

OBERON COUNCIL

MEETING 9 JUNE 2026

RESPONSE TO KEY TOPICS – UPDATE 7 AUGUST 2026

No.	Question from Oberon Council	The Pines Wind Farm Answer	Date Received
Council Rates			
22	a) Meeting 10 June 2025 i. Question from Mayor McKibbin - Please provide a copy of the intended lease/licence or other agreement between Stromlo/Tag and NSW Crown land for the sites on which wind towers are to be erected? Council requires this agreement/Deed to understand the basis on which these wind towers will occupy the crown land and whether it is rateable under Section 555 of the Local Government Act 1993? Again no negotiation of any VPA can occur until Council fully understands the nature of this agreement so it is in everyone's interest this is disclosed. ii. Response – not addressed during the meeting.	The permit between TagEnergy and Forestry Corporation of NSW is commercial-in-confidence. During the meeting on 9 June 2026 it was discussed and agreed that Council rates would be determined separately to the VPA discussions. The requirement to pay Council rates is determined by the Local Government Act, including leases. The definition of a lease includes permits issued under the Forestry Act. The Pines will comply with all relevant laws, including those relating to rates. Renewable land agreements have, for many years, made the project responsible for payment of any applicable rates due to the project. This is also the case for The Pines. The Pines acknowledges its obligations as a future permit holder and a future leaseholder under the LGA and will engage with Council on the rating assessment process.	3 June 2026

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Questions to Forestry Corporation of NSW			
30	For the Valley of the Winds project (near Coolah) a number of submissions were made to the Independent Planning Commission (IPC) expressing concern about the impact of that project on property values. The IPC subsequently approved the project and in their Statement of Reasons stated the following: “pursuant to the EP&A Act property values are not a matter of consideration” and “the Land and Environment Court has ruled on several occasions that the assessment of the impacts of projects on individual property values is not generally a relevant consideration” (Page 25) This is shocking. The foreign corporation gains financially, and the farmer suffers a loss as a result, and the government says that's fine!!	The Pines Wind Farm offers the following observations: In Australia, there is no research that definitively links wind farms with property price changes, either up or down. The three main studies quoted in the space are by Urbis (2016), the NSW Valuer General (2009), and Preston Rowe Patterson (2013) and all of them conclude there is no definitive link either way. Please refer to https://www.thepineswindfarm.com.au/resources to view these studies. Globally, the most comprehensive study¹ was completed in the USA and released in 2024 in the Proceedings of the National Academy of Sciences and includes analysis of 300 million home sales affected by 60,000 wind turbines. The study found no effect on home prices for wind farms constructed after 2017. The study authors suggest this is caused by wind turbines becoming normalised.	3 June 2026

¹ The visual effect of wind turbines on property values is small and diminishing in space and time: <https://www.pnas.org/doi/10.1073/pnas.2309372121>

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	Regarding the proposed project in Oberon State Forests: Are the potential impacts on the property values of your neighbours a matter of consideration for Forestry Corporation? Is Forestry Corporation concerned that land holders may suffer a loss as a result of a wind energy development on land you manage?	Key findings PRE 2017 10% temporary impact on home prices within 10km radius during development 8% temporary impact on home prices within 1.5km radius during development BUT Prices bounced back to normal in the years after the project became operational. AFTER 2017 The study found no effect on home prices for wind farms constructed after 2017. The study authors suggest this is caused by wind turbines becoming normalised.	
Permit			
32	Questions to Forestry Corp which remain outstanding from email of 13 May 2026 but now also asked of Stromlo/Tag: Is there a separate Permit to occupy for each turbine, substation and other associated	There will be one Permit issued for the areas occupied by wind turbines and associated project infrastructure (Permit Area) for The Pines Wind Farm.	3 June 2026

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	infrastructure (buildings) or is it one permit with all areas included in it?		
33	I assume that the areas to be occupied under Permit are to be delineated with reference to Lot numbers for the purposes of a valuer general valuation? Or is some other method to be used noting many will be smaller than a lot?	A survey will be undertaken by a surveyor following the construction of the wind farm to determine the exact footprint occupied by wind turbines and associated infrastructure.	3 June 2026
34	Are there easements or permits for underground power lines between towers and substation?	FCNSW land tenure for windfarm equipment is granted under a 'permit' by FCNSW under the Forestry Act. To the extent any private lands are to be used, tenure is provided via conventional leases for exclusive-use areas (eg turbine positions), and easements for non-exclusive areas (eg roads, electrical connections).	3 June 2026
35	What is situation for overhead lines to substation? An easement or permit	FCNSW land tenure for windfarm equipment is granted under a 'permit' by FCNSW under the Forestry Act. To the extent any private lands are to be used, tenure is provided via conventional leases for exclusive-use areas (eg turbine positions), and easements for non-exclusive areas (eg roads, electrical connections).	3 June 2026
36	Similarly with access tracks ; easement or permit?	FCNSW land tenure for windfarm equipment is granted under a 'permit' by FCNSW under the Forestry Act. To the extent any private lands are to be used, tenure is provided via conventional leases for exclusive-use areas (eg turbine positions), and easements for non-exclusive areas (eg roads, electrical connections).	3 June 2026