



UPPER HUNTER ENERGY PARK

Community Consultative Committee Meeting Minutes

1. Meeting Details

Meeting #1 (under the new proponent, Maven Renewable Energy)

Date: 2 April 2026

Time: 12:22 pm – 1:40 pm

Location: Scone RSL Club, Scone NSW

Chairperson: Michael Ulph

2. Attendance

2.1 Present

Michael Ulph (Chair) (MU)

Tanja Ghahraman (Proponent) (TG)

Alanna Ryan (Proponent) (AR)

Judith Wheeler (Member) (JW)

Peter Hale (Member) (PH)

Ian Brooks (Member) (IB)

Neville Cameron (Member) (NC)

Lori McKern (Member) (LM)

Mat Pringle (Upper Hunter Shire Council) (MP)

Cr. Tayah Clout (Upper Hunter Shire Council) (TC)

2.2 Apologies

Yannick Zapf (Proponent)

Keith Murray (Scone Chamber of Commerce and Industry)

Dee-Anne Douglas (Wanaruah LALC)

Not present: Charlotte Boss (Alternate for Keith), Kemer Edwards (Alternate for Dee-Anne)

3. Welcome and Introductions

The Chair opened the meeting and provided an Acknowledgement of Country.

Members introduced themselves and their connections/interest in the project.

4. Declarations of Interest

The Chair called for declarations of pecuniary and non-pecuniary interests to be considered and signed and returned at the end of the meeting. Declarations of interest will be reviewed at each meeting.

5. Correspondence

The Chair noted no formal correspondence was received. Correspondence was exchanged regarding the re-establishment of the CCC meeting, the best dates and times and the agenda.

6. Project Presentation (TG)

Project Update

- The project was granted State Approval in 2010. Project construction commenced in 2014 on the site entrance. Maven Renewable Energy acquired the project in 2022, YZ commenced support in 2023.
- The project is in the post-approval and pre-construction phase.

Approved and Proposed Project Layout

- The approved layout includes 34 turbines, with a revised proposal for approximately 18 turbines. The project aims to generate 75.6MW which is around 27,000 households. 135,000 tonnes of CO2 emissions savings per annum. 200 jobs at peak times. Located on Mountain station with now 18 turbines as per the illustration – final location still to be confirmed. Wind and constructability may influence final location.
- Turbine height remains at 150 m, with micro-siting within approved parameters.
- Question MU – Where is Middlebrook Station located on the map in the presentation?
Answer TG – Middlebrook Station is located off (not on) the shown map.
- Question LM – Does that mean the 3 wind turbines at Middlebrook Station will not proceed? Answer TG – The 3 approved turbines at Middlebrook Station will not proceed because additional infrastructure required is not feasible.
- Question JW – What does “Approved” mean?
Answer TG – “Approved” wind turbine sites are included in the state approval (identified as blue on the project layout map). “Proposed” wind turbine sites are located within 150 m of the “Approved” sites (identified as yellow pins on the project layout map). The proposed wind turbine site locations have been based on extensive investigations post approval, and further changes to ensure optimal siting.
- Question IB – Are the solar and pumped hydro elements of the project continuing?
Answer TG – The elements are not moving ahead because they were deemed to small to be viable.
- Question LM – Do you need approval to change the site layout?
Answer TG – Yes, in consultation with the Department.
- JW – If the current project was to be on-sold to a new owner, they could construct all elements of the development. However, a change in the number of turbines or the height of turbines requires approval from the Department.
- TG – Discussions are being undertaken with the Department on how to proceed with the revised project layout (Modification) and we cannot yet confirm the planning approval requirements.

Draft Transport Route

- A draft transport route has been identified from the Port of Newcastle to the site (see illustration). The detail is still being worked through. An assessment of the road condition will be undertaken prior to and post construction.
- Question JW – Has consideration been given to the other solar projects such as the Liverpool Range wind farm requires upgrades to the Golden Highway, and is it easier to go via Merriwa etc?
Answer TG – Yes, engagement is being undertaken with other developers including EnergyCo. The EnergyCo routes overlap some of ours. Consideration is being given to road routes to sites for construction components. We looked at Merriwa, and it was quite difficult to turn off there. We are working with other developers who are going in a similar direction. We are looking to collaborate with other projects and basically try to take the same route, but there hasn't been any proposed road upgrades for Merriwa and the Bunnan Road, we haven't heard of anyone taking that route, or that have been approved.
- MU – The EnergyCo website provides details on their project *Port to REZ*, which is a large project to upgrade the route from the Port generally through to the various REZ locations. Individual proponents may then be responsible for the remainder of the individual routes to their sites.
- JW – Nandowra Road and Dartbrook Road have deep culverts that may prevent access for construction. TG – Investigations have identified that the route is traversable. The project is seeking routes that have less impact on communities. We are working closely with Council on this also.
- JW – commented on a roundabout on the sites access route. TG advised that the project will not have to impact the roundabout.
- Question IB – Where are the truck movement numbers?
Answer TG – A Transport Management Plan is being prepared to finalise these numbers.
MU – Specialists consultants prepare technical management plans and Council and Transport for NSW are consulted. MP – Upper Hunter Shire Council hasn't approved anything yet.
- TG there are two gates, and the newer wider one will be the site entrance.

66 kV Overhead Transmission Line

- It will connect the site substation with the Scone substation. We worked closely with the landowners on this route to ensure minimal impact. We hug property boundaries and road reserves.
- A Review of Environmental Factors (REF) has been prepared for the 66kV transmission line to consider impacts, and it has been publicly exhibited.
- Ausgrid is the grid operator.
Question MP – Will Ausgrid become the asset owner?

