

Project Update

thepines
wind farm



22 October 2025

Agenda

1. Project update
2. Planning process
3. Nearby neighbour program
4. Future topics, with reference to the July Multi-Council meeting on Renewable Energy in Bathurst
5. Q&A



Introducing the proponents



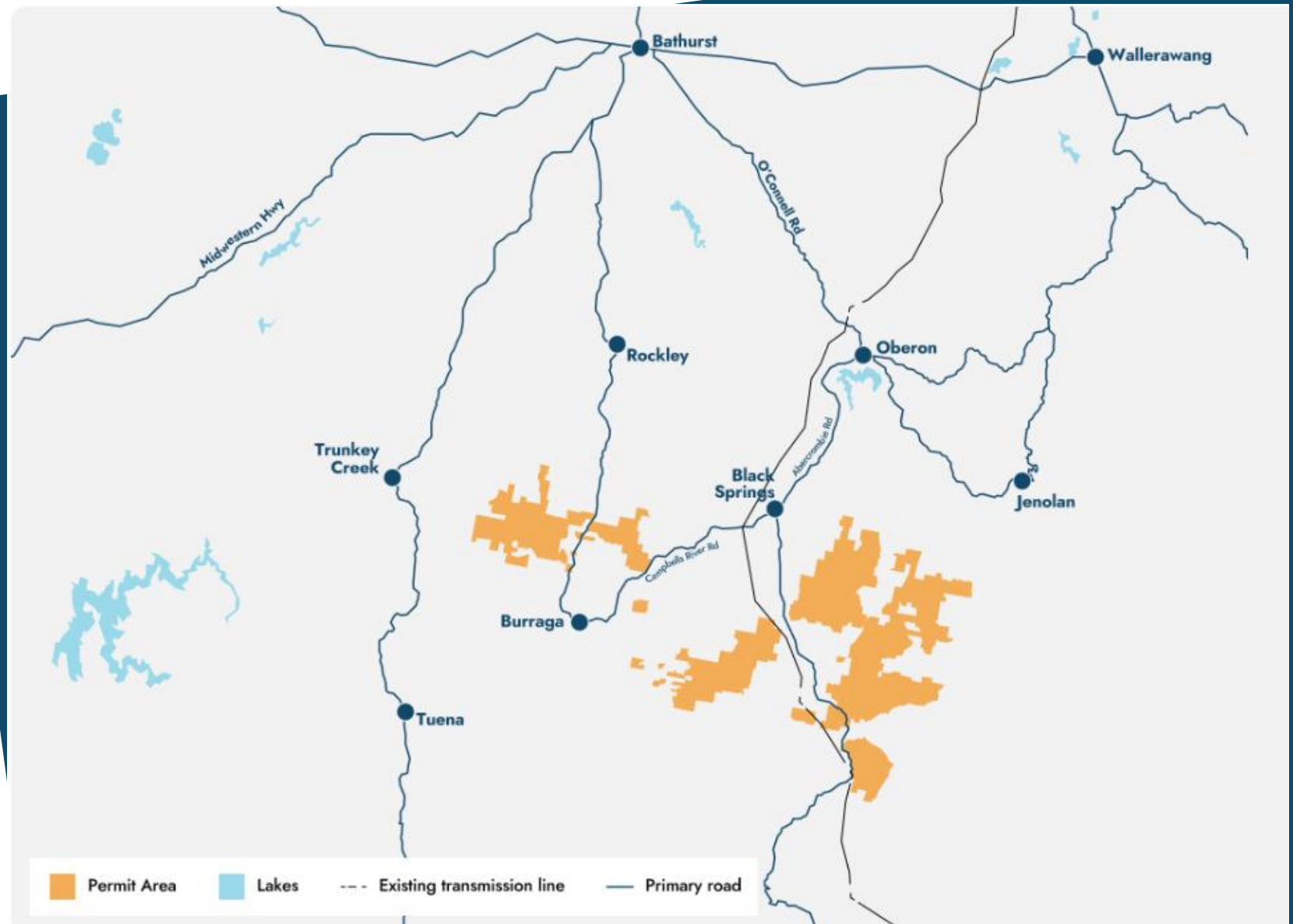
Stromlo Energy is 100% Australian owned and operated wind energy developer with a strong track record. Stromlo Energy is responsible for undertaking investigations, permitting, and community engagement.



TagEnergy has been granted a permit to investigate the feasibility of The Pines Wind Farm. If built, TagEnergy will own and operate The Pines Wind Farm.

