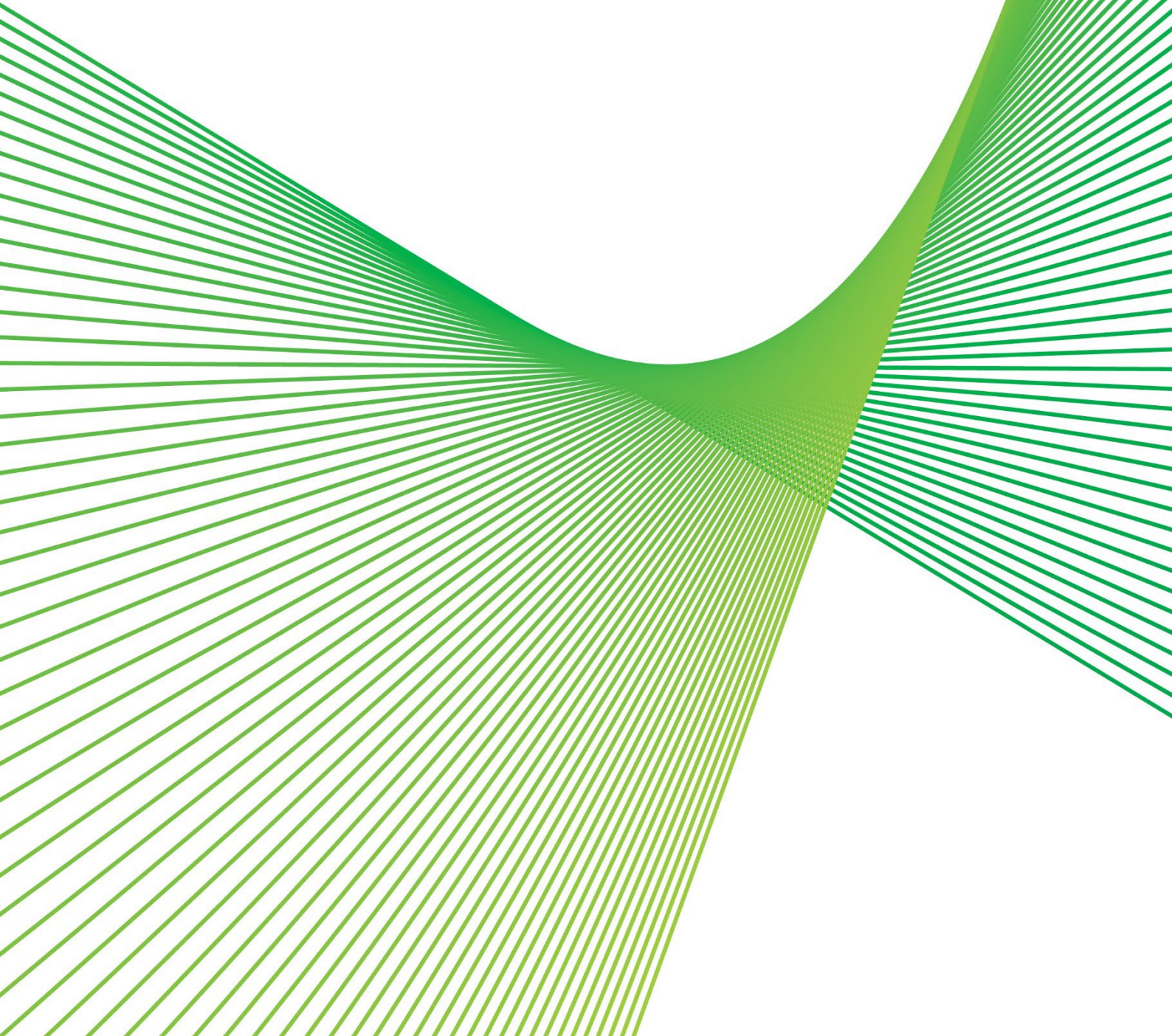


HumeLink

Staging Request – Final Layout Plans (Conditions B40, B42 and B43)

18 August 2025



Details of Revision Amendments

Revision Details

Rev.	Date	Prepared by	Details
1	18/08/2025	A. Wilkinson, T. Brookes, S. Walton	For submission to DPHI

