Questions received during the Council meeting on 18/3/2025

Question	Answer
$5,000,000 fund - how is it managed?	The $5 million major projects fund will become available at the start of construction and is intended to be for large projects in the Oberon LGA and surrounding regions that benefit the community. The exact legal and management structure of the fund still needs to be determined. However, the intention is that the community will be deciding how these funds will be used whether it is through the Council or via an elected community advisory committee. We would like to work closely with Council in determining the process for allocating this funding. This fund is in addition to all other community benefit announcements already made in relation to the project.
Will you be paying rates for the forestry land - forestry are not?	In New South Wales, wind farm projects generally do not pay rates for the land that they occupy but instead have to enter into a Voluntary Planning Agreement with the local council. The new NSW Wind Farm Planning Guidelines give details on what should be included in the Voluntary Planning Agreement (VPA) and in particular set out that any wind farm will have to contribute at least $1,050/MW/year linked to CPI (which equates to $1.89 million/annum for a 250 turbine wind farm of 7.2MW each) towards the community from the start of construction to its end of life 35 years later. According to the guidelines, the local council should administer no less than 85% of this and involve the community in the decision-making by creating a dedicated committee. In addition to the above, the project will: - fund upgrades to local roads and other infrastructure to facilitate construction and operations of the wind farm; and The project will also put in place: - an Electricity Bill Credit of $250/year/household in the Oberon LGA from the start of construction (currently standing at $100/year/household during the investigation phase) - a Nearby Neighbour Program, where almost 200 neighbours to the proposed project stand to share over $100 million over 35 years

	- A one-off $5 million major projects fund to commence at the start of construction (as per the question above)
If the powerlines go over council land - will there be license fees?	Yes, any land that will be used for the project will first require the agreement of the landowner (including from the council in case of council-owned land) and then receive a payment. This could be a licence fee, a lease fee or a payment for purchase of land depending on the option agreed. A contract will have to be signed by both parties, Stromlo and TagEnergy do not hold any rights of compulsory acquisition.
What kV between the power lines?	This will be determined at a later date during the detailed design phase. Voltages typically used for internal wind farm electrical network are 33kV. Higher voltages of 132kV, 330kV and 500kV are typically used to connect to the main grid. The benefit of the site for the proposed Pines Wind Farm is that the existing 500kV high-voltage power line transects the investigation area limiting the need for large lengths of additional interconnected overhead powerlines.
Stromlo have contacted council regarding VPA - council have said it is too early as there is not enough information.	Noted.
How much power will be taken up?	The draft layout for discussion released in October 2024 shows approximately 250 wind turbines (1,800 MW) within the State's softwood plantations covered by the Investigations Permit. This is equivalent to the power generated from approximately 5 million solar panels and could power the equivalent of 1.25 million homes.
Not expecting any curtailment?	The existing transmission line to which the project will connect to has a voltage of 500kV (the largest in Australia) and is not heavily used. As such, no curtailment is expected for a project of the proposed size.
Is the insurance at Tag's discretion?	The project (incl. TagEnergy and Stromlo Energy) currently holds Public Liability Insurance for the investigation phase. TagEnergy will hold a full suite of insurances when construction starts including Public Liability, Contract Works, Marine Transport, Property Damage, Business Interruption etc.

	These insurances are also normal pre-conditions to obtain bank loans and an obligation for tenancy on host lands. In this sense, these insurances are not at Tag's 'discretion' but rather TagEnergy's obligation to obtain in order to secure finance and meet its contractual requirements to landholders. Additionally, any landowner who has signed a host or neighbour agreement will benefit from being included as an additional insured with a waiver of subrogation under the project's Public Liability insurance. This means the landowner is covered in the event they accidentally damage the project infrastructure.
When they have signed can the design change?	Yes. Designing a wind farm is a very iterative process and as a result the design can change after land agreements are signed. Landowners can influence the design by nominating exclusion zones on their land where turbines won't be located. Here are some of the key factors that influence the wind farm design and make it an iterative process: 1. Land available to host wind turbines as well as setbacks agreed by neighbours (Nearby Neighbour Program). 2. Detailed assessments and ecological surveys: the layout will likely change as a result of ecological survey findings and the measured wind resource. 3. The Department of Planning, Housing and Infrastructure's assessment of the development application.
Issue with Tag running the Social and Economic Impact Assessment.	Undertaking a Social and Economic Impact Assessment is a requirement for Proponents under the NSW wind farm planning guidelines. We will be engaging a consultant to undertake this assessment in line with the guidelines and submitting this as part of the Development Application.
Issue with lightning tower claims.	Wind turbines are designed with lightning protection systems that draw lightning strikes safely to ground without injury to people or property. In addition, there will be a vegetation-free gravel pad around the turbine. According to the CSIRO, lightning strike is the most common cause of bushfires. This is supported by data collected by Forestry Corporation. The height of wind turbines, coupled with their lightning protection systems substantially reduce the chance of lightning strike on trees, fences and buildings in the area around the wind farm.

