

HumeLink Community Consultative Group 5th meeting

July 2022

Agenda

| | |
|--|------------|
| Welcome and Acknowledgment of Country | 5 minutes |
| CCG commencement | 5 minutes |
| Minutes and matters arising | 10 minutes |
| HumeLink Project Update | 15 minutes |
| Undergrounding Feasibility Report | 15 minutes |
| Route Refinement | 15 minutes |
| Compensation | 20 minutes |
| Planning and Approvals | 10 minutes |
| Engagement | 10 minutes |
| Agenda setting for subsequent meetings | 15 minutes |
| Close | |

Acknowledgment of Country

We begin our commitment to reconciliation by acknowledging the Traditional Owners of the land on which we meet today.

We pay respect to Elders past, present and emerging.





Update HumeLink project

Project update

Introductions

- Gordon Taylor, Executive General Manager – Major Projects
- Nathan Rhodes, Acting Project Director – HumeLink
- Brendan Nelson, Independent Peer Review - MacroPlan

Changes in project team

Project update

Regulatory

- Continued talks with AER in relation to CPA-1 funding submission, determination expected early July.
- Received submissions from AER in response to CPA-1, collating feedback

Route Refinement

- 200m corridor refined for most of the route and investigated alternative routes proposed by community, including route through Green Hill State Forest.

EIS

- Field survey work continued, drafting of Initial chapters for EIS progressing, EIS engagement plan, seeking community feedback commencing 13 July

Procurement

- Local business engagement starting August, business register, opportunity briefings and coordinated capability building
- Expression Of Interest (EOI) process for major contractor to start in August, contractor appointed 2023

Property

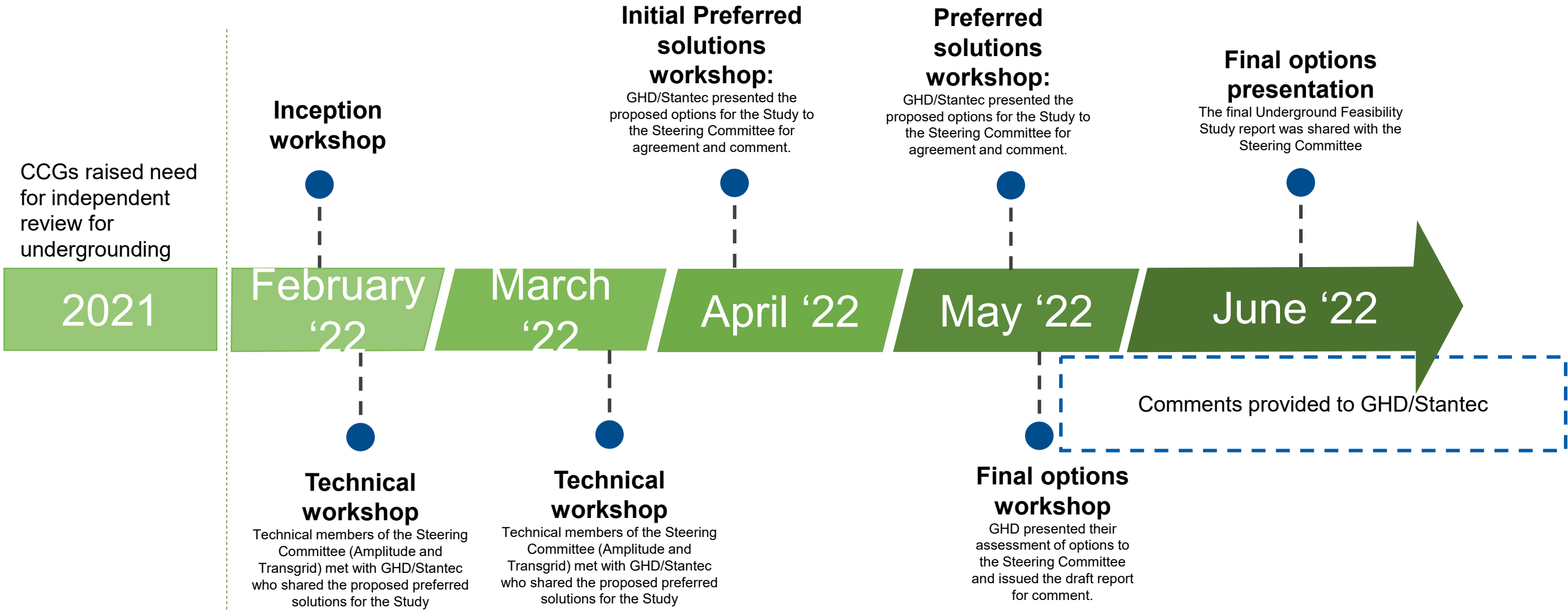
- Started formal easement negotiation process with some landowners

