

# New England Renewable Energy Zone

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Landholder information session:  
Acquisition process, payments  
and support

10 June 2026

**EnergyCo**

The Energy Corporation of NSW (EnergyCo)



# Acknowledgment of Country

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Energy Corporation of New South Wales acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past and present through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

# Our team



**Marcus McClintock**  
Director, Land and  
Property



**Aaron Davies**  
Property Lead  
New England REZ




**Melissa Maurer**  
Community Engagement Manager  
New England REZ

# Agenda

- Welcome and introductions
- Presentation from EnergyCo
  - Guiding principles for acquisition
  - Overview of acquisition process
  - Update on acquisition program
- Questions and answers

Webinar concludes at 6.30pm

A photograph of a rural landscape at dusk or dawn. In the foreground, there is a field of tall grasses and a fence line. In the middle ground, a large electricity pylon stands on a slight rise. The background shows rolling hills under a clear sky with a gradient from blue to orange.

Field near Armidale

# 1

## Guiding principles

Marcus McClintock - Director, Land and Property

# Land acquisition process under Just Terms

## Fundamental principles of EnergyCo's land acquisition process:

<b>Clarity</b>	Landholders are informed early about the acquisition process and encouraged to attend pre acquisition meetings
<b>Certainty</b>	Specific details on required interests, location, and timing are provided at the start of the acquisition process
<b>Equity</b>	Landholders are paid at least 80% of their compensation within 20 days of executing an agreement

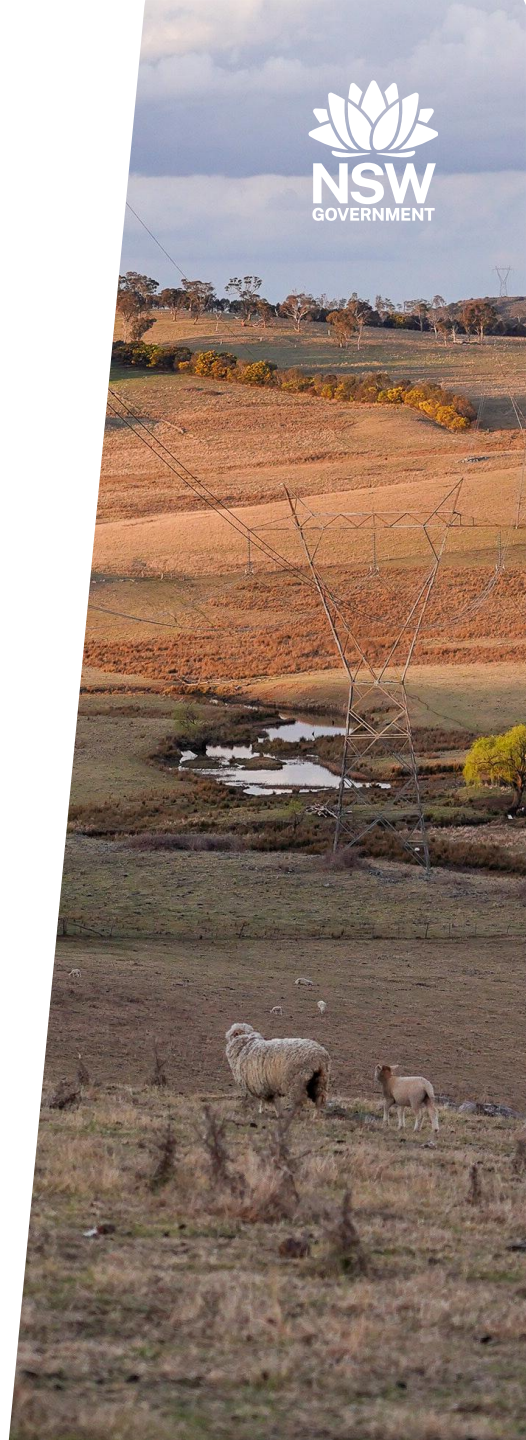
- EnergyCo's land acquisition process must comply with the **Just Terms Act**
- The Just Terms Act prioritises **acquisition by agreement** rather than by compulsory processes, requiring a minimum six-month negotiation period before compulsory acquisition can begin
- The negotiation period commences from the date EnergyCo issues an **Opening Letter**
- **The NSW Centre for Property Acquisition standards and guidelines** also form the basis for the design and administration of EnergyCo's land acquisition process

# Engagement principles

EnergyCo takes a customer-focused approach to land and easement acquisition. We are dedicated to upholding the highest standards of engagement with landholders through this process.

