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Report on

Community and Stakeholder
Engagement for



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Contents

Contents	2
1 Executive Summary	3
2 Objectives	4
3 Background and Project Context.....	4
4 Engagement Process and Activities	8
4.1 WTG Hosts.....	9
4.2 Transmission Hosts	9
4.3 Neighbouring Landowners	10
4.4 Traditional Owners.....	12
4.5 Shire of Kojonup	12
4.6 Community Engagement	13
5 Key Feedback and Themes	18
5.1 Wind generation misconceptions	20
6 Project Adjustments	22
6.1 Project Layout.....	22
6.2 132kV Transmission Route Design	23
6.3 Noise Assessment.....	23
7 Community Benefits Program.....	23
7.1 Governance	24
7.2 Wind Farm Owner and Community Benefits Entity Agreement	24
7.3 Purpose of the Community Benefits Program	25
7.4 Suggested Approach to Community Benefits Program	25
8 Ongoing Community Engagement	25
9 Appendices	27
9.1 Neighbour Benefits Program Overview	27
9.2 Community Information Centre Images.....	29
9.3 Responses to Frequently Asked Questions	34
9.4 Survey Data.....	36

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1 Executive Summary

Kojonup Wind Farm Pty Ltd has appointed Stratsys to assist with Community engagement and summarise the stakeholder engagements undertaken by Kojonup Wind Farm Pty Ltd for the Kojonup Wind Farm (also called the Project). This report provides a summary of Community and stakeholder engagement activities of Kojonup Wind Farm Pty Ltd and its consultants and contractors in preparation for development approval of the proposed Kojonup Wind Farm.

The consultation process was designed to:

- Provide transparent information to key stakeholders and the community generally.
- Gather insights, and feedback from those potentially affected.
- Gather ideas for the Community Benefits Fund.
- Inform the community broadly as to the scope of the Project and supporting investigations (such as environment and heritage) to support the development application.
- Promote respectful and inclusive participation and trust-building.
- Strengthen community relationships.
- Seek and obtain Neighbour and transmission host input and feedback.

Stakeholder engagement has been tailored for wind turbine generation (WTG) host landholders, transmission host land holders, Traditional Owners, Neighbours to the proposed Kojonup Wind Farm, and the Shire of Kojonup to seek stakeholder involvement and collaboration¹ in the Project.

The broader Community have been informed and consulted¹ on the proposed Kojonup Wind Farm both in person, through several days at a Community Information Centre in Kojonup Town Centre, and online survey, this information will continue through a website for Kojonup Wind Farm into the future.

The stakeholder and community engagement has resulted in changes to the design and approach of the Kojonup Wind Farm prior to seeking development approvals. This has included changes to:

- WTG model;
- WTG layout;
- Transmission route; and
- Approach to crossing Balgarup Creek.

The community engagement also sought input into the form and structure of a future Community Benefits Program. This feedback suggested the funding for Community Benefits Program should be managed as a separate entity from the wind farm owner and Council. A Community Benefits Program should only fund projects of benefit to the whole community and should enable holding over of funds year to year to allow for investment in larger projects. A governance model for the Community Benefits Program is suggested based on community feedback on the Program governance. This community feedback will be provided to the final owner of Kojonup Wind Farm who will construct, operate and

¹ Refer to International Association for Public Participation's Spectrum of Public Participation.

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maintain the WTGs as Kojonup Wind Farm Pty Ltd are not intending to be the long-term owners of the project.

Feedback from the Community Information Centre and surveys conducted indicate the greater Kojonup community are either supportive of or neutral towards the Kojonup Wind Farm development.

2 Objectives

Kojonup Wind Farm aimed to involve and collaborate² with stakeholders and inform and consult² with the broader community on the proposed Kojonup Wind Farm to ensure stakeholder and community inputs were considered in the plans submitted for Development Approvals. The consultation process was designed to:

- Provide transparent information to key stakeholders and the community generally.
- Gather insights, and feedback from those potentially affected.
- Gather ideas for the Community Benefits Fund.
- Inform the community broadly as to the scope of the Project and supporting investigations (such as environment and heritage) to support the development application.
- Promote respectful and inclusive participation and trust-building.
- Strengthen community relationships.
- Seek and obtain Neighbour and transmission host input and feedback.

3 Background and Project Context

Kojonup Wind Farm Pty Ltd has undertaken stakeholder engagement with WTG Hosts, Transmission Hosts and Neighbours.

Stratsys has been engaged by Kojonup Wind Farm Pty Ltd to assist with Community engagement and summarise the stakeholder engagements they have undertaken in preparation for the development approval.

Kojonup Wind Farm is situated in the Bacchus Creek, Palmyre, Yannawah, and Cheryton areas of the Shire of Kojonup, between Albany Highway and Jingalup Reserve. The wind farm is proposed to contain 33 WTGs of 206m height, spread across numerous private land holdings. Some of these private land holders are also shareholders in Kojonup Wind Farm Pty Ltd. The wind farm is about to seek development approvals and the concept was presented to Neighbours to show what the project might become if the development approval is granted, subject to final design review and geotechnical investigations. Kojonup Wind Farm has sought and obtained various landowner agreements to an easement for the transmission route for connection to the South West Interconnected System (SWIS). Kojonup Wind Farm has also advised Neighbours of the development and any relevant development sensitive areas surrounding nearby WTGs in proximity to their boundary. Neighbours have been offered compensation for any development sensitive impacts through a Neighbour agreement. These

² As defined by IAP2 Spectrum of Public Participation depending on the stakeholder.

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consultations have been undertaken prior to development approval submission which will be submitted to the Shire of Kojonup in late 2025.

Between the transmission and Neighbours, there are around 20 separate parties that Kojonup Wind Farm has engaged in detailed discussions on the Project, prior to seeking development approvals. This includes offering a Neighbour Benefits Program which is summarised in section 9.1.

Stratsys' scope comprises two key work packages, which include:

1. Assistance with Community engagement days and survey.
2. Report on stakeholder engagement.

This report is to summarise the work undertaken by Kojonup Wind Farm in preparation for development approval.

The proposed Project layout is depicted in Figure 1.

