

OBERON COUNCIL MEETING

10 MARCH 2026

STROMLO/TAG QUARTERLY UPDATE

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
Proponent Questions			
1	How many windfarm projects is Tag Energy currently constructing/operating?	TagEnergy currently has one wind farm project under construction in Australia.	8-Dec-25
2	How many battery projects is Tag Energy currently constructing/operating?	TagEnergy currently has one battery project under construction in Australia.	8-Dec-25
Neighbour Insurance Protection			
3	How do TagEnergy manage & finance the risk assessments on each Neighbour property?	<p>We can only undertake neighbour risk assessments on land covered by a neighbour deed. They are a requirement from our insurer that allows us to provide insurance protection for these project neighbours in the event the neighbour accidentally damages the wind farm.</p> <p>These risk assessments will be 100% managed and financed by The Pines Wind Farm.</p> <p>The risk assessment area would be limited and targeted, not property-wide. It would extend only to those parts of neighbouring land that could reasonably present a fire risk to the wind farm. In practice, this means areas along shared or proximate boundaries and, where relevant, more distant locations only if there is a plausible fire pathway (such as fuel continuity or corridors) that could carry fire toward the project.</p>	9-Dec-25

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
		<p>The assessment would exclude unrelated paddocks, internal areas of neighbouring properties, and any land with no realistic fire spread pathway to the wind farm.</p> <p>These risk assessments are 100% funded by the project. If any actions are needed to reduce risk, these are 100% paid for by the project.</p>	
4	<p>With regard to insurance, The Pines Windfarm website maintains Stromlo/Tag “have got this issue covered”, yet the Australian Energy Infrastructure commissioner says that when it comes to insurance, there is an issue of trust and detail that needs to be clarified with landowners. Do you agree with the Australian Energy Infrastructure Commissioner, and are you involved in discussions with key stakeholders on the need for a nationally consistent framework on public liability insurance?</p>	<p>Yes, we agree.</p> <p>Our approach to neighbour insurance is exactly in line with the Australian Energy Infrastructure Commissioner, including:</p> <ul style="list-style-type: none"> • Insurance protection for neighbours within 3.5km, • Developer to pay for mitigation measures on neighbours’ properties. <p>https://reneweconomy.com.au/renewable-energy-czar-locks-onto-near-neighbour-insurance-fears-offers-national-fix/</p>	8-Dec-25
Community Benefits			
5	<p>Why can’t the community benefits fund be put towards local infrastructure, at councillor discretion?</p>	<p>We welcome a discussion with Councillors and council staff about a community benefit fund as part of VPA discussions.</p> <p>Project staff have successfully negotiated VPAs with councils in NSW and would welcome the start of these discussions. These successful negotiations have included structure around governance to ensure transparency and probity.</p>	9-Dec-25
6	<p>The Community has an elected Council to oversee the operation and provide strategic Direction of the Council area. In New England and in other Council areas the Community Fund</p>	<p>The Pines Wind Farm intend to negotiate Voluntary Planning Agreements (VPA) with Oberon Council and Bathurst Council, which will include annual payments for the benefit of the community throughout the project lifetime.</p>	8-Dec-25

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
	<p>has been administered by the Council. The affect of wind farms during construction and operation affect the community as a whole and Oberon businesses. Council is best placed to evaluate community needs and this had been recognised in other Council areas.</p> <p>Why is the community fund (Pines propose \$5 million) not being provided to Oberon Council to administer as in New England and elsewhere?</p>	<p>According to the NSW Benefit-Sharing Guideline for renewable energy projects:</p> <ul style="list-style-type: none"> • 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). • The remaining ~15% can be administered directly by the developer, in consultation with the local community. <p>The \$5 million Legacy Project Fund is an initiative that is in addition to the VPA and will be dedicated to large projects in the Oberon and Bathurst regions. The Legacy Project committee will consist of community members and The Pines Wind Farm representatives.</p> <p>The committee will discuss and agree on the Terms of Reference for the Legacy Project Fund, review submissions, determine which projects would be sustainable over the long term, and advise on a project or projects that would enhance the communities of Black Springs, Burruga, Trunkey Creek, and Oberon.</p> <p>We would welcome council (staff or Councillors) to join the committee for the Legacy Project Fund to ensure it has a seat at the table.</p>	
7	<p>Has the committee been formed and does the committee include community members from both Oberon LGA and Bathurst LGA?</p>	<p>We assume this question is to do with community contributions managed as part of the Voluntary Planning Agreement. A committee has not been formed.</p> <p>We expect there will need to be two separate VPAs, one with each Council.</p>	3-March-26
8	<p>As the fund is now being used for two LGAs what is the proposed equitable split?</p>	<p>We do not have a proposal for this yet.</p>	3-March-26

