

NEOEN



# Thunderbolt Energy Hub CCC Meeting

*31 October 2022*

# Acknowledgment of Country

We would like to acknowledge the traditional custodians of the country on which we work and on which the project is located and pay respect to their Elders – past, present and emerging.

1. **Actions from the last CCC Meeting**

2. Project Update

# Actions from the last CCC Meeting

1. Neoen to review the neighbour payments and provide the CCC with an update.
2. Neoen to provide a response on the proposed CBF, comparing the amount proposed to other wind farm projects.
3. Neoen to provide an update on the CBF administration.
4. Neoen to organise a possible site visit to a wind farm for CCC members.
5. Neoen will provide an update on possible water sources for construction.
6. Neoen to provide an updated response on key items raised in public submissions.
7. Neoen to report back on what the largest wind turbines are that have been installed on-shore to date.
8. Neoen to provide information about the CEFC.
9. Neoen to report back with respect to projects with lights, and discussions with CASA.

**ACTION 1:** Neoen to review the neighbour payments and provide the CCC with an update.

- Neighbour Benefit Program is a voluntary program, designed to benefit neighbours within 3.5km of the project
- Payments are based on distance of wind turbines from the neighbour dwellings and will be paid annually during the operations
- The program will benefit approximately 16 neighbours and comes to a total of \$220,000 per year
- Cost is considered an operating cost, meaning it does not vary based on whether the project is profitable, neighbours are paid before Neoen
- The intention of the neighbour benefits model was to ensure it is easy to understand, transparent and does not involve complex calculations.
- Neoen decided to propose a higher starting payment and keep this constant over the 25-30 year lifetime rather than indexing a lower starting payment
- As discussed in the last meeting, this provides neighbours with certainty of payment
- Amounts were chosen to be meaningful for neighbours, while ensuring the project remains competitive and cost of energy would remain low for NSW consumers

**ACTION 2:** Neoen to provide a response on the proposed CBF, comparing the amount proposed to other wind farm projects.

### Approach of other wind farms to Community Benefit Sharing

- No neighbour payments
- Typically the Community Benefit Fund is paid to Councils as a VPA
- Average amount is \$3,255 per wind turbine

### Neoen's Approach

- Neighbour Benefit Fund for neighbours within 3.5km of wind turbines - \$220,000 per year
- Community Benefit Fund - \$100,000 per year; or \$3,125 per wind turbine per year
- This brings the total Benefit Program to **\$10,000** per wind turbine per year
  
- Since the last CCC meeting, Neoen has decided that the Community Benefit Fund will be indexed to CPI throughout operations

Average CBF for wind farms	Neoen CBF (\$100k)
\$3,255 per wind turbine per year	\$3,125 per wind turbine per year