EnergyCo's engagement principles for acquisition include:

- **Courtesy and respect:** All interactions with landholders should be conducted with kindness and a focus on understanding their concerns and issues.
- **Listening:** Recognising that every landholders has a personal connection to their property, EnergyCo aims to understand the significance of their land and its role in their family history.
- **Effective communication:** While using electronic, phone, and written communication, face-to-face interactions are preferred when appropriate, as they foster a more respectful dialogue.
- **Understanding rural context:** Given that most projects are in rural NSW, EnergyCo acknowledges the unique values and lifestyles of rural landowners, many of whom may view infrastructure as an unwelcome disruption.
- **Sensitivity to concerns:** Acknowledging that landholders may feel anger and apprehension about acquisition, EnergyCo's team is committed to working with them with empathy and sensitivity throughout the process.



# 2

## Understanding easement acquisition



EnergyCo Place Managers

# Easement acquisition



We generally do not acquire land outright. Instead, we work with landowners to establish and acquire **easements** for transmission lines.

An easement is a legal right that allows us to access and use part of the land to construct and operate a transmission line, while placing some constraints on how that land can be used.

## Where we acquire an easement:

- ✓ The landholder retains ownership of the underlying land
- ✓ The landholder can continue to use the land, subject to certain restrictions to ensure public safety and network reliability
- ✓ Genuine negotiations to acquire the easement commence from the date of the Opening Letter which formally commences an acquisition process
- ✓ Easements may be acquired by agreement or, where necessary, through a compulsory acquisition process

We expect to commence formal acquisition negotiations for transmission line easements from Q3 this year.



# Easement acquisition

EnergyCo released a 1km corridor for the entire length of the project in April 2026.

How wide is the easement?

For the New England REZ project, we are generally looking to acquire:

- a wider temporary construction easement (around 250m wide) during the construction phase of the project. It is in place for about 10 years, however construction in a single area may only take about 6-12 months depending on terrain and other conditions.
- a narrower permanent easement which is defined once construction is finished – this will be around 70m for a single 500 kV line or 140m for two lines. The permanent easement will be located in the construction easement.

We aim to agree on compensation for all easements (both temporary and permanent) as part of a single acquisition process.



Armidale

# Compensation framework



Landowners hosting easements in the New England REZ are typically entitled to compensation and ongoing payment:

## 1. Just Terms Act

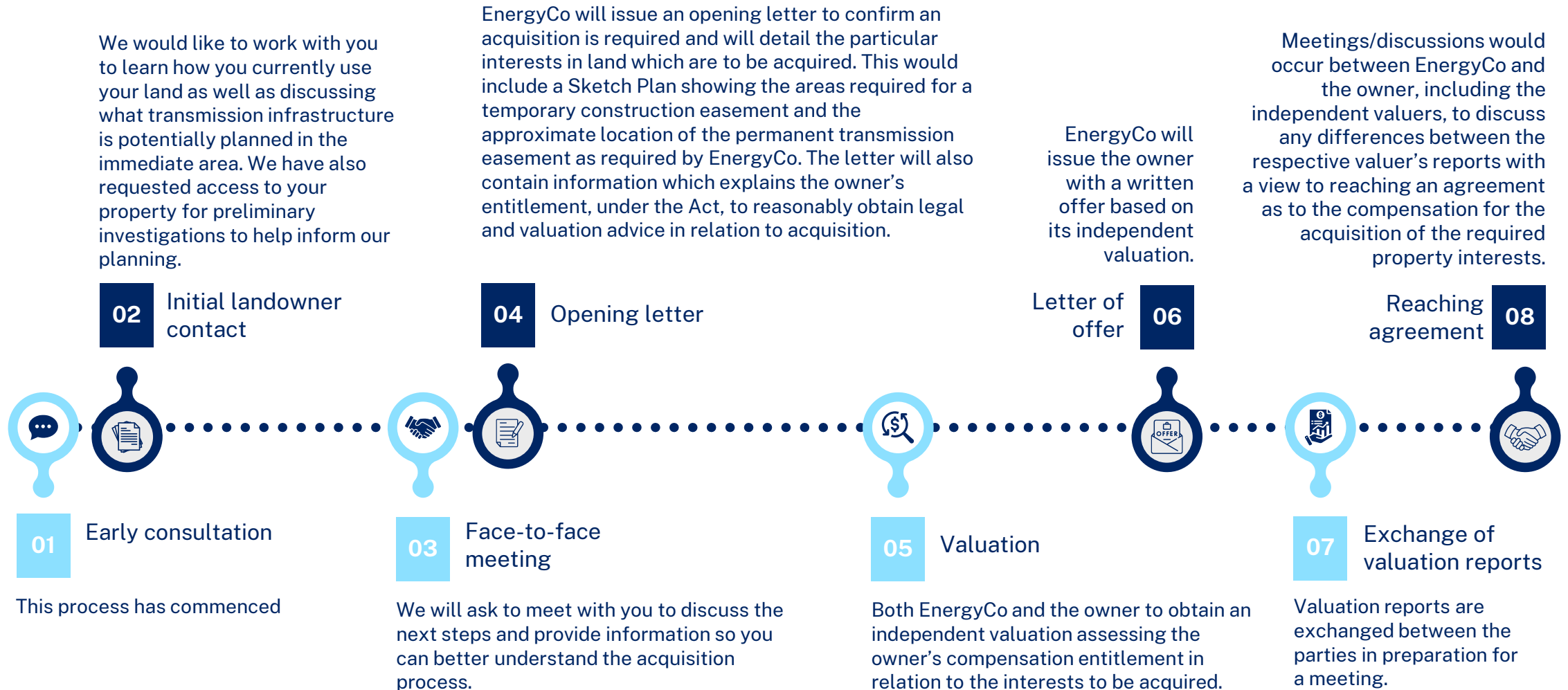
- **Upfront compensation** assessed in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*
- Compensation must reflect market value of easements to be acquired, including injurious affection, plus disturbance compensation (typically legal and valuation costs)
- Compensation negotiable – **EnergyCo's strong preference to resolve by agreement**

## 2. Strategic Benefit Payment

- \$200,000 per kilometre, per transmission line host (in 2022 real dollars)
- Payable in **installments over a 20-year period** by the Network Operator
- **First payment made in the year of energisation** by the Network Operator
- SBP compensation not negotiable, amount mandated by Government

