

## Appendix O

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# COMMUNITY AND STAKEHOLDER ENGAGEMENT REPORT

## Delburn Wind Farm

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## Executive Summary

The Delburn Wind Farm is an OSMI Australia project proposing the construction of a wind farm in the HVP Plantations' Thorpdale Tree Farm in the Strzelecki Ranges to the south of the Latrobe Valley. The project will comprise of 33 turbines of up to 250m tall and have the capacity to produce approximately 200 megawatts of electricity supplying up to 125,000 homes.

The Delburn Wind Farm is committed to a transparent community engagement and information sharing program. This includes early engagement with the local community, an holistic benefit sharing model that is based on sharing the profits of the wind farm fairly with project neighbours and members of the surrounding local communities, and creating a positive long-term legacy in the region. OSMI's approach to community engagement aims to move engagement activities along the spectrum (amended from the IAP2 framework) listed in the Victorian Government Guidelines.

Key components of OSMI's approach include:

- Early engagement, including announcing the project at concept development stage;
- Establishing a local project office and information centre in the predevelopment phase;
- Transparent information sharing;
- Co-development of a Community Benefits Scheme including:
  - neighbour profit sharing
  - community development fund and
  - community co-investment opportunities
- Committing to employing local, long-term staff and local procurement processes
- Establishing sustainable community engagement mechanisms for the operational life of the project
- Establishing a Community and Stakeholder Consultation Committee which will be responsible for facilitating the accurate and timely flow of information about the project's development to and from the community and assist in obtaining feedback and making decisions about aspects of the project which may impact on the windfarm's neighbours and wider community
- To involve the local community in decisions around the specific nature and delivery of the community benefits scheme

OSMI has provided a range of different opportunities and pathways for the community immediately surrounding the project and across the broader region to engage in the with the project team in 18 months since the project was announcement, allowing the community to gather information, raise questions or concerns and to express their views about the project.

Engagement to date has identified a number of key areas of interest to community ranging from the potential economic benefits and employment opportunities offered by the project to concerns about the potential for the project to impact on near neighbours as a result of noise and infrasound, visual impacts, reduce property values, and concerns about potential to increase in fire risk in what is already a high fire risk environment. Additionally, many questions have been asked in relation to impacts on native flora and fauna with particular concerns being raised in relation to raptors and the Strzelecki Koala.



## 1 Project Overview

The Delburn Wind Farm is an OSMI Australia project proposing the construction of a wind farm in the HVP Plantations' Thorpdale Tree Farm in the Strzelecki Ranges to the south of the Latrobe Valley. The project will have the capacity to produce approximately 200 megawatts of electricity supplying up to 125,000 homes.

Delburn Wind Farm Pty Ltd, part of the OSMI Australia group, holds the development rights to the project. OSMI Australia is the developer of the project and will also provide services through construction of the project and early operations to support the key functions of community engagement, implementation of the benefits sharing initiatives and development approvals compliance.

### 1.1 Location

The Delburn Wind Farm is proposed to be located in the Strzelecki Ranges to the south of the Latrobe Valley, in south eastern Victoria. Approximately 150 km southeast of Melbourne CBD, the project is situated within the Thorpdale Tree farm, a plantation owned by Grand Ridge Plantations Pty Ltd (a wholly owned subsidiary of HVP Plantations) on rolling hills either side of the Strzelecki Highway.

The site is generally bound by Hernes Oak to the north, Coalville, Narracan and Thorpdale to the west, Darlimurla and Boolarra to the south, and Driffield and Yinnar to the east and is approximately 5000 hectares in area. The closest large population centres to the project are Morwell (6km), Moe (8km) and Traralgon (20km) all of which are located within Latrobe City (see Figure 1).

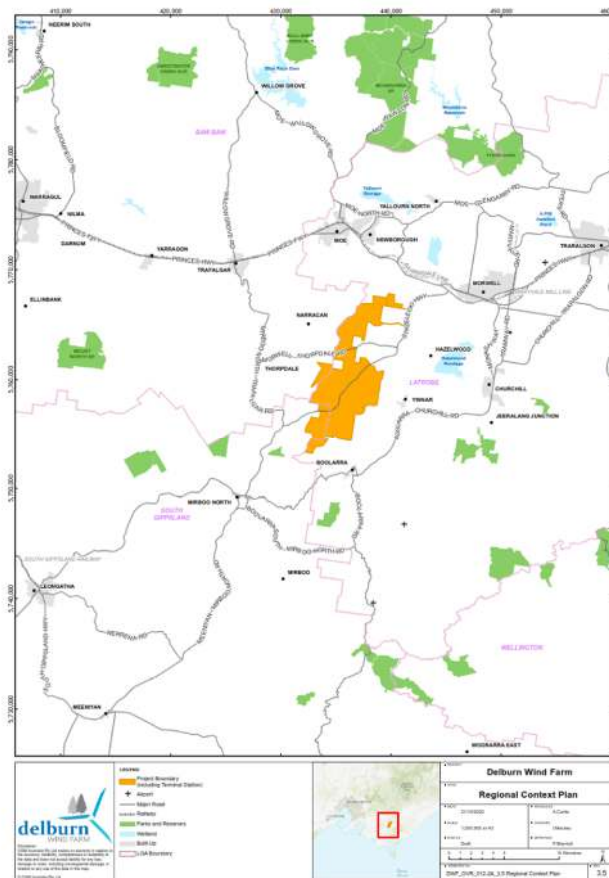


Figure 1 – Regional Site Plan

## 1.2 Site Selection

OSMI identified the Latrobe Valley region as an area with great potential for renewable energy developments due to the existing transmission infrastructure supporting the coal and other thermal generation plants in the area, which are expected to close over the coming 10-30 years. The technological advances in wind turbines has allowed sites not previously economical, due to insufficient wind resource, to now be developed.

Selecting a site to develop an onshore wind farm requires careful balancing of several different factors. OSMI targeted sites with:

- adequate land for an economically scaled project;
- adequate set back from existing dwellings (at least 1 km as required by the Victorian planning guidelines) so amenity impacts are acceptable;
- rising topography to access the wind resource and enough wind to power the wind turbines;
- existing grid infrastructure on or near the development site that has adequate capacity for new generation and good system strength;
- complementary planning overlays for wind farm developments;
- suitable terrain, land ownership and zoning;
- ability to avoid or minimise impacts on ecology, waterways and other environmental values and
- suitable road access to the site.

The Delburn area has sufficient wind resource to power a wind farm. The existing 220kV transmission line from Hazelwood to Rowville Terminal Stations runs through the northern end of the site allowing connection to the existing electricity network without the need to build a major grid extension. This line has the capacity to accept new connections following the closure of Hazelwood Power station.

The existing pine plantation provides a large area of private property with no dwellings within it and the land has already been extensively disturbed meaning it has relatively low ecological values.

The existing road network is capable of accommodating the large vehicles required to transport wind turbine components and machinery to the Delburn site, leveraging the existing Over Dimensional road network servicing the nearby coal-fired power stations. The extensive internal road network within the plantation can be used with minor upgrades minimising disruption to local communities from road works and construction traffic.

One of the challenges of making renewable energy reliable and viable into the future is the need for diversity in energy source. The majority of the existing or approved wind farms in Victoria are in the west of the state. The Delburn site complements existing wind farm infrastructure; being further east means the site is subject to different weather regimes and wind patterns.

The project presents positive opportunities to the landowner, HVP, through:

- Diversification of the land use and revenue streams;
- Supporting local development and jobs in the Latrobe Valley for new electricity generation; and
- Collaborating on project design to ensure optimal integration of the new wind farm operations with existing forestry operations and the natural environment.

The deployment of forest-based wind farms is growing across Europe. The limited land availability in countries such as Germany, Sweden, Finland, Scotland, and Ireland combined with the high population densities, has resulted in a relatively recent move to open the forests to wind farm development. In Germany monoculture forests and those with low diversity are categorised as low value forest areas and 18,000 hectares has been set aside for wind farm development. Forest based wind farms have also been widely deployed throughout North and South America.



The Delburn Wind Farm will be one of the first plantation-based wind farms in Australia. The 1200 MW Forest Wind project, being developed by Clean Sight Pty Ltd and Siemens Financial Services was approved in Queensland in February 2020. Two other forest based wind farms are under development within Victoria; the 900MW Kentbruck Wind Farm being developed by Neoen near Portland in south west Victoria and up to eight turbines that form part of the Macedon Ranges Community Energy Park being developed by the Macedon Ranges Sustainability Group, south of Woodend.

### 1.2.1 Scope

The Delburn Wind Farm project includes:

- Construction of up to 33 wind turbines, with a maximum overall tip height of 250 m;
- Construction of, or upgrade to, approximately of 40 km of access roads and construction of 120 km of underground cables within the plantation;
- Construction of a terminal station, battery energy storage system (BESS) and connection to the grid via the existing 220 kV network;
- Upgrades and repairs to approximately 6 km of local roads to support the project construction and
- Works compounds, visitor centre and associated infrastructure.

The wind turbines are expected to have a rated capacity of 5.5 – 6 MW based on current market offerings; however, turbines with capacity of up to 7 MW may be available at the time the turbines are selected and the connection capacity to the grid would not limit this.

The proposed wind farm layout, shown in Figure 2, comprises 33 turbines with:

- 28 wind turbines located in Latrobe City;
- 4 wind turbines in South Gippsland Shire and
- 1 wind turbine in Baw Baw Shire.

The project will:

- Contribute to Victoria's Renewable Energy Targets of 40% by 2025 and 50% by 2030;
- Support Victoria's new energy transition in the Latrobe Valley;
- Invest \$106 million into the economy of the 3 LGAs (Latrobe, Baw Baw and South Gippsland) over the life of the project, \$45 million during the construction phase and \$62 million over the operation phase;
- Generate approximately 186 full time equivalent jobs in the region during construction;
- Provide an annual benefit of approximately \$2.1 million to the region and create an additional 25 full time equivalent jobs during its operational life of 25-30 years;
- Fund Neighbourhood Profit Sharing for neighbours within 2 -3 km of a turbine of up to \$500,000 per annum, with the final distribution model to be co-designed with the community;
- Establish a community benefits fund of approximately \$150,000 per annum (\$750 / MW installed) for the life of the project; and
- Provide the opportunity for the community to invest in the project and receive financial returns; either based on the overall performance of the wind farm or a fixed return.

### 1.2.2 Project Timeline

The development process (from concept design to financial close) is expected to take 3 years, followed by a construction phase of approximately 18-24 months. The operational life expectancy of the project is 25-30 years, with an extension of this operational life possible through repowering of the turbines.

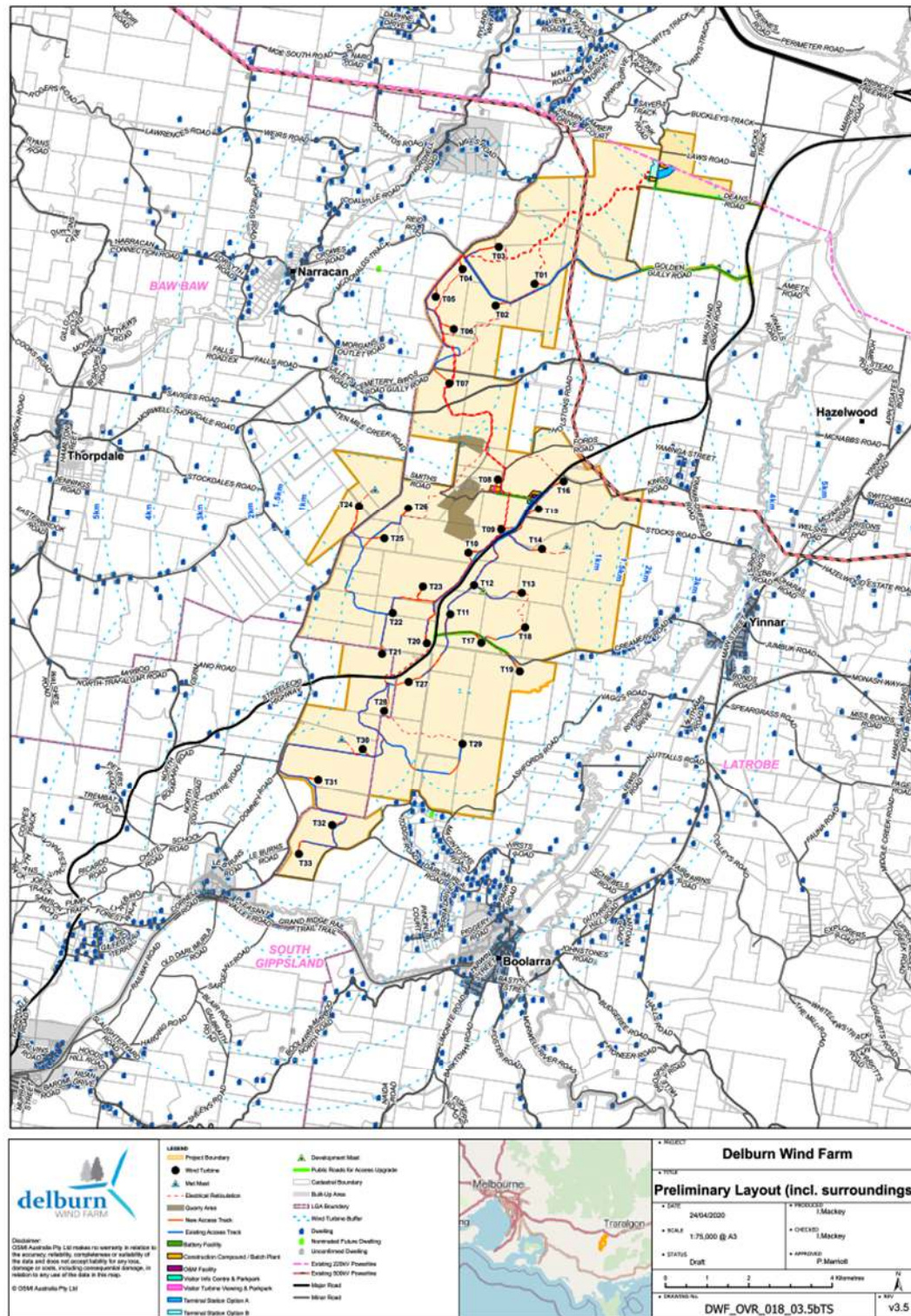


Figure 2 – Preliminary Site Plan

## 2 Corporate Policy and Engagement Approach

### 2.1 Company Overview

OSMI Australia is a renewable energy development company which brings together over 50 years of experience in wind farm development, ecological assessment, stakeholder engagement and environmental regulation in Victoria.

OSMI's founding directors have been responsible for the development of wind farm projects such as those at Wonthaggi, Waubra, Bald Hills and Stockyard Hill, totalling more than 800 MW of installed wind capacity.

The OSMI team has been actively involved in the development of wind energy projects in Victoria since the inception of the industry in the 1990s and includes former leading environmental regulators and ecological impact assessment and stakeholder engagement specialists.

Over this time there have been vast changes in expectation from communities and regulatory authorities regarding engagement and benefit sharing with near neighbours and wider communities surrounding wind project sites. OSMI seeks to be at the forefront of implementing these industry learnings.

OSMI strives for best-practice in community engagement and benefit sharing and is a signatory to the Clean Energy Council's Best Practice Charter for Renewable Energy Developments.

In its engagement with the community, OSMI and the Delburn Wind Farm commits to:

- encouraging stakeholder and community input to the project;
- ensuring the community has access to accurate project information;
- acknowledging local concerns and issues raised by the community in relation to the project;
- seeking to address, resolve and/or mitigate community concerns or issues in a timely manner;
- providing open and transparent information by publishing all technical reports and consultative committee meeting minutes on the project website;
- providing proactive and cooperative communication with the local community, consultative committee members and other project stakeholders; and
- always treating members of the local community, consultative committee members and other stakeholders fairly, courteously and in a consistent and ethical manner.