**Neoen's total Benefit Sharing Program:  
CBF + Neighbour Benefits =  
\$10,000 per wind turbine**

# Comparison to other Wind Farm Projects in NSW

Project Name	Capacity MW	# Turbines	Project Status	Voluntary Planning Agreement	Community Benefit Fund	Other Community Benefits	Total Benefits	Total \$ per MW	Total \$ per turbine
<b>Thunderbolt Energy Hub</b>	<b>192</b>	<b>32</b>	<b>DA in assessment</b>	<b>-</b>	<b>\$100,000 p.a.</b>	<b>\$220,000 p.a. neighbour benefit scheme</b>	<b>320,000 p.a.</b>	<b>1,667</b>	<b>10,000</b>
Crudine Ridge Wind Farm	134	37	Operating	\$1,250 per MW	none	Community sponsorship program- amount unknown	\$167,200 p.a.	1,248	4,519
Copabella Wind Farm	268.6	79	DA approved	\$2,500 per turbine	\$100,000 p.a.		\$297,500 p.a.	1,108	3,766
Biala Wind Farm	110	31	Operating	\$2,500 per turbine	none		\$93,000 p.a.	845	3,000
Uungula Wind Farm	414	93	Construction	\$3,309 per turbine	none	General CWP community grants	\$307,737 up to \$320,973	775	3,451
Crookwell 3 Wind Farm	58	16	DA approved	\$2,500 per turbine	none		\$40,000 p.a.	690	2,500
Rye Park Wind Farm	396	66	Construction	\$2,500 per turbine	none	Tilt revegetation grant	\$230,000 p.a.	581	3,485
Bango Wind Farm	244	46	Construction	\$2,825 per turbine	none	Community sponsorship program- no set amount	\$129,950 p.a.	533	2,825
Liverpool Range Wind Farm	1320	220	DA approved	\$3,000 per turbine	TBC		\$660,000 p.a.	500	3,000
Bowman's Creek Wind Farm	347	56	DA in assessment	TBC	\$3,400 per turbine	Neighbour Benefit Fund - total amount unknown	\$190,400 p.a.	484	3,000
Hills of Gold Wind Farm	420	65	DA in assessment	\$3,000 per turbine	none	Community Sponsorship Program; one-off \$150,000	\$168,000	464	3,000
Winterbourne Wind Farm	600-700	TBC	Preparing DA		\$750,000 for 600MW up to \$850,000 for 700MW indexed at 1.7%	One-off contribution of \$1M at financial close		1,214 – 1,250	



**ACTION 3:** Neoen to provide an update on the CBF administration.

- The Community Benefit Fund is agreed during development, and the community are invited to contribute feedback and ideas. The administration and structure are finalised during construction and the fund commences once the project is operational.
- It is usually an annual sum for the lifetime of a project, the sum is set during development commensurate with the project's predicted yield.
- The governance and administration of the fund is proposed to be with the Community Enterprise Foundation (philanthropic arm of Bendigo Bank) which specialises in community fund administration
- Applications are submitted via an online portal (and there is support for community members if needed)
- An Advisory Committee reviews eligible submissions and decides on the grants. The committee would consist of Tamworth & Uralla Council representatives, Neoen representative and local community members
- There will be a Terms of Reference which sets out the eligibility criteria (proximity to project and agreed focus areas)





**ACTION 4:** Neoen to organise a possible site visit to a wind farm for CCC members.

- Neoen are not able to organise a site visit to another developer's project as a competitor
- Suggest for the CCC to organise their own local site visit without Neoen
- Alternative would be for CCC members to visit one of Neoen's operating wind farms (Bulgana - Grampians in Western VIC, Hornsdale - Jamestown in SA, or Kaban - Atherton Tablelands in QLD)

**ACTION 5:** Neoen will provide an update on possible water sources for construction.

- Neoen have commenced research into possible water sources
- No sources have been finalised at this stage
- Options that are being investigated include:
  - Surface water (from dams, etc) for dust suppression,
  - Licensed water carters that can provide construction water requirements,
  - Boreholes (existing and/or new)

**ACTION 6:** Neoen to provide an updated response on key items raised in public submissions.

- Project was on public exhibition from 27 April – 24 May 2022 with a total of 118 community and organization/interest group submissions and 14 Government agency submissions received (including Councils)

Category	Number of Submissions
Agency (State/Public Authority)	12
Council(s)	2
Organisations/Community and Interest Group	6
Members of the Public	112
<b>Total</b>	<b>132</b>

- Of 118 community and organization/interest group submissions there were: 98 objections, 14 supportive submissions and 6 commenting submissions
- Four late submissions received, which were objections
- The majority (65%) of the community and organization/interest group submissions received were from the nearby area, including the suburbs of Balala, Bendemeer, Kentucky, Kentucky South, Uralla and Wollun
- Of the 98 objecting submissions, 58% were received from the nearby area (as defined above)
- Of the 14 supporting submissions, 86% were from the nearby area
- Of the 6 commenting submissions, 50% were from the nearby area

