

Compensation and option for easement process

June 2023





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Western Renewables Link

The Western Renewables Link is a proposed 190km overhead high-voltage electricity transmission line that will carry renewable energy from Bulgana in western Victoria to Sydenham in Melbourne's north-west.

The project is critical infrastructure required to unlock the renewable energy potential of western Victoria as a key renewable energy zone and will help to deliver clean and affordable energy to Victorians.

The current project scope provides for:

- A 220kV double circuit overhead line from Bulgana to a new terminal station north of Ballarat.
- A 500kV double circuit overhead line from a new terminal station north of Ballarat to a new terminal station at Sydenham.
- Network upgrades to support the new assets.

This scope may change when a decision is made on the Victoria to NSW Interconnector (VNI) West project.

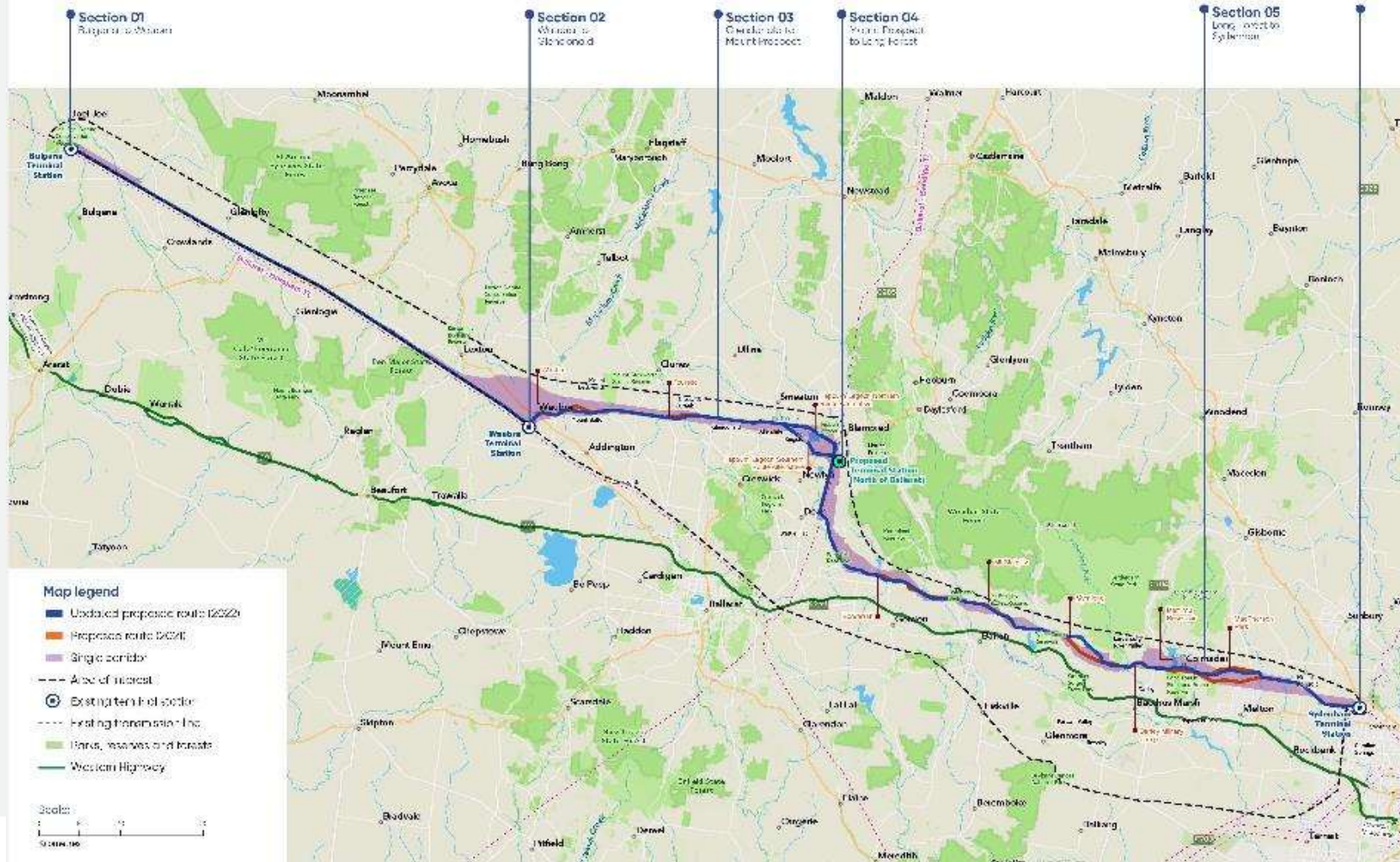


Proposed route



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Compensation Framework Development



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Approach based on leading practice and contemporary experience in linear infrastructure projects on regulated and proponent driven projects.