Answer TG – Yes, the proponent will construct the powerline and then it will be passed onto and managed by Ausgrid.

- Question JW – What is the width of the Ausgrid powerline easement?

Answer TG – The powerline will generally have a 30m easement, with 15m either side of the powerline.

- Question JW – Is the substation on the southern end of the project site?

Answer TG – Yes, the location is south-east of the project area.

Workforce Planning

- We expect 200 people involved at peak times, to construct the power line, the civil work to create access tracks and hard stands for the wind turbines, and then the teams that construct the turbines themselves. Workforce planning is focused on maximising local employment and minimising traffic and housing impacts etc.
- Discussions are continuing with Council on workforce planning.
- We are also collaborating with other projects to ensure we build on each other's timetables to work hand in hand to reduce impacts in the region.
- Question MU – what does NFD mean?
Answer TG – NFD means Not Further Defined. (correct definition added for the minutes as discussed).
- Question LM – What kind of housing will construction workers use?
Answer TG – The housing will be coordinated by the construction company, that likely have experience in the region. The goal is to engage local workforce which can commute to the project site. An exception is for technical experts in their field who are not local and will require temporary accommodation such as in hotels.
- Question JW – Will the construction worker numbers be staged?
Answer MU – The source of the data (for workforce availability) is REMPLAN based on the Census. Note would only need 200 at the peak and would most likely be a mix.
- Question LM – Due to the site location there is a risk with the large number of people travelling to the site.
Answer TG – The powerline and wind farm will be developed in parallel. Grouped transport is expected to be provided. IB – The site is constrained by having only one entrance to the wind turbine site. TG – It is likely buses will be used. There is not a lot of parking.
- MU – The CCC questions are helpful, however the proponent has not yet worked through the management plans. I expect that the proponent would share relevant management plans with the CCC as they are developed. Questions from CCC members can be added to the meeting agenda in advance, providing time for the proponent to prepare. We may look at the schedule of the management plans in an upcoming meeting. The CCC can also request that items of interest are discussed at these meetings.
- Question NC – Can Ausgrid upgrade the powerline servicing residences in the locality of the transmission line at the same time, during construction? The last upgrade to the

powerline was in 1973 and there have been no upgrades in spite of various developments since. I think the old line is ready for an upgrade.

MU – Ausgrid can be asked to come and address the committee at an appropriate time. The matter is probably outside of the scope of the meeting but there may be opportunities to discuss it.

Indicative Timelines

- Indicative timing includes construction commencement targeted for Q1 2027, and commissioning in mid-2028.

Community Benefit Sharing

- Community benefit sharing will be delivered through a fund – the Moobi Foundation - administered by Council and focusing on education, health, community and culture and environment. It is part of the DA conditions. Community can apply for funding, which will likely be reviewed by a group including council and other community members.
- Question JW – Is the fund outside of the CCC scope?
Answer MU – It is feasible that members of this group may review the draft charter for the fund. MP – Members of the CCC could apply to sit on the Moobi fund committee.
- Question MU – What is the timeline for the fund?
Answer TG – the fund will commence once the wind farm is operational. MU – So the CCC could feasibly review the draft fund charter and provide recommendations.

Updated Photomontages

- A new photomontage has been created to envision the visual impact from Scone Public School completed in 2025. Also some from the 2009 documents. Some of the turbines in the older images show some turbines that have been removed in the current planning.
- JW – The photomontages are not reflective of the scale of impact, and the old photomontages taken for the approval process were taken far away from the site.
TC – The scale of the development means it can be difficult to interpret impacts.

Community Engagement

- AR – the CCC documents will be hosted on the website.
- MU described that as per the Code of Conduct information may be shared with the CCC that is not released publicly. This will be at the discretion of the proponent and it is expected that if it occurs, the CCC will respect the confidentiality of the information.
- TG – for example the proposed layout is still indicative.
- MU – Yes, details will always change as the project progresses towards higher detail.
- Question JW – A lot has changed locally since the approval of the project. How is this being addressed in the current project?
- TG – Technical environmental monitoring and assessment reports are being updated as required e.g. noise, bird and bat monitoring. JW – initial studies included surveys at the wrong time of the year. TG – Work is being undertaken with respective departments, following their guidance, and that of technical specialist consultants.
- Question JW – Are weeds and pests required to be addressed in site management plans, even though these are not identified in the conditions of consent for the project?

Answer AR – Yes, the expectation is that Land Management Plans are to the standard of other wind farms in NSW who have modern consents.

- Question JW – Where can the project documents be found?
Answer TG – Links are provided to the Major Projects Website.
- JW – The links on the website can break. Proponents must have all required documents on the proponent’s website. AR – Committed to reviewing the website requirements.

7. General Business

MU explained the documents that required filling in and signing by each member of the committee, which are the Declaration of Interest, Code of Conduct and Nomination form.

MU took the committee through the process of deciding upon the CCC Terms of Reference.

Key decisions included:

- Standard subject matter is to be discussed as per the draft/standard Terms of Reference, plus neighbouring developments and cumulative impacts
- Meeting frequency for 2026 – three more times to make a total of four times this calendar year (quarterly)
- Noted that extraordinary meetings can be scheduled if required. With two weeks’ notice.
- Venue may change, however we will look at the Warbirds Museum for the next meeting
- Meeting time may change, however the middle of the day is currently preferred or acceptable to most
- The meeting will be held face to face, but by exception, members may request to join by phone or online
- The Chair will record the meeting only in order to ensure that the minutes are a true and complete record.