### 2.2 Community Engagement Approach

Beyond delivering clean energy to around 125,000 Victorian homes, the Delburn Wind Farm is committed to a transparent community engagement and information sharing program. This includes early engagement with the local community, an holistic benefit sharing model that is based on sharing the profits of the wind farm fairly with project neighbours and members of the surrounding local communities, and creating a positive long-term legacy in the region.

OSMI also recognises the existing work of local sustainability and community energy groups and hopes to partner with them around the community investment initiative.

OSMI is committed to effective and meaningful engagement with the neighbouring communities as well as with the three local councils and other stakeholders within the region. In developing its approach to community engagement OSMI has referred to the Victorian Government's *Community Engagement and Benefit Sharing in Renewable Energy Development Guidelines* and the Clean Energy Council's *Community Engagement Guidelines for the Australian Wind Industry*.

OSMI's approach to community engagement aims to move engagement activities along the spectrum (amended from the IAP2 framework) listed in the Victorian Government Guidelines so that the community:

- is involved in the development, construction and operation of the wind farm;
- can collaborate on the approach to engagement and benefit sharing;
- are empowered to shape some elements of the wind farm, such as co-designing the long-term framework of the Community Benefits Scheme;

Specifically, OSMI's objectives are to:

- engage early during the planning phase to ensure the community are able to be involved in the project development;
- ensure the community can access up to date information about the project from a range of channels;
- provide a range of mechanisms for the community to ask questions, provide feedback and lodge complaints;
- develop a thorough understanding of local concerns about the project and plans to address these;
- understand the aspirations of different stakeholder groups within the community, and work with them to identify how the wind farm can support achieving these;
- create local community pride and connection with the wind farm through a range of engagement activities;
- maintain council support for the wind farm through regular liaison, information-sharing, and education about the role and benefits of renewable energy;
- minimise disruption to the community during construction through community-sensitive scheduling, and consistent management of community expectations.

Key components of OSMI's approach include:

- Early engagement, including announcing the project at concept development stage;
- Establishing a local project office and information centre in the predevelopment phase;
- Transparent information sharing;
- Co-development of a Community Benefits Scheme including:
  - neighbour profit sharing
  - community development fund and
  - community co-investment opportunities
- Committing to employing local, long-term staff and local procurement processes
- Establishing sustainable community engagement mechanisms for the operational life of the project
- Establishing a Community and Stakeholder Consultation Committee which will be responsible for facilitating the accurate and timely flow of information about the project's development to and from the community and assist in obtaining feedback and making decisions about aspects of the project which may impact on the windfarm's neighbours and wider community.
- To involve the local community in decisions around the specific nature and delivery of the community benefits scheme



### 3 Project Setting

#### 3.1 Regional and Social Context

The Latrobe Valley is located approximately 150 kilometres south east of Melbourne. Centred on the Latrobe Valley, Latrobe City is Victoria's fourth largest regional city by population behind Geelong, Bendigo and Ballarat, but is unique in that the city comprises four separate but geographically linked urban centres; Churchill, Moe/Newborough, Morwell and Traralgon (Regional Development Victoria 2016).

The other two local government areas that intersect the Delburn Wind Farm are Baw Baw Shire Council and South Gippsland Shire Council. This crossover of three LGAs provides significant benefit sharing opportunities for the region.

The Latrobe Valley has one of the world's largest brown coal deposits and has long been a major source of Victoria's electricity generation. In March 2017, Hazelwood Power Station, the largest of four brown coal-fired power stations operating in the Latrobe Valley, closed. Hazelwood Power Station employed 750 people at the time of closure, with flow on job losses occurring across supporting industries.

#### 3.2 Community Overview

The community surrounding the proposed Delburn Wind Farm comprises the residents of the Latrobe Valley towns of Moe and Morwell, the smaller townships of Boolarra, Yinnar, Thorpdale and Mirboo North and farming communities of Delburn, Driffield, Darlimurla and Narracan.

Major industries in the region are agriculture, forestry and fishing, electricity, gas, water and waste, and health care and social services. Unemployment rates in the areas surrounding the project in 2019 were 8.9% in Latrobe City, 4.4% in Baw Baw and 4.1% in South Gippsland. The long term unemployment rate in the Latrobe Valley sits at 10.2% compared with a state-wide average of 6.4%.

Due to the COVID-19 pandemic, unemployment in Victoria has increased significantly during 2020 and is expected to take months if not years to recover (Grattan Institute, 2020). It is therefore expected that unemployment rates in Baw Baw Shire, Latrobe and South Gippsland will also increase significantly.

Forecasts for higher unemployment due to the pandemic and the continued retirement of coal-fired generation indicate that a skilled workforce will be available for the Project and that there will be an increased need for employment opportunities. Importantly, this would mean that new employment opportunities created by the project will result in a net increase in employment, rather than diverting the workforce from other projects.

While Morwell and Moe represent larger population centres from which a skilled workforce can be drawn to service the project, the community immediately surrounding the project are more dispersed and large proportion of whom are more likely to be employed in primary production. There are 1267 dwellings within 5km of the project. With an average household size of 2.4 across the post codes that intersect the project area an estimate of approximately 3100 residents will live within 5km of the project.

Table 1 presents the population characteristics of the community living in the area surrounding the project (Australian Bureau of Statistics Census, 2016).

Table 1 - Population characteristics surrounding the project area

| Council area                     |                                    | Baw Baw   | SGSC         | Latrobe City |         |         |        | Victoria |
|----------------------------------|------------------------------------|-----------|--------------|--------------|---------|---------|--------|----------|
| Post code                        |                                    | 3835      | 3871         | 3870         | 3869    | 3840    | 3825   |          |
| Demographics<br>(ABS 2016)       | Principal town                     | Thorpdale | Mirboo North | Boolarra     | Yinnar  | Morwell | Moe    |          |
|                                  | Population                         | 471       | 1,902        | 1,271        | 1,626   | 16,476  | 20,281 | 5.9M     |
|                                  | Median Age                         | 42        | 47           | 50           | 43      | 43      | 44     | 37       |
|                                  | Median weekly household income     | \$1,133   | \$1,093      | \$1,089      | \$1,396 | \$906   | \$910  | \$1,419  |
|                                  | Total Dwellings                    | 197       | 1,293        | 621          | 677     | 8,027   | 10 021 | 2.5M     |
|                                  | Household size                     | 2.7       | 2.4          | 2.3          | 2.5     | 2.2     | 2.2    | 2.6      |
| Highest education level attained | Bachelor Degree and above          | 11.6%     | 14.4%        | 14.1%        | 13.7%   | 8.3%    | 7.9%   | 24.3%    |
|                                  | Advanced Diploma and Diploma       | 4.6%      | 9.3%         | 9.3%         | 8.3     | 6.7%    | 7.0%   | 9.2%     |
|                                  | Certificate III                    | 17.3%     | 16.8%        | 19.4%        | 21.4%   | 17.2%   | 18.1%  | 11.5%    |
|                                  | Year 12                            | 9.5%      | 11.5%        | 9.9%         | 12.2%   | 11.7%   | 10.8%  | 15.9%    |
| Occupation                       | Managers                           | 32.2%     | 19.0%        | 17.4%        | 14.2%   | 8.9%    | 9.1%   | 13.5%    |
|                                  | Professionals                      | 15.9%     | 17.0%        | 14.5%        | 13.7%   | 12.5%   | 12.2%  | 23.3%    |
|                                  | Labourers                          | 11.0%     | 10.1%        | 12.3%        | 8.5%    | 13.6%   | 13.4%  | 9.0%     |
|                                  | Technicians and Trades Workers     | 12.3%     | 16.3%        | 14.8%        | 20.2%   | 17.1%   | 19.3%  | 13.1%    |
| Industry                         | Fossil Fuel Electricity Generation | 2.7%      | 3.3%         | 4.8%         | 7.2%    | 4.4%    | 4.5%   | 0.1%     |
| Home Ownership                   | Owned outright                     | 45.4%     | 44.5%        | 49.6%        | 41.5%   | 37.0%   | 37.8%  | 31.0%    |
|                                  | Owned with a mortgage              | 35.1%     | 38%          | 36.9%        | 40.7%   | 29.2%   | 30.8%  | 34.5%    |
|                                  | Rented                             | 14.9%     | 14.3%        | 10.7%        | 12.9%   | 29.4%   | 26.9%  | 28.7%    |

### 3.3 Environmental Context

The Delburn Wind Farm development site is situated within approximately 5,000 hectares of freehold land owned and managed by HVP, referred to as the Thorpdale Tree Farm, on the southern side of the Latrobe Valley.

Visually the wind farm will be an iconic landmark for the communities of the Latrobe Valley and surrounding townships, providing a contrast to the existing coal fired generation and transmission infrastructure.

The land is predominately used for pine plantations (*Pinus Radiata*), with some legacy blue gum plantations late in their growing cycle. The plantation areas are interlaced with patches of native vegetation predominately along drainage lines.

Due to the regular clear-fell harvesting of the HVP site (approximately every 24 years and thinning (every 12 and 19 years), there is an existing pattern of regular heavy haulage traffic within the project area.

HVP lease a portion of land to Kennedy Haulage off Smiths Rd for the operation of the Driffield Quarry, which produces basalt aggregate products for the region.

The proposed location of the Delburn Wind Farm is not far from several areas of native forest that have been recently removed from the VicForests timber harvesting plan following strong local community action. Preserve our Forests, Mirboo North has successfully campaigned to prevent logging of native forest coupes in the vicinity of Mirboo North. Species discovered in these forests include the Powerful Owl, the Greater Glider, the Lace Monitor and the genetically diverse Strzelecki Koala. The campaign has resulted in these coupes being covered by an Immediate Protection Area (IPA) and Preserve our Forests continue to campaign for the permanent protection for these patches of bush.

### 3.4 Regional Renewable Energy Projects

The long and proud history of energy generation in the Latrobe Valley and projected closure of the coal-fired power stations in the region presents an opportunity for the region to transition to sustainable energy generation. This will provide new employment opportunities for the local skilled workforce and utilise the existing transmission infrastructure, often one of the more challenging aspects of any new power generation proposal, that is freed up as the coal fired power stations are retired.

To date three wind farms operate within the Gippsland area – all in southern Gippsland:

- Bald Hills Wind Farm (106 MW);
- Toora Wind Farm (21 MW) and
- Wonthaggi Wind Farm (12 MW).

There are a number of other sustainable energy projects in the region at various stages of the development cycle in addition to the proposed 200 MW Delburn Wind Farm that will seek to leverage the strength of skills and existing transmission networks from the Latrobe Valley including:

- Star of the South Offshore Wind Farm (SOTS, 2,000 MW)
- Morwell Solar Farm (ARP Australian Solar, 70 MW)
- Maffra Solar Farm (ARP Australian Solar, 30 MW)
- Frasers Lane Solar Farm (South Energy, 75 MW)
- Perry Bridge Solar Farm (SOLIS RE, 44 MW)
- Gippsland Renewable Energy Park (SOLIS RE, 500 MW)
- Alberton Wind Farm (Synergy Wind, 70MW)

### 3.5 Traditional Owners

The Registered Aboriginal Party for the area is the Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC). Within the Latrobe Valley region there are 1,180 people who identify as Aboriginal and/or Torres Strait Islander people representing approximately 1.6% of the population.

As well as implementing a Cultural Heritage Management Plan as required for planning approval, OSMI intends to engage with the Traditional Owners of the wind farm site to ensure traditional owner considerations are built into the project design and to explore opportunities to tell the stories about the cultural history of the area alongside the projects interpretive information. The significant mapping already undertaken by HVP, Driffield Energy, VicRoads and other parties in the region will serve the preparation of a sophisticated Cultural Heritage Management Plan.

## 4 Energy Policy

### 4.1 Local Government

The project site straddles 3 local government areas – Latrobe, Baw Baw and South Gippsland.

The project area covers the South Ward and the Central Ward of the Latrobe City Council. The boundary of the West Ward is within 5 kms of the northern edge of the site. The project is entirely within the East Ward of Baw Baw Shire, and the Tarwin Valley Ward of the South Gippsland Shire Council.

The Latrobe Valley has a clear pride in its history as an energy producer, evidenced by the Latrobe City Council slogan, “a new energy” (Latrobe City Council 2012). The Latrobe Valley historically has generated 85% of Victoria's electricity, from its large reserves of brown coal. The electricity, gas, water and waste services sector make up approximately 8% of total jobs in the Latrobe City Council LGA, which is significantly larger than Victoria as a whole at 1% of total jobs. The high level of employment in the sector reflects the three large brown coal power stations in operation: Loy Yang A, Loy Yang B and Yallourn. However, the non-renewable energy industry is in decline, with the closure of Hazelwood Power Station in 2017 and Yallourn and Loy Yang A expected to close in future decades. The Delburn Wind Farm project presents an opportunity to soften these impacts by providing alternative employment for those industry workers currently seeking employment in renewable energy.

Latrobe City Council is currently implementing the Natural Environment Sustainability Strategy 2014-2019. Although highly focussed on the natural environment and biodiversity, there are activities within the strategy that are relevant to the Delburn Wind Farm such as council's regulatory responsibility in assessing compliance with planning permit conditions relating to native vegetation clearance, and with the Code of Practice for Timber Production under the Latrobe Planning Scheme. The Strategy also sets out Latrobe City's approach to CO<sub>2</sub> emissions reduction and climate change adaptation actions that provide a net social, economic or environmental benefit. The council is active in LED streetlight programs and behind the meter solar on council facilities as well as having a role in the Community Power Hub.

Baw Baw Shire Council is delivering the Environmental Sustainability Strategy 2018 - 2022. Within this strategy is the consideration of the purchase of ‘bulk’ renewable energy as well as a commitment to the Victorian Government's TAKE2 pledge - a pledge program that shows every Victorian how to take action on climate change and pledge to reduce their carbon dioxide emissions. The TAKE2 program is Australia's first state government-led pledge initiative with the goal to give every home, business and organisation the information they need to reduce their greenhouse emissions and plan for a low carbon future. Baw Baw Shire Council is also active in supporting the feasibility of community owned renewable energy generation.

Baw Baw and Latrobe were also participants in the Latrobe Valley Home Energy Upgrade Program - a \$5 million Victorian Government solar and energy efficiency initiative. The program delivered energy upgrades to up to 1000 households in Latrobe City, Wellington & Baw Baw local government areas from mid-2018.

The South Gippsland Shire Council is a geographically very large shire with a highly dispersed population. The Council is currently implementing its Sustainability Strategy 2016 - 2020 with a strong focus on upgrading Council facilities and supporting local community energy projects.

### 4.2 State Government

The Andrews State Government, re-elected in November 2018, has a strong renewable energy policy framework supporting new development with the Victorian Renewable Energy Target set at 40% by 2025 and 50% by 2030. A key mechanism for delivering the large-scale renewables required to meet



these targets is the Victorian Renewable Energy Auction Scheme. The first auction delivered more than 900 MW and more rounds are anticipated in the coming years.

Following the closure of Hazelwood Power station and the anticipated closure of other coal fired power stations in the Latrobe Valley much focus has been given to a 'Just Transition' for the community in the Latrobe Valley.

To inject new life into the region, \$266m of state funding was made available via the Latrobe Valley Authority (LVA), a government agency established to help revitalise the area in 2016. Located in Morwell, the role of the LVA is to:

- Support workers and businesses affected by the closure of the Hazelwood Power Plant and Mine,
- Work to get business conditions right to bring more jobs to the Latrobe Valley,
- Build infrastructure that meets community needs and creates jobs,
- Build on Gippsland's new Regional Partnership and take a collaborative approach to working with the people in the Latrobe Valley,
- Assist industry to explore opportunities; and
- Coordinate with all parts of government to get around blockages and barriers.

In addition, the Victorian Government has recently increased support to the region through the \$40 million Latrobe Valley Economic Development Program, to further create economic diversification, growth and resilience (RDV, 2020).

