



## Landholders

### **Landholders play a critical role in the development of a wind farm.**

The foundation of all Pacific Hydro's activities is a strong working relationship with local landholders to secure suitable sites for development.

When a site has passed our initial screening to confirm potential, Pacific Hydro undertakes the first of many steps to develop the project.

The early development work is focused on measuring the wind resource and conducting environmental impact assessments which feed into an application for a planning permit. We also consider any historical or cultural heritage issues, and any resulting tourism opportunities.

If a planning permit is granted, we then undertake the second stage of development which involves design feasibility of the grid connection, construction requirements and turbine selection.

To help you fully understand the role a landholder plays in the development of a wind project, we have provided answers to some of the most frequently asked questions.

### **What do you look for in a good wind farm site?**

Pacific Hydro only develops wind farms which are appropriately sited, well designed and locally supported.

A good site needs the following attributes:

- Strong and consistent winds;
- Terrain which is favourable for construction access (not too steep);
- Proximity to the National Electricity Grid;
- Compatible land use such as cropping or grazing;
- Land area allowing the optimal spacing of wind turbines;
- Community and local council support.

As a landowner, hosting a wind project requires minimal time on your part once land agreements have been negotiated. Pacific Hydro manages the details, requirements and contracts for the entire project, leaving you free to focus on your primary land uses.

### **How can I benefit from a wind farm on my property?**

Wind energy provides a consistent, renewable and clean resource that provides a second income for landholders, complements existing land uses, and provides a steady, long-term source of revenue.

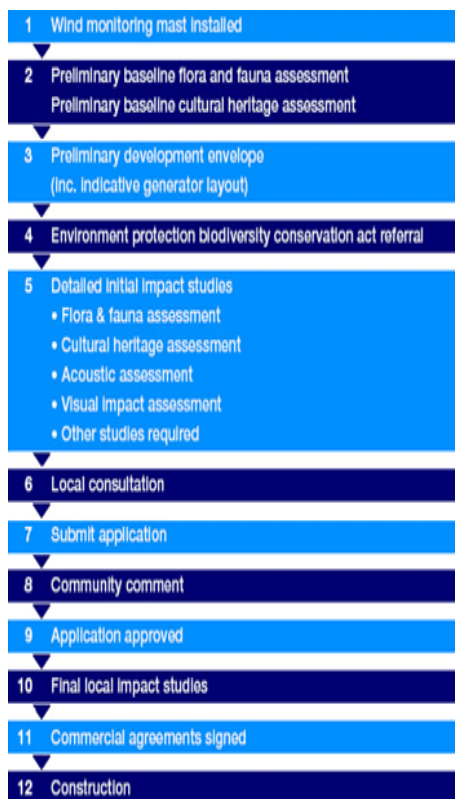
Wind does not suffer from the adverse effects of droughts, commodity price fluctuations, pest-related crop damage or other farming challenges.

Wind generators also operate all year round.

### **How long does the development process take?**

A typical wind farm takes approximately 5 years to develop.

This long lead-time is typical of the timeframe to develop infrastructure projects.



We spend at least a year monitoring wind flow on proposed sites, using that time to also ensure that output from the wind farm will be optimised and that the interests of stakeholders, including landholders, neighbours and local communities, are considered in the process.

### How does a wind farm impact on the remainder of my land?

The footprint of a wind farm takes up between 1-2 per cent of a typical site as wind farms and agriculture are reasonable comparable land uses.

As a pioneer in the Australian wind industry, Pacific Hydro brings considerable experience to projects and works with landholders to minimise impacts on the existing land uses, such as cropping or grazing.

The total time it takes to construct a typical wind farm is 12-18 months, with any inconvenience experienced during

that time well and truly outweighed by the long-term benefits.

### Are the wind turbines noisy?

A wind generator is made up of moving parts and therefore does make some noise - such as the hum of the generator and the whoosh of the blades passing the tower.

But, thanks to advances in technology, well designed, appropriately sited wind turbines are quiet enough to ensure the amenity of nearby dwellings is safeguarded. You are able to carry out a normal conversation while standing underneath a modern wind turbine.

The maximum noise level allowed by regulations from a wind farm at any surrounding dwelling in Victoria is 40 decibels (about the same noise level as a library).

The best way to learn more about noise levels is to visit a wind farm and listen for yourself.

### What happens if I sell my property?

When you sign a wind farm agreement with Pacific Hydro, the agreement carries with the land, not the current owner. Therefore, if you sell the property, the obligations in the agreement pass onto the new owners.

### How do you determine where the towers go?

The layout of the wind generators is determined by many variables, including the site's wind regime, existing vegetation, habitat for indigenous fauna, cultural heritage sites, noise limits at nearby homes, visual impact, aviation requirements, distance to the existing powerlines, elevation, slope/soil stability and property boundaries.

The wind turbines also need to be approximately 5 rotor diameters apart to

reduce the effect each tower has on the wind flow to the neighbouring towers.

Our technicians consider various aspects of the wind flow over the site, including turbulence, terrain effects, hill effect, wind speed and direction as well as minimum, maximum and average wind speeds.

### What makes Pacific Hydro different from other developers?

Unlike many other wind farm developers, Pacific Hydro is a specialist renewable energy company focused on developing renewable energy projects including wind, solar and hydro.

Since 2001, Pacific Hydro has set the benchmark for responsible wind farm development. We have gained the trust of farmers and communities around Australia as a company that is honest, responsive, and considerate of local needs.

We are committed to keeping communities informed at every step of the development process and encourage the community to become involved during the planning process.

We hold public information sessions, presentations to community groups and local media briefings to keep the community informed ensuring that we retain the social licence to operate in these areas.

We have dedicated staff who are responsible for landholder relations and they are available to assist with any queries or concerns.

Landholders can contact them on 03 8621 6326.