SEC Delburn Wind Farm
CCC Meeting Minutes

Thursday 19 February 2026 (6PM) - Via Teams

Attendees

Marty Sinemma
Trevor Hoare
Lorraine Bull
Sam Maynard
Matt Curtain
Ivor Awty
Chris Milne
Wendy Farmer
Melita Ludekins
Tony Wolfe
Peter McCarthy
Barry Rogers (Chair)
Anne Forbes (OSMI & Secretariat)
Elizabeth Radcliffe (OSMI)
Thomas Williams (OSMI)
Lisa Nicholls (SEC)
David Moo (SEC)

Apologies: Michelle Slater and Karen Pedretti.

Minutes

1. Procedural Matters & Governance

- Chair Barry Rogers Acknowledgement of Traditional Owners
- Barry welcomed Lisa Nicholls and David Moo from SEC and Thomas Williams, trainee Project Officer from OSMI.
- Actions arising from previous meeting: CCC members invited to go on a site tour of the Bald Hills Wind Farm
- Previous meeting minutes: Confirmed as true and correct
- Conflicts/perceived conflicts of interest: Barry reminded the group he is a Board Member of the Gippsland Community Foundation who have applied to VicGrid for their community benefits program.

2. Community Feedback and Questions

The CCC members shared community feedback, concerns and queries on behalf of the community:

- Generally positive comments about the SEC purchase and feedback some people are excited the project is going ahead
- Some people are more comfortable to say they support the project now
- One CCC member heard concerns about how much non-renewable energy it takes to build wind farms with the use of cement, steel, big cranes and ongoing maintenance
- A few members commented they have seen some negative social media comments about the wind farm going ahead

- Some community members continue to be concerned about fire risk and question the firefighting water tanks effectiveness
- Online comments that the SEC purchase is a waste of money and a "government bailout"
- A couple of CCC members received positive feedback that people are excited about the opportunity for more jobs in the area

Q. Do the turbines have a starter motor to get them rotating?

A. No, they do not require this.

Q. How is the SEC funding this purchase of the Delburn Wind Farm?

A. David Moo will address this question in the next section.

Q. What was the arrangement with people who want to apply or register for jobs, etc?

There will be a fact sheet on the SEC website and you can access brochures at the Morwell SEC Hub. Predominantly it's an expression of interest via e-mail at this point that goes directly to Vestas and Delta. Jobs will also be advertised via the Gippsland Jobs Hub, which is an online portal.

3. SEC Overview - David Moo, SEC General Manager Asset Delivery

David Moo explained his team is responsible for infrastructure project delivery including construction, commissioning and handover into operations. Delburn Wind Farm is an important project for the SEC, the third investment and first wind farm. One of the biggest reasons for investment is the location of this wind farm being in the Gippsland region. Considering the SEC strategic plan and energy transition, it's about making the right investments, helping the industry from a grassroots level including the workforce and younger generation who aspire to get into this industry.

This will help deliver the longer-term objectives of the SEC, which is mandated to deliver 4.5 gigawatts of renewable energy generation and storage capacity by 2035. SEC is focused on making the project a success and delivering it in the right way, working with the community and delivery partners towards positive objectives. OSMI has been engaging closely with the CCC and SEC want to continue this positive work.

Three guiding principles underpin SEC's work: public purpose, market enablement and generation of sustainable returns.

SEC is a government-owned renewable energy company focused on delivering renewable, affordable, reliable energy for all Victorians by:

- investing an initial $1 billion to deliver 4.5 gigawatts of renewable energy and storage
- providing Victorian businesses and industry with retail and wholesale electricity solutions to help them decarbonise
- supporting households to go all-electric to reduce their energy bills and emissions.

Underpinning all of this is SEC's work to attract and build the renewable energy workforce Victoria's energy transition requires.

SEC sets the bar high when it comes to local content, community engagement, First Nations engagement, benefit sharing for the community, local employment, gender equality and minimising various risks such as modern slavery. SEC's focus is not just about the commercial returns but also ensuring it takes a balanced approach to project construction and ongoing operations to deliver on the SEC's public purpose.

SEC has contracted RES, an experienced company in delivering wind farms to undertake Construction Management. RES is tasked as SEC's representative in managing the project's delivery partners and construction contractors which includes OSMI, Vestas and Delta Group.

Strict regulatory compliance and guidelines exist to manage the risk of fire, including strict fire safety plans, both from council perspective and in alignment with SEC's expectations. Safety is paramount and there will be technology incorporated into the turbines, including fire detection and suppression if fire eventuates. There are many layers to the fire risk mitigation efforts that will be delivered in tandem with the CFA and Energy Safe Victoria.

Addressing the question on funding, SEC was established with an initial one billion dollars of funding, and SEC will continue to strategically invest this cash reserve from this allocation. The funding will be used to invest in this project so it can be constructed and operating consistent with the SEC strategic plan. Delburn Wind Farm adds to SEC's existing portfolio which includes the Melbourne Renewable Energy Hub (completed) and the ongoing delivery of the SEC Renewable Energy Park - Horsham. SEC always seeks to balance a mix of investment capital and debt financing to maximise efficiency.

