) led to planning for an estimated requirement of 210 direct Full Time Equivalent (FTE) positions to support the Project over the 44-month construction period. During peak construction periods, an estimated 350 FTE positions would be supported by on-site construction activities. The operation and maintenance of the Project is expected to support approximately 40 FTE direct jobs locally (on-site) on an ongoing basis.

Since the submission of the EIA (and the wider EIS), the Proponent has undertaken further detailed planning, including refining the staging of the Project (across two stages). These adjustments have resulted in amendments to the Project, which are detailed in the Project's Amendment Report (Umwelt, 2025). Relevant to this assessment, the Amended Project includes:

- A decrease in the average construction workforce (FTE per month) from 210 FTE jobs to 180 FTE jobs
- An increase in peak workforce requirements from 350 FTE jobs to 380 FTE jobs during peak periods
- A reduction in the overall construction period from 44 months to 35 months.
- A change in the share of workers sourced locally from 10% to 9%.
- A reduction in the total number of wind turbines from 143 to 141 and a reduction in the Project's maximum generating capacity from 815.1 MW to 803.7 MW.

This addendum outlines and responds to these adjustments.

Amended Economic Impact

Project Staging

The revised staging of the Project by the Proponent has resulted in a shorter construction period of 35 months compared to the 44 months originally envisaged and discussed in the July 2024 EIA.

The Proponent has identified that Stage Two (North) of the Project is likely to commence sooner than was previously indicated in the EIS, and may commence prior to Stage One (South). As a result, a greater overlap between the construction periods for Stage Two (North) and Stage One (South) is now anticipated.

Construction Phase Employment

Direct Employment

A total of 180 FTE jobs are estimated to be supported on average over the Project's 35 month construction phase, increasing to 380 FTE jobs during the peak construction period (approximately 2 months). The following construction employment split reflects the updated employment estimates and updated share of jobs sourced locally.

- 9% of total jobs or an average of 15 FTE jobs are expected to be sourced from within the EIA Study Area (local employment), increasing to 35 FTE local jobs at the Project's peak.
- 91% of total jobs or an average of 165 FTE jobs are expected to be sourced from outside the EIA Study Area (non-local employment), increasing to 345 FTE non-local jobs at the Project's peak.

Indirect Employment

An average of 290 FTE jobs (rounded) will be supported indirectly by the Project, with 60 FTE jobs supported in the EIA Study Area. This represents a decrease compared to the original EIA where 335 FTE jobs were estimated to be supported by the Project, with 65 FTE jobs supported in the EIA Study Area.

At peak construction 610 FTE indirect jobs are estimated to be supported by the Project, including 120 FTE jobs in the EIA Study Area. This is an increase to the figures outlined in the original EIA, where 560 FTE indirect jobs were estimated to be supported by the Project, including 110 FTE jobs in the EIA Study Area during the peak construction period.

Employment Summary

The overall change of +30 direct jobs at the Project's peak and -30 direct jobs on average across the construction phase, does not present any material change to the conclusions and recommendations included in the Project's original EIA (July 2024).

Table A (page 6) of the original EIA has two adjustments based on the revised employment estimates, which are:

- Updated total of 470 FTE construction jobs (180 Direct and 290 Indirect), compared to 545 FTE construction jobs (210 Direct and 335 indirect) in the original EIA.
- Updated EIA Study Area construction employment of 75 FTE jobs (15 Direct and 60 Indirect), compared to 85 FTE jobs (20 Direct and 65 indirect) in the original EIA.

Non-local Workers Wage Spending Stimulus

The wage stimulus from non-local workers (on average) in the EIA Study Area is expected to decrease due to a shorter construction phase (44 months to 35 months) and reduced average workforce requirements.

In the original EIA (July 2024), expenditure by non-local construction workers was estimated to be \$26.0 million in the EIA Study Area, supporting 36 jobs in the local economy. The revised non-local worker wage stimulus is \$17.9 million, supporting 31 jobs.

These 31 jobs are included in the 'indirect employment' estimates outlined earlier, and the wage stimulus figure is included in the overall construction phase stimulus figure (15% of the Project's EDC) which remains unchanged from the original EIA (July, 2024).

The reduction in non-local wage stimulus is expected to be offset by increased spending in other areas of the project. This includes higher expenditure on local materials and contracts with local service providers.

The revised stimulus figure still represents a significant economic benefit for the EIA Study Area.

Impacts on Housing and Accommodation

The revised workforce requirements, as mentioned above, are still likely to result in significant accommodation demand by the Project in the local area (EIA Study Area).

Due to the already constrained labour force in the EIA Study Area, sourcing workers from the local region is anticipated to be challenging. The EIA Study Area and regional NSW's Renewable Energy Zones more broadly face labour challenges due to migration, existing and planned infrastructure projects, and renewable energy projects, leading to a high demand for skilled workers.

As such, the Proponent aspires and anticipates that in the order of 9% of the Project's workforce will be sourced locally.

As such, the estimated demand for housing is in the order of 165 rooms on average and 345 rooms at the Project's peak construction period.

The Proponent remains committed to the development of an onsite temporary worker camp (TWC) with a capacity adequate to house all non-local workers throughout the construction phase. This is still the case with regard to the uplift in required beds from 315 beds to 345 beds due to changes in the design and staging of the Project. The specific details of the camp will be confirmed closer to the time of construction.

Impacts on the NSW State Economy

The Project's original EIA (July, 2024) outlined estimated benefits the Project would likely deliver to NSW (see Section 4.11, page 38). Due to the revised construction workforce numbers, the following adjustments are observed:

- Reduction in the direct average NSW construction workforce supported from 490 FTE (direct and indirect jobs) to 425 FTE (direct and indirect jobs).

Despite this revision, the construction workforce benefits delivered by the Project for NSW remain significant.

Amended EIA Conclusions

1. The Project will support 180 direct and 290 indirect FTE jobs on average over the 35 month construction period, with a peak of 380 direct and 610 indirect FTE jobs for approximately two (2) months.
2. The EIA Study Area is estimated to benefit from the 75 FTE construction phase jobs on average (direct and indirect jobs). Increasing to 155 FTE jobs during peak construction of the Project.
3. Expenditure by non-local construction workers relocating to the EIA Study Area is estimated at approximately \$17.9 million over the construction phase, supporting approximately 31 FTE jobs in the service sector in the EIA Study Area over this time.
4. The 'external' Project labour requirement would be expected to generate an accommodation need for 345 direct FTE workers at the peak of the Project, and 165 FTE workers on average. In view of this strong demand for accommodation, the Proponent is proposing to develop a Temporary Workers Camp (TWC) with sufficient capacity to house all non-local workers throughout the construction phase.
5. Ongoing economic stimulus associated with the operation of the Project is estimated at approximately \$400 million (over 30 years, CPI adjusted).
6. In addition to supporting NSW State policy directions and national grid supply benefits the Project will deliver the following key Statewide economic benefits:
 - Capital investment: \$1.0 billion or 40% of total project capital investment.
 - Construction employment: 425 FTE jobs or 90% of total average construction employment (direct and indirect)
 - Ongoing employment: 140 FTE jobs, or 90% of total operating employment (direct and indirect)
 - Future decommissioning investment and employment opportunities, are to be determined (refer to Section 4.10 of the original EIA).

We trust this EIA addendum addresses the changes arising from the design and staging revisions to the Project.

Yours sincerely,



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