How are you going to project the cost of decommissioning? $400k won't have the same value in 35 years.	It is a legal condition of NSW development consent that wind farms are decommissioned at the end of their operational life. It is also a condition of the agreements with host landowners that the wind turbines and other infrastructure are removed at the end of the lease. The Project will set aside funding for this decommissioning as part of its financial plan and provide a financial security to host landowners for the value of the decommissioning as an additional protection to ensure the Project complies with its obligations. The value of the decommissioning, and hence the security, will be estimated by an independent expert and reviewed from time to time during the lifetime of the Project. This will be done in accordance with the NSW Wind Guidelines.
What happens during a fire when the turbines keep spinning? Do they spin out of control?	Stromlo Energy and TagEnergy are strongly committed to managing fire risk actively within and around the project boundaries. Fire risk will remain a key priority across the lifetime of the project, and a group of industry experts with a background in both forest management, firefighting and numerical fire-modelling has already been engaged to make sure the project is planned and designed appropriately and well in advance. This in-depth Fire Risk Assessment will consider any aspect of a potential fire within proximity of the project and prescribe appropriate mitigation measures, including shut-down procedures, with the objective of reducing the overall fire risk in the area.
If a turbine causes a fire in Black Springs how will that community be looked after?	The project will hold appropriate insurance for third party property. Assessing fire risk and making provision for mitigation is a requirement for Proponents under the NSW wind farm planning guidelines. Individual fire management plans (FMP) are developed for each renewable energy project and would consider the risk to assets in the project area and prescribe appropriate mitigation measures. In addition, the District Bushfire Management Committees consider the risk of fire on a landscape level, as part of their risk management process.

Can we see the fire risk documentation?	As mentioned above, the Fire Risk Assessment is still under preparation and will be released publicly once finalised, at the latest as part of the EIS submission to the Department of Planning, Housing and Infrastructure.
Has any assessment been done on how the towers are going to be managed - with comms.	Wind turbines are connected by fibre-optic cables underground.
Will you put a 50ft mobile phone tower up in Black Springs? - Comms	Communications, including possible upgrades to mobile network coverage, will be assessed during the detailed design. Support of this could form part of the $5,000,000 major project fund, if the community requests it.
How can we enter a VPA when the EIS is 2 years away.	Noted.
Submit report on CO2 cost of turbines	On behalf of TagEnergy, Aurecon, an independent consultant, completed a full life cycle assessment of the carbon footprint of the Golden Plains Wind Farm Stage 1 and concluded that the carbon footprint is smaller than 10 gCO2eq/kWh. Please find the report attached to this document. The Pines Wind Farm carbon footprint will be similar and is to be compared with typical NSW black coal power plant emissions of 800-900 gCO2eq/kwh

Questions received from Oberon Council on 12/3/2025 ahead of the first quarterly meeting on 18/3/2025 and proposed answers

Question	Answer
Councillor Lauren Trembath	
Electricity Rebate	
How many households (number) have signed up for the electricity rebate in the Oberon LGA since the program started?	As of 1 May 2025, over $17,000 has been provided to the community as electricity bill credits since the start of the investigations phase in late May 2024. This represents more than 170 households having benefited from the $100 annual electricity rebate.
Early Sponsorship Program	
How many organisations have submitted applications (number and name)?	We have had a total of 17 applications across the first two rounds of sponsorship. We are only in a position to announce successful applicants.
How many organisations were successful (number and name) and what is the dollar amount that has been distributed to each applicant?	5 organisations have received funding in round 1, and 6 in round 2, totalling $50,000. We have also made donations to Oberon Rotary, Can Assist, Lifechurch Op Shop & Oberon Neighbourhood Centre for their 2024 Christmas Hampers for those in need. Applications for round 3 can be submitted by 5pm on 31 August 2025. Another $25,000 will be available.
What is the annual amount set aside by Stromlo/TAG for the Early Sponsorship Program?	$50,000 per year (two rounds per year, $25,000 each round). Funding is available to local groups, clubs, schools and organisations. Details can be found on our website including the application form: https://www.thepineswindfarm.com.au/sponsorship
Councillor Frank O'Connor	
Has Stromlo/Tag entered into a financial/contractual, loan agreement, or financial instrument with Paling Yards Wind Farm, or any commercial agreement which our council should be made aware.	Paling Yards Wind Farm and The Pines Wind Farm are separate projects. There isn't any commercial agreement between the two project developers.

Question	Answer
Please advise whether landholders (host & neighbourhood) entering into early agreements/ contracts with Stromlo/ Tag are paid financial incentives, higher rental/ host payments, or offered shares in Stromlo/Tag, as has occurred in other Wind Farm Projects.	**Neighbours:** The Nearby Neighbour Program is open to neighbours who own a house within 3.5km of proposed wind turbines. The details of the program, including payment amounts, are publicly available on our website. https://www.thepineswindfarm.com.au/neighbours Neighbours are paid based on proximity of their houses to wind turbines. The program is transparent and equitable. **Host Landowners:** Host landowners are paid as follows: - Investigations phase: a survey licence fee (allowing our consultants to undertake surveys) of $10k per year - Construction and Operations: once construction starts, an annual rent payment in excess of $36,000 per wind turbine per year. This payment continues for 35+ years and increases with CPI every year.
Please advise whether Stromlo/Tag has the ability to sell its interest in the Pines Wind Farm at any stage during the (25) year life of the project. We understand contracted landholders will require your consent/approval to subdivide or sell their land. Accordingly, shouldn't our Council at the very least, have similar powers should Stromlo/Tag decide to sell.	TagEnergy's intention is to build, own and operate the Pines Wind Farm over the long-term. However, given the timescales involved (the project's anticipated operational lifetime is 35 years) TagEnergy will need to retain its rights to dispose of its interest in the project. It is important to note that: - The agreements (hosting and neighbour) for The Pines Wind Farm are attached to the respective parcels of land. This means that if a landowner chooses to sell their property, the benefits (i.e. neighbour and/or host payments) and obligations (access to the land etc) pass on to the new owner. In order to ensure this transfer is properly completed, the seller is required to obtain the written consent of TagEnergy, such consent not to be unreasonably withheld having regard to the provisions of the agreement (i.e. TagEnergy won't be able to withhold consent should all the steps required to effect the transfer are followed). This is beneficial for the new landowner because it ensures that they receive the payments for the land they now own, from the start of their ownership. - This is a standard requirement for agreements of this nature. TagEnergy and Stromlo also systematically recommend to landowners that they take legal advice before entering in

