

Agenda

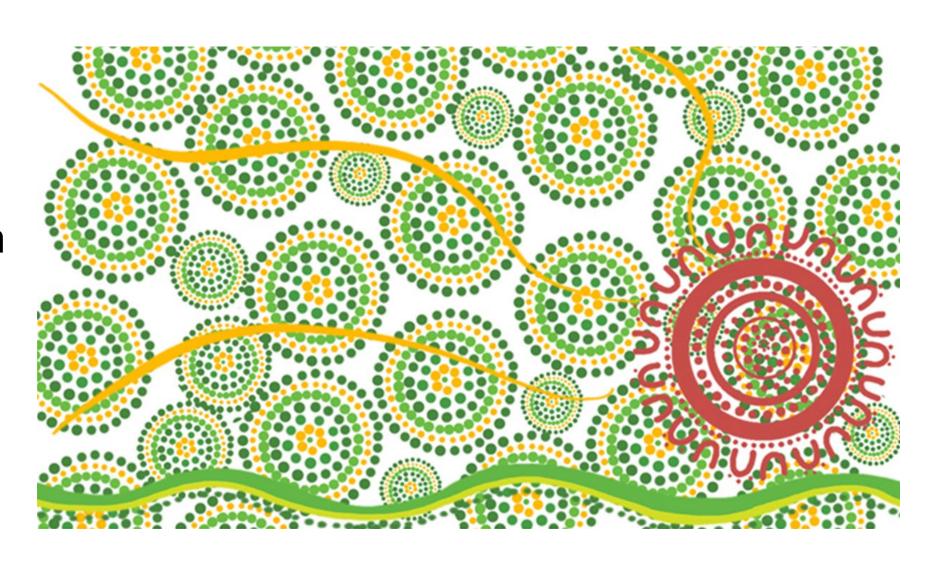
Welcome and Acknowledgment of Country	5 minutes
CCG commencement	5 minutes
Minutes and matters arising	10 minutes
HumeLink Project Update	15 minutes
Undergrounding Feasibility Report	15 minutes
Route Refinement	15 minutes
Compensation	20 minutes
Planning and Approvals	10 minutes
Engagement	10 minutes
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.