Engineering

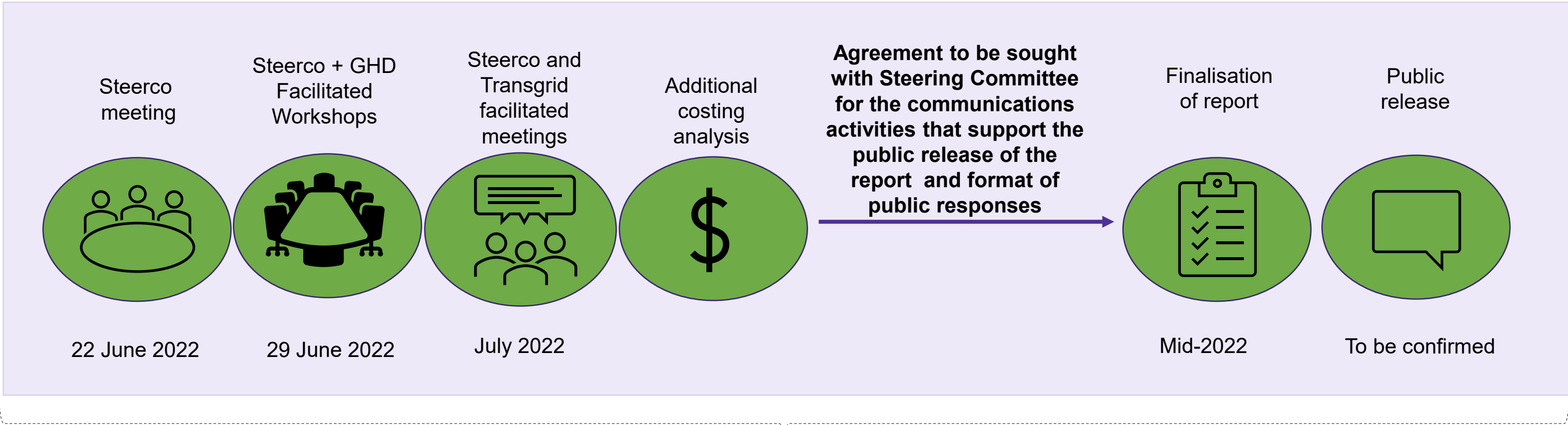
- Preliminary investigations underway including LIDAR and soil resistivity. Geotech studies will commence in late 2022