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
9	What governance is in place to ensure the management of this fund will be transparent and special interest groups do not hijack funds?	Detail of this granularity is not yet known. We would welcome discussions around the VPA, with either Councillors or Council staff at any time so that we can start tackling these issues.	3-March-26
Design and Technical			
10	If the project needs new transmission lines built, is there a risk of land being acquired by compulsory acquisition?	The Pines Wind Farm does not have compulsory acquisition rights.	9-Dec-25
11	Have the winds in Oberon ever been strong enough for a wind turbine to stop generating power?	<p>Wind turbines are engineered to withstand strong winds & include safety features to feather their blades when wind speed is high to prevent damage. Modern wind turbines shut down when wind speeds hit ~90km/h, and can withstand winds of up to 160km/h.</p> <p>The highest wind speed recorded in Oberon was 91.7km/h in 1978.</p>	9-Dec-25
12	Will the Pines Wind Farm towers of 300m be the tallest in Australia?	<p>The proposed turbines to be used for the Pines Wind Farm would be the tallest in Australia if the project were built today.</p> <p>Currently, the tallest turbines used in Australia are with the Wambo Wind Farm in South-East Queensland, which stand at 247m tall.</p> <p>The 300m tip height is the maximum size proposed for The Pines Wind Farm and will be used for assessment purposes. If approved, the turbine model selected may be 300m or less. The exact size and model has not been selected for The Pines Wind Farm.</p>	8-Dec-25
13	What are the impacts or setbacks to Trunkey Creek Observatory and Grove Creek Conservation Area, and have they considered the interference to radio transmission as it is a radio transmission observatory?	<p>The Pines Wind Farm is aware of the Grove Creek Observatory and any impacts on it will need to be assessed as part of the EIS.</p> <p>Next update: Detail of this granularity will be provided as part of the EIS, submitted to the NSW Department of Planning, Infrastructure and Environment in late 2027.</p>	8-Dec-25

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
14	Oberon Council DCP requires setback of 3km from a residence for 300m tall wind towers. The Pines Wind Farm noted the required setback for a 300m tower is 1.9km.	<p>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).</p> <p>The <i>NSW Wind Energy Guidelines, November 2024</i> set out the information that must be submitted to the Department of Planning, Housing, and Infrastructure for SSD applications.</p> <p>The Pines Wind Farm is 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.</p> <p>The design of The Pines Wind Farm will be based on relevant NSW Government guidance for wind energy. For a 300m tall wind turbine the setback calculates to be 1.9km.</p> <p>https://www.planning.nsw.gov.au/sites/default/files/2024-11/wind-energy-guideline-visual-technical-supplement.pdf</p>	8-Dec-25
15	We understand Stromlo/Tag are looking at two transport routes. Can you confirm Stromlo/Tag are not approaching property owners with the threat of compulsory acquisition when such powers are outside your gambit?	The Pines Wind Farm does not have compulsory acquisition rights.	8-Dec-25
16	Can Stromlo/Tag confirm the following construction traffic data?	The level of detail being sought is more detailed than we can provide at this stage.	8-Dec-25

