



Delburn Wind Farm Community Consultative Committee Minutes Meeting #6

Thursday 22 August 2024

Teams Meeting Online

6:00 - 7.30pm

Attendees:

- Elizabeth Radcliffe (OSMI)
- Trevor Hoare
- Ivor Awty
- Wendy Farmer
- Tony Wolfe
- Chris Milne
- Heather Butler
- Michelle Slater
- Lorraine Bull
- Sam Maynard
- Alex Godina (Cubico)

Apologies: Barry Rogers (Chair), Anne Forbes (Secretariat OSMI), Marty Sinemma, Kristine Good, Matt Curtain, Graeme Wilson

Minutes

1. Procedural Matters

Elizabeth Radcliffe: Acknowledgement of Country

Barry Rogers is an apology, so we asked Heather Butler to step in and Chair the meeting.

Actions arising from previous meeting:

Heather Butler: Nil actions from previous meeting.

Meeting minutes were shared with members and confirmed as true and accurate.

Conflicts and perceived Conflicts of Interest

Nil.

2. Community Feedback and Questions

Several community members provided feedback that they are keen to see the project commence.

Q. A community member asked about the Community Benefits Scheme and Neighbourhood payments. How will the money be dispersed and when will it be given to neighbors who are affected?

A: This will be discussed later in this CCC meeting.

Q: A community member asked if people who ride mountain bikes in the pine plantation will still be able to ride during construction of the wind farm?



A: From a safety perspective there will be restrictions during construction, however it's not our intention to change people's ability to access the forestry estate beyond whatever controls HVP currently have in place.

Q: A few community members commented that the Strzelecki Highway overtaking lane road works are being delivered as part of the Delburn Wind Farm construction.

A. The Regional Roads works have nothing to do with the windfarm and the works to upgrade the Strzelecki Highway were committed to by the Victorian government several years ago. The only works required for the Delburn Wind Farm are the overturning works at the corner of Creamery Rd. There was a small area of native vegetation we need to clear at that junction to upgrade the intersection.

3. Community Benefits Scheme – Presentation by Elizabeth Radcliffe

The intention of the Community Benefits Scheme is to ensure a diverse group of stakeholders benefit from the wind farm.

The Neighbourhood Profit Sharing payments of \$500,000 per annum will be shared when the wind farm starts operating. We also have a Community Development Fund of \$150,000 per annum, which will be shared once construction begins next year. The Community Pre-Development Grant offering of \$10,000 will be available again this year. Applications open in October and successful recipients will be announced before Christmas.

Up to this point, the Pre-Development Grant program has been administered by the Delburn Wind Farm, but we're keen to involve the community in the grants evaluation process and identify where the funds should go.

The Community Co-Investment opportunity won't commence until the wind farm operations start. Later in the construction period, we'll issue a prospectus to allow people who want to invest in the wind farm to register their interest.

The Neighbor Profit Sharing Program of \$500,000 will be shared with near neighbors annually and indexed over the life of the project. We hope to collectively develop a model to allow us to calculate how much of the Neighbourhood Profit Sharing payment will go to a specific number of different households.

One kilometer is the minimum distance permitted for a wind turbine to be from a dwelling. There are 37 dwellings that will have a turbine located one to one and a half kilometers away. There's 104 dwellings within two kilometers of a turbine and 324 dwellings within three kilometers of a turbine.

The further out the turbines are from a dwelling, the more the Neighbourhood Profit Sharing payment reduces. We need to consider:

- What's equitable and how far out should the Neighbourhood Profit Sharing payments go to?
- Is proximity to a turbine an appropriate metric or should modeled acoustic outputs, modeled shadow flicker and the ability to see the turbines from the dwelling be included?



- Should the Neighbourhood Profit Sharing payment focus more on the amenity impacts, as opposed to the just physical distance from a turbine?

Payment mechanisms

There are two options for the Neighbourhood Profit Sharing payment mechanism. The first could be to establish a Community Trust administered by community members who are trained to be Trust Managers.

The other option is the Delburn Wind Farm sets up individual Legal Agreements with every dwelling/property owner living within a certain distance of the wind farm.

We are not looking to have decisions made tonight. As a group we can discuss what is fair and how decisions can be made. You may collectively come up with a separate model but this is just something that we've worked through as a possible way to share the funds around.

Audio design

The audio design target for the wind farm is 35 decibels or less, however there are a number of dwellings where we were not able to achieve this target. Every property around the wind farm achieves 40 decibels (dB) or below, which is the statutory limit. There are a number of dwellings between 35 and 40dB where there's an audio impact and you may decide an extra payment could be made to them.

There is a requirement that every 5 years an EPA audit will be done on the wind farm and this is submitted to the EPA. There's a mechanism to ensure the noise levels are as they should be. And if there is a sudden increase in noise it should be reported to the wind farm so it can be investigated immediately. This is different to us just having ongoing compliance over the life of the wind farm for normal wear and tear. We will also have a Noise Management Plan signed off by the EPA. There are a number of statutory mechanisms in place to make sure the noise output DWF is predicting is in fact what is being delivered.

