

Preferred Easement: Landholder Next Steps

FACT SHEET



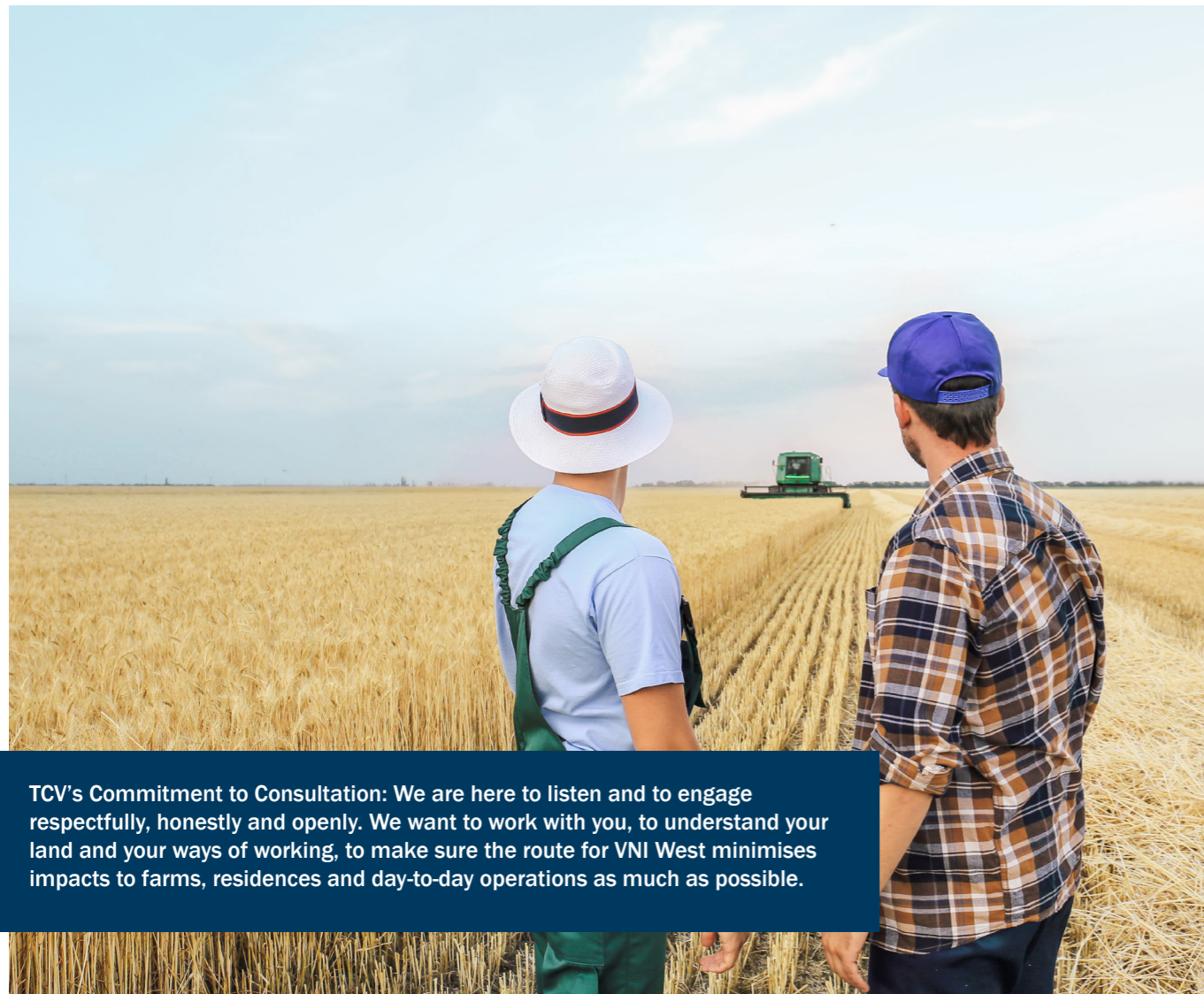
Introduction

Transmission Company Victoria (TCV) has refined the route for the VNI West transmission project to an approximately 70-metre-wide preferred easement along most of the route, pending ongoing assessments as part of the Environment Effects Statement (EES).

TCV's team of dedicated Landholder Liaisons is ensuring landholders have the opportunity to discuss what the preferred easement means for them and to answer any questions they may have.

Defining a preferred easement for VNI West has direct impacts to people and families, and it is important that we take the time needed to listen and carefully assess all the information available to us to ensure we are coming to the best possible outcomes for landholders and VNI West.

The preferred easement allows for more specific discussion about the project implications for each landholder and their land, and how we can work together as the project moves forward to minimise any impacts.