Project update - background

- In May 2024, TagEnergy was granted an investigations permit to investigate the feasibility of a wind farm in parts of Gurnang, Vulcan and Mount David state forests.
- In October 2024, the first iteration of the layout was released for discussion with the community and neighbouring landowners.
- A neighbour program has been announced where all neighboring houses within 3.5km of a turbine are eligible for annual payments.





Project update – Planning and approvals phase

- ▶ We are currently in the planning and approvals phase. This is expected to take 3-5 years to complete, before the construction phase begins
- ▶ Early ecology studies have commenced
- ▶ Scoping report is planned to be submitted to DPHI in 2026
- ▶ Final design starts in January 2026, **based on the neighbour program and private turbine host** interest





Current activities on the ground



- ▶ Two DAs for 4 meteorological masts have been approved, these masts will be installed over the next few months
- ▶ The 2-year seasonal BBUS (Bird and Bat Utilisation Surveys) have commenced. The spring survey is currently underway
- ▶ We have engaged a Lead Planner for the project
- ▶ We are continuing to meet with Forestry Corporation neighbours to give them the opportunity to participate in the project, if they choose to. This is either by:
 - Hosting wind turbines and/or;
 - As part of the Nearby Neighbour Program (if they own a house within 3.5km of proposed wind turbines).
- ▶ Applications for the 3rd round of sponsorships have closed. Once awarded the total of early sponsorships will be \$75,000.
- ▶ \$20,000 of electricity bill credits provided to the community to date
- ▶ Over 2000 interactions to date with the community