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
	<ul style="list-style-type: none"> • Truck movements – oversize over mass traffic – 17 per turbine 4,250 • B doubles 208,000 • Semies 103,000 • Light trucks 325,500 <p>Total estimated truck movements 640,750 movements</p> <p>(Note: All trucks will need to return home, all movements 7am – 6pm.)</p> <ul style="list-style-type: none"> • Wind towers, 650t @ 250 292,500 • Concrete footings, 1000t @ 250 250,000 • Steel, 160t @ 250 40,000 • Water, 500mgl (500,000,000l) • Gravel, 5,454t @ 250 1,363,500 <p>Total estimated tonnage, not including water 1,816,000 tonnes</p>	<p>Next update: Detail of this granularity will be provided as part of the EIS, submitted to the NSW Department of Planning, Infrastructure and Environment in late 2027.</p>	
17	<p>What will be the make/brand/type of turbine including size, and can Stromlo/Tag provide a technical data sheet?</p>	<p>A wind turbine model has not yet been selected for The Pines Wind Farm.</p> <p>Next update: Wind turbine selection would occur after the Development Application approval and before construction. Based on our current estimated timeline, this may be selected in 2029/2030.</p>	8-Dec-25
18	<p>Could Stromlo/Tag confirm whether all concrete will be batched on site?</p>	<p>This has not yet been determined. We intend to source materials as close as possible to the project.</p>	8-Dec-25

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
		<p>Next update: Detail of this granularity will be provided as part of the EIS, submitted to the NSW Department of Planning, Infrastructure and Environment in late 2027.</p>	
19	<p>Could Stromlo/Tag confirm the planned sources of 1.36 million tonnes of gravel required?</p>	<p>This has not yet been determined. We intend to source materials as close as possible to the project.</p> <p>Next update: Detail of this granularity will be provided as part of the EIS, submitted to the NSW Department of Planning, Infrastructure and Environment in late 2027.</p>	8-Dec-25
20	<p>Could Stromlo/Tag confirm no blasting and destruction of ridgelines in the Oberon LGA will take place, to supply gravel requirements?</p>	<p>This has not yet been determined. We intend to source materials as close as possible to the project.</p> <p>Next update: Detail of this granularity will be provided as part of the EIS, submitted to the NSW Department of Planning, Infrastructure and Environment in late 2027.</p>	8-Dec-25
21	<p>Could Stromlo/Tag confirm that the project's water usage/demand during construction will be 500,000,000 litres? At Oberon LGA's current pricing for water, these costs amount to \$2 million.</p>	<p>This has not yet been determined. We intend to source materials as close as possible to the project.</p> <p>Next update: Detail of this granularity will be provided as part of the EIS, submitted to the NSW Department of Planning, Infrastructure and Environment in late 2027.</p>	8-Dec-25
22	<p>Could Stromlo/Tag advise the planned source of their water extraction, and the intended cost recovery plan?</p>	<p>This has not yet been determined. We intend to source materials as close as possible to the project.</p>	8-Dec-25

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
		<p>Next update: Detail of this granularity will be provided as part of the EIS, submitted to the NSW Department of Planning, Infrastructure and Environment in late 2027.</p>	
23	<p>Has Stromlo/Tag consulted with CASA regarding the requirement for lights on the turbines? Given the turbines are 300m in height, and ridgelines of 1,000 to 1,300m, please provide a copy of the CASA advice.</p>	<p>This has not yet been determined. We intend to source materials as close as possible to the project.</p> <p>Next update: Detail of this granularity will be provided as part of the EIS, submitted to the NSW Department of Planning, Infrastructure and Environment in late 2027.</p>	8-Dec-25
24	<p>Could Stromlo/Tag confirm there are over 15 wind towers proposed within 5km from the Blue Mountains UNESCO World Heritage Park?</p>	<p>There is no formal proposal made yet regarding the design of the project, only a layout for consultation.</p> <p>We will continue to engage with interested parties, including Oberon Council, National Parks and Wildlife Services and other stakeholders as we progress the design of the project.</p>	8-Dec-25
25	<p>Can you advise, as you have done this before, what methods you use to put in roads and prepare the land for wind turbines. Will blasting be undertaken for any works including quarrying?</p>	<p>Detail of this granularity is not yet known and will be provided as part of the EIS, submitted to the NSW Department of Planning, Infrastructure and Environment in late 2027.</p>	3-March-26
26	<p>OIL Vestas says its wind turbines contain an average of 400 litres of oil. How much in total, will be contained in a 300m high wind tower?</p>	<p>We have not yet selected a wind turbine for the project so cannot comment on this question.</p>	3-March-26
Planning			