TCV's Commitment to Consultation: We are here to listen and to engage respectfully, honestly and openly. We want to work with you, to understand your land and your ways of working, to make sure the route for VNI West minimises impacts to farms, residences and day-to-day operations as much as possible.

What is the preferred easement for transmission?

The preferred easement for VNI West represents our current plans for the location of the transmission easement, noting that this remains subject to the Environment Effects Statement (EES) currently in progress.

An easement of around 70-metres wide will be needed to site the transmission infrastructure. The easement will allow for the construction and operation of the proposed transmission line, and other related infrastructure, to protect public safety and to provide access to the transmission line for inspections and maintenance.

For safety, the easement terms will outline the activities that are not permitted within the easement by the landholder. In terms of network reliability, the easement enables its owner to have access to the infrastructure, to maintain it and ensure it is operating as it should. The easement will not be fenced or paved, and landholders will continue to have ownership of and use of the easement land, subject to the easement terms.

How does an easement work?

An easement is a right held by a person/party to access, occupy and/or use part of the land owned by another person/party, for a particular purpose. An easement is registered on the title of the land to ensure it is accurately shown in searches of the land title. The easement can only be changed or removed from the land title with agreement of both the landholder and grantee of the easement.

Living with an easement on your property

Across Victoria, farming and agriculture have co-existed for many years, with over 6,500 kilometres of transmission lines already in place. There are many farming activities which can take place in a transmission line easement.

Machinery up to 5m high will be able to operate under the new VNI West transmission lines, and taller machinery up to 8.6m may also be used subject to a safety assessment.

Some activities are subject to height restrictions or prohibited for safety reasons (such as gun irrigation and aerial spraying).

Once tower designs for the VNI West project have been finalised, further information will be made available to landholders in relation to the separation distances relevant to a specific property.

We acknowledge that the project will have a genuine impact on people and properties, which may increase anxiety and impact on mental health. We hope to reduce stress and uncertainty by engaging thoughtfully with people, to answer their questions and seek input into the project.

A **Community Support Service** is available for VNI West, you can make an appointment to speak to a professional counsellor for free and confidential advice.

Please call 1300 687 327 and reference 'VNI West'.



“My property is in the preferred easement – what happens now?”

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Step 1 – Landholders Discuss Preferred Easement

Landholders with properties identified within the preferred easement for VNI West are TCV's priority, our dedicated Landholder Liaisons are committed to contacting these landholders to arrange a meeting at their convenience to discuss the preferred easement and share a map of their property or properties with the easement identified. We want to ensure all landholders have the opportunity to discuss the preferred easement, what it means for them and to answer any questions landholders may have as the project moves forward.

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Step 2 – Landholders Provide Feedback

Landholders are at the centre of the VNI West project. The release of the preferred easement aims to provide further clarity for landholders and TCV as we work with landholder to understand what this means for their land, farming, business operations and day-to-day activities. TCV will look to share a more detailed map indicating proposed transmission tower locations on properties. Landholders can provide early feedback on infrastructure placement, as well as construction management, to be considered by project engineers in their reference design for the VNI West project.

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Step 3 – Independent Valuations

TCV wants to work with landholders to gain a comprehensive understanding of their land, farming operations and businesses, accounting for the unique values of each property, to ensure all landholders receive fair and reasonable offers of compensation. Your dedicated Landholder Liaison will be in contact to arrange for a qualified independent valuer to meet with you, to gain a better understanding of the distinct features of your property. An initial compensation assessment will be calculated by a qualified valuer in line with the *Land Acquisition and Compensation Act 1986 (Vic)* and the *Valuation of Land Act 1960 (Vic)*.

Ongoing Field Surveys

Providing Land Access

As part of the Environment Effects Statement (EES) process, detailed field surveys are required to better understand property conditions and assess potential project impacts. Your Landholder Liaison can work with you to understand any requirements you may have in providing access for these surveys. We will respect your terms including any biosecurity procedures you require. For landholders with an existing signed access agreement, TCV will continue to meet all Land Access Agreement (LAA) obligations, in accessing properties to conduct field surveys. Landholder Liaisons will work with those landholders without access agreements in place, to understand their requirements in providing land access for field surveys, as part of discussions regarding an Option for Easement for their property or properties.

Undertaking Field Surveys

For landholders with access agreements in place, TCV will confirm upcoming property access, activities and details with landholders ahead of surveys commencing. Surveys and access will take place in accordance with the agreement, including notice periods as specified by the landholder. Landholders will be provided with a report detailing the access and activities - including biosecurity, bushfire risk and health management - following completion of each survey.

