

HumeLink Community Consultative  
Group  
13th Meeting  
August 2023

# 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 and present.



# Agenda

CCG commencement & acknowledgment of Country	5 minutes
Minutes and actions	10 minutes
Program update	15 minutes
EIS process and development	30 minutes
EIS topics	40 minutes
General business / Q&A	20 minutes
Close	



# Minutes and Actions



# Actions and Responses

## Actions

### Visualisation Tools

Transgrid to show images to CCG members of different visualisation tools to compare visual representation.

### RFS Engagement

Transgrid to attempt to obtain more detailed information on fighting fires under transmission lines and on ability to evacuate where there is a 25-metre exclusion zone due to smoke.

### Route Refinement

1. Transgrid to provide greater detail on the Yass Valley route refinement. Explanation stated there were constraints in consideration of the Rye Park Wind Farm. How does this impact Yass?
2. Transgrid to provide an update on route in the Yass region and what route will be in the EIS.

### Undergrounding

Transgrid to respond to community on where WSP's study to assess undergrounding overseas is up to.

### Towers

Transgrid to provide the height of the towers of the 500kV transmission lines between Bannaby and Mount Piper.

### Engagement

Transgrid to discuss with Rod Stowe to determine if there will be a replacement for Barbara El Gamal as Deputy Landowner Advocate.

### Project

1. Transgrid to clarify the percentage of opex over capex assumed in the RIT-T and that if assumptions have changed to explain the implications of this for the overall project viability in terms of net benefit/net cost.
2. Transgrid to provide an update on the sensitivity analysis on potential delays when completed.

# Responses to Items Taken on Notice

## Items taken on notice

### **RFS Engagement**

1. Were there requests to de-energise the line from local Rural Fire Service that did not go through to Transgrid?
2. What is the turnaround time for a request being made to de-energise the lines?
3. Provide number of RFS requests to de-energise the lines from fire brigade offices on the ground rather than head offices.
4. Provide clarification on the engagement with the Rural Fire Service and how local brigades on the ground know what they can and cannot do and the communication processes between local brigades, RFS Central operations and Transgrid.
5. Provide a map of the outages that occurred during 2019 – 2020 fires.

### **Route Refinement**

Will there be visual impact to tourist areas (walking tracks, Pilot Hill Arboretum etc) from the alternate western route through Green Hills State Forest and Bago State Forest?

### **Undergrounding**

Requested the WSP study to assess undergrounding overseas be made available to the CCG.

### **EIS**

Request to extend the EIS public exhibition to greater than 1 month.

### **Towers**

Provide proposed location of suspension vs. tension towers.

# Responses to Items Taken on Notice

## Items taken on notice

### Site Rehabilitation

1. Provide information on how properties will be rehabilitated post construction and removal of work pads, including reference to impacts and rehabilitation methods for properties with soft/fragile soil.
2. Include rehabilitation activities on transmission line construction infographic.

### Crane Pads

Provide size of crane pad

### Collateral

Provide collateral that clearly explains (e.g., flow chart, infographic etc.) compulsory acquisition process and timeline and TG's role vs. government.

### Project

Provide a list of projects, other than Snowy Hydro, feeding into HumeLink.

### Compensation

What have TG done to advocate government for tax free compensation payments



# Project Update





# Regulatory and Procurement update

Key CPA-1 Activities	STATUS
CPA-2 Preparation (includes Financial Modelling & AEMO feedback loop)	Well advanced
Procurement of Delivery Contractor (EO\ECI)	Well advanced
Procurement of Long Lead Equipment and Materials (booking of production slots and commence early design and prototyping works)	In progress
Delivery Contract (SP1) – Detailed Designs & Early Works	Not started
Community and Stakeholder Engagement Activities	In progress
Environmental Impact Statement (all technical studies for preparation and subsequent approval of EIS)	Well advanced
Concept Designs	Complete
Investigations (Geotech and other studies)	Complete
Detailed Land Valuations & Landowner Negotiations	Well advanced
Land Option Agreements in place	In progress
Wagga Wagga 500kV Substation ('Gugaa') land acquisition	Well advanced

