



VNI West Community Consultative Group

Meeting 4 – 20 March 2024

Acknowledgement of Country

We would like to acknowledge the Wiradjuri, Wamba Wamba, Perrepa Perrepa and Yorta Yorta people as the custodians of the lands and waters on which we meet today.

We pay respect to Elders past and present.



Agenda

Time	Agenda item	Time allocated	Presenter
9:45 – 10:00	Morning tea	10 mins	
10:00 -10:05	Acknowledgement of Country	5 mins	Brendan Blakeley
10:05 – 10:10	Welcome, introductions and housekeeping and review of previous minutes	5 mins	Brendan Blakeley
10:10 – 11:10	Top line feedback – Draft Route Report <ul style="list-style-type: none">• Presentation• Q and A	60 mins	Joel Annett
11:10 – 11:30	Property Acquisition process <ul style="list-style-type: none">• Presentation• Q and A	20 mins	Ben Doran
11:30- 11:35am	Community Legacy– Focus groups	5 mins	Joel Annett
11:35 – 11:55am	Q and A	20 Mins	Project team
11:55 – 12:00	Wrap up and close	5 Mins	Brendan Blakeley

Review of Meeting 3 minutes and action items



Action items

Agenda item	Description	Person responsible	Status
2. Route selection methodology & options overview	Renewable zones requiring 30km buffers page 38, not an exclusion zone, 30kms of the line go through the REZ zone, reword the final report to be clearer	Secretary	In progress
	Transgrid will seek further feedback on use and status of the airfield north of Moulamein	Joel Annett	On 13 October 2023 Council advised Transgrid of its intention to dispose of the airstrip. Transgrid also confirmed in early March the property remains for sale. Transgrid has revised the preferred route in the area (for reasons not relating to the airstrip) that mean the preferred route is now around 3.5km north of the airstrip
	Request to extend the consultation period for the draft route report	Joel Annett	Transgrid did not extend the consultation period. Two individual requests were received to extend consultation. One at the previous CCG and the other on the final day of consultation. Transgrid advised it would still consider late submission.
	Update maps moving forward to reflect changed status of Werai State Forest	Jarryd Barton	Completed
	Mental health third party provider to be sent out with minutes for distribution.	Secretary	Completed