Update on Underground Feasibility Report

Underground feasibility report timeline



Underground feasibility report – next steps



Ongoing discussions between Steering Committee members

Update on route refinement and peer review



Update on compensation

Compensation

Special Benefit Payment

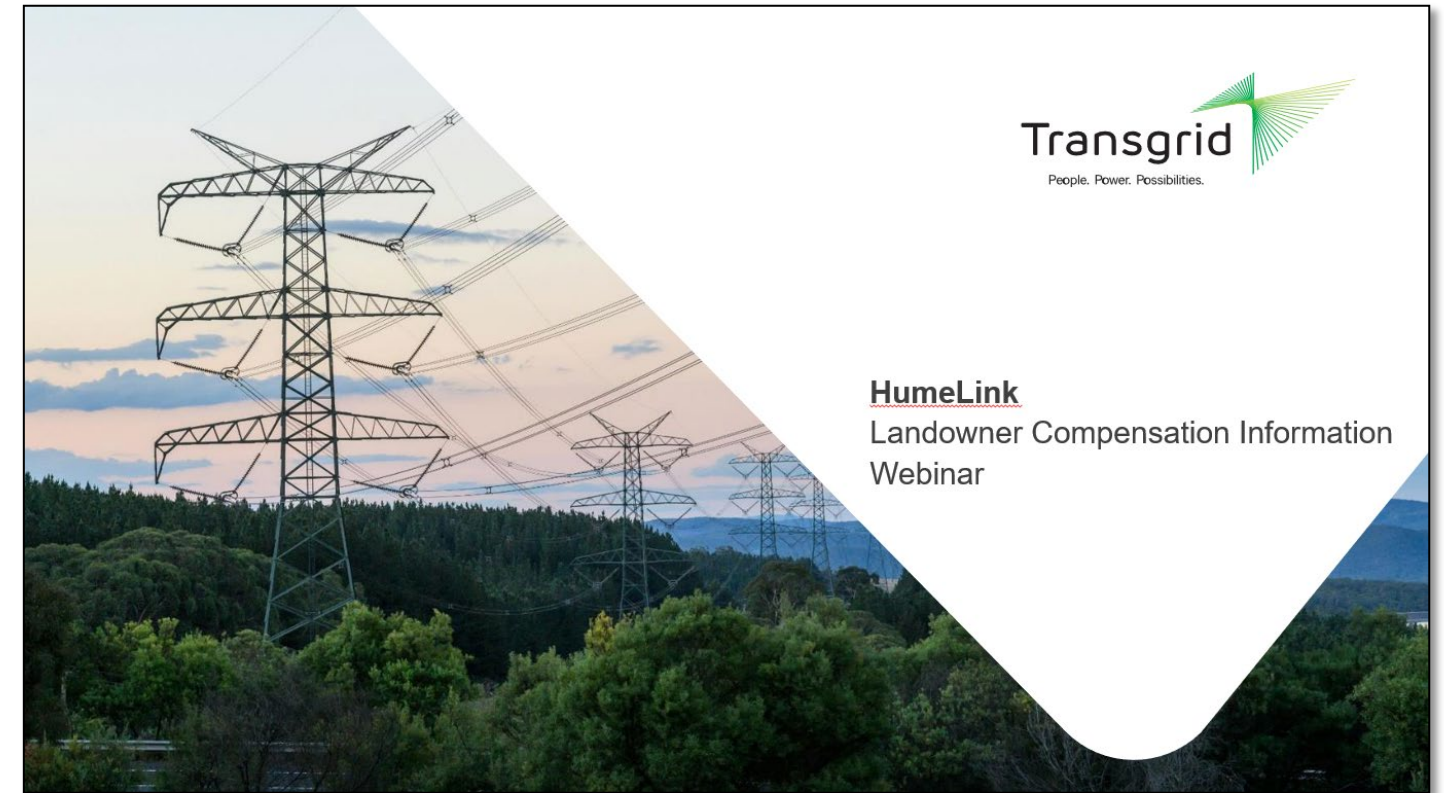
The NSW Government has been investigating strategic landholder payments to recognise landholders who host transformational transmission projects. Transgrid supports any new arrangements which are fair and equitable to landholders, and has been working with government to explore these options.