Actuals to end of Aug-22 (Pre-CPA1 Approval) **\$66.4M**



**Total (Since CPA1 approval) \$103.4M**



Total Cost to Date as at end of June-23 **\$169.8M**

### CPA 1 Funding Envelope to Total Outturn Cost in 2024



As at end of June 2023

Q2 2024

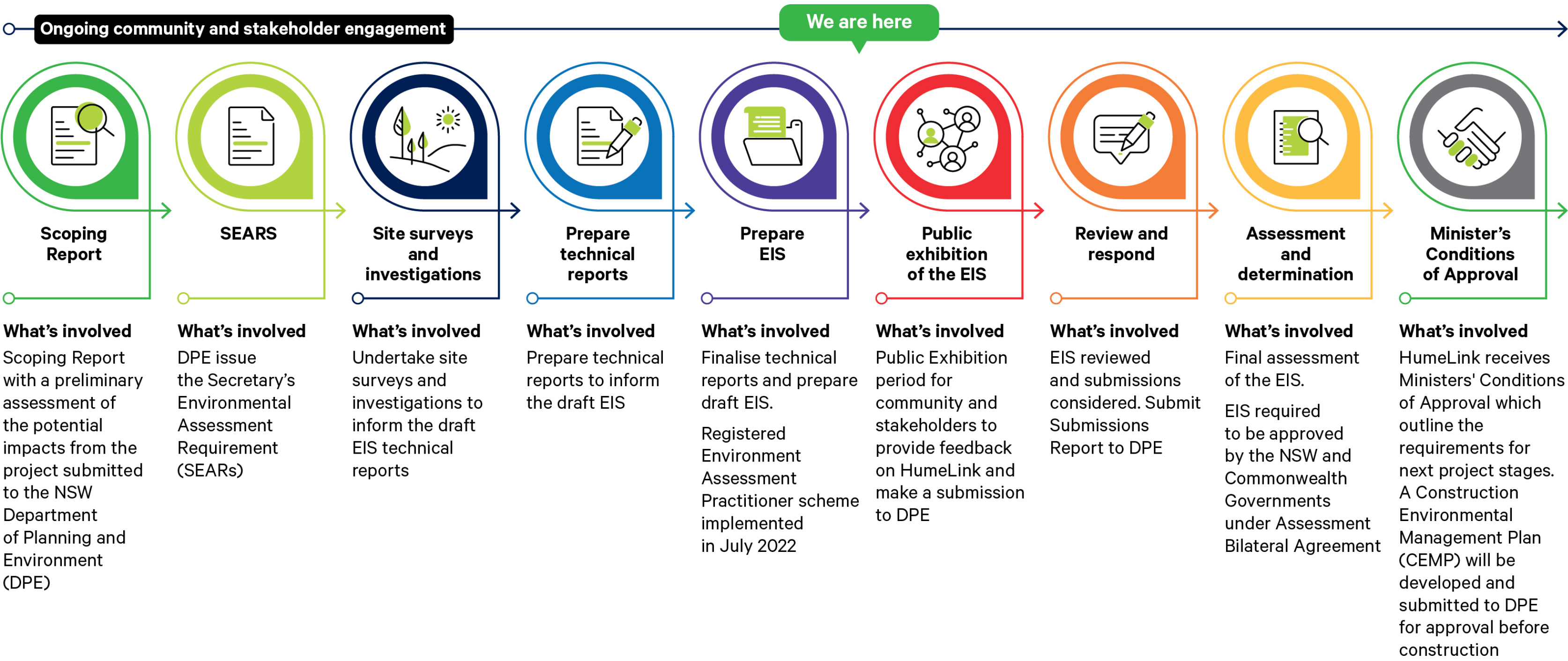




# EIS Process & Development

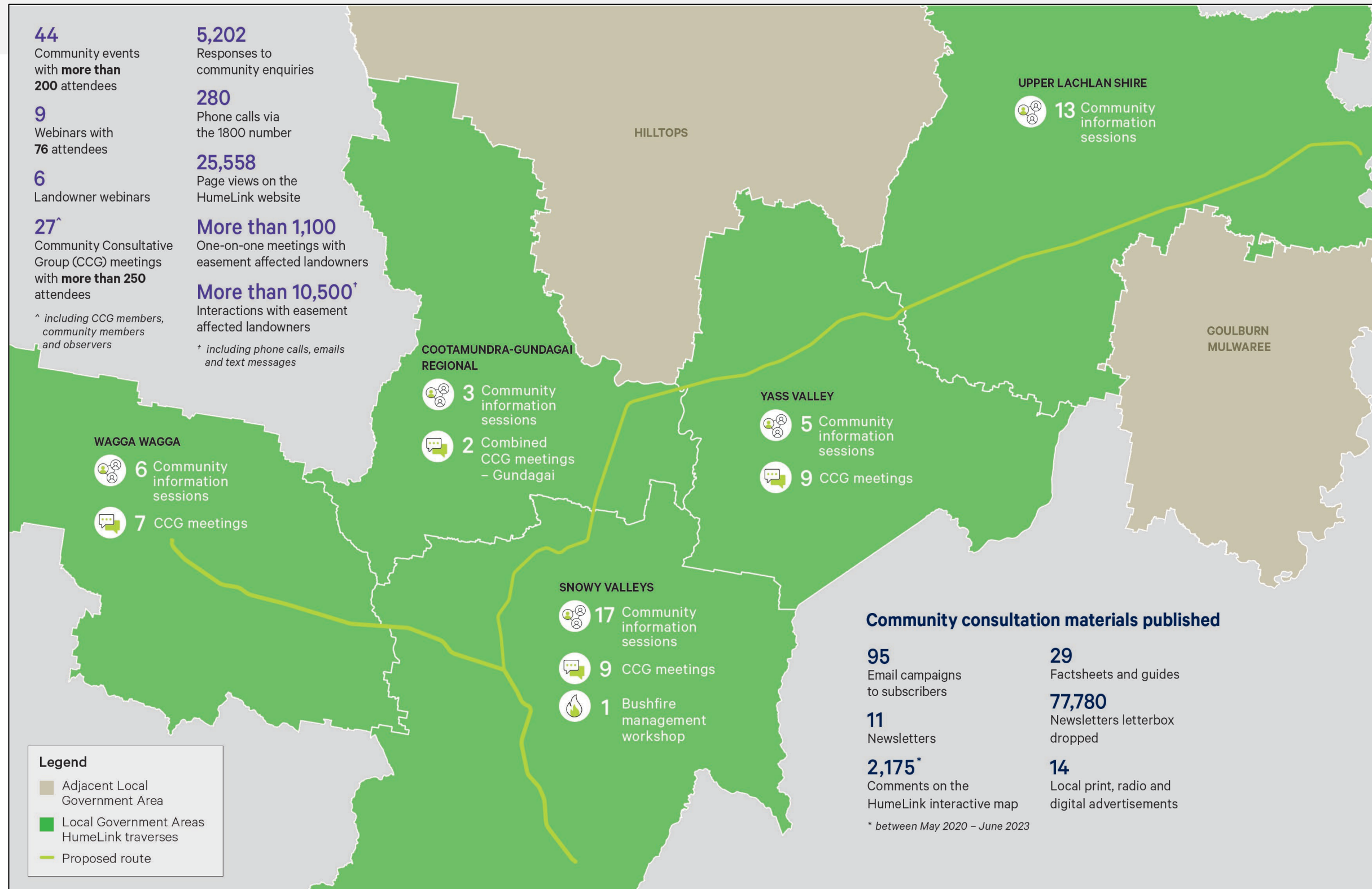


# HumeLink EIS – Planning approval pathway



# HumeLink community consultation activities overview

March 2021 – June 2023



# EIS public exhibition – Engagement

Stakeholder and  
Government  
agency briefings

Community group  
briefings and  
presentations

Aboriginal  
Stakeholders  
briefings

Community  
Information  
Sessions

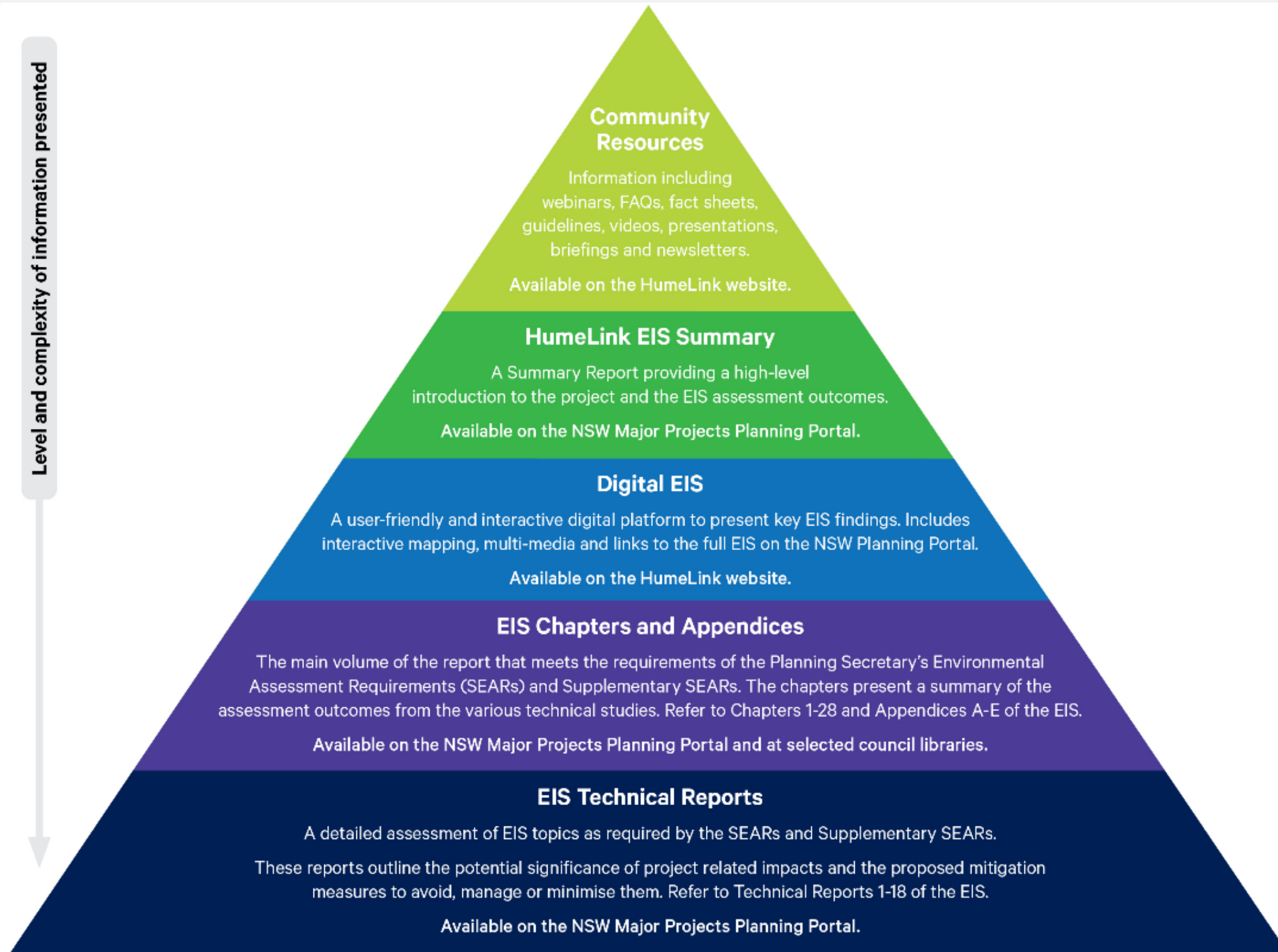
Community  
Information  
Webinars

Remote Access  
Community Hub

Hard copies of the  
EIS

Soft copies of the  
EIS

# EIS public exhibition – Information available on HumeLink EIS



# EIS public exhibition – How to make a submission



## How to make a submission to the NSW Department of Planning and Environment (DPE)

### Online

- 1 Visit the NSW DPE Major Projects Planning Portal: [www.planningportal.nsw.gov.au/major-projects](http://www.planningportal.nsw.gov.au/major-projects)
- 2 Create a Major Projects account by clicking the 'Sign in' button
- 3 Search for the HumeLink project
- 4 Click the 'Make a submission' button

### Post

Post your hard-copy with both the mailing envelope and submission addressed to:

Director – Energy Assessments  
Planning and Assessment  
Department of Planning and Environment  
Application number: **SSI-36656827**  
Locked Bag 5022  
Parramatta NSW 2124

The EIS public exhibition process for the HumeLink project is run by the NSW Department of Planning and Environment (DPE). All submissions must be addressed to the Department and must be made within the public exhibition period.

# EIS public exhibition – How to make a submission

## Writing tips



A submission can be written in bullet points or full sentences



A submission can be written in plain-English and does not require technical expertise

## Submission criteria



A submission on the HumeLink project must include the Application number SSI-36656827



A group submission signed by one person is considered a single submission



A submission must include your full name and address. You can request to have your name withheld



Where relevant, provide reasons and/or supporting information for any conclusions made in the submission



A submission must be signed



If there is new information that should be considered, provide supporting documents



A submission must include a statement on whether you support, object, or are providing comments on the issues raised in the EIS



An effective submission considers the purpose of environmental impact assessment and refers to a relevant issue or key matter in the EIS



Submissions can be made by an individual or a group

## Lodging a submission



Submissions must be sent directly to DPE. Transgrid cannot receive or send submissions to DPE on behalf of submitters