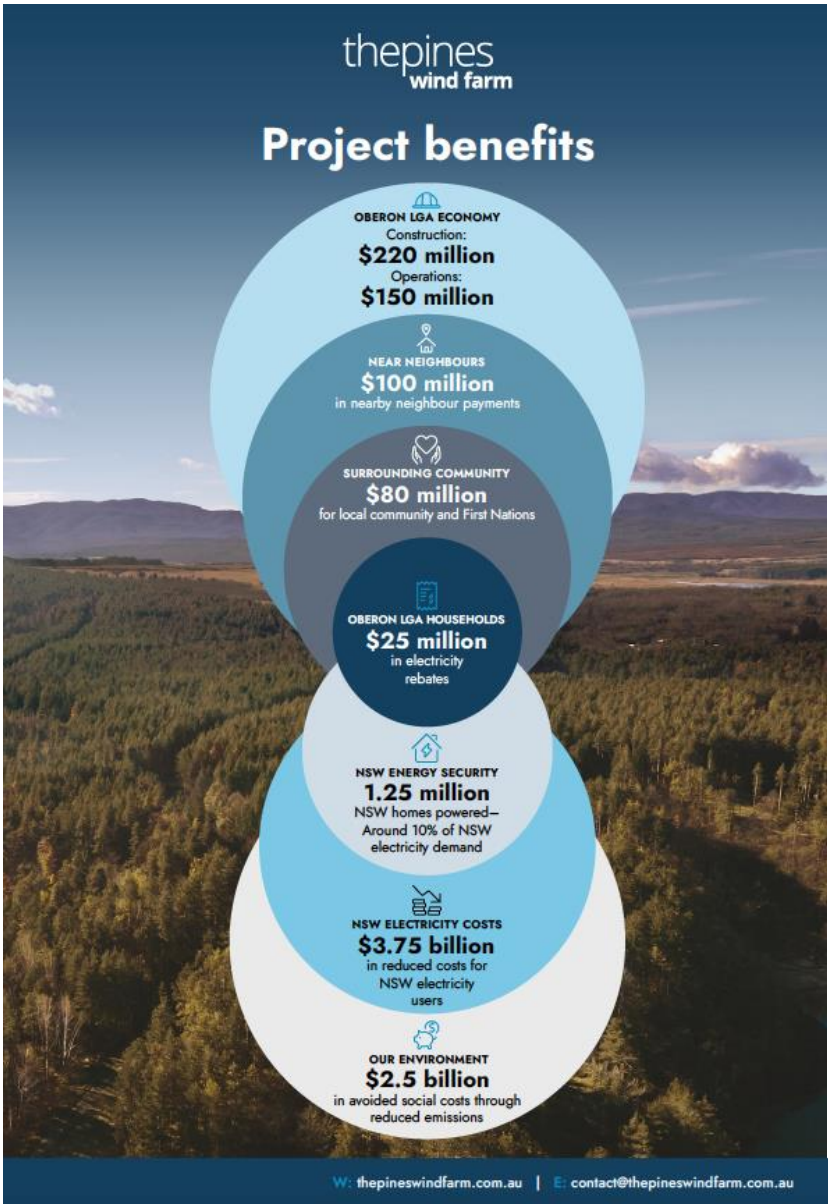


Project benefits

Oberon/Bathurst Council areas: \$500m

NSW Energy Consumers: \$3.75b

The Environment: \$2.5b



BENEFIT CALCULATIONS



\$25 million
electricity rebates for
Oberon households

- Project will credit every Oberon household power bill with \$250 per year from the start of construction
- 2021 Census states 2820 households in the Oberon LGA
- Assumes 35 years of operation and 2-years of construction



\$80 million
in community and First
Nations benefits

- \$5 million major project fund to be delivered at the start of construction.
- Annual local community and First Nations contributions of \$1,050/MW, consistent with the NSW Wind Energy Guideline and the approach adopted in Renewable Energy Zones (REZs).
- Additional specific funding for First Nations projects to be confirmed through consultation.



\$100 million
in nearby neighbour
payments

- The Pines Wind Farm nearby neighbour program offers annual payments to nearby neighbours within 3.5km of a turbine
- House-by-house analysis of all 200 houses within 3.5km of proposed turbines, results in more than \$100 million in neighbour payments over 35 years
- Full details on our website: thepineswindfarm.com.au/neighbours



\$220 million
Construction benefits;
\$150 million
Operations benefits

- Direct**
 - Construction: \$100 million (350 skilled construction workforce for 3 years, averaging \$100,000/year).
 - Operations: 30 highly-skilled service technicians and administration workers required for a 250-turbine project.
- Indirect & Induced**
 - Construction: Expected to generate an additional \$120 million regional economic activity through supply chain and household spending effects*.
 - Operations: 15 support contractors, service, hospitality, community and other indirect jobs created.



1.25 million
NSW homes powered—
around 10% of NSW
electricity demand

- Assumes 5 MWh/annum demand per home
- Generation of 6.31 TWh/annum
- Assumes 8 MW turbine x 250 (2,000 MW)
- Assumes 36% capacity factor.



\$3.75 billion
in reduced costs for
NSW electricity users

- Based on CSIRO GenCost report
- When compared with new black coal generation, annual cost reduction is \$107.5 million



\$2.5 billion
in avoided social
costs through reduced
emissions

- The "Social Cost of Carbon" (SCC) accounts for the externality costs/benefits of carbon emissions produced/abated by an activity. Example SCC values for 2030 with corresponding adoption (year):
 - Australia (2024): \$148/tCO₂e
 - NSW (2024): \$164/tCO₂
 - ACT (2021): \$20/tCO₂
 - US EPA (2023): \$190USD/tCO₂e
 - Canada (2023): \$294CAD/tCO₂e.
- The Pines Wind Farm has adopted the ACT government's valuation of \$20/tCO₂ as the lowest-value in order to ensure a conservative approach, which results in at least \$2.5 billion value of avoided emissions over the project's lifetime.

*NSW Treasury, NSW Guide to Cost-Benefit Analysis, 2020, conservative multipliers: 1.0x Indirect, 0.2x Induced. Preliminary values, full economic impact analysis to be undertaken for NSW EIS.