The electorates of Narracan, Morwell and Gippsland South are all within 5kms of the project site. In 2020, the member for Narracan was Gary Blackwood (Liberal), the member for Morwell was Russell Northe (Independent) and the member for Gippsland South was Danny O'Brien (Nationals).

### **4.3 Federal Government**

The 2019 Federal election defined the national policy setting for renewables going forward. Currently there is a lack of certainty in relation to federal energy policy. The Renewable Energy Target of 20% by 2020 was met ahead of the deadline, but this has not been followed by more ambitious targets. While there is a strong push by certain sectors for a renewables led economic recovery post-COVID-19, there is a lack of clarity around energy policy moving forward.

The Delburn Wind Farm will straddle the two Federal Electorates of Gippsland and Monash. Darren Chester MP is the member for Gippsland on behalf of the National Party and has held the seat since 2008. The seat of Monash (formerly McMillan) is held by Russell Broadbent MP of the Liberal Party.

## 5 Community Engagement

The Community engagement activities associated with the Delburn Wind Farm have been divided into four key phases:

- Development or early engagement - aims to introduce the project to the community, assist the community to understand the project, to listen to community concerns and address those through various design iterations and through the provision of detailed scientific and technical assessments of the proposal.
- Approvals - while the project is undergoing assessment for statutory approval, OSMI will continue to engage the broader community on the details of the project, ensure the community understands the opportunities for formal public input on project as it is assessed, establish the Community and Stakeholder Engagement Committee and launch the community benefits scheme.
- Construction - after statutory approvals are obtained OSMI will focus on ensuring the community are aware of employment and contracting opportunities associated with the project, keep the community informed on key activities and milestones associated the construction and provide an opportunity for the community to communicate with DWF representatives if they have any queries or complaints during the project's construction
- Operational long-term engagement - will deliver the ongoing community benefits package and explore other opportunities as guided by the Community and Stakeholder Engagement Committee

### 5.1 Early Engagement

The community engagement phase for the Delburn Wind Farm began with a public announcement in March 2019 when the project was still at the concept development phase. A community engagement plan and benefit sharing principles were developed to ensure that there was time and genuine opportunities created for community feedback on the project proposal.

Since the project was announced early engagement included:

- media announcements of project;
- preparation of and regular updates of website material;
- public survey available on website;
- employment of local Community Engagement Officer
- project office and information centre opened in the local community in May 2019
- 3 postal mailouts to surrounding community the initial notification to all households within 3 km of the project and subsequent two to the 4 post codes intersecting the project
- presentation to councils, MPs, interest groups and sustainability groups
- publication of regular e-news for subscribers and four hard copy information brochures
- media releases at key project milestones
- technical documents published on the project website as they are completed
- establishment of a complaints process
- home visits to neighbours
- five public information days held in surrounding communities
- tours of operating wind farm
- visual impact assessments from individual residences

### 5.1.1 Project announcement

The project was announced to the public via media release on 28 March 2019 to coincide with briefings being provided to local councils and other key stakeholder groups. This was picked up by a number of community and regional media outlets including ABC Gippsland, WIN News Gippsland, Nine News Gippsland, the Latrobe Valley Express, and Mirboo North Times.

The announcement of the project when it was still at the concept phase, much earlier than is typical of projects of this nature, meant the definition of the neighbourhood was relatively loose at that time. In addition to the use of the media as an initial method of informing the local communities of the intent to develop a project, the Australia Post 'unaddressed mail service' was used to deliver flyers to all households within three kilometres surrounding the project, although feedback has been provided by the community that this was not received by all households.

At the time of the project's announcement a project website and social media channels established to allow the community to be directed to these avenues to obtain further information on the proposal.

A further two mailouts to the local neighbourhood area to follow up the initial announcement have been completed using Australia Post's unaddressed mail service. The percentage of households in the nominated area that received the intended mail is anecdotally low, however no explanation for this has been ascertained.

As a database of addresses has been built up several addressed mail, mailouts have been conducted, and a hand delivered letter box drop was completed to all residences within the 2 km zone, (noting not all rural properties have letter boxes).

### 5.1.2 Public survey

A public survey was initiated to understand community attitudes towards the project and uncover community priorities on certain aspects of the project. The survey sought to understand the community's level of interest in the impacts and benefits of the project, provide an opportunity for the community to express their preference for participating in a range of community engagement forums, seek their views on the value of a the Community Benefits Scheme and to express their interest in investing in the project.

The survey was made available on the OSMI web site from March 2019 and remained open until March 2020.

### 5.1.3 Local presence

A project office and information centre was opened in Boolarra in May 2019 and local staff employed to work on project development to provide a focus for community engagement as well as providing local knowledge, an understanding of community issues and concerns, and accessibility for engagement with the community surrounding the project. The office has been highly successful with over 100 visits from the community within the first 6 months (June to December 2019), an average of two per a day over the office opening hours of 10am-2pm. An increase in staffing from November 2019, allowed longer opening hours from January 2020 when the office began to open late one day a week and Saturday by appointment for those members of the community who were not able to visit during the day. Since mid-March 2020, the office has been closed other than by appointment due to the declaration of the COVID-19 pandemic, and household visits have increased since this time.



Conversations held with community members in the office were varied. Some people came in feeling concerned and wanting reassurance about various aspects of the project, some were not particularly concerned but still sought information about the project, and some came in simply to express their support for the project. The most common concerns related to noise, visibility, fire risk, property values, potential health impacts and impacts on local ecology. One-on-one conversations were found to be a very productive and effective method of engagement.

Resources available to community members in the office include A0 photomontages, showing the existing conditions (without turbines), the initial project concept of 53 turbines and the revised 35 turbine layout. These montages have been prepared to present views from a range of public locations around the project and are displayed on the office walls for easy viewing. Large maps of predicted noise contours, shadow flicker modelling and the evolution of wind turbine technology are also on display. Google Earth has been used to show visitors a modelled view of wind turbine placement in the landscape from individual residences and all technical reports and other background resources have been available for anyone interested in further detailed information.

In October 2020 the project office moved to Mirboo North where the higher through traffic will allow greater exposure for the project and engagement with a wider regional audience as the project progresses.

#### 5.1.4 Presentations and briefings

Briefings have been provided to all three local councils, as well as local Councillors, State and Federal MPs, Latrobe Valley Authority, sustainability groups and other local community and interest groups. Some of these groups have received multiple presentations, briefings and meetings. Offers to provide a briefing have been made to numerous community groups that are yet to be taken up. Some examples of local interest groups that have received presentations on the project are the Latrobe Valley Sustainability Group, the Baw Baw Sustainability Group, Gippsland Climate Change Network, Boolarra Community Development Group, Boolarra Historical Society, and the Grand Ridge Rail Trail Committee of Management. There are many more community and interest groups in the local and regional area that could be presented to and offers will continue to be made appropriate in the context of the pandemic.

Less formal meetings to discuss the project in general terms or to address specific issues and concerns have been held with a range of stakeholder and interest groups such as Greening Australia, Committee for Gippsland, Preserve our Forests, Strzelecki Sustainable Futures, Strzelecki Community Alliance, Boolarra Community Development Group, Mirboo Country Development Inc, local sustainability groups and other interest groups. Meetings have also been held with several local businesses and employment agencies to discuss potential labour and employment opportunities.

#### **5.1.5 Media**

The local and regional media have been regularly engaged through official media releases, and provision of feature articles. This has resulted in coverage on ABC Gippsland radio and several commercial television news channels as well as coverage in several local print and digital news publications. Special interest publications such as RenewEconomy have also covered the project. Letters and opinion pieces written by residents, both supporting and opposing the project have also been published.

#### **5.1.6 Website and social media**

From the time of the project's announcement the OSMI website ([www.osmi.com.au](http://www.osmi.com.au)) has been available to provide an avenue for community to obtain information about the project and for communication with the project team. The website is regularly updated to ensure information is current, relevant, and easily accessible, and to maintain maximum transparency to the public.

All technical reports, statutory referrals and applications are published on the web site as they are finalised. Preliminary assessments were published and progressively updated as final more detailed assessments were completed, to ensure a full and transparent provision of information to the community.

All major events and milestones for the project are also communicated via the OSMI Facebook page. Over 75 primary posts have been placed on the Facebook page with associated follow up by commentary in comments and responses to private messages.

Regular posts are made to the OSMI LinkedIn page on issues regarding the planning and approvals process, events, and other key project milestones.

#### **5.1.7 E-news**

Over 400 individuals and stakeholders have subscribed to the OSMI e-news with 65% of subscribers being frequent interactors. E-news is issued at key project milestones or to flag publication of significant updates to the website. The e-news is published on average once a month although frequency varies depending on the level of activity to report to the community (see Appendix 1). E-news is also shared on the Facebook page for those who choose not to subscribe via email.

In addition there have been four hard copy information brochures produced over the project timeline. The brochures outline key project information presented in an accessible manner.

#### **5.1.8 Community Information Days**

Five Community Information Day events have been held to allow the community to obtain information about the project at their local community hall. Information days were held in:

- Yinnar on Thursday 1st August 2019 from 1-8pm
- Boolarra, on Friday 2nd August 2019 from 1-8pm
- Narracan on Saturday 3rd August 2019, from 9am-1pm,
- Thorpdale, on Friday 13th March 2020, from 3-7pm, and
- Darlimurla on Saturday 14th March 2020 from 10-2pm.

The information days ran for between three and seven hours to allow community to drop in whenever they could over that time and stay for as long as they wished. Consultant specialists covering the main topics of concern as expressed by the community namely fire risk, ecology, visual impact, and noise, as well as OSMI and HVP staff and a community investment specialist were present at each information day. Rolling presentations and information brochures were displayed by each consultant who were available to discuss specific issues of interest or concern to the community members who attended. At Thorpdale and Darlimurla, an interactive 3D 'virtual reality' headset was available to allow the community to view the project from six locations around the site, with the aim of providing as detailed and realistic an idea of what the project will entail as possible. This was technology that was made available in the Boolarra office early March. Upon the declaration of the pandemic, the video imagery used for the virtual reality experience were made available on the project web site.

The highly variable landscape surrounding the project area means that the project's neighbours have diverse concerns or questions regarding the project. Some neighbours will see a number of turbines from within or around their residence, others closer to the project may not see any, but may be concerned about potential noise from the project and as a result the range of topics covered at the information days was quite varied. Issues covered included the impacts on native vegetation or wildlife, through to the perception that renewable energy is not economically viable and does not address the need for baseload power.

The information days were held as an alternative to traditional town hall meetings, as they provide the community with an opportunity for a more meaningful engagement with OSMI staff and specialist consultants, and the chance to seek out the information that is the most relevant to their specific situation. Over 200 members of the community attended over the five information days and engaged in a wide range of discussions.

#### **5.1.9 National Wind Farm Commissioner Visit**

The National Wind Farm Commissioner, Andrew Dyer, visited Boolarra on Monday 18<sup>th</sup> November 2019. The Commissioner is an independent person reporting to the federal parliament. The role was established by the government to provide an independent avenue for handling complaints about proposed and operating wind farms as well as promoting best practices and transparency.

The visit by was arranged in response to requests from local community members seeking a forum with the Commissioner to provide clarity on a range of issues of concern.

The Commissioner met with a group of community representatives to discuss their various concerns about wind farms and to hear first-hand their views regarding the Delburn Wind Farm. Community members joining the meeting represented a wide range of community groups including the Boolarra Community Development Group, the Yinnar and District Community Association, Narracan, Delburn, and Mirboo North districts, as well as representatives from the Strzelecki Community Alliance, the Strzelecki Sustainable Futures group and OSMI.

The Commissioner shared experiences and perspectives from his work across the industry along with best practices related to the issues raised. Topics discussed included existing and potential fire risk posed by the project, bush fire response, health impacts, wind farm audible noise and visual amenity. The meeting discussion was constructive and insightful.

The National Wind Farm Commissioner had received 16 complaints relating to the proposed Delburn Wind Farm as of September 2020.



#### **5.1.10 Operational Wind Farm Tours**

In addition to the information days, four bus tours to Bald Hills Wind Farm were held in 2019 with two tours on each of Friday 26 July and Saturday 27 July. More tours were scheduled for 2020, however these have been postponed due to Covid-19 restrictions. Sixty-three people attended the bus tours over the two days providing them with a firsthand experience of an operating wind farm. Attendees were able to stand directly beneath turbines, place their hands on the towers and to stop at several sites around the wind farm at known distances from the turbines, both upwind and downwind, to listen to the sound produced. Details of wind speed and direction, and turbine speed/output was provided at the time. This opportunity was generally very well received.

#### **5.1.11 Home visits**

Over 70 home visits have been conducted to July 2020, to residences between one and six kms from the project and these are ongoing. Visits were conducted to discuss a subject of particular interest to the residents, to complete a visual assessment and/or to deploy noise monitoring equipment. Any visit to someone's home, regardless of the specific purpose, provided an opportunity to discuss the project, to help with their understanding of the various technical aspects involved and to answer any questions they may have about the project.

A direct door-knocking approach has not been undertaken due to the remote location of some properties, however efforts have been made to ensure every household within 3km of the project has received information about the proposed wind farm and to encourage the community reach out to OSMI personnel for a conversation should they have an interest in the project.

#### **5.1.12 Visual Assessments**

Visual assessments have been conducted both by visual consultant, Jacobs, and by OSMI employees. Initial assessments by Jacobs were conducted using traditional methods, including a wide angled lens camera and calculating angles and degrees from various viewing points. More recently, visual assessments have been conducted by OSMI employees adopting an Augmented Reality tool on an iPad created by True View Visuals out of Scotland. The iPad tool allows for conditional photo montage images to be viewed by the resident at the time they are taken and following validation and rendering the images are provided to the resident in hard copy and/or electronic format. This technology also allows the creation and viewing of videos featuring moving turbines in the landscape at realistic scale and rotational speed.

These visits almost invariably also included a lengthy discussion about many aspects of the wind farm and provide valuable opportunities to engage with locals on the issues that are important to them. Twenty Nine visual assessments were conducted by the Jacobs Visual Assessment specialist accompanied by an OSMI staff member and assessments at over forty five existing or proposed residences have been conducted using the AR tool – some of these were repeat visits to the same location to provide updated imagery.

Visual assessments using both methods have also been conducted from a range of public viewing locations such as roads and towns.

### **5.2 Community sentiment**

Community sentiment has been measured by interactions OSMI personnel have had with the community and stakeholders via email, social media, print media and face to face discussions at community information days, in the project office and household visits.

Early community sentiment was also able to be gauged through responses to the community survey that was open on the OSMI web site for close to 12 months with most of the responses being completed between March and July 2019 the project proposal comprised 300MW and 53 turbines across the site.

The survey was completed by 335 people and sought to understand the community's views on matters of local importance as relevant to the wind farm proposal as well as preferred means of communications and ongoing dialogue as the project progresses. Of survey respondents, approximately 70% were from the project neighbourhood, 25% from the Latrobe Valley and 5% from further afield with the majority of responses being from residents within 5km of the project and those who have lived in the area for in excess of 20 years.

The survey demonstrated strong support for a community benefits package designed in collaboration with the community with greatest support for biodiversity projects, a benefit sharing model that will stimulate business activity and local job opportunities. There was also strong support for opportunities to allow direct community investment in renewable energy in the region with close to \$1 million dollars being pledged to such an initiative associated with the project.

The survey was subject to criticism from a small number of community members due to a perceived focus on investment and economic drivers and the lack of opportunity for the community to express support or opposition for the project, although this was a deliberate feature of the survey aiming to draw out specific issues and areas to address, rather than simply divide the community into 'pro' and 'anti' camps.

To address this perceived deficiency the Boolarra Community Development Group conducted a survey of the Boolarra community. This survey, conducted in late 2019, invited the approximately 1000 adult residents of the 3870-postcode area that covers an area extending approximately 1.5 to 12 km from the southern end of the project to the south and east.