Question	Answer
	agreements with the Pines Wind Farm. These legal costs are paid for by TagEnergy and Stromlo Energy. - Any business can be bought or sold, for example the Highland Pine timber mill has changed hands over its life of operation. New owners are obligated to: 1. Continue all project benefits, 2. Decommission (including have funds set aside), and 3. Continue to meet permit conditions.
Please advise whether Stromlo/Tag have secured adequate and appropriate fire risk insurance support for the project, in the light of increasing extreme weather events in our country. Further, should there be a catastrophic fire event (5-10,000 ha) as is now seen as probable in the Oberon LGA, and the fires were caused by Wind Towers or due to aerial fire fighting being limited due to Towers, will Tag compensate all landholders in the Oberon LGA for resulting significant increases in insurance premiums, or worst case if no insurance is available, ie Lismore region.	The project (incl. TagEnergy and Stromlo Energy) currently holds Public Liability Insurance for the investigation phase. Like any large commercial enterprise, TagEnergy is self-motivated and will hold a full suite of insurances when construction starts including Public Liability, Contract Works, Marine Transport, Property Damage, Business Interruption etc. These insurances are also normal pre-conditions to obtain bank loans and an obligation for tenancy on host lands. Additionally, any landowner who has signed a host or neighbour agreement will benefit from being included as an additional insured with a waiver of subrogation under the project's Public Liability insurance. This means the landowner is covered in the event they accidentally damage the project infrastructure. Fire risk is a key point of attention for insurance companies and appropriate fire mitigation measures will be a requirement for the project to contract insurance policies and be able to proceed. This is one of the reasons why fire risk management will remain a key priority across the lifetime of the project, and a group of industry experts with a background in both forest management, firefighting and numerical fire-modelling has already been engaged to make sure the project is planned and designed appropriately and well in advance. This in-depth Fire Risk Assessment will consider any aspect of a potential fire within proximity of the project and prescribe appropriate mitigation measures.

Question	Answer
Please provide a summary of all forms of government assistance including subsidies and incentives to be received and budgeted for from inception to conclusion of the project.	TagEnergy and Stromlo are not planning on receiving any government subsidies, incentives or offtake agreement. The project is commercially viable without any government assistance.
Please advise the current estimate of cost to remove and dispose of each Wind Tower, making good the site to original condition.	The Australian Energy Infrastructure Commissioner's estimate is $400,000 - $600,000 for decommissioning per wind turbine. https://www.aeic.gov.au/observations-and-recommendations/chapter-1-host-landowner-negotiations
Please advise whether you will be paying a bond to the State Government to be held in a Trust Account to cover the removal Wind Towers and site rehabilitation.	It is a legal condition of NSW development consent that wind farms are decommissioned at the end of their useful life. It is also a condition of the agreements with host landowners that the wind turbines and other infrastructure are removed at the end of the lease. The Project will set aside funding for this decommissioning as part of its financial plan and provide a financial security to host landowners for the value of the decommissioning as an additional protection to ensure the Project complies with its obligations. The value of the decommissioning, and hence the security, will be estimated by an independent expert and reviewed from time to time during the lifetime of the Project. This will be done in accordance with the NSW Wind Guidelines.
Please advise whether Stromlo/ Tag have all operational control over the Wind Towers, that is, has Stromlo/ Tag the sole ability to turn the Wind Towers on or off. Low wholesale power prices, future changes to electricity generation technology, future changes to government energy policy, may all impact on the operational ability and life of the project.	Yes, we have the ability to turn off the wind turbines if needed. The key difference of a wind farm compared to traditional energy sources is that there are no fuel costs and low operating costs. This means that once constructed, it makes financial sense to keep operating the project. Coal, gas, nuclear and any other technology that has a fuel cost does not enjoy this luxury of "free fuel".

Questions from the community received on 12/3/2025 from Oberon Council

OBERON COUNCIL MEETING
18 MARCH 2025, 3.30PM
UPDATE – STROMLO/TAGENERGY

1. RURAL FIRE SERVICE IMPACTS

Large numbers of volunteer fire fighters have advised that they will not attend blazes at properties hosting renewable energy plants such as wind towers.

Question	Answer
Will Stromlo Energy or Forestry Corporation of NSW establish its own firefighting resources to manage the Oberon pine forests?	Stromlo Energy, TagEnergy and Forestry Corporation of NSW (FCNSW) are strongly committed to managing fire risk actively in and around the project boundaries. This will remain a key priority across the lifetime of the project, and a group of industry experts with a background in both forest management, firefighting and numerical fire-modelling has already been engaged to make sure the project is planned and designed appropriately. In consultation with the local firefighting services, their review will also include an assessment of the existing firefighting capabilities, current equipment and whether the teams need to be reinforced or additional investments are required. Following the completion of this in-depth Fire Risk Assessment, TagEnergy and Stromlo Energy will communicate their findings and may decide to establish dedicated firefighting resources at their own cost if required.
Who will fund and staff this service?	Following the completion of this in-depth Fire Risk Assessment, TagEnergy and Stromlo Energy will communicate their findings and may decide to establish dedicated firefighting resources at their own cost if required.
How will it work?	This is still being investigated, see above answers.