SEC's vertical integration as both a generator and retailer means over time, these projects will generate revenue to support SEC's ongoing operations. SEC is bringing forward all these projects in a manner that aligns to its mandate.

4. Project Update – Elizabeth Radcliffe, OSMI Executive Director Operations and Compliance

The final investment decision was reached in December 2025, with the SEC purchasing 100% of the project. Things have started moving very quickly since then with preliminary works underway.

HVP is harvesting the timber in the plantation lease area where the activities will be undertaken for the civil works, roads upgrades, hard stands and the foundations.

The first activity is installation of the five 130,000 litre concrete water tanks. These tanks will be fitted with CFA couplings. In the event there's a fire, the water supply will be available to fill firefighting appliances for CFA, Forest Fire Management, HVP and people employed to work on the project. This is an important resource that complements HVP's fire water dams throughout the plantation, along with other fire mitigation works that will be delivered.

Preliminary works include the construction site to be established on the corner of Smiths Road and Strzelecki Hwy. The site compound will be set up there and civil works will begin, once permit conditions are met, from the end of March 2026 with a lot of work occurring from mid-2026 onwards.

As works are commencing within the fire danger period, activities that are considered high risk are all accompanied by a mobile fire suppression appliance. On days of very high fire danger, the site is closed down, depending on the level of fire danger, either at 9:00am in the morning or at midday. The wind farm is actively increasing the fire suppression capability and fire detection surveillance to detect if a fire starts. There's a lot of work going into making sure the risk of fire is taken very seriously.

Many people have asked when the turbines will be delivered. Turbine delivery takes a little while, as the site needs to be ready to receive the turbines and have some foundations in place. From the middle of next year (2027), the over dimensional components will start to be transported, and the installation of the towers and turbines will commence. This process will go on for a number of months, with commissioning of the turbines starting from late 2027 with full supply of energy to the market by the end of 2028.

Questions asked by CCC members

Q: Will you be replanting some older native trees that you have to remove?

A. The project in in the process of securing offsets for equivalent vegetation that will then be protected in perpetuity.

Q: What is the capacity factor of the turbines?

A. The turbines will have a 36% capacity factor approximately. (The wind turbine capacity factor shows how much electricity turbines deliver over time compared to their full potential).

Q: In terms of the funding model, will the SEC projects be profitable at some point?

A. Yes. All SEC investments are made with the expectation that they will deliver sustainable returns that can be reinvested in more renewable energy projects.

Q: Are there guarantees about asbestos not being included in these turbines?
A: This was addressed throughout the contract negotiations. Vestas has provided assurance that no components will contain asbestos.

Q. Question about funding of the project by the SEC.

A. SEC invests commercially and funds its projects efficiently through a combination of capital investment (from the initial billion of seed funding) and debt financing. SEC's vertical integration as both a generator and retailer means, over time, these projects will generate revenue to support SEC's ongoing operations.

Q. Is there anything on the horizon about visitor centre jobs or the potential visitor centre?

A. The 'visitor centre' is an information area, not an area that would be staffed. There will be jobs associated with this, but they will be in relation to landscaping and creation of an appropriate setting to be used for the display of information.

There is going to be two turbine viewing areas at the information centre. One will be on the corner of Smiths Road and the Strzelecki Hwy. The second one will be down Smiths Rd, adjacent to turbine 8.

5. Meet the Contractor Information Sessions

Lisa Nicholls, SEC Community Engagement Manager also notified the CCC about a series of 'Meet the Contractor' events in the first week of March to talk about employment opportunities on the project as many people want to know where they can get a job and how they can participate in the supply chain. There are various opportunities for jobs with Delta Group who have a local office and there are certain roles that Vestas specifically would recruit, such as turbine service technicians down the track. Delta has a significant number of services that they will be procuring to deliver this project.

The sessions in Yinnar, Morwell, Boolarra and Leongatha are aimed at providing community members, including job seekers and local businesses, an opportunity to speak with the project's delivery teams.

A reminder to anyone who has applied for roles previously, that their contact details, CVs and capability statements have been passed directly onto Vestas and Delta Group.

6. Benefit Sharing Program

Lisa explained benefit sharing is an important component of the SEC Delburn Wind Farm building on the work completed by OSMI through the development phase of the project.

In addition to the 300 local jobs that have been discussed, there is approximately $22 million in neighbouring community benefit sharing programs over the project's life. SEC remains committed to the near neighbour payments of a share of $500,000 per annum.

A letter was recently sent to neighbours within 2 kilometres of the project to provide a project update introducing the SEC as the new project owner and highlighting the SEC's commitment to those near neighbour payments. SEC will be in contact with near neighbours over the coming months to share further information and discuss payment models.

There is also the Community Development Fund of $150,000 per annum. SEC remains committed to the distribution of these funds and will re-engage with the community on how those funds are distributed.

Meeting Close

The next meeting will be held at 5.30PM Thursday 26 March via Teams Meeting online.