The survey required responders to properly identify themselves as true residents of the area to avoid replication and to return a hard copy of the completed survey to the Boolarra post office for counting. It is understood that a response rate of approximately 30% was achieved. Of those who completed the survey, 75% indicated they do not support, or unsure about the project representing 20-25% of the adult population of the area, however, despite this, the majority indicated they believed the Boolarra Community Development Group should remain neutral about the project.

Anecdotally, a number of people have indicated they did not respond to the survey either because they were unable to do so anonymously or that they wished to understand more about the project before deciding if they 'for' or 'against' it, so it is difficult to ascertain how representative these survey results are of the current views of the community of Boolarra.

On the basis of community engagement undertaken to date, the major issues of concern to the community are:

- Audible Noise
- Health impacts from infrasound
- Fire risk
- Impact to property values
- Visual impacts
- Ecological impacts, in particular impacts on raptors and native vegetation.

There are a small number of passionate local sustainable energy advocates who support the project, a small number of passionate and highly vocal local opponents to the project as well as a significant number of people who are mildly concerned or supportive of the project but very quiet about their opinion as they don't want to become involved in conflict within the community. There are also large number of people who appear undecided or neutral – many of this last group have expressed a view that the project is likely to proceed and acknowledge the benefits of a transition to more sustainable forms of energy production.

Regionally there are numerous advocates of the project who consider it as a vital contributor to a just transition for the Latrobe Valley from economic reliance on coal fired power. There also segments of



the community who wish to continue pursuing the economic potential of the Latrobe Valley coal reserves, some of whom are also opposed to renewable energy projects.

### 5.2.1 Project Advocates

There are several active sustainability groups within the local vicinity including the Gippsland Climate Change Network which is the host of the Community Power Hub Program, Baw Baw Sustainability Network, Latrobe Valley Sustainability Group, Mirboo North Community Energy Hub, New Power, Transition Baw Baw, Energy Innovation Co-operative and South Gippsland Bass Coast Sustainability. Local advocacy groups such as Voices of the Valley are aimed at more broadly supporting a just transition for the Latrobe Valley from economic dependency on coal fired power to new economic activity.

Regional advocacy groups are active in the area including the Australian Wind Alliance, Environment Victoria and Friends of the Earth - Yes2Renewables campaign, Lock the Gate campaign, Act on Climate campaign and Environment Victoria.

In response to local opposition to the project, a local pro-wind group has been established called Strzelecki Sustainable Futures, which aims to share the positive news stories about the Delburn Wind Farm and other renewable energy opportunities in the area and to ensure that a balanced debate occurs.

### 5.2.2 Local Opposition

On announcement of the Delburn Wind Farm, a local opposition group, the Strzelecki Community Alliance (SCA), was formed in opposition to the project. Several town hall meetings have been held in opposition to the project and the group has indicated they represent a large number of local households.

There is a history of opposition to wind farms, both operational and proposed in the Gippsland region. The Bald Hills Wind Farm, operating since 2015 has active opposition from a small number of neighbouring residents. Claims against the Bald Hills Wind Farm operators under both the *Public Health and Wellbeing Act 2008* and Common Law have escalated to the Supreme Court. The Bald Hills Wind Farm is approximately 100kms from the proposed Delburn Wind Farm site. Aggrieved residents from around the Bald Hills facility have provided support to the Strzelecki Community Alliance, based on their experiences, and raised levels of concern amongst some members of the community.

OSMI staff have had conversations with people who acknowledge they are members of the SCA, attend public meetings held by the SCA, or who have anti-wind farm signs displayed on their properties, so are presumed to be counted within the SCA's representation numbers. Many of these individuals now display a level of acceptance of the project, but also remain somewhat anxious about the project, most often relating to highly publicised claims made by the anti-wind farm lobby regarding sleep disturbance, health impacts and property prices. Typical of sentiments expressed are:

*I would prefer it not to happen, but it's not the worst thing in the world. and*

*I do want it to go ahead, but I would like to be able to take it down if we have a problem with it.*

## 5.3 Planning Approvals

It is a statutory requirement of the planning permit application that OSMI provide direct notification to all neighbours of the project area (as specified by DELWP). Community members will be provided with information on how they can lodge submissions to the planning panel. In addition to fulfilling statutory requirements, OSMI is committed to supporting and informing the community throughout the process. During the planning permit evaluation process, OSMI will:

- continue to engage with local residents, neighbours and the broader regional community through face to face meetings, phone calls, email, and house visits;
- Offer presentations to community interest and activity groups;
- Conduct further Augmented Reality visual assessments as requested;

Continue to keep local governments, residents and other stakeholder informed of progress

- through the regular release of e-newsletters, social media posts and print media releases;
- Hold stalls at local markets and community events to provide information to community members and opportunities for more conversations;
- Establish the Community and Stakeholder Consultative Committee; and
- Open up the pre-development fund for applications, allowing corporate involvement in positive projects in the area to commence.

### **5.3.1 Face to face engagement**

Face to face engagement is one of the most effective way to communicate with the local community. As COVID-19 restrictions ease, OSMI will reopen the office, allowing people to drop in when it suits them, continue to respond to requests for house visits and visual assessments, and proactively reach out to people with whom detailed conversations have not yet been held.

It has been OSMI's intention to move the office location around the region over the life of the project to allow different segments of the surrounding communities easier access to staff and information. Due to suitable site availability, the office was relocated in Mirboo North from October 2020. As the largest town in the southern region of the project, Mirboo North is the focal point of activities for many of the project's neighbours in the southern half of the project area and is readily accessible being located on a regional highway. It is hoped the move will facilitate face to face engagement with a broader section of the community.

OSMI will hold additional community open days during the public comment period subject to COVID 19 restrictions.

### **5.3.2 Community and Stakeholder Consultative Committee**

OSMI will establish a Community and Stakeholder Consultative Committee with the intention that it is operational in time to support the community through the planning panel process.

The committee will be responsible for facilitating the accurate and timely flow of information about the project's development to and from the community and assist in obtaining feedback and making decisions about aspects of the project which may impact on the windfarm's neighbours and wider community.

The Committee forms an integral part of OSMI's broader community and stakeholder engagement which is aimed at maintaining clear and transparent communication about Delburn Wind Farm with the local community. It is intended that the committee provides the opportunity for input from a diverse membership.

The purpose and role of the Community and Stakeholder Consultative Committee will be to:

- Provide a forum for discussion and exchange of information relating to the planning, development and construction of the Delburn Wind Farm project
- To identify local issues and to provide the project team with local knowledge and local networks and assist the project team in planning and decision-making processes
- Act as a two-way communication link between the community, stakeholder groups and the project team during the development and construction of the Delburn Wind Farm.

The committee will be able to:

- Openly discuss issues relating to the various stages of development of the Delburn Wind Farm as appropriate
- Assist the Delburn Wind Farm team and site contractors to understand community issues and perceptions relating to the projects design and construction
- Assist in the identification of areas where the wind farm impacts can be managed or mitigated.

The committee is intended to consist of a community members from as diverse a geographical area around the project as is possible, as well as representatives of both the supporting and opposing community groups and a range of other representative community groups (see Appendix 2). Community members will be invited to apply by public advertisements, and the in the event of more applications than places available, applicants will be chosen by the independent Chair, based on the criteria and ensuring adequate representation of the various interest groups.

### **5.3.3 Group presentations**

OSMI will reach out to a broader range of local community sports, activity and interest groups to offer information presentations. More detailed discussions about the Community Benefits Scheme, and the community grants programs will provide leverage to meet with groups, to begin to form and strengthen these relationships.

### **5.3.4 Media**

With the design finalised and undergoing evaluation by the regulatory authorities, print and social media communications will focus on the community benefits of the project, including providing more detailed information regarding the neighbourhood profit sharing agreements, the community development fund and the opportunity for community co-investment, as well as local employment and contracting opportunities. Information will also be shared covering the establishment and role of the Community and Stakeholder Consultative Committee.

An on-going flow of information will also be provided to the community about the planning and approvals process, and how they are able to have an input into this process as well as relevant information relating to future construction and operational aspects of the project.

### **5.3.5 Pre-development Fund**

Commencing in 2020–21, OSMI has allocated \$10,000 per annum to the Community Development Fund (see section 5.4.5) until the project has commenced construction.

Projects and organisations that OSMI will consider supporting must demonstrate a benefit to the community surrounding the project area and should contribute to one or more of the following:

- building sustainable communities;
- enhancing community safety, health and wellbeing;
- supporting community education; and/or
- enhancing the natural environment.

### **5.3.6 Community Events**

While there is limited opportunity to attend community events during the COVID 19 pandemic, it is intended that OSMI will participate in community events such as markets, fairs and festivals, as restrictions ease, to be available to have conversations with the community about the project and to distribute information. Despite some local opposition to the project, the experience at community events to date has been overwhelmingly positive.

Further tours to operational wind farms, and around the proposed project site will also be offered when it is safe to do so.

In the longer term, opportunities to hold positive community events such as tree planting and weed control days, environmental interpretive walks, such as spotlighting tours, and sporting events such as bike rides or fun runs will be explored with the Community and Stakeholder Consultative Committee.

#### 5.4 Community Benefits Scheme

The Community Benefit Scheme will be designed to deliver benefits to key stakeholders in the community in a way that aims to meet their needs and aspirations. The scheme was launched towards the later end of the early engagement phase and will continue for the life of the project and will be codesigned with the community.

The objectives of OMSI's community benefits scheme are to:

- deliver significant and meaningful improvements to the community surrounding the project
- ensure a wide range of different stakeholder groups benefit from the project
- empower the community to shape the long-term design and implementation of the different initiatives
- go beyond standard compliance and industry benchmarks and
- build support for renewable energy in the Latrobe Valley and the Gippsland region.

Consultation with key stakeholder groups will be undertaken to codesign the framework for each of components of Community Benefits Scheme. Input will be sought from stakeholders such as the landowner - HVP, project neighbours, members of the wider community, local businesses, schools, local government and community organisations.

Aspects of the Community Benefits Scheme were open to broad consultation via the survey on the OSMI website during the early development phase to obtain preliminary feedback; however this process needed to be mindful of raising community expectations until the outcomes of the development approvals processes are known.

As the initiatives will be delivered during the construction and operations phase it is intended to empower the local community to co-design the details and functionality of the programs within specific funding streams.

It is anticipated that a Community Benefits Committee will be established after the project has received planning approval. This may be established as a sub-committee of the Community and Stakeholder Consultative Committee, or may be an entirely separate committee, with members eligible to apply for and sit on both.

Specifically the Community Benefits Scheme will comprise:

- Neighbour Profit Sharing to deliver ~\$500,000 per annum directly to the projects near neighbours (2-3 km from the project);
- a Community Development Fund to deliver ~ \$150,000 per annum (\$750 per MW) via a Community Development Fund; and
- a Community Co-investment vehicle to allow the community to invest in the project and receive annual returns from the project.

The Community Benefits Scheme does not include other economic contributions such as:

- required activities under any permit conditions such as visual screening;
- annual contributions to local council via Payment In Lieu of Rates;

- host landowner payments; and
- the value of local jobs, expenditure and investment.

The overall benefit to the community associated with these activities will deliver significant additional value to the community, including:

- Approximately \$2 million allocated to visual screening;
- three councils benefiting directly from rates
  - expected Payment in Lieu of Rates of fixed fee of \$54,400 p.a. per LGA plus \$1,225/MW installed (CPI referenced to FY18-19) significantly contributing to essential services in the local community;
- total landowner payments of approx. \$1.5m p.a. over the life of the wind farm;
- local business procurement and employment opportunities. This is a key focus with 82% of local survey respondents viewing employment opportunities as the most sought-after benefit they wish to see from the project. The economic analysis of the project estimates that the Delburn Wind Farm will create up to 185 FTE direct and indirect jobs during the two-year construction period and approximately 25 direct and indirect new, on-going jobs during the 30-year operating life. Wherever possible OSMI is committed to maximising local procurement and employment opportunities. OSMI have a 'register your interest' for local businesses available on the website.
- OSMI will look to partner with local training and education providers to ensure suitable pathways exist to employment in the renewable energy industry.

#### 5.4.1 Neighbour Profit Sharing

OSMI recognises that neighbours are a priority stakeholder, and that the construction and operation of the wind farm may impact their day to day life. There are 37 dwellings within 1.5 km of a wind turbine and 103 neighbouring dwellings with a wind turbine within 2 km.

OSMI has set aside \$500,000 per annum to be distributed to the projects near neighbours over the life of the project. The value of this fund will be indexed annually, and neighbours will be able to influence the type of payment scheme they participate in. The formula for payments will be developed on consultation with the community, will be transparent and equitably applied. Options to be explored may include a direct annual payment, purchases of a subsidised neighbourhood solar bulk buy or an option to invest in the project should community co-investment proceed.

The formula proposed on announcing the Project, which was considered a starting point for feedback, was a \$2,000 base rate, with an additional \$1,000 per turbine within 1.5kms and an additional \$500 per turbine within 2kms. Based on this formula residents living within 2km of a turbine would receive between \$2,500 and \$6,500 per annum depending on how many turbines are within 2 km of their home. There could also be a component of payment for other factors such as a higher visual impact, modelled shadow flicker or noise levels above a certain threshold.

OSMI is open to altering how the formula and distance are applied, and it could be extended out beyond 2km, but the general principal is that there will be a fixed pool of funds available for the neighbourhood that can be distributed in a way the community feels is fair.

The distribution of the funds may occur under a range of mechanisms. It has been industry standard to form agreements with each dwelling owner (with no confidentiality clauses and standard forms of agreement signed with each landowner), however, feedback has been received from members of the local community that a community trust with a transparent governance structure may be preferred. OSMI remains open to the mechanism to be established.

Participation in Neighbour Profit Sharing Arrangements will not preclude residents from lodging complaints about the wind farm.

#### **5.4.2 Community Development Fund**

The Community Development Fund will provide an annual source of funding for projects within the local community from the commencement of construction, totalling \$750 per MW installed (currently expected to be \$150,000 per annum, subject to final selected turbines).

Projects that benefit the local community will be eligible to apply - and could include environmental projects, projects that benefit local clubs etc. There will be a strategy to look for long term legacy programs that could be deployed to have a bigger impact. The key elements of the Fund, the terms, and governance will be developed in consultation with the community throughout 2020.

Projects and organisations that benefit the local community health and the environment will be considered eligible for funding. Priority will be given to a long-term legacy projects that will have a bigger benefit to the community.

Projects should contribute to one or more of the following:

- building sustainable communities
- enhancing community safety, health and wellbeing
- supporting community education and/or
- enhancing the natural environment.

Projects that are co-funded will be welcome. Organisations proposing a project must be able to demonstrate an ability to effectively manage and acquit any funds granted through this process. The key elements of the fund, the terms and its governance will be developed in consultation with the community throughout 2020–21.

There will also be a nominal \$10,000 per annum available for this fund during the development phase of Delburn Wind Farm (commencing 2020-21).

#### **5.4.3 Community Co-investment**

Community co-investment is when a community investment vehicle buys rights to a portion of the earnings of the renewable energy project but has no decision-making power or control over the operation of the asset. The community investment vehicle could be a company, cooperative, association or trust. In this arrangement, the community has no formal ownership or responsibility over the project. The investment model could be linked to performance of the Delburn Wind Farm as a whole (rather than an individual turbine or turbines), or a fixed return type structure. Further, OSMI recognises the existing work of local sustainability and community energy groups and hopes to partner with them around the community investment initiative.

Through the Delburn Wind Farm survey that was open throughout 2019, \$1m of community investment was pledged, with over 60 % of responders considering it an important initiative. The level of support shown for this initiative is sufficient for this opportunity to be progressed. OSMI will work with the community throughout 2021-22 to define the model and key terms of the investment offer.