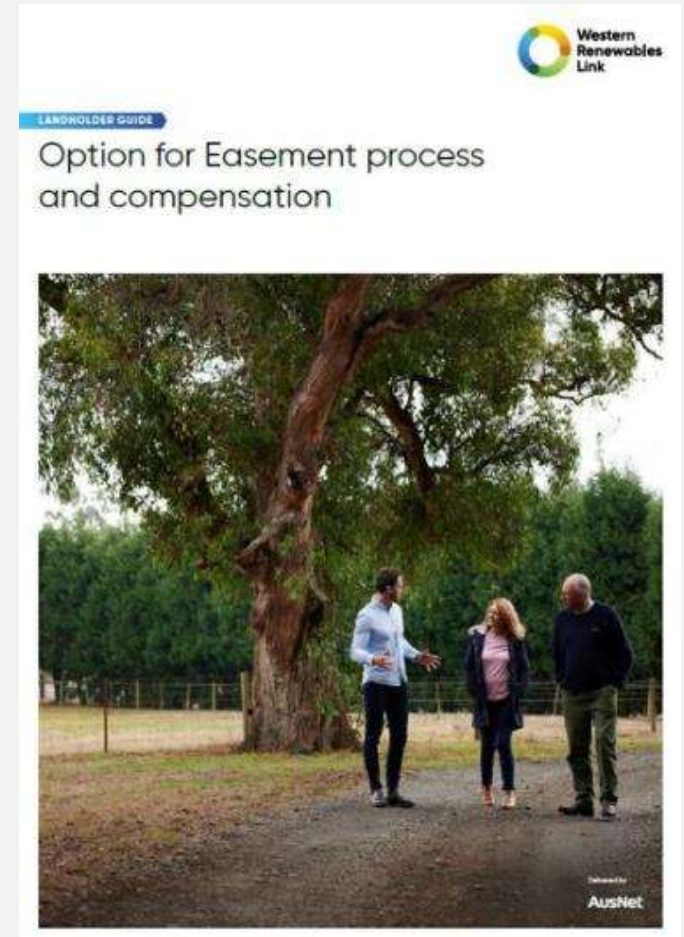
Principles

- Voluntary agreements better for landholder and project = more flexible and address property specific factors
- Compensation must remain consistent and equitable whilst enabling flexibility to reach a negotiated solution
- Voluntary process provides equitable and above statutory compensation based on unique landholder factors
- Engagement with landholder led by Land Liaison Officers

Engagement on Compensation Framework

Discussion of approach, compensation and payments with:

- AEMO, AEIC, VicGrid, Council CEOs
- Sample of WRL landholders



Step 1: Property details and consent

Information for landholders (sent in Dec 2022):

- **Letter to Landholders** – cover letter for following information and compensation FAQs.
- **Landholder Consultation Plan** specific to their properties – shows easement location and width, access tracks, temporary construction areas and tower locations.
- **Property Specific Details Form** - checklist used to capture specific items, conditions and requirements agreed between landholders and AusNet.
- **Land access consent form** – used to document consent for field survey activities and access protocols.