Annualised Easement Payments

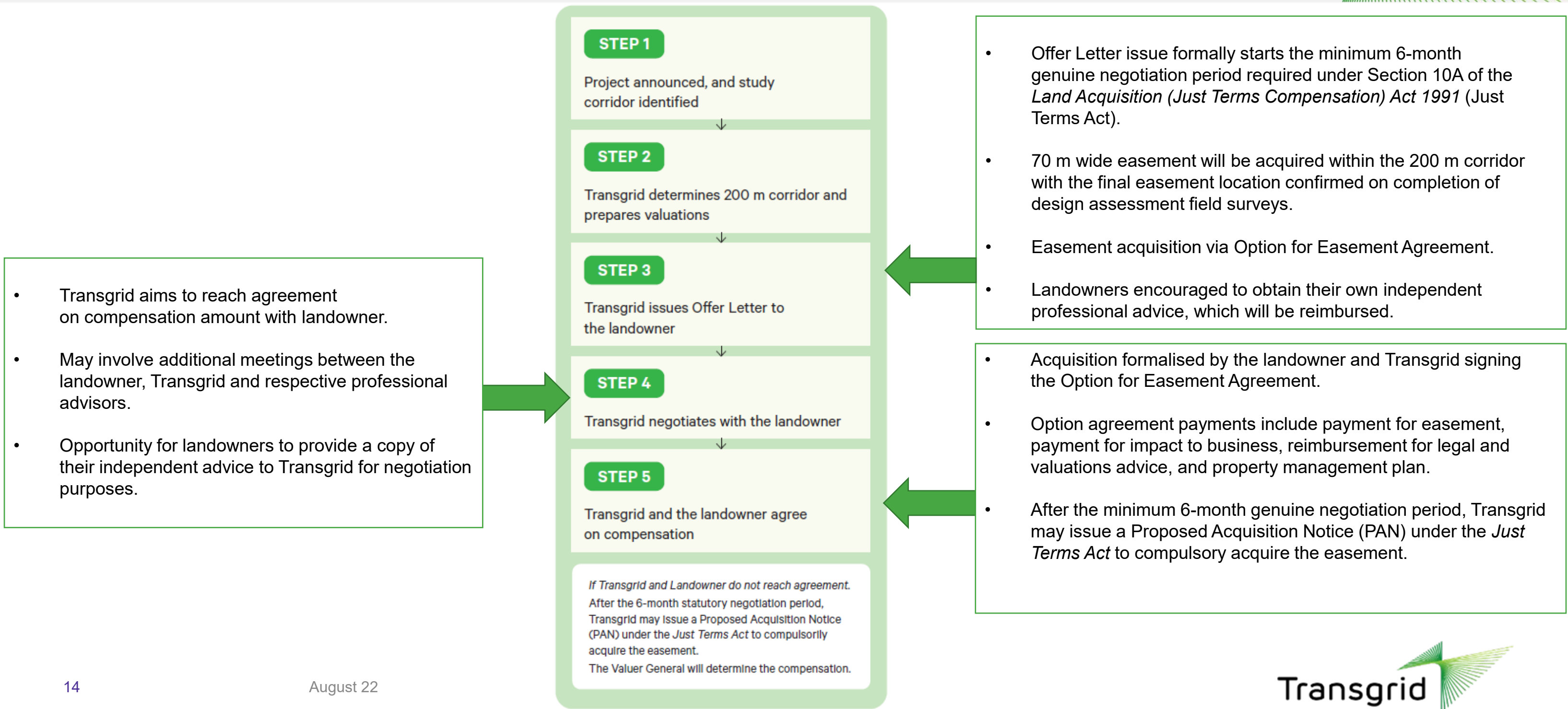
We have investigated annual easement compensation payments. There are some challenges to annual easement payments, including our financier requirements. As a result, we are focusing our efforts on working with government on the strategic benefit payment

Compensation webinars

- From late July Transgrid will host a up to 12 webinars for Landowners to discuss the compensation process.
- Landowners will be invited to attend one of the online sessions following receipt of their offer letter from Transgrid.
- The online forums will be held regularly and offer property owners the opportunity to ask questions of Transgrid's property team.



Easement acquisition and negotiation process



Easement compensation calculation

Piecemeal method: assesses individual components of compensation

Market Value of Land (Section 55 (a))

% of total market value representing the easement area
(typically, 50% of Freehold Easement Area Land Value and 100% of TLE Tower Sites Area)



Decrease in market value of the remaining property as result of transmission line easement

Injurious Affection (Section 55 (f))

A % of this market value, e.g., 5% for depreciation of existing dwelling and 5% for part of the remaining land

Methods sense checked against each other, compensation should equate

'Before and After' Method: difference in market value between 'Before' and 'After' assessments acts as a guide to fair compensation paid

Before value- estimate current market value including land and improvements



After- estimate current market value including land and improvements assuming proposed TLE and associated infrastructure is in place

Other relevant compensation considerations:

Disturbance Items (Section 55(d))
Where landowners engage professional advisors at reasonable costs, these costs will be re-imbursed by Transgrid as required under the Just Terms Act

