

## COMMUNITY ENHANCEMENT FUND AND NEIGHBOUR BENEFIT AGREEMENT

The Community Enhancement Fund (CEF) commits a payment of \$2,500 p/a per turbine for 70 operational turbines which totals \$175,000 p/a (shared by 3 Council Zones). This fund is not conditional in that it will be paid without the need for the community to sign an agreement.

Rather than an “Enhancement” it is “Compensation” to the community for accommodating a large wind farm nearby. It is an established practice following NSW Wind Farm Guidelines to reward communities hosting wind farms.

The Neighbour Benefit Agreement (NBA) is conditional in that a neighbour must choose to agree to a condition, such as close placement of turbines to a dwelling, in order to be given an annual payment. The community doesn't have to choose to have the wind farm in their area, the wind farm comes with the payment per turbine.

Following the same argument, the neighbour should be given the payment as compensation for having the turbine in a close location. That is, assuming the turbine location is compliant in relation to noise and visual impact.

The CEF benefits the Developer's campaign to promote and sell the project's value to the community as well as enhance the Developer's EIS for DPIE approval.

The NBA aims to assist the Developer's application to DPIE by obtaining neighbour agreement when the application should be able to stand alone in relation to compliancy requirements (such as visual and noise impacts). The NBA is an enticement or an inducement for the neighbour to agree, and if the neighbour doesn't agree, the offer of payment for compensation should remain available.

The NBA should not be used by the Developer as a tactic to obtain approval.

To summarise;

- The turbines in relation to the Community Enhancement Fund come with a payment attached - \$2,500 p/a per turbine.
- The turbines in relation to the Neighbour Benefit Agreement (in some cases, the very same turbines as with the CEF) should also come with a payment attached.

It is difficult to explain the disparities between the CEF and the NBA. Interest in such issues is mainly limited to those who have been offered a Neighbour Benefit Agreement.

Please address these issues as part of the assessment of the Hills of Gold Wind Farm.