



## Delburn Wind Farm Community Consultative Committee Minutes Meeting #5

Thursday 20 June 2024  
Teams Meeting Online  
6:00 - 7.30pm

Attendees:

- Anne Forbes (Secretariat/OSMI)
- Trevor Hoare
- Ivor Awty
- Wendy Farmer
- Tony Wolfe
- Barry Rogers (Chair)
- Michelle Slater
- Lorraine Bull
- Sam Maynard
- Alex Godina (Cubico)

Apologies: Marty Sinemma, Elizabeth Radcliffe (OSMI), Heather Butler, Kristine Good, Peter Marriott

### Minutes

#### 1. Procedural Matters

Barry Rogers: Acknowledgement of Country

Anne: Apologies

#### Actions arising from previous meeting:

Questions raised by the CCC will be answered at the next meeting, shared in the e-News updates and on the website.

#### **Q. Will apprenticeships be offered as part of the wind farm construction to assist young people?**

A. The local economic and employment program will work to ensure local contractors get as much work at the wind farm as possible. There will be electrical apprentice opportunities with the wind turbine manufacturer who will maintain the operations of the wind farm.

#### **Q. Concerns have been raised by community members about the tree removals and road works being delivered by Regional Roads along the Strzelecki Hwy and the impacts to Koala habitat. Will there be any trees replanted?**

A. In our April CCC meeting, we provided an update on the road works on the Strzelecki Hwy and advised that Regional Roads Victoria are doing the work. The Regional Roads works have nothing to do with the windfarm and the works to upgrade the public road were committed to in the Victorian government budget several years ago.

Approval was granted to clear a small area of native vegetation at the Creamery Road intersection to allow it to be upgraded as part of the DWF project. When the wind farm construction starts, native



vegetation offsets will be purchased to protect an area of remnant native vegetation for perpetuity to offset native vegetation that does require clearing for the wind farm's construction. An offset site has been identified adjacent to the project site near Boolarra and the land will be actively managed and maintained, as required under Victorian law.

### **Conflicts and perceived Conflicts of Interest**

Nil.

## **2. Community Feedback and Questions**

CCC members shared questions and feedback from residents:

### **Q. What's happening with the project, has it been sidelined?**

**A.** The project has not been sidelined and work continues to progress. A project update will be provided later in this meeting.

### **Q. When is the project going to start?**

**A.** Construction is scheduled to commence on site in early 2025.

### **Q. There have been several questions about the Regional Roads Victoria works and removal of trees along Strzelecki Highway. Is this work part of the Delburn Wind Farm construction?**

As noted above, the Regional Roads works have nothing to do with the windfarm and the works to upgrade the public road were committed to in the Victorian government budget several years ago. All queries should be sent to Regional Roads Victoria at [gippslandprojects@roads.vic.gov.au](mailto:gippslandprojects@roads.vic.gov.au)

## **3. Cubico Sustainable Investments – Project Update Presentation**

Alex Godino, Head of Development at Cubico Australia provided an update on Cubico's role and responsibilities. Cubico is a UK based company with Canadian investors and it is a long-term asset owner. Cubico is one and a half years into construction of the Wambo Wind Farm in Queensland.

Once the Financial Close for the Delburn Wind Farm is achieved, Cubico's appointed head contractor(s) will engage the broader market on tenders for defined scopes of work. They are working to underpin investment by securing a Power Purchase Agreement (PPA), undertaking modelling and analysis to enable the connection to the transmission grid, and completing technical studies to support a preliminary design for final tender stage.

Once a PPA is secured and Final investment Decision (FID) is achieved, Cubico will take over ownership and operation of the Delburn Wind Farm. OSMI will continue their role in supporting the project and oversee compliance of all conditions of the Development Approvals and continue to manage stakeholder engagement. Cubico will provide a Project Director and dedicated on-site construction supervisors.

