Sunny Corner Wind Farm Frequently Asked Questions (FAQs) Updated June 2026

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1.Project description

What is the proposed scale of the Sunny Corner Wind Farm?

The wind farm is planned to generate an estimated 500 megawatts of wind capacity. If approved, the wind farm could power approximately 300,000 homes annually for about 30 years. The project includes up to 80 wind turbine locations under investigation. The proposed project sits within 10,000 hectares of softwood pine plantation in the Sunny Corner State Forest. All turbines would be located on Forestry Corporation of NSW land.

The proposed wind farm will also require a transmission line and electrical substation. There is an opportunity for neighbouring landowners to receive financial benefits to host this infrastructure. Participation as a host is optional, Sunny Corner Wind Farm does not have any compulsory acquisition powers and cannot force landowners to host infrastructure.

Why was this site chosen?

Sunny Corner is expected to have a strong wind resource and wind monitoring has already commenced and will continue across 2026. The site is situated close to retiring and retired coal fired power stations, making it well placed to maintain energy supply in NSW because there is already strong electrical infrastructure like powerlines, and people with skills can transition into jobs for the construction and operation of wind farms.

Renewable energy opportunities are also well suited to pine plantations because they have existing roads and access to transmission infrastructure, offer large contiguous tracts of land for strings of turbines, and are located on state-owned land, not residential areas – reducing impacts on communities.

In 2024, Forestry Corporation of NSW awarded a permit to Mainstream Renewable Power and Someva Renewables to jointly investigate a wind farm at Sunny Corner State Forest. The development of wind farms within NSW State Forest boundaries became possible in 2021 after the NSW Parliament passed amendments to the Forestry Act 2012 allowing State Forests to host renewable energy projects in softwood timber plantations.

Who is Mainstream Renewable Power?

Mainstream Renewable Power is a leading pure-play renewable energy company with wind and solar assets across Europe, Latin America, Africa, and Asia-Pacific.

Mainstream is one of the most successful developers of gigawatt-scale renewables platforms, across onshore wind, offshore wind, and solar power generation. The company has successfully delivered 6.6 GW of wind and solar generation assets to financial close-ready and has a global project portfolio of over 20.6 GW.

They have experience developing wind farms in softwood plantations in Chile and Ireland and are applying this experience to the proposed Sunny Corner Wind Farm project.

Who is Someva?

Someva Renewables is an 100% Australian-owned, NSW-based renewable energy company that works with landowners, communities, and industry leaders to deliver the clean, affordable and reliable energy that will power Australia’s future.

Someva carefully selects renewable energy projects before working with communities, expert technical advisors and industry partners, to deliver truly industry-leading renewable energy projects.

Someva is leading the development of Sunny Corner Wind Farm. Key focus areas are engagement with forest users, community members, project neighbours, First Nations groups, Forestry and other stakeholders to co-design the project. Someva is also managing the environmental and planning assessments and development approval processes through the NSW Government's Department of Planning Housing and Infrastructure.

2. EIS and project timeline

Where is the project up to now and what happens next?

As a State Significant Development, extensive independent technical studies and ongoing community consultation will shape the final project design.

The preliminary Scoping Report was submitted to the NSW Government Department of Department of Planning Housing and Infrastructure and will remain publicly available. Planning Secretary's Environmental Assessment Requirements (SEARs) were issued on 14 March 2025. The Scoping Report includes an initial proposed wind turbine layout for the proposed Sunny Corner Wind Farm:

- 80 wind turbines with each able to generate approximately 8 MW of energy
- turbines with a hub height of up to 185 metres and a tip height of up to 285 metres. Note that smaller turbines may be selected, we will keep the community updated throughout the design process.

This proposed layout is not finalised; it is a layout released for further community consultation and investigation. For State Significant Developments in NSW, at the project feasibility stage there is no formal or time-limited process for the public to make a submission to Government about the Scoping Report or turbine layout, but we welcome your direct feedback at any time.

