thepines
wind farm

COMMUNITY INFORMATION GUIDE

PLANNING & APPROVALS PHASE

tagenergy STROMLO ENERGY

Acknowledgement of Country

TagEnergy and Stromlo Energy respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge and celebrate their ongoing connection to the land and waters. We pay our respects to Elders past, present and emerging and acknowledge the collaboration and contribution of Aboriginal and Torres Strait Islander people to our work.

About us

In 2021, the NSW Government amended *The Forestry Act 2012* to allow renewable energy projects within State Forest pine plantations. The vision behind this amendment is to benefit NSW residents by co-utilising state-owned land to assist in reducing greenhouse emissions, improve NSW's energy security and diversify revenue for the Forestry Corporation of NSW.

Clean energy generating equipment such as pumped hydro systems and wind farms are already operating in forests all around the world, including Ireland, Scotland, Wales, Canada, Europe, and South America.

Forestry Corporation

Land Manager

As the land manager, Forestry Corporation of NSW has granted TagEnergy a Planning and Investigation Permit to explore the feasibility of a wind farm in Gurnang State Forest, part of Mount David State Forest, and some parts of Vulcan State Forest south of Black Springs.

tagenergy

Finance, build & operate

TagEnergy is a global clean energy enterprise that has a portfolio of close to 12GW of projects in Australia, the UK, Spain, Portugal, and France. TagEnergy's premier project is the Golden Plains Wind Farm in Rokewood, Victoria. When completed at 1,300MW, Golden Plains Wind Farm will be the largest wind farm in Australia and one of the largest in the world.

STROMLO ENERGY

Development planning & approvals

Stromlo Energy will lead community engagement as well as planning and environmental approvals.

Stromlo Energy is a 100% Australian-owned, expert renewable energy project developer. The Stromlo Energy team has delivered more than $6 billion of operating energy projects in Australia.

The Pines Wind Farm Proposal

Investigations phase

- ✓ Completed feasibility studies
- ✓ Engaged with neighbours and the community, giving them opportunities for feedback
- ✓ Commenced detailed assessments, including the Bird and Bat Utilisation Surveys in winter 2025, which are undertaken every season for two years

Community benefits

- ✓ Commenced Electricity Bill Credit (EBC) program and early sponsorships

Planning & Approvals phase

We are here

- → Engaging with neighbours and the community, giving them opportunities for feedback
- → Undertaking detailed assessments in line with the NSW Wind Energy Guidelines (2024) to be submitted to NSW Department of Planning, Housing and Infrastructure

Community benefits

- → Continuing Electricity Bill Credit program and early sponsorships
- → Working with our partner, BlueCHP, to begin the Affordable Housing Project
- → Opening applications for community to join the $5 million Legacy Project Committee, which will determine a successful project
- → Starting Local Supplier and Contractor Register

Construction phase

2-5 years

Traffic management and Construction Management Plans will be developed with input from the community and local Council to minimise potential impacts

Community benefits

- — Implement Community Benefits Fund of at least $1,050/MW per year for life of the project
- — Kick-start the $5 million Legacy Project
- — Deliver the Affordable Housing Project
- — Opportunities for local employment through the Local Supplier Register
- — Begin nearby neighbour payments

Operational phase

The typical lifespan is 35 years, after which decommissioning or repowering may occur. The project is proposed to connect into the existing network via a new terminal station on the existing 500kV transmission line that traverses the Permit Area.

