Lecroma
Shaping a resilient future

Aligning infrastructure delivery with community value

Strengthening business certainty and regional outcomes in Renewable Energy Zones

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From policy to construction delivery reality

The risk profile has changed. ‘Planning and coordination’ are ideas, not the reality.
Expect higher costs….

Global frame

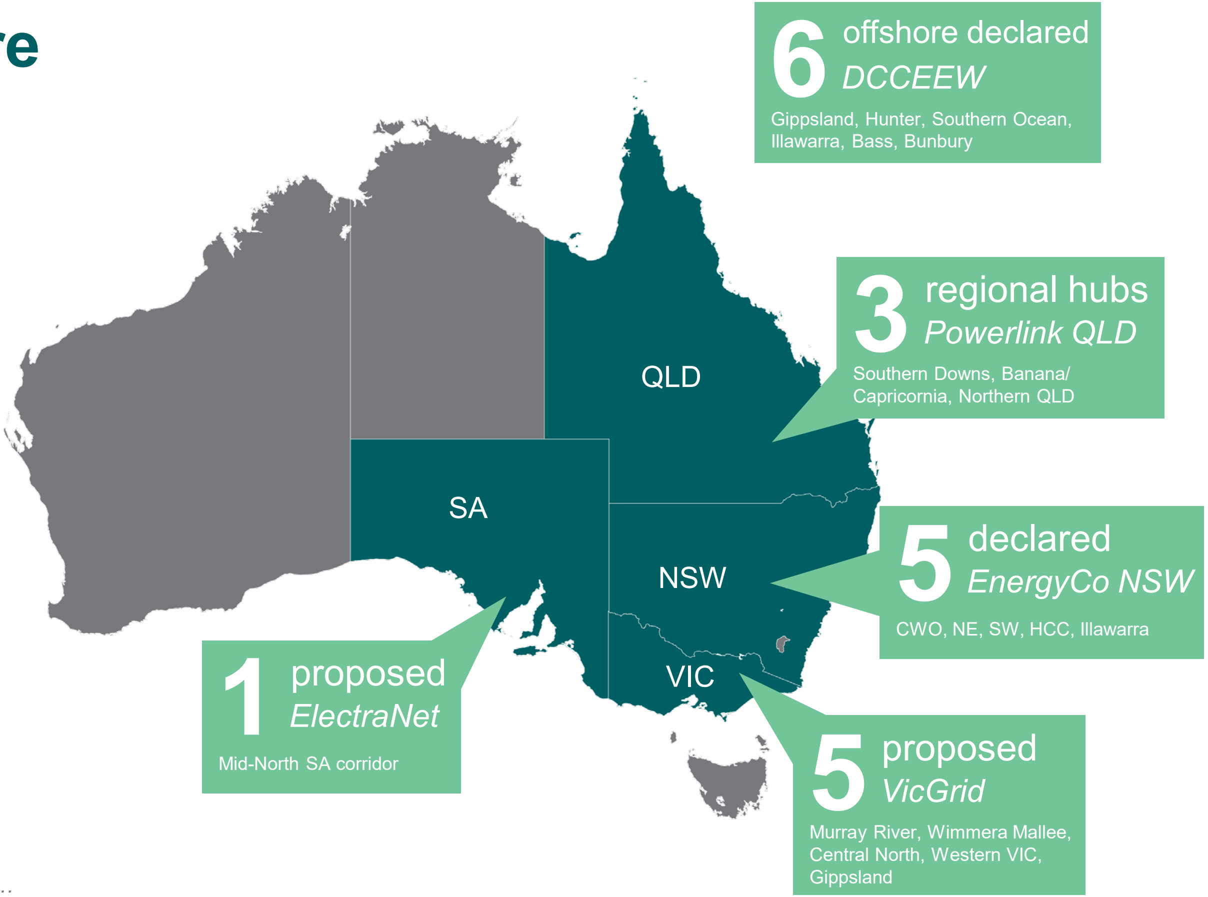
Comparable shifts are under way globally. UK NESO is moving to a Strategic Spatial Energy Plan. The US has tied funding to "energy community" provisions in the IRA. The EU has passed the Net-Zero Industry Act. China operates an aggressive highly planned and coordinated approach, outpacing all global efforts combined.