2. FIXED WING AIRCRAFT FIRE FIGHTING IMPACTS

Fire conditions similar to those experienced in the 2018/19 summer, which led to catastrophic fires throughout NSW – including in NSW pine forests – will undoubtedly occur again.

The containment of these fires essentially rests on large, fixed wing aircraft. Such large, specialised aircraft are able to deliver substantial payloads of water but need to have a low and clear flightpath to effectively deliver their payload.

The Pines Wind Farm, due to the considerable number of (250) wind towers, and proposed ridgeline location, many in remote areas, will significantly impede fixed wing aircraft approach, altitude, and subsequent ability to climb away.

Question	Answer
Has Stromlo/TagEnergy undertaken an independent risk assessment on this issue?	TagEnergy and Stromlo Energy do not agree with the assumption that a wind farm impedes fixed wing firefighting aircraft. Wind turbines are large visible structures in the landscape, they will not be operating when fire is nearby, and the separation between them means that fixed wing aircraft and helicopters can safely navigate between them, as has occurred at many fires in the past. Besides, this statement *"The containment of these fires essentially rests on large, fixed wing aircraft."* is incorrect, there are many tools available for deployment by firefighters, with containment driven by on-ground operations with people and machinery.

3. OBERON LGA PINE PLANTATION FIRE THREAT

- The international industry estimates there will be a fire at one in every 2,000 wind turbines. Therefore, odds are strongly in favour of a devasting bushfire in NSW when you consider that at least five hundred (500) giant wind towers will be installed inside the Oberon LGA pine forests.

Question	Answer
Is Stromlo/Tag Energy comfortable with this situation, bearing in mind the significant firefighting and insurance risks?	The Pines Wind Farm has indicatively proposed a layout with 250 wind turbines. The observed frequency of ignition occurring at a wind turbine is dependent on the equipment manufacturer selected as well as the quality of the maintenance. There is a range of ignition frequency numbers being used in the industry with the number mentioned of one fire per year per 2,000 wind turbines often being stated as a worst-case assumption. It is important to note that: - there is an inherent bias in looking at past statistics given the continuous improvement and R&D to increase the wind turbine safety – for example, whilst historically it hasn't been deemed necessary to install internal fire suppression systems at most wind turbines in Australia, this has now become the norm as it is the case for TagEnergy's Golden Plains Wind Farm, and will be the case for The Pines Wind Farm; and - any ignition frequency number should be compared with other existing ignition risks (lightning strikes, arson etc) in the area to understand the relative risk and draw conclusions. Another important aspect to note is that the fire intensity following ignition and the risk of a *"devastating bushfire"* is highly correlated to: - the daily Forest Fire Danger Index (FFDI)[1]: from this perspective the Oberon area has a relative low risk with exceeding an FFDI of 45 only once every 10 years; and - existing fuel loads which can be controlled by designing appropriate Fuel Free Zones and Modified Fuel Zones. In order to calculate the likelihood of a *"devastating bushfire"*, the Fire Risk Assessment will investigate all these factors in detail and propose to the Department of Planning, Housing and Infrastructure appropriate mitigations measures accordingly. Finally, fire risk works both ways. Wind turbines in the landscape safely earth lightning strikes, which are the most common cause of fire in plantations.

[1] The McArthur Forest Fire Danger Index (FFDI) is a function of weather and drought factor. This is used throughout Australia to rate fire risk from Low-Moderate (FFDI <11), High (FFDI 12-24), Very High (FFDI 25-49), Severe (FFDI 50-74), Extreme (FFDI 75-99) and Catastrophic (FFDI >100)

- Central West Forestry Hub prepared a review of fire risk and management capability following the devastating NSW State Forest Tumut/Bombala fires of 2019. This report concluded among other significant findings that climatic conditions are changing and there is now a higher likelihood of future catastrophic fires in the Oberon LGA:

  1. 5,000-10,000-hectare loss of pine plantation is now probable; and

  2. 55,000-hectare loss of pine plantation is now possible.

The construction of 250 wind towers predominantly on ridgelines in the Oberon pine plantations, will only increase the risk associated with both ignition and firefighting, during times when fire risk is extreme/catastrophic.

Question	Answer
Has Stromlo/TAG Energy prepared an independent fire risk assessment?	The project team is aware to the risks mentioned above and this will be investigated and modelled in detailed as part of the Fire Risk Assessment to make sure the project is designed appropriately. This is a work in progress.

4. OBERON COUNCIL DEVELOPMENT CONTROL PLAN (DCP)

- The Oberon Council and community DCP, Wind Power Generation, outlines requirements for compatible wind tower project developments. Notwithstanding the Stromlo/TAG Energy windfarm is a state significant project, and with reference to the Oberon Council and community DCP, please advise how your project is complying with the following, to ensure maximum benefit to both your company/developer and our community by:

a) Minimising adverse impacts on farming, forestry practices and tourism?
b) Minimising any adverse effects on adjoining land and the development site by way of:
(1) Land degradation (2) Alteration of drainage patterns (3) Pollution of ground water (4) Spread of noxious plants and animals (5) Bushfire hazard (6) Effects on existing tourist operations
c) Wind tower facilities and development should be located and conducted in such a manner, whereby there are no added costs to the ratepayers of the Shire?
d) Wind towers should not be located at sites recognised as having high scenic value or impact adversely on vista of high scenic value?