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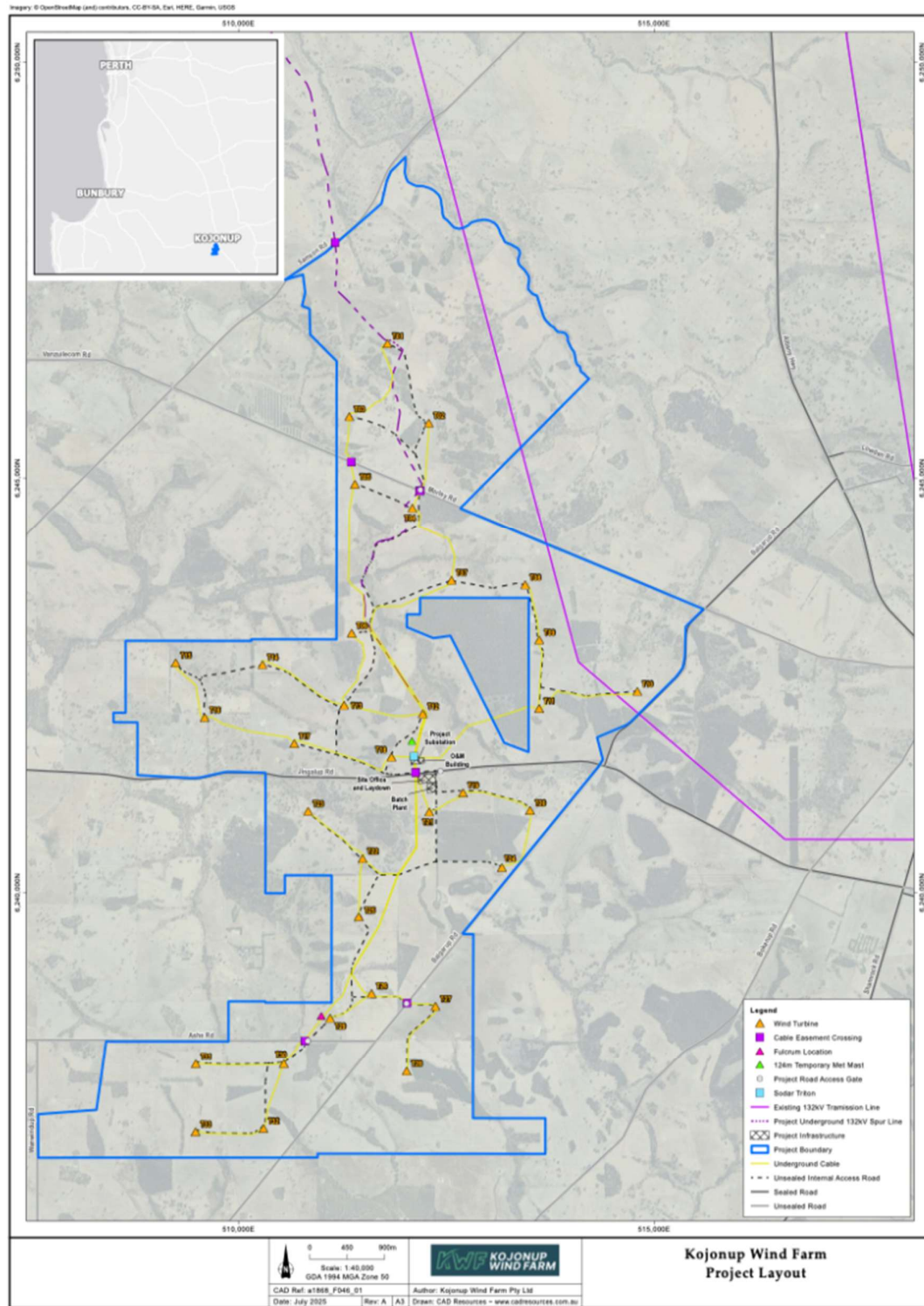
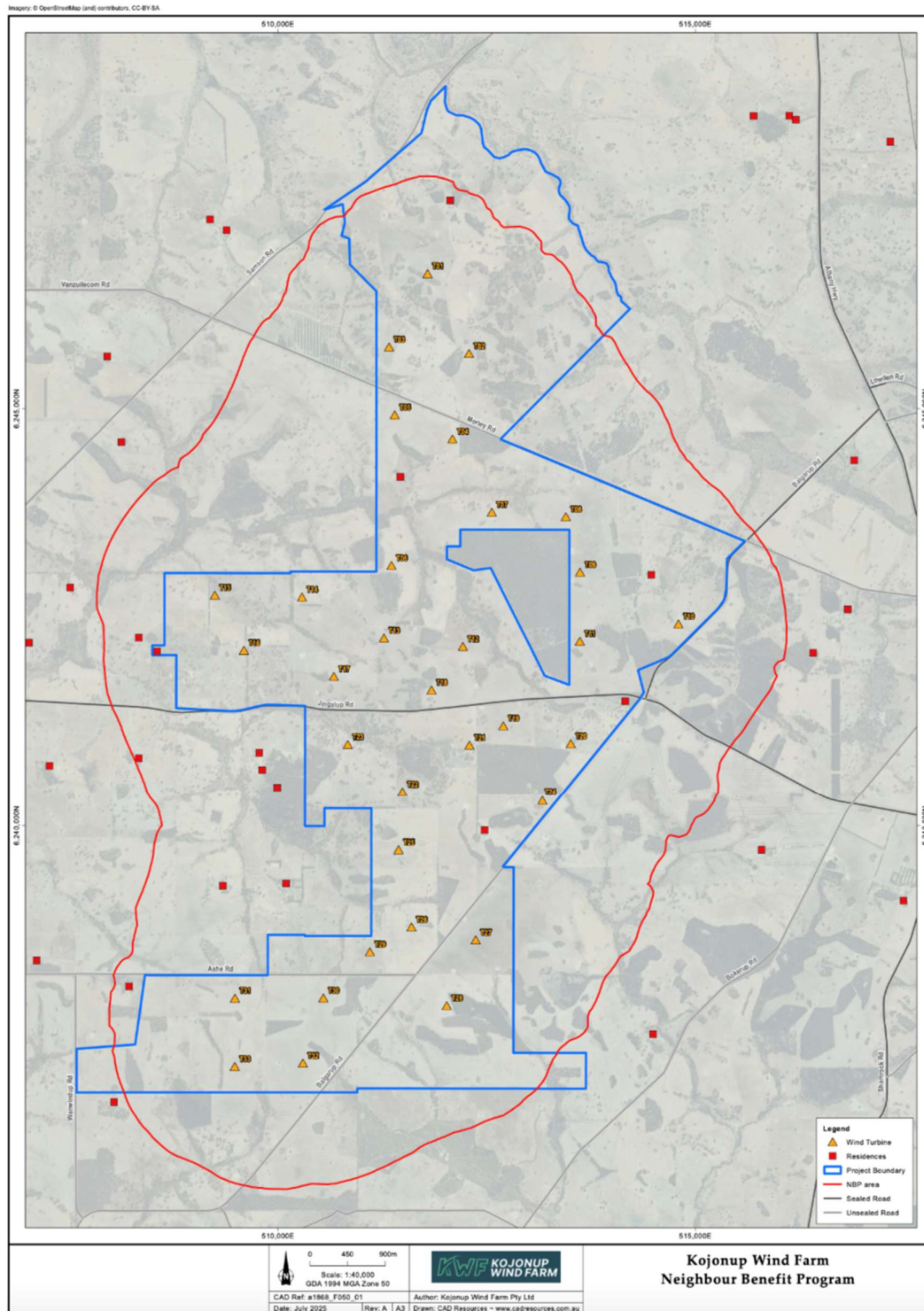


Figure 1: Proposed WTGs and cabling routes within Kojonup Wind Farm

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The area subject of the Neighbour Benefits Program is depicted in Figure 2.



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The project historical and anticipated future timeframes are shown in Figure 3.

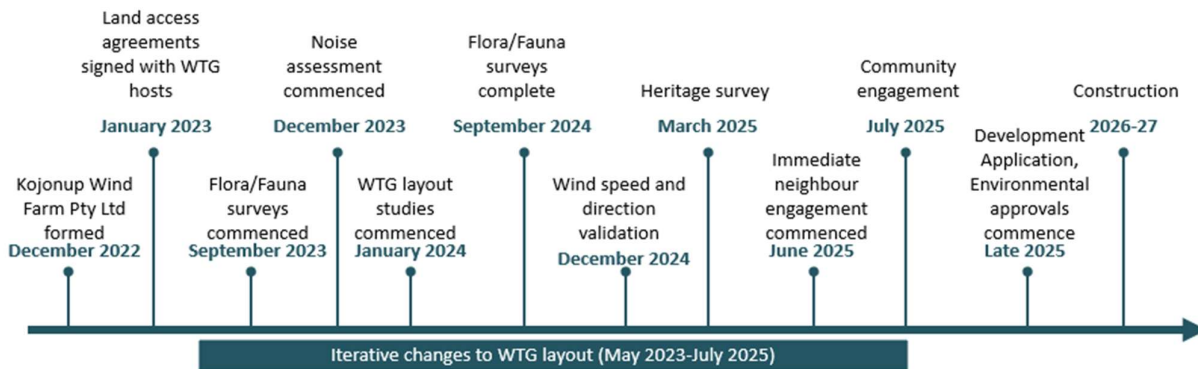


Figure 3: Timeline of Kojonup Wind Farm

As can be seen in Figure 3, the WTG layouts were iteratively changed based on preliminary feedback from WTG Hosts, environmental, noise and wind farm design efficiencies. This iterative improvement process aimed to ensure the most final WTG layout possible, and its impacts, were presented to the broader Community.

4 Engagement Process and Activities

The main categories of community stakeholders for the project are:

1. Host landowners (WTG Hosts).
2. Transmission host landowners (Transmission Hosts).
3. Neighbours whose land boundaries are shared with a proposed WTG within the development site (Neighbours).
4. Traditional Owners and Custodians (Wagyl Kaip Southern Noongar and Kojonup Aboriginal Corporations) (Traditional Owners).
5. Shire of Kojonup staff and Council (the Shire).
6. Local residents and business owners (Community).

Those most affected by the proposed Kojonup Wind Farm were engaged first in a series of written and face to face communications with Kojonup Wind Farm's team. These engagements focussed on building understanding of project scope and impacts and sought to involve and collaborate with stakeholders to seek and obtain agreements and/or heritage approvals. This group of stakeholders involved those closest and potentially most affected by the project being WTG and Transmission Hosts, Neighbours and Traditional Owners.

The initial broader Community engagement was to inform and consult on the proposed Kojonup Wind Farm and to obtain feedback prior to seeking development approvals. There were many adjustments to the Project made prior to Community engagement to ensure the proposed Project presented to the Community is likely to be compliant with all the necessary approval requirements. Although the process was open to feedback from Community and Project adjustments (if

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necessary), these were not substantial. Further opportunities for Community comment and information gathering will be provided over the course of the Project.

The engagement process was tailored to each of the stakeholder groups and has provided opportunity to learn about the key aspects of the proposed Kojonup Wind Farm and engage in any improvements prior to development approvals. The engagements for each stakeholder group are summarised below.

4.1 WTG Hosts

WTG Hosts have been engaged in the proposed development since 2022, in a series of face to face, email and telephone engagements.

Matters discussed have included:

- Rights of access to their land.
- Proposed WTG, access tracks, cables and other wind farm infrastructure locations and interaction with farm operations.
- Adjusting Project layout during heritage, environmental and planning investigations (planning investigations).
- Adjusting Project layout to maintain Neighbour relationships.
- Commercial and access arrangements.

There have been many iterations of the Project design based on WTG Hosts' feedback on Neighbour perspectives and proximity to Neighbouring land as well as farming operational requirements.

WTG Hosts are updated quarterly on project progress and as needed on Project design and access. Key Project milestones such as the installation of the meteorological mast in December 2024 have also been celebrated with WTG Hosts.

Prior to the Community engagement process commencing a meeting of the WTG Hosts was held to brief and prepare WTG Hosts for the Community engagement and final Project design for development approval.

4.2 Transmission Hosts

Engagement with landowners along the proposed underground transmission route commenced November 2023 and permission to host the transmission has been provided to support the development approval process.

The engagement was more welcome once potential Transmission Hosts realised the proposed transmission route would be constructed as an underground development and within a 15-meter setback from the lot boundary, in areas where building development is not permitted under the local planning policy.

Seven of the eight required Transmission Host agreements have been signed to facilitate the transmission route. The remaining Transmission Host agreement is on hold due to the personal circumstances and they have requested more time for consideration of the agreement. Other remaining parts of the transmission route are on land owned by the Local Government Authority. Alternative routes are available to mitigate the unsigned agreement if required.