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

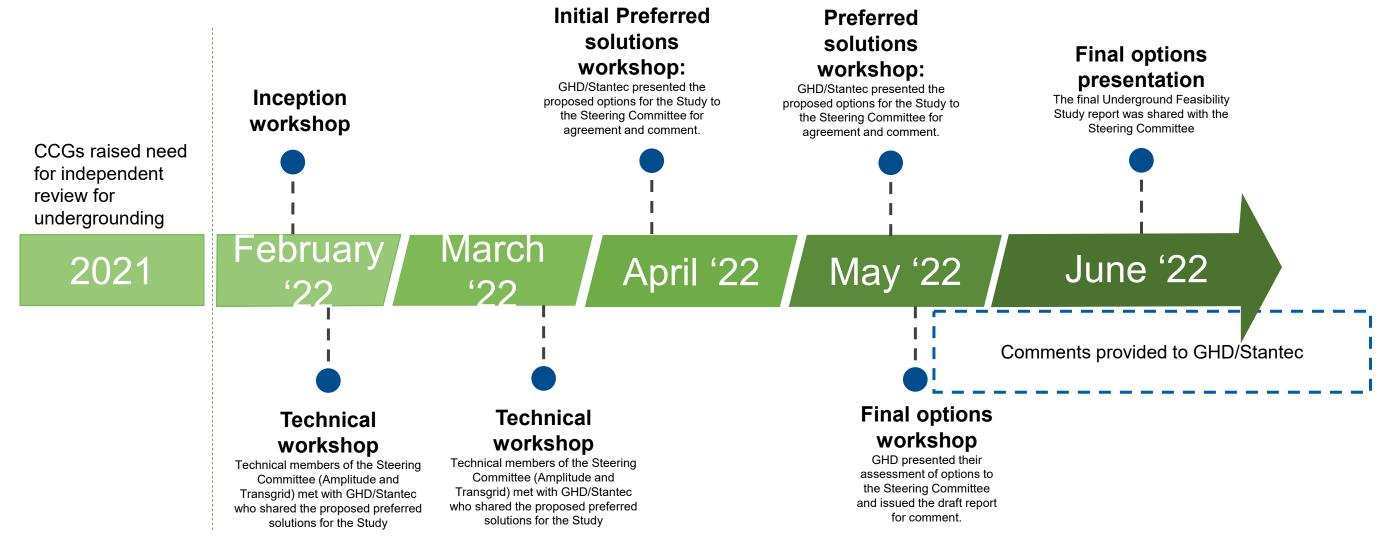
Engineering

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



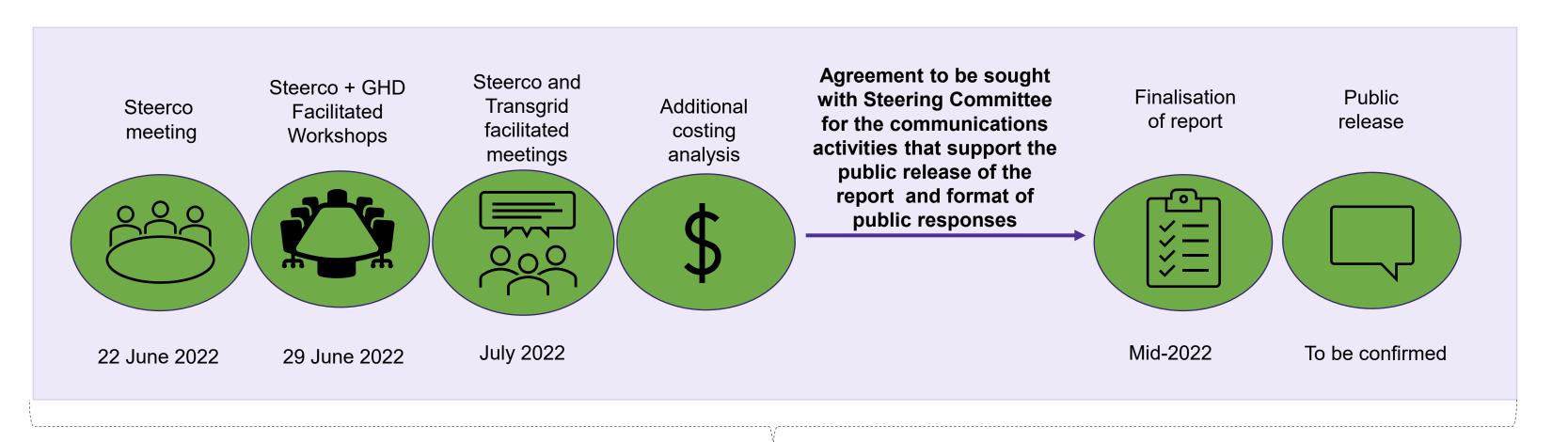


Underground feasibility report timeline





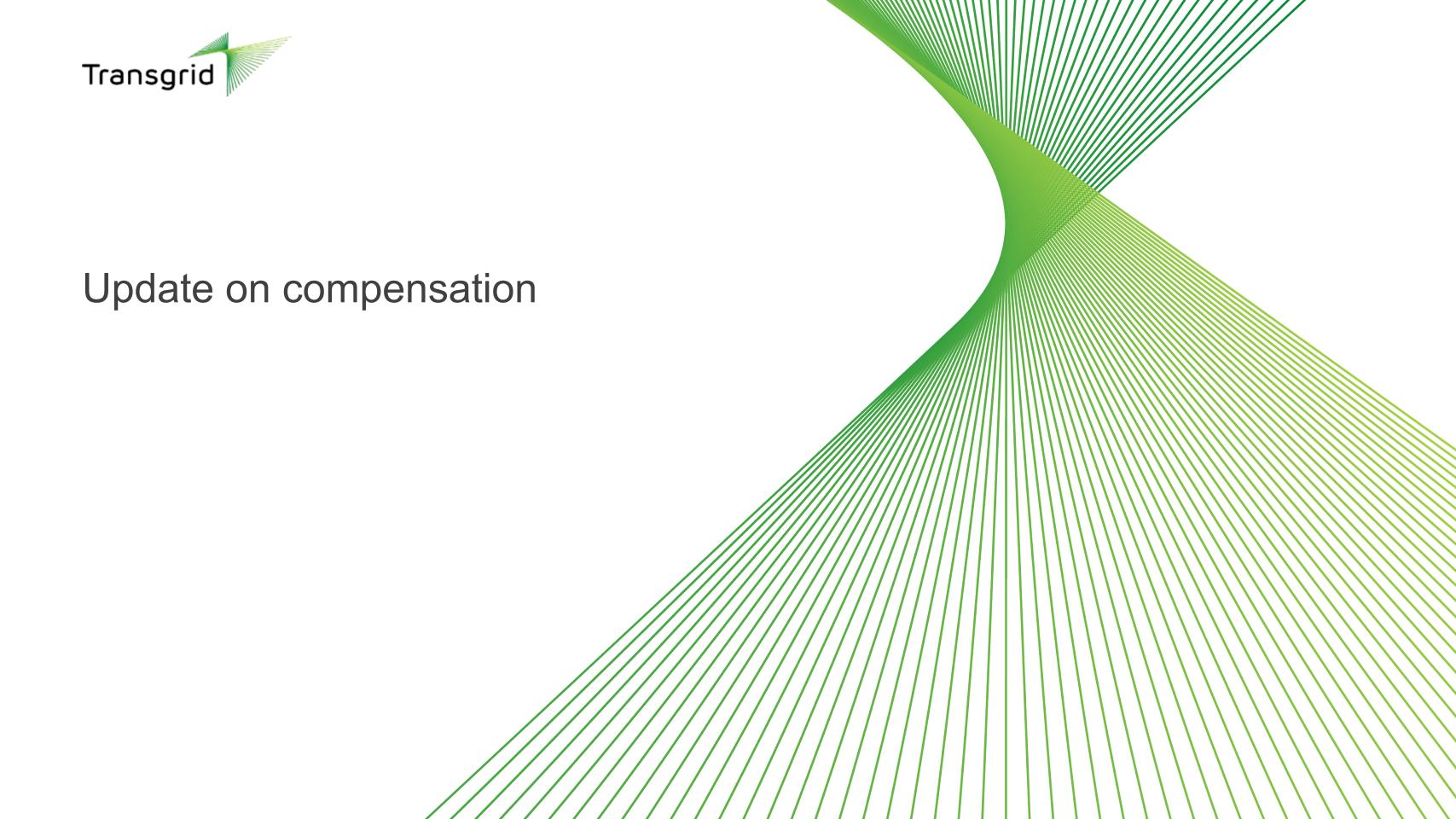
Underground feasibility report – next steps



Ongoing discussions between Steering Committee members







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.

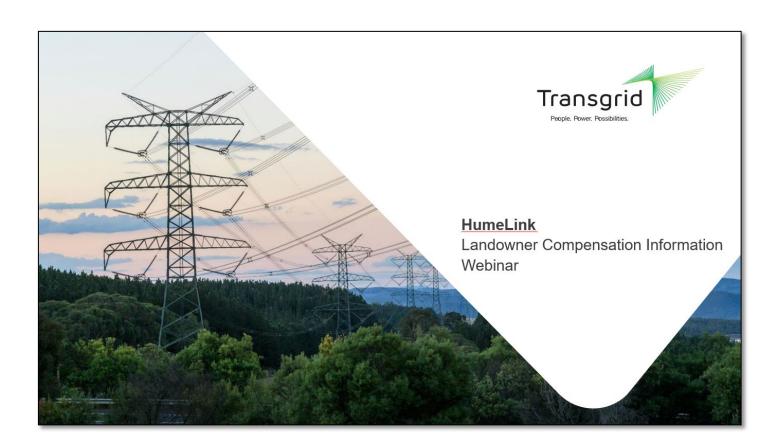
Annualised Easement Payments

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

- Transgrid aims to reach agreement on compensation amount with landowner.
- May involve additional meetings between the landowner, Transgrid and respective professional advisors.
- Opportunity for landowners to provide a copy of their independent advice to Transgrid for negotiation purposes.

STEP 1 Project announced, and study corridor identified STEP 2 Transgrid determines 200 m corridor and prepares valuations STEP 3 Transgrid issues Offer Letter to the landowner STEP 4 Transgrid negotiates with the landowner STEP 5 Transgrid and the landowner agree on compensation Transgrid may Issue a Proposed Acquisition Notice (PAN) under the Just Terms Act to compulsorily

The Valuer General will determine the compensation.