The community co-investment model could be established through a range of different structures such as a company, a cooperative, an association or trust. The community would have no formal ownership or responsibility over the project and no decision making power for the operation of the asset, but would receive financial benefits – either linked to performance of the Delburn Wind Farm as a whole or

fixed in nature. The design of the scheme and investment mechanism will be co-designed with the community in the lead up to the commencement of construction.

The successful Community Co-investment Model developed for the Sapphire Wind Farm demonstrates the benefits of such an approach as outlined in the case study included in Appendix 3.

#### **5.4.4 Community Education and Events**

OSMI will undertake to provide opportunities for people to learn about wind energy and the wind farm, and to celebrate the local benefits of the project. This could involve community open days, tours of operating wind farms, educational presentations and activities with local schools, TAFEs, universities and other educational facilities, site tours, events celebrating Global Wind Day and other similar themes, and community events such as renewable themed picnic days or fun runs.

#### **5.4.5 Wind Farm Tourism Program**

OSMI aims to create a valuable visitors experience to the wind farm that complements existing tourism strategies in the region such as the Grand Strzelecki Track. The Project will construct a visitor centre and may include walking or cycling tracks, educational tours and talks.

#### **5.4.6 Payments in Lieu of Rates**

Under the Victorian Electricity Act 2014, Delburn Wind Farm will pay rates to the three local governments that the wind farm straddles.

### **5.5 Construction**

Following the granting of statutory approvals the focus of community engagement will move to the recruitment of a local contractors and workforce for the construction of the project and establishing mechanisms to keep the community informed about key project activities.

Through the detailed design and construction phase issues such as micro siting, emergency response planning, the development of the interpretive centre, including the incorporation of stories about the local cultural heritage, and wind farm walks will be covered in community consultation forums. Further landscape assessments will be competed with individual landowners who have concerns about visual impacts and landscape screening plans developed as appropriate.

Throughout this phase the Community and Stakeholder Engagement Committee will form a key conduit for engagement with the wider community. The information centre and office will remain in operation and on-line engagement will continue.

The mechanisms for the community to register any concerns with the construction activities will be emphasised to ensure any unintended impacts are identified and assessed during the construction phase and able to be resolved in a timely manner.

### **5.6 Long-term Engagement and Legacy Projects**

OSMI is committed to providing tangible benefits to the local and regional community and environment through the development of longer term legacy programs over and above the specified Community Benefits Scheme. These projects would be developed specifically to address areas of need identified by the local and regional communities. Community engagement over the operational life of the project will be informed by feedback from the Community and Stakeholder Engagement Committee. The role of the committee and its areas of focus will likely evolve over the life of the project and ongoing community engagement activities will be informed by this group.

Examples of work that OSMI is interested in investigating in collaboration with the local community, could include:



- ecotourism with local operators
- education and engagement, including mountain-bike trails, environmental and cultural engagement and educational walks
- biodiversity enhancement including local offset site, revegetation programs and rehabilitation, including supporting the Strzelecki-Alpine Biolink project
- support local jobs and education through the provision of traineeships, apprenticeships and scholarships to further transition into the renewable energy industry in the Latrobe Valley
- bushfire education and preparation programs
- programs to support mental health and wellbeing, drug and alcohol abuse and prevention of violence and
- local electricity offer linked to the wind farm.

Along with the Community and Stakeholder Consultative Committee, the Community Benefits Scheme will be delivered for the operational life of wind farm and direction guided by the community.



## Appendix 1

### E-newsletters

## Peter Marriott

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**From:** OSMI Australia <contactus@osmi.com.au>  
**Sent:** Thursday, 13 June 2019 9:55 PM  
**To:** Peter Marriott  
**Subject:** Delburn Wind Farm e-news 1

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June 2019

## Thank you for subscribing!

Thank you for subscribing to the Delburn Wind Farm e-newsletter or filling in our on-line survey. This newsletter will provide regular updates on the status of the proposed wind farm development, including community consultation, community benefits scheme, technical assessments and planning processes.

The concept plan for the Delburn Wind Farm was officially launched to the public in March. Straddling the Latrobe City Council, Baw Baw Shire and South Gippsland Shire Councils, the Delburn Wind Farm is proposed to bringing jobs and clean energy to the Latrobe Valley. The project has received media coverage in the papers from local papers such as the [Latrobe Valley Express](#) through to national distribution such as [The Guardian](#).

The concept is for up to 53 turbines with a total capacity of 300 MW and total

height of up to 250 metres - click [here](#) for link to map. At this scale, the wind farm will cost approximately \$400-500 million to construct, offset 980,000 tonnes of carbon per annum and will power approximately 200,000 homes. A key part of the project concept is to offer the opportunity for community co-investment in the project and a significant community benefits scheme.

---

## What's new @ Delburn Wind Farm

The community consultation process has begun following the appointment of local resident Ruth Harper as the Community Engagement Officer, and the opening of a local shop. The shop officially opened on Wednesday 29<sup>th</sup> May at 7 Christian St, Boolarra – the site of the former Boolarra Emporium. The shop will serve as a drop in centre, information point and local project office. Shop hours are currently 10am-2pm Mon-Thursday.

OSMI is committed to conducting a thorough and genuine community consultation process. OSMI is reaching out directly to those residents in proximity of the proposed wind turbine locations over the coming months and anyone in the wider local community who would like to have input into the project is also encouraged to have their say. So far we have had 236 responses to our survey which have given us insight into which issues around the wind farm are the most important to the local community. We encourage everyone to fill out the survey

at <https://www.surveymonkey.com/r/OSMI2019> or to contact us directly at [contactus@osmi.com.au](mailto:contactus@osmi.com.au) or [ruthharper@osmi.com.au](mailto:ruthharper@osmi.com.au)

---

## What's next?

The concept plan is the first stage of the design process. Community members now have the opportunity to have their questions answered, to register any

concerns they may have, and to have a real input into the ultimate design of the wind farm and the form that they want the community benefits to take.

Community input will be taken into consideration along with the results of technical assessments currently being conducted and will feed into the next version of the design, which will also be released for public comment.

Technical assessments currently underway include:

- ) Preliminary Flora and Fauna – general assessment and Matters of National Environmental Significance
- ) Preliminary Aviation Assessment
- ) Preliminary Noise Modelling
- ) Preliminary Shadow Flicker Assessment
- ) Preliminary Landscape and Visual Impact Assessment
- ) Preliminary Bushfire Risk Assessment
- ) Desktop Cultural Heritage Management Plan

For more information on the project, updated maps and FAQs, visit our website <https://osmi.com.au/> or like our facebook page <https://www.facebook.com/OSMIAustralia/>.



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## Peter Marriott

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**From:** OSMI Australia <contactus@osmi.com.au>  
**Sent:** Tuesday, 16 July 2019 11:19 PM  
**To:** Peter Marriott  
**Subject:** Exciting updates

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July 2019

## Exciting updates

We have a range of activities in the coming months such as wind farm tours and Community Open Days, we hope to see you there.

Leading in to these sessions we are please to launch the second iteration of the concept design. Please click [here](#) to view the updated plans and [here](#) to view the comparison plan.

### What's changed?

The plan has been scaled down from the initial concept of 53 turbines to a proposed 35, in response to a number of factors such as additional technical inputs and community feedback on the initial concept design. To understand the process for community feedback on this second version of the concept design, please review the Community Consultation Process below.



## Community Open Days

The design updates will be available at our series of community information sessions. We invite you to join us at one of three different locations in early August:

- Thursday 1 August, 1pm-8pm @ Yinnar Memorial Hall
- Friday 2 August, 1pm-8pm @ Boolarra Multipurpose Building
- Saturday 3 August, 9am-1pm @ Narracan Memorial Hall

We understand that community members have many questions. These sessions are one of the key opportunities to voice them. We have invited specialists along to ensure you can receive expert advice on any questions you have. Drop in at a time that is convenient for you and use the opportunity to speak with the following specialists:

- J Hayden Burge, Jacobs (Landscape & Visual)
- J Aaron Organ, Ecology & Heritage Partners (Ecology)
- J Christophe Delaire, Marshall Day Acoustics (Noise)
- J Graeme Taylor, Fire Risk Consultants (Bushfire)
- J Taryn Lane, Akin Consulting (Community Investment)

There will also be representatives from OSMI Australia and HVP Plantations

Tea, coffee and light catering provided

RSVP to [ruthharper@osmi.com.au](mailto:ruthharper@osmi.com.au)

## Working wind farm tours

The weekend prior to our Community Open Days - Friday 26 July and Saturday 27 July - we invite all interested community members to join us on a guided tour to Bald Hills Wind Farm.

This will provide first hand experience of an operating wind farm at various distances.

Buses will be leaving twice daily from Boolarra / Yinnar / Mirboo North\* at:

) 8:30 am -12:30 pm

) 1:00 pm - 5:00 pm

Book online @ [www.osmi.com.au/events](http://www.osmi.com.au/events)

\*Pending demand/bookings

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## Photomontages

A number of 'to scale' photomontages depicting the proposed wind turbines in both the initial and second iterations of the concept design are now available. Please drop into the shopfront at 7 Christian St Boolarra to view them. They will also be printed and available at the Community Open Days for closer viewing. Our current opening hours are Wednesday and Thursday 10am - 2pm, or contact Ruth on 0418 928 534 to organise a meeting outside these hours (including some weekends and evenings).

---

## Community Consultation Process

We are currently in the first round of the community consultation process and want to ensure that we deliver a wind farm that is appropriately designed for the local community. To understand the opportunities to engage

throughout this year and when and how we will provide feedback on the community inputs, please view the timeline [here](#).

## We're hiring!

OSMI is seeking a further passionate and motivated local to join the OSMI team on a part-time basis. This new role will be primarily based in the Boolarra office/shopfront, allowing for greater opening hours, so Ruth can continue to conduct more home visits and ensure the views of the community are being heard. Please click [here](#) to view the position description and apply using the links on the website.



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## Peter Marriott

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**From:** Peter <contactus@osmi.com.au>  
**Sent:** Monday, 2 September 2019 1:13 PM  
**To:** Peter Marriott  
**Subject:** Delburn Wind Farm September Update

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September 2019

## Delburn Wind Farm update September 2019

A big thank you to everyone who participated in our bus tours and open days. All events were well attended, and we have had great feedback. We will aim to hold more in a few months time. Below is a photograph taken at Bald Hills by one of our attendees.



Photograph supplied by Cath Thompson, permission granted by photographer and landowner, Lindsay Marriott

---

## Preliminary Assessment Reports

The reports for most of our preliminary assessments for the updated 35 turbine layout have been published. This includes:

- ) Economic Impacts
- ) Traffic Impacts
- ) Noise Assessment
- ) Shadow Flicker Assessment
- ) EMI Assessment

In addition, we have summaries of the results to date for the fire risk assessment and ecological assessments, and the full reports should be available online soon. We are also working on summary sheets for all the reports, for those who don't wish to read the entire reports.

All these can be found on our new planning page on our website - click [here](#) to be directed to the page.

---

## Met mast installation

A temporary meteorological tower (met mast), a guy-wire supported lattice structure to collect accurate information regarding weather conditions and wind speed at approximately the proposed hub height of the wind turbines (160 m) is planned to be installed during September. It will be installed in the central part of the project site, in plantation east of Strzelecki Hwy and north of Creamery Rd, and will take 2-3 weeks to install. This met mast is proposed to only be installed during the pre-construction phase of the project, and due to being a temporary met mast (defined as an 'anemometer' under the Planning Scheme) it does not require a planning permit unlike other permanent structures. Latrobe City Council and aviation operators are being formally notified of the mast location and height prior it being installed. The mast will provide a good visual reference for what a 160m high tower will look like, and should be visible from the Strzelecki Highway and Creamery Road areas.

## Questions/queries

As always, if you have any questions about the project, or would like to organise for someone to come out to your place for a more specific conversation, please contact our Community Engagement Officer, Ruth Harper, or drop in to the Boolarra shop front.

Office hours: Wednesday-Thursday 10-2 or by appointment

e: [ruthharper@osmi.com.au](mailto:ruthharper@osmi.com.au)

t: 0418 928 534



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## Peter Marriott

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**From:** Peter <contactus@osmi.com.au>  
**Sent:** Thursday, 19 December 2019 12:33 PM  
**To:** Peter Marriott  
**Subject:** End of year update

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December 2019

### End of year wrap.

Welcome to our end of year edition of our e-news. December is a time of year when many of us reflect on our work over the last 12 months and we would like the take that opportunity too.

In March we announced the concept of the Delburn Wind Farm project to the wider community and, consistent with our commitment to keep the community at the centre of everything we do, advertised for our first local member of staff, our Community Engagement Officer.

We opened our Gippsland office in Boolarra in July to provide a local focus for the project and a place for the community to come to get to know us and gather information on our proposal.



To allow the community to gain a first-hand appreciation of the technology we are proposing, we ran some bus tours to the Bald Hills Wind Farm in July and then held a series of open days to August so people could discuss the wind farm with a range of experts.

This year we have been completing a lot of the technical studies that are needed to design a wind farm. Our aim is to design a wind farm which, as a minimum, is fully compliant with all regulatory requirements, that sits well within the existing landscape and land uses and provides benefits to the local community.

Using the results of the preliminary technical studies, the design and layout of the proposal has been revised and the number of turbines reduced from the originally proposed 53, to 35.

Some of these reports have taken a lot longer to finalise than we initially anticipated, but we will continue to upload them on our website as they become available. All reports that have been completed can be found at <https://osmi.com.au/planning/>

---

## What's Next

When all the preliminary reports are available, we will be able to complete another design revision. We are already working on this and are hoping to be able to have this finished by late January. We will keep the community informed on our progress on this revised design and once it is complete we will hold another series of open days to discuss the project with the community. We will also offer more tours to the Bald Hills wind farm for people who could not make it earlier this year.

After the next revision is complete we will begin the detailed assessments

needed for our planning permit application. We are now working towards submitting our planning permit application in May/June 2020.

Some of the work for the detailed assessments has begun. We are already gathering data to use in the visual assessments from individual homes, which will be prepared after the next design revision is complete.

We are also starting to look for suitable locations to conduct background noise assessments.

If you are interested in a visual assessment, or background noise monitoring being conducted from your home, please make contact with us at [contactus@osmi.com.au](mailto:contactus@osmi.com.au) and we will work with you to see if your home is in a suitable location for this work.

Early in the New Year will be calling for Expressions of Interest from people who would like to be members of the steering committee for the Delburn Wind Farm Community Benefits Fund. We are planning to release a pre-development funding round in the first quarter of 2020.

---

## New Addition

We are pleased to announce we have had a new staff member join the team. Elizabeth Radcliffe brings with her extensive experience in engineering and environmental assessment plenty of local knowledge having worked in Gippsland for many years and, as a member of the local community, will be known to many of you. We welcome Liz to the project and are enjoying having another cheerful face in the office.

## Holiday break

We will be closing the shop front over the Christmas/New Year period, and re-opening on Monday 6th January with extended opening hours - please stay tuned to our Facebook page for details.



Wind turbines over pine plantation at Castlepook, Ireland.



Photo of wind turbine in farmland in Ireland.



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**From:** Peter <contactus@osmi.com.au>  
**Sent:** Monday, 17 February 2020 4:29 PM  
**To:** Peter Marriott  
**Subject:** Delburn Wind Farm update Feb 2020

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Feb 2020

## **Delburn Windfarm reaches next stage of development**

Today OSMI has released a revised design for the Delburn Wind Farm. This represents an important milestone in the project development as this is the layout we intend to submit to the Minister for Planning for approval to construct the Delburn Wind Farm.

After completing the first round of impact assessment studies the project design has been revised to take onto account the output from those studies. In the revised layout, the number of turbines has been reduced from 35 to 33 and a small number of turbines have been relocated to improve constructability of the project and reduce the impacts of noise on the project's neighbours. Internal roads and cable routes have been modified to reduce the impact on areas of native vegetation and associated native fauna.



The new design can be found [here](#).