e) Minimum setback - 1,500 metres (plus ten metres for every one (1) metre that the wind turbines exceed 120 metres in height) from any building envelope on any registered lot that has been created for the purpose of a dwelling. If the registered lot does not have an approved building envelope, then the distance is measured from the lot boundary?
f) Road setback - Maintain rural aesthetic amenity and minimise any potential traffic conflicts, a minimum setback from public roads, (building line) of the tip height of the turbine, plus 20% will apply?
g) As soon as the wind towers become redundant, they are to be fully dismantled and removed from the site and council is to obtain a suitable legal guarantee that the developer or landholder will be able to comply with this?
h) Council will require the developer to make contributions in accordance with the Council Contributions Plan. A reasonable and adequate road and infrastructure bond will be required to be paid to council. It will be used by council to repair any damage to council roads and/or infrastructure due to the construction of the development?

Question	Answer
Without compliance to the above, please explain how the Stromlo/TAG Energy windfarm project will promote well planned and considered windfarm development, that recognises, promotes and enhance the Oberon Shire as a desirable place to live in, invest in and visit?	**<u>Planning Guidelines</u>** The Pines Wind Farm project is classified as State Significant Development under State Environmental Planning Policy (Planning Systems) 2021, as the project is electricity generating works with a capital investment value of more than $30 million. The project requires development consent under Part 4 of the NSW Environmental Planning and Assessment Act 1979 (EP&A Act). The NSW *Wind Energy Guidelines, November 2024* set out the information that must be submitted to the Department of Planning, Housing, and Infrastructure for SSD applications. Stromlo and TagEnergy are aware of the Oberon Shire Councils Development Control Plan (Part O - Wind Power Generation) 2005 and the setbacks therein. However, The Pines Wind Farm is an SSD project and Clause 2.10 of State Environmental Planning Policy (Planning Systems) 2021 is clear that Development Control Plans do not apply to SSDs. The design of The Pines Wind Farm will be based on relevant NSW Government guidance for wind energy regarding visual amenity, noise criteria and setbacks from dwellings. The draft turbine layout, released for discussion in October, has a 1.5km separation from wind turbines to houses. In our experience this is the most commonly accepted setback for neighbours when a benefit-sharing regime such as ours is put in place.

5. PINE FOREST LOSSES

Question	Answer
Please advise the estimated kilometres of access roads to be created/used in the establishment of the 250-wind tower project.	This will be determined at a later stage when the detailed design of the project is completed ahead of the submission of the Development Application to DPHI. The project will mainly be relying on existing roads across the pine plantation and as a result it is expected that a limited number of new roads will be created. There is a strict legislative limit on the amount of land that can be used by renewable energy projects in FCNSW exotic pine plantations. Clause 60(1A) of the Forestry Act reads: "*The land manager of a forestry area [FCNSW] must not issue a permit under subsection (1)(b) unless the land manager is satisfied that issuing the permit [...] will not result in more than 0.7% of forestry areas currently used for forestry operations with trees of exotic coniferous species being used for the construction and operation of renewable energy infrastructure"*
Please advise the access road width required for construction/transport and future management.	The pavement will need to be 5.5m wide. Actual total road width including shoulders will be highly dependent on local topography and subject to detailed design.
Please advise the required buffer area around each wind tower.	The extent of the Asset Protection Zone (APZ) including the Fuel Free Zone (FFZ) and the Modified Fuel Zone (MFZ) around each turbine will be informed by the detailed Fire Risk Assessment and hasn't been determined yet.
Please advise the estimated kilometres (existing and new) of above ground power lines that are required for this wind tower project.	This will be determined at a later stage when the detailed design of the project is completed ahead of the submission of the Development Application to DPHI. Most of the power lines required for the project will be underground.
Please advise the area of all ancillary land required such as, turn around bays and substation footprints.	This will be determined at a later stage when the detailed design of the project is completed ahead of the submission of the Development Application to DPHI.

6. HOW IS THE WIND FARM PROJECT FUNDED

- How does Tag/Stromlo Energy propose to fund the windfarm project:

Question	Answer
Period up to construction	Equity
Period during construction	Bank project finance and equity
Period during operation	Bank project finance and equity
Is there any government (be it federal or state) funding being provided during the periods as per the above?	TagEnergy is progressing the project on the basis that no government funding, support or offtake agreement will be required.
Once the windfarm is commissioned, what is the government off-take agreement for the electricity supply?	TagEnergy is progressing the project on the basis that no government funding, support or offtake agreement will be required.
Please supply terms and conditions for the government off-take agreement	N/A

7. WIND TOWER FLAMMABLE COMPONENTS

Please confirm the following:

Question	Answer
A wind turbine is a large electrical engine that houses 1,000 litres of hydraulic oil and if not 1,000 litres of hydraulic oil, then what is the exact quantity	This is dependent on the model of wind turbine used. Large-scale wind turbines such as the ones that will be installed at The Pines Wind Farm typically contain between 200 to 400 litres of hydraulic oil for pitch/yaw control.
Wind turbine blades are combustible	Wind turbine blades are in majority made of fibreglass, epoxy resin and coating/paint on the external surface, like any other material they will ignite once they reach a certain temperature.
Electrical componentry and cabling are coated in flammable plastic material	Electrical components used in a wind turbine are commonly found in power equipment across the electricity network (cables, switches, transformers etc) and must comply with high safety standards that account for the risk of fire.