Easement compensation calculation: hypothetical example

- Land holding of 100 hectares (247 acres)
- Includes single residential dwelling positioned towards road frontage
- Proposed easement acquisition will affect land areas of 80, 000 square meters
- Easement will contain new high voltage transmission line, including two towers
- Property is not impacted by visual affection of proposed transmission line



Easement compensation calculation: hypothetical example

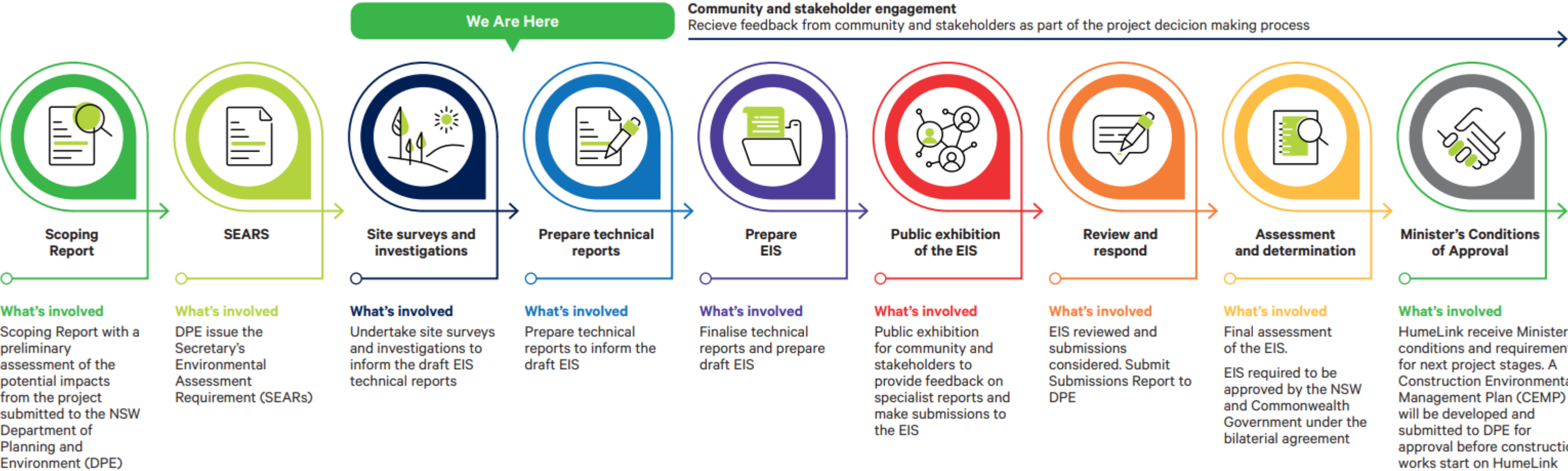
| | |
|--|------------------|
| Piecemeal Calculations Method | |
| Section 55(a) Market Value | |
| Market Value of Land Directly Affected by Easement | |
| TLE Tower Sites - 3, 200 square meters x \$1/square metre x 100% | \$3, 200 |
| TLE (excl. Tower Sites) - 76, 800 square metres x \$1/square metre x 50% | \$38, 400 |
| | \$41, 600 |
| Section 55(f) Injurious Affectation | |
| Diminution in Market Value of Affected Residue Land & Improvements | |
| Remaining Land - 920, 000 square metres x \$1/sqm x 1% | \$9, 200 |
| Total Compensation (Piecemeal Method) | \$50, 000 |
| Before and After' Method | |
| Assessed Market Value of the Land 'Before' Easement Acquisition | \$1, 000, 000 |
| Assessed Market Value of the Land 'After' Easement Acquisition | \$950, 000 |
| Total Compensation ('Before and After' Method) | \$50, 000 |
| Other types of compensation considered | |
| Section 55(b) Special Value - No Special Value issues arise as a result of the proposed easement | |
| Section 55(d) Disturbance - General disturbance (in this case legal and valuation fees) | \$5, 000 |
| Section 55(e) Disadvantage from relocation - No relocation required in this instance | |
| Total compensation calculated for easement acquisition | \$55, 000 |



Update on Environmental Impact Statement (EIS)