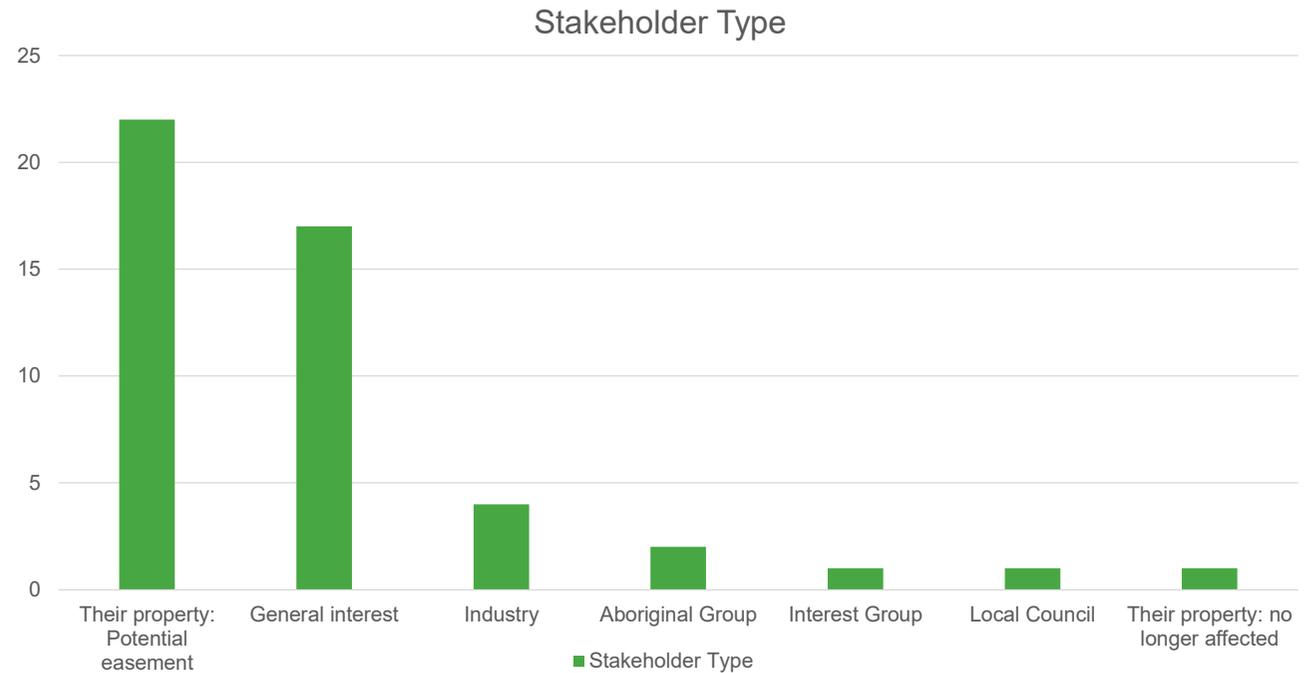
Top line feedback – Draft route Report

Joel Annett



Who we heard from

- 48 written submissions
- Three town hall meetings attended by around 150 people
- 12 Community Drop-in session attended by 50 people
- Approximately 42 landowner meeting/calls
- Six briefings with government agencies and renewable developers



Submission Themes

Proximity to
Moulamein

Alternate
connection to
EnergyConnect

Ecological and
heritage
impacts

Socio-
economic
impacts

Visual impacts

Consultation

Impacts on
agriculture

Landowner
compensation

Response to Key Themes

Key Theme	Response
Proximity to Moulamein	Working on a revised route that would move the line approximately 7km north of the town
Alternate connection to EnergyConnect north of Moulamein	<ol style="list-style-type: none"> 1. EnergyConnect is already under construction – Reconfiguring EnergyConnect to facilitate a connection north of Moulamein will <ol style="list-style-type: none"> i. significantly increase the cost of both projects ii. significantly delay both projects risking future energy security 2. Introduce the need for additional 500kV substation at significant cost increase to VNI West 3. Reduce route diversity introducing a network security risk through increasing single point of failure exposure (essentially putting all our eggs in one basket)
Ecological and heritage impacts	This information has been factored into the development of the preferred route and will be further investigated throughout the development of the EIS.
Socio-Economic impacts	
Visual Impacts	
Consultation	Our consultation process included a local print and digital advertising campaign from December 2023 through to March 2024 notifying the community of the release of the Draft Route Report. Individual letters were sent to directly impacted landowners and followed up with calls if people did not respond. Direct emails were also sent to the VNI West project subscriber list. A series of community Town Hall meetings and drop-in sessions were held through February across the region, which were advertised widely and attended by approximately 190 people.
Landowner compensation	<p>Landowners will receive two compensation packages</p> <ol style="list-style-type: none"> 1. One off compensation offer under the Just Terms Compensation Act that covers <ol style="list-style-type: none"> i. market value for the easement area ii. Injurious affection iii. disturbance 2. Strategic benefits payment – ongoing payment of \$10,000 per annum per linear kilometre of transmission for 20 years
Individual impacts	Transgrid acknowledges that the project will have an impact on individuals and the community. The route seeks to strike an appropriate balance to minimise overall impact across individuals, the community and the environment. Individual impacts and potential mitigation will be developed further in the EIS

Land access and acquisition

Ben Doran
Land & Property Manager



Land access



What can you expect?

If we require access to your property, we will contact you directly to seek your permission

We will document your entry conditions in a consent to enter form

Consent to enter forms will record the location, timing and nature of activities on your property

Landholders will have a dedicated landholder liaison team

Why do we need access?