The next stage, the Environmental Impact Assessment, is now underway adhering to the NSW Wind Energy Guidelines. This involves thorough independent technical studies being conducted throughout 2025-26, which inform the Environmental Impact Statement (EIS).

We are aiming to lodge the EIS with the Department in late 2026, which will include the final proposed turbine layout. Once the Department undergoes an adequacy review of the documents, then the public exhibition period will start. The EIS will be published on the NSW Major Projects planning portal, where community members can make a formal submission to Government about the project. Sunny Corner Wind Farm will then respond to those submissions.

What is happening next for the project?

Independent specialist assessments of the project's potential impacts on biodiversity, noise, landscape and visual amenity, water, soils and agriculture, traffic and transport, hazards, bushfire risk, aviation, Aboriginal and non-aboriginal heritage, air quality, social and economic matters, telecommunications and waste generation. All technical studies undertake a cumulative impact assessment, looking at nearby projects, and focusing on

those that are State Significant Developments. To learn more about each technical assessment, we have more information in our Fact Pack.

We're also working closely with Lithgow and Bathurst Councils and local First Nations groups to ensure everyone's voice is heard. We are committed to transparent and open dialogue with residents and will keep the community informed throughout the EIS stage.

When will construction start?

If the wind farm is approved, construction is planned to start in 2028, however this may change depending on market and development activity progress. We estimate that there will be 475 jobs created during construction of the wind farm and 35 during operation.

Twenty-five work packages have been released for the proposed wind farm via the online Industry Capability Network (ICN) Gateway portal with opportunities in earthworks, concreting, logistics, fencing, construction, electrical services and steelworks.

When is the proposed wind farm expected to be operational?

If the wind farm is approved, operations are planned to start in 2030.

What happens when the wind farm is decommissioned? What about the waste?

The wind farm will run for 30 years, after which time it will either be decommissioned or re-energised. Decommissioning will be the responsibility of Sunny Corner Wind Farm owner/operator, and includes:

- Dismantling and removal: turbines, site offices and associated infrastructure are taken down and removed.
- Land rehabilitation: foundations are covered or removed, and the site is revegetated, returning it to its original state.
- Waste management: materials are sorted for recycling, repurposing or disposal.

Key facts on wind turbine waste:

- High recyclability: Around 85-94% of a wind turbine's materials can be recycled in Australia, including steel, aluminium, copper and cast iron (Source: Clean Energy Council).
- Circular economy goals: Turbine blades, made from composite materials like fiberglass, are harder to recycle. Innovative solutions are being developed to address this issue. Manufacturers are working toward zero-waste turbines by creating recyclable blade designs (Source: Clean Energy Council).

3. Impacts on the environment and the community

How will the local environment be protected?

As part of the NSW State Significant Development framework, independent technical specialists will conduct studies to assess potential impacts of the project on the environment, including ground water, fauna and fauna, and bushfire risk. This detailed work will be submitted to the NSW Government in the wind farm's Environmental Impact Statement (EIS).

The independent studies propose mitigation, minimisation and avoidance measures where necessary and inform modifications to the project design to reduce impacts. All technical studies assess cumulative impacts, which look at nearby projects, focusing on those that are State Significant Developments.

The independent technical studies examine potential impacts on biodiversity, noise, landscape and visual amenity, water, soils and agriculture, traffic and transport, hazards, bushfire risk, aviation, Aboriginal and non-aboriginal heritage, air quality, social and economic matters, telecommunications and waste generation.

Won't the wind farm endanger birds and bats?

Comprehensive biodiversity surveys including bird and bat studies will be undertaken as a part of the Environmental Impact Assessment process to determine the risks to bird and bat life. This will guide the design of the wind farm and its management strategies to minimise impacts, if any.

Monitoring of local bird life began over the Spring and Summer season in 2024, and we will continue to compile 24 months of survey data that is required to understand the potential risks posed to birds and bats across the wind farm area. The monitoring activities will help the project to identify where infrastructure is best placed, and where wind farm management practices can be implemented to minimise impacts on birdlife.

