



Delburn Wind Farm Community Consultative Committee Minutes Meeting #7

Thursday 19 September 2024

Teams Meeting Online

6:00 - 7.30pm

Attendees:

- Barry Rogers (Chair)
- Heather Butler
- Lorraine Bull
- Trevor Hoare
- Sam Maynard
- Chris Milne
- Graeme Wilson
- Elizabeth Radcliffe (OSMI)
- Anne Forbes (Secretariat OSMI)
- Alex Godina (Cubico)

Apologies: Wendy Farmer, Ivor Awty, Kristine Good, Tony Wolfe

Absent: Marty Sinemma, Matt Curtain, Michelle Slater

Minutes

1. Procedural Matters

- Barry Rogers (Chair): Acknowledgement of Traditional Owners
- Meeting minutes shared with members and confirmed as true and accurate

Actions arising from previous meeting:

- CCC members were asked to review the Powerpoint presentation and minutes from the August meeting and discuss Neighbourhood Profit Sharing with neighbours or community members
- e-News to be distributed after CCC meeting

Conflicts and perceived Conflicts of Interest

Barry Rogers declared he is joining the Board of the Gippsland Community Foundation.

2. Community Feedback and Questions

Q: Some trees along the Strzelecki Highway have been removed by Regional Roads as part of their road widening works. How many trees along the Strzelecki Highway will be destroyed to provide access for the wind turbine blades?

A: There won't be any new entry points created off the highway to the wind farm. Existing entry points will be at Golden Gully Rd, Deans Rd, Smiths Rd (the Koala Tree will be left where it is) and Creamery Rd junction where there has been some vegetation cleared by Regional Roads for the left- and right-hand turning lane works.



The total area of native vegetation impacted by the Delburn Wind Farm will be 12.344 hectares, including 49 large trees. Approximately half the native vegetation will be cleared, including 27 large old trees. The remaining trees will be left standing and as a result of re-sheeting of the roads, some of them may have root zone impacts. In many instances, there is already traffic along these roads, and an arborist's assessment has determined they are not expected to be adversely impacted.

Q: A CCC member attended a renewable energy jobs expo with students but didn't see Delburn Wind Farm representatives there.

A: Delburn Wind Farm representatives attended the BBLLEN Jobs Expo the week before at Lardner Park and met many students from numerous local schools and discussed career opportunities in renewable energy.

Q: What involvement did Delburn Wind Farm have with the Federation University Training program, as mentioned in the Latrobe Valley Express?

A: As part of the Delburn Wind Farm legacy projects, we are collaborating with Federation University and Training to offer a number of scholarships for bachelor's degree studies and wind turbine technician courses. This may assist people who are currently working in the coal fire power industry to do a short course to qualify them to work on wind turbines. Scholarship recipients will be offered job interviews with the wind turbine manufacturer and Cubico for future work opportunities.

3. Neighbourhood Profit Sharing Scheme

Further discussions were held regarding the Community Benefits Scheme and allocation of the Neighbourhood Payments.

Reduced power bills

CCC members were asked if they thought a payment towards resident's power bills as part of the Neighbourhood Profit Sharing payments may be helpful. Most members were not in favour of this option and said it would be challenging and complicated to work with energy retailers. Some members thought it would not assist people who live off-grid. It was felt if near neighbours received a cash payment, they could choose to spend the money on whatever they wish. It was mentioned people in the Latrobe Valley have commented: "We put up with all this, but we don't even get a discount on our power." It was decided the option of providing reduced power payments will not be pursued by the project team.

Distribution payment model

CCC members were asked if they had discussed the Neighbourhood Profit Share ideas with any community members or neighbours. Feedback included: Initial scepticism to get everyone to sign the same contract if Individual Payment options were pursued. It was reconfirmed those neighbours directly impacted should receive payments before anything else. A few people were comfortable with the idea of a fit for purpose Trust for the distribution of Neighbourhood Profit Sharing payments that should be independent of the wind farm and run for the life of the project. A question was asked if the Trust could also manage the Community Development Grants?