Document Approval

Position	Name	Signature	Date
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Acronyms and Abbreviations

Term	Definition
AG JV	Acciona Construction Australia Pty Ltd and Genus Infrastructure (NSW) Pty Ltd Joint Venture
CoA	Conditions of Approval
CSSI	Critical State Significant Infrastructure
DCCEEW (Cth)	Department of Climate Change, Energy, the Environment and Water (Commonwealth)
The Department	Department of Planning, Housing and Infrastructure (DPHI)
DPs	Delivery Partners appointed as Principal Contractors by Transgrid to deliver the Project: <ul style="list-style-type: none"> HumeLink East (HLE): Acciona Construction Australia Pty Ltd and Genus Infrastructure (NSW) Pty Ltd (AG JV) HumeLink West (HLW): UGL Engineering Pty Ltd and CPB Contractors Pty Ltd (UGL-CPB JV)
DPHI	Department of Planning, Housing and Infrastructure (the Department)
EIS	The Environmental Impact Statement titled HumeLink – <i>Environmental Impact Statement</i> , prepared by Aurecon (August 2023), including: <ul style="list-style-type: none"> Amendment Report (May 2024) Submissions Report (May 2024) Revised Biodiversity Development Assessment Report (June 2024), and additional information (1 October 2024)
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i> (NSW)
EP&A Regulation	Environmental Planning and Assessment Regulation 2021 (NSW)
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth)
HLE	HumeLink East
HLW	HumeLink West
JV	Joint Venture
LGA	Local Government Area
NSW	New South Wales
OSOM	Over-size and Over-mass vehicles
PC	Principal Contractor
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
TTMP	Traffic and Transport Management Plan
UGL-CPB JV	UGL Engineering Pty Ltd and CPB Contractors Pty Ltd Joint Venture

1. Introduction

1.1. Background

The NSW Minister for Planning declared HumeLink to be Critical State Significant Infrastructure (CSSI) as part of the 'Snowy 2.0 and Transmission Project' defined under Schedule 5, clause 9 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP). As CSSI, the Project requires approval from the NSW Minister for Planning under Division 5.2, Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Planning Secretary's Environmental Assessment Requirements (SEARs) for the Project were issued on 14 March 2022. An EIS was prepared to address the SEARs and the requirements of the NSW Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), in particular, the requirements for the form of EIS as outlined in Schedule 8 of the EP&A Regulation that commenced on 1 July 2022.

A referral under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) was submitted in March 2022. The Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW (Cth)) determined the Project to be a controlled action under section 75 of the EPBC Act on 13 April 2022 (EPBC Number 2021/9121). The Project was assessed under the Bilateral Agreement made under section 45 of the EPBC Act. In May 2022, Supplementary SEARs were issued to provide additional requirements from DCCEEW (Cth).

The EIS was placed on public exhibition between 30 August 2023 and 10 October 2023.

A Submissions Report and Amendment Report were prepared by Transgrid (2024a, 2024b) and submitted to the Department of Planning, Housing and Infrastructure (DPHI) (the Department) on 16 May 2024, with final documents provided on 26 June 2024.

NSW approval of the Project (SSI-36656827) was received on 13 November 2024 and Commonwealth approval (EPBC 2021/9121) was received on 18 December 2024.

A request for the Planning Secretary's approval under Condition C3 to stage the HumeLink project by splitting the project into two geographically based portions, HumeLink East (HLE) and HumeLink West (HLW), as well as staging the project over Initial Development, Enabling Works, Construction and Operation, was approved on 22 November 2024.

A further request for the Planning Secretary's approval under Condition of Approval C3 to stage HLE construction and operation of accommodation camps, cable stringing over State roads and over-size over-mass (OSOM) deliveries of reactors, was approved on 25 June 2025; and a request to stage HLW OSOM deliveries and cable stringing was approved on 22 July 2025.

1.2. Purpose

This Staging Request has been prepared to outline Transgrid's proposal to further stage for the provision of the Final Layout Plans (FLP) for HumeLink East under Condition C8.

In line with Condition C8, Final Layout Plans must be submitted prior to commencing construction. Conditions B40, B42 and B43, which are detailed in Table 1-1 below, are required to be satisfied prior to submitting the Final Layout Plans. Whilst the negotiations with the owner of the aircraft landing area identified in Condition B40 and with the landowners of the specific residences identified in Conditions B42 and B43, and with Heritage NSW in relation to the residence identified in Condition B43, are progressing, they are yet to be finalised which risks delays to commencing construction.