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
27	Has Stromlo/Tag relied on NSW Government guidelines regarding setback?	The project will be designed and delivered to meet the NSW Wind Energy Guidelines (2024). This includes setback to neighbouring dwellings.	8-Dec-25
28	What happens with our wildlife – how do you manage the rehoming or euthanising of injured wildlife?	Detail of this granularity is not yet known and will be provided as part of the EIS, submitted to the NSW Department of Planning, Infrastructure and Environment in late 2027.	3-March-26
29	You are undertaking market research, and would you be happy to share an update with Council and community on Tuesday 10 March?	We have collected market research for internal use only.	3-March-26
30	<p>INLAND RENEWABLE ENERGY REGION</p> <p>Six renewable developers have pitched the idea of an Inland Renewable Energy Region, where they claim the remoteness of the region and sparsity of population will result in less development barriers.</p> <p>Has Tag joined forces with its peers to support what would appear to be a practical and sensible suggestion?</p>	Other developers are welcome to make their own plans. The Pines Wind Farm team is committed to delivering The Pines Wind Farm project.	3-March-26
31	<p>TAGENERGY MARKET RESEARCH</p> <p>A market researcher who says they are working for Tag Energy has been cold calling homes in our community and other households across the Blue Mountains. What is the purpose of this research? Would it not be more advantageous to conduct market research across those communities and landholders who live near TAG wind tower projects, so the health</p>	This research has been conducted to help inform The Pines Wind Farm team.	3-March-26

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
	impacts could be recorded and used in the design and management of current and future Wind Tower projects.		
32	<p>TRUNKEY CREEK At the 9 December 2025 meeting a Stromlo/TAG representative advised:</p> <p>“There will be no wind turbines west of Triangle Flat Road.” “No turbines at Trunkey”. “Triangle Flat Road is the hard western edge of the project”.</p> <p>However, Pines have held 2 Community meetings at Trunkey Creek and issued over 7 Neighbour Deeds to Trunkey Creek landowners.</p> <p>Can you please provide a clear detailed map of the boundary of the Pines Wind Farm.</p>	<p>There will be no wind turbines north of Triangle Flat Road. Neighbour payment offers extend to owners of houses within 3.5km from turbine positions, which is why we are hosting meetings, and talking to project neighbours around Trunkey Creek.</p> <p>There will be an update to the map showing in the Scoping Report, planned to be submitted in 2026.</p>	3-March-26
Agreements			
33	The Pines Wind Farm map shows the proposed boundary and turbine sites. Can Stromlo/Tag confirm this plan is based on landholders who have signed either a Host or Neighbour Agreement?	<p>The current (released in October 2024) map shows a draft turbine layout for the project within Forestry areas only, which is specifically intended to be for discussion and consultation.</p> <p>This map reflects a layout assuming all neighbours have chosen a 1,500m setback (Option B from our neighbour materials). It is only being used as the basis of discussion with project neighbours, not permitting. In fact, the project website explicitly states that:</p>	8-Dec-25

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
		<p><i>We will be reaching out to neighbours, traditional owners, and the local community to seek feedback to further inform the project design.</i></p> <p>This is what we have been doing since the layout was released in 2024.</p> <p>The final layout for the EIS will reflect the NSW wind energy guidelines, host landholders, and signed neighbour deeds.</p>	
34	Can Stromlo/Tag confirm whether private forestry owners have signed a Host or Neighbour Agreement as opposed to an EOI or Option Agreement?	The Pines Wind Farm cannot share information about private dealings we have with landholders.	8-Dec-25
35	<p>Today on the radio (Tuesday 3 March) the Premier of NSW declared that the responsibility for renewable energy projects which in this case was a solar farm, Jemalong NSW destroyed by fire and described as an abandoned, partially demolished ruin, is the responsibility of the landowner as VAST Renewables has gone into voluntary administration and has failed to materialise various renewable projects.</p> <p>Do your agreements include this as in Forestry Corp NSW (NSW taxpayers) and private landowners will be responsible in the same situation?</p>	<p>Obligations under the lease Under the wind farm host leases, the wind farm company is obliged to maintain the facilities and land in good order and in accordance 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> <p>Funding decommissioning 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</p>	3-March-26