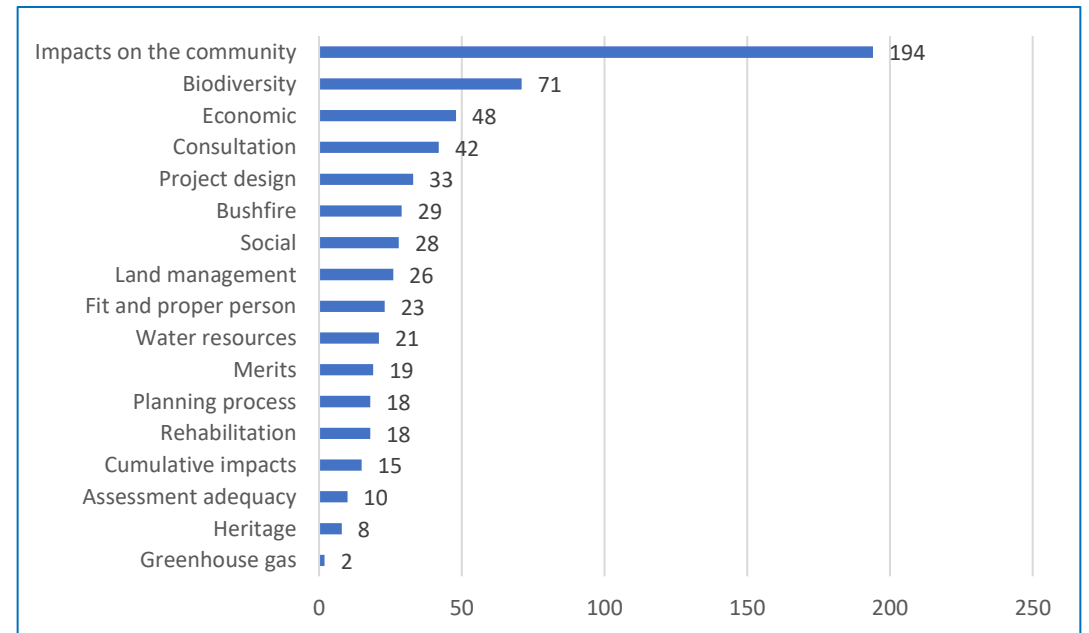
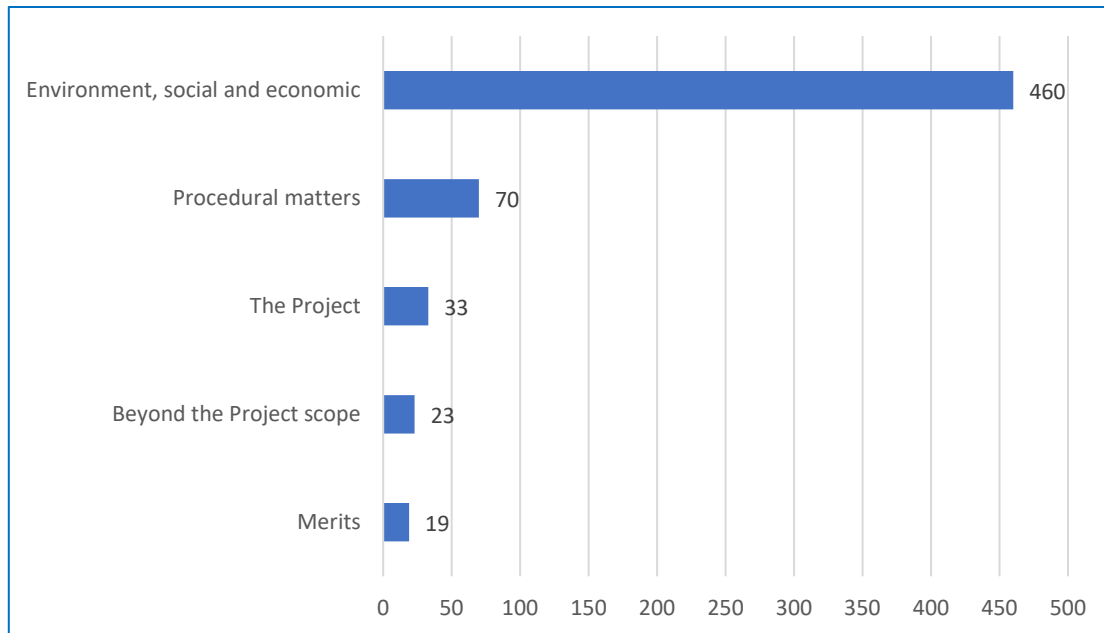
Group	Objections	Supports	Comments
Community	94	14	4
Organisations/Interest Groups	4	0	2
<b>Total</b>	<b>98</b>	<b>14</b>	<b>6</b>

