



DELBURN
WIND FARM

Offsite Landscaping Program



Augmented reality visualisation

With construction of the SEC Delburn Wind Farm now underway, eligible properties up to 6km from a wind turbine will be entitled to participate in SEC's Offsite Landscaping Program (OLP).

The OLP is designed to screen and filter views of the turbines by planting and maintaining trees and vegetation.

The OLP is a requirement of the SEC Delburn Wind Farm's planning approvals.

This fact sheet outlines:

- options for landscape screening
- one-off payments in place of landscape screening
- eligibility criteria; and
- information on how to participate in the OLP.

Eligible dwellings

A dwelling is eligible for landscape screening if it meets all the following criteria:

- ✓ The dwelling is within 6.0 km of one of the SEC Delburn Wind Farm turbines
- ✓ A turbine(s) is visible from a sensitive area of the dwelling
- ✓ The dwelling existed before 31 October 2025 (when the OLP was endorsed by the Minister for Planning)



Example of how trees can filter turbine views

Dwellings and sensitive areas

A dwelling is defined as the main residence on a property and nearby usable outdoor space, including a 50-metre radius around the dwelling. This includes private outdoor areas such as patios, outdoor dining areas and entertaining spaces.

A sensitive area of a dwelling is a room or space of the dwelling that is **habitable**, such as kitchens, loungerooms, bedrooms and adjoining outdoor spaces of a dwelling such as decks, gardens and outdoor sitting areas; as well as the primary entrance to a dwelling.

Rooms or areas that **are not occupied frequently** or are of a specialised nature such as a bathroom, laundry, toilet or pantry are not considered sensitive areas of a dwelling.

Areas used for work or recreation are not included.



Dwellings in rural areas

If a dwelling is located in a rural area, the owner may choose between a one-off payment to complete their own landscape screening **OR** to have a landscape screening plan prepared by a landscape architect and landscaping installed and maintained for two years by a qualified landscaper.

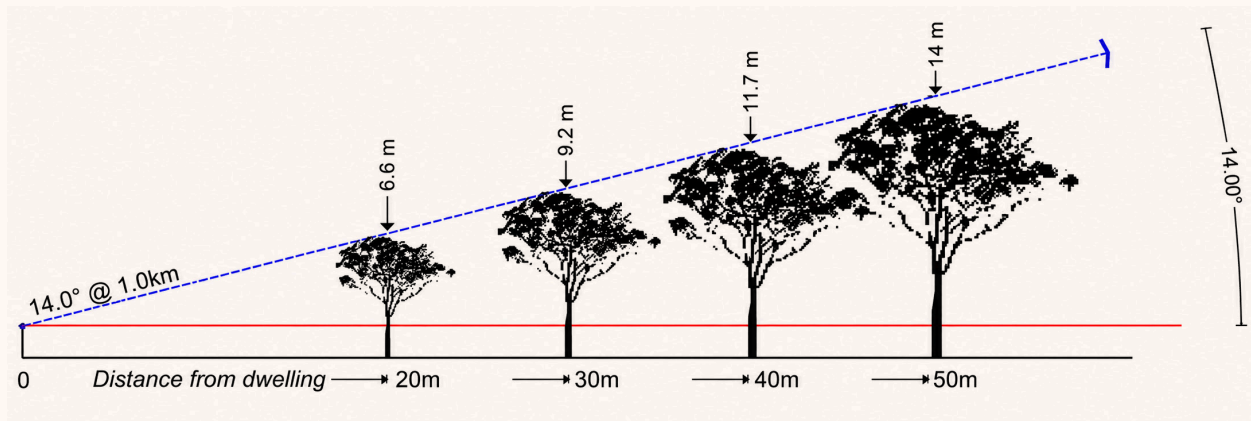
For rural properties, a payment in lieu of landscaping amount is based on how far the dwelling is from the turbines and how many 60° sectors have visible turbines.



Dwellings in townships

If a dwelling is in a township or urban area, the landscape screening program will offer a fixed \$500 payment to allow the dwelling owner to complete their own planting.

This reflects the smaller size and built-up nature of many town blocks. If a dwelling is located on the edge of a township an individual assessment may be requested to see if a greater level of landscape screening is required.



Example of how different trees can screen turbine views

Screening options

The OLP provides a range of trees and vegetation options to screen views of turbines from sensitive areas of a dwelling. A landscape architect will discuss the type, location and layout of trees/vegetation with dwelling owners.

There is no requirement for plants to be native species, however, this is recommended based on climate suitability and ease of ongoing care.

