



# VNI West Community Consultative Group

Meeting 5 – 5 June 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	Aaron Atkinson
10:05 – 10:10	Welcome, introductions and housekeeping and review of previous minutes	5 mins	Brendan Blakeley
10:10 – 10:20	Project Director's Update	10 mins	Colin Mayer
10:20 – 10:30	What are you hearing	10 mins	Brendan Blakeley
10:30 – 10:55	EIS Overview – Structure and methodology	25 Mins	Wardia Kessal
10:55 – 10:05	Aboriginal engagement update	10 Mins	Aaron Atkinson
11:05 – 11:35	Working with landowners <ul style="list-style-type: none"> <li>• Update on on-property surveys</li> <li>• Land acquisition compensation principles</li> </ul>	30 Mins	Ben Doran / Will Gurry JLL
11:35 – 11:50	Social impact assessment and community benefits	15 Mins	Michael Lloyd
11:50 – 12:00	Murray River border crossing update	10 Mins	Michael Lloyd
12:00 – 12:15	Items raised by CCG Members <ul style="list-style-type: none"> <li>• Telecommunications service impacts</li> <li>• Roads during construction</li> </ul>	15 Mins	Colin Mayer
12:15 – 12:55	Other business	40 mins	All
12:55 - 1:00pm	Wrap up and close	5 Mins	Brendan Blakeley

# Review of Meeting 4 minutes and action items



# Action items

Agenda item	Description	Person responsible	Status
2. Top line feedback – Draft Route Report Presentation and Q and A	ACTION: Prepare diagrammatic map of EnergyConnect/VNIW showing old and new	Secretary	Map – next slide
3. Property Acquisition process Presentation and Q and A	ACTION: Send Easement and Acquisition Guidelines to group	Secretary	Completed
	QUESTION ON NOTICE: What’s the minimum allowable proximity to dwellings?	Geoff Hudson	The Australian Energy Infrastructure Commissioner provides the following advice: <i>Guidelines for setback distances between a large-scale, high voltage transmission lines and say neighbouring residences, parks, schools, roads etc. currently do not exist and rely on the best efforts of the route plan to avoid conflicts where possible. A typical industry design guideline is a setback distance of 300 metres between the transmission line (500kV) and an existing residence.</i> <a href="#">Governance and Compliance of Standards and Permit Conditions   aeic</a>
	QUESTION ON NOTICE: When does CPI commence on the Strategic Benefits Payment?	Secretary	Our understanding is that the first CPI increase begins in 2023, being the first year after the policy announcement in 2022. We are aware that the government is currently drafting regulations (which we haven’t seen yet). If this position changes, we will provide an update.  The actual yearly indexed payments commence 3 months after first “energisation” – i.e. when the line is commissioned, and electricity is running through it into the network. For VNI-W, first energisation is scheduled to occur in 2028.
4. Community Legacy – Focus groups	Action: Sarah Ryan to provide list of organisations to contact	Sarah Ryan	In progress
	ACTION: Distribute information to the CCG about the CPP	Secretary	Completed