## Categorisation of items raised in public submissions according to the NSW DPE Guideline (2021):

- The Project (e.g. the site, the project area, the physical layout and design, key uses and activities, timing)
- Economic, environmental and social impacts of the Project (e.g. amenity, air, biodiversity, heritage)
- Procedural matters (e.g. level or quality of engagement, compliance with SEARs, identification of relevant statutory requirements)
- The justification and evaluation of the Project as a whole (e.g. consistency of the project with Government plans, policies or guidelines)
- Issues beyond the scope of the project or not relevant to the Project (e.g. broader policy issues)

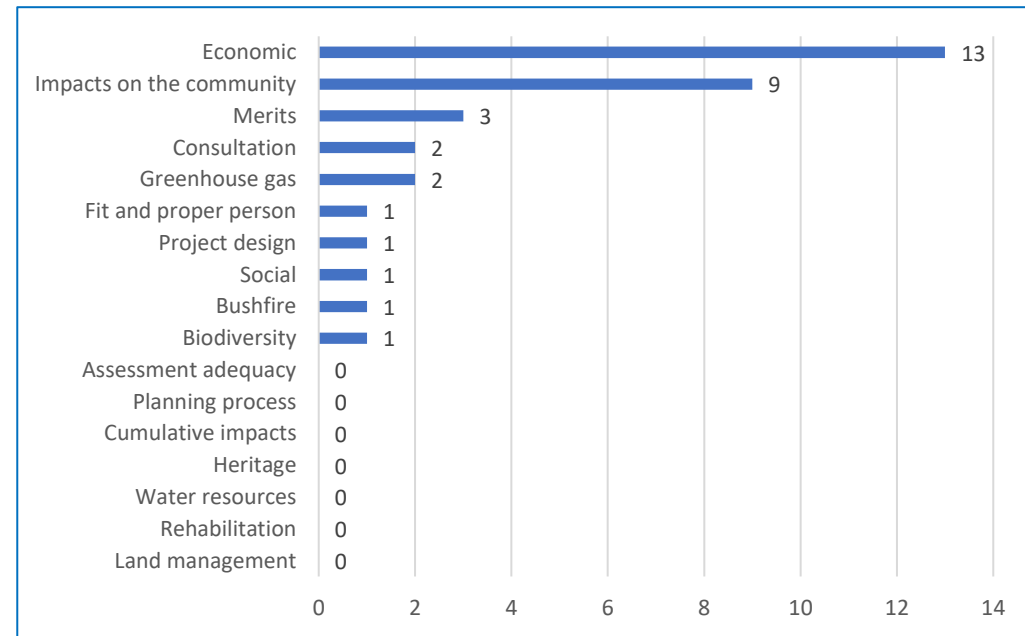
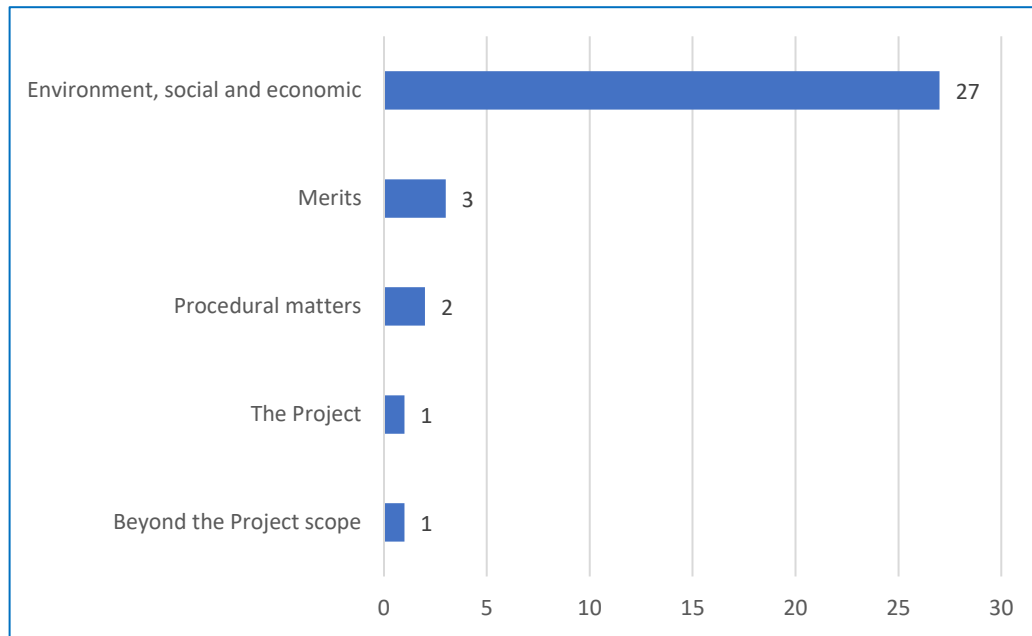
## Objecting submissions (98)