An online submission requires an account to be created on the NSW Major Project Planning Portal



Submissions must be received before midnight on the last day of the exhibition period



Online submissions must be made via the NSW Major Projects Planning Portal. Follow the step by step instructions on their website: [www.planning.nsw.gov.au/have-your-say](http://www.planning.nsw.gov.au/have-your-say)



# NSW Department of Planning and Environment (DPE) EIS Portal



# NSW Department of Planning and Environment (DPE) EIS Portal

The screenshot shows the NSW Department of Planning and Environment (DPE) EIS Portal for the HumeLink project. The page features a navigation bar with the NSW Government logo and search options. The main content area includes a breadcrumb trail, a 'Prepare EIS' button, and a progress indicator showing the current status. The project details section provides information about the application, EPBC ID, assessment type, and development type. The Attachments & Resources section lists available documents, and the Contact Planner section provides contact information for the project planner.

**NSW GOVERNMENT** Find a Property My Account

myHome Planner Development and Assessment Insights and Demography Have your say Help and Training

Home > Major Projects > Projects > HumeLink

## State Significant Infrastructure

Prepare EIS

# HumeLink

Wagga Wagga City, Snowy Valleys, Cootamundra-Gundagai Regional, Yass Valley, Upper Lachlan Shire

**Current Status: Prepare EIS** Interact with the stages for their names

Want to stay updated on this project? [Notify me](#)

Development of new transmission lines between the existing substations at Wagga Wagga and Bannaby and the proposed Maragle substation, and a new substation at Gugaa.

### EPBC

This project is a controlled action under the *Environment Protection and Biodiversity Conservation Act 1999* and will be assessed under the bilateral agreement between the NSW and Commonwealth Governments, or an accredited assessment process. For more information, refer to the Australian Government's [website](#).

### Attachments & Resources

- Application (3)
- SEARs (2)

### Project Details

Application Number	SSI-30056827
EPBC ID Number	2021/9121
Assessment Type	State Significant Infrastructure
Development Type	Electricity supply
Local Government Areas	Wagga Wagga City, Snowy Valleys, Cootamundra-Gundagai Regional, Yass Valley, Upper Lachlan Shire

### Contact Planner

Name	Anthony Ko
Phone	8217 2022

[View project on map](#)

Share this project [in](#) [f](#) [t](#) [e](#)





# EIS Topics



# EIS technical studies

 Aboriginal heritage	 Agricultural land	 Air quality	 Aviation safety	 Biodiversity
 Bushfire risk	 Greenhouse gas and climate change risk	 Soils, geology and contamination	 Economic	 Electric and magnetic fields
 Hydrology and flooding	 Historic heritage	 Landscape character and visual amenity	 Land use and property	 Noise and vibration
 Social	 Surface water and groundwater	 Traffic and transport	 Sustainability	

