

Oberon Council Meeting

9 September 2025

STROMLO/TAG QUARTERLY UPDATE

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
Design and Technical			
1	Any indication on what the ratio of turbines forestry/private there may be at this point in time?	<p>Turbine numbers and location on both forestry and private land will depend on the decisions made by those living closest to the project. We are continuing to speak with private landholders around the project and get their final decisions on hosting.</p> <p>We have already had over 1900 meetings and interactions with landholders, neighbours and the community around the project but there is still more to go. We will be able to share the number of private turbines once decisions have been made by each of the land owners around the project and agreements have been finalised. It's likely that next year we will be in a position to update the public map.</p>	10-Jun-25
2	How much land do 250 wind turbines need?	<p>Each turbine needs approximately 2 hectares of hardstand area (gravel) around the base of each turbine plus the roads between turbines which will need to be a minimum of 6m wide. So for 250 turbines its approximately 500 hectares of land, plus, all land needed for the connecting roads, plus, land needed to facilitate connection to the National electricity grid and control/maintenance buildings. A design of the project beyond turbine positions has not yet progressed, and so a detailed answer to this question is not yet known. It will be provided as part of the EIS.</p> <p>Forestry Corporation land already has significant road infrastructure. Where wind farm roads and turbine hardstands overlap with forest roads, it will reduce the land area required.</p>	10-Jun-25

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3	What are the conditions of consent for road repair when damaged by the wind farm?	<p>Example conditions of consent received by another wind farm in NSW include:</p> <p>B32(c) <i>repair and/or make good any development-related damage identified during:</i></p> <p>(i) <i>The carrying out of the relevant construction and/or decommissioning works if it could endanger road safety, as soon as possible after the damage is identified but within 7 days at the latest; and</i></p> <p><i>Any dilapidation survey carried in accordance with condition B32(b) within 2 months of the completion of the survey, unless the relevant road authority agrees otherwise;</i></p>	10-Jun-25
4	<p>Trunkey Creek:</p> <p>Why are you now selling The Pines Wind Farm to private landowners in Trunkey Creek? Trunkey Creek was never mentioned by Stromlo, Tag, and Forestry as a potential location for The Pines Wind Farm.</p> <p>Please answer these questions:</p>	<p>We have been and are continuing to meet with neighbours to the Forestry Corporation areas included in our investigations permit. There are neighbours to the forest that have expressed interest in hosting wind turbines on their property if possible, including landowners near the Mount David State Forest.</p> <p>Importantly, participation as a host is optional, The Pines Wind Farm does not have any compulsory acquisition powers and cannot force landowners to host infrastructure.</p>	2-Sep-25
5	Has the geographic scope of the Pines project changed? You are now close to 50kms away from where you originally planned to locate the project.	<p>The geographic scope of the Pines is being determined through consultation with the community, hence the final geographic scope and turbine numbers will be up to the nearby landholders around the project. However, it is incorrect that we are now close to 50km from where we started to plan the project.</p> <p>The Investigations Permit from Forestry Corporation includes Gurnang, Vulcan and Mount David State Forests. We are speaking to nearby neighbours of these forests. Some of these neighbours have expressed interest in hosting wind turbines as well, meaning that the</p>	2-Sep-25

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		<p>project may extend onto freehold land. We have been up front about this from the start.</p> <p>Turbine numbers and location on both forestry and private land will depend on the decisions made by those living closest to the project. We are continuing to speak with private landholders around the project and get their final decisions on hosting.</p> <p>We have already had over 1900 meetings and interactions with landholders, neighbours and the community around the project but there is still more to go. We will be able to share the number of private turbines once decisions have been made by each of the land owners around the project and agreements have been finalised. It's likely that next year we will be in a position to update the public map.</p>	
6	<p>Could you explain exactly where you propose to locate The Pines Wind Farm?</p>	<ul style="list-style-type: none"> • Forestry Corporation: within Gurnang, Vulcan and Mount David State Forests as per the permit received • Freehold land nearby to the above-mentioned Forestry Corporation areas with agreement from the respective landowners 	2-Sep-25
7	<p>Have you or will you also start approaching landowners in Arkell, Hobby's Yards, Caloola, and Rockley?</p>	<p>We plan to update the wind turbine layout by the end of this year/early next year. This will show the project boundary including freehold land with agreement from the respective landowners.</p>	2-Sep-25
8	<p>Tower Numbers In a recent article in The Australian newspaper about The Pines wind farm, a Stromlo employee Matthew Parton said:</p>		