### **3.31 What is a PPA?**

A Power Purchase Agreement (PPA) refers to a long-term electricity supply agreement between two parties, usually a power generator/producer and a customer (an electricity consumer, retailer or trader).



The PPA defines the conditions of the agreement such as the amount of electricity to be supplied, negotiated prices, accounting and penalties for non-compliance. PPAs can be used to reduce market price risks, which is why they are frequently implemented by large electricity consumers to help reduce investment costs associated with planning or operating renewable energy plants.

### **3.32 What are the Advantages of Power Purchase Agreements?**

The advantages include long-term price security, opportunities to finance investments in new power generation capacities or the reduction of risks associated with electricity sales and purchases.

#### **Why do PPAs take so long?**

All parties need to be assured they get the best deal. The cost of building and labour commitments has gone up since the Covid19 pandemic.

### **3.33 Next Steps**

- Secure an offtake (PPA)
- Finalise Construction and Operations Contracts
- Finalise Grid Connection Agreements
- Proposed final investment decision – Dec 2024
- Sub-Contractor arrangement – Early 2025
- Proposed construction commencing on site timing: - Early 2025
- Operation - End of 2026

### **3.34 Construction Activities**

- Site establishment
- Upgrading of access roads
- Preparation (excavation, form work) and pouring of concrete foundations (wind turbine footings and terminal station)
- Trenching and laying of underground cabling
- Delivery of turbine components
- Erection of turbines
- Grid connection construction
- Commissioning and operations

### **3.35 Employment, Trainees, Apprenticeships**

Once construction contracts are awarded and a schedule is locked in, the major construction contractor will then go out to the market. They will award work contracts for Civil Works, Electrical Works and labor etc. At this time, a number of local sub-contractor packages will also go out to market.

Employment and supplier opportunities will be advertised again to ensure everyone is informed of these opportunities. OSMI have been registering interest from suppliers and potential contractors and placing this information in a supplier database. This database will be shared with the major construction contractors panel so that they have a source of local industry contacts to utilise.

We are committed to employing local people as much as possible and procuring from local businesses. We are also encouraging young people to take up trade apprenticeships. To increase the number of apprentices and qualified trade workers, we will boost diversity by hiring First Nations people, more women, people with disabilities, and other under-represented groups.

### **3.36 What happens next?**

- Cubico will continue working to reach FID
- DWF will continue to engage, listen and work with near neighbours and the community



- Our Community Consultative Committee will help shape, refine and define key elements of the benefit sharing scheme
- Stakeholders and the community will be well informed and kept up to date on project status, construction works and opportunities
- DWF will continue building long-term relationships to be a good neighbour and create a positive long-term legacy in the region

#### **4. Questions and Answers**

##### **Q. Is there a date when community investment will be available?**

**A.** There isn't a set date for the commencement of the community investment program however it will be after all the turbines are installed and the wind farm is fully operating. This is scheduled for completion at the end of 2026. The community investment offering will be advertised some months ahead of the construction completion.

##### **Q. Have you looked at accommodation for the workforce?**

**A.** This has been investigated and as we will be hiring people from across Gippsland as much as possible, we don't believe there will be a huge need for additional accommodation. However, we have had some accommodation providers across Gippsland reach out and register their business with us and we are happy to share this information with employees and suppliers prior to construction commencing. We know that many of our team members will become regulars at the local cafes, pubs and shops surrounding the wind farm and this will help boost the local economy

We have undertaken a labour and skills mapping exercise with the Latrobe Valley Authority. This investigated what's required to prepare, build and operate a wind farm and the skills, trades and people currently located in the Latrobe Valley and Gippsland.

##### **Q. Will it be a phased start up or do you need to wait until all the turbines are installed for the wind farm to start operating?**

**A.** We must wait until all the turbines are installed and been through the commissioning phase. Once the wind farm is connected to the grid the commissioning process commences which can take a few months to ensure it is operating as modelled.