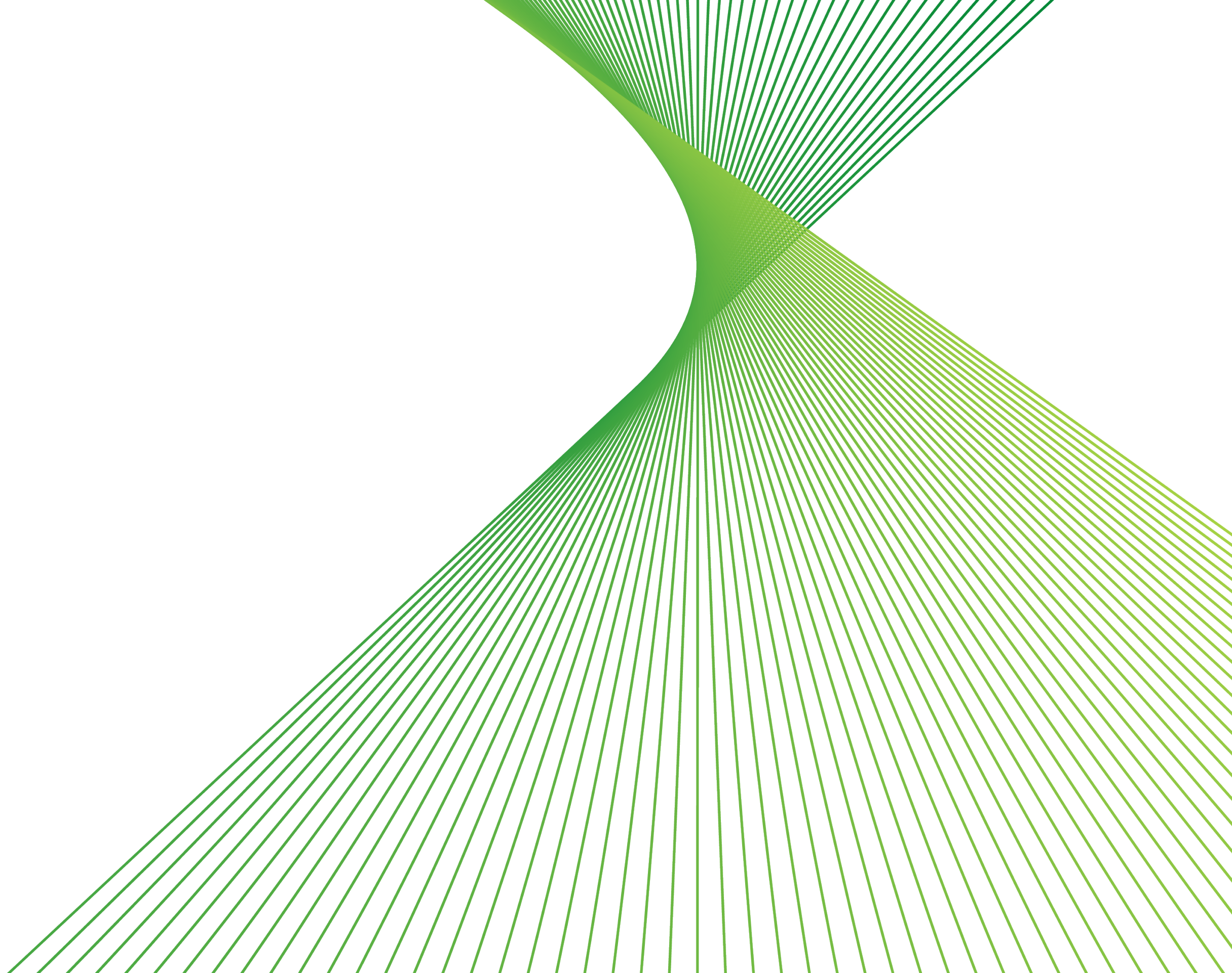
 Presented at previous CCGs

 Presented today

Remaining topics covered in EIS Fact Sheets



# Biodiversity



# EIS overview – Biodiversity



*Squirrel Glider. Photos courtesy of the NSW Office of Environment & Heritage*

## **Purpose and scope of the assessment**

To evaluate the potential impacts to biodiversity from construction and operation of the project.

The assessment of potential biodiversity impacts was undertaken in accordance with the SEARs and Supplementary SEARs reflecting both State and Commonwealth government requirements.

The Biodiversity Assessment Method (BAM) 2020 prescribes how the assessment should be undertaken:

- key principle of avoiding or minimising impacts
- for impacts that cannot be avoided, biodiversity offsets are required

# EIS overview – Biodiversity

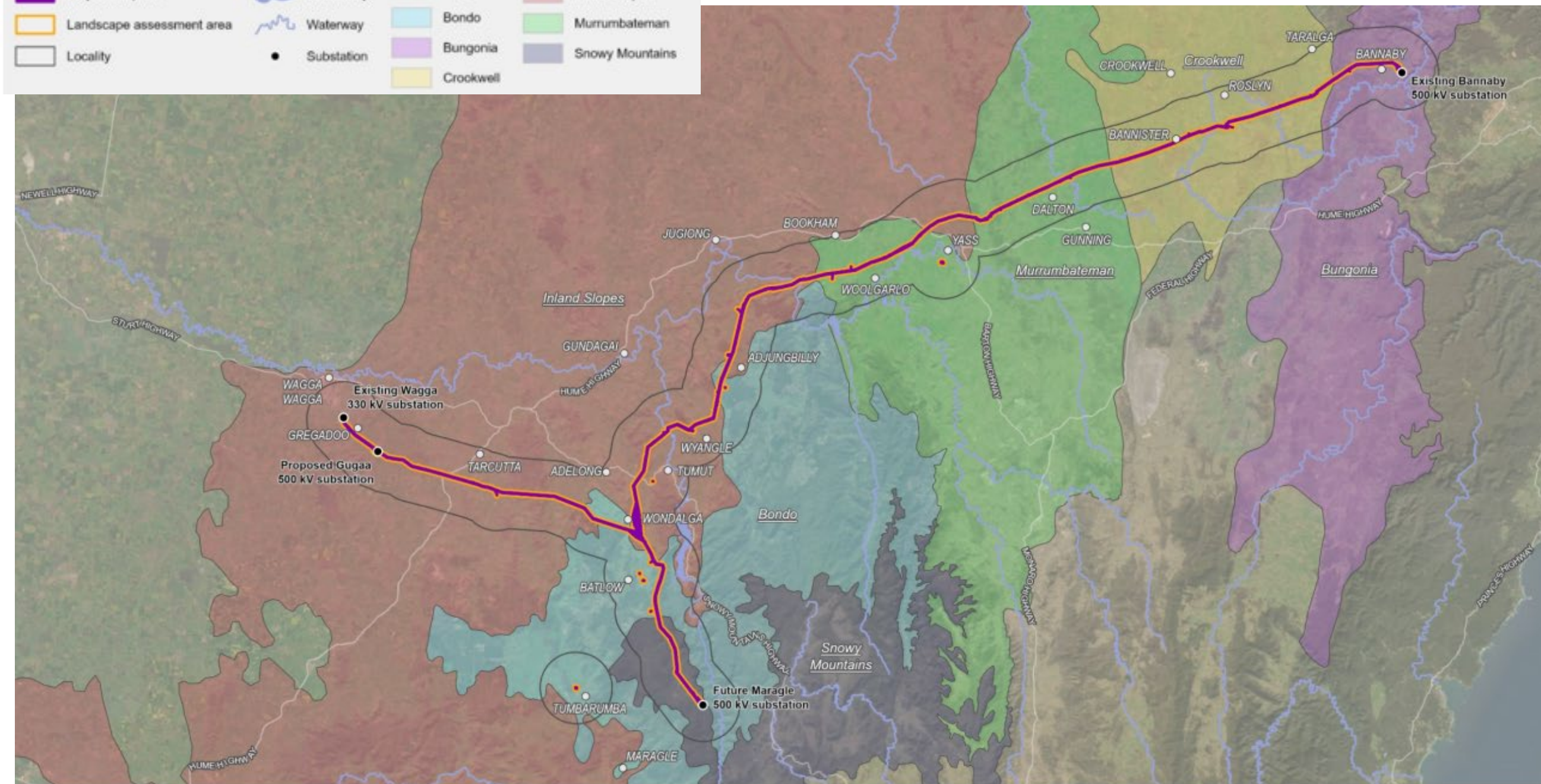
## Assessment methodology

- Desktop review of existing data and reports
- Defining the study area and the disturbance footprint
- Seasonal field surveys
- Assessing impacts in accordance with prescribed methods
- Identifying mitigation measures to minimise potential impacts
- Determining offset requirements for residual impacts