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	<p>“We expect the final number of turbines will be greater than 250; we think 250 is kind of the starting point,”</p> <p>Could you please explain the following:</p>		
9	Do you have a new target for number towers?	<p>No. Turbine numbers and location on both forestry and private land will depend on the decisions made by those living closest to the project. We are continuing to speak with private landholders around the project and get their final decisions on hosting.</p> <p>Project neighbours can also choose to participate in our nearby neighbour program, and choose between 1km, 1.5km or 1.9km distances from their houses to the nearest turbines. Meetings with project neighbours include augmented reality sessions that allow landowners to see what turbines at different distances would look like from their properties. This helps neighbours decide what setback distances from their house to the turbines they would like to see incorporated into the project design.</p> <p>We have already had over 1900 meetings and interactions with landholders, neighbours and the community around the project but there is still more to go. We will be able to share the number of private turbines once decisions have been made by each of the land owners around the project and agreements have been finalised. It's likely that next year we will be in a position to update the public map.</p>	2-Sep-25
10	Does this mean more than 250 wind towers inside the pine forests?	The layout published in October 2024 assumed a 1.5km setback from neighbouring dwellings. In our experience this is the most commonly accepted setback.	2-Sep-25

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		<p>If nearby neighbours would like to participate in the Nearby Neighbour Program, they are able to choose what setback they would like to have from their houses, with 1km being the closest option. This means that the setbacks will likely change as further neighbour feedback is incorporated into the design.</p> <p>This means that the number of wind turbines in the forests could be more or less than 250.</p>	
Agreements			
11	<p>Are you actively signing confidential agreements that might conflict with council planning decisions?</p>	<p>Everything we do and sign is in alignment with the NSW wind energy guidelines, and in accordance with all Federal, State and local laws and regulations.</p> <p>Please note that as the project is a State Significant Development, it will be assessed and approved by the State of New South Wales, rather than through any local council assessment process.</p>	10-Jun-25
12	<p>Since The Pines Wind Farm team is not yet showing where the project will be on private land, Council is concerned that:</p> <ul style="list-style-type: none"> • They are at risk of granting a local DA (for example for buildings or subdivisions) in an area that won't be suitable because it will then be part of the project. • DA applicants would be able to sue the council for liabilities 	<p>This is a description of a normal planning conflict. We have not yet submitted a Scoping Report and so at this stage the project does not need to be considered in Council planning decisions.</p>	10-Jun-25
Community Benefits			

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13	If Council receives 85% of the proposed community benefit payment, who manages the other 15%?	<p>According to the NSW Benefit-Sharing Guideline for renewable energy projects:</p> <p>At least 85% of the benefit-sharing value should be administered by the local council (typically through community funds, grants, or projects overseen by council).</p> <p>The remaining ~15% can be administered directly by the developer, in consultation with the local community.</p> <p>This smaller portion is often designed to give developers flexibility to respond quickly to community priorities outside of council processes. It can fund things like:</p> <ul style="list-style-type: none"> • Support for local schools or sporting clubs • Sponsorships for events • Direct contributions to local community groups • In-kind support such as equipment or training <p>So, while the council handles the bulk (85%) to ensure accountability and broad benefit, the developer retains a modest portion (around 15%) to directly engage with and support community initiatives.</p>	10-Jun-25
14	In light of recent developments in the central tablelands, has Stromlo/Tag a defined Social License policy?	<p>Community is at the heart of everything we do. That includes our neighbours, Traditional Owners and residents living on the land, farms and in the towns of our regions. We have a Community Engagement Plan which focusses on creating social licence and best practice community engagement. We are committed to genuine, transparent, and honest engagement with stakeholders and communities.</p> <p>To date we have had over 1,900 interactions with the community, including regular meetings with project neighbours, the community, 8</p>	2-Sep-25

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		community drop-in sessions in Oberon, Black Springs and Burruga, meet the team sessions in the Oberon Library. We have also provided over \$19,000 in electricity bill credits to the community. Round 3 of the early community sponsorships has just closed, bringing the total early community funding to \$75,000.	
NSW Windfarm Planning Guidelines			
15	<p>Since The Pines Wind Farm team is not yet showing where the project will be on private land, Council is concerned that:</p> <ul style="list-style-type: none"> • They are at risk of granting a local DA (for example for buildings or subdivisions) in an area that won't be suitable because it will then be part of the project. • DA applicants would be able to sue the council for liabilities 	This is a description of a normal planning conflict. We have not yet submitted a Scoping Report and so at this stage the project does not need to be considered in Council planning decisions.	10-Jun-25
16	NSW State Government has a designated transport route for wind turbine components – do all projects need to follow these roads?	There is a REZ transport route, this is the route that EnergyCo have committed to upgrading. It is not mandatory for wind farm developers to follow this route.	10-Jun-25
17	Do you have the terms of reference for your Environmental Impact Statement yet (including economic and social impact)? Does this include impacts on our existing livestock and timber industries during the construction phase?	Will likely get terms of reference for the EIS some time in 2026 on the project. We will update you on any impacts to other industries as the impacts are understood during the development process.	2-Sep-25
Construction Phase			
18	How will you deal with workers accommodation during the construction phase of your project? Will workers be accommodated in camps? If so, what is the expectation from Council to provide services to the camps such as sewerage, water,	Next year the project will start consultation on an Accommodation and Employment Strategy, and we will consult with Oberon Council as one of our most important stakeholders during this development. Once developed, this strategy must ultimately be approved by the Planning Secretary for NSW and typically includes:	2-Sep-25

