UPPER HUNTER ENERGY PARK

Community Consultative Committee Meeting Minutes

1. Meeting Details

Project: Upper Hunter Energy Park
Meeting Type: Community Consultative Committee (CCC)
Meeting Number: 3 (under the new proponent, Maven Renewable Energy)
Date: 15 September 2026
Time: 12:35 pm – 2:27 pm
Location: Scone RSL Club, Scone NSW
Chairperson: Michael Ulph

2. Attendance

2.1 Present

Michael Ulph (Chair) (MU)
Allen Hsu (Proponent) (AH)
Tanja Ghahraman (Proponent) (TG)
Ian Brooks (Community Representative) (IB)
Judy Wheeler (Community Representative) (JW)
Lori McKern (Community Representative) (LM)
Neville Cameron (Community Representative) (NC)
Mat Pringle (Upper Hunter Shire Council) (MP)

2.2 Apologies

Yannick Zapf (Proponent)
Peter Hale (Community Representative)
Dee-Anne Douglas (Wanaruah LALC)
Cr. Tayah Clout (Upper Hunter Shire Council)
Keith Murray (Scone Chamber of Commerce and Industry)

3. Welcome and Introductions

The Chair opened the meeting at 12:35 pm and provided an Acknowledgement of Country.

Members introduced themselves and their roles within the CCC.

The Chair welcomed Allen Hsu, attending as the proponent.

4. Declarations of Interest

The Chair called for any new declarations of pecuniary and non-pecuniary interests.

The Chair noted the existing and previously recorded interests, being the involvement of TG and AH in the project, and the position of those members who host the proposed power line.

No new conflicts of interest were declared.

5. Correspondence

- Minutes of the previous meeting were circulated to members and published on the project website.
- The Chair forwarded expressions of interest, Code of Conduct forms and supporting documentation to the Department of Planning, Housing and Infrastructure (DPHI/Planning).
- DPHI has since written to members confirming their appointment to the CCC and requesting that further paperwork be completed.
- The Chair advised that an appointment letter issued to a member's delegate contained an incorrect name. This has been raised with DPHI for correction.

Question TG – Will the appointment correspondence also be issued to the project team? Answer MU – The correspondence is directed primarily to community members.

6. Actions from Previous Meeting

Land Claims and Aboriginal Engagement

TG advised that DD had raised concerns regarding land and roads over which the Wanaruah Local Aboriginal Land Council may hold claims, and had shared a document identifying those parcels. TG confirmed that the project does not interfere with the identified land, which is also located a considerable distance from the project area. Further discussion with DD is being sought to confirm the position.

Bird and Bat Adaptive Management Plan (BBAMP) – Approval Pathway

TG clarified the confusion raised at the previous meeting regarding which agency is involved:

- The BBAMP is to be approved by DPHI.
- The division referred to at the previous meeting as CPHR sits under DCCEEW. It is not part of the approval process but provides advice and feedback on how the surveys are undertaken and how the plan is written. It is involved early so that the survey methodology is correct, and the plan is based on those findings.

Question IB – Do the bird and bat surveys take into account existing wind farms, and whether survey predictions reflect what actually occurs in operation?

Answer TG – Each wind farm differs in how survey results compare with operational outcomes, and there will be learnings. The expert engaged for the project is also involved with other wind farms and brings firsthand experience. The BBAMP is based on two years of collected data and sets out assumptions, mitigation measures and how the program continues through construction and operation, including a detailed step-by-step process where a carcass is found.

Comment IB – Noted that there is now a history of adverse effects at operating wind farms and that this experience should inform the approach.

Question JW – Must the results of the ongoing studies be lodged with Planning each time?

Answer TG – Where something raises concern, it must be lodged.

Comment JW – Noted that at other wind farms carcasses have not been found in a timely manner and impacts have been underestimated. Asked whether the regular surveys must be signed off by Planning, and whether a mitigation strategy is then required.

Answer TG – The BBAMP, together with the two years of survey data, requires DPHI approval. Ongoing carcass searches are the responsibility of the project, and the area is to be searched regularly. The requirements are set by standard rules rather than determined by the project.

Question JW – Queried the definition of "regularly", noting that foxes may remove a carcass before it is found. Answer TG – Pest control is also addressed within the BBAMP.

Question JW – Will the BBAMP be published on the website? Answer TG – It is expected to be published once DPHI has approved it. Comment MU – The same applies to the suite of management

plans. Each plan is submitted to the Department, with input from other agencies as relevant, and is published as a final document once approved.

Question LM – Recalled that the Wedge-tailed Eagle had not been recorded in the survey results and asked how a species not recorded during the survey period is then brought into the ongoing monitoring. Answer TG – Clarified that only one year of data was available at the time of the previous meeting, and that a second year has since been collected. Wedge-tailed Eagles were monitored and recorded and appear in the report.

Pest Control

TG advised that further research had been undertaken with the project's bird and bat expert:

- Pest control is managed under the Hunter Regional Strategic Pest Animal Management Plan.
- Responsibility for pest control rests with the landholder and does not automatically transfer to the wind farm operator. Different arrangements are possible.
- NSW Local Land Services is also involved.
- Aerial shooting would not be safe to undertake with turbines in place. Baiting, trapping and ground-based shooting remain available, and a combination of methods is generally used. This is how pest control is managed at other wind farms, and the project would look to the ground-based options once operational.

7. Project Presentation

General Project Update

- The community newsletter was issued in August to all subscribers and was also shared with Upper Hunter Shire Council and Muswellbrook Shire Council, the Wanaruah Local Aboriginal Land Council and the Registered Aboriginal Parties. It was also sent to the easement landholders for the power line, with an article relevant to them.
- Noise modelling for the site substation has been completed. The results show no exceedances, with levels well below the applicable criteria.
- The following have been submitted to DPHI: the Bird and Bat Adaptive Management Plan, the Community Information Plan discussed at the previous meeting, and the aviation consultation evidence involving CASA and other parties, including Scone Airport. DPHI has not responded yet.
- A framework for the Community Enhancement Program Fund is being worked through with Upper Hunter Shire Council. This was addressed as a separate item later in the meeting.