8. THE WIND TOWER BLADES

Question	Response
a) What chemicals are released during trade abrasion? b) Is bisphenol-A used in blade epoxy? c) What is the solubility of bisphenol-A in rain and groundwater?	Wind turbine blades can currently operate in much harsher weather conditions than found in Oberon for 35y+ years. When weathering occurs, it only affects the external paint and coatings that provide protection from the elements for the composite (fiberglass and epoxy) materials that make up the rest of the blade. The paint and coatings are non-toxic, and the amount of Bisphenol-A (BPA), if present, is negligible. Furthermore, there are two confusions often made in relation to trade abrasion, BPA and wind turbine blades: 1. When trade abrasion occurs on a blade, it doesn't affect the internal composite materials, only the external paint and coatings are affected (as per the above); 2. Whilst many epoxy resins utilise BPA in their production, after the BPA-based epoxy glue has been hardened in the factory to create the internal composite, the blades only contain microscopic traces of residual BPA. To summarize, wind turbine blades contain only microscopic traces of residual BPA and therefore either account for no emissions of BPA or microplastics to the environment, or negligible amounts.
d) When the blades are de-commissioned, what happens to the blades?	The two most commonly used techniques to dispose of blades are: - Mechanical shredding & grinding into filler for concrete, road base etc. - Disposal in composite-specific landfill facilities: blades are non-toxic but bulky and slow to degrade. Landfill disposal is allowed in most countries however increasingly discouraged by governments across the globe to promote a circular economy and more recycling

	However, this is a moving space with a lot of investment in R&D to explore new processes (e.g. microwave pyrolysis or water jetting) in order to increase the recyclability of the blades and it is expected that these new methods will achieve industrial scale over the next 35years. It is important to note that blades are the only part of a wind turbine that are not easily recyclable as of today. Overall, 85% in mass of a wind turbine would be fully recycled if decommissioned today and Vestas, the world's largest equipment manufacturer have committed to 100% recyclability by 2030.

9. DECOMMISSIONING

Question	Response
a) Has Tag/Stromlo Energy contractually committed to the removal of wind towers (including concrete foundations) once this project reaches its end of life? b) Will Tag/Stromlo Energy take full financial responsibility for their removal?	It is a legal condition of NSW development consent that wind farms are decommissioned at the end of their useful life. It is also a condition of the agreements with host landowners that the wind turbines and other infrastructure are removed at the end of the lease. The Project will set aside funding for this decommissioning as part of its financial plan and provide a financial security to host landowners for the value of the decommissioning as an additional protection to ensure the Project complies with its obligations. The value of the decommissioning, and hence the security, will be estimated by an independent expert and reviewed from time to time during the lifetime of the Project in accordance with the NSW Wind Guidelines. If the project changes ownership at any time, the decommissioning fund will remain with the project legal entity to ensure that decommissioning activities are fully funded, regardless of ownership. When it is time to decommission the project, a Decommissioning Plan will be prepared and submitted to the NSW Department of Planning and Environment, Housing and Infrastructure for approval. The plan will consider the safest method of decommissioning, what materials can be refurbished and what materials will be recycled.

10. ICE

Of all the wind farms proposed in Australia, the Oberon projects are at greatest risk of ice accumulation on the blades, which create issues around performance and safety.

Question	Response
a) Has ice been accounted for in Tag/Stromlo Energy's plan for the Oberon wind farm?	This will be considered during the detailed design of the project, noting the wind farm manufacturers install, maintain and safely operate turbines in Canada, Sweden, Finland, and other places with more extreme climates than Oberon.

11. INSURANCE

Question	Response
Following the Tumut/Bombala pine plantation fires in 2019, insurance for all property owners has increased significantly. a) Has Stromlo/TAG Energy secured adequate insurance coverage for the windfarm project?	The project currently holds Public Liability Insurance. When construction starts, the project will contract a full suite of insurance policies including Public Liability, Contract Works, Property Damage, Business Interruption and others such as Marine Cargo.
b) Will this insurance coverage be extended to those landholders entering a Neighbourhood Agreement?	Insurance protection is a major benefit of joining the neighbour program. Any landowner who has signed a host or neighbouring agreement will benefit from a waiver of subrogation in the project's insurance policies which means that the project's insurers won't be able to make a claim against a landowner or their insurer if they accidentally damage the project infrastructure.
c) Has this extended insurance coverage been agreed to by your insurance provider and is unconditional with regard to landholders?	Insurance protection is a major benefit of joining the neighbour program. Any landowner who has signed a host or neighbouring agreement will benefit from a waiver of subrogation in the project's insurance policies which means that the project's insurers

	won't be able to make a claim against a landowner or their insurer if they accidentally damage the project infrastructure