- Most frequently raised category raised was economic, social and environmental impacts
- Most frequently raised theme was impacts on the community (noise, visual, waste, traffic and transport, and shadow flicker)



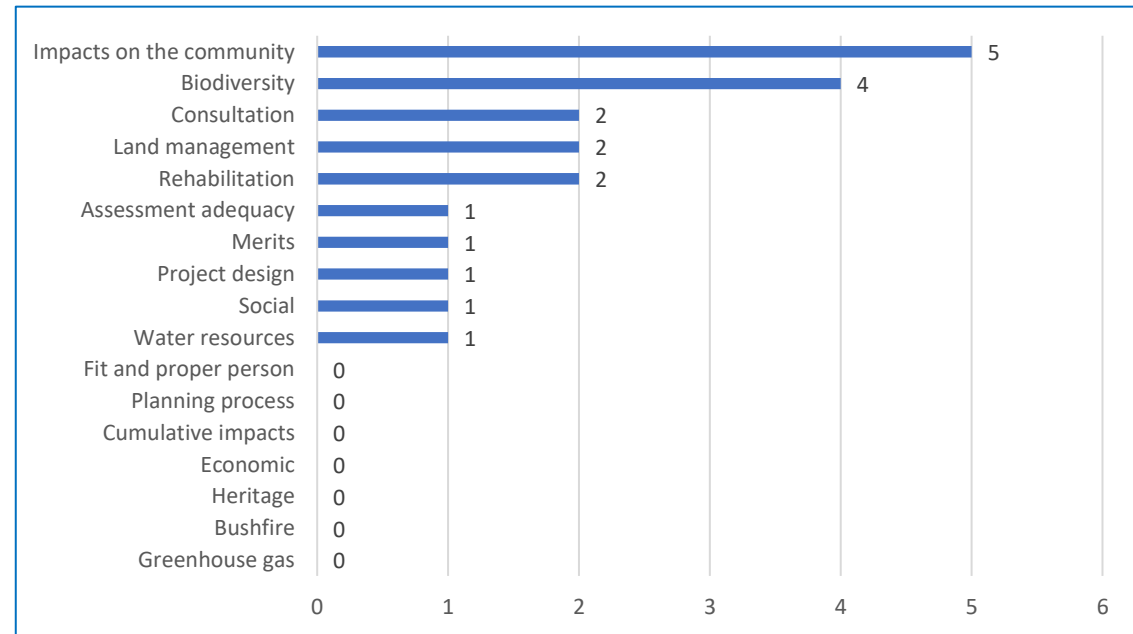
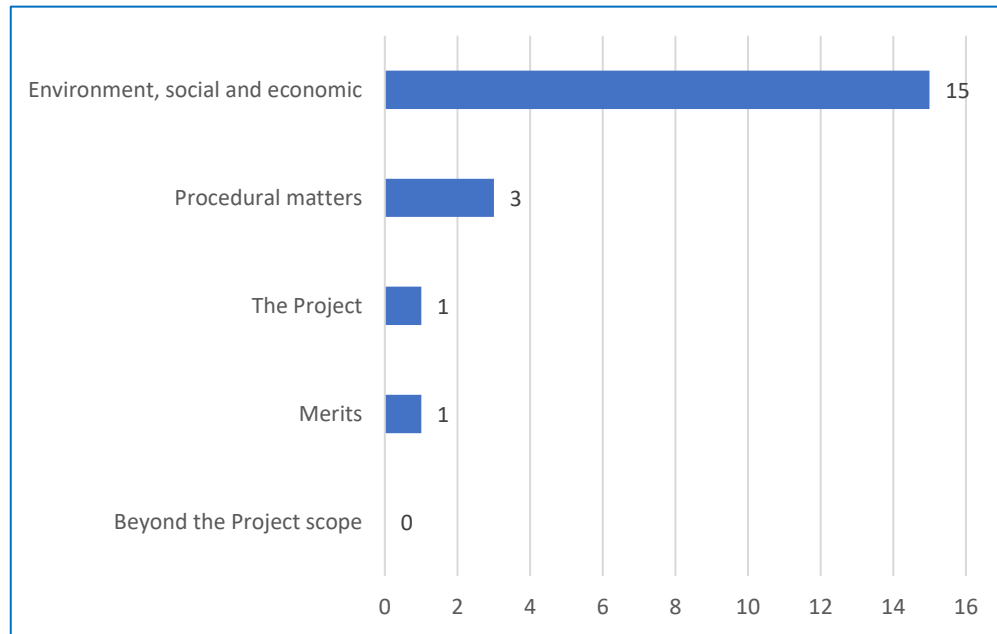
## Supportive submissions (14)