Question MU – Have members subscribed to, or seen, the newsletter?

Comment IB – Had not subscribed but has seen the newsletter. TG offered to add IB to the distribution list. IB advised that he will subscribe via the UHEP website.

Question MU – What frequency is intended for the newsletter?

Answer TG – Quarterly, now aligned closely with the CCC meetings. Articles will be prepared on the topics discussed at each meeting and shared with the community.

Question MU – Were the noise modelling levels recalled?

Answer TG – Below 10 at the closest neighbour.

Question IB – Is that for the substation only? Answer TG – Yes. The full assessment remains ongoing, and that report is awaited.

Comment LM – Recommended a letterbox drop of the newsletter rather than relying on community members to subscribe, noting that Goulburn River Solar Farm does this very well and that regular mail updates are received a long distance from that project.

Comment JW – Noted that regular mail updates are also being received in relation to a proposed pumped hydro project in the area, Upper Hunter Hydro [NB: acquired by AGL], which is at an early

design stage and has not yet lodged an Environmental Impact Statement. Community information sessions are being held in several locations.

Comment JW – Noted that the last letterbox drop did not extend far enough along Moobi Road or into the eastern part of the area, and that residents on Thompsons Creek Road were unaware of the project.

Answer TG – A radius was applied for the distribution. TG offered to send material directly to any residents who wish to be added to the list, and thanked JW for forwarding information. JW noted that not all residents use the internet.

Comment MP – Suggested that a project representative could attend the next meeting of the Scone Community Advisory Committee, a committee of Council that considers issues relevant to Scone and the district and provide a project update. The next meeting is in mid-November.

Comment JW – Suggested the Aberdeen advisory committee also be approached, noting that the turbines will be clearly visible from Aberdeen.

Comment MP – Confirmed that Aberdeen has a separate committee and will next meet in November.

Project Website

TG presented the changes made to the website since the previous meeting:

- A map of the proposed turbine locations has been added to the *About* page.
- A dedicated *Documents* page has been added as a new menu item, so that documents are easier to find. Documents also remain available in their existing locations.
- The *Community* page has been expanded to cover both the Community Enhancement Program Fund and the Community Consultative Committee, including meeting minutes.
- The *Frequently Asked Questions* have been updated, including a new question on how the community can be involved in the project.
- The *Get Involved* page has been renamed *Work With Us*, so that it clearly targets local suppliers, contractors and local business generally.

Comment TG – Noted that the turbine location map is clearly identified as subject to change, as the project remains in detailed planning.

Question IB – Is the layout likely to change?

Answer TG – Considerable work has gone into the current layout, and substantial change is not expected, although it remains possible.

Comment JW – Confirmed the 150 metre micro-siting allowance.

Answer TG – Movement is limited to that allowance, and the current layout represents the best design to harness the wind resource.

Comment MU – Noted that members can increase the text size in their web browser if the website is difficult to read.

Question JW – Have there been further meetings with the Department regarding a modification?

Answer TG – No further meetings have been held since the previous meeting.

Comment JW – Advised that she wrote to the Department in July, directing her letter to the compliance team. The letter set out the concerns raised by her and the community over time, together with her own concerns in relation to her property. Only an automated acknowledgement has been received to date.

Photomontages

TG presented the updated photomontages:

- Two viewpoints were shown, both general views from the highway, comparing the approved layout with the proposed layout.

- Viewpoints replicate earlier photomontage locations where possible. Some earlier locations are no longer suitable, as vegetation growth now blocks the view.
- Each image includes the viewpoint details, the direction of view, and the date and time the photograph was taken.
- A disclaimer is included noting that the appearance of the turbines varies depending on the time of day and the angle of the sun. In one set, the turbines appear lightly against the horizon, and in another, they appear in stark contrast to it.
- The photomontages will be published with the meeting minutes on the website, where members and the community will be able to zoom in.

Comment MU – Confirmed that the first image in each set shows the existing view without turbines, and that the approved layout shows the 34 approved turbines.

Question JW – Do the images carry the date on which they were taken? Answer TG – Yes, the caption panel records the date and the time, together with the precise location.

Question LM – Requested a means of correlating the photomontages with the turbine location map, noting difficulty in identifying which turbines on the ridgeline correspond to which locations on the map.

Comment MU – Suggested indicating the camera position and direction of view on the map.

Answer TG – Proposed numbering the turbines on the map and referencing those numbers on the photomontages. TG to develop an approach.

Comment JW – Offered to share a schedule prepared previously, numbering all turbines with longitude, latitude and distances. TG welcomed any documentation available.

Comment LM – Described difficulty reconciling the photomontage prepared for her own property against the area map, noting that the turbines appeared to sit behind the viewpoint on the map but are clearly visible in the photomontage. Noted that a clear correlation would assist.

Comment JW – Noted that no photomontages have been prepared from the Bunnan side of the range, which would more clearly show the relationship to Owens Gap.

Comment LM and JW – Discussed the growth in dwellings in the Owens Gap locality in recent years, including bush blocks that have since been purchased and built on, some of which will be directly affected by the turbines.

Answer TG – Noted that purchasers of that land would have been aware of the project approval. TG advised that a photomontage has also been prepared for the Ollerton Drive community.

Question IB – Are the photomontages on the website yet?

Answer TG – Not yet; they are being presented to the CCC first and will then be published.

Question JW – Queried the difference in the field of view between images.

