

Neighbour Agreements

The Pines Wind Farm Community Benefit Package includes a Neighbour Benefit Program aimed at sharing benefits with households living closest to our turbines.

Households within 3.5km of wind turbines are eligible for annual payments as part of our Neighbour Benefit Program. The Program is open to all near neighbours, at your option.



1800 952 319

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What are the Principles behind The Pines Neighbour Benefit Program?

Our experience is that near neighbours to a project can often experience similar long-term impacts to wind farm hosts and from our point of view, near neighbours should be entitled to share in project benefits through annual payments.

The neighbour benefit program is designed to allow neighbours within 3.5km of a wind turbine to share in the project benefits. Some neighbours may also choose to receive higher benefit payments in exchange for accepting a higher level of impact.

How do I participate in the Neighbour Benefit Program?

The Program is open to all near neighbours, at your option. To help you understand the impacts and benefits we have an augmented reality device (TrueView) that can show you what the project could look like from your property. Please contact us to arrange a visit. We will also be reaching out to any known residents within the 3.5km radius.




If I don't want to accept any additional impacts beyond the guidelines can I still receive a payment?

Yes, but you will still need to enter into a neighbour benefit agreement. Under this scenario the agreement will not stipulate any additional noise, visual or shadow flicker impacts but will provide for an annual payment based on your proximity to the project and you will also receive insurance protection. Note that this decision would result in lower annual payments, as the setbacks would be higher.

If I want high annual payments what are the impacts I will be asked to accept?

Three levels of agreements will be offered that enable higher Neighbour benefit payments – an indicative annual payment for each of these three options will be calculated for you by The Pines team.

If you would like to accept higher neighbour payments you can select either Option A, Option B or Option C. The chart below outlines the accepted impacts that will be in these agreements:

	Option A	Option B	Option C
 Visual	Visual impacts from multiple turbines located no closer than 1km from the house	Visual impacts from multiple turbines located no closer than 1.5km from the house	Visual impacts from multiple turbines located no closer than 1.9km from the house
 Noise	45 dBA or Background plus 5 whichever is higher	42.5 dBA or Background plus 5 whichever is higher	40 dBA or Background plus 5 whichever is higher
 Shadow flicker	60 hours per year	60 hours per year	60 hours per year

What do I get and what do I give-up?

Participation in the Neighbour Benefit Program is entirely up to each individual. If you choose to participate you will need to sign a legal deed with the following major themes:

Theme	Participating Neighbour	The Pines Wind Farm
Payments	<p>Participating Neighbours are not expected to incur any costs under the Neighbour Deed.</p> <p>1km: Highest number of turbines, higher payment. 1.5km: Allows higher turbine number within setback. 1.9km: Slightly more turbines within setback area.</p> <p>Annual payments from the start of construction for the life of the project.</p>	<p>Annual payments to households are calculated according to:</p> <ul style="list-style-type: none"> the number of turbines within 3.5km of the house the proximity of each turbine to the house and an annual CPI increase. <p>The Pines Wind Farm will also cover neighbour legal costs associated with the Neighbour Deed up to \$2,500 as well as up to \$500 for costs associated with seeking advice from your tax advisor or accountant.</p>
Acceptance of impacts	<p>Participating Neighbours accept the project impacts as presented to them in their individual Neighbour Deeds.</p>	<p>The Pines Wind Farm has the right to conduct noise monitoring or other impact assessment in an area of the land agreeable to the landowner, and with sufficient notice.</p>
Right to object to the wind farm	<p>Although participating Neighbours accept the project impacts as presented to them in their individual Neighbour Deeds, they are still able to object to the project on any other grounds.</p>	<p>The Pines wind farm does not want to silence valid criticism of the project through agreements.</p>
Confidentiality	<p>None</p>	<p>None, however, The Pines Wind Farm's policy is to keep information about Participating Neighbours confidential except where required by the State of NSW.</p>
Insurance	<p>Participating Neighbours will be covered for any damage caused by them to the wind farm by the wind farms' insurance.</p>	<p>The project has the right to conduct an annual fire risk assessment to maintain the insurance. The landowner must rectify high-risk matters, if any are identified.</p>



What is the process for participation?

The following steps will enable participation in the Neighbour Benefit Program:



1

The Pines Wind Farm team will arrange to visit you at your property with augmented reality (TrueView) technology to show you the visual impact of the proposed wind farm in real time.

Wherever possible, we will show you what wind turbines look like at different distances from your residence and provide example calculations of what your annual payment would likely be under different visual scenarios. We will then ask for your preference with respect to turbine distance from your residence and corresponding annual neighbour payments.



2

Following the visit we will provide you with a copy of the photomontages we created during our visit together with annual payment estimates and a template of a Neighbour Deed for you to look at should you opt to participate.

This Neighbour Deed will be used to legally formalise your participation in the Neighbour Benefit Program.



3

Your annual, CPI escalating, payment will be calculated based on the construction of the project.



Learn more

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