



**SOMEVA**  
RENEWABLES

# Proposed Coonerang Wind Farm **Neighbour Benefits Program**



**The proposed Coonerang Wind Farm is offering a Neighbour Benefits Program designed to share benefits with property owners with dwellings near the proposed wind farm. The Annual Payments within the Neighbour Benefits Program are in exchange for acknowledgement of impacts that the wind farm may cause.**

Property owners within 3.5 kilometres of a proposed turbine may be eligible for annual payments.

- Participation in the Neighbour Benefits 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 information below details the structure and payments

### INITIAL PAYMENT

\$2,000 +GST

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

### ANNUAL BASE PAYMENT

A payment determined by the proximity of the dwelling to the nearest proposed turbine. (Refer to the below diagram for more information)

### ANNUAL VISUAL PAYMENT

A payment determined by the visibility of the windfarm as constructed. (Refer to the Neighbour Payment Example)

### ANNUAL NOISE PAYMENT

An additional payment made to dwellings within 2.5km.

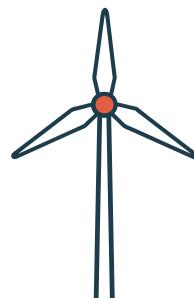
The Annual Payments are calculated based on the wind turbine layout at the start of construction, and payable no later than five months after the date of the start of construction of the wind farm, payable each year for the operational life of the project (expected to be 32 years).

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

## The Accepted Impacts

Under the Neighbour Benefits Program, the Accepted Impacts are:

- Visual
- Noise
- Shadow flicker
- Construction and operational-related impacts



## Example Base Payment

**\$4,000 + GST + CPI  
PER YEAR**

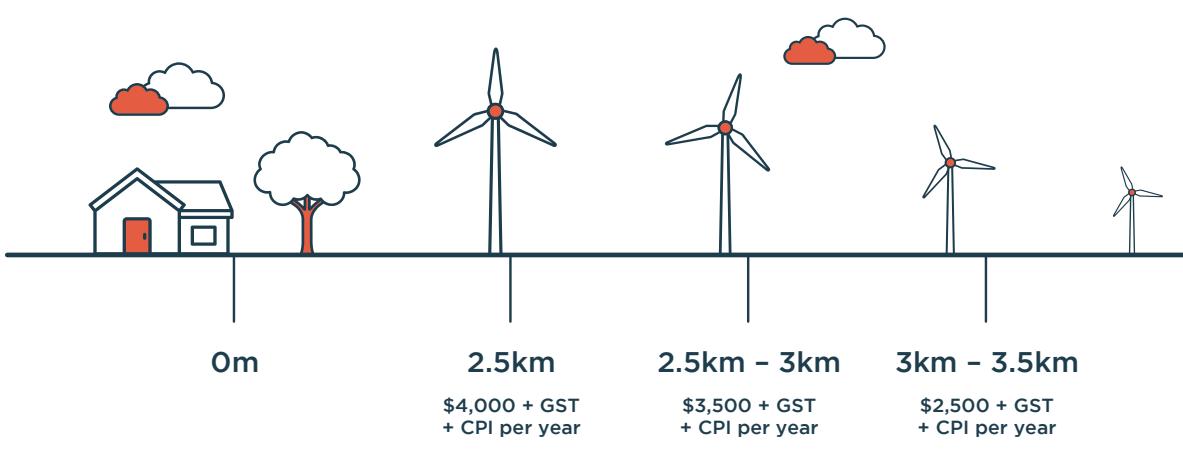
If the closest wind turbine in the EIS layout is less than 2.5km from the main dwelling.