Planning process – NSW State Significant Development

PRE-LODGEMENT

APPLICATION

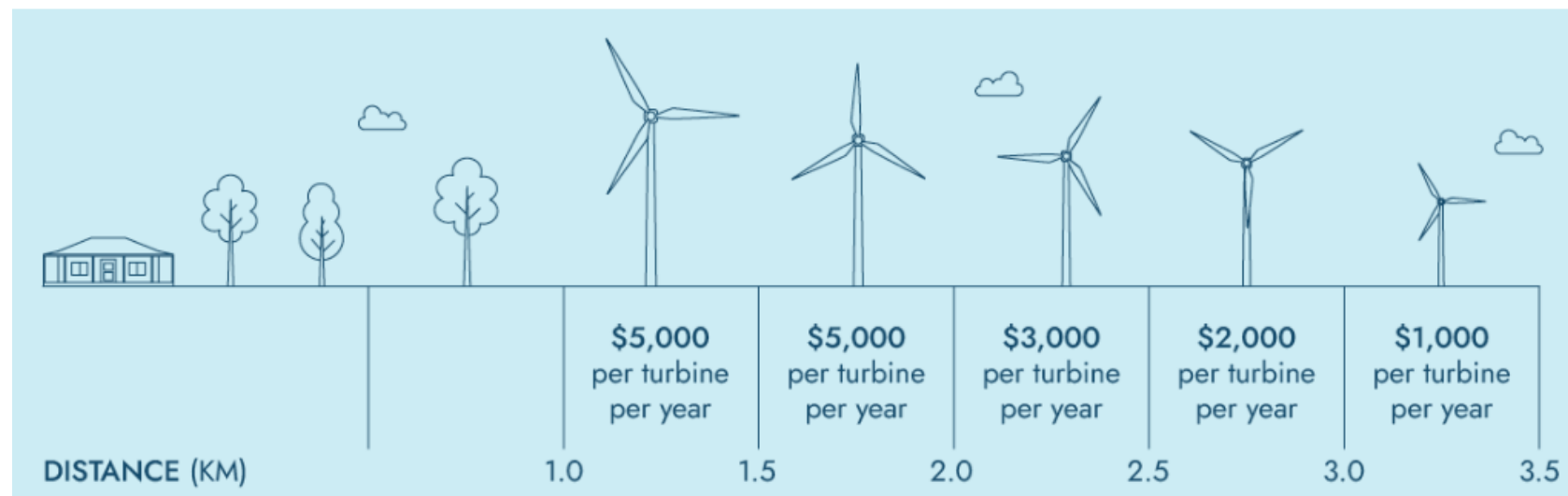
Assessment Phase		Social Impact Assessment and Engagement	
SCOPING PHASE (2025 - Q1 2026)			
Scoping Report and Preliminary Environmental Assessment:		WE ARE HERE	
• Preliminary Landscape and Visual Analysis • Preliminary Noise Analysis	• Biodiversity Constraints • Heritage Constraints • Route Analysis	Engagement with Local Landholders and Key Stakeholders	
Lodge Scoping Report to Department Q1 2026		Social Impact Scoping Report	
Department issues project-specific Secretary Environmental Assessment Requirements (SEARs)			
EIS PHASE (2026 - 2027)			
Refinement of Project Definition and detailed environmental assessment commence:		Continued Engagement with Local Landholders/Key Stakeholders	
• Landscape Character and Visual Amenity • Biodiversity • Noise and Vibration • Aboriginal Cultural Heritage • Historic Heritage • Traffic and Transport • Aviation Safety • Telecommunications • Electromagnetic Fields (EMF) and Interference (EMI)	• Blade Throw Risk • Water Resources Assessment • Soils, land use and Agriculture • Contamination • Bushfire • Hazard Analysis • Economic • Air Quality • Waste • Cumulative Impact	Detailed Social Impact Assessment	
Lodge EIS with Department Q3 2027			
PUBLIC EXHIBITION (Late 2027)			
RESPONDING TO SUBMISSIONS			
ASSESSMENT			
DETERMINATION			
POST APPROVAL			

Engagement with Government Agencies, Key Stakeholders and Community



Nearby neighbour program

- ▶ We want to see maximum \$ go to those close to the project
- ▶ If you choose to join, **you get paid \$5,000 right away** (per lot with a house)
- ▶ You get paid annual payments from the start of construction for each turbine within 3.5km
- ▶ The payment is based on how many turbines there are, and how far away they are
- ▶ If you want a higher payments, **you can choose a 1km or 1.5km or 1.9km setback**
- ▶ Note: all turbine hosts have already accepted a **1km** setback.





Nearby neighbour program – Example 1



Participating household

- ▶ Setback and impacts in line with NSW Wind Energy Guidelines
- ▶ This house receives \$420,000 over 35 years

Non-participating household

- ▶ Setback and impacts in line with NSW Wind Energy Guidelines
- ▶ This household will not receive any payments

Same setbacks, same impacts, very different result:

- ▶ \$5000 on signing
- ▶ Annual payments from the start of construction in this case amounting to \$420,000 total over 35 years
- ▶ Transparency:
 - \$2,500 for legal advice + \$500 for tax advice
 - No NDA
 - Participants can still object
- ▶ Neighbours who join will be an additional insured under the project's insurance policy. This means they are covered if they accidentally cause damage to the wind farm.