Answer TG – The scale bar beneath each image indicates the degrees shown. The images are presented at a 60-degree field of view rather than the full panorama, on the basis that this better reflects normal human vision.

Local Business Procurement

TG advised that this topic had been raised by IB at the previous meeting:

- The project is interested in connecting with local businesses. At some point the project will go to tender with larger construction companies, and the details of local businesses that have registered interest will be shared with the successful contractor so that they know who to approach locally.
- Interest can be registered through the dedicated web page, now renamed *Work With Us*. A number of businesses have already registered through the website.
- Some businesses, such as accommodation providers, may be contacted earlier than construction contractors, depending on the nature of the business.
- Further targeted outreach to local businesses is planned, potentially including an information session.

- The contact page on the website also includes a general enquiry form.

Comment JW – Noted that some of the work, other than land clearing, fencing and similar activities, is specialised and requires specialised equipment, referring to the specific cranes and workforce required to erect turbines. Queried whether such contractors are NSW-based or have come from other states.

Answer TG – Likely a mix of genuinely local businesses and larger Australian companies with the relevant expertise and a local presence. Where a local business cannot be found, a company established in the area may be engaged. Some work, such as civil engineering, access roads and hardstands, still requires specialist input.

Comment MU – Outlined the approach to REZ coordination emerging from the cumulative impacts experienced in the Central-West Orana REZ. In the New England REZ, the appointed network operator will be required to have a REZ Coordination Manager and attend a REZ Coordination Forum chaired by EnergyCo, attended by the network operator and the various renewable energy projects. The aim is to identify and manage cumulative impacts, particularly transport and logistics, and to identify cumulative opportunities, including sequencing projects so that local expertise developed on one project can be applied to the next.

Comment TG – Confirmed that the project is engaging closely with EnergyCo and the REZ on scheduling, so that projects build on each other rather than interfere, and on the potential to combine community engagement and information sessions.

Community Enhancement Program Fund

TG outlined the requirement and the proposed framework:

- The project approval requires the proponent to establish a Community Enhancement Program Fund for the Upper Hunter local government area, to be administered by Upper Hunter Shire Council.
- The framework is to be worked out with Council and then submitted to DPHI for approval.
- The purpose of the Fund is to offset potential residual impacts and to support community infrastructure, services and sustainability initiatives.
- The contribution is a fixed annual amount, adjusted over time for inflation, rather than a percentage of project revenue.

TG advised that the framework is well progressed but that input was sought from the CCC on a number of elements, as had been done previously with the Community Information Plan.

Funding priorities. TG listed community infrastructure and services, sustainability initiatives, local economy and tourism opportunities, cultural and heritage initiatives, environmental outcomes, education, training, and health and wellbeing. TG noted that the list is broad, is intended as a guide rather than an exclusive list, and invited members to identify any priorities missing for the region.

Comment MP – Suggested that an estimated annual dollar value be indicated so that the community understands the scale of the Fund. Discussion – Members discussed the basis on which the contribution had been set. TG noted that the project approval does not state how the amount was originally determined. MU noted that more recent projects set contributions by reference to the energy generated. MP noted that before the benefit sharing guidelines, contributions were often based on capital investment value. TG to confirm the current indexed annual contribution.

Comment NC – Raised the likely increase in traffic on Moobi Road from people coming to view the turbines, and the effect on residents living on that road, noting that the road is unsealed beyond a certain point and would become harder to negotiate. Noted that road improvements formed part of how the Fund was explained to the community when it was first raised.

Question MU – Queried whether a dilapidation survey is required before construction, with the road to be made good afterwards, noting that the principal construction impact is from oversize and over-mass loads rather than tourist traffic.

TG advised that it was.

Comment JW – Noted that wind farms have historically been required to provide a viewing area for visitors, and that the location of any such viewing area would affect where tourist traffic goes.

Action - TG to confirm the position under the approval.

Question LM – Queried who is able to access the Fund, and whether an applicant would need to be an incorporated or unincorporated group with an ABN.

Comment MP – Confirmed that Moobi Road is a Council road and that ongoing maintenance is a Council responsibility. Where a link can be demonstrated between an increased need for road maintenance and increased traffic generated by the wind farm, that is something Council would be able to put forward in a funding application.

Comment LM and JW – Noted that the roads used to transport project equipment are dealt with separately under the project and are required to be rectified, and that the Fund is not intended for that purpose.

Comment JW – Raised that the host landholder operates tourism and accommodation businesses and already receives payments in connection with the project and should be excluded from benefiting from the Fund.

Answer TG – The Fund is intended to benefit the broader community and is not intended for the landholder. TG noted that the landholder strongly supports the Fund and is keen to see it provide a meaningful benefit to the local community. A panel, published criteria and a documented decision-making process will apply.

Comment MP – The draft charter provides for not-for-profits, community groups and incorporated associations, rather than private landholders or businesses. Comment AH – The proponent's responsibility is to provide the funding. Decisions on how the funding is used rest with the committee established to administer the Fund, and members of the community may form part of that committee.

Comment LM – Suggested that emergency preparedness be capable of support under the Fund, noting that aerial firefighting may be affected in the same way as aerial shooting, and that local fire brigades may need additional capability.

Comment JW – Noted concern that fire management planning for such projects is often prepared without input from local brigades or landholders who have direct experience of fires in the area.

Comment NC – Advised that under the previous proponent, he and the deputy captain were taken on site and recommended that it was not the role of the local brigade to provide fire support to the development, and that an on-site rapid response capability would be required to knock down any outbreak quickly.

Comment MU – Noted that bushfire management and emergency and hazard risk plans form part of the suite of project management plans.

Answer TG – Noted that this sits with the project's own planning obligations rather than with the Fund, as the project must ensure the site is safe, and involve the local brigades in that planning.