*Yass Daisy. Photos courtesy of the NSW Office of Environment & Heritage*

# EIS overview – Biodiversity



## BDAR Study area

### Landscape assessment area:

Project footprint plus a 500m buffer

### Project locality:

Project footprint plus a 10km buffer

### Indicative disturbance area:

Indicative area of land that would be temporarily or permanently cleared for the project.



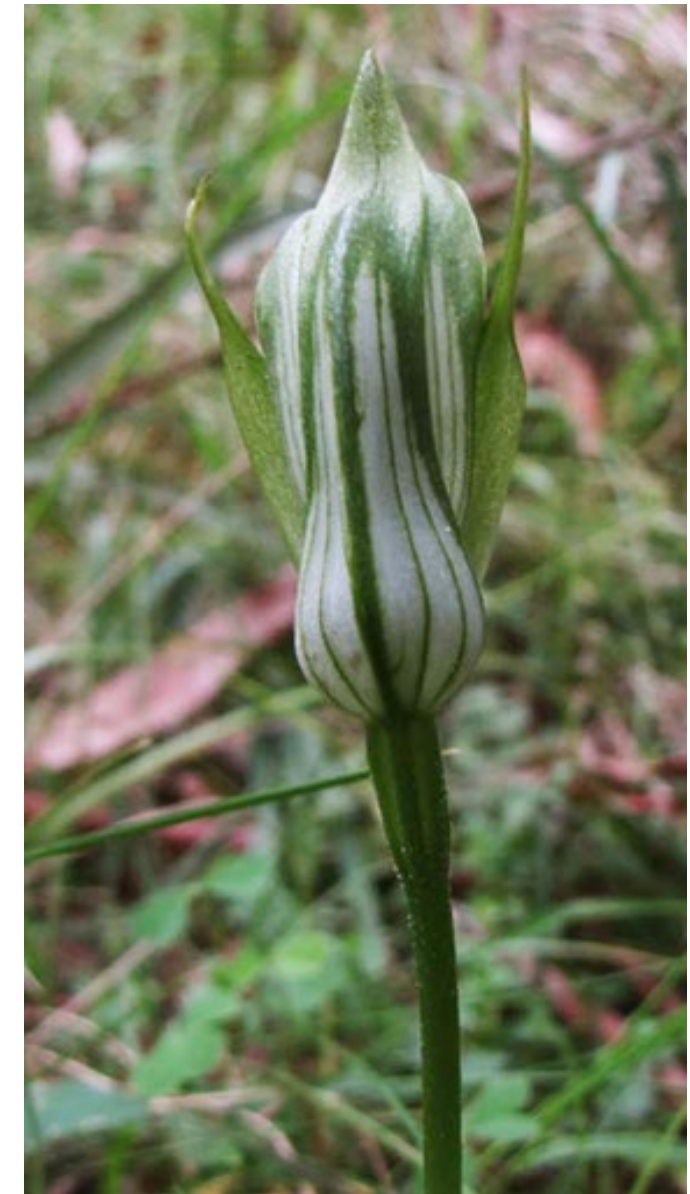
# EIS overview – Biodiversity

## Assessment outcomes

Assessment carried out adopts a precautionary (i.e conservative) approach, especially where there are unknowns. May lead to scale of impacts looking worse. There are opportunities for impact reduction during design refinement.

Potential impacts include:

- loss of vegetation from clearing
- loss of habitat for threatened ecological communities or fauna species
- disturbance to wildlife from construction activities
- spread of weeds, pests and pathogens
- sedimentation impacts on water quality affecting aquatic species
- habitat fragmentation from the creation of an easement
- potential fauna collisions or electrocution due to the transmission lines



*Blue-tongued Greenhood - EPBC Act listed species*

# EIS overview – Biodiversity

## Proposed mitigation measures

**Design** – refinement of the disturbance footprint during detailed design and construction

**Construction** - a Biodiversity Management Plan will be developed as part of the CEMP. Will be supplemented by a:

- Connectivity Strategy
- Hollow and Nest Strategy

Other measures in the CEMP to address erosion and sedimentation, air quality, noise and traffic impacts.

**Operations** – TG guidelines and procedures for maintenance including vegetation management

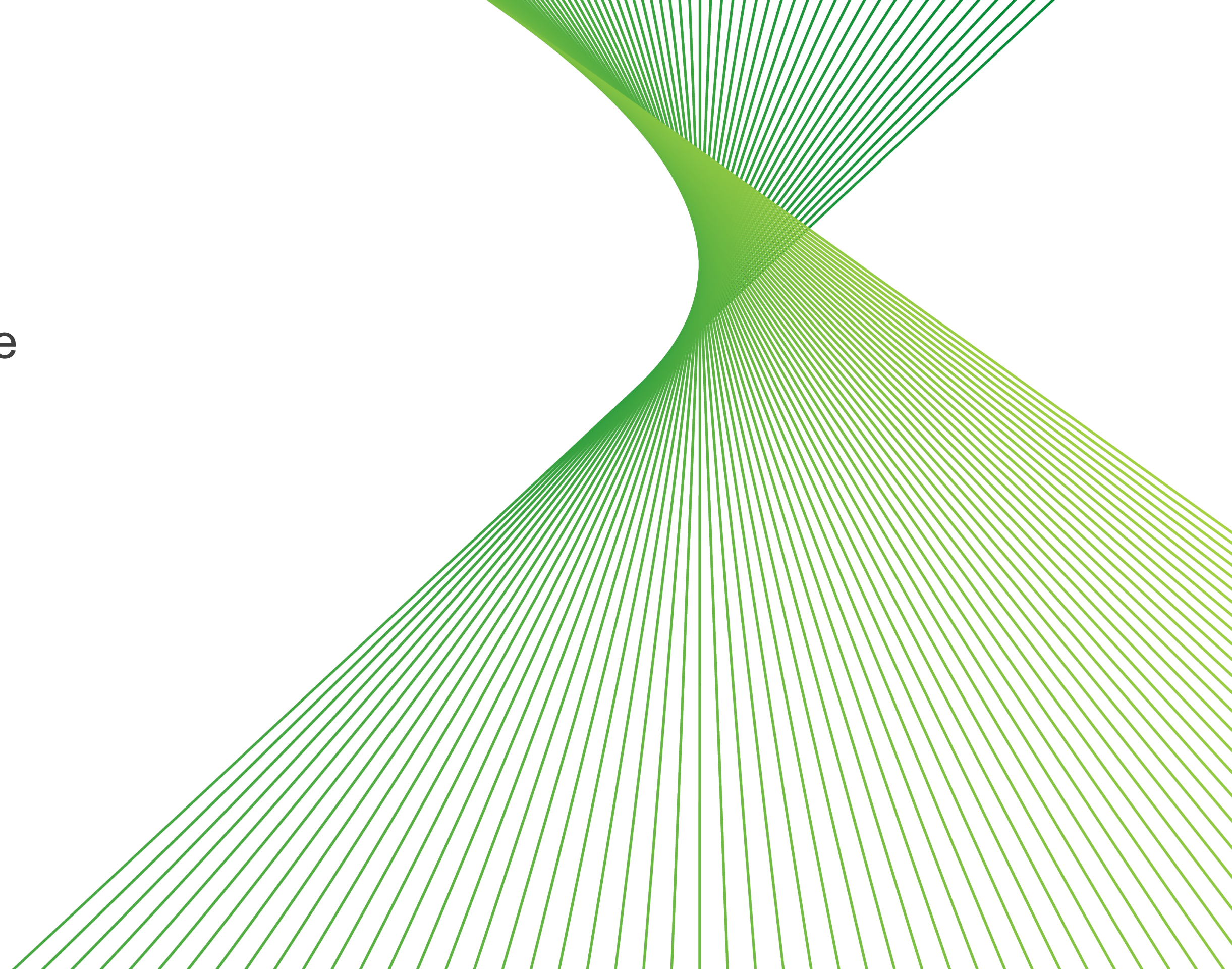
Residual biodiversity impacts will be offset in accordance with BAM through the HumeLink Biodiversity Offsets Delivery Strategy.