Transgrid seeks the Planning Secretary's approval to stage the submission of the Final Layout Plans as required by Condition C8 to allow construction to commence in locations not subject to Conditions B40, B42 and B43.

Table 1-1: Conditions of Approval relevant to the Staging Request

Condition	Requirement	Applicability	Relevance to this Request
B40	<p>Prior to submitting the Final Layout Plans for the section of the transmission line within 3 nautical miles of the aircraft landing area located at Lot 108 DP757214 (as identified in additional information dated 1 October 2024), the Proponent must provide reasonable and feasible measures or negotiated agreement to minimise impacts commensurate to the impact to aerial activities that are affected by the erection and/or operation of the transmission line and towers/the project, such as increasing setbacks, funding the cost difference between the pre-development aerial activities and a reasonable alternative method and/or funding the cost to relocate the landing area in consultation with owners or managers of these aircraft landing areas to the satisfaction of the Planning Secretary.</p> <p>Following approval by the Planning Secretary, the Proponent must implement these measures.</p>	HLW	This Staging Request outlines the proposal for submitting post-approval documents on a staged basis whilst the implementation of measures or negotiated agreement to minimise impacts to aerial activities is finalised to the satisfaction of the Planning Secretary.
B42	<p>Prior to submitting the Final Layout Plans for any towers located within 450 m of residence A29, K23, Q20, R12, R24, and S12, the Proponent must provide reasonable and feasible measures or negotiated agreement to minimise the visual impacts on residence A29, K23, Q20, R12, R24 and S12, including increasing setbacks, in consultation with the owner of the residence, to the satisfaction of the Planning Secretary.</p> <p>Following approval by the Planning Secretary, the Proponent must implement these measures</p>	HLE & HLW	This Staging Request outlines the proposal for submitting post-approval documents on a staged basis whilst the implementation of the measures to minimise the visual impacts on the specific residences are finalised to the satisfaction of the Planning Secretary.

Condition	Requirement	Applicability	Relevance to this Request
B43	<p>Prior to submitting the Final Layout Plans for towers located within 1000 m of V23 (the 'Hillas Homestead and Outbuildings'), the Proponent must provide reasonable and feasible measures commensurate to the level of visual impact to minimise impacts on the heritage item and its curtilage, in consultation with the landowner and Heritage Council, to the satisfaction of the Planning Secretary. The Final Layout Plans must be informed by photomontages (or equivalent representation) of existing views from V23 and its curtilage.</p> <p>Following approval by the Planning Secretary, the Proponent must implement these measures.</p>	HLE	This Staging Request outlines the proposal for submitting post-approval documents on a staged basis whilst the implementation of the measures to minimise the visual impacts on receiver V23 are finalised to the satisfaction of the Planning Secretary.
C3	<p>With the approval of the Planning Secretary, the Proponent may:</p> <p>(a) prepare and submit any strategy, plan or program required by this approval on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);</p> <p>(b) combine any strategy, plan or program required by this approval (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan or program required by this approval (to ensure the strategies, plans and programs required under this approval are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	HLE & HLW	This Staging Request outlines the proposal for submitting Final Layout Plans on a staged basis.
C4	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this approval.	HLE & HLW	The proposed approach to consultation relevant to this Staging Request is outlined in Section 3.3.
C8	<p>Prior to commencing construction, the Proponent must submit detailed plans of the final layout of the development to the Department via the Major Projects website, including:</p> <p>(a) details on siting of transmission towers and ancillary infrastructure and / or ancillary facilities; and</p>	HLE & HLW	This Staging Request outlines the proposal for submitting the Final Layout Plans required by this Condition on a staged basis.

Condition	Requirement	Applicability	Relevance to this Request
	<p>(b) showing comparison to the approved layout and approved vegetation clearing.</p> <p>The Proponent must ensure that the development is constructed in accordance with the Final Layout Plans.</p>		

2. Project Description

The Project extends across the lands of the Wiradjuri, Ngunnawal, Ngarigo and Gundungurra people. Project infrastructure and ancillary facilities are located within the six local Government Areas (LGAs) of Wagga Wagga City, Snowy Valleys, Cootamundra-Gundagai Regional, Yass Valley, Goulburn Mulwaree and Upper Lachlan Shire.