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
		<p>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> <p>The project will be designed and delivered to meet the NSW Wind Energy Guidelines (2024).</p>	
36	<p>NEIGHBOUR AGREEMENT During the 9 December 2025 meeting, Council requested clarification and was advised the matter of potential misleading information in the Neighbour Agreement would be attended to.</p> <p>Has Stromlo/Tag contacted property owners who have received a Neighbour Agreement, including those who have entered into contractual obligations, informing them that the terms of the Neighbour Agreement could extend to 105 years or as stated, “in perpetuity”, should the Host Options be exercised.</p>	<p>We have always been upfront about the operational plan for The Pines Wind Farm. On our project website we have the following: “At the end of the operations, the wind farm will either be upgraded and continue to operate, or it will be decommissioned and recycled.” www.thepineswindfarm.com.au/operations</p> <p>In face-to-face meetings we have also been forthcoming on what can happen at the end of the project life cycle including options for decommissioning or upgrading and continuation of operations.</p> <p>We always provide a budget for any landowners looking to join the project for their own legal advice. Your legal representatives should always discuss with you the duration of the contract as spelled out in the contractual terms.</p>	3-March-26
Forestry Corporation Risk			
37	<ol style="list-style-type: none"> 1. The Forestry Corporation of NSW currently sits with a number of uncertain financial outcomes. 2. No decommissioning agreement or bond is in place with Stromlo/Tag. 	<p>Thank you for the statements and the observations of risk.</p> <p>Next update: Detail of the granularity associated with The Pines Wind Farm project will be provided as part of the EIS, submitted to the NSW Department of Planning, Infrastructure and Environment in late 2027.</p>	8-Dec-25

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
	3. No bond for future road degradation from Stromlo/Tag and resultant impact. 4. Significantly larger loss to current pine plantation areas identified in Agreement with Stromlo/Tag. 5. Unquantified increased fire risks to forestry pine plantations. 6. All potentially impacting on future forestry revenue and sustainability.		
Project Lifecycle & Decommissioning			
38	<p><i>Renew Economy</i> reports Andrew Riggs, CEO of Tag Energy as stating that The Pines Wind Farm investment decision may not be made until 2027 due to their focus on other projects.</p> <p>When will the final investment decision be made for The Pines Wind Farm?</p>	<p>'Final Investment Decision' (FID) or 'Financial Close' refers to the point when a project has completed all of its required approvals, concluded procurement contracts, secured finance from lenders and has (typically) secured foundation sales for its products. Not all of these requirements are in TagEnergy's direct control. The article correctly states that TagEnergy will not have a wind project ready for FID until 2027. The Pines Wind project will reach that point in mid-to-late 2028 at the earliest.</p>	8-Dec-25
39	<p>Does Forestry Corporation of NSW have a backup plan if Tag Energy makes a final investment decision not to proceed?</p>	<p>The Pines Wind Farm team is not in a position to comment on this.</p>	8-Dec-25
	<p>If the project is extended beyond the initial 35-year life expectancy, what will happen to the Neighbour agreement?</p>	<p>If the project is extended beyond the initial 35-year lifecycle, project neighbours will continue to receive payments and insurance protection.</p>	9-Dec-25
40	<p>How are TagEnergy & Stromlo going to finance the decommissioning of the project?</p>	<p>Obligations under the lease Under the wind farm host leases, the wind farm company is obliged to maintain the facilities and land in good order and in accordance 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>	9-Dec-25

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
		<p>Funding decommissioning 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>	
41	<p>At the last meeting, Council noted the requirement for a decommissioning bond. Andrew Riggs said he had been speaking to State and Federal Governments about a decommissioning plan which he described as 'not unlike the green slip on your car'. He said he has been advocating for a system whereby projects will pay into a commercial insurance fund backed by the insurance industry. Is there an update on these discussions, or the broader issue of decommissioning?</p>	<p>There is no update on these discussions.</p> <p>All of our private lease agreements include a commitment for us to fund 100% of decommissioning, as set out below.</p> <p>Funding decommissioning 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</p>	8-Dec-25