One of the Transmission Hosts who had already agreed to the transmission has recently sold their property and the new owner has agreed to host the transmission as well. The proposed transmission line was not an impediment to the sale.

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The transmission route has undergone many changes to minimise the Project's interference of the transmission easement, especially on small lifestyle lots near the substation on the outskirts of Kojonup town. Route changes were also made due to the Transmission Hosts taking into consideration their Neighbours' perceived views of the development.

A challenge to the transmission line route has been navigating the transmission crossing the Balgarup Creek. A resolution for this has been agreed with the Wagyl Kaip and Kojonup Aboriginal Corporations, which is further discussed in section 4.4.

4.3 Neighbouring Landowners

Neighbouring landowners ("Neighbours") are landowners whose land is located within 1.5km of a WTG. The project has 15 neighbouring land holdings with 14 landowners. These were all offered a Neighbour Benefits Program. Engagement with Neighbours commenced in May 2025 and is ongoing.

Neighbours were initially engaged with a telephone call and follow up email or text with a face to face meeting. To date, eight (8) Neighbour Agreements have been signed. A further four (4) are awaiting the Development Approval process. One (1) Neighbour has indicated an intention to sign and a further two (2) that have been unavailable until recently for discussion. These two now have the Neighbour Agreements and are considering the documentation.

Neighbours requested to understand how close the nearest WTGs are to their lot boundaries and houses and the potential impacts (mostly noise and visual). The results of the studies in these areas were discussed in detail as requested. Where requested, Kojonup Wind Farm provided an impression of the visual amenity impacts from the Neighbour's lot or house (location as determined by the Neighbour) to provide a clearer understanding of the visibility of the turbines prior to signing a Neighbour agreement. An example of this visual representation is provided in Figure 4, which has the Project turbines depicted in yellow as if the water tank and trees were not in situ. This enabled each Neighbour to see the visual impact of the turbines with and without the water tank, trees and other infrastructure in place. As you can see from Figure 4, in this case the visual of the turbines are mostly blocked by trees and the water tank with one or two full turbines (in this instance) being visible in the distance.

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VISUALISATION C2

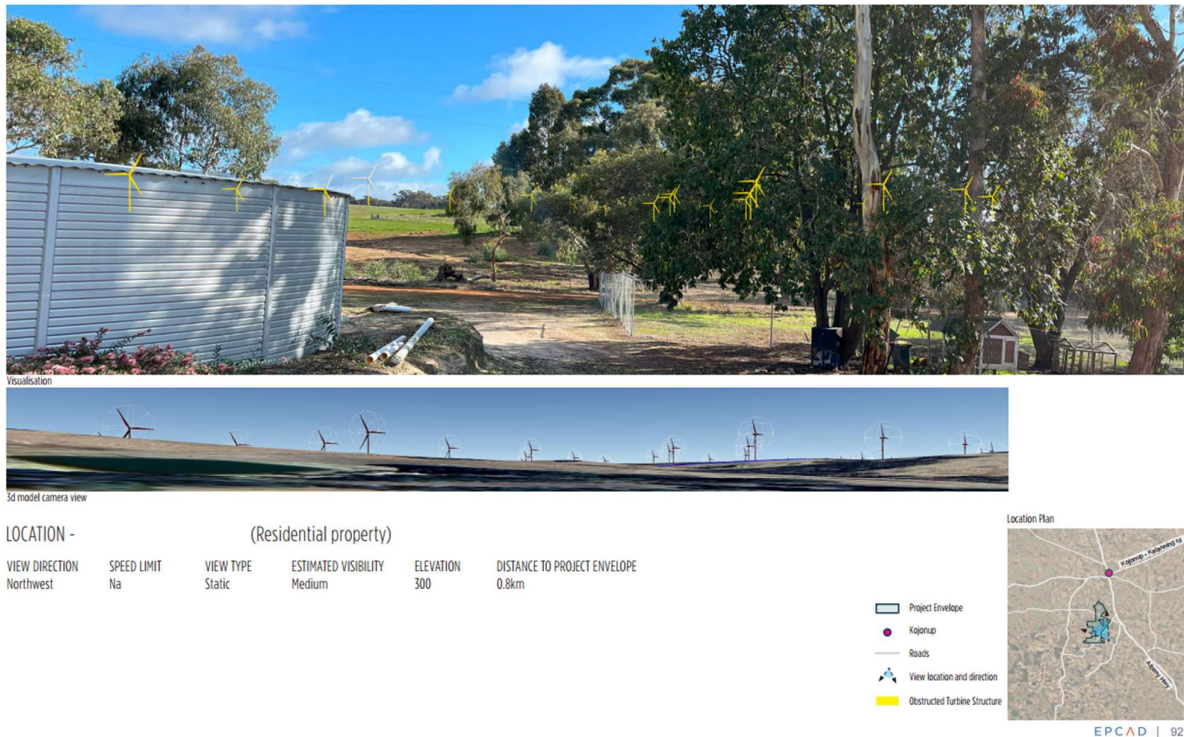


Figure 4 Example of visual amenity impact visualisation³

Some Neighbours were concerned about the Neighbour Agreement preventing discussion of the project. The Neighbour Agreement is clear on the confidentiality requirements, which are regarding the commercial arrangements. The agreement also provides Neighbours with benefits in recognition of the potential impacts which have been accepted by Neighbours in signing the agreement.

The following changes were made by Kojonup Wind Farms as a result of these discussions:

- One Neighbour advised of an approach by another wind farm developer so the layout was changed near their property to ensure setbacks for wake effects would be possible on both sides of the property boundary. This protected the Neighbour's future development potential.
- One Neighbour requested an adjusted setback from their lot boundary which was accommodated in the WTG layout.
- Some of the Neighbours were offered vegetation screening to avoid visibility of the WTGs from a specific location on their land. This offer was declined in some cases.

Generally, Neighbour feedback is that the information provided offered a good understanding of the Project, its impacts and the likelihood of it proceeding. Neighbours were also appreciative of Kojonup Wind Farm paying for their legal review of the Agreements. Neighbours had varying views on

³ The yellow turbines indicated in the top image of the visualisation are what the neighbour would see of the turbines if the trees and water tank were not in situ. This is depicted in this way to show there may be glimpses between the trees from time to time.

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compensation adequacy. Kojonup Wind Farm has taken a position of equitable compensation based on Project impacts across all the Neighbours.

4.4 Traditional Owners

Kojonup family representatives of the Wagyl Kaip Southern Noongar Aboriginal Corporation and Kojonup Aboriginal Corporations attended the proposed development site for three days in March 2025, where the turbine locations, the cabling routes and access tracks were walked and a full heritage survey undertaken. Eight Traditional Owner participants in total (4 male and 4 female) attended the three days of consultation in addition to a Wagyl Kaip Southern Noongar Aboriginal Corporation staff member.

The participants reported being appreciative of the early and thorough engagement and both male and female Elders have subsequently worked with KWF to address matters of significance in the development area.

The cable crossing design around the registered site known as Balgarup Creek was proposed by Kojonup Wind Farm for consideration by Traditional Owners. As a result of these consultations, free prior informed consent has been provided by Traditional Owner representatives to this design approach. The consultations also confirmed that Kojonup Wind Farm can proceed without risk of impacting any ethnographic Aboriginal Cultural Heritage places and recommended that Kojonup Wind Farm seek section 18 approval under the *Aboriginal Cultural Heritage Act 2021 (WA)* to cross the Balgarup Creek. Images of this consultation from the heritage survey days have been provided in the associated report from Brad Goode and Associates. Figure 5 is an example of this consultation process.



Figure 5 Discussions of the proposed Project with Traditional Owners

4.5 Shire of Kojonup

The Shire of Kojonup Councillors and staff were invited to the Community Information Centre in an email on 3 July 2025 and a reminder invitation was sent to the Shire CEO by SMS on 10 July 2025 offering the opportunity to view the information provided the community and to seek their feedback on appropriate quality and quantity of information.

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Two Shire staff attended the Community Information Centre and one Councillor.

A meeting with the Shire Officers and Council occurred on 18 July 2025. At this meeting, Kojonup Wind Farm provided an overview of the Project, the heritage approval process and Community Benefit Program with the assistance of Element Advisory. The Shire raised the matter of setbacks, particularly in relation to their draft *Local Planning Policy No. 10 Wind Farms/ Wind Turbines* and the approach of Kojonup Wind Farm in responding to this policy was discussed, along with the expectations of the Community Benefit Fund and general questions about the Project.

No adjustments were requested to the proposed project from the Shire.

4.6 Community Engagement

The greater Kojonup community has had previous experience with wind farm development and exposure to the associated development approvals for over a decade. Many of the residents and business owners are already familiar with the size of turbines and the construction disruptions that might be experienced in the development of Kojonup Wind Farm.

Two key approaches were taken to the initial community engagement:

1. A staffed Community Information Centre to provide community with information about the proposed Project design, results of the various impact studies and opportunities to ask questions and discuss the proposed development and its potential impacts.
2. Online engagement through a community survey to collect general feedback on the project and detailed feedback on the Community Benefits Program.
3. A website for Kojonup Wind Farm to provide information will be available prior to development approval submission.

4.6.1 Community Information Centre


On 30 June 2025, a flyer was distributed at various popular local venues including:

- IGA supermarket front and back entrances
- Koji Hub 2 – location of the Community Information Centre
- Kojonup Community Resource Centre
- Highways Sales and Service
- Kojonup Bakery
- Nutrien Agricultural Supplies
- Kojonup Tyre Service
- Kojonup Australia Post Office
- Kojonup Cooperative
- Elders Rural Supplies Kojonup Branch
- Kojonup Ag Supplies

Advising of the opportunity to provide feedback via a Community Information Centre at Koji Hub on the Kojonup Wind Farm. This poster is shown in Figure 6.