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	waste removal etc.? Or are you going to look at rental accommodation in Oberon and surrounding areas?	<ul style="list-style-type: none"> • Ensuring sufficient accommodation for workforce needs during construction. • Considering cumulative impacts from other nearby SSDs. • Prioritising local employment, where feasible. • Plans for monitoring and reviewing housing effectiveness throughout the project. <p>Any expectations from Council will be discussed before being included the Strategy – we will be looking for Council feedback on different options for accommodation and will be looking to remove burden from the Council in relation to worker accommodation wherever we can.</p>	
19	What is your intended source of gravel and water during construction for concrete and roads.	This has not yet been determined; however will be assessed during the planning phase of the project. We intend to source materials as closely as possible to the project.	2-Sep-25
Project Lifecycle and Decommissioning			
20	You normally enter into bank guarantees when carrying out a project on private land, why are you not proposing to do that with Forestry Corporation?	TagEnergy is required to decommission the full project at the end of the wind farm life, including the wind turbines on Forestry Corporation and freehold land. Decommissioning is considered in all agreements with wind farm hosts. Specifics of securities contained within the agreement with Forestry Corporation is commercial-in-confidence.	2-Sep-25
21	Are you prepared to enter into dilapidation reports for those roads you intend on using and other roads that are likely to be affected by increased traffic usage and heavy haulage transport which are used as alternate routes during the construction phase?	The conditions of consent for a wind farm Development Application require dilapidation surveys to be undertaken on roads	2-Sep-25
22	Decommissioning:	Under the wind farm host leases, the wind farm company is obliged to maintain the facilities and land in good order and in accordance	2-Sep-25

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	<p>At the recent NSW Upper House inquiry into the impact of Renewable Energy Zones, Mr Matthew Riley from NSW Planning quite clearly stated that decommissioning needs to be negotiated between the landowner and developer – the government has no role whatsoever, including the enforcement of a developer bond to be used for decommissioning. On The Pines website it says:</p> <p><i>“The decommissioning of the wind farm will be the responsibility of Tag Energy as the owner/operator of the wind farm. A decommissioning fund is required to be established to cover the future cost of decommissioning.”</i></p> <p>The whole issue of decommission is unclear, and the risk for both our council and landowners is that we will be left with hundreds of decrepit, rusting towers that will just fall over because a responsible decommissioning agreement was not put in place at this stage of development. The issue of decommissioning is not even addressed in your Neighbour Deed, which is extraordinary when you consider Mr Riley’s explanation.</p> <p>Please answers these questions:</p>	<p>with all laws and approvals, including undertaking the decommissioning/removal of the equipment at the end of the lease. This is well-established practice for all property leases.</p>	
23	<p>Could you please clarify what The Pines means on its website when it says, ‘decommissioning fund’?</p>	<p>Funding decommissioning</p>	<p>2-Sep-25</p>

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		<p>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, are reported in the company's audited financial accounts, and must comply with tax and corporate laws. All large infrastructure companies follow this process. TagEnergy is already following this exact practice at its Golden Plains Wind Farm, Australia's largest operating wind project. This ensures the funds for decommissioning are available when needed.</p> <p>Host landowner security 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>	
24	Why isn't decommissioning addressed in your Neighbour Deed, when NSW Planning says it is an issue that needs to be negotiated between developer and landowner?	<p>Landowners who host wind turbines on their land will enter into an Agreement for Lease. This agreement includes decommissioning clauses.</p> <p>The Neighbour Deed is signed by neighbours to the project who own a house within 3.5km of wind turbines and would like to participate in the Nearby Neighbour Program. They will not be hosting any wind farm infrastructure on their land, so there is no requirement for decommissioning on their land.</p>	2-Sep-25
25	Do you have a separate decommissioning agreement with Forestry Corporation and, if so, could we please see it?	TagEnergy is required to decommission the full project at the end of the wind farm life, including the wind turbines on Forestry Corporation and freehold land. Decommissioning is considered in all	2-Sep-25

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	<p>It is extremely important for us as a council to understand what you are going to do with these towers at the end of their life. We need the removal of any grey areas.</p>	<p>agreements with wind farm hosts. The agreement with Forestry Corporation is commercial-in-confidence.</p>	
Fire Risk			
26	<p>We were advised two meetings prior that there would be a presentation on Fire Risk & Management. Can we have an update on when that would be please.</p>	<p>This study is being undertaken and we estimate to be in a position to share updates about this in H1 2026.</p>	2-Sep-25
27	<p>Progress regarding Stromlo - state forestry fire risk report: Will this report include the recent scientific study which identifies the significant drying impact 300-meter wind towers will have on pine plantations and the associated increase in fire risk?</p>	<p>Please email us any studies you would like us to consider. Our fire risk management and approach is currently being written and we estimate to be in a position to share updates about this in H1 2026.</p>	2-Sep-25
Environmental Impacts			
28	<p>A university study is being conducted with regard to the overarching environmental importance of the east coast Great Dividing Range with particular focus on the sub-alpine environments such as Oberon LGA. Is Stromlo aware of this study?</p>	<p>Please email us any studies you would like us to consider when assessing project environmental impact.</p>	2-Sep-25