Example of Alpine wetland/ fen habitat



# Aboriginal Heritage



# EIS overview – Aboriginal Heritage

## Purpose of the assessment

To assess the potential impacts on Aboriginal heritage sites and objects, and archaeological heritage items.

## Study area

The Aboriginal heritage study area is defined by the project footprint plus a one-kilometre-wide buffer.



*Example of test excavation pit and Aboriginal artefact*

## ACHAR methodology

- Conducting a search of the Aboriginal Heritage Information Management System (AHIMS) database
- Developing a predictive model to help determine presence of Aboriginal heritage sites
- Conducting field surveys with registered Aboriginal parties (RAPs) to identify archaeological sites and potential archaeological deposits (PADs)
- Completing test excavations at accessible PADs
- Assessing potential direct and indirect impacts on Aboriginal heritage

Consultation with Local Aboriginal Land Councils, RAPs and Traditional Owners has been ongoing throughout the assessment process.

# EIS overview – Aboriginal heritage



*Example of a scarred tree*

## **Assessment outcomes**

Precautionary approach adopted

Summary of ACHAR findings for the project footprint:

- 90 Aboriginal heritage sites (incl. 79 stone artefact sites)
- eight potential archaeological deposits
- three modified trees
- does not impact known Aboriginal reserves or early historical properties where documented significant historical interactions with Aboriginal people occurred
- one significant Women's site identified at Derringullen Creek will be avoided

# EIS overview – Aboriginal heritage

## Proposed mitigation measures

Impacts would be reduced through implementation of avoid, minimise and mitigate principles.

Heritage Management Plan will be developed with RAPs and implemented as part of the CEMP:

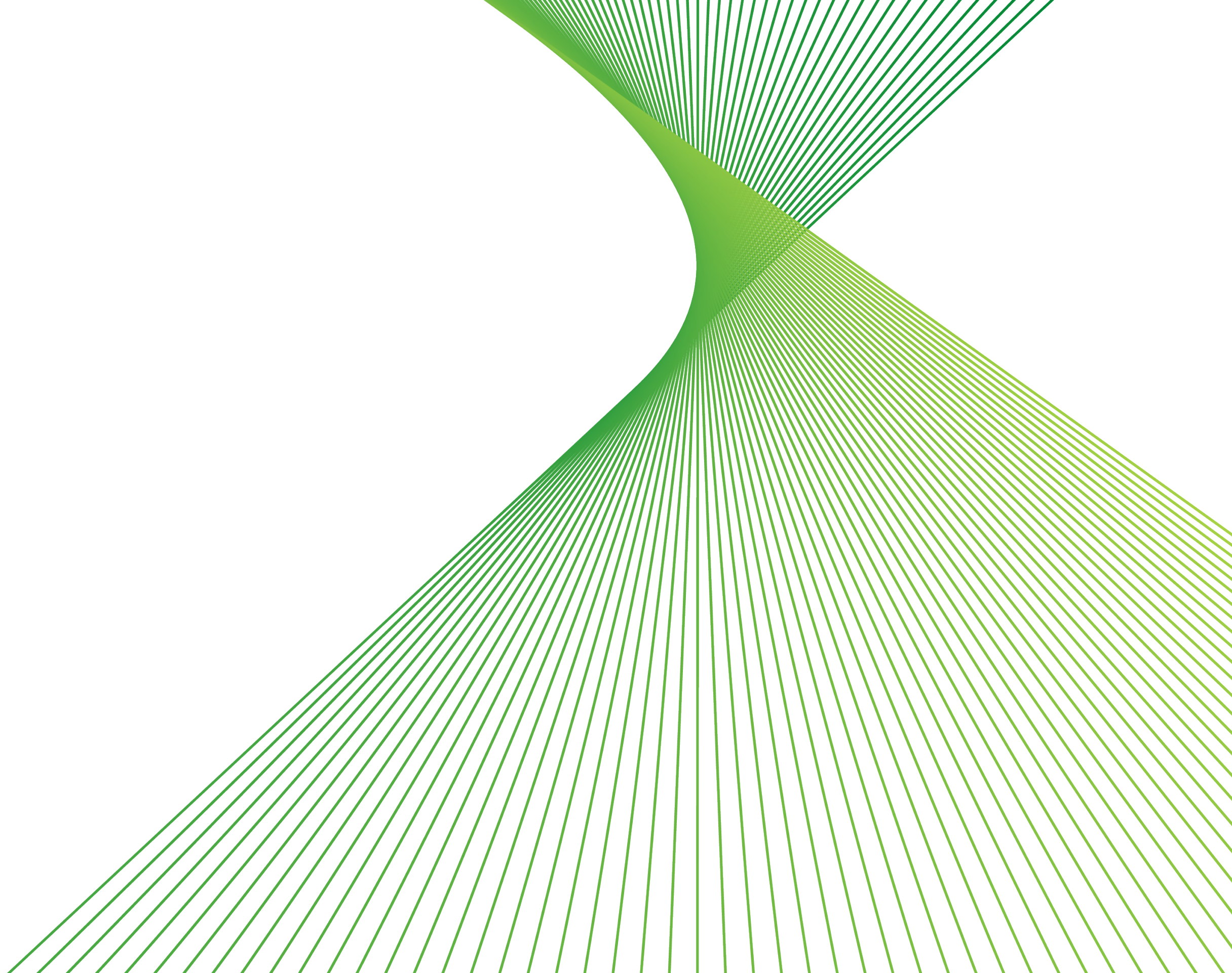
- Where impacts cannot be avoided, surface artefacts and subsurface deposits may be salvaged, in consultation with RAPs as a measure to mitigate harm
- Unexpected finds procedure
- Heritage monitoring