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Kojonup Wind Farm Community Information Days

KOJI HUB - 105 ABANY HIGHWAY,
KOJONUP


TUESDAY 8TH - THURSDAY 10TH JULY
9.00AM - 4.30PM

Help shape the future of clean energy and community
investment



Have Your Say

We're seeking your input on how a **Community Benefit Fund** could be designed to deliver long term value for Kojonup.



Learn About the Project


We'll be presenting the project design and sharing results of technical and environmental assessments.

Figure 6 Notice of Community Information Days

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Kojonup News advertised the Community Information Centre (refer to Figure 7 on the 3 July 2025 and an email was sent to the Shire of Kojonup advising of the community open days on the same day.



COMMUNITY INFORMATION DAYS KOJONUP WIND FARM PROJECT

Come along and learn more about the proposed 200MW Kojonup Wind Farm project.
We invite all community members to drop in, ask questions, and share feedback with the project team.

We're also seeking your input on how a Kojonup Wind Farm Community Benefit Fund could be structured and administered to best support local priorities.

Where; Koji Hub Building, 105 Albany Highway, KOJONUP
When; Tuesday 8th to Thursday 10th July
Time; ALL WELCOME - 9:00am – 4:30pm daily

Your voice matters!
Help shape the future of renewable energy project and their long-term benefits for the Kojonup community. We look forward to seeing you there!
The Kojonup Wind Farm Development Team

Figure 7 Notice published in the Kojonup News

To inform and consult the Community, a drop-in event was held over three working days 8-10 July 2025 at the Koji Hub. Although the Centre official opening hours were 9am to 4.30pm, community members stayed until around 6pm each day keen to digest the information provided and ask questions. The event was staffed by Kojonup Wind Farm and Stratsys. The Centre provided detailed extracts and maps from the draft impact assessment reports which were on display for the Community to view and read. These included:

- A project overview.
- Proposed project maps, showing the WTG locations, access tracks, cable routes and temporary and permanent associated infrastructure.
- The development application process.
- The wind farm construction process.
- Wind farm equipment proposed transport route.

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- Visual amenity report images and conclusions.
- Electromagnetic interference report images and conclusions.
- Aboriginal heritage report images and conclusions.
- Aviation impacts report images and conclusions (this included consultation with local pilots and aerodromes as well as Fire and Emergency Services).
- Flora and fauna studies maps and conclusions.
- Noise impact studies contour maps and conclusions.
- Background to the Kojonup Wind Farm Neighbour Benefit Program including eligibility and project boundary.
- Introduction to the Community Benefit Program and an area for input on design and governance.

In most cases, maps of the known impacts and studies were provided along with summaries of the conclusions of these studies. Photos of the Community Information Centre are provided in Section 9.2.

Attendance at the Information Centre was mostly people from the greater Kojonup Community. Attendance rates are shown in Table 1. Around 3% of the Kojonup population⁴ attended the event.

Table 1: Attendance at Community Information Centre

Day of Community Information Centre	8 July	9 July	10 July
# of Attendees	11 people	16 people	12 people
Post codes of attendees	6395 x 9 people 6000 x 2 people	6395 x 11 people 6333 x 4 people 6239 x 1 person	6395 x 12 people

Key information and a QR Code link to the survey (see below) were left in the window of the Information Centre until September 2025. Aimed to gather input into design and governance of the Community Benefits Program.

4.6.2 Online Engagement

4.6.2.1 Online Survey

An online survey opened on 8 July 2025. A QR code link to the survey was provided in the Community Information Centre and remained on display at the Centre window until late August 2025. The survey was also advertised in the Kojonup News on 1 August, 15 August and 29 August 2025. These advertisements are shown in Figure 8.

⁴ [2021 Kojonup, Census All persons QuickStats | Australian Bureau of Statistics](#)

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Figure 8 Thank you and survey notices in the Kojonup News

There were only 10 respondents to the survey, all from Jingalup and the greater Kojonup area all during July 2025. There was one report received in mid September 2025 of the QR code not working. The issue was identified and the matter rectified to make the same QR code access the survey again on 16 September 2025. It is unknown when the QR code ceased to be operational, however it was sometime between 29 July 2025 and mid September. The survey was open for at least 3 weeks.

4.6.2.2 Website

A website for Kojonup Wind Farm is planned for launch in late 2025, prior to the development approval process. The website will provide information to the public on the proposed Kojonup Wind Farm development.

5 Key Feedback and Themes

Participants in the Community Information Centre and online survey were mostly perceived to be positive and were attending out of curiosity of the project details. Figure 9 shows the perceived attitude of attendees. This data excludes attendees who were WTG Hosts for Kojonup Wind Farm.

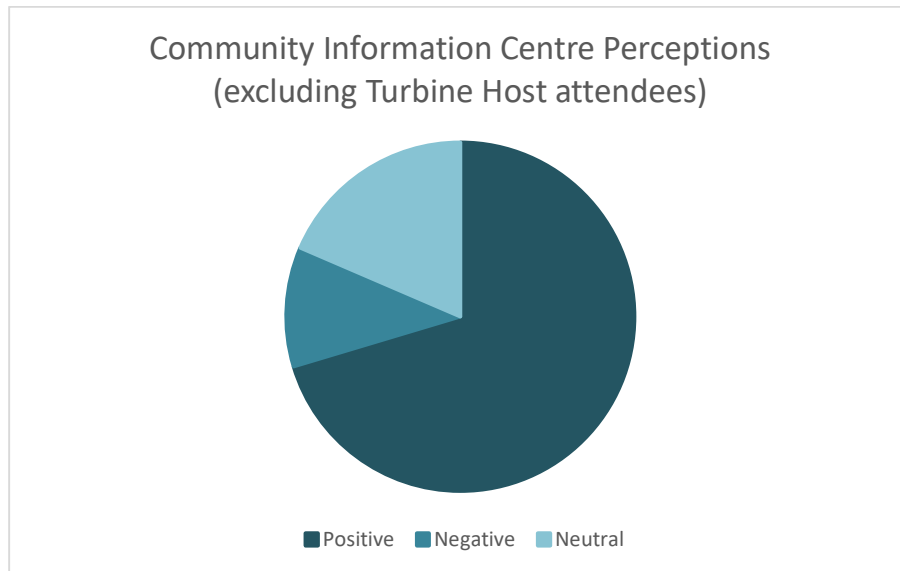


Figure 9 Perceived Attitudes of Attendees at Community Information Centre

As this impacts the greater Kojonup Community more directly, attendee perceptions of those who live within the post code 6395 were separated from attendees living in other locations in Figure 10. The postcode of 6395 covers Cherry Tree Pool, Jingalup, Kojonup, Lumeah, Mobrup and Ryansbrook.

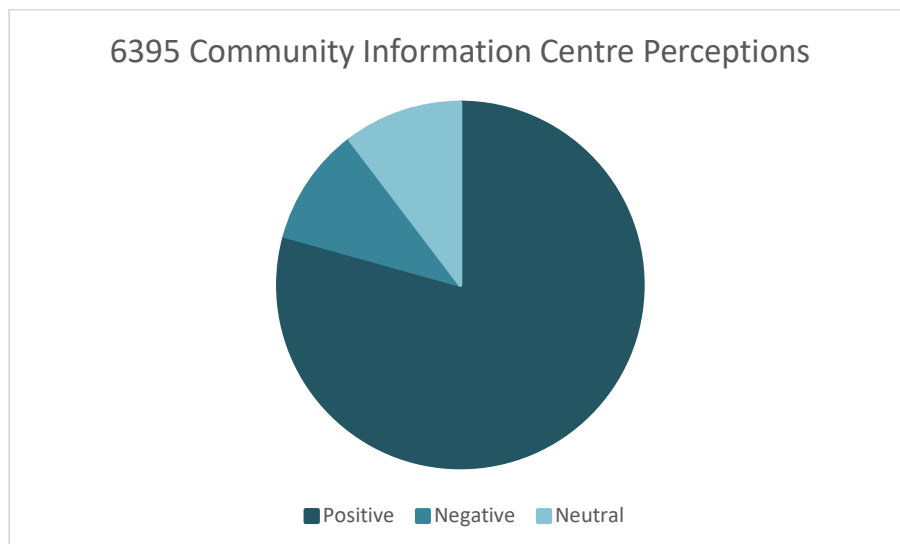


Figure 10 Perceived Attitudes of Attendees Residing in the 6395 Post Code

Most of the Community are either supportive or neutral on the project.

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A number of business owners were eager to see the project commence with 3 local businesses registering their details as suppliers of goods or services.

Questions commonly asked at the Community information session:

- What are the impacts on Carnaby cockatoos?
- How much power will the turbines provide?
- What happens at the end of project life?
- When will construction start?
- How do I become a supplier/contractor?
- Where is my property in relation to the project site?

Questions asked through the online Community survey included:

- What is the lifespan of the wind turbines?
- What are the decommissioning obligations at the end of that lifespan?
- How do you compensate neighbouring farms for loss of farm value?
- How do you propose to support surrounding farmers in case of fire when water bombers can't be used near the wind turbines?

Answers to these questions from Kojonup Wind Farm is section 9.3

Generally, survey respondents agree that wind generation is a solution for transitioning the energy sector, as shown in Figure 11.