##### **Q. Have you checked the timeframes for project delivery with other planned local renewable energy projects? Will you have enough skilled people for this project with the Big Battery, Offshore Wind and Marinus Link projects?**

**A.** We are confident we will have enough people to work on this project as we have received an incredible response for employment and supplier opportunities. Delburn Wind Farm is commencing construction early next year and the other projects are proposed to start at later dates. We already have hundreds of businesses and individuals on our database who have registered to work with us.

The BESS is currently under construction, Marinus Link is due to commence in 2026 and the offshore wind farms are not due to commence until after 2030.

##### **Q. Have you decided on a Port for component delivery?**



**A.** We are investigating different options including the Port of Hastings, Barrys Beach and Geelong Port. The delivery of turbines and towers will not be required until halfway through construction.

**5. General discussion**

There was a general group discussion about renewable energy, the Four Corners 'Wind Wars' program and nuclear power.

**6. Meeting Closure:**

The August CCC meeting will look at what's required to establish a Community Trust to govern and distribute key elements of the community benefits sharing program, including the neighbour profit sharing and community development grants.

The next meeting is scheduled for **Thursday 22 August 2024** from 6:00-7.30pm online via Teams Meeting. Members are requested to RSVP to Anne Forbes.

**Actions arising**

Nil actions



**Cubico**  
SUSTAINABLE INVESTMENTS



# Delburn Wind Farm - CCC Meeting #5

20 June 2024

## Procedural matters

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- Acknowledgment of Traditional Owners
- Apologies
- Governance
- Actions arising from previous meeting
- Conflicts/perceived conflict of interest