# Project Director's update

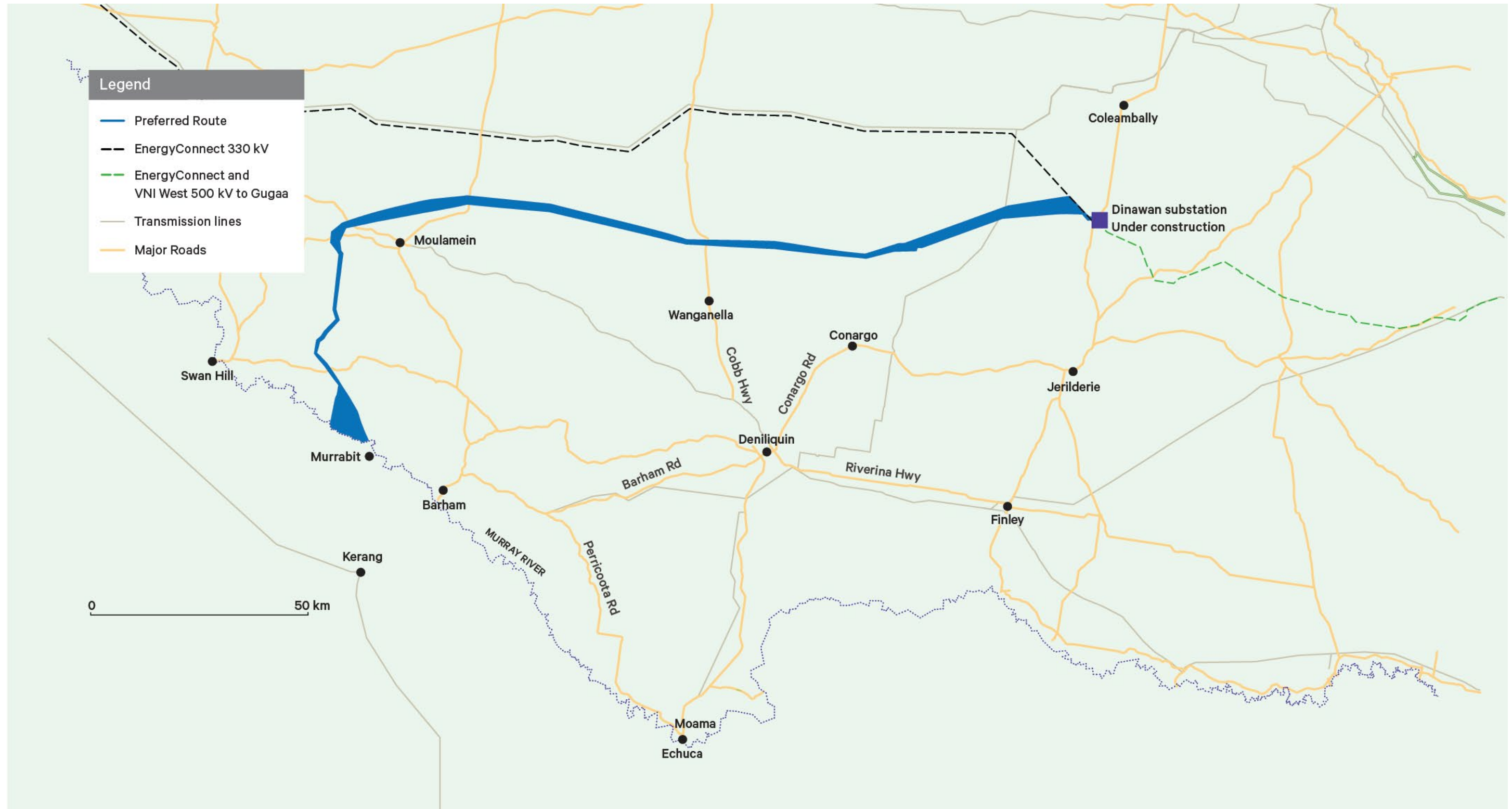
## Colin Mayer



# Project Director's update

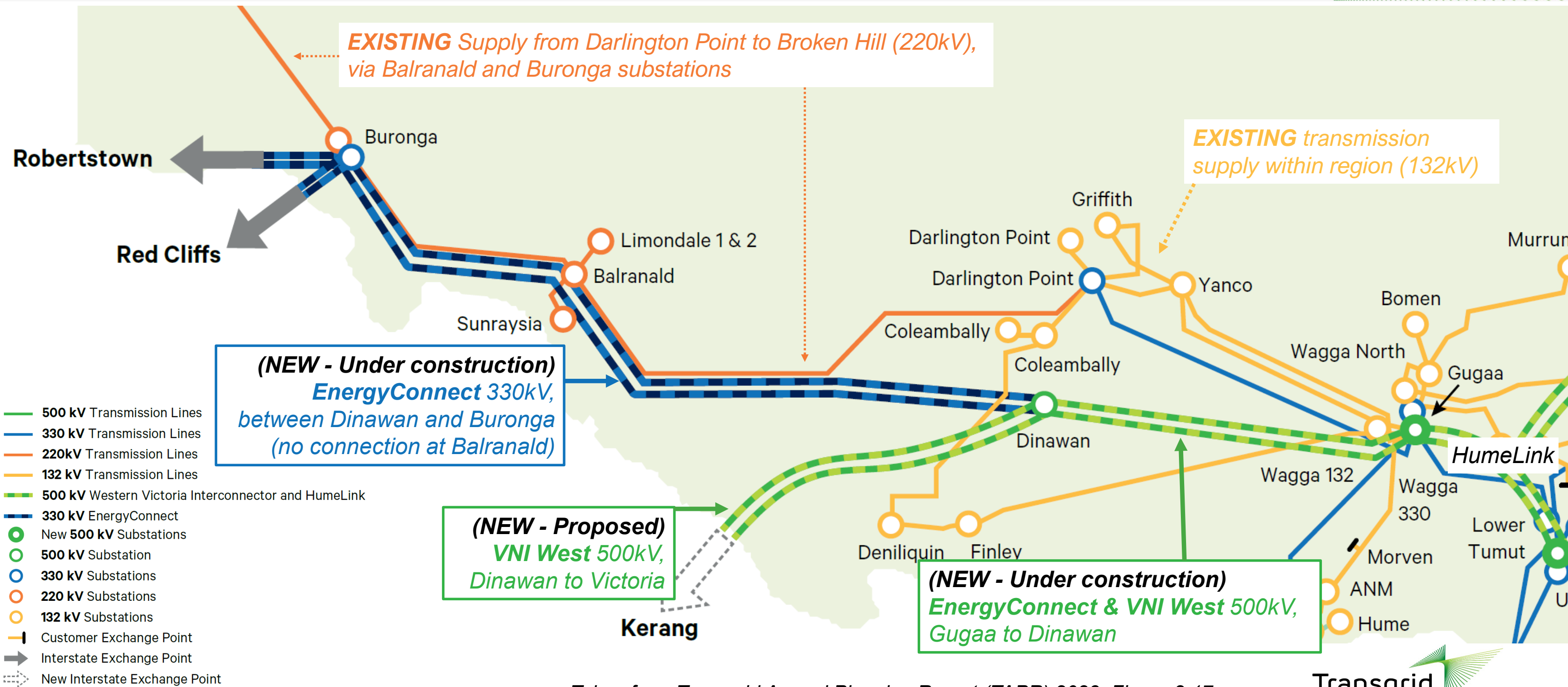
## Status

- Transgrid released its *Preferred Route Report* on 26 March 2024. This report details how and where Transgrid has amended the draft preferred route in response to community feedback and ideas put forward in submissions and at community information sessions during the public exhibition of the Draft Route Report.
- We have now started detailed environmental assessment and are continuing discussions with landowners to identify a construction corridor (typically 200 metres wide) within the preferred route. This will be subject to an environmental impact assessment and determination by the NSW and Commonwealth governments.
- Contingent Project Application 1 (CPA1) has been determined and provided \$948.8 million to progress the project. This funding allows Transgrid to progress early works including:
  - a. securing long lead equipment such as transformers, reactors, conductor and steel, by bundling procurement for Transgrid's major projects to reduce costs for materials and equipment.
  - b. detailed design of substations and transmission lines, including planning for construction equipment and materials.
  - c. Environmental assessment and community and stakeholder engagement, and
  - d. work to assess and progress negotiations to acquire easements.