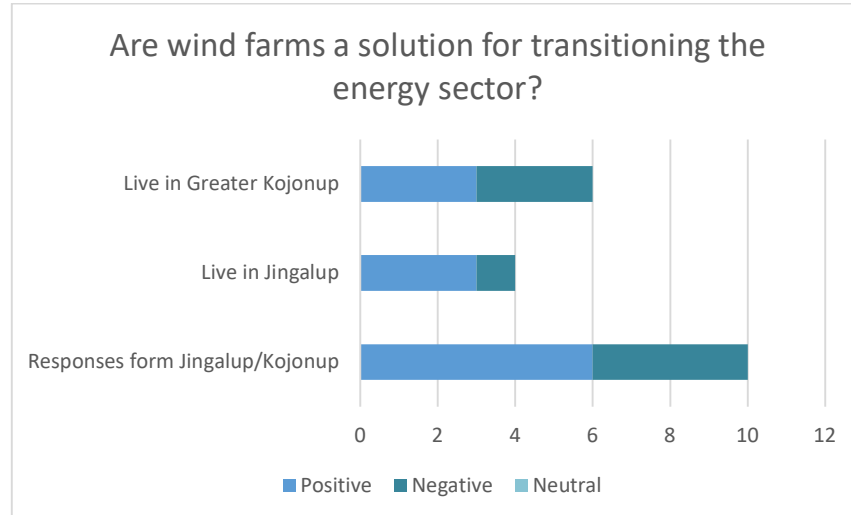


Figure 11 Community perception of benefits of wind farms

Survey respondents indicated a number of perceived benefits of wind farms, particularly funding of Community projects, in addition the following were perceived as leading benefits:

- Local job creation
- Local business growth
- Educational programs

- Sports sponsorship
- Scholarships

The survey also revealed a sense of bias as to the perceived likely outcomes from wind farms generally versus locally as shown in Figure 12. Respondents perceive the benefits of a wind farm further away as being greater than one within Kojonup, yet the opportunities for benefit remain similar at this stage of the project from one wind farm development to another.

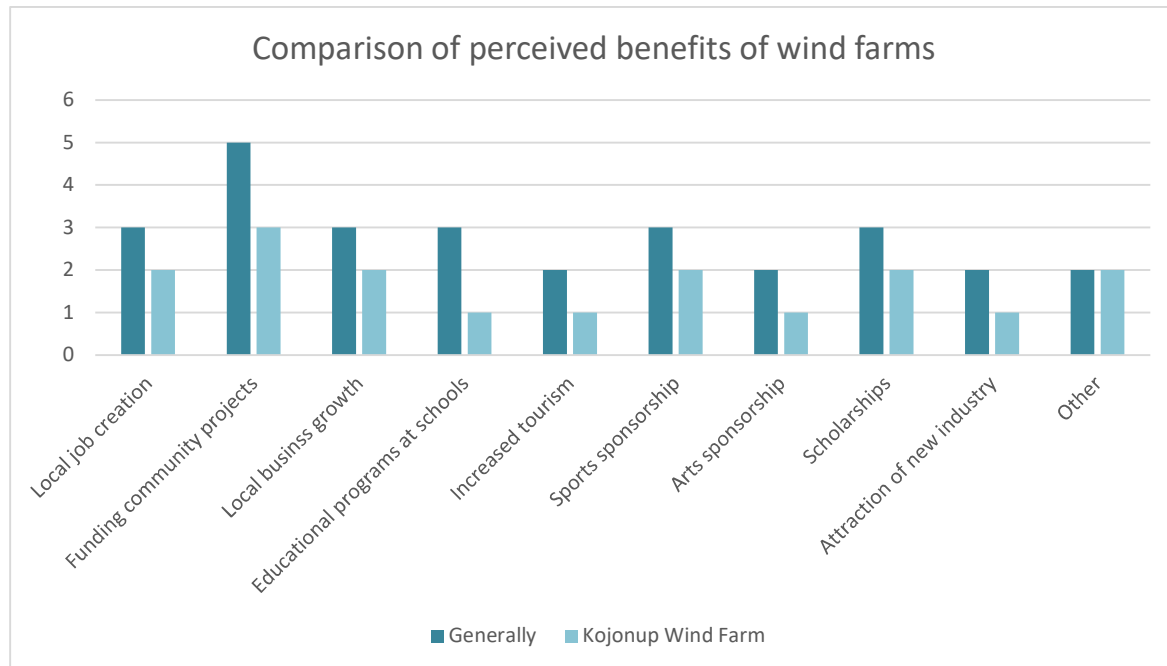


Figure 12 Comparison of perceived benefits of wind farms locally versus generally

5.1 Wind generation misconceptions

The Community consultation process revealed misconceptions and 'rumours' related to WTGs, which are influencing perceptions of development. Some of these are explored further below.

5.1.1 Post operation decommissioning standards

There is a perception that at end of life the WTGs will be left in place to become decrepit and dangerous. The decommissioning standard applicable to this development was discussed with Community members on enquiry. This is also documented in WTG Host agreements and it is anticipated there will be condition of the Development Approval to submit a Decommissioning Plan for approval prior to commencing decommissioning.

5.1.2 Planning and safety requirements

The inconsistency of objective standards between countries and even Australian jurisdictions is creating confusion among communities in comparing setback requirements and noise requirements from both boundary fences to wind farms and nearby dwellings. There are misinterpretations of current Western Australian and Shire planning requirements in commentary from Community

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members including noise requirements at boundaries, minimum setbacks from boundaries, what constitutes a noise sensitive premise and safety exclusion zones around turbines.

There is also a misconception that WTGs have a safety exclusion zone. It should be noted the model proposed in this project does not have a safety exclusion zone requirement at all for general operation.

These matters were discussed with Community members on enquiry.

5.1.3 Compensation Requirements

The provision of compensation for adjacent landowners to wind farm developments in Australia, and globally, is a matter yet to be resolved by regulation or Government policy. Neighbour agreements have, on occasion, been used by wind farm developers to address these matters and tend to cover terms such as legal fee reimbursement, visual amenity compensation, annual payments based on turbine proximity, a construction inconvenience payment, and various land instruments to protect the wind farm operations.

Developers apply these Neighbour agreements differently. In this Project, the Neighbours within 1.5km of a Kojonup Wind Farm WTG have been offered Neighbour agreements. This information was available at the Community Information Centre.

5.1.4 Land values and WTGs

There is potential for farms proximate to WTGs to experience perceived reductions in land values and there has been anecdotal evidence that landowners adjacent suffer a reduction in land values post construction. This is not evidenced in the empirical research conducted by the NSW Valuer General's Office and research in Queensland⁵. Furthermore, empirical international studies covering 1.3 million property transactions over 18 years⁶ also all demonstrated a lack of evidence of WTGs impacting land values negatively.

5.1.5 Flying near WTGs

Aviation concerns for both certified and uncertified aerodromes are considered as part of the development approvals of the Kojonup Wind Farm. The conclusions of these studies, undertaken by Aviation Projects, are depicted in Figure 13. Verbal discussions with the owners of the Kloppe helipad, the closest uncertified aerodrome confirmed this view.

FESA have also expressed no concerns with their ability to fight fires around WTGs. Particularly with the WTGs turned off and locked in the Y (or 'rabbit ears') position should aerial water bombing be required in the vicinity.

⁵ NSW Valuer General's report: [\[CLICK HERE AND TYPE\] \(nsw.gov.au\)](#). Queensland research: [Assessment of Impact of Wind Farms on Surrounding Land Values \(dsdip.qld.gov.au\)](#)

⁶ [Property Values Not Hurt by Wind Farms - Energy and Policy Institute](#)

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Air Routes and Lowest Safe Altitude (LSALT)

5. The WTGs would not impact any Grid LSALT and air route LSALT.

Airspace

6. The project area is located within Class G airspace and outside all controlled airspace, Prohibited, Restricted and Danger areas.

Aviation Facilities

7. The WTGs would not infringe any protection areas associated with aviation facilities.

Radar

8. The project site is located outside of the Area of Interest for assessment of potential impact from the development on surveillance radar. The Project will not impact the Kalamunda surveillance radar (RSR) and Perth Primary surveillance radar (PSR) and Perth Secondary surveillance radar (SSR).

Aerial firefighting

10. The developer or operator should consider the guidance contained in the National Council for Fire and Emergency Services, Wind Farms and Bushfire Operations to ensure:

- a. Liaison with the relevant fire and land management agencies is ongoing and effective
- b. Access is available to the wind farm site by emergency services for on-ground firefighting operations.
- c. Wind turbines are shut down immediately during emergency operations
- d. Where possible, blades should be stopped in the 'Y' or 'rabbit ear' position, as this positioning allows for the maximum airspace for aircraft to manoeuvre underneath the blades and removes one of the blades as a potential obstacle. Note: This may not always be possible due to the risk to equipment and personnel as a fire approaches or exists in or near to the WTGs.

Aviation Projects considers that it may be impractical to stop and lock the turbine blades in a Y configuration due to the time needed to stop and lock the turbine and the risk to personnel having to climb into the WTG tower as a bush fire approaches. WTG blades can be feathered to effectively stop or reduce the rotation rate of the turbine to a very slow speed



Figure 13 Conclusions of Aviation Projects' comprehensive analysis of aviation concerns.

6 Project Adjustments

Some adjustments have been made to the project analysis and design in response to stakeholder feedback. These are summarised briefly below.