Community benefits continue from the Construction phase

Decommissioning phase

End of life

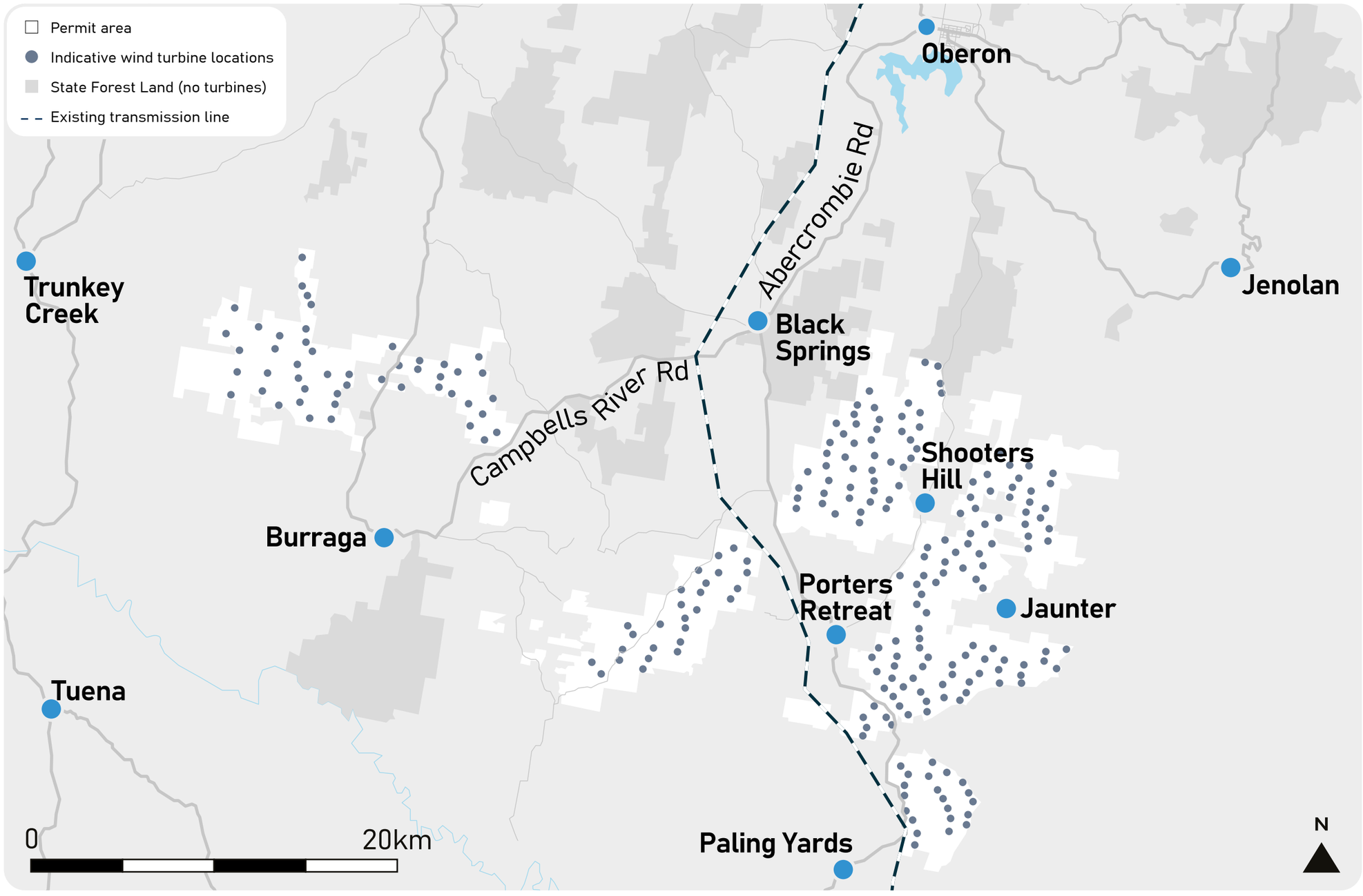
TagEnergy will decommission the wind farm at the end of the project life. Detail on how this is funded, and protections for host landowners can be found on page 9.

To learn more about these Community Benefits, see page 7.

Project Area map

The map shows the Permit Area issued by Forestry Corporation of NSW to be included in the project to host infrastructure.

This infrastructure includes wind turbines, transmission lines, internal access tracks, collector stations and a terminal station. The Pines Wind Farm team is continuing negotiations with private landholders to host project infrastructure. When completed, this land will also be added to the Project Area map. The layout shown on this map was released for consultation in October 2024 and is subject to change.



Project benefits

The Pines Wind Farm proposal includes a comprehensive Community Benefits Package designed to deliver lasting social and economic value to the Oberon region. Many of these initiatives have already begun, with more to come across the project's 35-year operational life.