- Most frequently raised category was economic, social and environmental impacts
- Most frequently raised themes were economics and the impacts on the community, specifically support for the renewable energy transition



## Commenting submissions (6)

- Most frequently raised category was economic, social and environmental impacts
- Most frequently raised themes were impacts on the community and biodiversity



**ACTION 7:** Neoen to report back on what the largest wind turbines are that have been installed on-shore to date.

- As at Jan-22, Neoen's Kaban Green Power Hub had the largest wind turbines: 79m blade length, 5.6MW capacity and a 226m tip height. This project is currently in construction with 50% of turbines installed as at Oct-22.
- In terms of wind turbine capacity, the Rye Park Wind Farm is larger at 6MW per wind turbine. It is currently in construction. Turbine tip height of 200m.



**ACTION 8:** Neoen to provide information about the Clean Energy Finance Corporation (CEFC).

- CEFC is a green bank investing in a low-emissions future on behalf of the Australian Government
- Works with businesses, institutional investors and entrepreneurs
- Invests in renewable energy, built environment, sustainable economy (agriculture, resources, transport), and special investment programs (e.g. hydrogen, recycling, etc)
- Read more about CEFC at: <https://www.cefc.com.au/>
- CEFC have provided a loan for Neoen's three big batteries (HPR, VBB and Capital Battery)

\$37.15b

Lifetime  
transaction value

\$10.76b

Lifetime  
commitments

\$4.57b

Capital available  
for ongoing activity

\$2.42:\$1

Lifetime private sector leverage  
(all figures to 30 June 2022)

**ACTION 9:** Neoen to report back with respect to projects with lights, and discussions with CASA.

- Aviation Assessment found that lighting is not required
- CASA's recommendation for most wind farms is to have lighting
- Neoen will provide a response in the RTS report
- It is NSW Government's decision whether lighting will be required as part of DA assessment