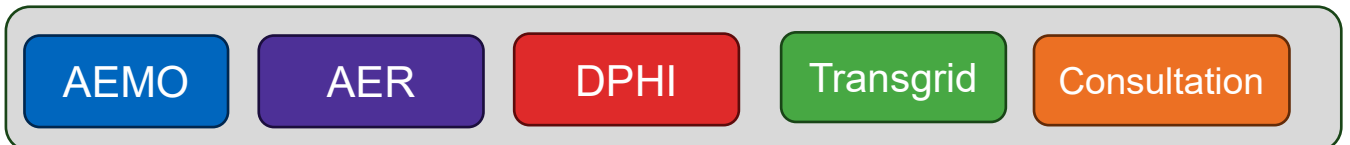
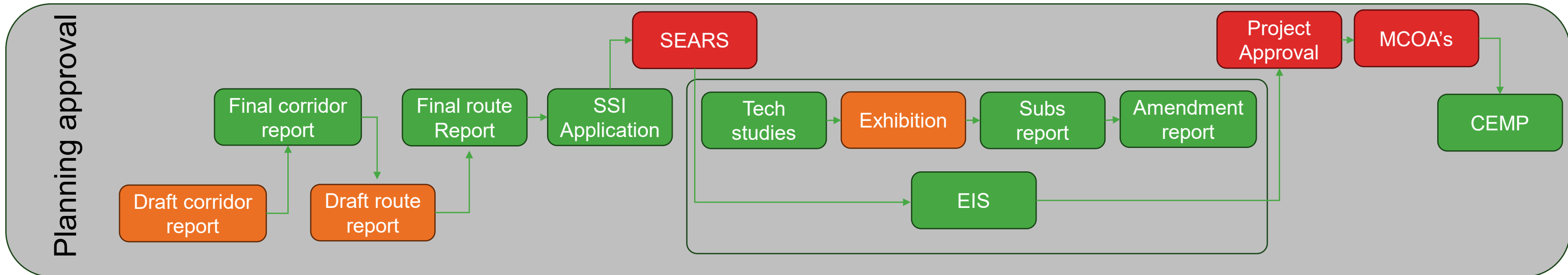
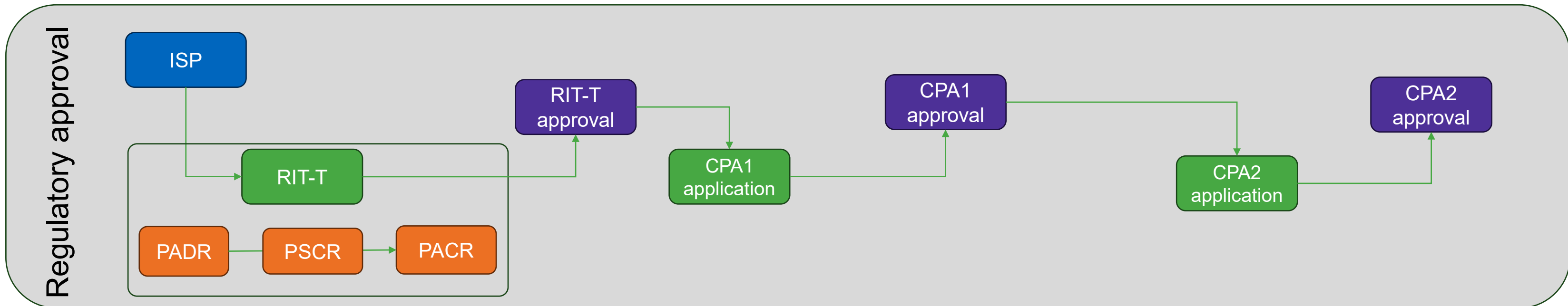


# Transgrid network map



Taken from Transgrid Annual Planning Report (TAPR) 2023, Figure 2.17

# Engagement and approvals process



What are you hearing?