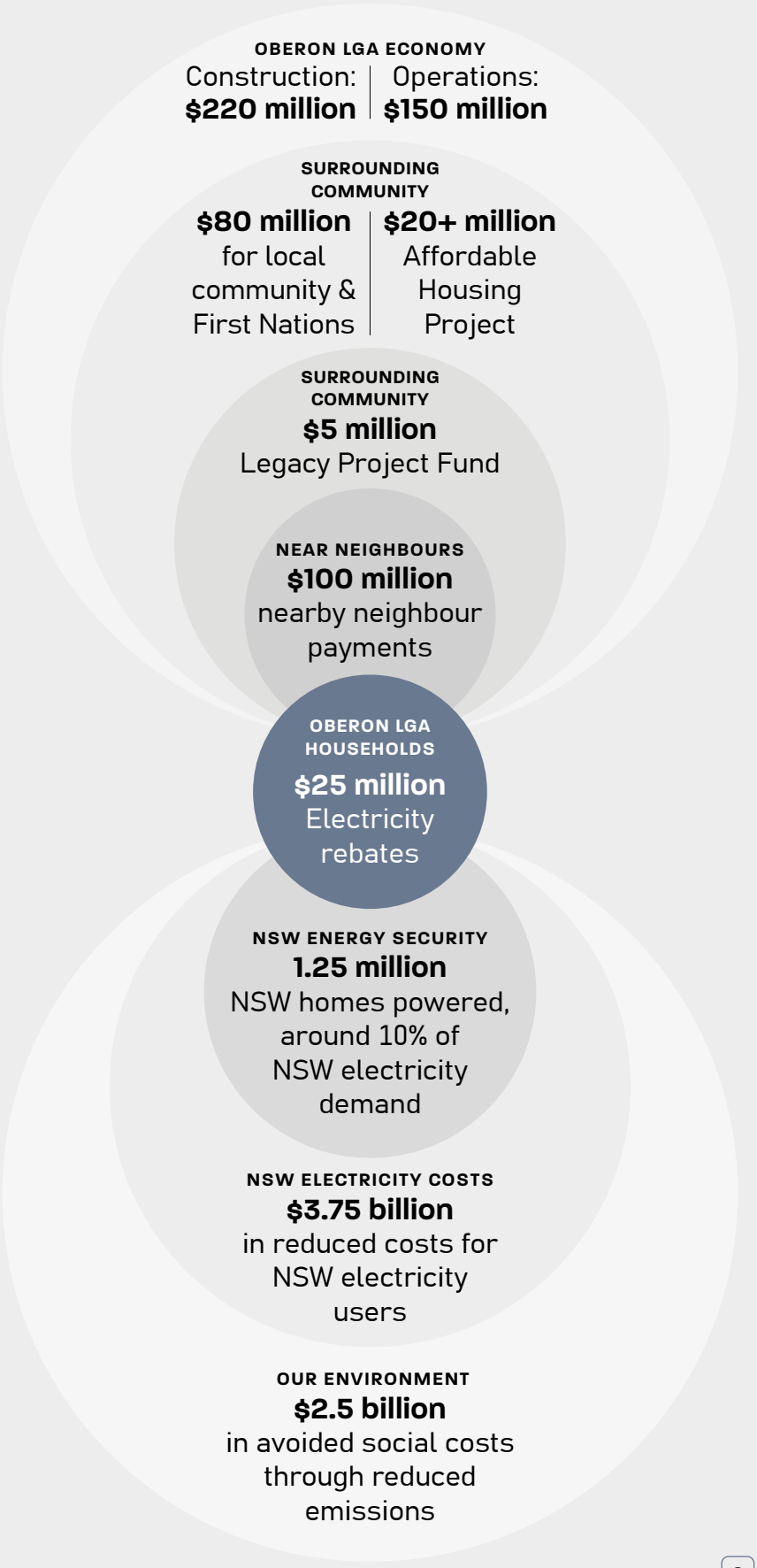
The Community Benefits Package includes:

- Electricity Bill Credit Program
- Early community sponsorships during the Investigations and Planning and Approvals phases
- A $5 million Legacy Project
- An Affordable Housing Project in partnership with BlueCHP
- A Community Benefits Fund
- A Nearby Neighbour Program for households within 3.5km of a turbine

We are open to ideas for programs and projects you want in your community!

