

8 April 2025

Bradley James
Principal Case Manager
Office of the NSW Independent Planning Commission
Suite 15.02, Level 15
135 King Street
Sydney NSW 2000

Dear Bradley,

Subject: Valley of the Winds (SSD-10461) (the 'Project') | RFI: Neighbour Benefit Sharing Program

Thank you for your RFI request by email of Friday 4th April 2025 regarding the Valley of the Winds Neighbour Benefit Sharing Program (the '**Program**').

The Program is offered in respect of neighbouring rural dwellings located within 5 kilometres (km) of a wind turbine for the Project.

The Program is delivered by way of a Neighbour Benefit Agreement between ACEN Australia ('**ACEN**') and the owner of the land on which the relevant dwelling is located, which sets out the key terms of the Program and the payments to be made by ACEN to the landowner ('**Neighbour Agreement**'). The form of Neighbour Agreement is consistently reviewed to ensure it remains in line with guidelines issued by the NSW Government from time to time.

Neighbour Agreements are voluntary, and ACEN recommends that the landowners seek independent legal advice before entering into the Neighbour Agreement.

The payments made as part of the Program are structured as follows:

- Initial payment (intended to contribute towards expenses, including legal costs incurred by the landowner in connection with the Neighbour Agreement), payable on execution of the Neighbour Agreement;
- Visual Mitigation payment (escalating based on visual impact), payable at commencement of construction; and
- Annual payments (escalating based on distance and number of turbines from the relevant dwelling), payable from completion of commissioning of the Project throughout operation (increasing annually by CPI).

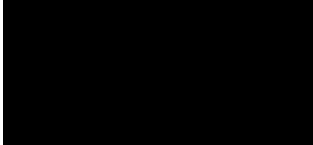
Key terms of the Neighbour Agreements include:

- an acknowledgement by the landowner of the impacts of the Project on the relevant dwelling and other residences or improvements on the landowner's property;
- an obligation on ACEN to notify the landowner of commencement of construction of the Project, and completion of the Project's commissioning activities, so landowners are kept apprised of the achievement of key Project milestones; and
- a complaints process which provides an avenue for landowners to raise complaints in relation to the Project, but does not prevent them from escalating complaints to third parties if the process in the Neighbour Agreement has first been followed, nor does it stop a landowner from participating in any regulatory process in respect of variations or further

approvals for the Project (such as making submissions) provided they first notify ACEN of their intent to do so.

To date, we have 26 associated dwellings under a Neighbour Agreement.

Yours sincerely,



Liam Parnell
Project Developer
ACEN Australia