Brendan Blakeley

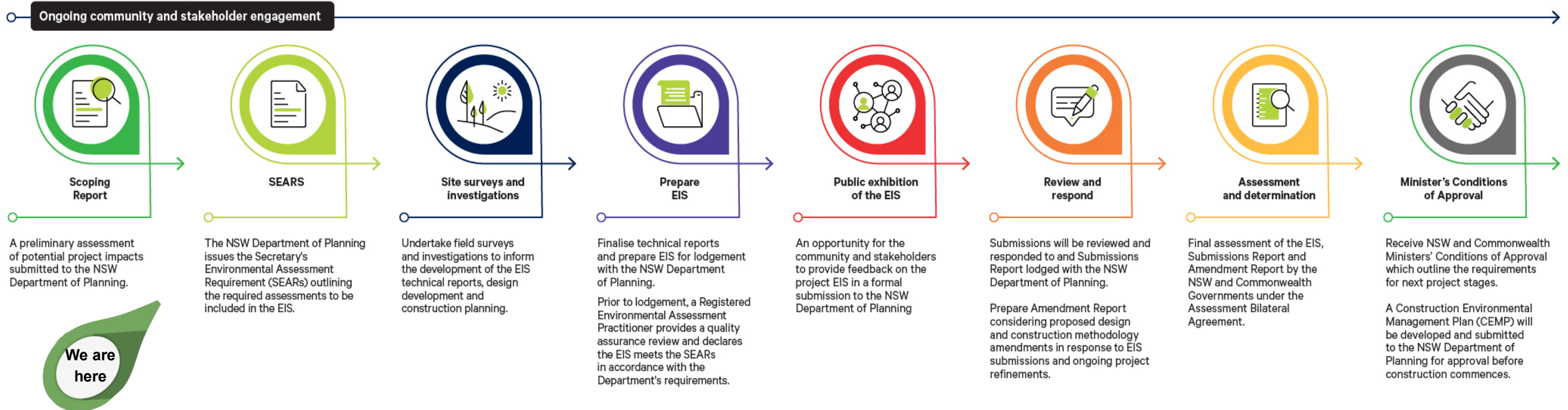


EIS Overview  
Wardia Kessal, Environmental Planner



# Environmental Impact Assessment Timeline

## Environmental Planning Approvals Pathway



# The Scoping Report

- The Scoping Report was prepared with regard to the NSW State Significant Infrastructure Guidelines (NSW Department of Planning, Industry and Environment, 2021 )
- The preliminary assessment has drawn on information from desktop searches and environmental databases, input from community and stakeholder engagement, targeted site inspections as well as reviews of other similar recent major infrastructure projects.
- Environmental issues are described in terms of the sensitivity of the proposal corridor and surrounds, scale and nature of the likely impacts of the proposal and the ability to avoid, minimise and/or offset these impacts.

## EPBC Act Referral

A referral under the *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth) (EPBC Act) has also been submitted . It is assumed that the proposal would be likely to be considered a **controlled action** and would therefore require **Commonwealth assessment and approval under the EPBC Act**

The proposed action is considered likely to potentially have a significant impact on two EPBC Act listed TECs; **Natural Grasslands of the Murray Valley Plains** and **Weeping Myall Woodlands** and three threatened fauna species; being **Plains-wanderer**, **Southern Bell Frog** and **Australasian Bittern**

### Key issues – Scoping Report

#### Biodiversity

(Preliminary Biodiversity Assessment)

#### Aboriginal heritage

(Preliminary Heritage Assessment)

#### Landscape character and visual amenity

#### Land use and agriculture

#### Hydrology flooding and water quality

#### Social

(Social Screening Assessment)

#### Noise and vibration

#### Traffic and access

#### Cumulative impacts

Aboriginal Engagement update  
Aaron Atkinson, Indigenous  
Engagement and Access Officer



# Aboriginal engagement update

An Aboriginal Focus Group has been convened to provide ongoing communications to and from Aboriginal groups about the project as well as all things cultural heritage.

Focus groups have been held in:

- Kerang
- Deniliquin
- Jerilderie

Following the group meetings, walkovers have been held with Navin Officer Heritage Consultants with the following Registered Aboriginal Parties:

- Cummeragunja LALC
- Bangerang Aboriginal Corporation
- Deniliquin LALC
- Wamba Wamba LALC





# Landholder engagement update and land acquisition compensation principles

Ben Doran, Land & Property Manager  
&

Will Gurry, Head of Agribusiness, South  
Australia, JLL



# Land access update

- The project has now secured access to approx. 75% of the 1km preferred route by alignment length.
- Land access discussions with remaining landholders located within the 1km preferred route continues

## Why do we need access?

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



# Where are we up to?



# Land Acquisition Compensation Principles

## **Will Gurry**

Head of Agribusiness, South Australia, JLL

Will leads the Agribusiness Group in Adelaide and has over 15 years' experience in agricultural service businesses and primary production. He specialises in the provision of real property and business consulting advice to the agribusiness sector. With six years' experience in farm consulting prior to valuation, Will adds a depth of understanding in business management and agricultural production systems to the property team.

Will has extensive experience in undertaking valuations for land acquisition and compensation as well as acting as an expert witness. His expertise in this field extends to broad hectare grazing and cropping properties, forestry portfolios and poultry farms. He regularly undertakes valuation assignments for a range of clients including legal practices, institutional, corporate, and private clients.



# Compensation Principles



## Land Acquisition (Just Terms Compensation) Act 1991

### MARKET VALUE CONSIDERATIONS

#### Section 55A

*The market value of the land on the date of its acquisition.*

#### LAND

Loss of Market Value of the easement rights calculated as a proportion of the Market Value of the easement area. This proportion is commonly rated at 50% for powerline easements but can vary depending on the perceived impact on future land use.

#### RESIDENTIAL BUILDINGS

Loss of Market Value for Residential Buildings calculated on a sliding scale of a proportion based on proximity to the powerline.