At this preliminary stage, only Wedge-tailed Eagles have been identified flying at the height of the turbine rotor. Black Cockatoos and other birds were not identified to fly in this area of risk. Several systems already exist in operating wind farms which use AI technology to successfully minimise, if not eliminate, this risk to Wedge-tailed Eagles.

Do wind turbines create microplastics?

Research shows everyday items such as car tyres, road markings and even shoes produce more microplastics than wind turbines. However, in a bid to reduce the miniscule microplastic erosion that can occur at wind farms, operators typically:

- invest in regular maintenance of blades to keep them in good condition
- coat blades in protective films
- select materials that are best suited to the local environmental conditions.

The team at Sunny Corner Wind Farm is committed to protecting the local environment and will outline mitigation strategies related to all potential environmental impacts within the project's Environmental Impact Statement, due to be completed in 2026.

How will the bushfire risk be managed?

The Forestry Corporation of NSW, as a firefighting authority, manages fire risk in State Forests and has carefully considered renewable energy proposals through this lens.

Sunny Corner Wind Farm is committed to supporting Forestry Corporation of NSW in its bushfire prevention and firefighting capacity as part of our permits. We are also exploring opportunities to enhance broader bushfire response capability in the region as part of the project's Community Benefits Program.

The NSW Government planning approval process also requires detailed bushfire assessments be undertaken. An independent expert bushfire consultant will prepare a Bushfire Risk Assessment for the Environmental Impact Statement, which typically suggests

preparing a Bushfire Emergency Management and Operations Plan, amongst other recommendations.

Will I see the wind turbines from the Highway?

Yes, some of the proposed wind turbines will be visible from parts of the Great Western Highway and nearby roads. The Sunny Corner Wind Farm will be located in a landscape that is already highly developed and altered, including features such as highways, pine plantations, and transmission lines.

The project will carefully consider turbine placement to help minimise visual impacts while ensuring the project delivers clean, reliable energy for the region.

A team of independent landscape architects has begun assessing the potential visual impacts of the wind farm on local residences and public viewpoints for the Environmental Impact Statement. This visual assessment will consider the landscape values, scenic quality character, and amenity of the site and its surroundings.

The visual assessment will also present a series of photomontages from public and private viewpoints to illustrate the likely view of the project. Initial photo montages are available at www.sunnycornerwindfarm.com.au

What will the wind farm look like from my house?

If you would like to see what the project could look like from your property, we can use augmented reality software to show you. The TrueView program overlays the draft wind turbine layout on the landscape, which is then viewed through an iPad from different locations on your property.

To book in for a consultation at your home with the TrueView software please contact us community@someva.com.au

What about the noise from the turbines?

The Sunny Corner Wind Farm will follow the NSW Wind Energy Guidelines (NSW Government) to ensure noise impacts are assessed, managed and mitigated. These guidelines specify some of the most stringent noise criteria in the world and are lower than comparable criteria in the US and Europe.

The NSW Wind Energy Guidelines place noise limits on residences and recreational areas like national parks to ensure noise levels do not significantly affect the living experience of people residing in the area. We will be monitoring noise levels from different locations around the proposed project site. If the project is approved, we will continue to monitor and manage noise levels to remain compliant with these guidelines.

It’s important to note that extensive research shows there is no direct evidence linking wind turbine noise to any adverse health effects (Source: NHMRC).

How far away from a house can turbines be located?

There is no minimum distance stipulated in the NSW Wind Guidelines. The guidelines do, however, set minimum levels of noise and shadow flicker for residences. This approach prioritises outcomes for nearby residents. These limits may not be exceeded when the wind farm is operational.

The proposed Sunny Corner Wind Farm will be required to monitor the noise generated during the operation phase of the wind farm (if approved) and report these results. In addition to these requirements, the proposed Sunny Corner Wind Farm has additionally committed to ensuring that no turbines will be located closer than 1 kilometre from a primary residence and Sunny Corner Village Buffer.

Will the wind farm impact water, soils or telecommunications?