- Offer Letter issue formally starts the minimum 6-month genuine negotiation period required under Section 10A of the Land Acquisition (Just Terms Compensation) Act 1991 (Just Terms Act).
- 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 via Option for Easement Agreement.
- Landowners encouraged to obtain their own independent professional advice, which will be reimbursed.
- Acquisition formalised by the landowner and Transgrid signing the Option for Easement Agreement.
- Option agreement payments include payment for easement, payment for impact to business, reimbursement for legal and valuations advice, and property management plan.
- After the minimum 6-month genuine negotiation period, Transgrid may issue a Proposed Acquisition Notice (PAN) under the *Just Terms Act* to compulsory acquire the easement.



Easement compensation calculation



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 deprecation 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

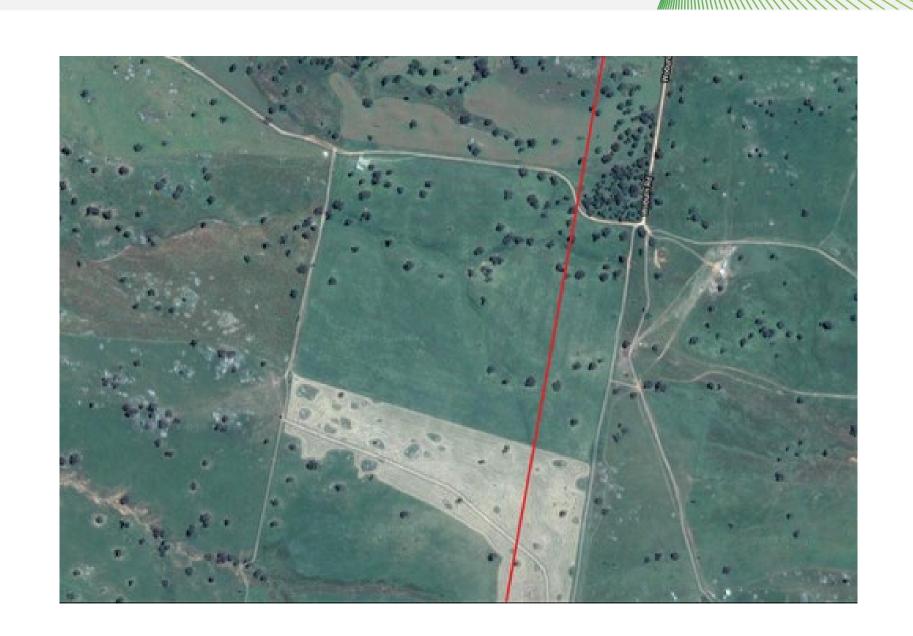
Other relevant compensation considerations:

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





EIS Planning Pathway

HumeLink Environmental Impact Statement Planning Pathway



What's involved

Scoping Report with a preliminary assessment of the potential impacts from the project submitted to the NSW Department of Planning and Environment (DPE)

What's involved

DPE issue the Secretary's Environmental Assessment Requirement (SEARs)

Undertake site surveys and investigations to inform the draft EIS technical reports

What's involved

What's involved

Prepare technical reports to inform the draft EIS

Finalise technical reports and prepare draft EIS

Public exhibition for community and stakeholders to provide feedback on specialist reports and make submissions to the EIS

What's involved

EIS reviewed and submissions considered. Submit Submissions Report to DPE

What's involved

Final assessment of the EIS.

EIS required to be approved by the NSW and Commonwealth Government under the bilaterial agreement

What's involved

HumeLink receive Minister's conditions and requirements for next project stages. A Construction Environmental Management Plan (CEMP) will be developed and submitted to DPE for approval before construction works start on HumeLink



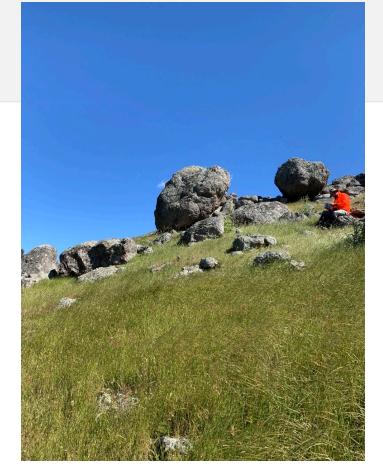
EIS Update

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.