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
		<p>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>	
42	<p>Could Stromlo/Tag confirm the estimated decommission cost for a 300m wind turbine is at least \$950,000?</p> <p>In 30 years' time, this will equate to a cost of \$4 million per turbine or \$1 billion for 250 turbines. The importance of a decommissioning bond cannot be overstated.</p>	<p>There have been no 300m turbine that have been decommissioned in Australia yet. However, landowners are protected, and decommissioning paid for as set out below.</p> <p>Obligations under the lease Under the wind farm host leases, the wind farm company is obliged to maintain the facilities and land in good order and in accordance 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> <p>Funding decommissioning 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>	8-Dec-25

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
		<p>Host landowner security</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>	
43	<p>WIND TURBINE LIFE</p> <p>We understand, The Pines Wind Farm host contracts are for 35 years. Recent studies of wind tower age and performance by the Danish Energy Agency and Edinburgh University based on 350 UK wind farms, found for larger 2+ MW onshore turbines, there was an age-related decline as much as 4.5%. That is, by age 16, an onshore windfarm will produce only 63% of its first-year performance.</p> <p>The economics look unattractive, or will they be replaced at the halfway mark of the 35-year Agreement?</p>	<p>All mechanical equipment degrades in performance over time. Performance degradation of project equipment is accounted for in investment decisions prior to a project being constructed.</p>	3-March-26
Health Concerns			
44	<p>The potential harm and nuisance impacts from 300m wind towers include:</p> <ul style="list-style-type: none"> • Infrasound impact. • Audio impact. • Light flashing. 	<p>As part of the project detailed assessments (submitted in the EIS) The Pines Wind Farm will investigate noise impacts, construction vibration, and impact of aviation lighting (and if it is required).</p>	8-Dec-25

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
	<ul style="list-style-type: none"> Seismic vibration. Red aviation light flicker. Resulting in but not limited to recorded outcomes including; sleep disturbance, headaches, cognitive impairment, anxiety, depression and cardiovascular stress. Can Stromlo/Tag guarantee no harm or nuisance impacts from wind towers, 1.9km or greater from a residence?	The project will be designed and delivered to meet the NSW Wind Energy Guidelines (2024).	
45	Can Stromlo/Tag provide a copy of the report that supports there is no nuisance or harm impact from 300m towers, 1.9km or greater from a residence?	The project will be designed and delivered to meet the NSW Wind Energy Guidelines (2024).	8-Dec-25
	Can Stromlo/Tag guarantee they have disclosed all relevant potential harms and nuisances in their Neighbour and Host Contracts? If not, then have property owners been fully and fairly informed about the risks, given they are not sophisticated investors and, in many cases vulnerable investors?	The neighbour deed lists specific impacts that a landholder may choose to accept. We pay up to \$2,500 for landholders to have a legal review completed so that they can fully understand the agreement. We also pay up to \$500 for independent tax advice.	8-Dec-25
46	WIND TOWERS IMPACT ON HEALTH At the 9 December 2025 meeting, the Stromlo/Tag representatives advised: “Wind towers have no impact on health”, in fact, “no physiological impact“. Further stating “misinformation is causing the health impacts”. Stromlo /Tag representatives also stated, “that the Pines Project will comply with current noise regulations”.	The NSW Wind Energy Guidelines (2024) set out requirements in terms of noise assessment. We will design The Pines Wind Farm to be compliant with those guidelines.	3-March-26

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
	<p>However, compliance does not automatically equal safety. Numerous residents—both locally and internationally—have reported sleep disturbance, chronic stress symptoms, headaches, pressure sensations, and other health effects consistent with prolonged exposure to low-frequency noise (LFN) and infrasound.</p> <p>Many existing regulatory frameworks were developed before modern, large-scale turbines and do not adequately measure or regulate infrasound and low-frequency noise inside homes, where people actually live and sleep. This raises a critical question: If the regulatory system is outdated or incomplete, how can you rely on compliance alone as evidence that your project will not cause harm?</p> <p>Accordingly, please advise regarding the following:</p> <ol style="list-style-type: none"> 1. Are you relying solely on compliance to regulations that exclude infrasound and Low Frequency Noise and do not include the entirety of the sound environment for example pulsing characteristics. 2. Do you acknowledge that current noise regulations do not fully account for the entire sound scape including infrasound and low-frequency noise and their impacts? 		