As part of the NSW State Significant Development framework, independent technical specialists will conduct studies to assess potential impacts of the project on many aspects, including ground water, soils and telecommunications. This detailed work will be submitted to the NSW Government in the wind farm's Environmental Impact Statement (EIS).

The independent studies propose mitigation measures where necessary and inform modifications to the project design to avoid and minimise impacts. All technical studies assess cumulative impacts, which looks at nearby projects, focusing on those that are State Significant Developments.

What about roads and traffic?

Potential traffic impacts on the surrounding road network will be assessed by independent traffic engineers. If approved, we will develop Noise Management and Traffic Management Plans before construction commences. These will be part of a broader Construction Environmental Management Plan.

Large vehicles will be required to deliver wind farm equipment. Any large vehicle movement would occur outside peak periods and would be accommodated on the road network subject to road upgrades and adopting traffic management strategies. We will keep residents informed about construction-related traffic through our website, content in local newspapers and letterbox drops. Sufficient on-site parking will ensure that the project workforce does not need to park on nearby roads.

Construction activities will generally be undertaken during standard daytime construction hours consistent with the NSW Construction Noise Guidelines, which are:

- 7am-6 pm, Monday to Friday
- 8am-1 pm, Saturday
- No construction activities on Sundays or public holidays.

Operational traffic for the project is expected to be minimal, and the only traffic will be associated with maintenance and operation services.

Will this affect my property value?

Studies conducted in Australia and internationally show that property values in areas near wind farms are unaffected, with some areas experiencing increased values due to community investment, increased job opportunities and infrastructure improvements (Source: APH; NSW Major Projects).

What about insurance premiums?

Australia's peak insurance body, the Insurance Council of Australia has said:

"The rising cost of cover has nothing to do with renewables. Premiums are rising because of escalating costs of natural disasters, the increasing value of homes and vehicles making

them more expensive to replace, and inflation pushing up building and vehicle repair costs" (Source: Statement to the ABC)

Standard insurance policies for residential or agricultural properties do not change with the presence of wind farms. Wind farm operators carry their own insurance which ensures no burden falls on neighbouring property owners.

Will the public still be able to visit the Sunny Corner State Forest for recreational or commercial activities?

Yes, the public will still be able to use the forest for recreational or commercial activities during development, construction and operation.

During construction there may be areas that are temporarily closed off to public access. This is to ensure the safety of the public during installation of heavy and large components. The public will be notified of these temporary closures in advance.

Once built, wind turbines will sit above the treetops, meaning other activities like tourism, hiking, camping, biking, apiary, grazing, hunting, timber production and recreation will be able to continue.

Any forest user is encouraged to contact us to provide feedback on how they use the forest and register for information about the proposed wind farm activities as they become better understood through design and planning work.

Will forestry operations be able to continue?

Yes. The wind farm will coordinate with the Forestry Corporation of NSW to minimise disruptions to forestry operations and forest users as much as possible.

What about the impact on the forestry plantation?

The wind farm will be designed to minimise impact to plantation area, and the Forestry Corporation of NSW has secured additional land to offset plantation areas impacted by the wind farm on a “two hectares for every one hectare” the project impacts.

No threatened ecological communities were identified within the development footprint during the preliminary independent ecological studies conducted for the Scoping Report. Further Independent ecology studies are also occurring to understand the effect that the proposed wind farm may have on the local ecology within the State Forest.

If you have specific concerns about the impact on the forestry plantation, please visit the Forestry NSW website: www.forestrycorporation.com.au

Is it true that wind farms never pay back the energy it takes to manufacture, transport, construct and decommission them?

No, this is not true. While wind farms do require a lot of resources to get to the operation stage, this energy is normally generated back in a period of 9 to 12 months. Current specification wind turbines are able to efficiently generate up to 7 megawatts of electricity. In areas with a strong wind resource, modern wind farms, like the proposed Sunny Corner Wind Farm, will generate enough electricity to power up to 300,000 homes for approximately 30 years.