- Environmental and ecological surveys
- Cultural heritage surveys
- Geotechnical investigations

Biosecurity

Going in and out of properties has the potential to spread weeds, pests and diseases.

Transgrid is committed to taking the necessary steps to reduce potential biosecurity risks through implementation of controls.

Transgrid has a **“COME CLEAN - GO CLEAN”** policy regardless of whether there are specific biosecurity issues flagged.



Transgrid employee performing vehicle washdown.

Safeguarding by:

- ✓ Following established on-farm biosecurity plans.
- ✓ Complying with Consent to Enter requirements.
- ✓ Thoroughly wash and/or decontaminate before entering or leaving a property away from production, sensitive areas, and not drain into waterways or cropping areas.
- ✓ Staying on designated roads, access routes and clear of high risk areas such as thick vegetation, animal manure or muddy areas.
- ✓ Undertaking hygiene procedures at worksite or a suitable location agreed to by property owner.
- ✓ Ensuring items of Plant and Heavy Vehicles have a *Plant Delivery/Onboarding Inspection* done, which will include a *Weed Hygiene Inspection Certificate*.

Easement acquisition - Steps

1

Project announced and study corridor identified

2

Refine route to 200m corridor and commence valuation

3

Transgrid issues offer letters to landowners

4

Landowners seeks independent valuation

5

Transgrid negotiates with the landowners

6

Transgrid and the landowner agree on the compensation

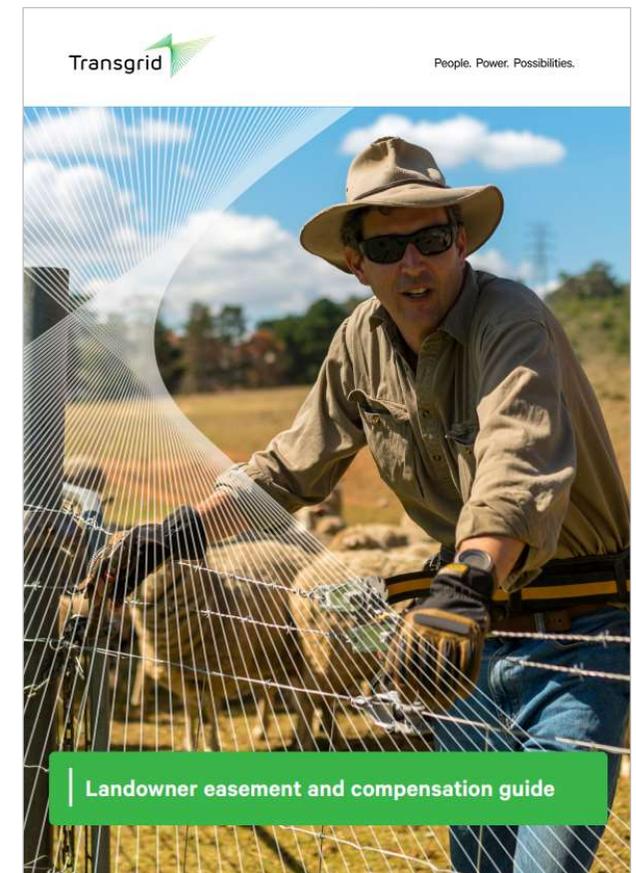
Easement acquisition - compensation

Just Terms Compensation

- One-off payment
- Compensation is strictly assessed under the Land Acquisition (Just Terms Compensation) Act 1991
- Not only land value but any disruption to operations is considered
- Transgrid encourages you to obtain your own independent advice, and will pay for reasonable professional fees you incur i.e. legal, valuation etc.

Option for Easement

- Following our assessment of compensation an offer will be made with an Option to acquire an easement,
- \$20,000 Option fee is paid following agreement and signing of the Option Deed
- If the Option is exercised, 75% of the agreed compensation is paid
- Final 25% is paid following registration of the easement on title – this may be after construction.