Submit your ideas on our website:

thepineswindfarm.com.au/community-benefits



Electricity Bill Credit
Every eligible household in the Oberon Local Government Area and the suburbs of Triangle Flat, Bald Ridge, Abercrombie River, Trunkey Creek, Arkell, Hobbys Yards, Caloola and Rockley is entitled to a $100 annual Electricity Bill Credit (terms and conditions apply). This program launched in 2024 and is continuing.

If approved and the project goes into construction, the annual Electricity Bill Credit will be increased to $250/year during construction and for the life of the project. CPI will apply to this $250 payment from the start of construction.

Early Sponsorship
The Pines Wind Farm provides $50,000 per year in financial support for local organisations. This early sponsorship program closes in February and August each year and supports projects linked to: health, social welfare, safety, the environment, education, youth projects, sport and recreation, culture, the arts, and economic development.

$50,000/year is available in funding over two funding rounds. Local groups, clubs, schools and organisations located near the project are invited to apply. Organisations and groups are eligible to apply for $1,000 to $5,000 in funding per round.

Legacy Project
TagEnergy has committed to funding a $5 million Legacy Project to deliver a landmark community project–or series of projects–benefiting the local communities of Black Springs, Burraga, Oberon, and Trunkey Creek.

A dedicated Legacy Project Committee will be established in 2026, coordinated by community figure Glen Stewart. The committee will be made up of local representatives and guide how the fund is spent. This community-led approach ensures the legacy of The Pines Wind Farm is shaped by the people who know the region best, leaving a lasting impact for generations to come.

Affordable Housing Project
TagEnergy has partnered with tier-one community housing provider BlueCHP to deliver at least 100 affordable housing bedrooms in Oberon. This is Australia's first renewable-led, new-build affordable housing project, directly responding to the housing pressures identified in Oberon Council's Draft Housing Strategy. The homes will accommodate approximately 20% of the wind farm's construction workforce, before transitioning to permanent affordable housing managed by BlueCHP under its established build-to-rent model. TagEnergy will contribute capital and ongoing funding to ensure homes remain accessible long-term, with a mix of one and two-bedroom dwellings. TagEnergy's charitable donation to enable this development is currently estimated at more than $20 million.

Project approvals

Most wind energy projects in New South Wales are considered State Significant Developments (SSD). Development applications for SSD projects are assessed by the Minister for Planning and Public Spaces.

Before a development application can be submitted, we need to apply for Secretary's Environmental Assessment Requirements (SEARS) relating to the project.

The SEARS set out the assessment requirements for the project and form the basis of the Environmental Impact Statement. This will occur during the Planning and Approvals phase.

During the current project phase, The Pines Wind Farm will undertake surveys and investigations at the proposed project site.

These include:

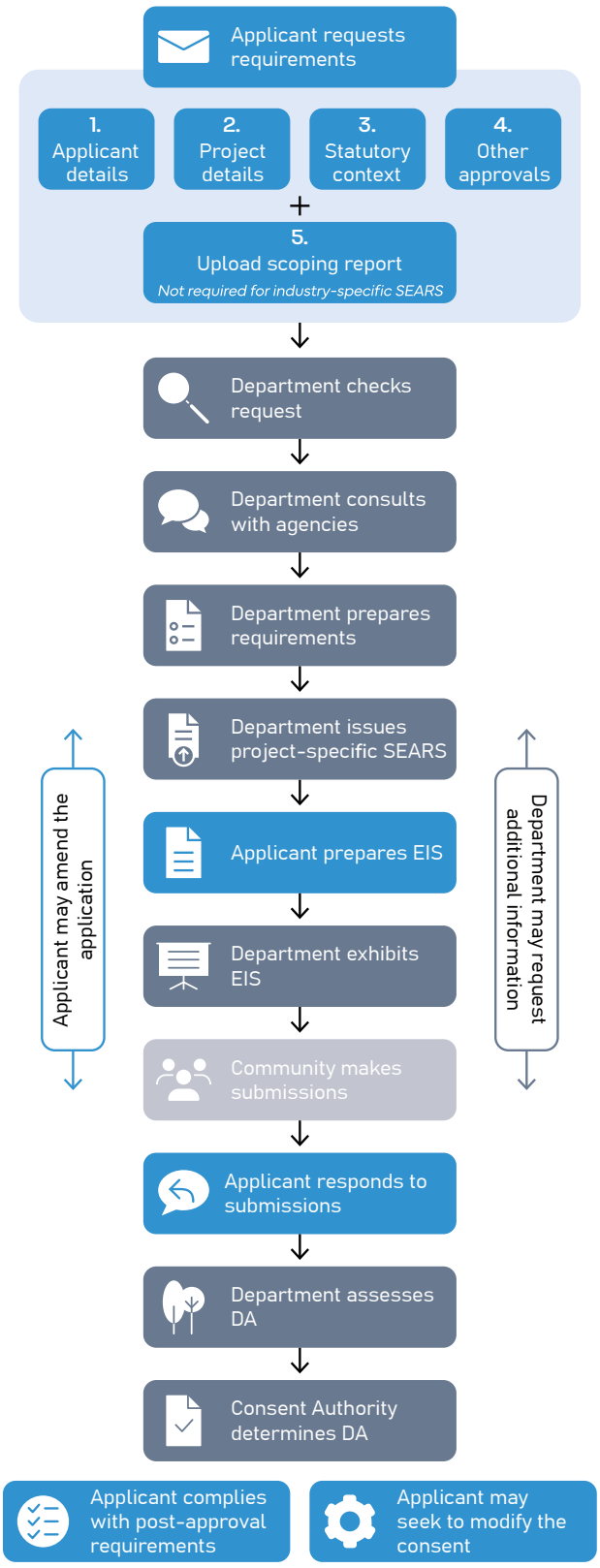
- wind monitoring
- bat and bird surveys
- ecology
- Cultural Heritage
- noise and visual impact
- geotechnical
- lidar and feature surveys
- traffic impact assessments.

These assessments, along with input from the community, will inform the design of the wind farm, and the locations of infrastructure that are used in the final development application for submission to the New South Wales Department of Planning, Housing and Infrastructure (DPHI).

We will continue to engage with landowners, traditional owners and the community during this time and will provide regular updates on progress.

Join our Supplier and Contractor register: thepineswindfarm.com.au/join-our-supplier-register

Planning and Approvals phase process



Construction

If approved, construction of The Pines Wind Farm is expected to take 2-5 years to complete. The Pines Wind Farm will comply with any conditions in the planning permit. Management plans will be developed as part of the planning approvals process to ensure compliance. These plans will be published on the project website as they are approved.

Construction will involve the use of trucks, light vehicles and machinery moving in and around the project site.

Some local roads will be used for delivery of materials and equipment to site. A comprehensive Traffic Management Plan will be prepared as part of the project approvals to manage impacts to the community including school bus routes and other sensitive uses. We are responsible for repairing any damage to local roads.

Hundreds of direct and indirect jobs will be created with most of the construction workforce housed locally. The workforce housing strategy will be developed during the Planning and Approvals phases with input from local accommodation and tourism providers.

Operations

Once operational, wind farms in Australia are expected to operate for 35 years.

Each turbine has an annual maintenance regime to keep it operating safely and effectively. The maintenance takes approximately 3 days per turbine per year. Wind farm maintenance will create direct and indirect jobs in the local community.

At the end of the operations, the wind farm will either be upgraded and continue to operate, or it will be decommissioned and recycled.

Decommissioning

TagEnergy will decommission the wind farm at the end of the project life. These steps are in place to ensure compliance and protect the community.

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.

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.

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.