---

## Community Consultation

OSMI is committed to conducting genuine community consultation on the project and this is well underway. Conversations have now been had with over 450 neighbouring households and other interested stakeholders through project information days, tours of the Bald Hills Windfarm and visitors to our office in Boolarra.

Additional information days will be held on Friday 13 March from 2 - 7pm in Thorpdale and on Saturday 14 March from 10am - 2pm in Darlimurla which will allow the community to meet with the project team and the authors of the technical studies and ask questions.

Further tours of the Bald Hills Windfarm will be run on 27 and 28 March between 10am and 3pm. Bookings for the tours can be made at the open days or by emailing [contactus@osmi.com.au](mailto:contactus@osmi.com.au).

Through our engagement to date we understand that people have genuine concerns about the impact this project will have on their neighbourhood. OSMI is committed to meeting best practice standards for wind farm design and to working with the community to develop a mutual understanding of the impacts of the project.

The next stage in our community engagement will be the establishment of a Community and Stakeholder Consultative Committee. This committee will be led by an Independent Chair and OSMI are interested in hearing from members of the community with an interest in forming part of this committee.

Information on the role and purpose of the Community and Stakeholder Consultative Committee can be found [here](#).

---

## Planning Approvals

To ensure full transparency of the project all technical studies that have been completed are available on the project websites for the community to read. These studies will now need to be updated to take account of the revised project design before being submitted to the Minister for Planning for approval. As these studies are revised the new technical reports will be uploaded on the website.

---

## Extended Opening Hours

We are extending the opening hours of our office in Boolarra to allow more people to drop in to talk to our team and gather information about the project. Our local project staff Ruth and Liz will be available Tuesday and Wednesday from 10am - 3pm, Thursday 11am - 6pm and Saturdays 10am - 12 noon by appointment. If you wish to visit on a Saturday please email us on [contactus@osmi.com.au](mailto:contactus@osmi.com.au)



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**Peter Marriott**

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**From:** Peter <contactus@osmi.com.au>  
**Sent:** Monday, 9 March 2020 2:02 PM  
**To:** Peter Marriott  
**Subject:** Upcoming events for the Delburn Wind Farm

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March 2020

## Upcoming events for the Delburn Wind Farm

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### March 2020 Open Days

Featuring our new **Virtual Reality** technology!

Put on a head set and experience the wind farm in as it would appear in real time from a number of locations around the project.

Friday 13th March, 3pm-7pm @ Thorpdale Town Hall

Saturday 14th March, 10am-2pm @ Darlimurla Hall

Come and speak with specialists:

) Hayden Burge, Jacobs (Landscape & Visual)

- ) Aaron Organ, Ecology & Heritage Partners (Ecology)
- ) Christophe Delaire, Marshall Day Acoustics (Noise)
- ) Graeme Taylor, Fire Risk Consultants (Bushfire)
- ) Taryn Lane, Akin Consulting (Community Investment)

as well as representatives from OSMI Australia and HVP Plantations

Tea, coffee and light catering provided.

---

## Operating Wind Farm Tours

Experience a wind turbine first hand at the Bald Hills Wind Farm

Friday 27th March

Saturday 28th March

Guided tours on and around the wind farm site to provide exposure to an operating wind farm at various distances.

Buses will leave from Mirboo North car park (opposite the old Shire Hall) at 10am each day, returning around 3pm.

Bookings via our website at [www.osmi.com.au/events](http://www.osmi.com.au/events).



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## Peter Marriott

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**From:** OSMI Australia <contactus@osmi.com.au>  
**Sent:** Monday, 6 April 2020 12:08 PM  
**To:** Peter Marriott  
**Subject:** Project Update

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April 2020

## April 2020 Update

We hope this e-news finds everyone well and coping okay with the current health crisis.

### COVID-19

OSMI Australia is proactively monitoring the Coronavirus (COVID-19) situation and potential impacts on our staff and the local communities where we operate. As a result, OSMI is taking the following actions to proactively manage potential impacts:

- ) The OSMI team is currently working remotely and minimising all non-essential face-to-face community engagement activities

- J OSMI will continue to proactively share information and respond to enquiries regarding the Delburn Wind Farm project, whilst minimising face-to-face interactions.
- J Critical site related surveys will be continuing within government guidelines and adherence to strict social distancing and personal hygiene measures.

---

## Community and Stakeholder Engagement

We are still working through the process of appointing a Chair for the Community and Stakeholder Consultative Committee. Once this appointment is made we will reach out to the people who have registered their interest in participating in this committee. If you do have an interest in participating in this committee but have not yet registered your interest please let us know via [contactus@omsi.com.au](mailto:contactus@omsi.com.au)

While we cannot currently run any face-to-face committee meetings, we will continue to monitor the situation and work through the process of how we engage through the committee once the Chair is appointed. There is some preliminary work that may be able to be completed without holding a physical meeting, however our approach of course depends on how long the social distancing requirements will need to continue.

The committee will, of course be only one of our many engagement mechanisms - there are still many ways the community can engage with us; over email, phone, video conference, and we will continue to publish the latest project information on our website as it comes to hand.

One-on-one meetings can be facilitated by appointment in our office, or outside at your residence if required and we can facilitate online video meetings for people who are self-isolating.

If you are aware of members of our community who do not have access to social media or the internet, please let them know they can still telephone us if they want information about our project. We can talk to them over the phone and send them information in the post if necessary.

We will reschedule the Bald Hills Wind Farm tours as soon as we are able to.

While none of this is perfect, the situation is new to everyone and we are constantly adapting in accordance with the latest scientific advice.

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## Augmented Reality Tool

As foreshadowed in previous editions of e-news, we now have the Augmented Reality tool available which allows us to complete a visual assessment from individual homes. We have developed procedures to allow us to complete this work while still complying with the current requirements to maintain social distance. If you are interested in a visual assessment being completed at your property please let us know via [contactus@osmi.com.au](mailto:contactus@osmi.com.au) and we will take you through the procedures we have adopted and that we will ask you to agree to before we attend your property.

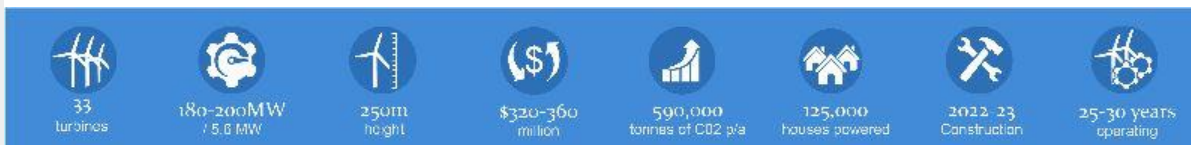
## Planning Application

Despite the current challenges posed by the COVID 19 pandemic, we are still working towards a submission in the middle of the year. Our technical studies are currently being updated to reflect the latest design released in February and our website will continue to be updated as there changes come through.

We remain committed to continue to engage with the community in all forms possible as the development progresses.



Please contact our local team members Ruth Harper (0418928534) or Liz Radcliffe (0407835534) with any project related queries or email [contactus@osmi.com.au](mailto:contactus@osmi.com.au)



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## Peter Marriott

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**From:** OSMI Australia <contactus@osmi.com.au>  
**Sent:** Wednesday, 13 May 2020 10:09 PM  
**To:** Peter Marriott  
**Subject:** Design refinements and referrals

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May 2020

## Design refinements and referrals

We have released a final update of the layout, involving minor design refinements as we edge closer to submitting our planning permit application.

Five turbine locations have moved by less than 100 m as a result of some further technical and environmental inputs, and turbines have been renumbered from 1 to 33. Both the current site plan and a comparison plan showing the old numbering system compared to the new numbering are available on our website.

---

## Planning Process

We have updated the planning page of our website to include more information on the planning process for developing a wind farm in Victoria. Prior to lodging a planning permit application, we are required to make submissions to both the Federal and State governments on environmental matters. This allows them to make decisions on the types of planning and environmental approvals that the project needs to apply for.

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## EPBC Act

The first of these is the *Environmental Protection and Biodiversity Conservation Act* 1999 (Cwth) referral. The EPBC referral allows the federal government to make an assessment as to whether the project is a 'controlled matter' under the Federal legislation, specifically whether the project is likely to have a significant impacts on any of the nine listed Matters of National Environmental Significance. These include matters such as nationally significant animals, plants, habitats and heritage and the assessment will allow the government to determine whether or not the project is considered to be a 'controlled action'.

As advertised on our Facebook page and website this referral was lodged with the Department of Agriculture, Water and the Environment and went live for public comment on 30th April 2020 and the 10 day period for public submission regarding Matters of National Environmental Significance ends on the 14/05/2020.

## EE Act

We are also required to make a referral to the Victorian Department of Environment, Land, Water and Planning (DELWP) under the *Environment Effects Act* 1978 (Vic). The EE Act referral is made to allow the Minister for Planning to make a decision about whether the project is required to complete an Environmental Effects Statement.

Our referral was lodged with DELWP in early May and we anticipate this will be published on the DELWP web site in coming days.



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**From:** OSMI <contactus@osmi.com.au>  
**Sent:** Tuesday, 2 June 2020 6:38 PM  
**To:** Peter Marriott  
**Subject:** EPBC Act referral

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June 2020

## EPBC Act Referral

We have re-lodged our EPBC Act referral with the Commonwealth Department of Agriculture, Water and Environment (DAWE) with a correction to the original clerical error (Draft Matters of NES report). The referral was re-submitted on 02/06/2020. The Department will make the referral available for public viewing after their initial validation process.

The documents submitted as part of the original EPBC Act referral (2020/8612) are included in the referral, as well as an Addendum containing additional information in response to requests for further information from DAWE following their review and matters raised in public submissions. The original documents submitted are unchanged, except that the Draft Matters of National Environmental Significance report has been updated to Final. All changes and additional information are contained in the Addendum.

The documents submitted include:

- Final Matters of National Environmental Significance (MNES)- this

report specifically addresses the nine Matters of National Environmental Significance which the EPBC Act refers to, and how the project will or won't impact them.

- Draft Existing Conditions Report - this report is a desktop study providing context around the study area. It guides the next stage of investigations for both the MNES and the Biodiversity Assessment, by highlighting potential environmental sensitivities in the area, and points to surveys that need to be done and how the project can adapt to avoid and minimise impacts to the environment. The Biodiversity Assessment is a broader report looking at all aspects of the environment. including National significance (included in the MNES), state, regional and native vegetation removal. Only the national issues are relevant to the EPBC submission. Other environmental issues are looked at in other developmental approval processes.
- Community Engagement Summary for 2019
- OSMI Environmental Policy
- EPBC Act Addendum Report - this report has been prepared to provide additional information and detail regarding the MNES. It has been prepared separately for ease of access to the additional information.

Apart from minor corrections, dates, etc, the referral form also contains the same information.

All of the above documents can be found on our website at <https://osmi.com.au/planning/>



## Community Submissions

DAWE have confirmed that submissions received as part of the original EPBC Act referral (2020/8612) for the project will be considered in its assessment of the revised referral.



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## Peter Marriott

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**From:** OSMI <contactus@osmi.com.au>  
**Sent:** Friday, 19 June 2020 1:01 PM  
**To:** Peter Marriott  
**Subject:** EPBC Act referral LIVE

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June 2020

## EPBC Act Referral LIVE

Our re-lodged EPBC Act referral (2020/8688) is now live at <http://epbcnotices.environment.gov.au/referralslist/>

---

## Community Submissions

DAWE have confirmed that submissions received as part of the original EPBC Act referral (2020/8612) for the project will be considered in its assessment of the revised referral.



The referral will be open for any new community submissions for 10

business days.

June 2020

## Documentation

The documents submitted as part of the original EPBC Act referral (2020/8612) are included in the referral, as well as an Addendum containing additional information in response to requests for further information from DAWE following their review and matters raised in public submissions. The original documents submitted are unchanged, except that the Draft Matters of National Environmental Significance report has been updated to Final. All changes and additional information are contained in the Addendum.

The documents submitted include:

- Final Matters of National Environmental Significance (MNES)- this report specifically addresses the nine Matters of National Environmental Significance which the EPBC Act refers to, and how the project will or won't impact them.
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- Community Engagement Summary for 2019
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additional information and detail regarding the MNES. It has been prepared separately for ease of access to the additional information.

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All of the above documents can be found on our website at <https://osmi.com.au/planning/>



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**From:** OSMI Australia <contactus@osmi.com.au>  
**Sent:** Monday, 20 July 2020 12:56 PM  
**To:** Peter Marriott  
**Subject:** Community Benefits

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July 2020

## Delburn Wind Farm Community Benefits Scheme

OSMI is committed to a holistic benefit-sharing model based around sharing the profits of the wind farm fairly and creating a positive long-term legacy in the region. OSMI values the community's contribution to the development of the Delburn Wind Farm, and is engaging with the community to ensure that the Delburn Wind Farm project is well supported and designed appropriately, and to that benefit sharing is tailored for the local context.

We are designing a Community Benefits Scheme which includes 3 main aspects:

- Neighbour Profit Sharing.
- A Community Development Fund
- Community Co-investment opportunities.

## Neighbour Profit Sharing

OSMI is proposing an annual neighbour payment for the life of the project. An amount of \$500,000 (indexed annually) will be set aside for this purpose. How this is distributed and to whom is still to be agreed, with input from the community.

The initial proposition is a base rate of \$2000 with an additional payment of \$1000 for each turbine that is 1-1.5 kms and \$500 for each turbine 1.5 -2km from each home. This would mean residents living within 2km of a turbine would receive between \$2,500 and \$6,500 each year depending on the number of turbines within 2 km of their home.

Payments could be extended to include neighbours further away, but a different formula would be required.

There are many ways these funds could be distributed but the general principal is there will be a fixed pool of funds available for neighbours to be distributed in a way that the community feels is fair.

## Community Development Fund

OSMI is establishing a Community Development Fund to support community projects focused on sustainability and community health and well-being. This fund will be overseen by an steering committee with membership drawn from the community and will be established once the project receives all necessary statutory approvals. Funds will begin to be distributed as the project proceeds to construction. OSMI will invest \$750 per MW installed (\$150,000 per year based on a 200 MW project) into the community surrounding the Delburn Wind Farm. The way these funds are distributed will be determined in collaboration with the community.

Projects should contribute to one or more of the following:

- building sustainable communities;
- enhancing community safety, health and wellbeing;
- supporting community education; and/or
- enhancing the natural environment.





**Pre-Development Fund Open**



Commencing in 2020–21, OSMI will allocate \$10,000 per annum to the Community Development Fund until the project has commenced construction. Projects that benefit the local community health and the environment will be considered eligible for funding.

Criteria for the pre-development fund follows the same principles as the development fund, except it is recognised that the funding pool is smaller and long-running programs will probably not be viable for this fund.

Applications for the pre-development fund are now open and will close on 30th Sept. It can be found on our website at <https://osmi.com.au/community/community-benefits-scheme/>

## Community Co-Investment

Being embedded in the local community, the Delburn Wind Farm wishes to provide the community with the opportunity to invest in and share the returns generated by the wind farm.

Through the Delburn Wind Farm survey that was conducted in 2019, over \$1m of community investment was pledged, and over 60% of the responders considered this an important initiative.

For more details, please view our website at <https://osmi.com.au/>



33  
turbines



180-200MW  
/ 5.6 MW



250m  
height



\$320-360  
million



590,000  
tonnes of CO<sub>2</sub> p/a



125,000  
houses powered



2022-23  
Construction



25-30 years  
operating



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## Peter Marriott

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**From:** OSMI Australia <contactus@osmi.com.au>  
**Sent:** Tuesday, 21 July 2020 4:19 PM  
**To:** Peter Marriott  
**Subject:** Referral decisions

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July 2020

## Delburn Wind Farm Referral Decisions

The outcomes of our recent environmental referrals have been announced.

### EPBC Referral

A delegate of the Federal Minister for the Environment has decided that the construction of the proposed Delburn Wind Farm is a not controlled action.

Please refer to the

website <http://epbcnotices.environment.gov.au/referralslist/> referral number 2020/8688 for further details.