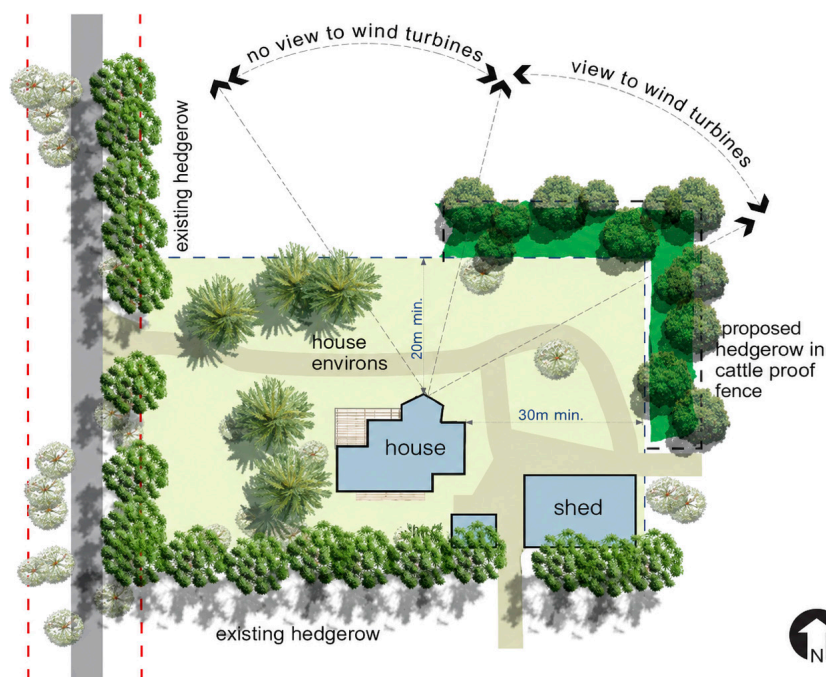
If a dwelling owner wishes to organise their own screening solution independently, they can opt to receive a one-off payment in lieu of landscaping.

Assessing visibility

A desktop assessment will be completed to determine if turbines will be visible from a dwelling. If the desktop assessment cannot verify if turbines will be visible, the project team will need to visit the property to complete an onsite visual assessment where the property owner(s) must be present to help guide team members around the dwelling.

Augmented reality technology will be used to indicate where the turbines will be seen around the dwelling. This allows landowners an opportunity to see the visualisations, ask questions and point out the sensitive areas of the dwelling.

If turbines are visible after construction is complete at an ineligible dwelling, the owner can still request to participate in the program for 12 months after the final wind turbine has been commissioned (from late 2028).



Example of landscape screening plan

How to take part

Eligible dwelling owners can follow the steps below to participate in the Offsite Landscaping Program.



If an eligible dwelling owner **chooses the one-off payment option**, they will need to provide:

- proof of land ownership e.g. rates notice or similar, and proof of identity; and
- a completed SEC Delburn Wind Farm OLP application form; and
- confirmation of the chosen option, noting that once the payment is processed, that decision is final.

This information will be provided to eligible property owners following confirmation of interest in the program and turbine visibility.

Following verification of eligibility and identity documents, a Letter of Agreement will be provided by SEC along with an Electronic Funds Transfer (EFT) details form so the payment can be made to the nominated account.



If an eligible rural dwelling owner **chooses landscape screening works**, they will need to:

- provide proof of land ownership e.g. rates notice or similar, and proof of identity
- take part in a dwelling visit with a qualified landscape architect and an SEC Delburn Wind Farm representative (a draft screening plan will be prepared before the visit to help guide the discussion); and
- work with the landscape architect to agree on the best location, planting area and vegetation type to help reduce views from eligible areas.

All landscaping plans must also be reviewed by a bushfire risk consultant if the dwelling is located in the Bushfire Management Overlay, to ensure planting is consistent with bushfire safety requirements. Once approved, a qualified landscaper will install and maintain the screening plants for two years after installation.

What the program does not cover

- Landscaping for paddocks, horse arenas or driveways
- Clearing trees or shrubs to carry out the work
- Removing debris, machinery, vehicles, rubbish or structures
- Planting on neighbouring land, reserves or council land
- Screening existing transmission lines
- Planting mature trees or vegetation
- Irrigation systems
- Payment for plants already purchased
- Planting within 10 metres of the dwelling in bushfire-prone areas.

Need help?

If you have any questions or want to confirm that your dwelling is eligible for landscape screening, please contact our team.

secvictoria.com.au



1800 936 172



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You can also visit the SEC Hub in Morwell
248 Commercial Road, Morwell.

**Monday, Tuesday, Friday
from 10am to 3pm**