The Project traverses primarily rural areas with a range of land uses that include cropping, grazing, horticulture, forestry, and renewable power generation (solar and wind). Other land uses in proximity to the Project include residences, farm buildings and infrastructure, broad-acre rural residential development, recreation and existing transmission line easements. The Project footprint also extends across State forests including Bago State Forest, Green Hills State Forest and Red Hill State Forest and privately owned plantations.

No national parks or reserves are traversed by the Project footprint. Several national parks and reserves are located within the vicinity of the Project footprint with the closest being Tarlo River National Park, south of Bannaby, and Minjary National Park, north-west of Tumut, which are adjacent to the Project footprint.

The nearest major town is Wagga Wagga located about 9.2 kilometres north-west of the Project at its closest point (western end of the Project footprint). Smaller towns near the Project footprint include Adelong, Tumut, Yass, Bowning, Dalton, Crookwell, Taralga, Batlow and Tarcutta.

The Project is being delivered under two separate Contract Packages - HLE and HLW. The two Joint Venture (JV) Delivery Partners (DPs) appointed as Principal Contractors (PCs) are:

- HLE: Acciona Construction Australia Pty Ltd and Genus Infrastructure (NSW) Pty Ltd (AG JV)
- HLW: UGL Engineering Pty Ltd and CPB Contractors Pty Ltd (UGL-CPB JV).

Figure 2-1 shows the geographic scope of HLE and HLW. The interface point between East and West is approximately 400 metres north of the transmission line crossing of Batlow-Tumut Road at Windowie.



Figure 2-1 Indicative location of the HumeLink East and HumeLink West delivery areas

3. Staging

Staging of the Project is being sought under Condition C3(a), which requires a clear description be provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program.

3.1. Currently Approved Staging

Initial staging of the development was approved on 22 November 2024.

Staging of the construction phase (Stage 3) is currently divided between HLE (Stage 3A) and HLW (Stage 3B). Staging also includes project-wide strategies, plans and programs that apply across both HLE and HLW. Further staging of HLE (Stage 3A) was approved on 25 June 2025.

The approved staging for the Project includes the following:

Stage 1 - Initial Development

- Stage 1A - Pre-construction Minor Works HumeLink East
- Stage 1B - Pre-construction Minor Works HumeLink West

Stage 2 - Enabling Works

- Stage 2 – Enabling Works – both HumeLink East and West

Stage 3 - Construction

- Stage 3 – Project-wide strategies, plans and programs
- Stage 3A – Construction Works HumeLink East
 - Stage 3A(i) – HLE construction supported by Adjungbilly accommodation facility
 - Stage 3A(ii) – HLE construction supported by Adjungbilly and Yass Valley Way accommodation facilities
 - Stage 3A(iii) – HLE construction including cable stringing over State roads
 - Stage 3A(iv) – HLE construction supported by Adjungbilly, Yass Valley Way and Crookwell accommodation facilities
 - Stage 3A(v) – HLE construction including OSOM delivery of reactors to Bannaby 500 kV substation
- Stage 3B – Construction Works HumeLink West
 - Stage 3B(i) – HLW construction without cable stringing over State roads or transportation of high-risk OSOM vehicles on unapproved routes
 - Stage 3B(ii) – HLW construction activities including transportation of high-risk OSOM
 - Stage 3B(iii) – HLW construction activities including cable stringing over State roads

Stage 4 - Operation

- Stage 4 – Operation HumeLink

Refer to Figure 3-1 which provides an overview of the current Project staging.