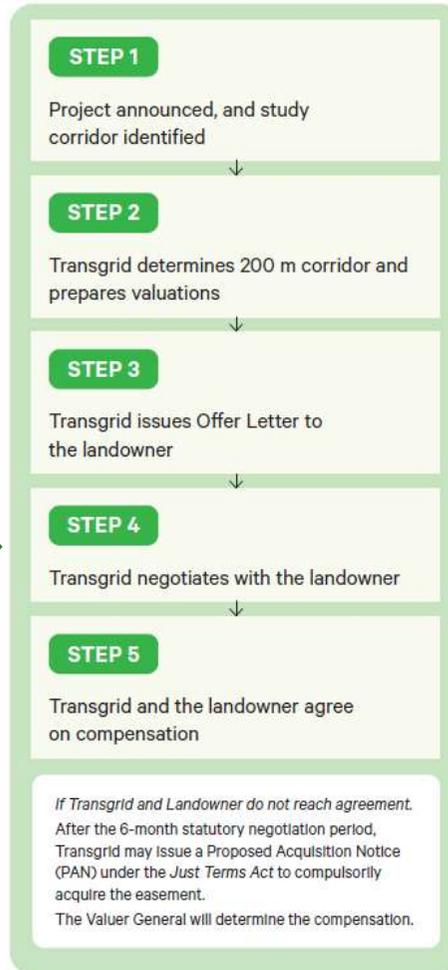
Easement Acquisition and Negotiation Process



- Offer Letter formally starts the minimum 6-month genuine negotiation period required under Section 10A of the *Land Acquisition (Just Terms) Compensation Act 1991*.
- 70 m wide easement will be acquired within the 200 m corridor with the final easement location confirmed on completion of design assessment field surveys.
- Easement acquisition proposed to be formalised via Option for Easement Agreement.
- Landowners able to obtain their own independent professional advice, which will be reimbursed subject to [Transgrid's guidelines for payment of professional fees in connection with land or easement acquisitions.](#)

Easement Acquisition and Negotiation Process

- Transgrid aims to reach an agreement on compensation amount with the landowner.
- May involve additional meetings between the landowner, Transgrid and respective professional advisors.
- Opportunity for the landowner to provide and discuss their independent valuation assessment reports with Transgrid for negotiation purposes, and vice versa.
- Opportunity for the landowner to advise Transgrid on any particular requests/requirements for property access.



Easement Acquisition and Negotiation Process



- Agreement formalised by the landowner and Transgrid signing the Option for Easement Agreement.
- 6-months is the legislative minimum negotiation period, however during this time Transgrid will continue to negotiate in good faith to reach a voluntary agreement on compensation with landowners.
- Transgrid is not required to continue negotiations for the full 6 month period where landowners indicate they are not willing to negotiate or cannot be located after the making of reasonable enquiries.
- If compensation agreement looks unlikely, Transgrid may issue a Proposed Acquisition Notice (PAN) under the *Just Terms Act* to compulsorily acquire the easement.