Comment NC – Advised that both the Bunnan and Dartbrook brigades should be involved.

Assessment criteria and weightings. TG outlined the proposed criteria, with community benefit and public value as the highest weighted criterion, followed by proximity to the project area, alignment with the Fund objectives, support for Aboriginal community initiatives, deliverability and capability, value for money, additionality, and accountability.

Geographic focus. TG explained that two radii of six kilometres had been drawn, one around Scone and one around the project area, which overlap near Moobi, with a wider tier of fifteen kilometres and a third tier beyond that.

Question IB – How does the geographic focus relate to the assessment weighting?

Answer TG – Proximity is weighted at fifteen per cent.

Comment LM – Queried whether there would be many eligible groups within six kilometres of the project area, noting that there are individuals and a fire brigade but few sporting or similar clubs.

Answer TG – Clarified that both circles apply together, one around Scone and one around the project area, so that both the town and the neighbours closest to the project are captured.

Comment JW – Requested that the geographic circles be shown in the Fund document so that applicants and decision makers can visualise where the areas intersect. TG agreed to include this.

Who decides. TG outlined a proposed five-member panel, comprising two Council representatives, two independent community representatives and one project representative. TG noted that an earlier draft had the project as the sole decision maker, and that this was deliberately changed on the basis that the Fund is for the community.

Question JW – Are delegates or alternates proposed?

Answer TG – The current proposal is that all five members be present for a decision.

Comment MP – A quorum may be difficult to achieve at every meeting. The options are to appoint alternates or to adopt a reduced quorum. Comment JW – Alternates may lack the background of the primary member, and any reduced quorum must be defined so that it cannot consist only of the two Council representatives and the proponent. Comment LM – Supported retaining the five-member panel, so that community representation is not reduced to a single person.

Comment JW – Noted that the community representatives should not both be drawn from Scone. Comment MP – Advised that Council runs an expression of interest process for similar committees and selects from the nominations received.

Comment MP – Outlined two models. The committee may be an advisory committee that makes recommendations, with Council making the final decision as administrator of the Fund, or Council may delegate its authority under section 355 of the Local Government Act to the committee, in which case the committee makes the final decisions. MP cited Goulburn River Solar Farm and the MACH Energy committee as advisory committees, and Liverpool Range as a section 355 committee. MP indicated that Council is inclined towards a section 355 committee for this Fund.

Comment TG – Supported a structured approach under section 355 but raised the concern that Council could later revoke the delegation, with the effect that the community would not make the decision.

Answer MP – Council's concerns relate to probity and transparency, which are addressed by the Local Government Act framework, whereas a standalone committee has no equivalent governance framework or oversight. A separate deed attached to the charter could be used to prevent revocation.

Comment JW – Noted that the committee should take into account comments from Council representatives, who will be aware of relevant rules and legal considerations, and that the committee should not be able to push proposals through where concerns have been raised.

Question JW – Are there limitations on who the Council representatives may be, for example where a councillor lives within the project boundaries?

Answer MP – Conflicts of interest are declared and are heavily scrutinised, and Council would take this into account when making appointments.

Question MU – Would a panel member associated with an applicant organisation, such as the chair of a local club, need to stand aside? Answer MP – They would declare a conflict and not vote.

Timing. Question IB – What is the trigger point for the Fund to commence?

Answer TG – Once the project is operational.

Question JW – Queried how this applies where turbines are commissioned in stages, with some generating while others are still being completed. TG to clarify.

Comment AH – Suggested that the appropriate time to establish the committee would be when the first turbine is erected. The construction cycle is approximately twelve to eighteen months, which allows time for expressions of interest to be issued and the selection process to be completed before operation.

Role of the CCC. Comment IB – Noted that the CCC is not a decision-making body, and that its role at this point is to consider whether the proposed priorities and criteria are reasonable. The Chair confirmed that this is a consultation and invited members to raise any different funding priorities or assessment criteria.

Comment AH – Confirmed that the proponent has put forward the priorities as a guide for consideration, and that the committee administering the Fund will determine how the money is spent.

Comment LM – Suggested seeking wider community input on the framework, for example a short survey through the website or Council, asking the community what the funding should be spent on, with the process made publicly known.

Comment JW – Cautioned against an open-ended process, noting the previous practice of the CCC reviewing a draft which then went to Council to be finalised, and that many community members would not be familiar with the detail.

Comment LM – Clarified that the question would be limited to priorities rather than governance detail, and could be a simple, anonymous, time-limited form.

Comment MP – Suggested placing the draft on public exhibition for a period of 28 days.

Comment TG – Undertook to consider both views and noted that the priorities are a starting point rather than a fixed list.

TG advised that the material would be circulated with the minutes, that members would be given time to consider it, and that she would then follow up. TG and MP to work through the section 355 question.

8. General Business

Community Information and Rumour

Comment JW – Reported continued feedback from community members who are not looking at the website and are acting on rumour. She has been correcting the information and directing people to the website and to TG for direct enquiries.

Comment MU – Noted that a proportion of the community will always be less informed, given competing demands on people's time.

Council Renewable Energy Web Page

Comment MP – Advised that Council is setting up a renewable energy projects page listing the various projects in the area, with links to the project websites, to be promoted through social media. Comment

JW – Supported the additional visibility and suggested the sites link to each other.

Further Engagement Activities

Question MU – Are other engagement activities planned over coming periods?

Answer TG – Timing and approach are still being considered, including how to build on the engagement being undertaken with EnergyCo and the REZ.

Discussion – Members noted local events that may provide engagement opportunities, including the Muswellbrook Show in March, the Merriwa show, the Aberdeen Highland Games in July, and the Scone Horse Festival in May.

Financial Close

Question LM and JW – Has financial close been reached?