#### POWERLINE TOWERS

Loss of Market Value of the powerline tower footprint plus any exclusion zones calculated as a proportion of the Market Value of the defined area, commonly 95%.

### INCREASE / DECREASE IN VALUE OF OTHER LAND CONSIDERATIONS

#### Section 55F

*Any increase or decrease in the value of any other land of the person at the date of acquisition which adjoins or is severed from the acquired land by reason of the carrying out of, or the proposal to carry out, the public purpose for which the land was acquired.*

#### REMAINING LAND AREA

Diminution in value of the land surrounding the easement occurs by way of visual blight and operational inefficiencies. Calculated as a proportion of the remaining land area or part thereof. In the instances of large land holdings the remaining area within a designated distance from the powerline.

### SEVERANCE

#### Section 55C

*Any loss attributable to severance.*

#### COMMON SEVERANCE CONSIDERATIONS

- Realignment of farm fencing;
- Repositioning of livestock water points;
- Replacement of trees and other native vegetation lost due to the powerline;
- Realignment of vehicle tracks; AND
- Relocation of airstrips.

### DISTURBANCE CONSIDERATIONS

#### Section 55D

*Any loss attributable to disturbance.*

#### DISTURBANCE

Disturbance is awarded for temporary impacts on the land or landholder as a result of the acquisition. Commonly relates to land outside the easement area for items such as loss of production from cropping and grazing during and immediately after powerline construction.

Generally accounted for by making a lease allowance for the anticipated term of the works.

#### GENERAL DISTURBANCE

An amount paid for the inconvenience of dealing with the acquisition eg; meetings and attending to paperwork.



# Strategic Benefit Payment Scheme

- 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



Murray River border crossing  
update  
Michael Lloyd, Community and  
Stakeholder Manager