6.1 Project Layout

The project layout has altered iteratively based mostly on the impact studies and planning investigations over the course of the project design along with some feedback from WTG Hosts on farming operations and maintaining good neighbour relationships and from Neighbours on future

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development plans. Kojonup Wind Farm took great care to ensure the proposed layout complies with the planning regulations prior to public engagement.

6.2 132kV Transmission Route Design

Following a desktop review of registered sites in the Project area, Kojonup Wind Farm identified the need to work with their Electrical Engineers to modify the underground transmission design to minimise potential impact to Balgarup Creek as the transmission crosses the Creek. Kojonup Wind Farm presented a direct drilling design which involved setting up construction pits 20m outside the heritage boundary and direct drilling the cable 3 meters under the Balgarup Creek, rather than continuing the traditional open cut installation method. As a result of engagements with Traditional Owner family representatives, the proposed approach of the cable design around Balgarup Creek was considered culturally acceptable and free prior informed consent was provided.

The transmission route was also adjusted after the heritage survey with Traditional Owners to avoid two areas of granite outcrops, which may have been used by Traditional Owners in the past.

In addition, the transmission route design was adjusted in consultation with Transmission Host landowners, particularly within the smaller 'lifestyle' blocks. This action was taken to protect the Transmission Hosts' development potential and moved the transmission route from the shortest, most cost effective route to follow lot boundaries within the Shire's 15 meter non-building zone on lot boundaries.

6.3 Noise Assessment

Two dwellings were not identified in the draft noise assessment report. One of these dwellings is a second dwelling on the farm and is approximately 385 meters west of the closest main residence (i.e. further away from the nearest WTG than the main residence). The main residence was already assessed in the noise impact assessment and shown to be compliant. The second residence was not included as it too complies with the noise criteria being further from the proposed WTGs than the main house. The second home is located 3.4 kilometers from the nearest WTG and was not considered significant for compliance.

The second 'missing' dwelling is located within the wind farm boundary and is considered a WTG Host dwelling. Herring Storrer ran a noise compliance assessment for this residence which will be included in the final noise impact assessment report to be submitted with the Kojonup Wind Farm Development Application. The impacted dwelling owner was advised of the updated modelled decibel rating at their dwelling and was comforted by the result being compliant under the Guidelines.

7 Community Benefits Program

The Community were consulted specifically on their views on a Community Benefits Program. This feedback was sought in person at the Community Information Centre and via online survey. This section summarises the feedback from the greater Kojonup Community on a Community Benefits Program associated with the Project.

Most people believe there should be a Community Benefits Program associated with Kojonup Wind Farm as depicted in Figure 14.

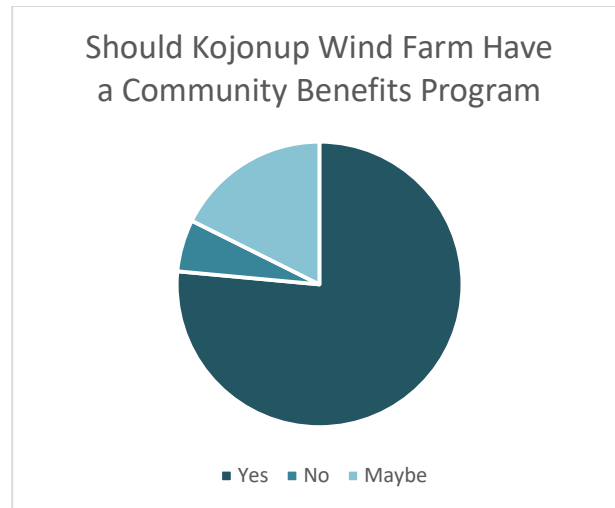


Figure 14 Responses to “Should Kojonup Wind Farm have a Community Benefits Program?”

The Community were asked to provide their views on the governance and role of a Community Benefits Program which are detailed below. This information will be provided to the final project owner on handover of the project.

7.1 Governance

The Community believe the Community Benefits Program should be managed by a not for profit, separate legal entity managed independently of the wind farm owner and local government (**Community Benefits Entity**). This would include an independent Board. The wind farm owner would have a long term legal agreement with the Community Benefits Entity and the funds should be allowed to accumulate year to year to facilitate funding of larger Community projects identified by the Community.

The feedback indicated that the Community Benefits Entity Board should comprise an independent group nominated by the Community, WTG Hosts and Neighbours, as well as both male and female Traditional Owner representatives. The Board also needed to be a skills-based Committee who understand the lifecycle of investment.

Some of the Community suggested a minimum percentage of this funding be applied to Traditional Owner projects or projects of cultural significance and that this should be controlled by the Kojonup Aboriginal Corporation.

7.2 Wind Farm Owner and Community Benefits Entity Agreement

The agreement between the Wind Farm Owner and the Community Benefits Entity should provide for payments to be made from the Wind Farm Owner based on earnings from the windfarm (e.g. \$/MW with a CPI inflation). The Community Benefits Entity may hold these funds and invest these funds to allow for accumulation to be able to support larger community projects.

7.3 Purpose of the Community Benefits Program

The Community were clear that the Community Benefits Program should be utilised to provide facility and amenity to all members of the Community, such as supporting necessary healthcare, business incubation, heated therapy pool, and community buildings that the whole community can utilise. The Community observes that football and certain interest groups have historically dominated such funding, however they would prefer longer-term projects be considered.

The Community were also clear that the funding should not be utilised to subsidise the Local Government's maintenance program and investments (such as road maintenance and widening).

7.4 Suggested Approach to Community Benefits Program

To implement the approach suggested by the Community, a structure along the lines of the depiction in Figure 15 may be suggested to the future Wind Farm Owner.

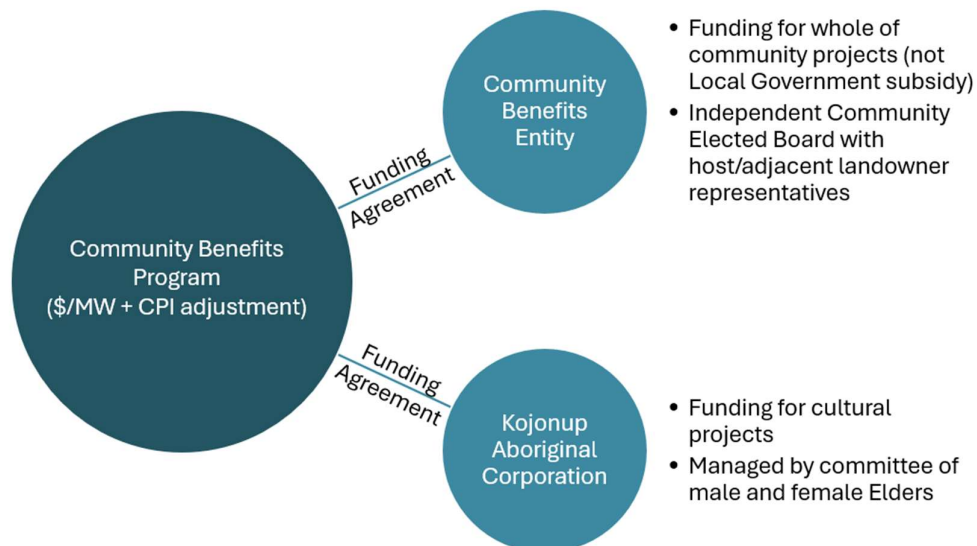


Figure 15 Potential Structure of Community Benefits Program

8 Ongoing Community Engagement

Further Community engagement will occur as part of the standard Development Approval community engagement practice. During this time Kojonup Wind Farm intends to establish another opportunity for Community to engage with the Information Centre, which will provide a summary of the information contained in the development approval and the opportunity to ask questions of Kojonup Wind Farm.

The Kojonup Wind Farm website will also be updated with contemporary project information relevant to the Development Approval.

A project summary will also be provided to local media outlets and to the Kojonup Wind Farm email database of people who have registered an interest in the project.

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The ongoing communications with Community will then reside with the new wind farm owner for the construction and operation phases of the project.

9 Appendices

9.1 Neighbour Benefits Program Overview



Neighbour Benefit Program

The Neighbour Benefit Program is open to neighbours within 1.5km of KWF wind turbines and consists of annual payments on commencement of construction.

A photograph of several wind turbines in a field under a clear blue sky. The turbines are white with three blades each. The field is green, and there are some trees in the background. The image is part of a presentation slide with a teal and green color scheme.