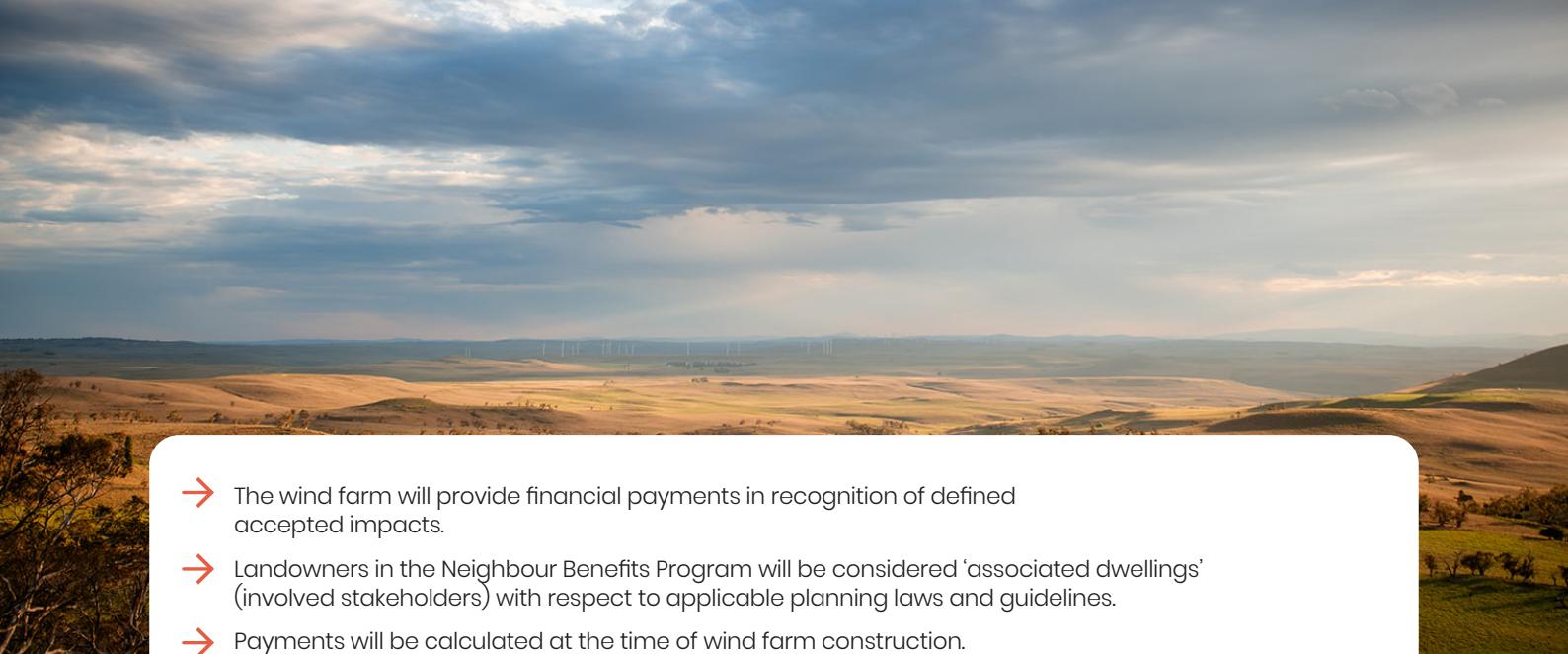
**\$3,500 + GST + CPI  
PER YEAR**

If the closest wind turbine in the EIS layout is between 2.5km and 3km from the main dwelling.

**\$2,500 + GST + CPI  
PER YEAR**

If the closest wind turbine in the EIS layout is between 3km and 3.5km from the main dwelling.





- The wind farm will provide financial payments in recognition of defined accepted impacts.
- Landowners in the Neighbour Benefits Program will be considered 'associated dwellings' (involved stakeholders) with respect to applicable planning laws and guidelines.
- Payments will be calculated at the time of wind farm construction.

## Neighbour Payments Example

Joe Citizen lives 1.7km from the closest turbine in the EIS, and from his primary viewpoint he can see 13 cells.

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

1. Joe's Annual Base Payment will be \$4,000 per year (as his dwelling is up to 2.5km from a proposed wind turbine) for 32 years\*.
2. Joe's Noise Payment is \$10,000 per year for 32 years
3. Joe's Visual Impact Payment 13 cells x \$250 per cell = \$3,250\*\* per year for 32 years
4. Total Payment per year (Base, Noise and Visual) = \$17,250 per year for 32 years\*\*\*
5. Total Payments over 32 years = \$830, 590 (assuming annual CPI indexation of 2.5%)

\* The Annual Base Payments, Annual Noise Payments and the Annual Visual Payments start within 5 months of construction construction, and the operational life of the project may equal 32 years.

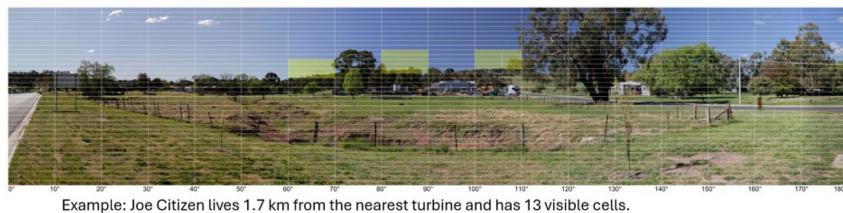
\*\* Annual Visual payment is determined based on the final layout to be constructed, subject to approvals.

\*\*\* Plus annual CPI indexation of 2.5%

## Visual Impact Payment calculation

Visual Impact is assessed by analysing how much of a viewer's field of vision the wind farm occupies. A grid of cells 1-degree tall by 10-degrees wide is overlaid – and occupied cells are counted.

Moir Studio needs to have taken a 360-degree photograph from the home.



The Neighbour Benefits Program is open until 10 April 2026.

To participate in the Neighbour Benefits Program for the proposed Coonerang Wind Farm, please reach out to Someva at **0428 208 795** or **community@someva.com.au**

For further information please visit [somevarenewables.com.au/project/coonerang](http://somevarenewables.com.au/project/coonerang)