Nearby neighbour program: Further examples

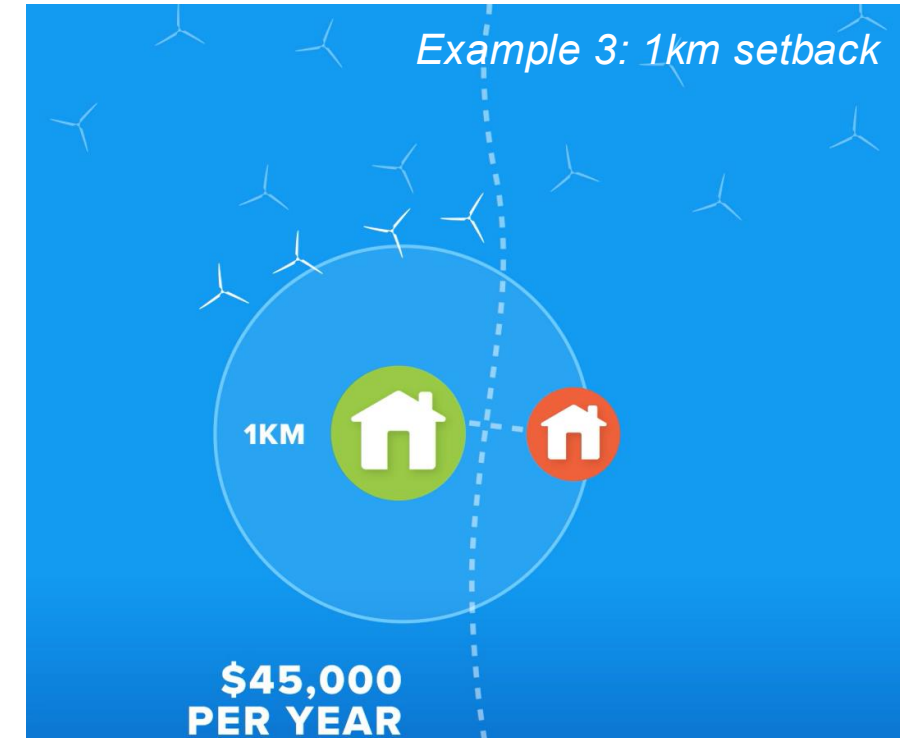


Participating household

- ▶ This household chose a setback of 1.5km
- ▶ In the example the payment is \$21,000 per year + CPI
- ▶ \$735,000 over 35 years

Non-participating household

- ▶ This household will not receive any payments



Participating household

- ▶ This household chose a setback of 1km
- ▶ In the example the payment is to \$45,000 per year + CPI
- ▶ \$1,575,000 over 35 years

Non-participating household

- ▶ This household will not receive any payments



What is in the neighbour contract (and why?)

- ▶ The contract is based on the requirements of the “Private Agreement Guideline” published by Dept. Planning



- be legally enforceable
- cover the duration of the impacts being managed or for a term equal to the duration required
- provide for the transfer of obligations to any new owner of the renewable energy infrastructure if it is subsequently sold
- provide for the transfer of any obligations to any new landholder if the subject property is sold
- clearly identify the scope of any impacts that are the subject of the agreement, whether the impacts are subject to agreed mitigation measures and who is responsible for implementing those measures
- specify what happens if the project is cancelled or materially delayed or if the scope and scale of the project materially changes, particularly if the changes result in negative impacts on the landholder
- identify any limitations on how the landholder may use their land, including adjacent land, for the duration of the project (such as avoiding dust generation or grazing stock)
- identify any compensation, costs or fees that are payable by either party in certain circumstances (such as rent, abatement of rent, payment of council rates for leased property or contributions to works)
- provide a means of resolving disputes.

<https://www.planning.nsw.gov.au/sites/default/files/2024-11/private-agreement-guideline.pdf>



July 2025 – Bathurst - Multi-Council Meeting on Renewable Energy

- ▶ Heavy Construction Traffic & Roads – Oversize/overmass vehicles, alternate freight routes, and concerns about road restoration
- ▶ Water & Materials Demand – High requirements for water, gravel, and concrete, with potential impacts on local supply and pricing
- ▶ Housing & Workforce Influx – Worker influx driving up rents and reducing availability; discussion of worker camps and key worker housing needs
- ▶ Local Services Capacity – Strain on health services (doctor shortages), sewerage, waste, and water utilities during construction
- ▶ Community Amenity – Concerns about noise and visual amenity
- ▶ Council Resourcing & Coordination – Extra staff needed to manage development interface and compliance despite not being the consent authority
- ▶ End-of-Life Obligations – Calls for irrevocable bonds/bank guarantees to ensure decommissioning and land restoration at project end-of-life

Q&A