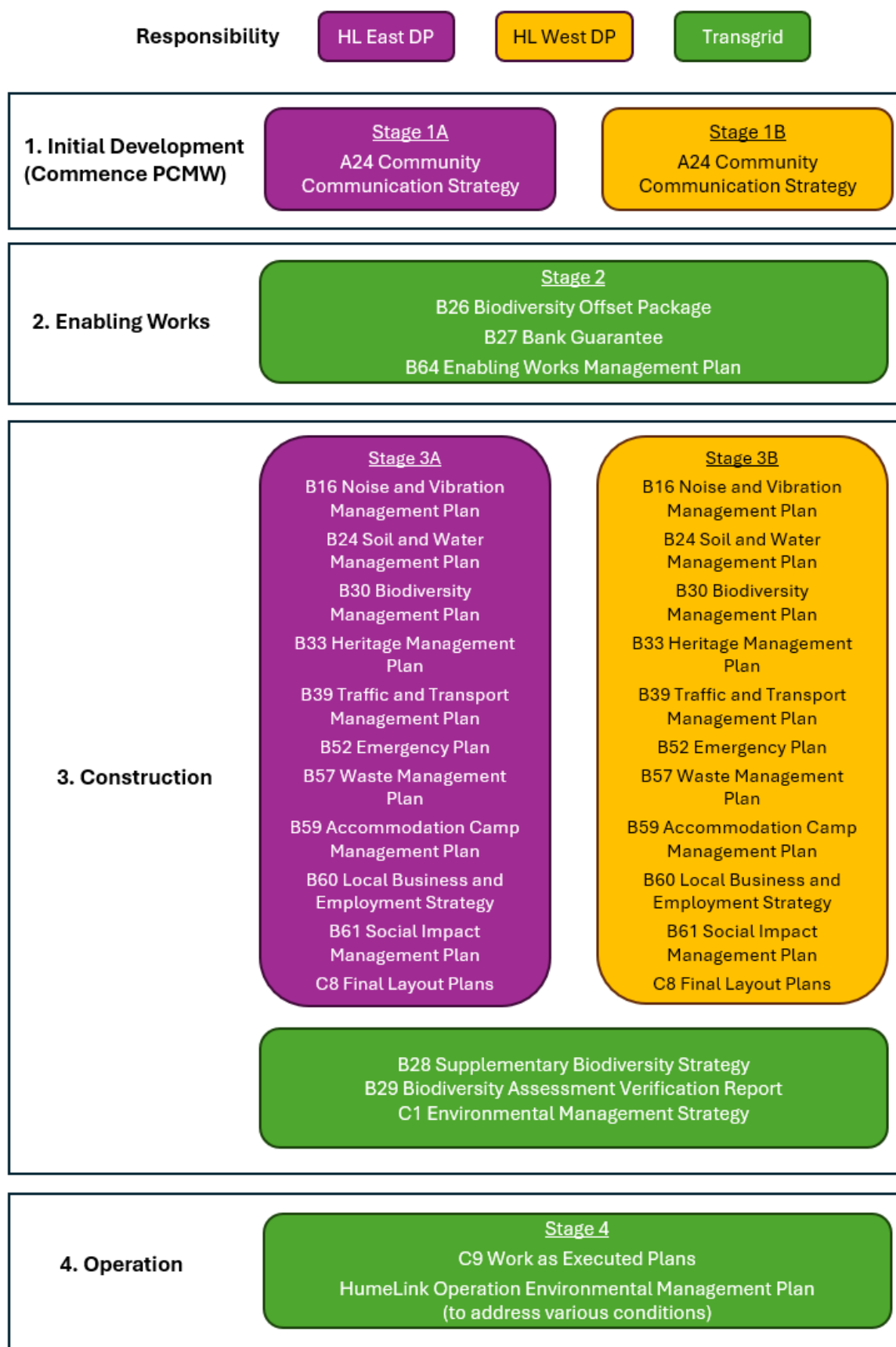


Figure 3-1 Overview of Project staging

3.2. Further Staging and Justification

This Staging Request is based on current approvals for the Project as follows:

- Infrastructure Approval as outlined in the Instrument of Approval (13 November 2024) for the Project as described in the HumeLink EIS and Amendment Report
- Notification of approval decision in relation to the EPBC Act (18 December 2024)
- Staging Request Approval for the split of HumeLink into HLE and HLW as well as Initial Development, Enabling Works, Construction and Operation as outlined in Section 3.1 (22 November 2024)
- Yass Accommodation Camp Approval for Yass Valley Way Accommodation Facility, an alternative workforce accommodation facility location at the Yass Industrial Park (12 March 2025).
- Staging Request Approval for HLE for construction and operation of accommodation camps (Stages 3A(i), 3A(ii) and 3A(iv)), cable stringing over State roads (Stage 3A(iii)) and OSOM deliveries of reactors to Bannaby 500kV substation (Stage 3A(v)) (25 June 2025)
- Staging Request Approval (for HLW) for the staged submission and approval of the Traffic and Transport Management Plan (TTMP) (Stages 3B(i), 3B(ii) OSOM transportation and 3B(iii) cable stringing over State roads) (22 July 2025).

