

Fact Sheet

Near Neighbour Program



Sunny Corner Wind Farm is offering a Near Neighbour Program designed to share benefits with landowners living closest to the proposed turbines.

Property owners in Sunny Corner, Dark Corner, Yetholme, Meadow Flat and neighbours on rural properties with dwellings within 2.5 kilometres of a proposed turbine may be eligible for annual payments.

- No turbines will be within 1 kilometre of a main dwelling in the Final layout.
- Participation in the Near Neighbour Program is voluntary.
- We will not require a Non-Disclosure Agreement or Confidentiality Agreement to be signed by you at any time.
- There are no restrictions on you developing your property (e.g. building a shed or other buildings), in relation to the proposed wind farm.
- A Neighbour Deed does not give the wind farm any rights to access your property without your permission.

The Near Neighbour Program is open until 28 February 2026

A new Accelerated Payment option is now offered under the Near Neighbour Program. This means eligible residents can receive payments either via a new 15-year payment option or a 32-year payment option.

The new Accelerated Payment option is designed to deliver more immediate financial returns over a shorter period and has been calculated to ensure all Near Neighbour Program participants end up with the same total value in the long run. The original offer, the Core Payment Program, is still on offer and distributes payments annually over the 32 year project term.

The information below details the structure and payment options

INITIAL PAYMENT

\$1,000 + GST

Paid within 21 days of the Deed being signed by both parties.

ANNUAL PAYMENT

Comprised of an Annual Base Payment and an Annual Visual Payment.

Paid from the date that is four months after the start of construction of the Wind Farm.

The Annual Payments are calculated based on the wind turbine layout at the start of construction, and payable no later than four months after construction of the wind farm begins, payable each year for the operational life of the project (expected to be 32 years) or every year for 15 years if you have selected this option.

The Annual Base Payment is calculated by considering the distance between the Landholder's Main Dwelling and the closest turbine in the Scoping Report Layout or the Final Layout, whichever results in the greater payment.

Annual Base Payment

32 Year Core Program

\$6,000 + GST + CPI per year

15 Year Accelerated Program

\$9,600 + GST + CPI per year

If the closest wind turbine in the final layout is less than 1,500m from the main dwelling.

32 Year Core Program

\$4,500 + GST + CPI per year

15 Year Accelerated Program

\$7,200 + GST + CPI per year

If the closest wind turbine in the final layout is between 1,500m and 2,000m from the main dwelling.

32 Year Core Program

\$3,500 + GST + CPI per year

15 Year Accelerated Program

\$5,600 + GST + CPI per year

If the closest wind turbine in the final layout is between 2,000m and 2,500m from the main dwelling.

Annual Visual Payment

The Annual Visual Payment is based on the visibility of the turbines from the Landholder's Main Dwelling.

The payment is determined by multiplying the number of 'visible cells' by \$250 + GST. A multiplier of 1.6 is used for the 15 year payment option.

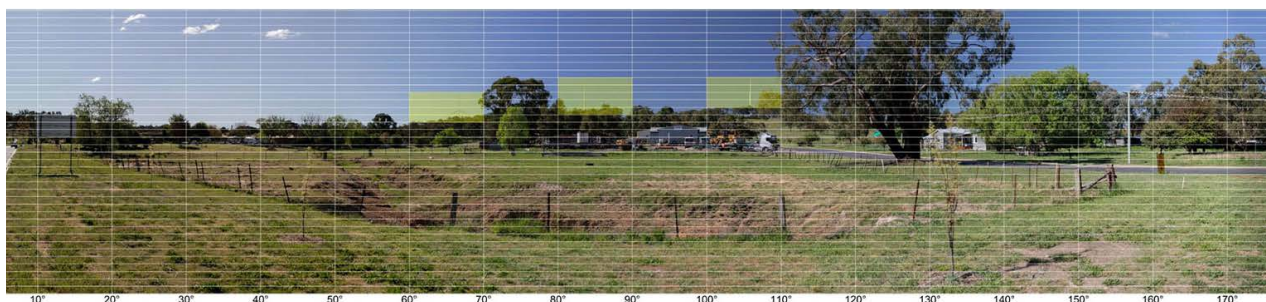
	0m	1,500m	2,000m	2,500m
32 Year Core Program	\$6,000 + GST + CPI per year	\$4,500 + GST + CPI per year	\$4,500 + GST + CPI per year	\$3,500 + GST + CPI per year
15 Year Accelerated Program	\$9,600 + GST + CPI per year	\$7,200 + GST + CPI per year	\$7,200 + GST + CPI per year	\$5,600 + GST + CPI per year

Near Neighbour Program Case Study

In order to participate in the Program, Moir Studio will need to visit each neighbour's property to take a 360-degree panorama, and determine the viewpoint.