1. Actions from the last CCC Meeting

**2. Project Update**

# Project Update

## Planning

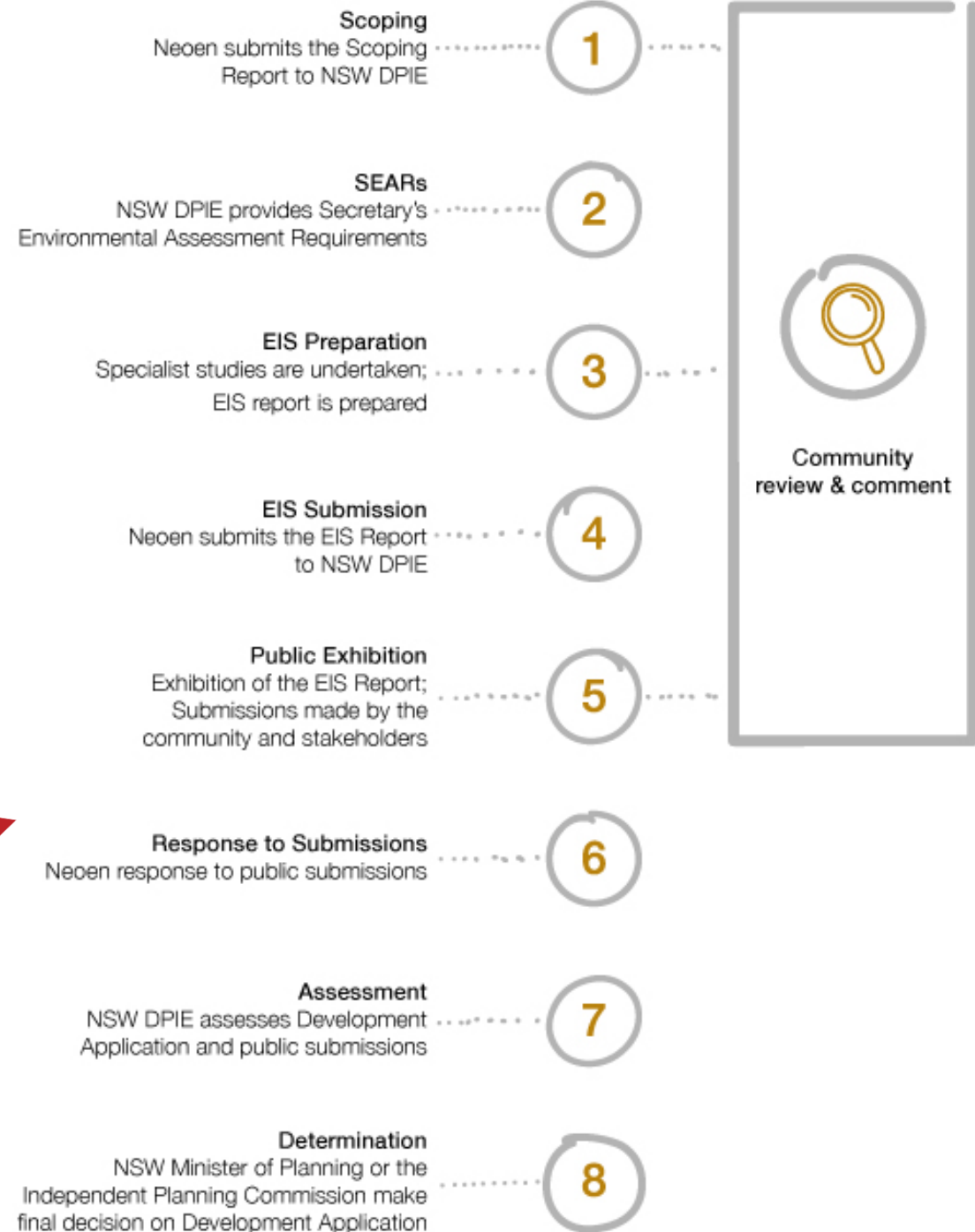
- Neoen plans to submit a Response to Submission (RTS) in November 2022
- NSW DPE will undertake its assessment of the EIS
- The project will be referred to the NSW IPC following NSW DPE's assessment
- DA decision expected in Q2 2023