Transgrid

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

- 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

- 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

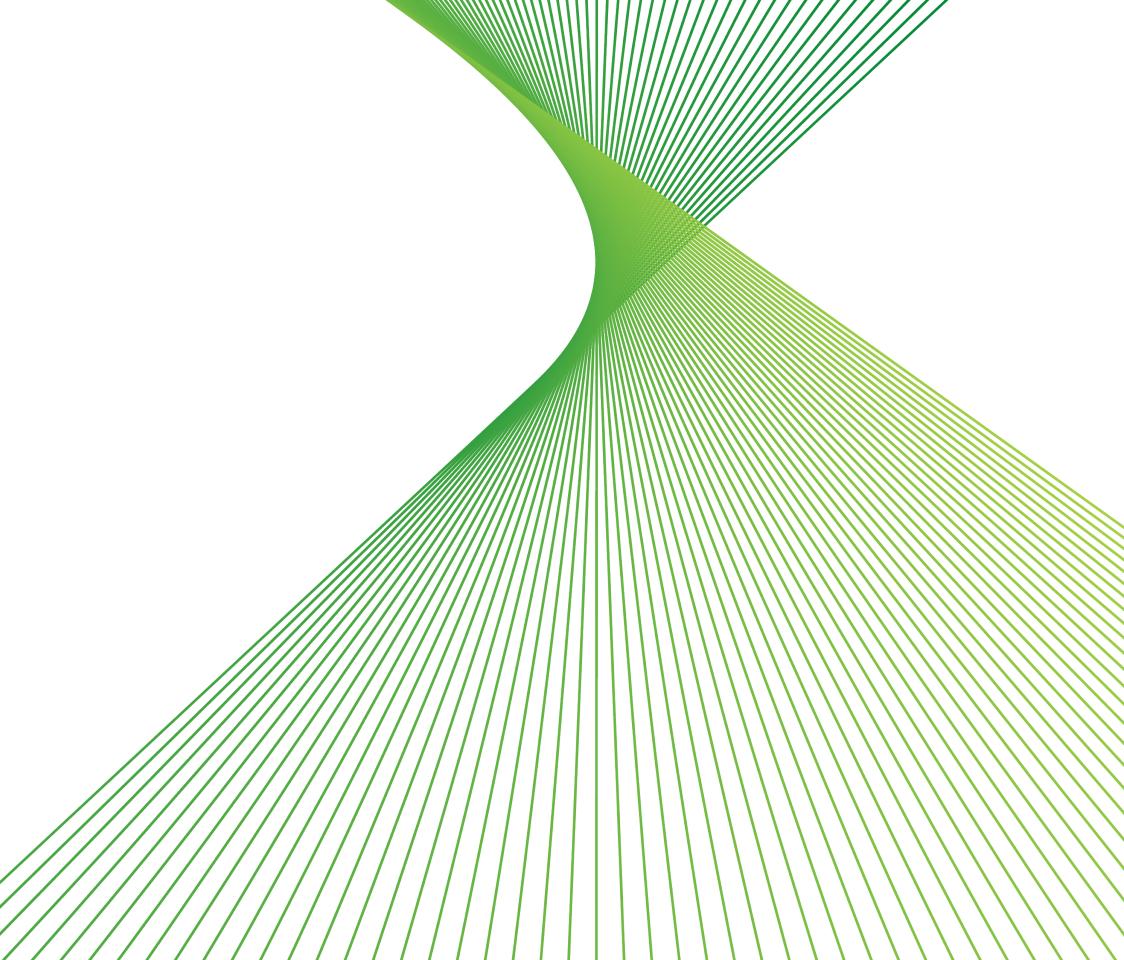
EIS supporting communications material and development updates (fact sheets, newsletters, FAQs, email

and website





Engagement Update



Social impacts and opportunity workshops

N	eeds / Impacts	Opportunities
•	Connectivity and telecommunications blackspots	 Install telecommunications on towers
•	Skills shortages, training, asymmetric growth and opportunities	CSU partnershipRDA partnership
•	Landcare and biosecurity	 Partnership opportunities
•	Accessible and affordable accommodation	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







Thank you