Visual Magnitude is then assessed by analysing how much of a viewer's field of vision the wind farm occupies. As per the NSW Wind Energy Guidelines Methodology, a grid of cells 1-degree tall by 10-degrees wide is overlaid – and the resulting occupied cells are counted.

Example below: Joe Citizen lives 1.7km from the nearest turbine and has 13 visible cells.



Core Payment Near Neighbour Program example (32 years)

Joe Citizen lives 1.7km from the closest turbine on the Scoping Report layout, and from his primary viewpoint he can see potentially 13 cells (as per the Wind Energy Guideline).

Joe is eligible for the Annual Base Payment and the Annual Visual Payment**.

1. Joe's Annual Base Payment will be \$4,500 per year (as his dwelling is 1.5-2km from a proposed turbine) for 32 years*
2. Joe's Visual Impact Payment 13 cells x \$250 per cell = \$3,250** per year for 32 years
3. Total Payment per year (Base and Visual) = \$7,750 per year for 32 years

* Both the Annual Base Payments and the Annual Visual Payments start at construction and the operational life of the project may equal 32 years.

** Annual Visual payment is determined upon final layout which will be determined prior to construction commencement, subject to wind farm approval.

Accelerated Payment Near Neighbour Program example (15 years)

Joe Citizen lives 1.7km from the closest turbine on the Scoping Report layout, and from his main dwelling viewpoint he can see potentially 13 cells (as per the Wind Energy Guideline)

Joe is eligible for the Annual Base Payment and the Annual Visual Payment**.

1. Joe's Annual Base Payment will be \$7,200 per year (as his dwelling is 1.5-2km from a proposed turbine) for 15 years*
2. Joe's Visual Impact Payment 13 cells x \$250 per cell x 1.6 = \$5,200** per year for 15 years
3. Total Payment per year (Base and Visual) = \$7,200 + \$5,200 per year = \$12,400 per year for 15 years

* Both the Annual Base Payments and the Annual Visual Payments start at construction and the operational life of the project over 15 years with a multiplier of 1.6.

** Annual Visual payment is determined upon final layout which will be determined prior to construction commencement, subject to wind farm approval.

Steps to participate

STEP 1

Contact us

Contact us and we will contact you to confirm your eligibility.

STEP 2

Template Agreement

Once your eligibility is determined, we will provide you with a template Agreement; an independent legal review of the Neighbour Benefits Sharing Deed and a Frequently Asked Questions document.

STEP 3

Meeting with you

We will arrange to meet with you and discuss your Neighbour Agreement (tailored to your dwelling with estimated payment amounts).

If Moir have not yet been to your property we will arrange for them to visit to take the 360-degree panorama used in the Annual Visual Payment.

STEP 4

Signing the Agreement

We will provide a signature-ready version of the Neighbour Benefit Sharing Deed and organise signatures.

STEP 5

Payments

Upon signing we will pay the initial payment within 21 days of both parties signing. Once annual payments begin, we will pay you, with annual CPI adjustments, each year the wind farm is operational, (~32 years) or for 15 years under the Accelerated Payment option.

- The Near Neighbour Program is available for eligible residents only and is open until 5pm on 28 February 2026.
- The wind farm will provide financial payments in recognition of defined accepted impacts.
- Landowners in the Near Neighbour Program will be considered 'associated dwellings' (involved stakeholders) with respect to applicable planning laws and guidelines.

- Payment amounts are indicative only based on turbine numbers in early draft layouts. Actual payments will be calculated on the final construction layout.
- GST is payable if eligible.

For further information, scan the code and visit the web page



Contact 0428 208 795 or community@someva.com.au to discuss the Near Neighbour Program.



**Sunny
Corner**
Wind Farm