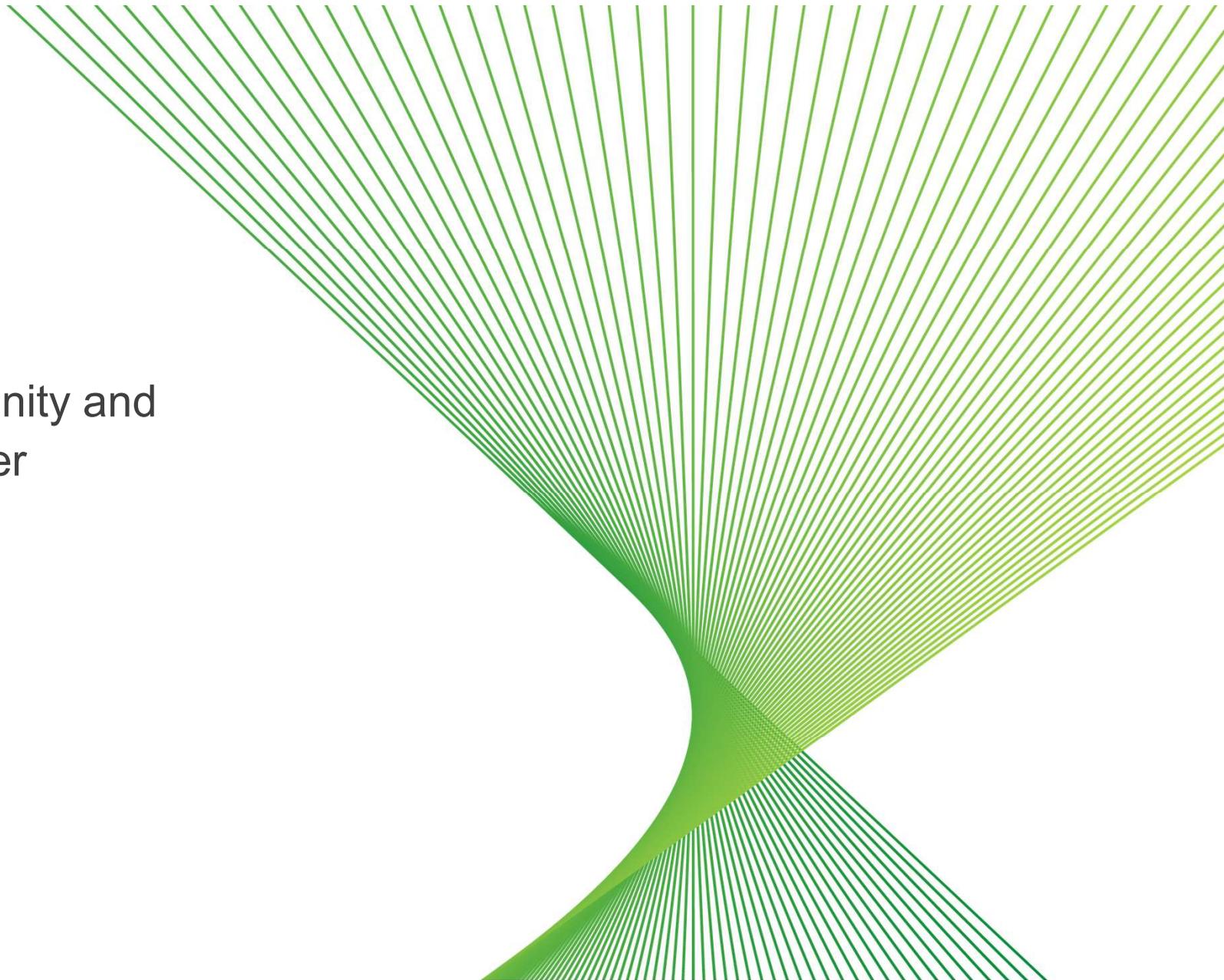
Easement acquisition – compensation

Strategic Benefit Payment

- Announced by NSW Government in 2022
- ***In addition*** to Just Terms Compensation
- Ongoing payment linked to property title for 20 years
- \$10,000 per kilometre / year - indexed to CPI
- \$200,000 per kilometre overall



Community Benefits
Joel Annett, Community and
Stakeholder Manager



Community Investment Program - Consultation

Ensure impacted communities receive benefits that adequately address social legacy expectations.

As part of VNI West Transgrid will make an investment in the local community.

CCG will play a role in guiding Transgrid on how to engage with the community to identify the opportunities.

Our proposed process

1. Focus groups – Jerilderie, Wanganella, Moulamein and Barham
2. Three groups at each location = landowners and community and Indigenous
3. Outcomes report providing a summary of priority areas and community needs to inform opportunity identification in the next stage

Which community groups would you like to nominate for these focus groups?



Meeting close

Thank you for your time

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