All other business

- JW provided a list of reports required to be completed by the Proponent
- Question JW – has financial close been met? Answer TG – not yet.

8. Next Meeting

- Date to be confirmed
- A site inspection may be considered.

9. Actions

Action	Responsibility	Due Date
Report on the review and update of project website.	Proponent	Next meeting
Provide an overview of the community benefit fund, including proposed timing, structure and governance.	Proponent / Council	Next meeting
Table and review consent requirements document provided by JW.	Proponent / Chair	Next meeting

Appendix A – Updated Presentation


















Upper Hunter Energy Park

Community Consultative Committee

2 April 2026

Agenda

-  Welcome & Introductions
-  Apologies
-  Declaration of Interest
-  Project Update
-  Draft Project Layout
-  Draft Transport Route
-  Project Site Entry
-  66kV Overhead line
-  Workforce Planning

-  Indicative Timelines
-  Community Benefit Sharing
-  Photomontage
-  Community Engagement
-  General Business
 - CCC Terms of Reference
 - CCC Declarations and Code of Conduct
 - All other business
-  Next meeting



Introduction to the CCC Members

Community Consultation Committee Members

In Attendance

- Michael Ulph (CCC Chairperson)
- Tanja Ghahraman (UHEP)
- Alanna Ryan (UHEP)
- Judith Wheeler (Member)
- Peter Hale (Member)
- Ian Brooks (Member)
- Neville Cameron (Member)
- Lori McKern (Member)
- Mat Pringle (Upper Hunter Shire Council)
- Cr. Tayah Clout (Upper Hunter Shire Council)

Apologies

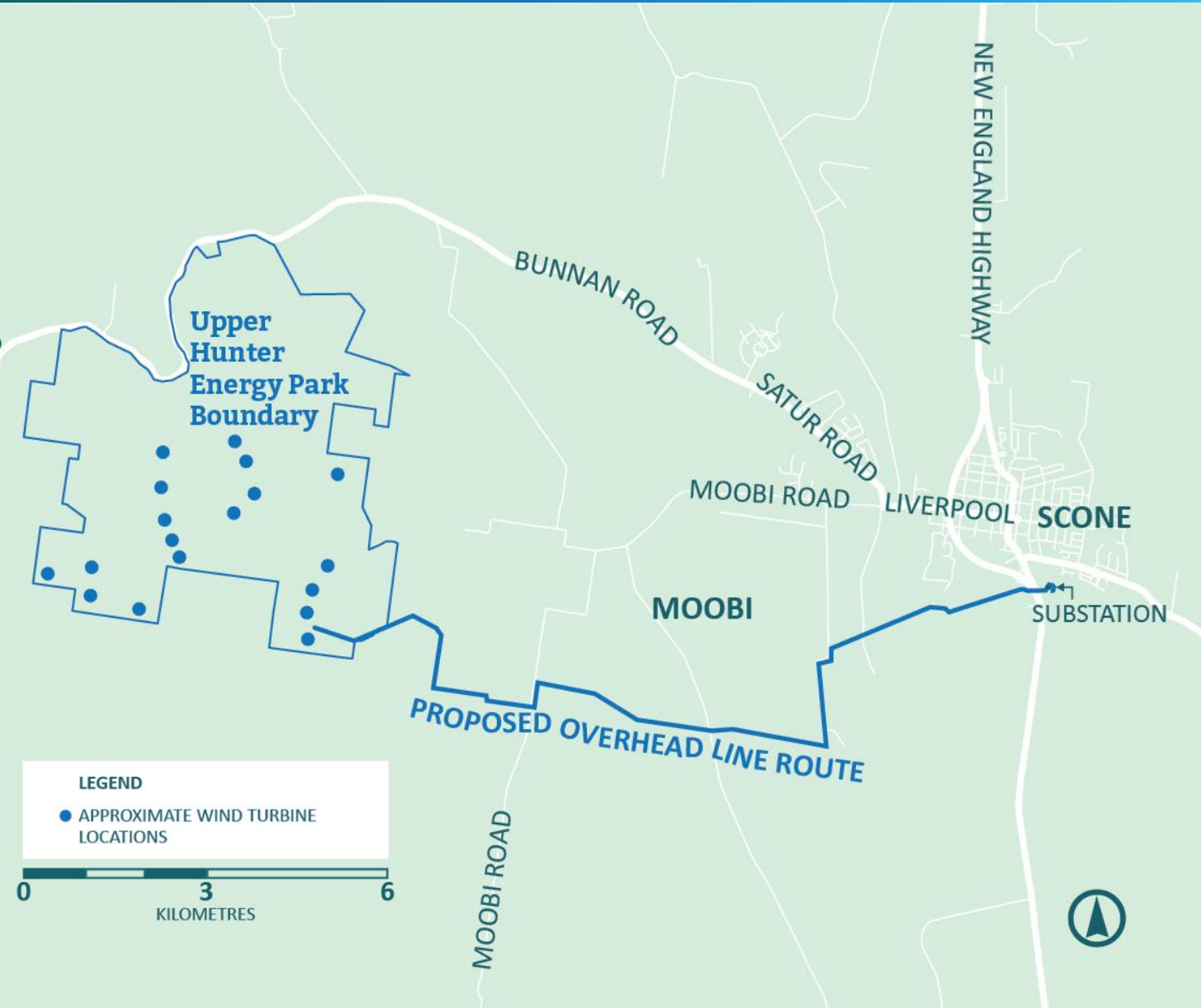
- Yannick Zapf (UHEP)
- Keith Murray (Scone Chamber of Commerce & Industry)
- Charlotte Boss (Alternate for Keith Murray)
- Dee-Anne Douglas (Wanaruah Local Aboriginal Land Council)
- Kemer Edwards (Alternate for Dee-Anne Douglas)