Answer AH – Not yet. The project is working towards financial close, a number of approvals are still required, and financial close is hoped for within approximately six months.

AH explained that financial close means the project is shovel-ready, with all approvals in place, and that the project is being progressively de-risked so that the remaining risk to an incoming investor is reduced. AH noted that the proponent is funding the project through to financial close, that a lender, if

used, would be an Australian institution subject to Australian regulatory requirements, and that no decision has yet been made on whether to bring in additional capital or partners, or to on-sell the project at that point. AH noted that the project holds the Ausgrid 5.3.4A letter and connection approval.

Question LM – If the project were sold, would a new owner be required to take it forward as it stands? Answer AH – A new owner could seek to change the project, but that would require a new approval process and would remove the value of the de-risking already undertaken. AH explained that the current layout reflects wake effects advised by the turbine supplier, which limit the number of turbines that can be installed without affecting the turbine warranty.

Comment MU – Noted that it would not generally make sense for a purchaser to acquire a project that has been developed to a certain point and then start again, as the de-risking achieved would be lost.

Comment JW – Noted that larger turbines would require greater tip height than the towers currently proposed, which would trigger further aviation consultation.

9. Next Meeting

- Date: Tuesday, 1 December 2026.
- Question TG – Are members still content with quarterly meetings? Comment JW – Suggested this be considered in December, in light of progress on other matters, and noted that quarterly meetings remain suitable in the meantime.
- The Chair advised that the Terms of Reference are revisited annually, and that the December meeting will be used to review the Terms of Reference for the next calendar year, including meeting frequency. This will be included on the agenda for that meeting.

10. Actions

#	Action	Responsibility	Due Date
1	Circulate the Community Enhancement Program Fund questions raised during the meeting, as reflected in the minutes and presentation, together with the map showing the proposed distance criteria, for CCC members to consider and provide feedback.	Proponent	By 19 October
2	Provide feedback on the Fund framework, including funding priorities, assessment criteria, distance criteria and panel composition.	CCC Members	By 13 November
3	Confirm the current indexed annual contribution to the Community Enhancement Program Fund.	Proponent	Next meeting
4	Clarify the trigger point for commencement of the Fund where turbines are commissioned in stages.	Proponent	Next meeting
5	Work through the proposed Section 355 committee structure for the Community Enhancement Program Fund, including safeguards against revocation of delegated authority.	Proponent / Council	Next meeting
6	Confirm the position of a proposed viewing area under the approval	Proponent	Next meeting
7	Include a map for the proposed distance criteria in the Community Enhancement Program Fund documentation.	Proponent	For DPHI submission

#	Action	Responsibility	Due Date
8	Include review of the Terms of Reference, including meeting frequency, on the agenda for the December meeting.	Chair	Next meeting

Appendix A – Presentation

Upper Hunter Energy Park

Community Consultative Committee

15 September 2026

Agenda

- Welcome &
  Acknowledgement of Country
- Apologies
- New Declaration of Interest
- Correspondence
- Actions from Previous Meeting
- General Project Update
- Project Website Update
- Photomontages
- Local Business Procurement
- Community Enhancement Program Fund
- General Business
- Next meeting

Welcome & Acknowledgement of Country

Community Consultative Committee Members

In Attendance

- Michael Ulph (CCC Chairperson)
- Allen Hsu (UHEP)
- Tanja Ghahraman (UHEP)
- Judith Wheeler (Community Representative)
- Ian Brooks (Community Representative)
- Neville Cameron (Community Representative)
- Lori McKern (Community Representative)
- Mat Pringle (Upper Hunter Shire Council)

Apologies

- Yannick Zapf (UHEP)
- Peter Hale (Community Representative)
- Cr. Tayah Clout (Upper Hunter Shire Council)
- Keith Murray (Scone Chamber of Commerce & Industry)
- De-Anne Douglas (Wanaruah Local Aboriginal Land Council)

New Declaration of Interest

Correspondence

Correspondence

- Minutes
- Meeting requests
- Completed EOI, CoC and Declaration of Interests documents
- Acknowledgement from DPHI regarding forms submitted
- DPHI has appointed the CCC members

Actions from Previous Meeting

Actions for the previous meeting – 30 June 2026

Wanaruah Local Aboriginal Land Council's claims on Crown land and roads

- De-anne shared details of Crown land and roads subject to claims by the Wanaruah Local Aboriginal Land Council.
- UHEP identified that the proposed infrastructure will not affect the identified Crown land or roads.

Bird and Bat Adaptive Management Program (BBAMP) approval process

- DPHI is the formal approval authority for the BBAMP under the Conditions of Approval.
- NSW DCCEEW (CPHR) has also been involved in the development of the Bird and Bat Utilisation Survey (BBUS) and BBAMP, providing specialist biodiversity advice and feedback on the methodology.

➢ DPHI is the formal approval authority; however, it will seek comment from NSW DCCEEW (CPHR) and expects any comments to be addressed prior to approval.

* CPHR is part of DCCEEW and used to be called BCS (Biodiversity, Conservation and Science) division when it was part of the former Department of Planning and Environment.

Actions for the previous meeting – 30 June 2026

Pest control responsibility

- Vertebrate pest control is currently managed and will remain managed under the *Hunter* Regional Strategic Pest Animal Management Plan, June 2024 – June 2028 (Hunter LLS), under the NSW Biosecurity Act 2015.
- The responsibility for management currently falls to the landholder.
- NSW Local Land Services facilitates broader regional programs in managing vertebrate pests.
- The construction of the wind farm will not automatically transfer responsibility to the wind farm operator.
- The wind turbines will limit the ability to conduct aerial shooting programs. However, baiting, trapping, and ground-based shooting programs can be conducted on the site in areas where aerial shooting is not safe.