This decision means that the federal government is satisfied that the project will not have a significant effect on any matters of national environmental significance and that no further assessment under the EPBC Act is required.

## EES Decision

The Victorian Minister for Planning has made the decision that an EES is not required for the Delburn Wind Farm, subject to certain conditions. Further information can be found at <https://www.planning.vic.gov.au/environment-assessment/referrals-and-decisions>. This decision alone does not constitute approval for the project to proceed. It means that an application for planning approval for the project will be assessed under the Planning and Environment Act.

## Next Steps

The next step in the planning and approvals process is for the Delburn Wind Farm to lodge an application for a planning permit. Once the application has been lodged, OSMI will formally notify various stakeholders and neighbours of the project. The planning permit approval process will involve a panel hearing, which will allow community members to voice their opinions on the project.

Once OSMI has considered the conditions of the Minister for Planning's decision further updates will be provided on the likely timing of an application for planning approval being submitted.



33  
turbines



180-200MW  
/ 5.6 MW



250m  
height



\$320-360  
million



590,000  
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## Peter Marriott

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**From:** OSMI Australia <contactus@osmi.com.au>  
**Sent:** Friday, 25 September 2020 3:05 PM  
**To:** Peter Marriott  
**Subject:** Spring Updates

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Sept 2020

## Pre-development Fund applications closing

A reminder to those that are interested in applying for a grant that applications for our first round of OSMI's pre-development fund close next week on Wednesday September 30.

Projects and organisations that benefit community health and/or the environment in and around the wind farm site are eligible for funding.

For more information and the application form, please see our website <https://osmi.com.au/community/community-benefits-scheme/>

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## Planning update



We are working through the conditions associated with the Minister for Planning's decision to not require an EES for the project. We are intending to submit documentation addressing the conditions for the Minister's consideration by the end of October.

While the Minister is reviewing that submission we will continue our work to finalise the detailed technical studies required to accompany our planning permit application.

We will provide a further update to the community when we have more details from the Minister and remain committed to publishing all documentation to be used in the planning process on our web site once these are finalised.

## **Office Re-opening – New Premises**

With the easing of COVID-19 restrictions we are looking forward to reopening our office to allow the community to visit and discuss the project as it progresses. We are pleased to announce we have secured office space at 52 Ridgway in Mirboo North (the old newsagency) and so our reopening will be in this new location. We are giving it a bit of a spruce up first and are hopeful we can move in around mid-October.





33  
turbines



180-200MW  
/ 5.6 MW



250m  
height



\$320-360  
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## Appendix 2

### Community and Stakeholder Consultative Committee Terms of Reference

#### Committee Membership

An independent Chair will be appointed to facilitate the functioning of the committee. Nominations for membership of the committee will be called from the community, local stakeholders and other interest groups. Membership of the committee will be approved by the independent Chair in consultation with OSMI.

Committee members will be appointed for a term of two years. At the end of their term members may seek reappointment to the committee.

Membership is intended to comprise:

One representative from each of the local communities surrounding the project:

- Boolarra;
- Darlimurla;
- Delburn;
- Mirboo North;
- Narracan;
- Thorpdale and
- Yinnar

One representative from each of the Delburn wind farm interest groups:

- Strzelecki Community Alliance;
- Strzelecki Sustainable Futures;
- others as identified.

One representative from each of:

- HVP and
- OSMI

One representative of each of the 3 local councils covered by the project:

- Latrobe City Council;
- South Gippsland Shire Council and
- Baw Baw Shire Council.

Representation will be invited from regional stakeholder and interest groups such as:

- Voices of the Valley;
- Gippsland Trades and Labour Council;
- Gippsland Climate Change Network;
- Landcare;
- GLaWAC;

- Latrobe Valley Authority;
- Others as identified from time to time.

Up to 6 community members representing a diversity of views on the project not otherwise represented through membership of any other interest group.

### **Committee Membership Appointments**

The independent Chair will be appointed by OSMI Australia. Nominations for membership of the committee will be approved by the independent Chair in consultation with OSMI.

Each representative group identified as holding a position on the committee will be invited to nominate a representative for the committee. Representatives nominated from each of the communities surrounding the project need to be able to effectively engage across the diversity of viewpoints in relation to the project that may exist within their community. The number of committee members may vary over time and the number and level of participation will be assessed by the independent Chair to ensure that there is appropriate representation of community members from within the project area. All committee members will be asked to commit to adhering to the **Committee Code of Conduct** and **Conflict of Interest Procedures**.

### **Committee member responsibilities**

The independent Chair is responsible for:

- Finalising meeting agendas;
- Ensuring the orderly conduct of the meetings in accordance with the agenda, time available and adherence to the Code of Conduct;
- Ensuring fair participation in discussions by all members;
- Inviting specialists to attend meetings when required;
- Ensuring all discussion items result in a decision, action or definite outcome which is noted in the meeting minutes;
- the review and approval meeting minutes as a true and accurate record of proceedings prior to distribution and publication;
- Reviewing, evaluating and reporting on the effectiveness of the committee;
- Providing feedback to the committee and Delburn Wind Farm on any relevant matters that arise from a review or evaluation. Such matters will be discussed with both the project team and the CCC members and any actions agreed;
- Reviewing and endorsing any new nominations for vacant positions on the committee;
- Ensuring the Conflict of Interest register is maintained

All Committee members are expected to:

- Adhere to the Code of Conduct and Conflict of Interest procedures
- Inform the project teams of current and emerging issues relating to the project development from a community or stakeholder perspective;

- Provide advice to the project team on how best to disseminate information using existing community and organisational networks;
- To act as a conduit for the flow of information between the committee and the local community and other stakeholders;
- Identify, communicate, represent and consider the broad range of needs and interests of the local community and other stakeholders affected by the project in a fair and transparent manner;
- Attend a minimum of 75% of meetings over a year.

Delburn Wind Farm and HVP representatives are additionally expected to:

- Provide regular updates on the Delburn Wind Farm development including:
- project progress reports;
- information on upcoming activities; and
- proposed management and mitigation measures.
- Create opportunities for discussion on identified community concerns and issues;
- Present relevant documents at meetings as required.

### **Functioning of the committee**

#### **Meeting frequency**

Meetings will initially be held bi-monthly and will be of no more than 2 hours duration.

The frequency of meetings may be increased or decreased, by agreement of the committee, as appropriate to the stage of project.

#### **Extraordinary meetings**

A special or extraordinary meeting may be called by the Chair at his or her full discretion. An extraordinary meeting would only be called by the Chair if he or she considers there is an issue or event of sufficient importance to justify the calling of such a meeting.

#### **Meeting records**

Meeting agenda and minutes will be published on the Delburn Wind Farm web site. By agreement of the committee, documents presented at meetings may also be uploaded onto the website.

#### **Attendance of an alternate member**

Each member may nominate an alternate person to be present at a meeting on their behalf if they are unable to attend, for a maximum 25% of meetings in any one year. Inability to attend and nomination of an alternate must be provided to the Independent Chairperson as soon as practicable, and no later than 48 hours prior any meeting.

There may be occasions where guests are invited to attend the meetings, either at the request of Delburn Wind Farm or a committee member. Details for any invited guest should be provided to the Chair for approval at least seven days prior to the relevant committee meeting

#### **Meeting Location**

Meetings will be held at a location generally accessible from the area surrounding the project. The Chair may at his or her discretion nominate an alternative location – for example, a meeting may be scheduled at the site office to facilitate a site tour. Any alternative location will be identified in the agenda and/or communicated to the committee members, a minimum of 48 hours prior to the meeting.

#### **Calling for Agenda Items**

Agenda items to be considered at each meeting may be nominated by any member of the committee at the preceding meeting or through the independent Chair. The Chair will finalise the agenda. The agenda will be managed to ensure appropriate levels of discussion can be facilitated within the time available and will be restricted to items of relevance to the Delburn Wind

Farm. The meeting agenda and papers including minutes of the previous meeting will be distributed no less than seven days prior to each meeting.

#### **Secretariat services**

Delburn Wind Farm will provide secretariat services to the committee including:

- Preparing and circulating the agenda and papers for each meeting under the guidance of the Chair;
- Recording meeting proceedings and preparing draft minutes;
- Providing draft minutes to the Chair for review and approval and
- Ensuring all agreed documents are uploaded to the Delburn Wind Farm website.

#### **Meeting minutes**

Proceedings of all meetings will be recorded by way of official minutes.

- Issues raised and actions agreed will be noted;
- The minutes are not intended to be a verbatim record of discussion;
- The minutes will be presented to the Independent Chair within 7 days of the meeting;
- The Independent Chair is responsible for approving the minutes as an accurate record of the meeting;
- Approved minutes will be circulated by email to committee members and uploaded on the project website.

#### **Media Inquiries**

A project such as the Delburn Wind Farm has the potential to attract interest from the media.

Members of the Community and Stakeholder Consultative Committee:

- are not authorised to represent Delburn Wind Farm or to provide any written or verbal comment to the media on behalf of Delburn Wind Farm;
- must immediately refer any media inquiries in relation to the committee to the independent Chair or the DWF project team;
- if approached by the media for comment, committee members must limit their comments to the member's own opinion as a private citizen, and clearly identify that they are not authorised to speak as a representative of the views of the committee or Delburn Wind Farm;
- Comments made by other members of the Committee, in any situation, must not be discussed with the media;
- Copies of information presented and/or discussed at CCC meetings must not be provided to the media.

#### **Committee vacancies**

- Any vacancies on the committee will be advised via print and social media and on the project website.
- Where the vacancy represents a particular interest group, that group will be offered the opportunity to nominate a replacement;

- Nominations to fill a vacancy will be received by email, post or in person at the project office.
- The independent Chair will review nominations prior to approving any new appointment.

#### **Termination of Committee membership**

Membership of a committee member may be terminated by the Chair if they:

- Fail to adhere to the Code of Conduct or Conflict of Interest procedures;
- Act in the spirit of obstructing the effective functioning of the committee;
- Resigns from the committee;
- Fails to attend two consecutive meetings without providing an alternate representative;
- Is unable, for any reason, to fulfill the role of a committee member;
- Makes any comment to the media that is not clearly identified and reported as that member's personal opinion
- Is found to be misrepresenting information discussed at a committee meeting on social media or in the public domain.

#### **Dispute resolution**

Disagreements that arise within the functioning of the committee will be dealt with in a courteous manner. The Chair is responsible for facilitating the resolutions of any dispute that may arise from time to time. At all times focus must be on real and satisfactory joint resolution and not resort to blame or face-saving activities. Further, it is important that any issue is resolved in a timely manner to avoid escalation beyond remedy.

#### **Code of Conduct**

This Code of Conduct is a statement of the ethical principles and behaviours expected of members of the Community and Stakeholder Consultative Committee. It is expected that committee members will:

1. act ethically, with honesty and integrity, always in the best interests of the effective functioning of the Committee;
2. exercise due care, diligence and skill;
3. take individual responsibility to contribute constructively to all aspects of the Committee's mandate;
4. not make improper use of committee membership to gain personal advantage or to gain advantage for any other person;
5. make recommendations fairly, impartially and promptly, considering all available information, legislation, policies and procedures;
6. make reasonable enquiries to remain properly informed;
7. attend a minimum of 75% of Committee meetings in any year;
8. treat colleagues with respect, courtesy, honesty and fairness, and have proper regard for their interests, rights, safety and welfare;
9. not harass, bully or discriminate against colleagues, members of the public and/or employees of Delburn Wind Farm;

10. contribute to a harmonious, safe and productive environment and constructive culture through professional conduct;
11. channel all communication through the Chair;
12. not disclose official information or documents obtained through membership of the committee, other than as required by law or where agreed by decision of the Committee;
13. not make any unauthorised public statements regarding the business of the Committee;
14. support, adhere to and not publicly contradict the decisions of the Committee made in its meetings;
15. respect the confidentiality and privacy of all information as it pertains to individuals;
16. disclose any personal or business interests which may give rise to actual or perceived conflicts of interest;
17. not allow personal or financial interests, or the interests of any associated person, to conflict with the interests of the Committee;
18. where conflicts of interest does arise, ensure this is declared and managed in accordance with the Conflict of Interest procedures; and
19. consider sustainability and environmental factors at all levels of decision-making.

### **Managing conflicts of interest**

All conflicts of interests must be declared by the person holding that conflict interest as soon as it is identified (and, at latest, during the meeting at which the matter is being considered), and the details lodged in the Conflict of Interest Register. Committee members will be requested to list interests pre (or if not, then post) appointment – and periodically review and update the register.

Where a matter arises outside of a meeting, the interest should be disclosed to the Chair and the details lodged in the Conflict of Interest Register.

Following the declaration of an interest from a member of the committee the Chair will determine if that interest represents a conflict to the member's participation in the committee. The following actions will be applied as appropriate to the circumstances:

1. Chair determines that the declared interest does not pose a conflict of interest (for example, where someone to whom this policy applies is employed by or otherwise associated with a competing organisation but the matter to be decided will not beneficially or detrimentally affect the person or the competing organisation). This interest should be recorded on the Conflict of Interest Register and noted as being a matter of "No conflict" and the matter considered by the full committee;
2. Chair determines that the declared interest represents a conflict of interest that can be appropriately managed. Both the declared interest and agreed management action must be recorded in the Conflict of Interest Register and the matter considered by the full committee; or



3. Chair determines that the declared interest represents a conflict of interest that cannot be managed. The individual must absent themselves from deliberations about any matters for which the conflict exists. Both the Conflict of Interest and the absence of the individual holding that conflict during discussions in relation to the matter must be recorded in the Conflict of

#### Interest Register

Disclosure of a perceived or actual conflict of interest or a "No conflict" interest, and records of any resultant abstention, shall be recorded within the minutes of any meetings at which the applicable issue is discussed and decided as well as updated in the register.

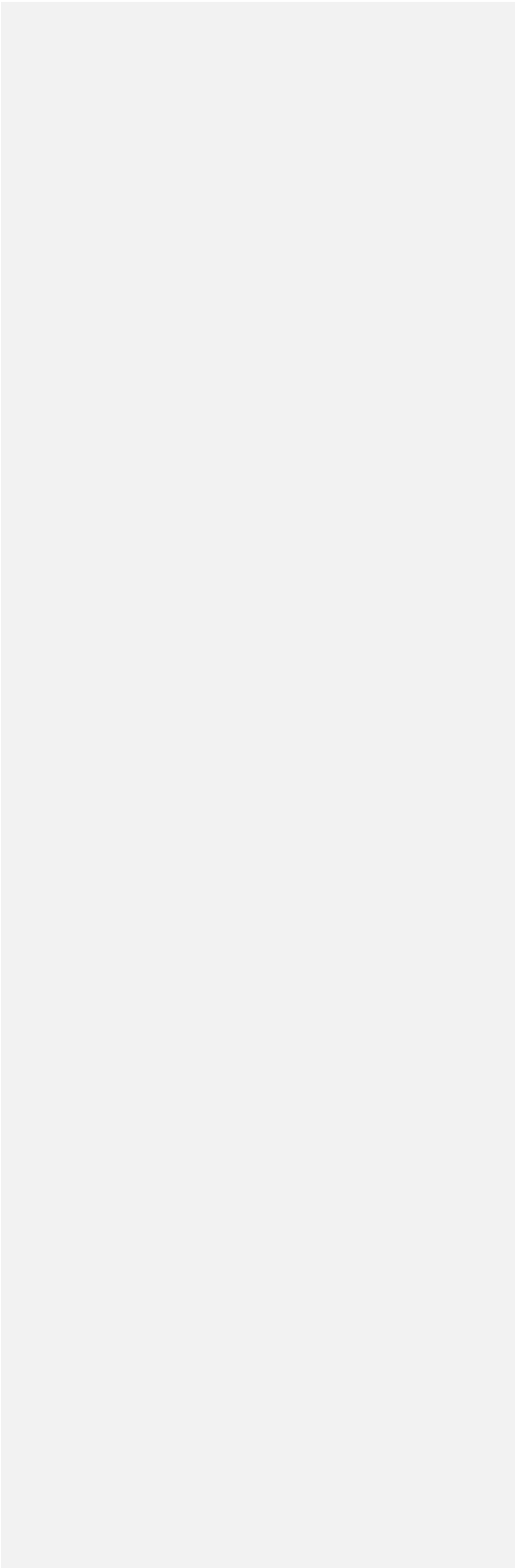
Any failure to disclose or properly manage an interest should be brought to the attention of the Chair soon as it is identified. Further actions, if required, shall be as determined by the committee as appropriate.