Declaration of Interest



Project Update



Project Update



Project **State Approval** granted in 2010



Project **Construction** started in 2014



Change of **Project Ownership**

- Maven Renewable Energy since 2022
- YZ support since 2023



Currently in the Post Development Approval & **Pre-Construction Phase**



Generation Capacity

75.6MW total generation capacity of renewable energy



Houses Powered

Powering an equivalent of 27,000 houses annually



Emission Offset

Reducing CO² emission by 135,000 tons of CO² annually



Jobs

200 new job opportunities during construction and 3-5 during operation, supporting the regional economy and community



Status

The Upper Hunter Energy Park is nearing the transition from the development phase into the construction phase



Location

Mountain Station, NSW Upper Hunter Shire on the traditional lands of the Wanaruah Nation



Turbines

18 Goldwind GW136-4.2 turbines

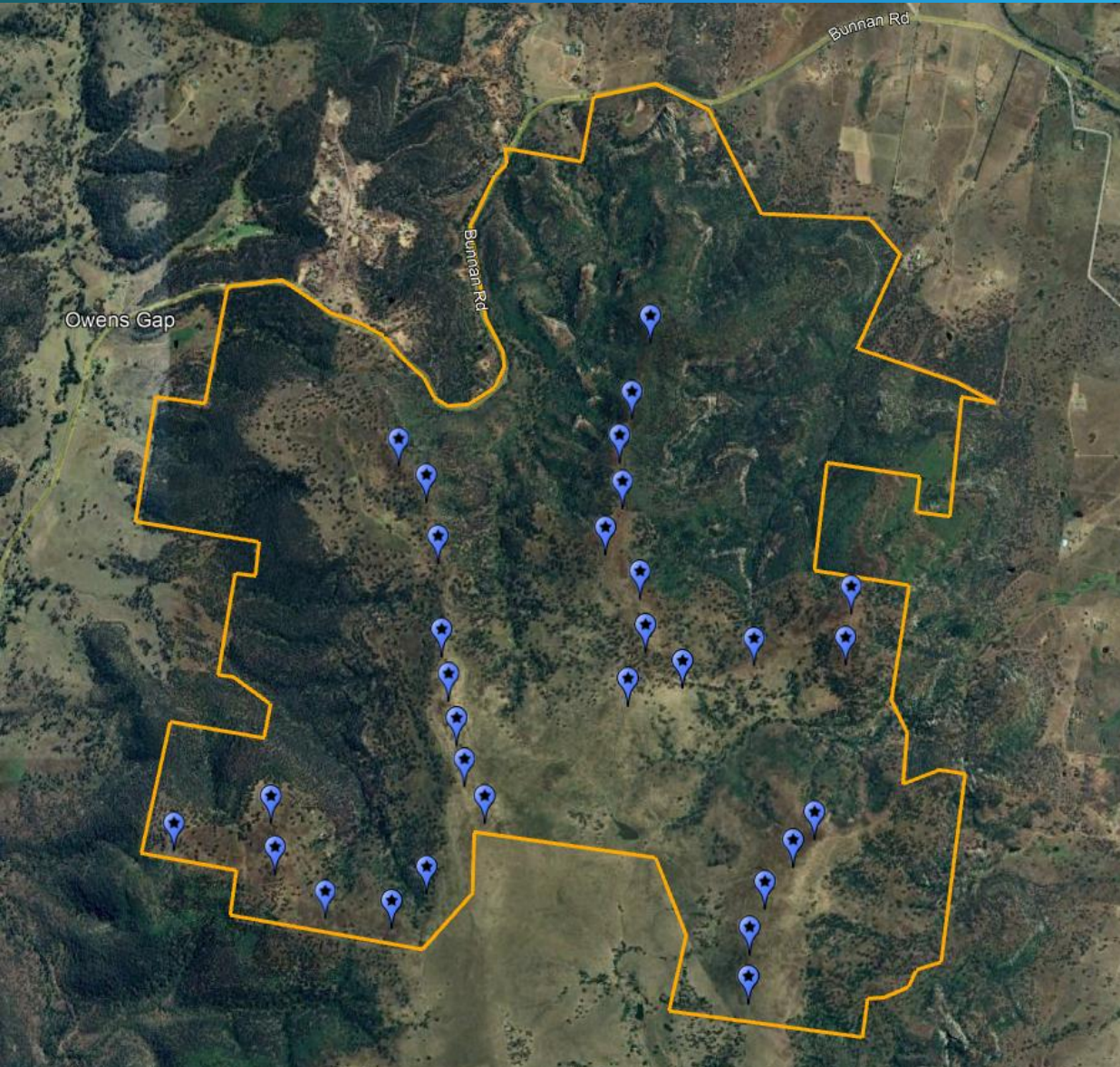


Blade Tip Height

150m



Approved Project Layout



Approved Project Layout

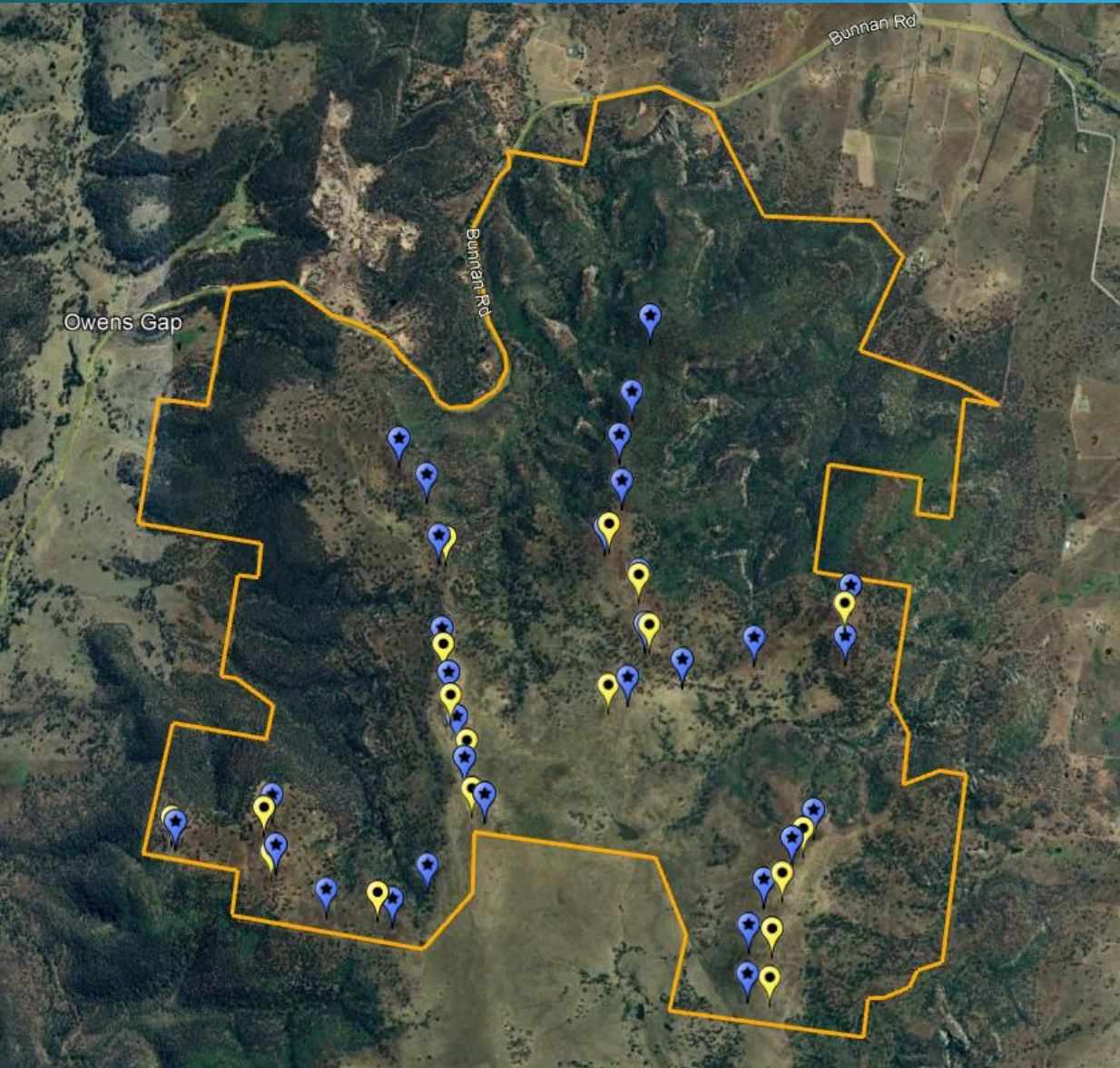


31 approved turbines on Mountain Station



3 approved turbines on Middlebrook Station

- 150 metres tip height



Proposed Project Layout



The project proposes 18 turbines

- 150 metres tip height
- 82 metres hub height
- 4.2MW output per turbine
- 75.6MW output combined