Demand side

If delivery planning and FID continues to stall in REZ’s, especially NSW regions, the cost shows up as price volatility, missed financial close (FID) windows, construction start delays, and capital looking for friendlier jurisdictions (… regions, or other countries).

The national picture

~21 REZ-equivalents tracked nationally across five jurisdictions.



Sourced and confidence-scored. But still missing the point…

The cumulative test

Material pressure, with sourced specifics

Pressure on Australia's construction labour, supply chain and skills base is extensive and expanding.

REZ-equivalents

21 Nationally tracked across NSW, VIC, QLD, SA and Commonwealth offshore.

Source: Lecroma REZ Project Watch

NSW data centres

>$51.9b 15 projects endorsed by NSW IDA. 6,500 peak workforce. Same labour basin as HCC REZ.

Source: NSW Government, March 2026

Inland Rail NSW (… chopped at Parkes)

$14b+ ~2,400 peak workforce to 2030. Through Parkes, Narromine, Narrabri, Albury. Would initially overlap CWO and SW REZ, now this has changed – more pressure on roads / trucks.

Source: ARTC.

Defence NSW

>$6b AUKUS, Garden Island Stage 2, Holsworthy, RAAF Williamtown, RRJV (Wagga-Abury-Wodonga), Benella/Mulwala. Combined ~5,500+ peak for 3+ years to 2030.

Source: Department of Defence.

What is hitting the region at once

Cumulative pressure on towns, services, roads, landholders, councils and local economies

Transmission
High-voltage lines, easements, towers

Generation
Solar, wind, project clusters at large scale

Storage
BESS sites, hydro, ancillary services

Road upgrades
Heavy haul corridors, intersections, bridges

Workforce accommodation
Camps, rentals, regional housing pressure

Heavy vehicle movements
Hundreds of thousands of truck movements

Water
Construction, dust, potable, wastewater

Waste
Solid, liquid, decommissioning, packaging

Social pressure
Health, childcare, services, community trust

Plus the wider pipeline: **Data centres** | **Defence projects** | **Other non-SSD development**

Data centre concurrency: IEA Electricity 2026: global data centre electricity use is on track to double by 2030, with "correlated peaks that can overwhelm local networks".

Source: IEA, Electricity 2026

Five tensions under pressure

What is breaking under cumulative load

Speed vs **Consent**

The transition needs pace. Rushing regional engagement creates delay later.

Project approvals vs **REZ-wide impacts**

The planning system assesses projects separately but communities experience them together.

Temporary workforce vs **Permanent housing**

Worker accommodation must not cannibalise local housing. It can leave a useful legacy.

Competition vs **Coordination**

Proponents compete for access, labour and approvals. They need to cooperate on regional capacity.

Benefit money vs **Public trust**

Funding alone will not repair trust if decisions feel already made.

Shared Value Masterplan concept: solve foundational project delivery problems, commit to actions

A REZ-scale coordination framework, reimagining REZs as ‘special economic development’ zones. The goal: solve foundational project delivery problems now, scale for future projects in the pipeline.