Frequently asked questions

The proposed project

Where is the proposed project?
The Permit Area issued by Forestry Corporation of NSW comprises Gurnang State Forest, part of Mount David State Forest, and some parts of Vulcan State Forest south of Black Springs.

Will the project be on freehold land?
The Pines Wind Farm wants to share the benefits of the project with the community and one way to do this is to offer the opportunity to host project infrastructure on land surrounding the investigations area.

Project infrastructure could include wind turbines, transmission infrastructure and laydown areas. Participation as a host is optional; The Pines Wind Farm does not have any compulsory acquisition powers and cannot force landowners to host infrastructure.

Will the proposed project be in other parts of the State forests?
The Planning and Investigation Permit issued by Forestry Corporation of NSW is limited to the areas named above, we are not permitted to investigate any other State Forests not named in the Permit for the purpose of installing wind turbines.

How big will the wind turbines be?
The technology for the proposed project is yet to be finalised, it is expected however that the turbines will have a maximum height of 300m from the ground to the top of the blade tip.

Will I still be able to use the forest for recreation activities?
During the Investigations and Planning and Approvals phases there will be no impact on the use of the forest by the community or visitors to the region. Forestry Corporation of NSW will continue to issue permits for recreation activities.

As part of the Community Benefits Package, we will be exploring ways to improve recreational facilities in the forests we are operating in. This may include upgrades to facilities and parking areas and access roads. During construction, for the safety of forest visitors, some areas may have restricted access. Once the wind farm is operational however, it is business as usual for forest visitors.

How will you manage environmental concerns?
As part of the development and approvals process a series of surveys and assessments are being undertaken. The surveys are to determine the potential impact on the local environment. The results of these surveys will be used in the design process to help us to avoid and minimise flora and fauna impacts.

Environmental management plans will then be prepared to manage impacts through construction and operations.

Will the proposed project be visible from Oberon?
The Pines Wind Farm is located more than 15km from the Oberon township. At this distance, the visual impact is anticipated to be low, pending a detailed assessment by a visual impact consultant.

I own a property/operate a business in Oberon, will The Pines Wind Farm affect my property or public liability insurance?
No. A variety of factors go into the calculation of Insurance premiums including claims history, business practices, cost of capital etc. We can see no reason why the presence of The Pines Wind Farm, more than 15km away, would introduce a relevant risk to properties in the Oberon LGA.

I own a property/operate a business very close to The Pines Wind Farm investigation area, will this affect my property or public liability insurance?
No. We have found no evidence supporting an increase in premiums due to the proximity of a wind farm. However, to ensure this does not become an issue in the future we have extended our neighbour benefit program to include insurance. Neighbours within 3.5km of a wind turbine have the opportunity to enter into neighbour benefit agreements. The agreements provide annual neighbour payments based on proximity to turbines, coverage as an additional insured under the project's insurance policy. This means a neighbour is covered if they accidentally cause damage to the wind farm. Periodic fire safety assessments of their property may occur to ensure fire risks are minimised.

Does Australia's peak industry body for Insurance think that renewables cause rising premiums?
No. In a statement to the ABC[1], the Insurance Council of Australia has said:

"The rising cost of cover has nothing to do with renewables. Premiums are rising because of escalating costs of natural disasters, the increasing value of homes and vehicles making them more expensive to replace, and inflation pushing up building and vehicle repair costs."

Wind farms

How do wind farms generate electricity?
Wind flows over the blades like air flowing over an aeroplane wing. This flow of air causes a difference in air pressure between the front and back of the blade, moving the blades forward and making the rotor spin. The spinning rotor drives a generator, converting motion into electricity to export to the grid.

What is shadow flicker?
Wind turbines and their blades can cast shadows on nearby land. When viewed from a stationary position, the blade's moving shadows appear to flicker, giving rise to the term 'shadow flicker'.

Wind energy guidelines limit the shadow flicker experienced at any neighbouring dwelling to an average 30 hours per year as a result of the operation of the wind farm. A shadow flicker assessment will be undertaken as part of the Environmental Impact Assessment process to ensure The Pines Wind Farm is compliant.