It was requested Delburn Wind Farm consult with residents living within a 3-kilometre radius of the wind farm and invite expressions of interest to appoint Board members for the Trust.



At the start of construction, Cubico will purchase 100% of Delburn Wind Farm Pty Ltd from OSMI Australia Pty Ltd. Delburn Wind Farm Pty Ltd will continue to own and operate the wind farm. The Trust would need to be operated and owned by Delburn Wind Farm Pty Ltd and would need to run for the life of the wind farm.

A question was asked if Cubico Sustainable Investments will own and maintain the wind farm for the entire life of the project? Alex Godina advised Cubico entered the Australian market as an asset operator, and they intend to hold onto and operate their windfarm assets.

CCC members were asked if they preferred the Trust or Individual Agreement model for the distribution of Neighbourhood Profit Share payments? Most people were interested in the Trust model but wanted more information.

Establishing a Trust

CCC members' preference was to establish a Trust with the following conditions:

- It should be designed for purpose and have technical and legal support structures in place
- A legal entity needs to be set up and Trustees should have suitable training. This is a good community capability building opportunity.
- Funds for administration of the Trust will need to be topped up by Delburn Wind Farm Pty Ltd to allow for professional services such as the annual title search to be completed in addition to the funds to be distributed to the community.

A sub-committee was not required for further investigation as the project team will seek professional advice and provide information back to the CCC. Once this is complete, the project team will share information with near neighbours living within 3kms of the wind farm via a newsletter, along with a survey and canvas a sub-committee to include people who have legal or financial knowledge about Trusts.

It was suggested to come up with a different name for the Community Trust as it may be confused with the Community Benefits Scheme. The Trust would be the mechanism by which the funds are distributed.

Community Benefits Scheme

The Delburn Wind Farm Community Benefits Scheme comprises of the Neighbourhood Profit Share, a Community Development Fund and a Community Co-Investment Initiative.





Actions Arising

- Project Team to provide more information at the next CCC about establishing a Trust, taxation and property value impacts
- Project team to investigate getting a lawyer, accountant or specialist to present to the CCC about setting a Trust up
- An e-News to be sent out to update community members on the CCC discussions

Meeting Closure:

The next meeting is scheduled for **Thursday 17 October 2024** from 6:00-7.30pm.

The meeting will be held at the Delburn Wind Farm office at 66 Ridgway, Mirboo North. CCC members wanting to attend online are welcome to do so. Please RSVP to Anne Forbes.

Cubico
SUSTAINABLE INVESTMENTS



Delburn Wind Farm - CCC Meeting #7

19 September 2024

Procedural matters

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



Community Feedback & Questions

- Questions
- Concerns
- Observations
- Suggestions



Profit sharing - Themes, questions & options



- Landowner payments – land title info to be checked annually for owner changes
- Noise modelling assumes plantation is absent. EPA audit every 5 years
- No conditions or ‘gag’ clauses on receipt of neighbourhood payments
- Tax - payments are considered income & tax will depend on personal financial situation. Is income from a Trust considered differently than a private Neighbourhood Agreement? What are the impacts to property Council rates?
- Landscape screening & amenity - visual impact assessments for dwellings within 6kms
- Confidentiality – payment formula public but individual payments confidential. A Neighbourhood Agreement attached to a property title would form part of Section 32 for property sale
- Community Trust – payments need to be distributed to landowners. Can be set up with legal advice & managed by accountants or specialist Trustee managers
- Reduced power bill possibility – is there interest in having that as a way to distribute profit share?

Profit sharing - CCC member & community feedback



- CCC members were asked to review PowerPoint presentation
- Discuss with other community members and neighbours to gauge ideas & input
- Do you have a preference for a Community Trust or Individual Agreements?
- More questions or investigation?



Next steps



Further discussion required

- Do we need to establish a working group?
- Ask and survey recipients
- More information required
- Other?



Next meeting

Thursday 17 October 2024 @ 6pm

- Face to face @ OSMI Office – 66 Ridgway, Mirboo North
- Hybrid meeting option if required

Anne Forbes

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