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Kojonup Wind Farm Neighbour Agreement Overview

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Key Questions



What is the Kojonup Wind Farm Project?	<p>Kojonup Wind Farm project (KWF) is a 204MW wind farm proposed on farmland in the locality of Jingalup, 12km south of the Kojonup township.</p> <p>The project will consist of up to 33 wind turbines with a hub height of 125m.</p>
What are the Principles behind the KWF Neighbour Benefit Program?	<p>The core principle of the KWF Neighbour Benefit Program is to allow neighbours with properties located within a 1.5km of a wind turbine to share in the Project's benefits as they will share impacts during construction and operations. The Neighbour Benefit Program is part of the broader project Community Benefit Fund.</p> <p>These impacts are significantly less than those experienced by landowners who host wind turbines.</p>
What is the benefit to Participating Neighbours?	<p>Neighbours who enter into a Neighbour Agreement will receive:</p> <ul style="list-style-type: none">• a sign on fee payable upon execution of the Neighbour Agreement,• an annual Neighbour payment, linked to inflation, commencing at the start of construction, for the life of the Project.
How much is the benefit?	<p>Payments are tiered based on the potential impact of the Project and determined according to:</p> <ul style="list-style-type: none">• the proximity of existing dwellings to WTGs, and• the area of land that maybe impacted by operations of the wind farm. <p>Impacts to close neighbours will not exceed those permitted under State and Federal wind farm planning and operating guidelines.</p>
Do I have to enter into the Neighbour Benefit Program?	<p>No. Neighbours are not obliged to enter into the Neighbour Agreement, it is entirely your choice on whether to participate in the Program or not.</p>
If I enter into a Neighbour Agreement, what are my obligations?	<p>By entering into a Neighbour Agreement, you will be bound by the terms and conditions of the Neighbour Agreement.</p> <p>Participating neighbours will be considered by planning authorities and under planning guidelines as stakeholders.</p> <p>To assist and allow KWF to register a caveat on your title noting the Neighbour Agreement.</p> <p>This is a subject to claim caveat which is a legal notice to anyone who checks your land title that the KWF Neighbour Agreement exists.</p>
Right to object to the wind farm?	<p>Although participating Neighbours accept there maybe potential project impacts as presented to them in their individual agreement, they are still able to object to the project on other grounds, ie not those explained and accepted under the agreement.</p>

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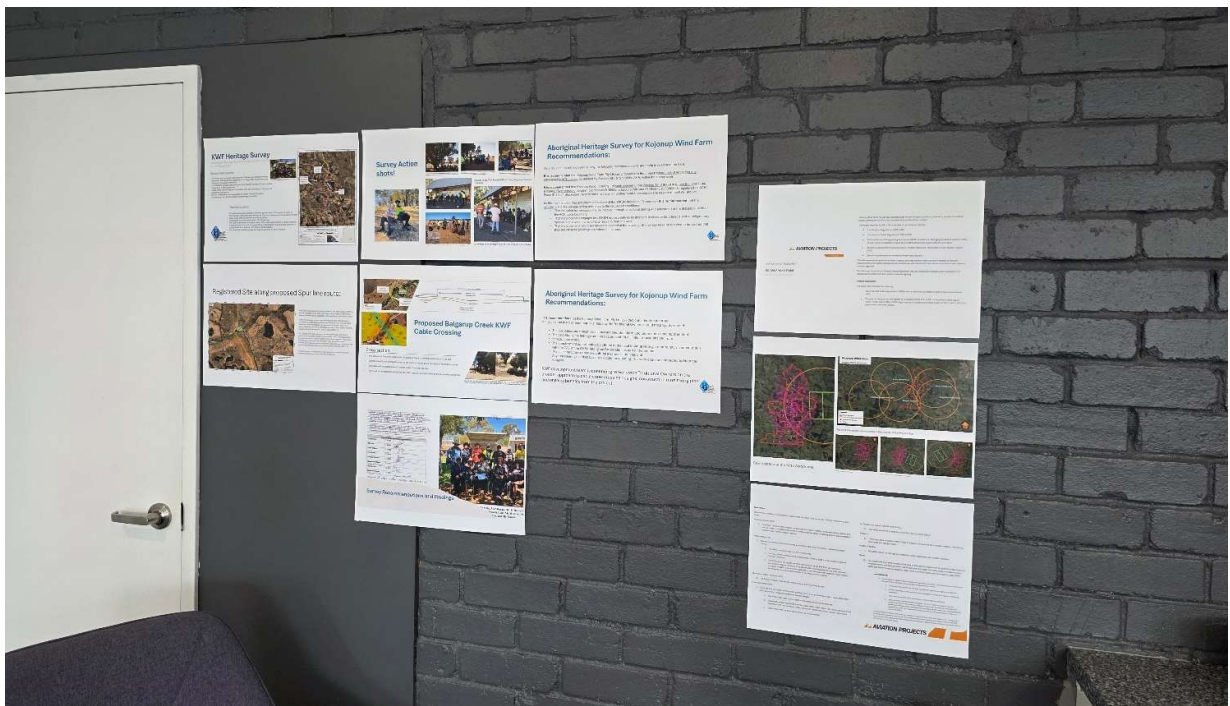
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9.2 Community Information Centre Images



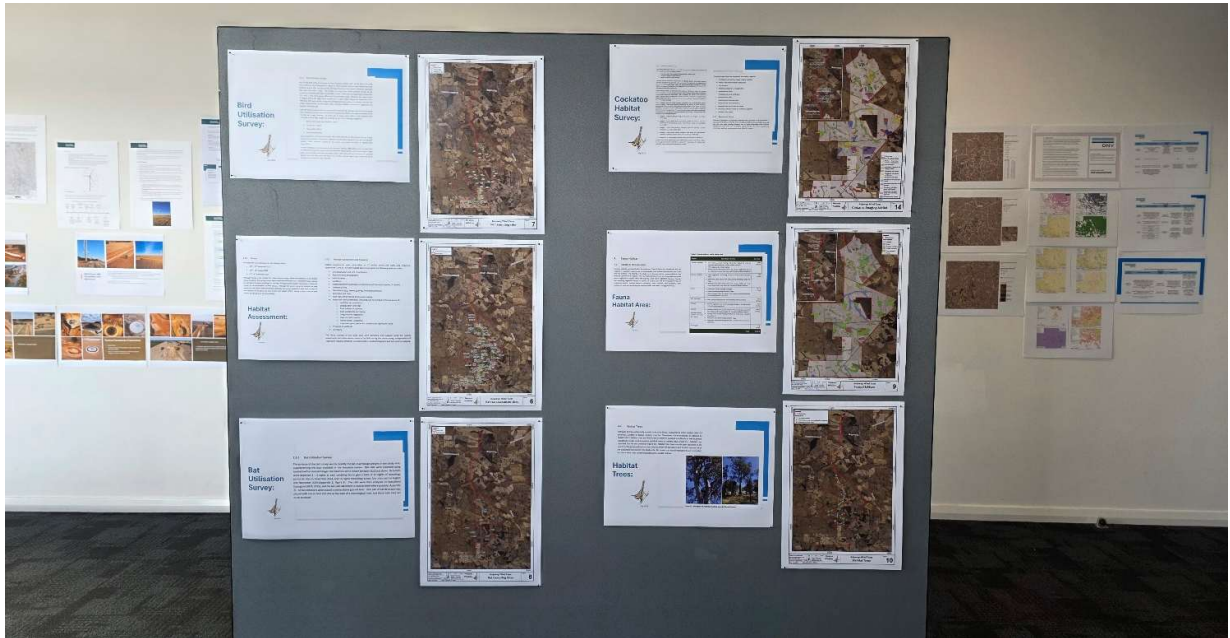
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9.3 Responses to Frequently Asked Questions

What are the impacts on Carnaby cockatoos?

Studies conducted by Western Wildlife indicate that all Carnaby cockatoo identified habitat has been avoided in the layout design. Foraging flights witnessed in these studies indicate interference from the WTGs will be minimal.

This information was on display in the Community Information Centre.

How much power will the turbines provide?

The 33 WTGs will have a total installed generation capacity of around 200 MW and generate 700 GWh annually.

This information was on display in the Community Information Centre.

What happens at the end of project life?

The turbines will be removed at end of project life and the concrete foundations likely left in place. WTG Hosts will be consulted on whether they wish for the removal of the gravel access tracks and foundation areas. It is currently anticipated (due to the nature of the design process), that these will largely remain as they will have become part of the operating infrastructure of the agricultural enterprise. The foundations are suitable for repurposing for silos and livestock feeding.

The WTG infrastructure that is removed can mostly (84%⁷) be recycled and as the proposed WTGs have a 30-year anticipated lifespan, it is expected that this figure will be closer to 100% by the time of the decommissioning of Kojonup Wind Farm.

Recyclability information was on display in the Community Information Centre.

When will construction start?

Construction is targeted to start end of 2026 or early 2027, depending on planning approvals and appointment of contractor.

This information was on display in the Community Information Centre.

How do I become a supplier/contractor?

Community were offered the chance to register as a supplier in the online survey. A webform is being created for the Kojonup Wind Farm website that will enable registration as a local supplier.

⁷ According to Vestas' Technical Specifications for the V162-6.2 MW turbines available from www.vestas.com.

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Where is my property in relation to the project site?

This was answered on a case by case basis at the Community Information Centre.

What is the lifespan of the WTGs?

This depends on the operation philosophy of the eventual owner of the Kojonup Wind farm. However, it is likely in the vicinity of 30 years.

What are the decommissioning obligations at the end of that lifespan?

The decommissioning obligations are guided by the environmental approvals (yet to occur), planning approvals (yet to occur) and the WTG Host lease agreement terms. It is currently proposed that the turbines will be dismantled and removed from the host land and recycled where possible. The concrete foundations will remain in place as they do not hinder farming operations like all underground cables. Access track and hardstand areas can be used for alternative purposes such as silo foundations or livestock feeding locations and will be rehabilitated if requested by the WTG Hosts at the time of decommissioning.

How do you compensate Neighbouring farms for loss of farm value?

There is potential for farms proximate to WTGs to experience reductions in land values and there has been anecdotal evidence that land owners adjacent suffer a reduction in land values post construction. This is not evidenced in the empirical research conducted by the NSW Valuer General's Office and research in Queensland⁸. This outcome is also supported by a number of empirical international studies covering 1.3 million property transactions over 18 years⁹.

All Neighbours within 1.5km of a WTG in the proposed Kojonup Wind Farm have been offered Neighbour Benefits arrangements and most have accepted this offer.

How do you propose to support surrounding farmers in case of fire when water bombers can't be used near the WTGs?