Conflict of Interest Register

| Recorded in this ledger (date) | Name & position of person amending the ledger | Name & position of person with conflict | Conflict disclosed to (name & position) | No Conflict (interest only) | Nature of conflict   | Date & means of notification   | Agreed action   |
|--------------------------------|---|---|---|-----------------------------|--|--|---|
| <i>e.g.<br/>3/5/17</i>         | <i>Bridget Jones<br/>(Chair)</i>              | <i>Tom Smith<br/>(CCC member)</i>       | <i>Bridget Jones<br/>(Chair)</i>        |                             | <i>Tom's son is the CEO of a company who tendered for the construction works</i> | <i>Tom emailed the Chair 11/3/17 to declare interest<br/>Tom declared his interest verbally during March meeting</i> | <i>Tom to not disclose any relevant information to his son.</i> |

Appendix 3

Sapphire Wind Farm Case Study





## COMMUNITY CO-INVESTMENT IN A WIND FARM

### SAPPHIRE WIND FARM, NEW SOUTH WALES, CWP RENEWABLES

The Sapphire Wind Farm located in northern New South Wales is owned by Grassroots Renewable Energy Trust (Grassroots Trust), which is a joint venture between CWP Renewables and Partners Group. The Grassroots Trust wants to share the financial benefits of its projects with its local communities, and therefore pioneered a community co-investment approach at the Sapphire Wind Farm that it will extend across its project portfolio. The Sapphire project was the first commercial large-scale wind farm in Australia to be opened up for public community investment.

The investment model was co-developed with the local community through a testing process that addressed details such as governance structure, investment length and rate of return. It was implemented through an innovative partnership with DomaCom Australia, an online fractional investment platform that is scalable and cost effective.

#### PROCESS

The community co-investment initiative undertook extensive consultation using a multi-stage process.

##### Step 1: Introducing the concept

In 2017, public events were held in Inverell and Glen Innes with over 300 attendees at which Danish community renewables expert Søren Hermansen discussed the European experience with renewable energy community investment.

##### Step 2: Design and road test the process

The project team worked with local stakeholders to design and road test the survey and promotional plan. Three focus groups with 40 attendees were held that included residents, banks, representatives from sustainability groups, government agencies, local universities, the Community Consultative Committee, landowners, self-managed superannuation fund account managers and the site project team.

##### Step 3: The discovery phase

Eight 'discovery sessions' were held with 130 participants at six locations: Inverell, Tamworth, Armidale, Moree, Wellingrove and Glen Innes. Promotions was done through a social media campaign, a letterbox drop for neighbours, local newspapers, events and partner networks. This was coupled with an online survey that was open for two months and asked community members for investment 'pledges'. Around 500 people responded to the survey. In parallel to the public-facing consultation, there was considerable in-house work to understand and reach agreement about community investment within CWP Renewables and Partners Group. This was important given the pioneering nature of this approach – all stages had to receive approval from the Sapphire Wind Farm Board prior to the community investment testing.

##### Step 4: Assess and decide

The community survey findings were assessed and a decision was made to proceed. The decision was communicated to the local community via email and media in 2018. Key changes were made to the proposed model to incorporate community feedback from the survey.

##### Step 5: Development

The model deployed was co-developed from this feedback and an innovative partnership was established with DomaCom Australia, an online fractional investment platform. This partnership removes the administration and governance responsibility for community investors and is easily replicable across the industry.

##### Step 6: Implement

The investment offer was formally opened from February 2019 to June 2019. The opportunity was formalised legally and marketed to the community via Sapphire Wind Farm and the DomaCom websites, email lists and social media. Roadshows occurred across the region to market the offer and to enable community investors to have support in the investment application process.

## FIRST LARGE-SCALE PROJECT IN AUSTRALIA TO BE OPENED FOR PUBLIC COMMUNITY INVESTMENT

### CO-DEVELOPMENT

The co-investment model was tailored to local community needs through focus groups and the survey. The key changes made by CWP Renewables from the proposed model were:

- > a 10-year term instead of a seven-year term
- > minimum investment \$1250 instead of \$5000
- > fixed rate of return rather than variable
- > remove the need for a purpose-built community investment vehicle and the ongoing community role in administration and governance that this would require due to low interest in this component.

### KEY TERMS

- > Minimum investment of \$1250 per investor account and maximum of \$200,000.
- > Six per cent unfranked return paid quarterly.
- > \$1 per unit.
- > Length of term is 10 years, with capital return payment at last payment cycle.
- > Total fund cap of \$10,000,000.
- > Investors from NSW and ACT were able to participate, including individuals, businesses, family trusts and self-managed super funds.
- > The DomaCom partnership removed the administration and governance obligation for the community. Instead, the structure is a sub-trust fund managed completely by DomaCom.
- > Community investors can apply to be on the Community Advisory Panel and act as a conduit for wind farm tours, unit sales and ongoing communication between the co-investment community, Grassroots Trust staff and DomaCom.
- > The co-investment functions as an unsecured loan to Grassroots Trust and is ranked below other secured creditors, but before equity shareholders.
- > No hidden fees. DomaCom's fees are paid by CWP Renewables and Partners Group so there are no charges to investors. This includes the investment offer campaign, due diligence and ongoing platform costs to manage the investment of 0.44 per cent of total funds per annum.

### KEY RISKS

Several risks were relevant to a community co-investment, including:

- > Minimum level of community investment not reached, which is related to value for effort. If there was insufficient investor interest, the co-investment may not proceed.
- > No guarantee of returns for community investors. Like other investors, community investors are also at risk of losing some or all of their capital.
- > Liquidity risk. An investor cannot withdraw from the sub-fund until the sub-fund is terminated. DomaCom does offer a facility through which investors can seek to sell their units to another party and will promote available units to existing shareholders and via the Sapphire Wind Farm e-newsletter list. However, there is no guarantee of another investor purchasing the units being offered for sale.
- > Financial risk and inability to service the loan and pay out the loan on maturity. There is a risk that the Grassroots Trust and its partners may find themselves in financial difficulty and not be able to meet their commitments with regard to the terms of the unsecured loan. This was deemed to be a very small risk given that a significant amount of the Sapphire Wind Farm's output has been sold under long-term contracts to the ACT Government, Sydney Airport, the Commonwealth Bank and others.
- > Damage or loss to the wind farm.

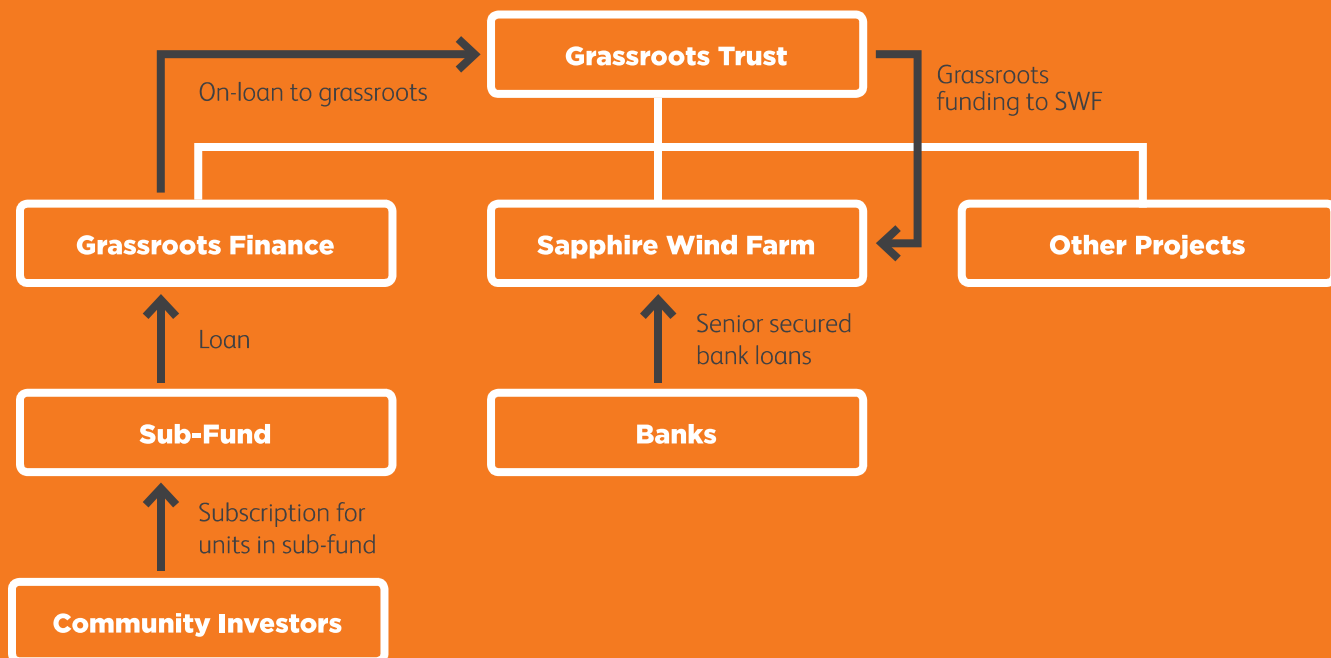
Each of these risks and the associated mitigation strategies were clearly outlined in the Supplementary Product Disclosure Statement.

### HOW IT WORKS

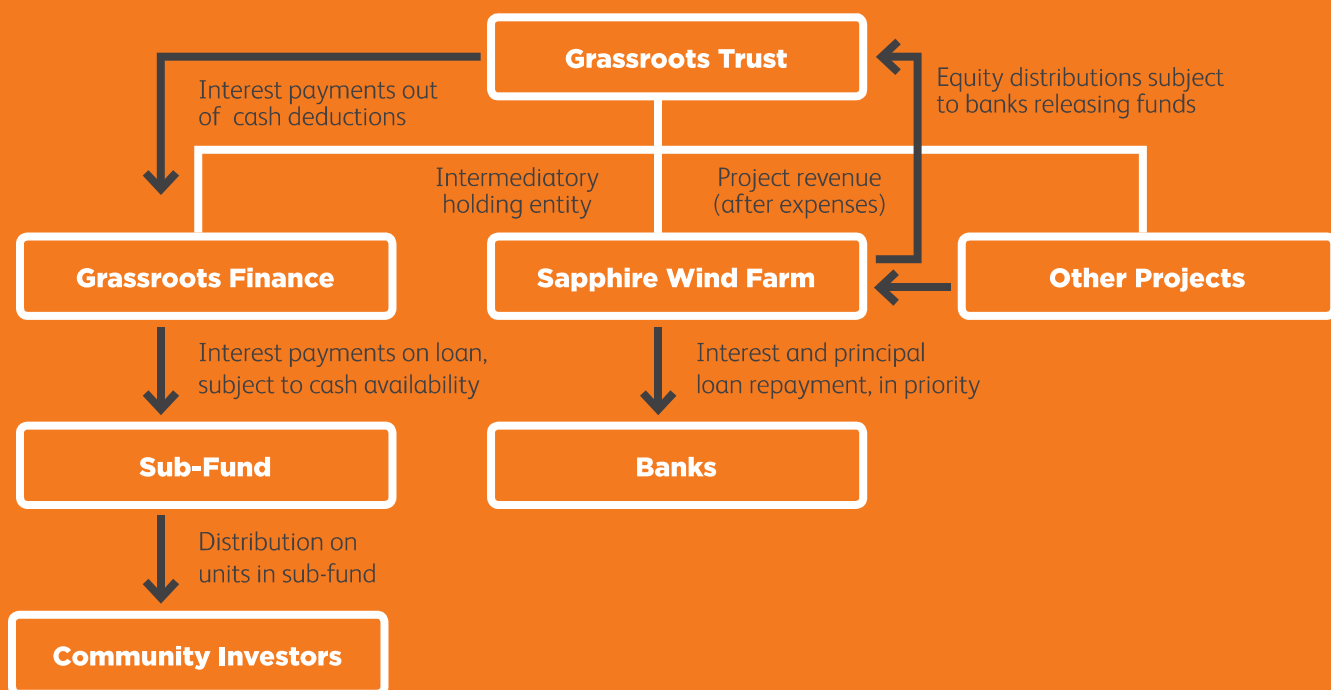
For CWP Renewables, the preferred approach was using a subordinated debt instrument. Investors in the Sapphire Wind Farm Community Co-Investment Fund were not directly exposed to the operational performance of the wind farm. The underlying asset is a loan agreement between Grassroots Renewable Energy Finance Pty Ltd and the trustee and custodian of the DomaCom Fund.

## COMMUNITY CO-INVESTMENT IN A WIND FARM (CONT.)

**Figure 1:** Structure of the community co-investment and how the money flows through to investors and identifies senior bank debt (\$330 million) that has contributed to the funding (approximately \$580 million) of the Sapphire Wind Farm.



**Figure 2:** Project cash flow.



## SAPPHIRE WIND FARM

### KEY AGREEMENTS AND DOCUMENTATION

- > Community Investment Testing Report
- > Sapphire Wind Farm Community Co-Investment Fund Supplementary Product Disclosure Statement
- > Product Disclosure Statement of DomaCom Fund
- > Loan Agreement
- > Limited Scope Due Diligence report.

### KEY LEARNINGS

#### Timing

- > The pioneering nature of the model meant that there were delays and multiple stages to the process. As a result, the level of community interest lost some momentum as the proposal progressed. With the benefit of experience, the process will be more efficient in future projects.
- > Timing of the investment offer. Offering the community co-investment after construction completion reduces risks to community investors, but there is also a need to align with local community engagement resourcing, which can often stop following construction.

#### Determining the community of benefit

- > Due to the strong feedback from participants in the survey, the opportunity was first made available to the community surrounding the Sapphire Wind Farm, with priority given to investors in the following order:
  1. landowners hosting Sapphire Wind Farm wind turbines and neighbours located within approximately 5 km of the wind farm
  2. residents of the Inverell Shire and Glen Innes Severn Council areas, on a first-come first-served basis
  3. all other residents of the Federal Division of New England, which includes the local government areas of Armidale Regional Council, Glen Innes Severn, Inverell Shire, Tenterfield Shire and Walcha Shire. Although outside of the Federal Division of New England, the Gwydir Shire Council local government area was also included as residents may identify as local to the wind farm region.
- > Since the initial investment offer was undersubscribed, the Grassroots Trust made the decision to open up the investment offer to all residents of NSW and the ACT.

### Consider the conversion rates

- > Determine the minimum community investment level required for the co-investment to be viable. Conversion rates (shares sold) are always less than the pledge amounts.
- > Consider other external factors. For example, the drought in the New England significantly impacted conversion rates due to economic uncertainties and personal cash flow constraints

### SUCCESS OF THE APPROACH

The community co-investment initiative outcomes included:

- > the first Australian public community investment into a commercial large-scale wind farm – delivering high engagement and a sense of ownership for the local community
- > tested the local desire to invest and had strong local partnerships with community energy and sustainability groups to deliver it
- > received \$7.4 million of pledges from 500 people, 74 per cent of whom lived locally to the Sapphire Wind Farm
- > pioneered a new and highly replicable model with the DomaCom fractional investment platform, which reduces risk for community investors and developers
- > received approximately \$1.8 million of community investment from almost 100 investors into the Sapphire Wind Farm
- > created a community co-investment structure and approach that can be easily replicated to other projects and scaled in size.