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
	<p>3. If residents experience documented health effects while you remain technically “compliant,” do you accept responsibility?</p> <p>4. What will you do to mitigate and take seriously reported health effects.</p> <p>5. What binding mitigation, operational adjustment, or compensation mechanism will be in place if harm occurs?</p> <p>This should not be a legal matter — it is an ethical one. Developers should not hide behind minimum standards if those standards are insufficient to protect community health. Planning law is clearly intended to prevent material harm to public health and residential amenity. Where evidence of harm exists, precaution principle applies rather than reliance solely on minimum compliance thresholds?”</p> <p>Communities deserve more than assurances of compliance. They deserve accountability if harm occurs.</p> <p>Please provide direct answers rather than a general statement about meeting regulations.</p>		
47	<p>ASBESTOS</p> <p>Further to our meeting of 9 December 2025, Stromlo/Tag advised <i>“the asbestos matter had been dealt with as the asbestos was in sealed brake pads”</i>.</p> <p>Please confirm:</p>	<p>In late 2025, trace amounts of asbestos were identified in lift brake pads at an operating wind energy site in Australia. Following the discovery, precautionary compliance checks were undertaken across many projects. Several sites, including Golden Plains, discovered similar trace amounts. These discoveries were well-reported in the media at the time.</p>	3-March-26

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
	<ul style="list-style-type: none"> - the location of the brake pads – internal service hoist? - Number of wind towers in Australia impacted? 	<p>TagEnergy was advised by Vestas, the Engineering, Procurement and Construction contractor for Golden Plains, that a component supplier had provided internal service lift brake components containing trace amounts of asbestos, contrary to contractual specifications.</p> <p>These lifts are located inside turbine towers and are used by technicians to access the nacelle for maintenance activities. The brake pads are housed within fully sealed units. As a precaution, access to affected turbines was immediately restricted and exclusion zones were established while rectification works were undertaken. Independent hygienists conducted air quality and surface testing, confirming that there was no uncontained asbestos in any affected turbines. WorkSafe Victoria was fully briefed and expressed confidence in the swift and thorough response undertaken to safeguard health and safety.</p> <p>All remediation works have been successfully-completed without incident.</p> <p>Safety is paramount for TagEnergy. The matter arose from a supplier breach of specification, was identified through precautionary checks, and was addressed transparently in consultation with regulators.</p>	
Private Meetings			
48	At the last meeting I asked the question regarding a private meeting at Black Springs that did not get responded to fully. I subsequently sent a follow up email and did not receive answers to all my questions (see below) and would like these answered please.	<p>Stromlo Energy was invited by Helen Hayden to attend a meeting to discuss the project with community members who we understood had raised concerns with her.</p> <p>Two Stromlo representatives attended for the sole purpose of providing factual information about the project and answering questions raised</p>	3-March-26

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
	Who initiated the private meeting on Thursday 26 November 2025 on Council premises (Black Springs Community Hall)?	by those present. Stromlo did not request the meeting, nor did we have any involvement in how attendees were invited. We remain committed to engaging with Council and the community through open, transparent, and constructive channels.	
49	Did Stromlo/TAG initiate the request to meet private landowners?	No, The Pines Wind Farm Team was invited to a meeting by Helen Hayden.	3-March-26
50	Were you aware that Councillor Hayden was going to reach out to potential wind turbine customers via cold calling to attend this meeting?	We did not know how other attendees were being organised.	3-March-26
51	Who from Stromlo/TAG was liaising with Councillor Hayden regarding the meeting?	Matthew Parton	3-March-26
52	Who from Stromlo/TAG attended the meeting?	Matthew Parton and Brody Cannon	3-March-26
53	What Council representation was at the meeting?	Helen Hayden. We do not know if any of the other people present were Council staff.	3-March-26
54	Have TAG/Stromlo documented the discussions pre and post the meeting?	We have notes from the meeting.	3-March-26
55	What other private discussions have taken place with Councillor Hayden and have Stromlo/TAG documented?	We don't have records of any other one-on-one meetings with Helen Hayden outside of her attending our events.	3-March-26

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
56	Community Grants – has Councillor Hayden had private discussions regarding the application/distribution of community grants?	No.	3-March-26
57	Did Stromlo/TAG make the booking and payment for the venue on 26 November 2025?	No, we were an invitee to a meeting organised by another, so did not book nor make payment.	3-March-26