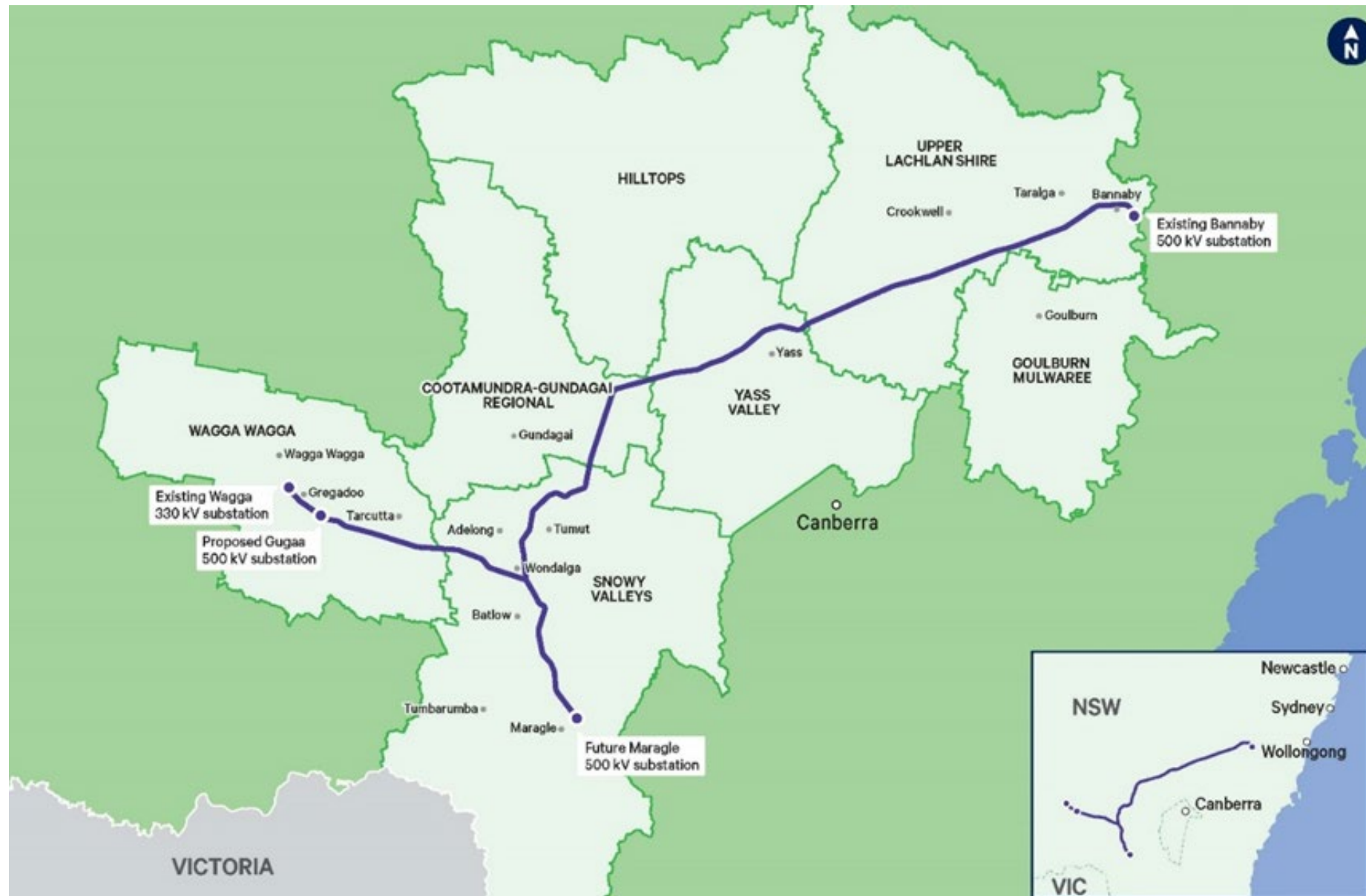
*Aboriginal cultural heritage field survey*



Social



# EIS overview – Social



## Purpose of the assessment

Evaluate potential changes to way of life, community, accessibility, culture, health and wellbeing during construction and operation of the project – categories as per DPE SIA Guideline, 2023

## Study area

Referred to as "social locality"

1. Local government level
2. Key communities' level
3. Project footprint level.



# EIS overview – Social

## Assessment methodology

- Defining the social locality
- Establishing the social baseline
- Engaging with communities and stakeholders
- Reviewing relevant state, regional and local plans and policies
- Reviewing other relevant EIS technical reports for the project
- Assessing identified impacts – likelihood (probability) and scale (magnitude)
- Identifying and recommending mitigation measures



Tumut, NSW

# EIS overview – Social

## Assessment outcomes



### Way of Life

- Potential sleep disturbance from noise and vibration from construction
- Reduced availability of accommodation from increased demand from construction workers



### Community

- Positive social impacts through new relationships and interactions
- Opportunities for investment through Transgrid's support initiatives



### Accessibility

- Temporary construction traffic impacts
- Positive and negative impacts from temporary increase in the demand for social infrastructure or services
- Temporary increase in demand for goods and services



### Culture

- Potential visual amenity impacts on heritage items
- Ability of Aboriginal people to maintain and develop culture
- Opportunities for local industry participation, including Aboriginal businesses

# EIS overview – Social

## Assessment outcomes



### Health & wellbeing

- Dust generation and noise and vibration during construction potentially impacting amenity and sleep
- Increased stress and uncertainty for affected landowners



### Livelihoods

- Positive benefits from employment and upskilling opportunities
- Increased tourism from temporary workers and visitors during construction
- Property-related impacts from construction and operation



### Surroundings

- Localised and temporary visual amenity impacts from construction activities
- Changes to visual amenity from transmission line structures



### Decision-making systems

- Potential impacts to farming operations and businesses from acquisitions, easements and temporary leasing arrangements

# EIS overview – Social

## Mitigation measures

- Micro-siting of transmission line structures
- Investigation of additional temporary worker accommodation facilities
- Consultation with local service providers
- Tailored plans to manage impacts, promote opportunities and achieve a positive legacy
- Ongoing engagement with affected landowners, the community and interested organisations
- Individual Property Management Plans (PMPs)



*500kV transmission line near Tarana*

# Questions



# Thank you

1800 31 73 67 (free call)  
humelink@transgrid.com.au  
[transgrid.com.au/humelink](https://transgrid.com.au/humelink)

HumeLink Community  
Engagement Team, PO BOX A1000,  
Sydney South, NSW 1235



**Additional slides**



# Property Acquisition by Agreement – What to expect

Initial consultation period approximately 1–2 weeks

Agreement can be reached at any time during this six-month period

## Key stages

1

2

3

4

5

6

7

8

You can talk to your acquisition support team at any time, including while your lawyer is representing you.