UHEP Website updates – see next slides

General Project Update

General Project Update

- Community newsletter published: The August newsletter was issued to subscribers, Registered Aboriginal Parties, the Wanaruah Local Aboriginal Land Council, the Upper Hunter Shire Council and Muswellbrook Shire Council. The content was also posted on the project website
- Operational noise modelling completed: Modelling for the site substation has been completed by the acoustic consultants, with no exceedances identified
- Post-approval conditions progressing with DPHI: Bird and Bat Adaptive Management Plan, Community Information Plan and aviation consultation evidence are with the Department for review
- Community Enhancement Program Fund: The draft Framework is under review with Upper Hunter Shire Council, including governance arrangements and eligibility criteria

Project Website Update

UHEP Website

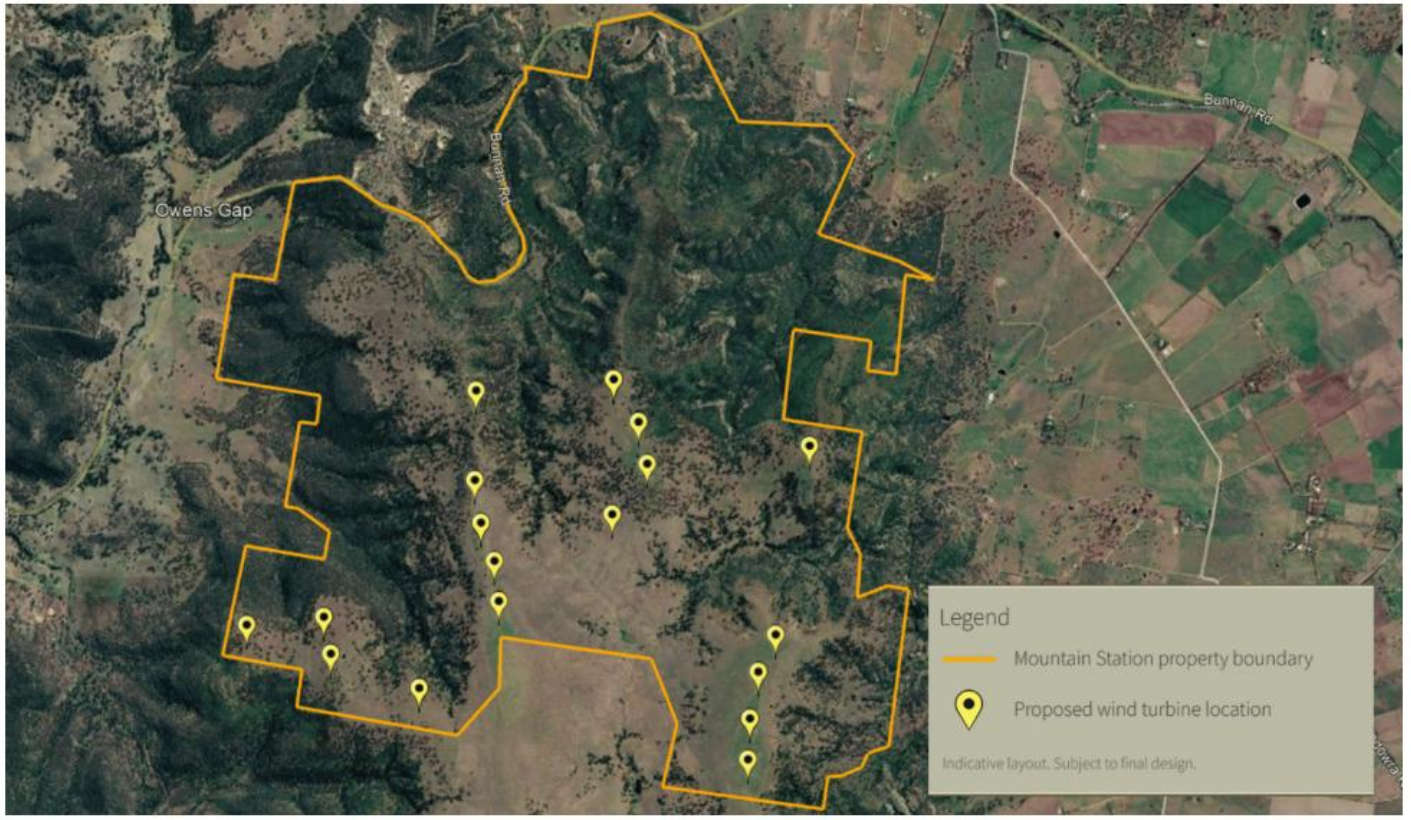
We reviewed and updated the UHEP website. Changes now include:

- About: a map with the proposed turbine locations was added, as requested
- Documents: a new *Documents* page was introduced, bringing project documents together in one easily accessible place, as requested
- Community: the page now covers information on the Community Enhancement Program Fund and the Community Consultative Committee, including CCC minutes and presentations, as requested
- FAQs: the page was updated and now includes a question on how the community is involved in the project
- Work With Us: the *Get involved* page was renamed to *Work With Us* and refocused on local suppliers and contractors
- General: all pages have been reviewed and updated as required