What about reflections from the turbines causing glare?
This is known as blade glint. Blade glint can be produced by the reflection of the sun's light from smooth and reflective surfaces. Modern wind turbine blades are coated with non-reflective paint, to prevent the occurrence of blade glint.

Are turbines environmentally friendly? How long does it take to repay the carbon it takes to produce?
Vestas, the world's leading wind turbine manufacturer, has calculated the operating times that wind turbines need to generate in order to payback the energy used in their manufacture[2]. These times vary from 5 months for high wind sites (like The Pines Wind Farm) out to 8 months for lower wind speed sites. For comparison, solar panels are 1–2 years and hydroelectric power plants are 9–13 months on the same metric.

Major wind turbine suppliers have announced targets to have 100% recycling capability for their turbines by 2040. Vestas for example can currently recycle 85% of turbine components[3].

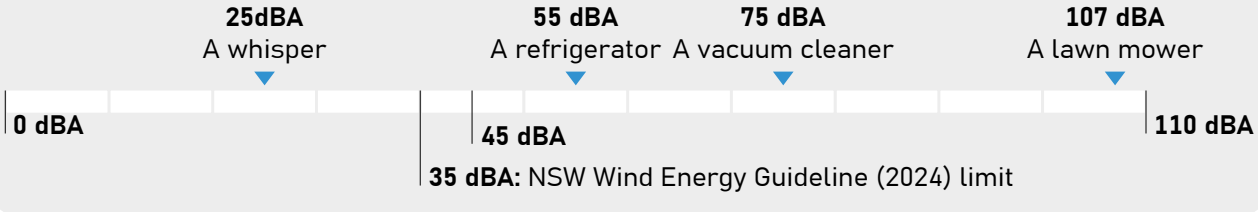
TagEnergy will work closely with the turbine supplier to minimise any waste from the project.

Will I be able to hear the wind farm?
At 1.5km distance from the wind turbine base it is likely that the sound pressure level from an operating wind turbine will be around 35 decibel, which is the NSW State noise limit outlined in the wind energy guidelines that ensures noise does not significantly affect people in the area. Figure 1 shows where the 35dB NSW noise limit sits amongst other common noise sources.

Most people hear a soft woosh-woosh noise at this distance if there is very low background noise around them.

There are resources available online including a video[4] created by TasNetworks in Tasmania in partnership with sound engineers Arup.

Figure 1: A Yale University noise level study provides the following comparisons



1 abc.net.au/news/2024-06-12/farmer-stephen-pumpa-insurance-concerns-neoen-solar-farm/103855680
2 vestas.com/en/sustainability/environment/energy-payback
3 vestas.com/en/sustainability/environment/zero-waste
4 youtube.com/watch?v=v-sUDSwsE_w

Fire safety

Will there be a higher risk of fires because of the wind farm?
If it proceeds, The Pines Wind Farm will potentially lower the risk of fire in and around the region. Forestry Corporation of NSW keeps records of ignition sources for forest fires. Since 1991, the three biggest identified sources of ignition are lightning, arson and campfire. See Figure 2 below. The Pines Wind Farm will potentially help reduce the risk of all three of these fire sources.

Wind turbines reduce the risk of lightning fires

Lightning strikes are frequent in elevated regions like Oberon and if they strike flammable objects, can start fires. Lightning is the most common cause of fire identified in State Forests. Wind turbines are designed to conduct lightning strikes safely. Their height attracts lightning, lowering the occurrences of striking flammable objects. The Pines Wind Farm Proposal includes turbines certified to IEC 61400-24 (lightning protection), that ensures all turbines have engineered lightning protection systems to international standards.

24-hour operations and surveillance

Early detection and 24-hour manned surveillance reduces fire risks from campfires and arson, improving security across the plantations. The Proposal includes 24/7 operations and surveillance, including a network of security cameras. These will feed into a 24-hour manned control centre which will have a fire plan and direct communication with Forestry Corporation of NSW and other fire authorities.