Payments

- All landholders are eligible for reimbursement of expenses up to **\$1,000** for independent legal review of access consent form.
- Landholders eligible for **Landholder Participation Fee (Payment A)** of **\$10,000** if land consent and property specific details form is provided



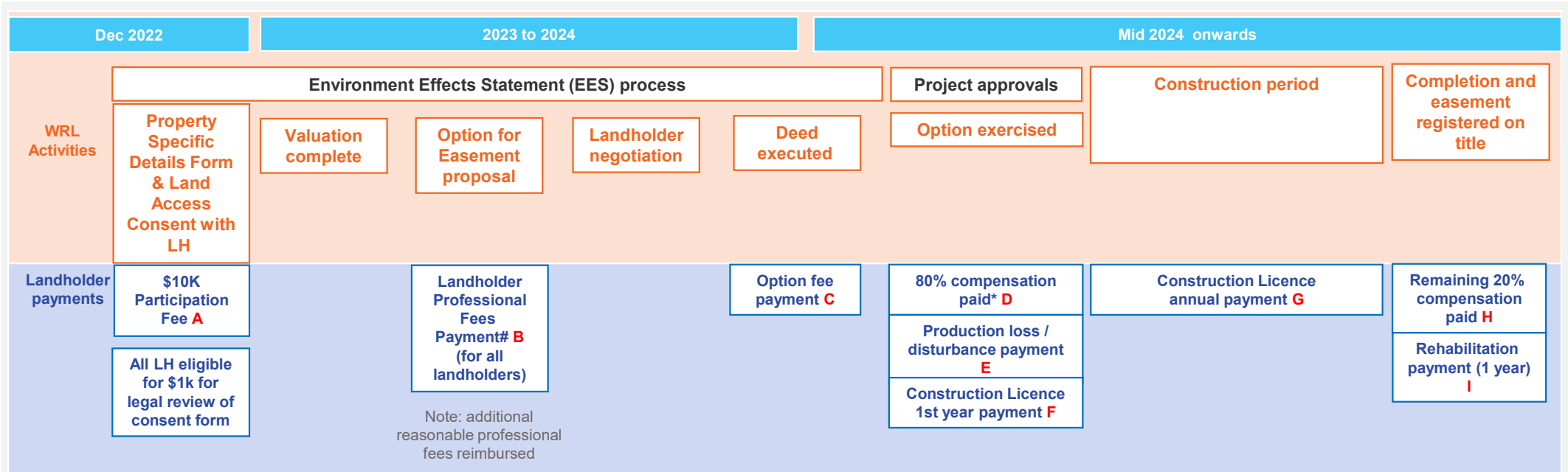
Step 2: Easement Option Proposals

Proposals will be provided to landholders for their consideration. This pack will include:

- **Cover letter**
- **Easement option proposal, containing:**
 - Option for Easement document (in the form of a deed)
 - Indicative Easement Plan
 - Specific Property Access Requirements
 - Indicative Landholder Property Plan
 - Easement Instrument – outlines the easement terms and conditions
 - Valuation Certificate from the project's appointed valuer
 - Draft Property Access and Management Plan (PAMP)
- **Option for Easement proposal** - next steps information for landholders
- **Payment Guide: Landholder Professional Fees payment**– information and forms to process payments.
- **Transmission Line Construction Fact Sheet** – what landholders can expect at the construction phase.
- **Landholder Guide: Option for Easement process and compensation**

Landholders are eligible for **Professional Fees payment (Payment B)** of **\$10,000** per landholder when proposal received

Landholder option for easement process



- Payment A:** Landholder Participation Fee
- Payment B:** Landholder Professional Fees Payment
- Payment C:** Option Fee
- Payment D:** Compensation for Easement Payment 1 (80%)
- Payment E:** Option Exercise Disturbance Fee
- Payment F:** Construction License Fee (first year)
- Payment G:** Construction License Annual Payment
- Payment H:** Compensation for Easement Payment 2 (20%)
- Payment I:** Land Rehabilitation Offset Payment

Note:

- There are no prohibitions on landholders who participate in the Option for Easement process; they are still able to make a submission to the EES or speak publicly for or against the project
- All land holder payments made prior to final approvals will be retained by the landholder if the project does not proceed (Payment A + B + C)

Compulsory Acquisition (CA) - Key steps



See p.14 of the Guide for more details



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Questions

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