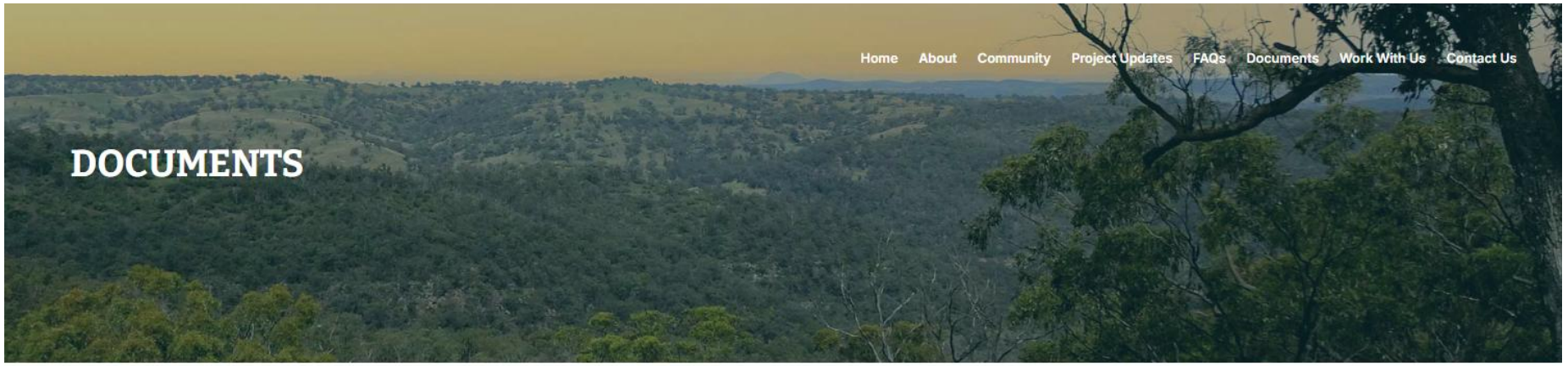
The *About* page now contains a map with the proposed turbine locations

Proposed turbine locations

The proposed turbine layout has been developed with civil engineering designers and turbine suppliers to support wind farm efficiency and constructability while minimising environmental impacts. The layout remains subject to detailed design and may change as planning progresses.



A *Documents* page is now available



Resources and Documentation

- Statutory Approvals +
- Assessment Documentation +
- Community Engagement +
- CCC Meeting Minutes +
- 66kV Overhead Line +

The *Community* page now contains Benefits and the Consultative Committee



Community Benefits

Long-term renewable electricity generation can deliver lasting economic, health, environmental and social benefits for communities.

The Upper Hunter Energy Park is committed to sharing benefits with the local community. UHEP is working to re-establish local shared benefit schemes for the Project via a Community Enhancement Program Fund.

The foundations foresee annual funding to be allocated to areas such as:

- Education
- Health and wellbeing
- Community and culture
- Environment
- Aboriginal community initiatives
- Growing business in the community.

Future funding and grants offered will be selected based on known community needs. All programs supported by the Project are seen as supplementing, not replacing existing programs available. The programs focus on supporting individuals, groups and businesses in the local areas around the Project.

Community Consultative Committee

The Community Consultative Committee (CCC) provides a forum for open discussion about the Upper Hunter Energy Park. It brings together representatives from the local community, Upper Hunter Shire Council, Wanaruah Local Aboriginal Land Council and the Project to share information, discuss local issues and provide feedback as planning progresses.

The CCC operates in accordance with the NSW Government's Community Consultative Committee Guidelines for State Significant Projects. The Upper Hunter Energy Park CCC was re-established in April 2020 and meets quarterly.

Meeting minutes, presentations and other CCC information are available below. To contact the CCC, please contact the independent Chairperson:
Michael Lipp
michael.lipp@bigpond.com

CCC Meeting Minutes

The *FAQ* page now contains information on community involvement

Why has the Project name changed? +

What is the history/background of the Project? +

How many people will UHEP employ? +

How will the Project benefit the community? +

What are the reasons for the site selection? +

Where will the construction workers live? +

How long will the Project be operational? +

How is the community involved in the Project? –

The community is kept informed about the Project's progress, current design and upcoming activities via the project website, newsletter and the Community Consultative Committee. Community members can ask questions, provide feedback and contribute to discussions about local issues, community benefits and opportunities associated with the Project.

What will happen when the Project is no longer used? +

Photomontages

Comparative Image 01 Satur Road, Scone



180° Existing View



Viewpoint Summary:	
Location:	Date & Time:
Satur Road, Scone, NSW	14/01/2025 02:36pm
Coordinates:	Elevation:
32° 2'25.61"S 150°50'25.10"E	215 m
Viewing Direction:	Distance to Project:
West	6895 m
Project layout used:	
20250417-24-124-UHWF-Preliminary Design (Proposed Layout 2026) 20240625_Project Layout_Approved (Approved Layout 2010)	
Photomontage Preparation Date	
Proposed Layout: 05/05/26 Approved Layout: 07/05/26	

Note:

The appearance of the turbines can vary slightly in colour and contrast due to natural lighting conditions at the time the photograph was taken. These variations are a normal result of how light interacts with surfaces and are consistent with how the turbines would appear under similar lighting and weather conditions at that time of day.

Satur Road, Scone, looking west, 6.9 km **Approved Wind Farm Layout - 2010**

Photomontage:

Comparative Image 01b Satur Road, Scone



Viewpoint Summary:	
Location:	Date & Time:
Satur Road, Scone, NSW	14/01/2025 02:36pm
Coordinates:	Elevation:
32° 2'25.61"S 150°50'25.10"E	215 m
Viewing Direction:	Distance to Project:
West	6895 m

Project layout used:

20250417-24-124-UHWF-Preliminary Design (Proposed Layout 2026)

20240625_Project Layout_Approved (Approved Layout 2010)

Photomontage Preparation Date

Proposed Layout: 05/05/26
Approved Layout: 07/05/26

Proposed Eye View | 60° Cropped View Approved Layout 2010

Satur Road, Scone, looking west, 6.9 km **Proposed Wind Farm Layout - 2026**



Note:

The appearance of the turbines can vary slightly in colour and contrast due to natural lighting conditions at the time the photograph was taken. These variations are a normal result of how light interacts with surfaces and are consistent with how the turbines would appear under similar lighting and weather conditions at that time of day.