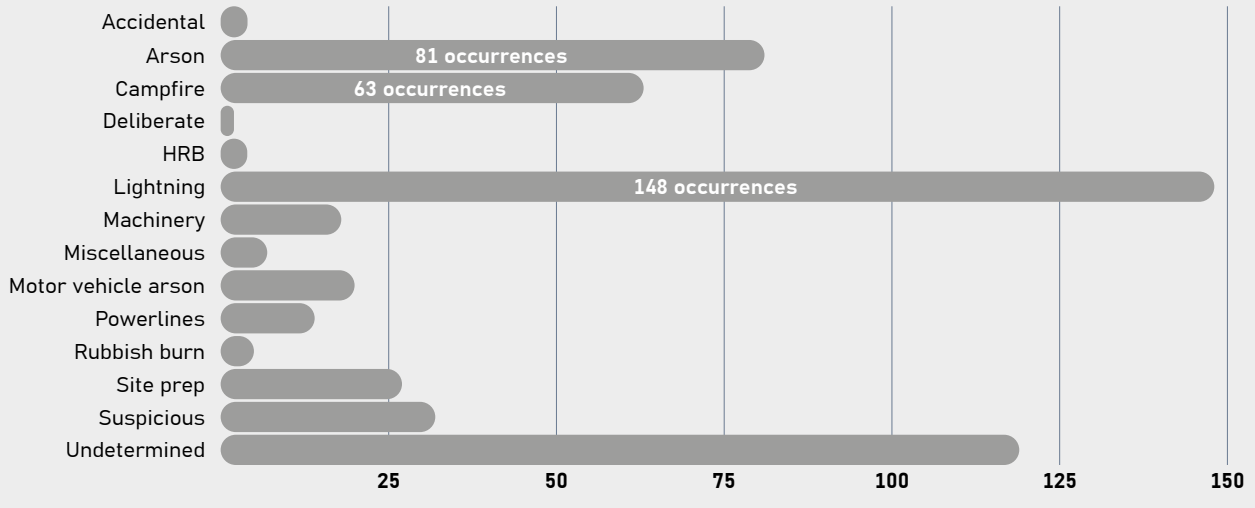
What happens in a bushfire?
A bushfire risk assessment is undertaken for each project and a bushfire management plan will be prepared and made available to the community. The management plan includes details of water tanks and other firefighting equipment maintained at the wind farm site, and how the wind farm personnel and equipment will assist firefighting efforts in case of bushfires in the region.

The wind turbines to be used on the project are fitted with advanced smoke detection and fire suppression systems. When smoke is detected, a signal is sent to the operator who will immediately shut down the turbine and alert the fire authority.

The suppression system will activate in the event of fire, a gas suppressant is released to extinguish any fire, the types of gas used are environmentally safe and act to cool the fire and remove oxygen to extinguish flames.

What about lightning strikes?
Wind turbines are designed with lightning protection systems that draw lightning strikes safely to ground without injury to people or property. According to the CSIRO, lightning strike is the most common cause of bushfires. The height of wind turbines, coupled with these lightning protection systems substantially reduce the chance of lightning strike on trees, fences and buildings in the area around the wind farm.

Figure 2: Ignition Source Data for Bathurst Forest Protection Area since 1991



The Pines Wind Farm is likely to reduce the risks of these most common sources of fire

Transport & infrastructure

Which transport route will be used?
Transport routes are under assessment. Final routes will be confirmed in the Traffic Management Plan (TMP).

Will local roads be used for heavy transport?
Where feasible, internal access roads will be prioritised. Use of public roads will be subject to council and community consultation. The project will be planned to minimise travel distances during construction. Where public roads are damaged, the project will commit to maintaining them, both during and at the end of construction.

When will the TMP be publicly available?
The TMP will be released as part of the EIS documentation once finalised.

How will waste be managed during construction?
A detailed Waste Management Plan will form part of the Construction Environmental Management Plan (CEMP), ensuring compliance with environmental standards. We also understand that waste management, water management, accommodation are major topics for local Councils. We will work closely with local councils on these topics so that we can create an EIS that does not put undue pressure on council facilities.

What alternatives are being considered for the O'Connell Road route?
There are several routes under investigation. When a route is selected, we will announce it.

Meet the team

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Learn more

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