## Community

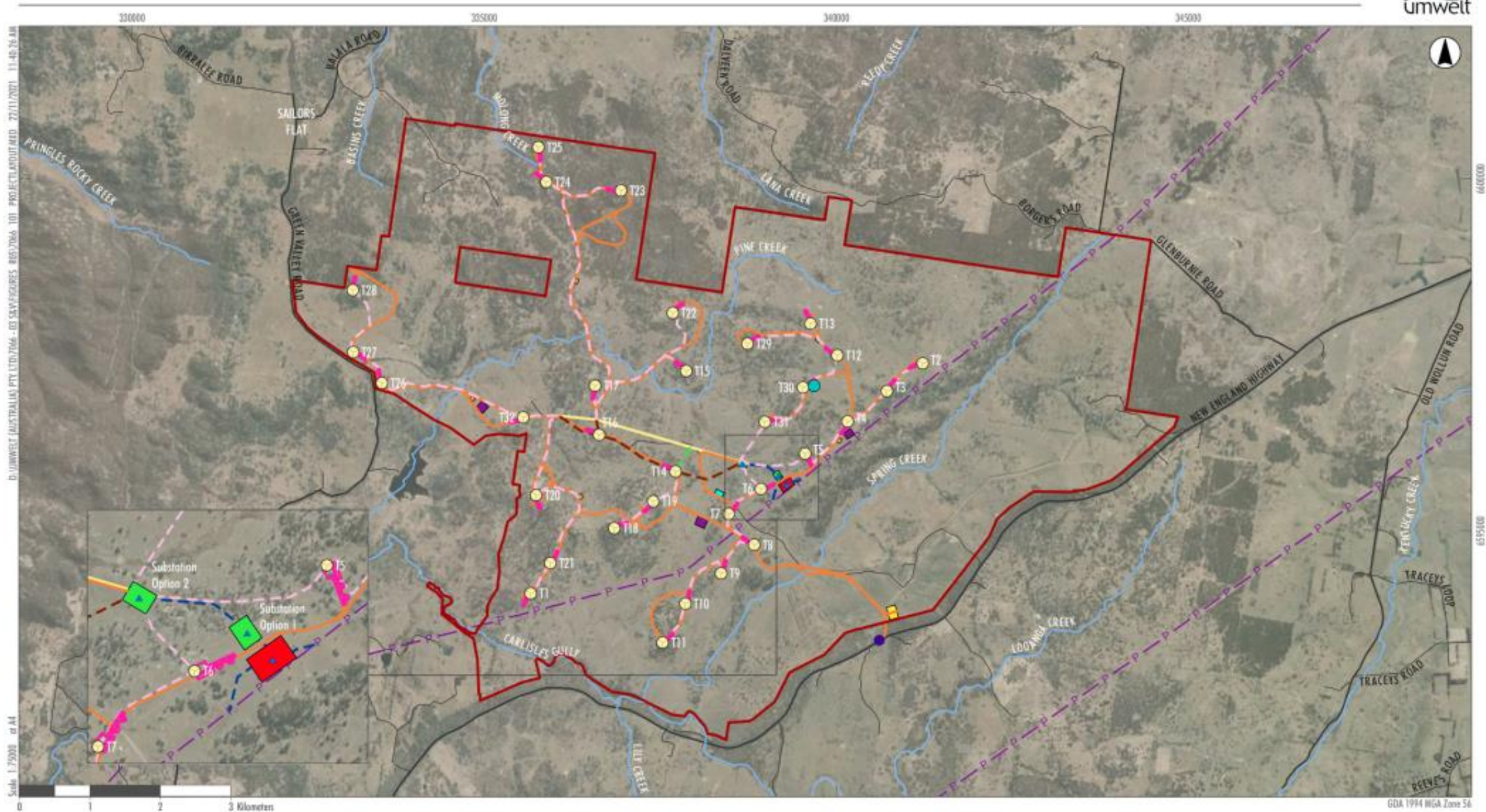
- Neoen has decided to index the Community Benefit Fund to CPI throughout the operations phase of the project
- A newsletter will be sent shortly with key updates

## Technical

- Geotechnical investigations are planned soon
- Detailed connection studies to commence in 2023
- Procurement to commence in 2023







**FIGURE 3.2**  
**Conceptual Project Layout**