Photomontage:

Comparative Image 01a Satur Road, Scone



Proposed Eye View | 60° Cropped View Proposed Layout 2026

Satur Road, Scone, looking west, 6.9 km

Approved Wind Farm Layout - 2010



Proposed Eye View | 60° Cropped View Approved Layout 2010

Satur Road, Scone, looking west, 6.9 km

Proposed Wind Farm Layout - 2026



Proposed Eye View | 60° Cropped View Proposed Layout 2026

Satur Road, Scone, looking west, 6.9 km

Approved Wind Farm Layout - 2010



Satur Road, Scone, looking west, 6.9 km

Proposed Wind Farm Layout - 2026



Comparative Image 02 New England Highway, Segenhoe



180° Existing View



Viewpoint Summary:	
Location:	Date & Time:
New England Highway, Segenhoe, NSW	14/04/2026 03:06pm
Coordinates:	Elevation:
32° 7'39.54"S 150°52'36.49"E	192
Viewing Direction:	Distance to Project:
South-West	12922 m

Project layout used:

20250417-24-124-UHWF-Preliminary Design (Proposed Layout 2026)

20240625_Project Layout_Approved (Approved Layout 2010)

Photomontage Preparation Date

Proposed Layout: 05/05/26
Approved Layout: 07/05/26

Note:

The appearance of the turbines can vary slightly in colour and contrast due to natural lighting conditions at the time the photograph was taken. These variations are a normal result of how light interacts with surfaces and are consistent with how the turbines would appear under similar lighting and weather conditions at that time of day.

New England Highway, Segenhoe, looking southwest, 12.9 km **Approved Wind Farm Layout - 2010**

Photomontage:

Comparative Image 02b New England Highway, Segenhoe



Proposed Eye View | 60° Cropped View Approved Layout 2010

Viewpoint Summary:	
Location:	Date & Time:
New England Highway, Segenhoe, NSW	14/04/2026 03:06pm
Coordinates:	Elevation:
32° 7'39.54"S 150°52'36.49"E	192
Viewing Direction:	Distance to Project:
South-West	12922 m

Project layout used:
20250417-24-124-UHWF-Preliminary Design (Proposed Layout 2026)
20240625_Project Layout_Approved (Approved Layout 2010)
Photomontage Preparation Date
Proposed Layout: 05/05/26 Approved Layout: 07/05/26

New England Highway, Segenhoe, looking southwest, 12.9 km **Proposed Wind Farm Layout - 2026**



Note:

The appearance of the turbines can vary slightly in colour and contrast due to natural lighting conditions at the time the photograph was taken. These variations are a normal result of how light interacts with surfaces and are consistent with how the turbines would appear under similar lighting and weather conditions at that time of day.

Photomontage:

Comparative Image 02a New England Highway, Segenhoe



Proposed Eye View | 60° Cropped View Proposed Layout 2026

New England Highway, Segenhoe, looking southwest, 12.9 km

Approved Wind Farm Layout - 2010



Proposed Eye View | 60° Cropped View Approved Layout 2010

New England Highway, Segenhoe, looking southwest, 12.9 km

Proposed Wind Farm Layout - 2026



Proposed Eye View | 60° Cropped View Proposed Layout 2026

New England Highway, Segenhoe, looking southwest, 12.9 km

Approved Wind Farm Layout - 2010



New England Highway, Segenhoe, looking southwest, 12.9 km

Proposed Wind Farm Layout - 2026



Local Business Procurement

Local Business and Supplier Participation

The project is committed to creating opportunities for local businesses as it moves towards construction.

- A dedicated page on the project website invites local businesses, suppliers and contractors to register their interest: uhep.com.au/work-with-us/
- Registering is an expression of interest only. It creates no obligation on either side, and businesses will not be charged or committed to anything
- Information provided is used to build a picture of local capability ahead of construction contracting
- General enquiries can also be made via uhep.com.au/contact-us/
- CCC members are encouraged to share these links within their networks and through the Scone Chamber of Commerce and Industry
- Opportunities are expected to include civil works, transport, accommodation, catering, fencing, security, plant hire and general trade.

We would welcome the CCC's input on how best to reach local businesses that may not be online, and whether an information session for local suppliers would be of interest.

Community Enhancement Program Fund

As per Project Approval

- The proponent shall establish a Community Enhancement Program Fund
- To fund community enhancement measures in the Upper Hunter local government area
- The Fund is to be administered by Upper Hunter Shire 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
- A draft Framework setting out how the Fund will operate has been prepared and is currently under review with Council

We would welcome the CCC's input

- Funding priorities: the draft Charter identifies community infrastructure and services, sustainability initiatives, local economic and tourism opportunities, cultural and heritage initiatives, environmental outcomes, education, training, health and wellbeing. Are these the right priorities for the Upper Hunter?
- Assessment criteria: applications would be scored against weighted criteria, including community benefit and public value (25%), proximity to the Project area and Scone (15%), alignment with Fund objectives (15%), support for Aboriginal community initiatives (15%), deliverability and capability (10%), value for money (10%), additionality (5%) and accountability (5%). Are the weightings sensible?
- Geographic focus: the draft proposes tiered weighting by proximity, with the highest weighting for communities closest to the Project area and Scone. High: within approx. 6 km | Medium: within 15 km | Low: above 15km. Does this reflect how the community sees the affected area?
- Who decides: the draft proposes a five-member Panel comprising two Council representatives, two independent community representatives and one Project representative, making the funding decisions together. Is this the right balance?
- How community members join: community representatives would be appointed through an expression of interest process run by Council. How should this be advertised locally?

General Business

Next Meeting

Next meeting

- Date originally proposed: Tuesday, December 1, 2026
- Would the CCC members like to proceed with meeting on a quarterly basis?

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.