4. Benefits

What are the benefits for the local community?

A Community Benefit Fund will be established to provide benefits over the expected 30 year life of the project. This fund will be co-designed with community to support forest users, local businesses, First Nations peoples, community organisations, residents and project neighbours.

Our co-design process means our team listens to and works with local communities to ensure our projects deliver tailored economic, social, and environmental outcomes. Following an initial community survey in August 2024, a Community Benefits Survey was released in December 2024 to encourage locals to contribute to shape the development of a Community Benefits Program for the proposed Sunny Corner Wind Farm.

The Community Benefits Program will include a range of elements like:

- Annual tailored Community Benefit Funds
- Near Neighbour Program
- Support for First Nations groups
- Partnerships with local councils

It aims to ensure the project supports the prosperity of the region through grants and sponsorships, energy efficiency upgrades, enhanced community services, local job creation and improved bushfire response capabilities.

We will provide details on opportunities to provide input on the Community Benefits Program through the website. We will also report back on what we've heard from both surveys as we use input from residents to shape our community benefits program.

What are the benefits for regional employment and jobs?

We estimate that there will be 475 jobs created during construction of the wind farm and 35 jobs during operation.

What are the benefits for local businesses?

Local businesses have an opportunity to register their interest in contracting for work through the ICN Gateway.Twenty-five work packages have been released including call for businesses specialising in earthworks, concreting, fencing, construction, electrical services, cleaning, catering and transport services among others. Existing local businesses will benefit from flow-on economic spending from increased activity in the Sunny Corner, Portland, Lithgow, Bathurst and surrounding communities.

5. Near Neighbour Program

What is the Near Neighbour Program?

The Sunny Corner Wind Farm Near Neighbour Program was open to eligible residents in Sunny Corner, Dark Corner, Yetholme, Meadow Flat and rural properties within 2.5km of a proposed turbine, as outlined in the Scoping Report Preliminary layout.

The Near Neighbour Program was available for eligible neighbours from July 2025 and was extended to February 2026. The program provided financial payments in recognition of defined accepted impacts. Participation was voluntary.

Eligible neighbours could participate in the program without signing a non-disclosure agreement or being subject to any confidentiality requirements. Participation did not restrict future property development (such as building a shed or other structures) or the ability to sell the property.

How does the Near Neighbour Program work?

The Near Neighbour Program is a voluntary initiative available to eligible neighbouring landholders, consistent with the NSW Wind Energy Guideline. It provides a framework for entering into private agreements to recognise, address, and manage agreed project-related impacts on neighbouring properties, with participating landholders receiving annual payments in return for accepting those impacts.

What payment options were included as part of the Near Neighbour Program?

Under the Near Neighbour Program there were two payment options

- Annual payments over 15 years (an accelerated payment option), or
- Annual payments over 32 years.

Will a caveat be required on my property as part of the Near Neighbour Program?

Under the Core Payment Program a caveat is not called for within the neighbour deed. If you choose the Accelerated Payment Program option (15 years), a caveat may be placed on the property title (if the project is approved and constructed).

This is to ensure that acceptance of Accepted Impacts under the Deed continues for the full 32 year life of the project, even if the property is sold to a new owner (particularly if the property is sold after the 15 year payment period has ended). Importantly, a caveat does not restrict you from selling or managing your property in any way, it simply provides transparency and continuity for everyone involved – including any future owner of the property. The cost would be borne by the project, not the landowner.

How can I have my say?

Community questions, feedback and respectful conversations are important. We want the final project to consider what matters most to this community. There will be an opportunity for the community to provide formal written comment on the project once the Environmental Impact Statement (EIS) is submitted. Preparing the EIS is expected to take more than 12 months, with lodgement estimated to be late 2026.

In the meantime, we continue to seek continued input from the community on how this project can provide the greatest benefits to nearby residents, communities and other stakeholders. If you have feedback or questions we want to hear them, email us at community@someva.com.au or visit the Sunny Corner news page to find out further project information.