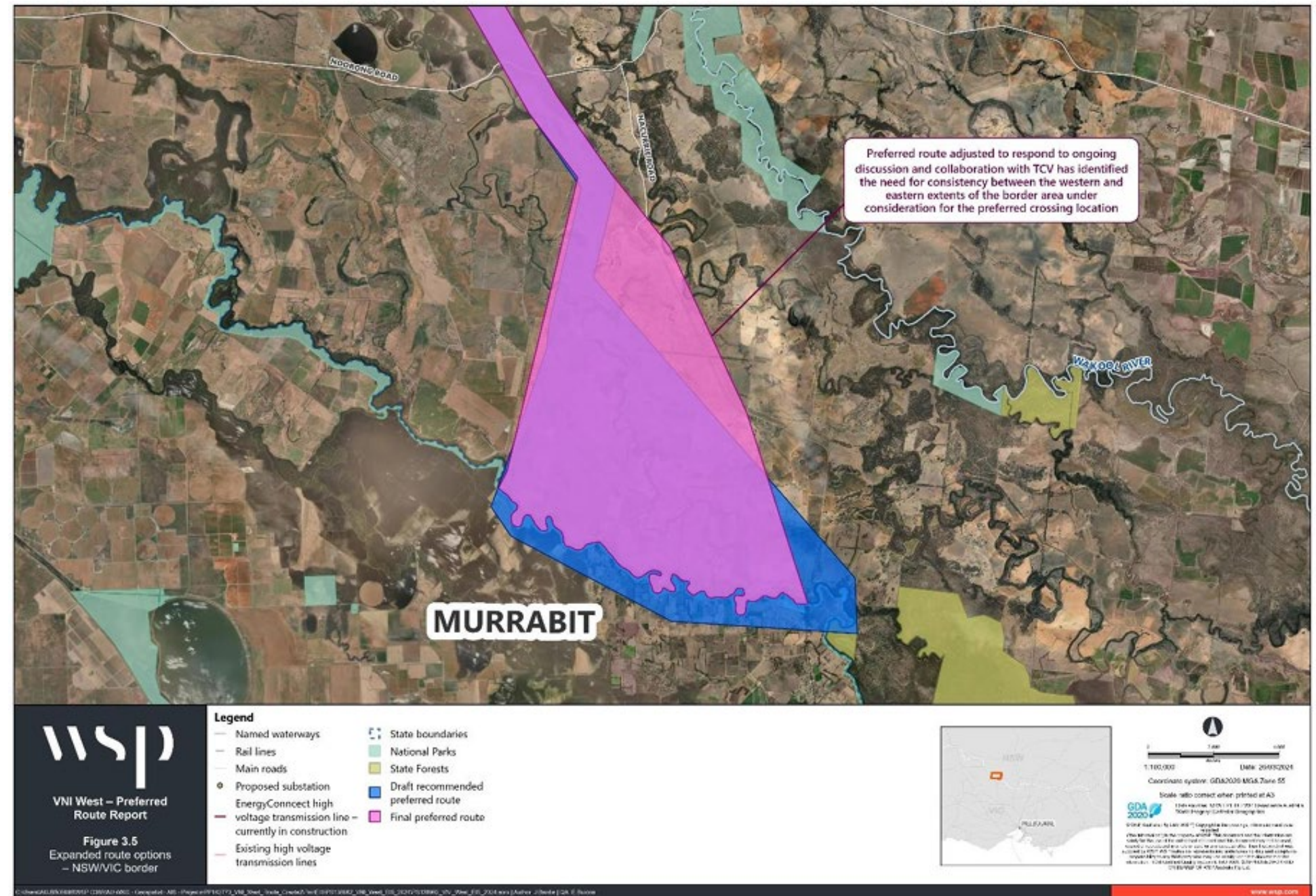
# Murray River Border Crossing

Preferred Route Report shows adjusted area (in pink). [Blue Shape – Draft Route Report]

Ongoing discussions with TCV to ensure alignment of VNI West on both sides of the Murray River.

Next step: working to identify opportunities to refine the broader area, in consultation with TCV, to provide increased certainty to landholders.

Mid June: Commence 4 week consultation with landowners in and around the expanded corridor on options to refine the route to around 2 km from the River crossing area.



VNI West (NSW) Preferred Route Report p21 – 26 March 2024



Social Impact Assessment and  
Community Benefits  
Michael Lloyd, Community and  
Stakeholder Manager



# Social Impact Assessment – what is it?

NSW Department of Planning, Housing & Infrastructure (DPHI) defines 'social impact' as

“the consequences that **people** experience when a new project brings change.” → *‘People’ may be individuals, households, groups, communities or organisations*

The Social Impact Assessment aims to identify, predict and evaluate likely social impacts arising from a project and propose responses to the predicted impacts.

SIA involves:

- Data collection (quantitative) and insights (qualitative) research
- Informs mitigation measures

# Social Impact Assessment – what will be done?

Data source	Activity	Stakeholder	Projected timing
Primary	Targeted consultation via individual and group, as semi-structured interview	Local Government representatives Community representatives Residents within the local social locality Indigenous / First Nations people Social service providers (eg emergency services) Institutional stakeholders (eg Chamber of Commerce)	Start mid-June 2024
	Targeted engagement via face to face interviews / landholder survey (email)	Landholders hosting infrastructure for VNI West	Start August 2024**
Secondary	Review and analysis of existing data and concurrent activity	<i>Data sources include:</i> <ul style="list-style-type: none"> <li>• <i>Transgrid’s engagement activity</i></li> <li>• <i>Engagement from technical specialist reports that inform the EIS (eg agricultural assessment, cultural heritage assessment)</i></li> <li>• <i>ABS census data</i></li> <li>• <i>Regional / Local strategic plans</i></li> </ul>	Start mid-June 2024

\*\* The August 2024 start date allows time for Transgrid to define more clearly where a likely 200 metre corridor would be located.

# Community Investments and benefits

## Why do we do Community benefits?

The purpose of Community Investment and Benefits Plan is to guide the development of Transgrid's community investment opportunities within the investment footprint.

It outlines how we aim to deliver social and economic outcomes and benefits and our commitment to create positive and lasting relationships with our local communities and stakeholders.

The plan outlines how the project will engage and work with communities and stakeholders to identify needs , develop viable investment opportunities and secure funding for these initiatives.

The plan will also build on mitigations proposed as part of the Social Impact Assessment.

## Three main areas that we focus on:



Items raised by CCG members



Other business





**Meeting close**

**Thank you for your time**

1800 222 537

[vniw@transgrid.com.au](mailto:vniw@transgrid.com.au)

[www.transgrid.com.au/vniw](http://www.transgrid.com.au/vniw)