01 Shared evidence base

- Single source of truth across studies
- Open data and transparent methods
- Updated as projects progress

02 Cumulative impact map

- Stack impacts across projects
- Visualise land, traffic, amenity
- Identify hotspots early

03 Regional priorities

- Anchor to community-set goals
- Align with state and council plans
- Prioritise where need is greatest

04 Precinct-based solutions

- Tailor responses to each locality
- Co-design with traditional owners
- Bundle infrastructure and amenity

05 Benefit-sharing architecture

- Coordinated, durable benefit streams
- Indigenous and community funds
- Transparent allocation rules

06 Governance and decision rights

- Defined roles across partners
- Independent oversight
- Dispute resolution pathways

07 Staged delivery plan

- Sequenced milestones and triggers
- Investment-ready packages
- Monitoring and review cadence

Precinct-based, not project-based: less cost, more scale

‘Goldilocks zones’ between project clusters: known, fundable, scalable

Shared precinct services across project clusters

01 Workforce and training

- Shared accommodation villages
- Local trades and TAFE pipeline
- Reused across delivery stages

02 Lay-down, storage and supply

- Common hardstand and staging areas
- Bulk procurement of materials
- Fewer truck trips into region

03 Medical and social services

- Scaled to peak workforce
- Benefits host communities
- Lasting community legacy and underwriting of services

04 Transport and logistics: Port via rail to regions

- Shared road and rail access pathways
- Coordinated freight scheduling in / out
- Reduces local network impact, costs and impact on truck availability

05 Intelligence and supplier concierge

- Cross-project data sharing
- Common dashboards and reporting
- Pre-qualified and onboarded suppliers via ICN

Who delivers the precinct services

Stakeholder groups mapped to the first five shared precinct services

Stakeholder group	01 - Workforce & training	02 - Lay-down, storage & supply	03 - Medical & social services	04 - Transport & logistics	05 - Intelligence & concierge
Proponents	● Co-fund accommodation	● Anchor demand, co-fund	○ Co-fund with other proponents	● Movement plans, freight	● Data feeds, share intel, co-fund the service
Federal, State & local government	○ Land, planning, services	○ Land, planning approvals	● Lead delivery and funding	● Roads, rail, network plans	○ Convene, host platforms
Traditional Owners	○ Cultural inputs, employment	○ Country-based siting consent	○ Health, language, culture	○ Routes, cultural heritage	○ Consent on data use
Local industry & ICN	○ Trade subcontracts, EOIs	● Supplier identification, procurement, job-readiness			● Pre-qualified supplier list
TAFE & training providers	● Curriculum, apprentices	○ real-word training space on-the-job	○ Allied health training	○ Driver, logistics tickets	○ Data and digital skills
Host communities	○ Workforce, social licence	○ Land use, amenity input	○ Co-beneficiaries, users	○ Local routes, impacts	○ Public dashboard users

● Drives delivery ○ Supports/contributes

The lost opportunity to reduce project delivery cost and uplift regional development if we don’t give it a crack

What precincts propose to unlock beyond a bed for a worker and some consolidated logistics

1. The 1% game: a pragmatic way of collaborating that is scalable and reduces $ loss
2. Micro-manufacturing and R&D incentives: breakdown inputs, localise where possible
3. Circular and sustainable construction methods
4. Port-rail-to-region efficiency for all international sources inputs (and far region)
5. Repurposable precincts and model for follow-on projects / regional development
6. Data centre adjacency and co-located demand increases regional loads

The real game: re-industrialisation

Smarter on-shore investment into industrial capability development in REZs

At a policy level, Australia is messaging a path to re-industrialising our economy. But the experience at the private sector (proponent and OEM/contractor) doesn't always feel that way. Risk is primarily passed on to private capital, which is then passed on to increased cost of living. It doesn't have to be this way.

Australia	European Union	United States
Future Made in Australia	**Net-Zero Industry Act**	**Inflation Reduction Act**
$22.7b federal allocation	Strategic net-zero projects	"Energy community" bonus credita

Practical step: a live dashboard

Live pilot tool: https://rez-project-watch.pages.dev/

/pipeline	21 zones, project counts, status
/competing-pressures	Inland Rail, data centres, Defence overlay
/business-certainty	Concurrency risk index per region
/accord	Delivery table commitments register
/changes	What has changed since last verified
/framework	7 parts of the Shared Value Masterplan
/precincts	5 shared services, mapped by zone
/stakeholders	Who drives, who supports, per service