EIS Planning Pathway

HumeLink Environmental Impact Statement Planning Pathway

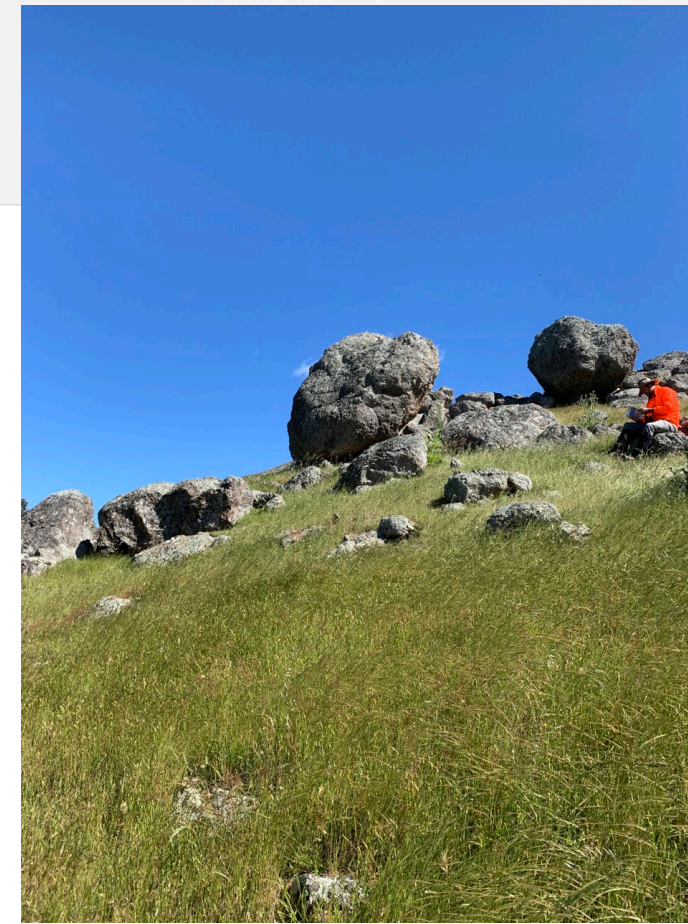


EIS Update

Technical specialists have commenced assessment of the project for each specialist discipline to address the SEARs.

We are currently progressing

- Desktop assessment
- Modelling and reporting
- Ongoing fieldwork to inform assessment and future design refinements.