Micro-sited within 150m of approved locations

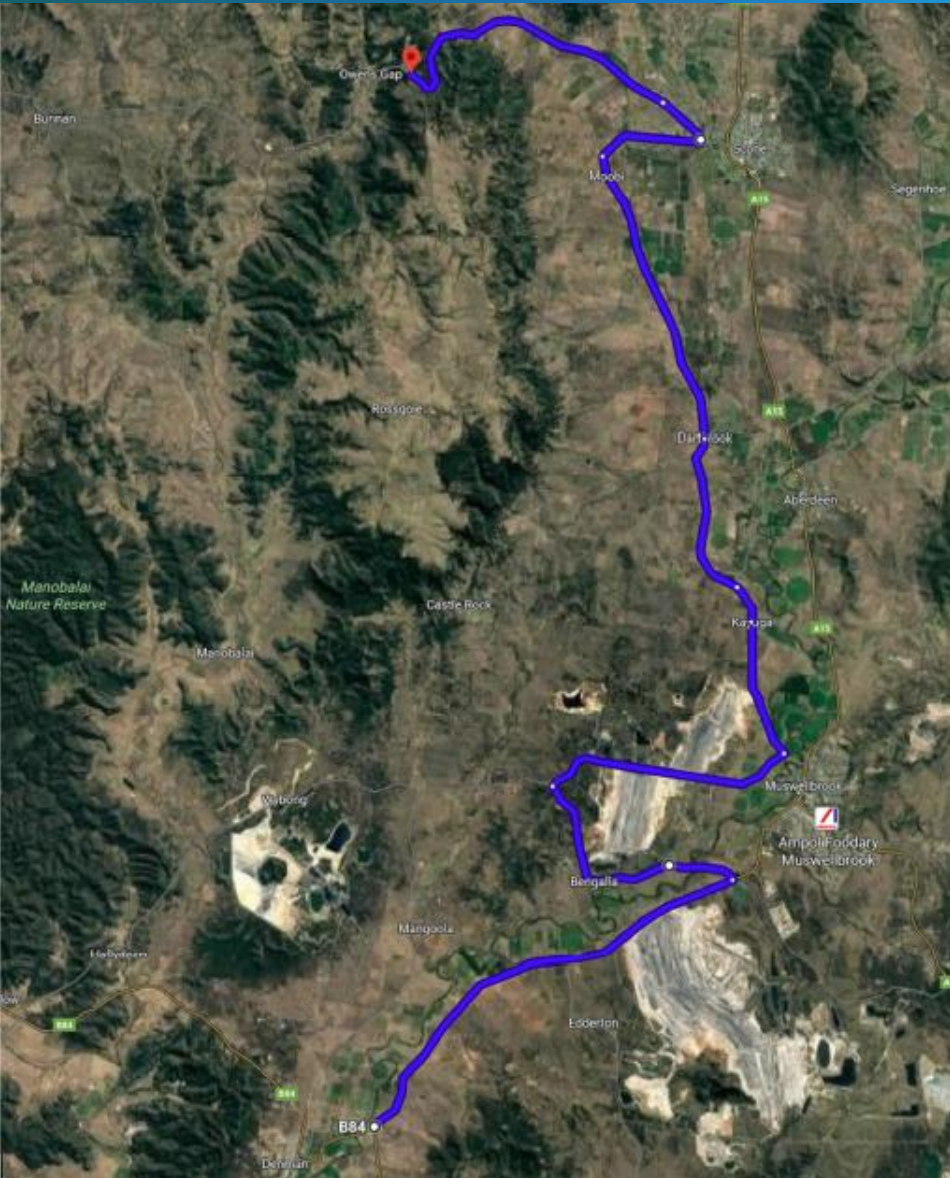


Locations coordinated with

- wind turbine experts to capture wind optimally
- civil engineers to ensure constructability



Draft Transport Route



The Draft Transport – Route to the Site

This **draft route** was identified as a potential transport route for all wind turbine components.



From the **Port of Newcastle to Denman** via the Golden Highway

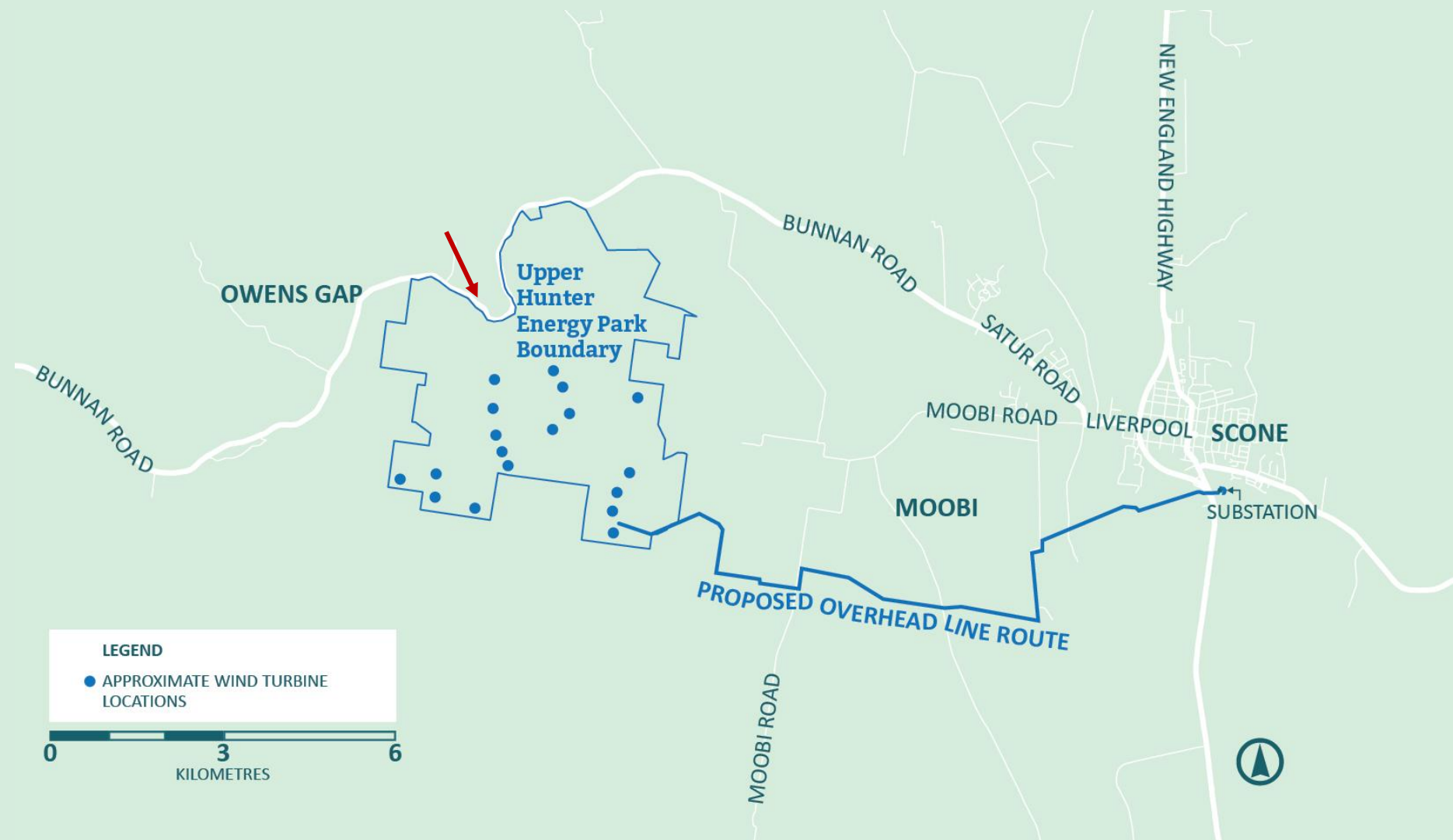


From **Denman to Owens Gap** via Denman Road, Bengalla Road, Wybong Road, Kayuga Road, Invermein Street, Dartbrook Road, Nandowra Road, Moobi Road, Satur Road & Bunnan Road