Shadow Flicker

The shadow flicker limit for the wind farm is 30 hours per year or less. There are two dwellings that will have between 10 and 30 hours of shadow flicker per year. You might determine it is appropriate for these two dwellings to receive an additional payment.

Amenity

Should additional payments be made to property owners if the turbines can be seen, keeping in mind that all dwellings have views of turbines are also eligible for landscape screening. Landscape screening eligibility spans out to six kilometers from the nearest turbine.

Planning Permits are very clear in terms of landscape screening. It is dependent on the date at which A Council Certificate of Occupancy has been issued to the dwelling owner for them to be eligible to receive landscape screening payment. So that could be used as a precedent mechanism here.

Landlord payments

If the property's rented, would tenants be entitled to any payments connected to the title? It would be up to the Landlord, who may argue they can't get as much rent for their property because of its



location, but it is connected to the title. If a Landlord doesn't opt in, we're proposing those funds would go into the Community Grant Scheme instead.

The Neighbourhood Profit Sharing is connected to the land title, so each year DWF will need to conduct a title search to know who all the current landowners are under the individual legal agreement arrangement. That agreement would need to be novated with the sale of the property. The Neighbourhood Profit Share only applies to dwellings that are in place as of the date of when the permit was approved.

Public Information

The formula for the Neighbourhood Profit Sharing needs to be public but the individual sums will not be shared. It will be an equitable formula, with no special deals for anyone.

There is no intention to publish individual property information. If there was a single legal agreement attached to a property title and it was up for sale it would be part of the section 32 for the property sale, which is a public document.

If a Community Trust was set up, then the Trustees would know the details, however they have legal duties and responsibilities of non-disclosure of information.

Actions Arising

- CCC members to look at the PowerPoint presentation sent around and think about what the preferred option would be for a Community Trust or Individual Agreements? This can be discussed with other community members to gauge their ideas.
- Consider if a Sub-Committee should be established to review and start thinking about the requirements, mechanics? What are the skills and capabilities required for this sub-committee?
- The project team to put together a page of dot points of what's involved?
- An e-News will be sent out to update community members on the CCC meeting discussions.

Meeting Closure:

The next meeting is scheduled for **Thursday 19 September 2024** from 6:00-7.30pm.

Members are requested to RSVP to Anne Forbes.

Cubico
SUSTAINABLE INVESTMENTS



Delburn Wind Farm - CCC Meeting #6

22 August 2024

Procedural matters



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



Community Feedback



- Questions
- Concerns
- Observations
- Suggestions

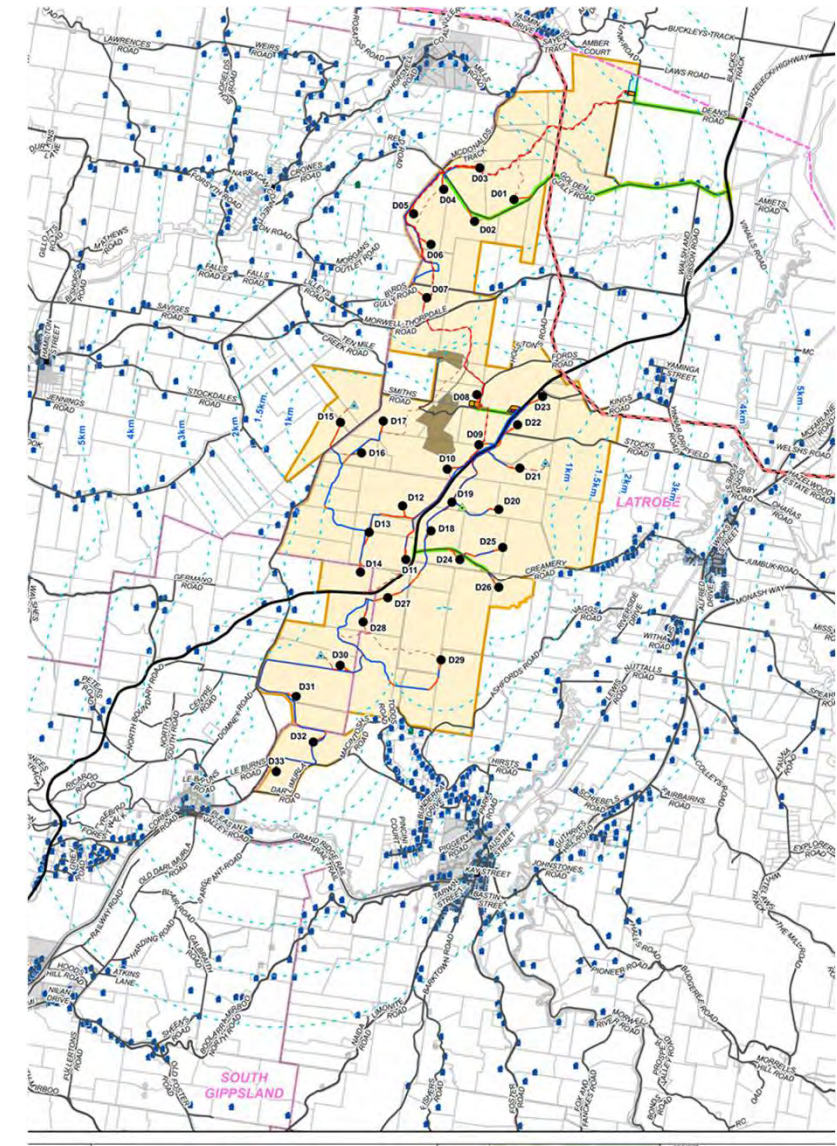


Objectives



Objectives of the Community Benefits Scheme are to:

- Deliver significant & meaningful improvements to the community surrounding the wind farm
- Ensure a wide range of different stakeholder groups benefit
- Empower the community to shape long-term design and implementation of the different initiatives
- Go beyond standard compliance & industry benchmarks



Benefits Sharing



The Community Benefits sharing will comprise:

- Neighbour Profit Sharing to deliver \$500,000 per annum directly to the near neighbours (2-3 km from the project)
- Community Development Fund to deliver \$153,450 per annum (\$750 per MW) via a Community Development Fund
- Community Co-investment program to allow the community to invest and receive annual returns from the project
- Community Legacy Projects



Factors to consider for Neighbour Profit Sharing



- \$500,000 pa to be shared with near neighbours over the life of wind farm, indexed annually
- Distribution model to be developed with community and equitably applied
 - 37 dwellings within 1.5 km of a wind turbine
 - 104 dwellings within 2 km of a wind turbine
 - 324 dwellings within 3 km of a wind turbine
- Input factors to consider:
 - Proximity of turbines to 2 or 3 km?
 - modelled acoustic dB(A) L_{eq} level
 - modelled shadow flicker hours
 - turbine visibility from a dwelling.
- Payment mechanism options: Community Trust or individual legal agreements



Payment Model Example Inputs



Proximity

- Number of WTG within 1.0-1.5km from dwelling \$x,xxx
- Number of WTG within 1.5-2.0km from dwelling \$x,xxx
- Number of WTG within 2.0-3.0km from dwelling \$x,xxx

Amenity

- Modelled Noise $>35 \text{ dB(A)}L_{\text{eq}}$ * \$x,xxx
- Modelled Noise $33-35 \text{ dB(A)}L_{\text{eq}}$ \$x,xxx
- Shadow flicker $>10\text{hrs}$ per year \$x,xxx
- WTGs visible from dwelling: \$x,xxx

Total payment is the sum of each of the above

- *ie above DWF design target - all are under statutory limited $40 \text{ dB(A)}L_{\text{eq}}$ and achieve statutory compliance

Example Payment



Example 1: 2km with amenity

- WTG within 1.0-1.5km: \$2,000
- WTG within 1.5-2.0km: \$1,500
- WTG within 2.0-3.0km: \$0
- Noise >35dB: \$1,500
- Noise 33-35dB: \$1,000
- Shadow flicker >10hrs: \$3,000
- WTGs visible: \$2,000

Payments

- Max: \$14,000
- Min: \$1,000
- Total: \$504,00
- Receiving dwellings: 104

Example 2: 3km with amenity

- WTG within 1.0-1.5km: \$750
- WTG within 1.5-2.0km: \$500
- WTG within 2.0-3.0km: \$250
- Noise >35dB: \$2500
- Noise 33-35dB: \$2000
- Shadow flicker >10hrs: \$2,500
- WTGs visible: \$1,200

Payments

- Max: \$9,450
- Min: \$250
- Total: \$501,650
- Receiving dwellings: 324

Example 3: 2km simple

- WTG within 1.0-1.5km: \$2,500
- WTG within 1.5-2.0km: \$2,000
- WTG within 2.0-3.0km: \$0
- Noise >35dB: \$1,750
- Noise 33-35dB: \$0
- Shadow flicker >10hrs: \$1,500
- WTGs visible: \$0

Payments

- Max: \$15,250
- Min: \$2,000
- Total: \$505,250
- Receiving dwellings: 104

Governance Options Discussion



How the model could work

- Trust structure administered by the community or
- Individual Neighbour agreements

How do we implement?

- What are the skills required?
- Establish a working group?
- Use this committee?
- Other?



Analysis of the options



- Community Trust

- Transparent for all parties, with all dealings outlined in a single trust governance deed
- Trust to be governed by community representatives, costs of governance to be borne by DWF
- No legal contracts to administer (light touch for dwelling owners)
- Property owners to 'opt in' to be trustees, to be confirmed each year by title search and written preference from the owner
- Allows the Community Development Fund to be administered from the same Trust, and topped up from Neighbour Profit Share payments where the owner opts out

- Neighbour Agreement

- Template agreement to be used for all parties
- Voluntary for eligible dwelling owners to enter
- No confidentiality clauses, or restrictions on ability to make complaints
- Agreement to sit with the property owner, needs to be novated on property sale
- Payment amount for each dwelling to be determined based on formula agreed between community representatives and DWF



Next meeting

Next Meeting – 17 October 2024

Anne Forbes

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