12. OTHER

Question	Response
Stromlo Energy have made the claim to one of our community members that the fundamental premise of this project is to save carbon emissions. a) Is Stromlo Energy therefore accounting for all the carbon emissions (e.g. air flights, shipping, transport, manufacturing, mining etc. etc.) attached to this project on an ongoing basis? b) And, if so, is this information available to the public?	Wind energy projects pay back their carbon footprint by many multiples during operation. Vestas, the world's leading wind turbine manufacturer, has calculated the operating times that wind turbines need to generate to payback the energy used in their manufacture. These times vary from 5 months for high wind sites (like The Pines Wind Farm) out to 8 months for lower wind speed sites. An energy payback time of 8 months represents 1.9% of a wind farm's full lifetime of 35 years. For comparison, solar photovoltaic panels are 1 to 2 years and hydro-electric power plants are 9 to 13 months on the same metric. You can read more about this on the Vestas website: vestas.com/en/sustainability/environment/energy-payback Furthermore, on behalf of TagEnergy, Aurecon, an independent consultant, completed a full life cycle assessment of the carbon footprint of its Golden Plains Wind Farm Stage 1 and concluded that the carbon footprint is smaller than 10gCO2eq/kWh. The Pines Wind Farm carbon footprint will be similar. This should be compared with typical NSW black coal power plant emissions of 800-900 gCO2eq/kwh.
One of our community members wrote to Forestry Corporation of NSW (and spoke verbally on the issue to Stromlo Energy) and stated, that they consider financial payments made by Stromlo Energy to local organisations are cynical, unethical, and designed to influence the planning process and should therefore cease immediately.	This is not a question to The Pines Wind Farm.

c) Does the Oberon Council share this view? I note that Forestry Corporation of NSW did not respond to this.	
Stromlo Energy claim they are just good corporate citizens - in that case, Stromlo Energy should make sure their "charity" is entirely outside of the Oberon LGA for the duration of the planning period.	We are designing benefit sharing programs to deliver benefits to the communities in which we work and plan wind farm projects. For The Pines Wind Farm this includes the Nearby Neighbour Program, aimed at sharing benefits with households living closest to wind turbines throughout the full project lifecycle. We have also introduced the Electricity Bill Credit program and community benefits program, open to residents of the Oberon LGA and a few suburbs in the Bathurst LGA bordering the Oberon LGA. From our point of view, near neighbours and the community should be entitled to share in project benefits throughout the project lifecycle, including the investigations phase.
Council should also note that the legal and regulatory environment has been setup so as to entirely favour the corporate interests of the developer thereby disenfranchising the residents of the Oberon LGA - e.g. changes to Forestry Act and changes to the planning process via State Significant Infrastructure. All this was done without any local consultation. It is a disgrace. d) Would Stromlo Energy and the Oberon Council support lobbying NSW government for a return to local councils' decision-making powers over the approval process for windfarm industrial projects? This must necessarily first include a rezoning process to be carried out on any land to be eligible for consideration for industrial development of wind projects.	The Pines Wind Farm will be designed to meet the NSW Wind Farm guidelines, and not the DCP.

Mayor Andrew McKibbin Questions

Received via email on 18/3/2025

Question	Response
1. Can Pines detail the line voltage between turbine towers and to the substation?	This will be determined during the detailed design phase however 33kV is a common voltage for underground cables connecting wind turbines and a collector station.
2. Can Pines indicate line voltage (KVs) from substations to connection into main transmission line?	From the collector station mentioned in the question above, it is usual for the voltage to be stepped up to a higher voltage prior to being run back to the main terminal station (the terminal station is located beside the existing transmission line). The exact voltage will be subject to detailed design with 132kV and 330kV lines being usual voltages in NSW for this kind of overhead line.
3. Flyers Creek windfarm at Carcoar/Blayney has had issues with roads following construction of the windfarm in that repairs and reconstruction of roads has not occurred as promised. Will Stromlo/ Tag put in place a bond (value to be independently assessed) to ensure cost of road repairs/reconstruction is covered in: a. Oberon LGA? b. In LGAs where trucks transporting componentry and materials for windfarm traverse?	Page 12 of the *Wind Farm Development Guidelines – Benefit Sharing Guideline (November 2024)* sets out that "where there are such impacts, they are addressed through the assessment process and conditions of consent". While the detail needs to be determined, The Pines Wind Farm team propose that any permit include as a condition of consent a requirement that any Council roads used for wind farm construction be assessed for dilapidation before and after construction, with any wind farm related damage repaired by The Pines Wind Farm.
4. I note the other Councillor and public questions about a Bond for decommissioning/demolition and rehabilitation of areas where wind turbines are constructed at the end of their life. Further to those questions please indicate:	It is a legal condition of NSW development consent that wind farms are decommissioned at the end of their useful life. It is also a condition of the agreements with host landowners that the wind turbines and other infrastructure are removed at the end of the lease.

a. Is this Bond in the form of an unconditional Bank Guarantee? i. Confirm Bond will not be able to be cancelled by Bank due to liquidation/insolvency of windfarm owner? ii. Who will hold the Bond? Oberon Council, NSW Govt? iii. Please provide form and wording of Bond for review? b. How will this Bond transfer with a change of ownership of the windfarm? iv. For example Purchase cannot take effect until replacement Bond Lodged of same or increased Value? c. Noting that construction and demolition costs have increased by approx. 25% in last 3 years: v. How will any bond allow for increases (or new costs) over life of type of towers and componentry of say 25 yrs in: 1. Demolition costs 2. Recycling/ disposal of materials in towers turbines and blades 3. Labour costs 4. Transport Costs 5. Non-recyclable materials Waste levies 6. Changes in Work Health and Safety laws	The Project will set aside funding for this decommissioning as part of its financial plan and provide a financial security to host landowners for the value of the decommissioning as an additional protection to ensure the Project complies with its obligations. The value of the decommissioning, and hence the security, will be estimated by an independent expert and reviewed from time to time during the lifetime of the Project in accordance with the NSW Wind Guidelines. If the project changes ownership at any time, or the wind farm owner loses control (including liquidation/insolvency event), the decommissioning fund remains with the project legal entity to ensure that decommissioning activities are fully funded, regardless of ownership. When it is time to decommission the project, a Decommissioning Plan is prepared and submitted to the NSW Department of Planning and Environment, Housing, and Infrastructure for approval. The plan will consider the safest method of decommissioning, what materials can be refurbished and what materials will be recycled. Above ground structures including wind turbines and the substation will be removed and the land rehabilitated, however sometimes access tracks may remain to enable ongoing access for the landowners and their agricultural use. Below ground infrastructure such as foundations and some cabling located deeper than 50cm below ground level may remain in the ground depending on the regulation at the time.