### The Project is announced

Community information sessions and public announcements will inform you about the project plans.

### The acquiring authority contacts you

If you are directly impacted, you'll be assigned a Personal Manager who will guide you through the acquisition process.

Your Personal Manager will try to meet with you face to face to:

- confirm that your property needs to be acquired
- introduce the acquisition support team
- explain the process.

You may also receive an Introductory Letter as part of this process.

If your Personal Manager has been unable to reach you face to face, they will send you an email or letter.

### You meet to discuss the process

Your acquisition support team will arrange to meet with you to discuss the next steps.

They will provide more information about the acquisition process and answer any questions you may have.

### You receive a Commencement Letter

Also known as an Opening Letter, this will:

- explain the property acquisition process including your rights and obligations,
- explain that the acquiring authority will seek to acquire the land by agreement, normally with a minimum six-month negotiation period,
- advise that the acquiring authority will arrange a valuation of the property by an independent valuer,
- encourage you to also get your property valued by an independent valuer, and to obtain independent legal advice, and
- explain that reasonably incurred legal and valuation costs will be paid to you as part of the compensation package.

### Valuation reports are carried out

An independent valuer will inspect the property to be acquired on behalf of the acquiring authority to determine your entitlement to compensation.

Your own valuer should also carry out a valuation and prepare a valuation report.

The valuation report outlines the types of compensation you may be eligible for and how the amount of compensation was calculated.

### You receive an offer

Once the acquiring authority's valuation has been completed, the acquiring authority will provide you with a Letter of Offer.

This offer will be based on information from the acquiring authority's valuation report and your discussions.

It will set out the authority's offer of compensation for the market value of your property and other compensation you may be eligible for.

### Working to reach an agreement

By this stage, the valuers will usually have exchanged valuation reports.

Your Acquisition Manager will arrange for both valuers – and any other experts who have been engaged to help work out the right amount of compensation – to meet and try to reach agreement.

This may involve one or more meetings where each valuer presents the evidence their valuation is based on.

You are welcome to attend these meetings.

**Note:** The actions listed in Steps 6 and 7 may occur in a different order depending on the circumstances.

### Agreement reached and relocation

Once an agreement on compensation is reached, the Acquisition Manager will arrange for legal documents to be prepared and sent to you or your lawyer.

Legal documents will be prepared and a date for completion of the acquisition agreed upon.

You will be paid the agreed compensation and you will vacate the premises within an agreed period.

If you need to relocate, your Personal Manager will be available to help.

The acquiring authority will invite you to complete a survey and give feedback on the acquisition process.

## What you can do

- Check websites, your mailbox, local newspapers, and local signage for project information.
- Attend community information sessions.

- Be available to speak with your Personal Manager.
- Make a list of questions you would like to ask.

- Talk to your Personal Manager about the acquisition process and ask them any questions.
- Talk to your acquisition support team about how to select an independent valuer and lawyer.

- Note any key dates or questions you have.
- Discuss next steps with your acquisition support team.

- Seek and engage independent valuation and legal services.
- Arrange an independent valuation of your property.
- If you need to engage other services such as accountants, town planners or surveyors it is suggested that you first discuss this with the acquiring authority.

- Submit your own valuation to the acquiring authority.
- Seek independent legal advice on the details of the offer if you feel it necessary.

- Attend meetings if necessary.
- Consider the acquiring authority's offer.
- Seek legal advice before you formally accept the offer if you want to.

- Be prepared to sign any necessary documents.
- Work with your acquisition support team to relocate.



# Compulsory Property Acquisition – What to expect

You have 90 days to reach an agreement

## Key stages

1

2

3

4

5

6

7

The Valuer General's determination is independent of the acquiring agency's offer and may be higher, lower or the same.

### You receive a Proposed Acquisition Notice

If, after at least a period normally of six months from the Commencement Letter, you have not reached agreement on compensation with the acquiring authority, you will be sent a Proposed Acquisition Notice (PAN). The acquiring authority will also advise the Valuer General a PAN has been issued.

You will have the opportunity to lodge your own claim for compensation with the acquiring authority or the Valuer General.

You will have at least 60 days from receipt of the PAN to complete the Claim for Compensation.

### Negotiations may continue

Negotiations between you and the acquiring authority can continue – and an agreement can still be reached – after a PAN has been issued.

The Valuer General will contact you to explain their role and the next steps.

Your Claim for Compensation form will ensure your interests are recorded and the Valuer General will take this into consideration.

An independent valuer will make a new valuation for the determination of your compensation on behalf of the Valuer General.

### Your property is acquired

If an agreement still isn't reached, the acquiring authority will compulsorily acquire your property.

The acquiring authority will publish a notice in the NSW Government Gazette. Following gazettal, the Valuer General will determine the compensation owed to you. The acquiring authority then takes ownership of the property.

### The Valuer General determines compensation

The Valuer General will determine the amount of compensation based on their own independent valuation and will supply information to both you and the acquiring authority.

The Valuer General shares all valuation information with both you and the acquiring authority before determining compensation.

### You receive a Preliminary Determination

The Valuer General will send you a Preliminary Determination before finalising their determination.

The Preliminary Determination shows the proposed amount of compensation and how it was determined.

The Valuer General will provide the Preliminary Determination to both you and the acquiring authority to review and respond to.

### You receive a compensation notice

When the valuation report is finalised, the Valuer General will provide you and the acquiring authority a determination of compensation. This determination must be used by the acquiring authority to issue you with a compensation notice.

If you accept the offer in the compensation notice, you will receive payment within 28 days of the acquiring authority receiving a signed Deed of Release and Indemnity.

You will be paid interest on the compensation calculated from the day the acquisition notice was published in the NSW Government Gazette to the date of payment.

### If you don't agree with the compensation notice

If you don't agree with the compensation notice, you can lodge an application with the NSW Land and Environment Court.

You must lodge an application within 90 days of receiving your compensation notice from the acquiring authority.

You must also give the acquiring authority notice that you have begun proceedings in the NSW Land and Environment Court.

## What you can do

- Complete the Section 39 Claim for Compensation form available at [nsw.gov.au/property-acquisition](http://nsw.gov.au/property-acquisition) and include all information you would like the Valuer General to consider when making the determination of compensation.
- Continue working to reach an agreement with the acquiring authority.
- Seek advice from your lawyer and Acquisition Manager on the compulsory acquisition process.

- Note the timelines outlined in your letter.
- Provide any additional information requested by the Valuer General in a timely way.

- Continue to seek legal and valuation advice.
- Arrange for the Valuer General to inspect your property so a full valuation report can be made.

- Remain in contact with the Valuer General.

- Consider the Valuer General's Preliminary Report and submit your feedback. This feedback will be addressed before the acquiring authority issues the final determination.
- You generally have 10 working days to give feedback on the report before the determination is finalised.

- Consider the acquiring authority's compensation notice.
- If you agree with the compensation notice complete a Deed of Release and Indemnity form and send it to the acquiring authority.

- Lodge an application with the NSW Land and Environment Court within 90 days of receiving the compensation notice. The Court may accept late applications in some cases.