## Community Feedback & Questions

- Questions & concerns
- Observations







# An update from Cubico

Presentation for: Delburn CCC

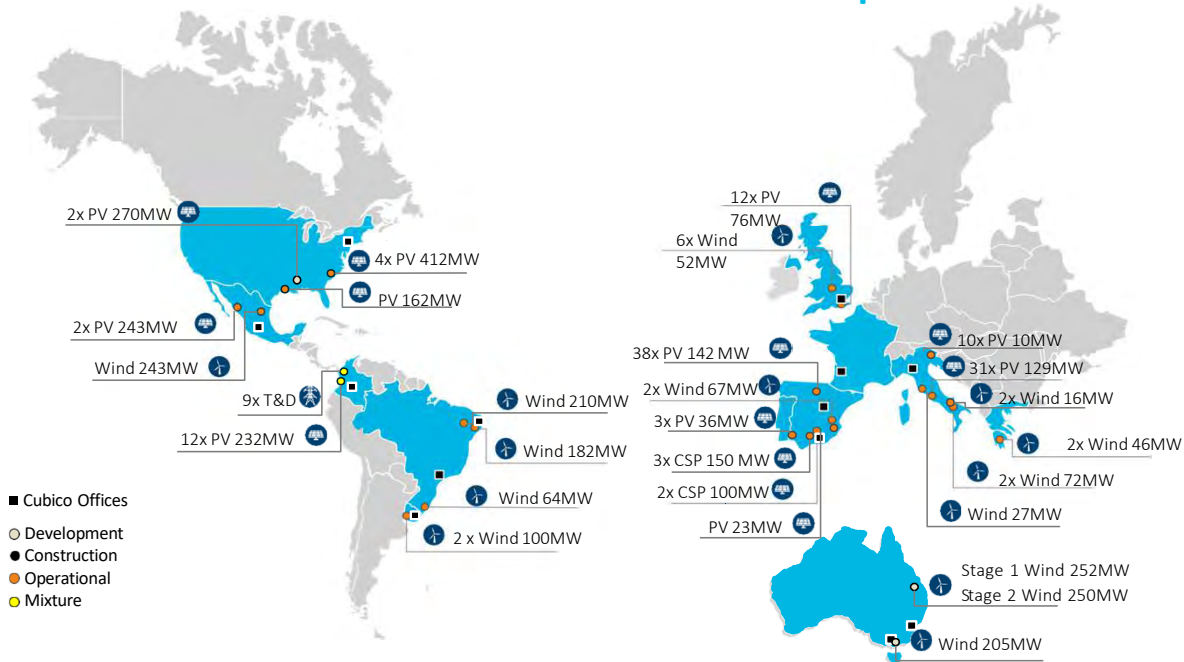
June 2024





## Cubico is one of the leading independent renewable energy IPPs globally

### Europe and Australia



## Global and Local

- Strong presence in renewable energy markets in 13 countries globally
- Local teams bring local market knowledge, local conditions, local contacts

## Financial Strength

- Over \$400 billion in assets
- Long term owner and asset management of our projects

## Our values

- We are driven by six core values: Diversity, Respect, Integrity, Value Creation and Excellence
- Positive impact on local community through local sourcing and community funds

## Cubico activities in Australia

- Actively developing projects in eastern Australia, from QLD to VIC
- Wambo Wind Farm Stage 1 & Stage 2 (252, 254MW) is currently in construction
- Delburn Wind Farm is a late stage c.200MW project east of Melbourne, aiming for financial close this year
- Also active in securing greenfield wind sites across Eastern Australia



# Cubico's Role

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## How have we been involved?

- Cubico and OSMI have been working together since early 2021.
- Cubico are working to underpin investment in the project by:
  - Securing an offtake agreement such as a Power Purchase Agreement (PPA)
  - Undertaking modelling and analysis to enable the connection to the transmission grid
  - Doing technical studies to support a preliminary design.

# Delburn Wind Farm Project Ownership

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## When do Cubico take ownership?

- Once a PPA is secured and Final Investment Decision (FID) is achieved, Cubico will take ownership of Delburn Wind Farm
- OSMI will be retained and engaged under a Service Agreement to continue their role in supporting the project
- Cubico will own and operate the wind farm for the entire life of the project.



# Working together - Delburn Wind Farm

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## How do Cubico & OSMI fit together?

- OSMI and Cubico are partners and OSMI will continue to be involved in the project
- OSMI will oversee compliance with all conditions and Development Approvals issued for the project.
- OSMI will continue to have ownership and management of stakeholder engagement and relations, with HVP, community members, media, CCC etc.
- Cubico will have a Project Director and dedicated on-site construction supervisors.



# "Offtake" - Power Purchase Agreement

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## What is a PPA?

A Power Purchase Agreement (PPA) refers to a long-term electricity supply agreement between two parties, usually between a power producer and a customer (an electricity consumer or trader).

The PPA defines the conditions of the agreement, such as the amount of electricity to be supplied, negotiated prices, accounting, and penalties for non-compliance.

PPAs can be used to reduce market price risks, which is why they are frequently implemented by large electricity consumers to help reduce investment costs associated with planning or operating renewable energy plants.

## What are the Advantages of Power Purchase Agreements?

The advantages of Power Purchase Agreements include long-term price security, opportunities to finance investments in new power generation capacities, or the reduction of risks associated with electricity sales and purchases.

## Why does a PPA take so long?

All parties need to be assured they are getting the best deal.

## Project Update – Next steps

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- Secure an offtake (Power Purchase Agreement)
- Finalise and secure Construction and Operations Contracts
- Secure Grid Connection Agreement
  
- Proposed final investment decision – Dec 2024
- Sub- Contractor arrangement – Early 2025
  
- Proposed construction commencing on site timing: - Early 2025
- Operation - End of 2026



# Construction Activities

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- Site establishment
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# Community Co-Investment Update



In 2019, a Delburn Wind Farm survey put forward a concept for Community Co-Investment.

Although dated, the data is still valuable to understand local interest and some of the drivers for investment.