3.2.1. HumeLink East

Further staging of Stage 3A, which is the subject of this Staging Request comprise the staged submission and approval of the Final Layout Plans as follows:

- 3A(i)-a – submission of all Final Layout Plan except those within 450 metres of the residences specified in Condition B42 and within 1000 metres of the receiver specified in Condition B43 (**estimated timing August-September 2025**)
- 3A(i)-b – submission of Final Layout Plans for locations within 450 metres of the residences specified in Condition B42 and within 1000 metres of the receiver specified in Condition B43 (**estimated timing September-October 2025**).

As per Condition C8, prior to commencing construction, the Proponent must submit detailed plans of the final layout of the development to the Department via the Major Projects website, including:

- details on siting of transmission towers and ancillary infrastructure and / or ancillary facilities; and
- showing comparison to the approved layout and approved vegetation clearing.

The Proponent must ensure that the development is constructed in accordance with the Final Layout Plans.

The outcomes of Conditions B42 and B43 need to inform the Final Layout Plans required under Condition C8. However, this would only affect the Final Layout Plans for locations within 450 metres of the residences specified in Condition B42 and within 1000 metres of the receiver specified in Condition B43.

Conditions B42 and B43 require consultation to be carried out with the landowners and Heritage NSW to develop reasonable and feasible visual impact mitigation measures. This consultation process has commenced and is ongoing. The proposed staging of the submission of the Final Layout Plans would provide the additional time needed to finalise consultation processes and to finalise the visual impact mitigation measures. Submitting all Final Layout Plans after Conditions B42 and B43 have been fully actioned and approved by the Planning Secretary risks unnecessarily delaying the commencement of construction of sections of HLE not subject to Conditions B42 and B43.

As such, Transgrid requests, in accordance with Condition C3, that Final Layout Plans be staged to facilitate the commencement of the construction of HLE in areas not subject to Conditions B42 and B43.

3.2.2. HumeLink West

Further staging of Stage 3B, which is the subject of this Staging Request comprises the staged submission and approval of the Final Layout Plans as follows:

- 3B(i)-a – submission of all Final Layout Plans except those within 3 nautical miles of aircraft landing area specified in Condition B40 and those within 450 metres of the residences specified in Condition B42 **(estimated timing August-September 2025)**
- 3B(i)-b – submission of Final Layout Plans for locations within 3 nautical miles of the aircraft landing area specified in Condition B40 and those within 450 metres of the residences specified in Condition B42 **(estimated timing September-October 2025)**

As per Condition C8, prior to commencing construction, the Proponent must submit detailed plans of the final layout of the development to the Department via the Major Projects website, including:

- Details on siting of transmission towers and ancillary infrastructure and / or ancillary facilities; and
- Showing comparison to the approved layout and approved vegetation clearing.

The Proponent must ensure that the development is constructed in accordance with the Final Layout Plans.

The outcome of Condition B40 needs to inform the Final Layout Plans required under Condition C8. However, this would only affect the Final Layout Plans for locations within 3 nautical miles of the aircraft landing area specified in Condition B40. Condition B40 requires consultation to be carried out with the owner of the aircraft landing area to develop reasonable and feasible measures or negotiated agreement to minimise impacts to aerial activities. This consultation process has commenced and is ongoing.

The outcomes of Condition B42 need to inform the Final Layout Plans required under Condition C8. However, this would only affect the Final Layout Plans for locations within 450 metres of the residences specified in Condition B42. Condition B42 requires consultation to be carried out with the landowners to develop reasonable and feasible visual impact mitigation measures. This consultation process has commenced and is ongoing.

The proposed staging of the submission of the Final Layout Plans would provide the additional time needed to finalise consultation processes and to finalise the visual impact mitigation measures. Submitting all Final Layout Plans after Conditions B40 and B42 have been fully actioned and approved by the Planning Secretary risks unnecessarily delaying the commencement of construction of sections of HLW not subject to Conditions B40 and B42.