Scan the QR code to open the live test dashboard

Lecroma
Shaping a resilient future

Australia · NSW deep dive

Search projects, REZs, LGAs... /

▸ Presenter mode

● **DEMO SEED ONLY:** this dashboard is built exclusively using publicly accessible information (refer to the Sources tab). When Lecroma cuts off the information feeds from our client and non-public data, the model quickly becomes lobotomised and less accurate. To us, the message is clear: there's plenty of data both now and emerging — access and trust is the key barrier. The frameworks and ideas Lecroma have proposed seek to address this in a targeted and pragmatic way — minimum viable functionality should be the short-term goal so we can build on it across our regions.

DATA CURRENCY: 2026-05-18 · **59 of 67** projects verified at confidence ≥ 70/100

Verified URLs span NSW Planning Portal, IPC, DCCEEW EPBC, proponent project sites.

NSW REZ DEEP DIVE · LANDING

REZ Project Watch

Tracking renewable energy, storage and transmission projects through the lens of **delivery certainty**, **cumulative impact** and **regional value**.

WHAT JUST HAPPENED

18 NSW REZ projects approved or under construction — 12.58 GW of new capacity now post-determination.

8
CWO APPROVED / UC

3
SW APPROVED / UC

● Every project links to source evidence ● Unknowns shown, not guessed ● Status confidence and last verified on every record ● Not investment, planning or legal advice

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DELIVERY-READINESS FRAMEWORK

A framework, not a verdict

Delivery readiness is the question of whether a project can move from access right to construction to durable regional outcome. It depends on ten dimensions landing in sequence — planning, access rights, EPBC, grid, workforce, accommodation, supply chain, community engagement, First Nations partnership and biodiversity. This page documents the framework Lecroma uses, the bands it produces, and offers a self-assessment rubric you can apply to a project you have in mind — anonymously, in this browser, without naming anyone.

THE FRAMEWORK

Ten dimensions, sourced from public evidence

Each dimension is a separate question with its own evidence requirements. A project can be strong on one and weak on another; the framework's job is to keep the dimensions visible rather than collapsing them into a single headline.

HIGH DELIVERY READINESS — **Most dimensions resolved or close to resolved.**

Planning approved with no major outstanding conditions. Access right awarded and confirmed. EPBC decided. Grid connection agreed with capacity confirmed. Workforce demand is staffable from the regional pool with normal sequencing. Accommodation strategy is in place. OSOM and supply chain are committed. Community engagement is coordinated with peer proponents. First Nations partnership is at agreement stage. Biodiversity offsets are secured.

MEDIUM DELIVERY READINESS — **Several dimensions resolved; one or two material gaps still active.**

The headline status is positive but specific dimensions are unresolved. Planning may be approved but workforce supply is tight. Or the access right is in hand but EPBC offsets are unresolved. Or community engagement is sound but the OSOM route is contested. The project's capital partners can defend a positive view, but the gaps will compound if unaddressed before mobilisation.

LOW DELIVERY READINESS — **Multiple material gaps; ground-truth construction is not yet defensible.**

Several dimensions show 'no' or unresolved. Often the project is still in EIS or RTS, the access right is uncertain, the host region is contested on cumulative pressure, and the community engagement is fragmented or actively opposed. The framing question is whether to fix the gaps before the next access window, or to redesign the project's scope to match available regional delivery capacity.

PRE-READINESS / UNCLEAR — **Too many unknowns to make a directional call.**

The project is early-stage — scoping, investigation area, or SEARs — and most dimensions don't yet have evidence in the public record. The right move is information-gathering, not strategy. Even a 'no' on a dimension is more useful than an 'unknown' for planning purposes.

The next phase will not be won by the best individual project or benefit scheme. It will be won by regions and proponents that coordinate delivery approaches, impact management, investment and trust at scale.

Get that right, and REZs build the next layer of regional capability and development.

Thank you. Come have a yarn

Scan the QR code to open the live test dashboard

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