The key findings were:

- 60% considered it important to be able to invest in the wind farm
- \$970,405 pledged for investment
- 62% wanted the opportunity to participate in wind farm events, educational opportunities



## Community Benefits

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- Cubico will be a part of the local community for the entire life of the project
- DWF will continue to share benefits through the community development fund, co-investment fund and neighbourhood profit sharing
- We are committed to creating a positive long-term legacy in the region
- DWF, with the head Contractor will utilise local employment, suppliers and training opportunities, which includes opportunities to increase diversity.

# Employment, Trainees, Apprenticeships

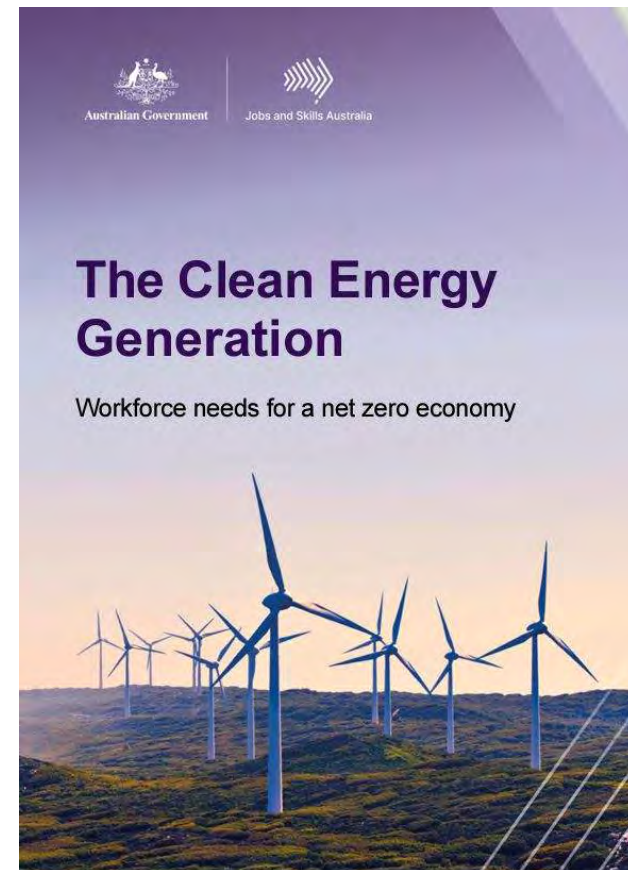
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- When contracts are awarded and construction schedules locked-in, the major construction contractor will award work contracts such as Civil Works, Electrical Works, Labour etc.
- Around this time, a number of more local sub-contractor packages will go to market
- There will be local advertisements and updates to ensure a wide reach for the local supplier network
- OSMI have received expressions of interest from potential employees and suppliers and recorded this information in a database
- A skills mapping exercise has been undertaken with Latrobe Valley Authority
- The database will be shared with the major construction contractors panel so they have a resource of local industry networks/suppliers/businesses to utilise.



# Apprenticeships and diversity

- The Clean Energy Generation Report explains Australia needs larger numbers of qualified trade workers
- A strong training and apprenticeship system is required, along with more young people taking up trade apprenticeships
- To achieve the number of apprentices and qualified trade workers needed, it is vital we improve diversity
- In addition to employing local workers, we need to attract more First Nations people, females, people with disability and other under-represented groups.





## What happens next?

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- Cubico will keep working towards reaching FiD
- DWF will continue to engage, listen and work with near neighbours and the community during pre-construction, construction and operations.
- We will share benefits through the community development fund, co-investment and neighbourhood profit sharing
- Stakeholders and the community will be well informed and kept up to date on project status, development and opportunities
- We will continue to build long-term relationships and create a positive long-term legacy in the region



Thank you for your time.

## General discussion

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- Nuclear Power at Loy Yang?
- Four Corners 'Wind Wars' program

## Next CCC Meeting – 22 August 2024

Establishing a Community Benefits CCC:

- A Community Benefits Trust
- Payment model
- Recommendations





# Contact Us

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