Councillor Frank O'Connor Questions

Received via email on 6/4/2025

Question	Response
Please provide an updated copy of your Project Update, corrected for errors noted during the meeting, including estimated neighbour payments	A corrected version has been provided to Council following the meeting and has been uploaded on the Oberon Council website.
Please provide a copy of response to community questions submitted by OAWT and other community members.	These have been responded to in this document.
Confirm Stromlo/Tag will not be providing assistance towards the preparation of a Social and Economic Impact Analysis, to be prepared by Oberon Council. As noted by our mayor, the preparation of a study prepared by Stromlo is not appropriate given Stromlo/Tag are the developer.	In our view it is too soon to undertake a Social and Economic Assessment. The SIA is one of the final reports completed prior to submitting an EIS because it must respond to the social impacts of all other project impacts, which can only be known once a final layout, transport route etc., are known. While it is an essential part of a wind farm EIS it cannot be a stand-alone document without considering all other impacts. If the project proceeds to EIS stage, The Pines Wind Farm will be submitting a Social and Economic Impact Assessment, which will be prepared by an independent consultant in line with the NSW Planning Guidelines. If Council proceeds with a Social Impact Assessment prior to this, TagEnergy and Stromlo Energy would be please to provide information that is available to support its delivery.
During the meeting, Stromlo/Tag indicated that discussions regarding a Voluntary Planning Agreement (VPA) should commence in the 2025 year. As noted by our mayor and councillors, without a defined transport route and Social and Economic Impact Analysis prepared by our council, such discussions regarding a VPA would seem premature.	The project team believe that some aspects of the VPA, such as governance, can be progressed in parallel with the topics raised in this question. However, we can await the selection of a transport route, and a council prepared Social and Economic Impact Assessment before commencing discussions.

Could we be provided clarification regarding the use of the term "Entrepreneurs," for those Oberon residents/property owners who sign either a Neighbour or Host Agreement? Where a company offers a landholder money in return for the loss of property rights, with the previous local government Development Control Plan rules being sidelined, the term "Entrepreneur" would seem somewhat inappropriate.	Landowners who choose to become either wind turbine hosts and/or participate in the Nearby Neighbour Program are taking steps to improve their financial outcome in the event that the project proceed. We consider this to be in line with an entrepreneurial spirit.
With regard to Stromlo's response to questions concerning government assistance received by Stromlo, council was advised that no assistance is provided by State/Federal Governments. During our next meeting could Stromlo please provide confirmation whether they will be holders of Large Generation Certificates and whether they will be party to the Capacity Investment Scheme.	The Renewable Energy Target Scheme is set to end in 2030. TagEnergy is investing in The Pines Wind Farm with the expectation that there will be no equivalent scheme and that no LGCs will be created by the project. With respect to the Capacity Investment Scheme, TagEnergy is investing assuming that the project will not need a contract under this scheme to proceed.
With regard to proposed site rehabilitation, please confirm it is the intention of Stromlo to leave all concrete used in the towers base in situ.	Above ground structures including wind turbines and the substation will be removed and the land rehabilitated, however sometimes access tracks may remain to enable ongoing access for the landowners and their agricultural use. Below ground infrastructure such as foundations and some cabling located deeper than 50cm below ground level may remain in the ground depending on the regulation at the time or the agreement with the landholders.

Additional questions sent by Gary Wallace on 23/4/2025

Question	Response
Will Stromlo/TagEnergy fund Oberon Council to undertake a dilapidation report as to the following on the designated transport route prior to construction commencing so that baseline can be established: a) The roads, road verges, drainage infrastructure, fences, signage, barriers, and other infrastructure; b) The native and introduced vegetation likely to be removed or affected by the transport prior to transport of towers, turbines, blades, substations and other infrastructure to final locations within the 3 designated softwood plantations?	Page 12 of the *Wind Farm Development Guidelines – Benefit Sharing Guideline (November 2024)* sets out that "where there are such impacts, they are addressed through the assessment process and conditions of consent". While the detail needs to be determined, The Pines Wind Farm team propose that any Development Approval include as a condition of consent a requirement that any Council roads used for wind farm construction be assessed for dilapidation before and after construction, with any wind farm related damage repaired by The Pines Wind Farm. Roads, road verges and drainage infrastructure are usually covered by a dilapidation report, however impact to fences, signage, barriers, and other infrastructure is not, because impact to these would normally not be allowable under the permit without explicit consent. The cost of the dilapidation report will be borne by the Pines Wind Farm.
An understanding as to what is proposed in relation to the concrete base and decommissioning.; is the concrete base only to be demolished to ground level? Or is it 2 metres below ground level as has been required with other sites?	Above ground structures including wind turbines and the substation will be removed and the land rehabilitated, however sometimes access tracks may remain to enable ongoing access for the landowners and their agricultural use. Below ground infrastructure such as foundations and some cabling located deeper than 50cm below ground level may remain in the ground depending on the regulation at the time or the agreement with the landholders.