As such, Transgrid requests, in accordance with Condition C3, that Final Layout Plans be staged to facilitate the commencement of the construction of HLW in areas not subject to Conditions B40 and B42.

As the project develops, further consideration with regards to staging, particularly within the phases of delivery may be required. At such time Transgrid will discuss this with the Department and may submit further staging requests.

3.3. Overview of Consultation and Submissions

3.3.1. HumeLink East

Consultation is ongoing with the owners of the residences specified in Conditions B42 and B43 and with Heritage NSW for the residence specified in Condition B43 and is expected to conclude in August-September 2025.

Details will be submitted for the Planning Secretary's agreement prior to submission of the Final Layout Plans for towers located within 450 m of the residences specified in Condition B42 and within 1000 m of the residence specified in Condition B43.

3.3.2. HumeLink West

Consultation is ongoing with the owner of the aircraft landing area specified in Condition B40 and with the owners of the residences specified in Condition B42 and is expected to conclude in August-September 2025.

Details will be submitted for the Planning Secretary's agreement prior to submission of the Final Layout Plans for towers located within 3 nautical miles of the aircraft landing area specified in Condition B40 and within 450 m of the residences specified in Condition B42.

4. Compliance

4.1. Conditions of approval

The applicability of the Conditions of Approval remains broadly consistent with the HLE staging approved on 25 June 2025 (with the exception of Conditions B42 and B43) and with the HLW staging approved on 22 July 2025 (with the exception of Conditions B40 and B42). The applicability of these conditions to this staging request is outlined in Table and Table 4-2.

Table 4-1: Applicability of relevant Conditions of Approval to the Staging Request - HLE

Number	Condition	3A(i)-a	3A(i)-b
B42	<p>Prior to submitting the Final Layout Plans for any towers located within 450 m of residence A29, K23, Q20, R12, R24, and S12, the Proponent must provide reasonable and feasible measures or negotiated agreement to minimise the visual impacts on residence A29, K23, Q20, R12, R24 and S12, including increasing setbacks, in consultation with the owner of the residence, to the satisfaction of the Planning Secretary.</p> <p>Following approval by the Planning Secretary, the Proponent must implement these measures</p>	Not applicable	Applicable
B43	<p>Prior to submitting the Final Layout Plans for towers located within 1000 m of V23 (the 'Hillas Homestead and Outbuildings'), the Proponent must provide reasonable and feasible measures commensurate to the level of visual impact to minimise impacts on the heritage item and its curtilage, in consultation with the landowner and Heritage Council, to the satisfaction of the Planning Secretary. The Final Layout Plans must be informed by photomontages (or equivalent representation) of existing views from V23 and its curtilage.</p> <p>Following approval by the Planning Secretary, the Proponent must implement these measures.</p>	Not applicable	Applicable

Table 4-2: Applicability of relevant Conditions of Approval to the Staging Request - HLW

Number	Condition	3B(i)-a	3B(i)-b
B40	<p>Prior to submitting the Final Layout Plans for the section of the transmission line within 3 nautical miles of the aircraft landing area located at Lot 108 DP757214 (as identified in additional information dated 1 October 2024), the Proponent must provide reasonable and feasible measures or negotiated agreement to minimise impacts commensurate to the impact to aerial activities that are affected by the erection and/or operation of the transmission line and towers/the project, such as increasing setbacks, funding the cost difference between the pre-development aerial activities and a reasonable alternative method and/or funding the cost to relocate the landing area in consultation with owners or managers of these aircraft landing areas to the satisfaction of the Planning Secretary.</p> <p>Following approval by the Planning Secretary, the Proponent must implement these measures.</p>	Not applicable	Applicable
B42	<p>Prior to submitting the Final Layout Plans for any towers located within 450 m of residence A29, K23, Q20, R12, R24, and S12, the Proponent must provide reasonable and feasible measures or negotiated agreement to minimise the visual impacts on residence A29, K23, Q20, R12, R24 and S12, including increasing setbacks, in consultation with the owner of the residence, to the satisfaction of the Planning Secretary.</p> <p>Following approval by the Planning Secretary, the Proponent must implement these measures</p>	Not applicable	Applicable