There is nothing that would prohibit water bombers being used near WTGs. In case of a fire the turbines are turned off until advised by Fire and Emergency Services Authority that they are safe to operate.

The information on the aerodrome assessment was on display in the Community Information Centre.

⁸ NSW Valuer General's report: [\[CLICK HERE AND TYPE\] \(nsw.gov.au\)](#). Queensland research: [Assessment of Impact of Wind Farms on Surrounding Land Values \(dsdip.qld.gov.au\)](#)

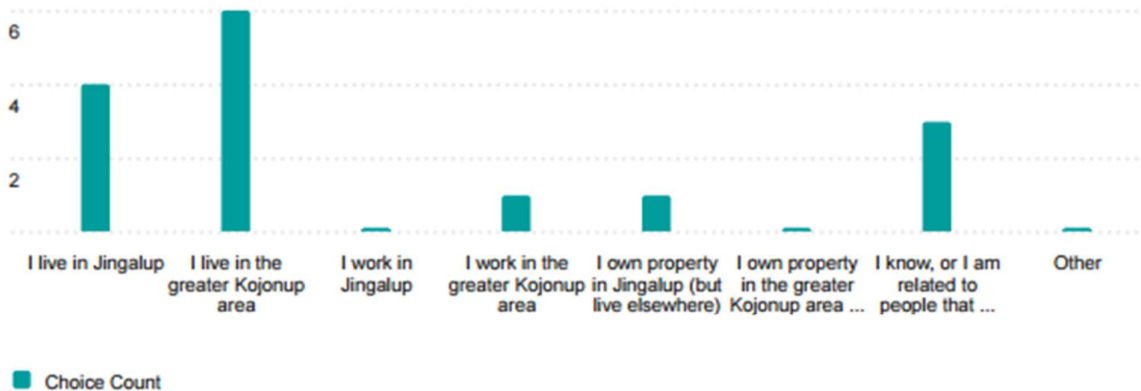
⁹ [Property Values Not Hurt by Wind Farms - Energy and Policy Institute](#)

9.4 Survey Data

Questions with personal data in the responses have been removed. For example, questions where contact details were requested to become a supplier or to stay informed about the project have been removed.

About the respondents

What is your relationship to the area? - Selected Choice



What is the primary type of land use where you live?



How long have you lived in the greater Kojonup area?



General views of wind generation

How strongly do you agree with the following statement: Wind farms are an effective solution for transitioning the energy sector



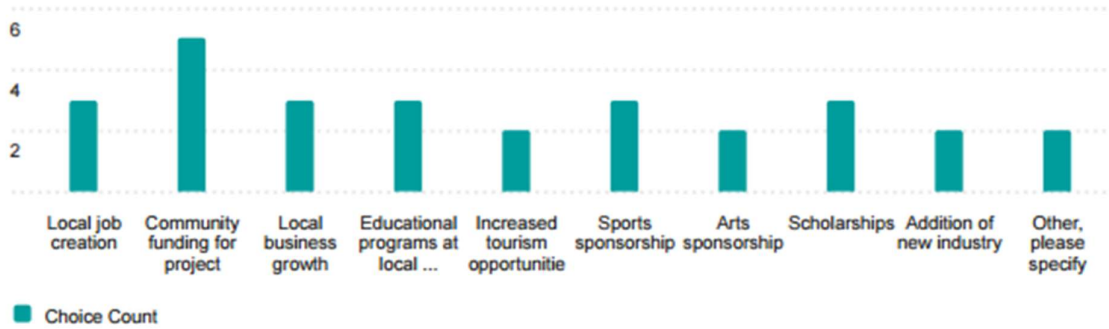
In your view, how likely are the following outcomes for communities hosting...

Field	Min	Max	Mean	Responses
Increased tourism and recreation	0.00	5.00	2.50	2
Increased economic development	0.00	5.00	2.50	4
Improved road infrastructure	0.00	5.00	3.33	3
Increased noise pollution	0.00	5.00	3.75	4
Increased social activity	5.00	5.00	5.00	2
Visual changes to the landscape	5.00	5.00	5.00	3
Effects on local wildlife	5.00	5.00	5.00	3
Increases to property values	5.00	5.00	5.00	1
Increased road traffic	5.00	5.00	5.00	2
Disruption of farming activity	5.00	5.00	5.00	3
Job creation	5.00	5.00	5.00	2

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What benefits do you believe wind farms bring to communities?
(select as many as required) - Selected Choice

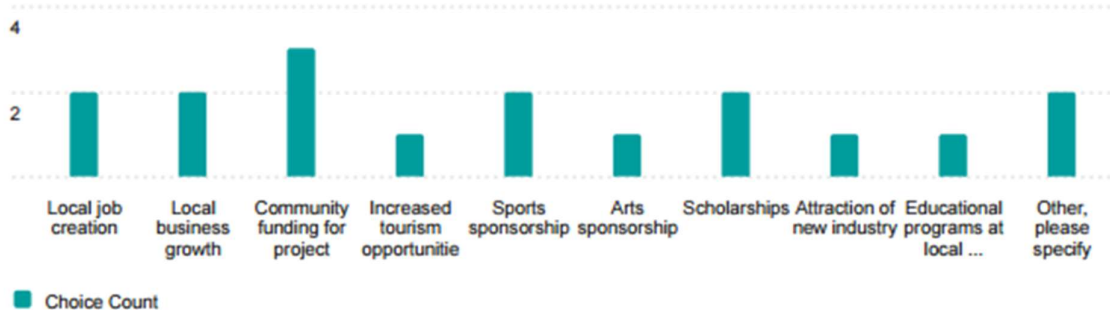


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Views of Kojonup Wind Farm

What benefits could the Kojonup Wind Farm bring to the local community? (select as many as required) - Selected Choice



How likely are the following as outcomes if Kojonup Wind Farm proceeds?

Field	Min	Max	Mean	Responses
Increased tourism and recreation	0.00	5.00	2.50	2
Increased economic development	5.00	5.00	5.00	2
Improved road infrastructure	5.00	5.00	5.00	2
Increased noise pollution	5.00	5.00	5.00	3
Increased social activity	5.00	5.00	5.00	1
Visual changes to the landscape	5.00	5.00	5.00	3
Effects on local wildlife	5.00	5.00	5.00	3
Increases to property values	5.00	5.00	5.00	1
Increased road traffic	5.00	5.00	5.00	1
Disruption of farming activity	5.00	5.00	5.00	3
Job creation	5.00	5.00	5.00	2

Economic development and employment

Would you be interested in becoming a potential supplier to Kojonup Wind Farm?



Which of the following areas would your business or organisation be interested in providing to Kojonup Wind Farm? - Selected Choice



If Kojonup Wind Farm proceeds, do you think there would be opportunities for your business to grow or expand as a result?



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How likely is it that the Kojonup Wind Farm will attract investment and business opportunities to the region?



How would you rate the importance of having local businesses and workers involved in the construction and operation of Kojonup Wind Farm?



Community Benefits Program

Should the Kojonup Wind Farm set up a Community Benefits Program for the local community?



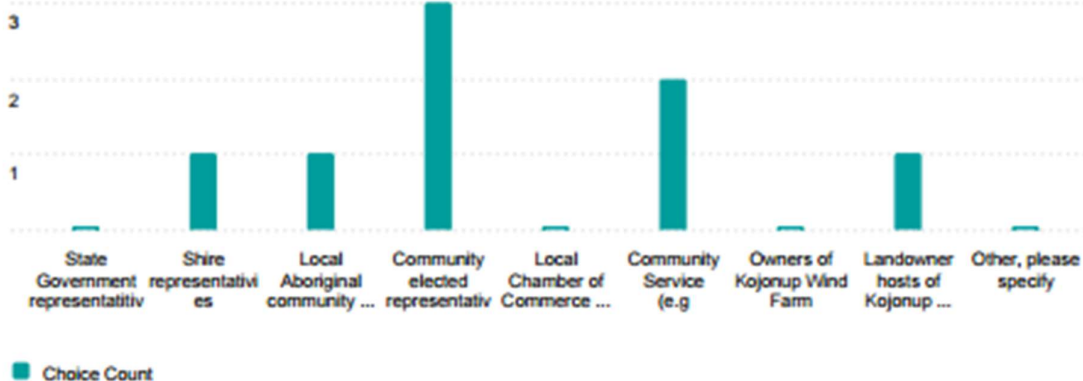
What projects or initiatives should the Community Benefits Program fund?

What projects or initiatives should the Community Benefits Program fund?

Whatever the broader community feels is lacking in our town.

The fund should be used for projects that are not funded by normal shire expenditure. It should also not be used for things the shire is supposed to fund.

Who should be involved in managing Community Benefits Program of Kojonup Wind Farm? (select as many options as appropriate) - Selected Choice



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What would an ideal Community Benefits Program structure look like to you?

What would an ideal Community Benefits Program structure look like to you?

It would be run by an elected committee who would put together criteria for funding applications. Applicants would have put forward a submission for funding, which would then be assessed by the committee.

Annual submissions are required for funding requirements which will be assessed by an independent community elected group who administer the fund. It should not be used to increase the cost base of the shire to maintain projects as they age.

How should the value of the Community Benefits Program be determined?

How should the value of the Community Benefits Program be determined?

That question is ambiguous!
Do you mean what amount of money?
Or some other type of value?

The value should be determined by the benefits it brings to the community as a whole.

What else should the potential Community Benefits Program consider?

What else should the potential Community Benefits Program consider?

Not sure ☐ ☐ ☐ ☐