Project Site Entry






The Project Map



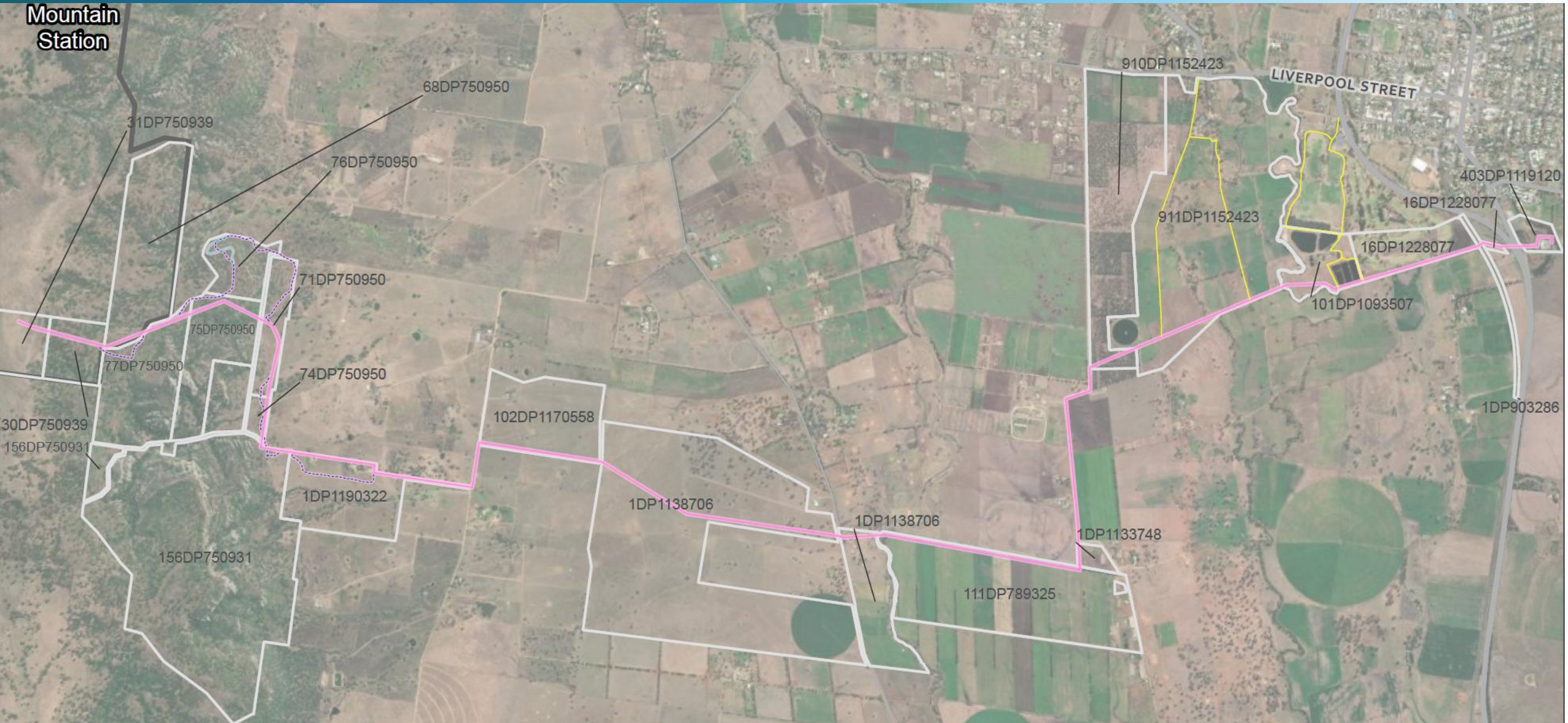


66kV Overhead Line

66kV Overhead Line

-  Connecting the site substation with the Scone substation
-  approximately 12 km long
-  Review of Environmental Factors (REF) with detailed environmental, archaeological and technical investigations
-  Public Exhibition from 9 February to 1 March 2026
-  Submitted to Ausgrid for review

Mountain
Station





Workforce Planning

Workforce Management



The focus lies on sourcing the workforce **locally** to

- support the local economy
- involve local businesses
- minimise strain on the local infrastructure



As of now, several local business have expressed their interest in being involved in the project

The Upper Hunter Energy Park project will require approximately 200 workers at peak times of the construction phase

Workforce Potential in the Region*



Focusing on the region, allowing a daily commute of 45 minutes maximum



816 construction workers in the region

- 451 in construction services
- 201 in heavy and civil engineering construction
- 114 in building construction
- and 50 are not further defined



Construction Process:

The scope will be split into: turbine supply and install (**TSI**), electrical balance of plant (**EBoP**) and civil balance of plant (**CBoP**); all contractors will



source workforce locally as much as possible to minimise strain on local infrastructure



organise workforce if not sourced locally, and arrange for their accommodation

Once main contractors are engaged, they will



set up a strategy which will include workforce planning, understanding:

- availability of workforce
- potential accommodation needed



ensure all is set up in place for construction and O&M periods of the project



Indicative Timelines

Indicative Key Milestones



Q1 2027 – Target for commencement of construction



Q3 2028 – Target for commissioning in stages



Community Benefit Sharing



The Moobi Foundation

The Moobi Foundation's core areas of interest are:



Education



Health and Well Being



Community and Culture









Environment



Growing and/or making businesses more competitive in the Community

As per Development Approval

-  The proponent shall establish a Community Enhancement Program Fund
-  To fund community enhancement measures in the Upper Hunter local government area
-  To be administered by Upper Hunter Council
-  Terms for the administration of the funds shall be agreed between the Proponent and Upper Hunter Council and submitted for the Director General's approval

-  To offset any potential residual amenity impacts associated with the project within this local government area
-  Community enhancement measures may include (but are not necessarily limited to) improvements to community infrastructure and services, sustainability initiatives and opportunities for local economic and tourist development



Photomontage

Approved Project Layout

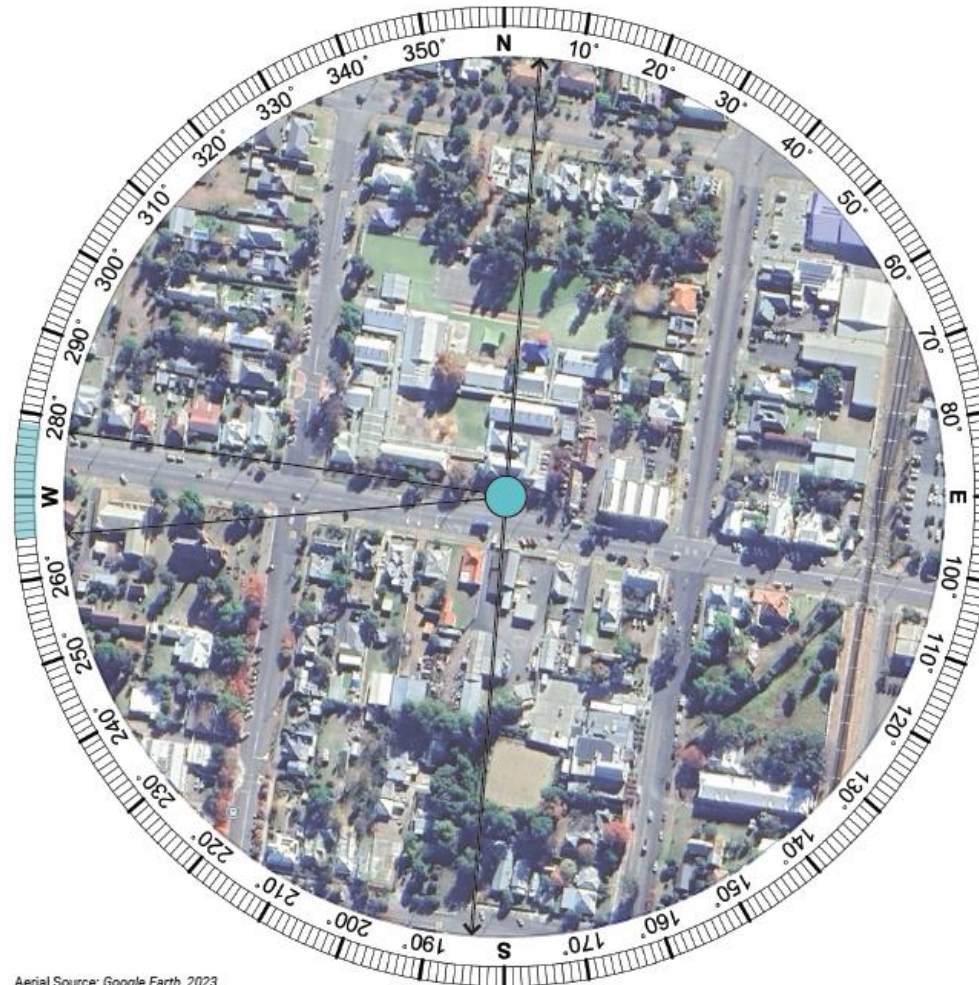


*source: Ecological Assessment – Appendices 26 and 28 – as submitted in 2009

Proposed Project Layout



Proposed Project Layout



Summary:

Location:
Scone Public School, Liverpool Street, Scone, NSW 2337

Coordinates:	Distance to Project:
32° 3'0.42"S	9.15km
150°51'50.13"E	

Viewing Direction:	Elevation:
West	209m

Turbine Tip Height	Turbine Hub Height
150m	82m

Viewpoint Date & Time:
14th January 2025 2:09pm

WTG Layout used:
UHEP_WTG_Locations_20250113

Photomontage Preparation Date:
23rd January 2025

LEGEND

- Extent of Potential Visibility
- Extent of Panorama
- Approximate Extent of Project



Community Engagement

Engagement Processes



Ongoing Updates: The project website will remain the primary hub for all publicly available information, including statutory reports, meeting minutes, and project milestones.



Public Access: All shared documentation will align strictly with our conditions of consent and established project commitments.



CCC Integration: This committee serves as a vital link; your feedback is being directly integrated into how we shape our local communication strategy moving forward.



We are currently reviewing and refining our community engagement processes in parallel with the formal establishment of this CCC.

Contact

UHEP Team

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General Business



Next Meeting



Our goal is the generation of electricity from renewable, clean, and sustainable sources.

Making a valuable contribution to our communities and the future of electricity generation as a model for sustainable development lies at the heart of UHEP.

We look forward to achieving our objectives collaboratively with the members of the Community Consultative Committee.