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Step 4 – Compensation: Option for Easement Proposal

Following detailed discussions with landholders, professional valuations and additional assessments, landholders will receive an Option for Easement proposal for consideration. This will include the compensation amount for the easement as assessed by the valuer, and other payments for disturbance to the property and operations, that may result from construction of the project. Farmers will be compensated for any anticipated disruptions to their farming operations. An option sign-on fee will be paid to landholders when they agree to their total compensation offer and sign associated documentation. Option for Easement payments will commence once the option exercise notice is provided to the landholder, confirming that the option will be taken up by TCV.

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Step 5 – Planning for Construction

Developed in consultation with landholders, the Property Management Plan will define features and infrastructure on your property, how your land and these items would be managed during a construction process and how the land disturbed during construction would be remediated. This includes ongoing access requirements post-construction. This document also works to minimise impacts on landholders' property during the construction and remediation stage. Landholders will also be provided with the Indicative Landholder Property Construction Plan.

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Step 6 – Professional Advice for Landholders

When reviewing the Option for Easement proposal, landholders are encouraged to seek their own professional advice – such as independent assessment from a qualified valuer, accounting or legal advice – if they disagree with TCV's proposal. TCV will pay for the reasonable costs of this valuation, in consultation with a Landholder Liaison. Based on discussions between valuers, valuations may be updated to reflect new information.

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Step 7 – Option for Easement Finalised

Before the construction phase of VNI West commences, Option for Easement agreements with landholders will be finalised when the 'option exercise notice' is provided to the landholder.

This stage indicates that TCV has chosen to take the easement option. The first Option for Easement compensation payment (80% of the total payment) will be made when the option exercise notice is provided to the landholder. The remaining payment is made when the easement has been registered on the title of the property.

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Step 8 – Mitigation Measures and Construction Commences

Following the conclusion of the EES process and Ministerial assessment, TCV will be able to confirm the final alignment of the transmission line. Measures to reduce and mitigate impacts that have been identified through the EES and landholder consultation will be discussed with landholders. This includes measures to protect specific features of your property and/or to work around the existing activities on the property during construction, if possible. Only once all relevant State and Commonwealth approvals are obtained for VNI West, will construction of the project commence.

Common TCV Terms

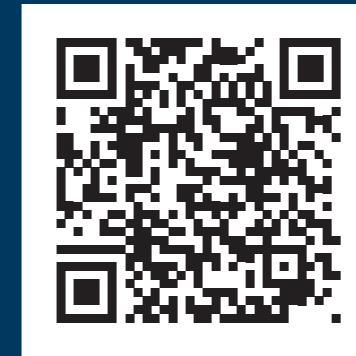
Transmission Line	<p>A transmission line is a powerline capable of carrying large amounts of electricity at high voltages. Transmission lines are larger and taller than the everyday distribution powerlines and are needed to connect renewable generation to homes, schools, and workplaces.</p>
Terminal Station	<p>A terminal station is a key component of the electrical grid and is crucial in ensuring a stable and safe electrical supply. Victoria is home to over 60 such facilities, designed to facilitate the transition of electricity from high-voltage transmission lines to lower-voltage distribution networks that directly serve homes, businesses, and other users.</p>
Preferred Easement	<p>The preferred easement represents the current plans for the location of the transmission easement, noting that this remains subject to the Environment Effects Statement (EES). The preferred easement is the result of comprehensive analysis following field studies, technical and engineering assessments and stakeholder feedback - a process beginning in 2019.</p>
Environment Effects Statement (EES)	<p>The EES is Victoria's most rigorous assessment of potential environmental impacts for major projects, overseen by the Victorian Department of Transport and Planning (DTP) under the Environment Effects Act 1978. As part of the EES process, TCV will undertake a program of expert studies and assessments on a range of matters, which are likely to include cultural and historic heritage, economic benefits, social and community considerations, health and the environment. The VNI West project must complete the EES process, and obtain relevant Victorian and Commonwealth approvals, before construction can commence.</p>
Preferred Easement Report	<p>The Preferred Easement Report for VNI West will provide information on the Preferred Easement for the VNI West Project for the Victorian component, from Bulgana to the Murray River. The report details the process and criteria used to narrow the Draft Corridor and outlines the constraints that were identified and considered along each section of the Preferred Easement.</p>



Further Information

How do landholders find out more about the VNI West project?

Please refer to the following websites for more information directly relevant to landholders and to understand the VNI West approvals process:



VNI West
Landholder Guide



Farming with
Transmission Fast Facts



Environment Effects
Statement (EES)

Contact us

Website: transmissionvictoria.com.au

Email: enquiries@transmissionvictoria.com.au

Free call: 1800 824 221

Facebook: @TransmissionVictoria

X: @TransmissionVic

If you need an interpreter, please call 13 12 50 and reference Transmission Company Victoria. If you are deaf and/or find hearing or speaking with people on the phone difficult, please contact the National Relay Service on voice relay number 1300 555 727, TTY number 133 677 or SMS relay number 0423 677 767.