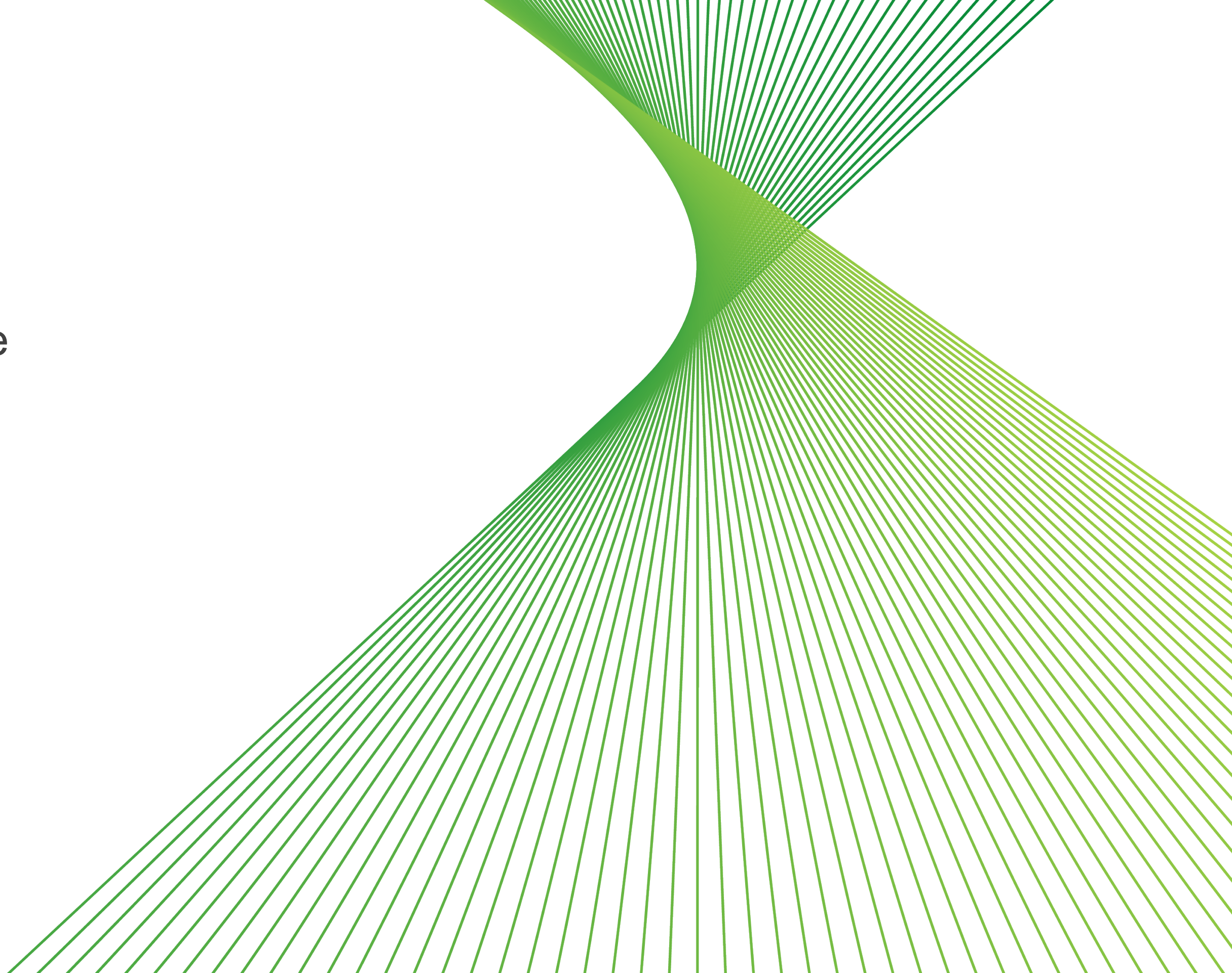


Upcoming Pre-EIS Engagement Activities

| | |
|----------------------|---|
| July | Seeking community feedback on EIS engagement activities and priority order of technical information based on information provided to date |
| August | Community Information sessions and webinars <ul style="list-style-type: none">- Introduction to HumeLink project- How your insights have informed decision making so far- HumeLink planning and approvals pathway process |
| August / Sept | Community Information sessions and webinars <ul style="list-style-type: none">- Technical presentations with opportunities to meet with technical experts and provide feedback |
| Late October | Community feedback on EIS – captured via “What we heard” reports |
| Ongoing | Engagement with Government Agencies on requirements for the EIS EIS supporting communications material and development updates (fact sheets, newsletters, FAQs, email and website) |



Engagement Update



Social impacts and opportunity workshops

| Needs / Impacts | Opportunities |
|---|---|
| <ul style="list-style-type: none">• Connectivity and telecommunications blackspots | <ul style="list-style-type: none">• Install telecommunications on towers |
| <ul style="list-style-type: none">• Skills shortages, training, asymmetric growth and opportunities | <ul style="list-style-type: none">• CSU partnership• RDA partnership |
| <ul style="list-style-type: none">• Landcare and biosecurity | <ul style="list-style-type: none">• Partnership opportunities |
| <ul style="list-style-type: none">• Accessible and affordable accommodation | <ul style="list-style-type: none">• Workforce accommodation |

Community engagement upcoming activities

Engagement to date has focused primarily of landowners, local governments and key agencies.

From July the project will focus on engaging the broader community. This engagement will focus on:

- Providing the community with information and updates about the project
- Seeking input from the community about the project

The community will be engaged via a combination of:

- online webinars
- in-person engagement sessions
- online information and feedback portal
- targeted briefings and meetings
- written correspondence

As part of the initial engagement we will ask the community for their preferences.

| Date | Activity |
|----------|---|
| July | Community Newsletter |
| July + | Compensation webinars |
| 27 July | Bushfire webinar Tumut |
| August + | Project information webinars |
| August + | Community Information Sessions / displays |

Agenda setting for next meeting



Thank you

