

Oberon Council Meeting

18 March 2025

STROMLO/TAG QUARTERLY UPDATE

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
Council			
1	<p>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.</p> <p>a) 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?</p> <p>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.</p>	<p>The Pines Wind Farm will be designed to meet the NSW Wind Farm guidelines, and not the DCP.</p>	12-Mar-25
2	<p>Oberon council requests that in accordance with the Notice of Motion and the ambit scope of work detailed in item 10.3 that Stromlo/TAG agree to provide sufficient funding to undertake a Social and Economic Impact Assessment</p>	<p>A Social and Economic Impact Assessment will be required as part of t EIS. This must be created to the standard required by the Department Planning, Housing, and Infrastructure.</p> <p>The Pines Wind Farm proposes we create a first draft of this now, to the standard required by DPHI.</p>	12-Mar-25

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		The Pines Wind Farm team will deliver this and consult with Oberon Council in setting up the necessary scope.	
Community Benefits/Wellbeing			
3	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.	12-Mar-25
4	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.	12-Mar-25
5	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	12-Mar-25
6	What is the annual amount set aside by Stromlo/TAG for the Early Sponsorship Program?	During the planning and approvals phase, the project will provide \$50,000 of early sponsorships per year, available over two rounds, i.e. \$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	
Design and Technical			
7	Has Stromlo/Tag entered into a financial/contractual, loan agreement, or financial instrument with Paling Yards Wind Farm,	Paling Yards Wind Farm and The Pines Wind Farm are separate projects. There isn't any commercial agreement between the two project developers.	12-Mar-25

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	or any commercial agreement which our council should be made aware.		
8	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.	<p>Yes, we have the ability to turn off the wind turbines if needed.</p> <p>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”.</p>	12-Mar-25
Agreements			
9	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	<p>Neighbours:</p> <p>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</p> <p>Neighbours are paid based on proximity of their houses to wind turbines. The program is transparent and equitable.</p> <p>Host Landowners:</p> <p>Host landowners are paid as follows:</p> <ul style="list-style-type: none"> - <u>Investigations phase:</u> a survey licence fee (allowing our consultants to undertake surveys) of \$10k per year - <u>Construction and Operations:</u> 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. 	12-Mar-25
Project Lifecycle & Decommissioning			
10	Please advise whether Stromlo/Tag has the ability to sell its interest in the Pines Wind Farm at any	TagEnergy’s intention is to build, own and operate the Pines Wind Farm over the long-term.	12-Mar-25

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	<p>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.</p>	<p>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.</p> <p>It is important to note that:</p> <ul style="list-style-type: none"> - 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 <u>unreasonably</u> 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 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: <ul style="list-style-type: none"> 1. Continue all project benefits, 2. Decommission (including have funds set aside), and <p>Continue to meet permit conditions.</p>	

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11	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.	12-Mar-25
12	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	12-Mar-25
13	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.	<p>The project is responsible for its own decommissioning costs. To pay for decommissioning, the wind farm company makes provisions during the operational phase of the project. These amounts are calculated with expert input, increase over time, and are reported in the company's audited financial accounts, and must comply with tax and corporate laws.</p> <p>While decommissioning is provisioned and paid for by the wind farm company as explained above, landowners also receive additional protection through a financial security such as a bank guarantee or bond. If the wind farm company fails to meet its decommissioning obligations, the issuing bank or institution will pay the landowner to cover the costs of decommissioning.</p>	12-Mar-25
Fire Risk			
14	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	<p>The project (incl. TagEnergy and Stromlo Energy) currently holds Public Liability Insurance for the investigation phase.</p> <p>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</p>	12-Mar-25

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	<p>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.</p>	<p>normal pre-conditions to obtain bank loans and an obligation for tenancy on host lands.</p> <p>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.</p> <p>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.</p> <p>This in-depth Fire Risk Assessment will consider any aspect of a potential fire within proximity of the project and prescribe appropriate mitigation measures.</p>	