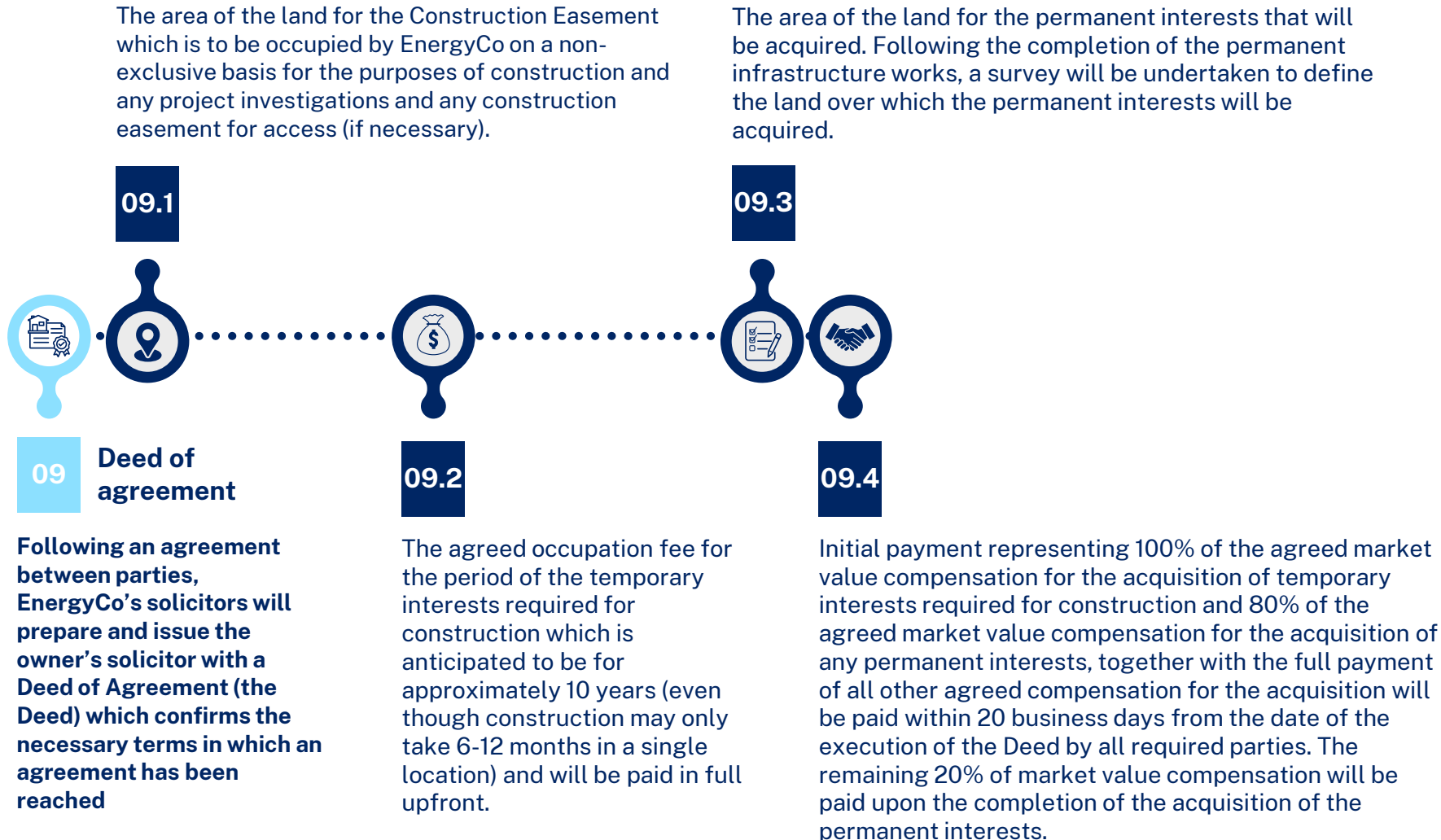
# Acquisition process

## Acquisition by agreement



# Acquisition process

## Acquisition by agreement

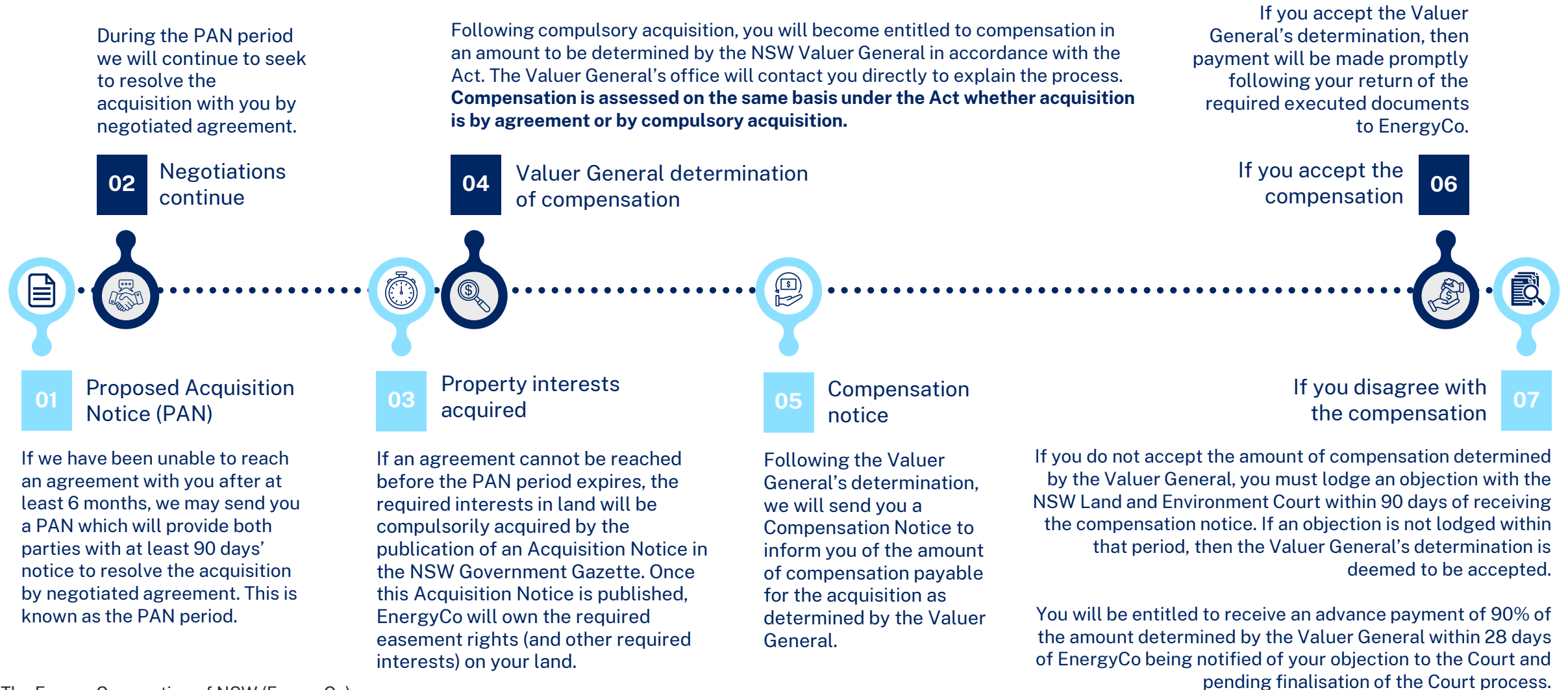


## Energy Hub

Where land is required for an Energy Hub, EnergyCo will complete the acquisition of the required land (after reaching an agreement with the landowner) by way of a Contract for Sale, which would confirm the agreed terms of purchase. A Deed will not be required for the acquisition of Energy Hub land.

# Acquisition process

## Compulsory acquisition



# 3

## Engaging with landholders

Aaron Davies – Property Lead, New England REZ

# Working with you



We are carrying out direct and ongoing engagement with landholders and encourage landholders to speak with us ahead of the start of the acquisition program.

## 1. Minimising impacts through consultation

- Work with technical team on micro-siting
- Agree on property access arrangements
- Identify and manage key constraints
- Minimise disruption to land, improvements & farming operations

## 2. Understanding the acquisition process

- Opportunity to understand EnergyCo's 2-step acquisition process
- Key milestones in the acquisition program
- Factors influencing compensation assessments including Injurious Affection
- Engagement of legal and valuation advisors is encouraged
- Difference between Just Terms Compensation and Strategic Benefit Payment

## 3. Access for surveys

- Helps informed design and decision-making
- Helps identify where EnergyCo can minimise impacts to a landowner's property
- Assists EnergyCo to identify and manage any key constraints

## 4. Understanding landholder needs

- Discuss how the property is used
- Identify concerns and constraints
- Collaborate on property-specific solutions
- Ensure landholder input informs planning

# How is a compensation offer determined?

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EnergyCo will obtain its own independent valuation. Landowners are also encouraged to obtain their own valuation.

Having two independent, professional valuations helps ensure that parties can agree fair compensation as part of a negotiated agreement.

When determining your entitlement to compensation, our valuer will consider factors such as:

- ✓ the interests to be acquired
- ✓ the area of land to be affected
- ✓ any decrease (or increase) in residue land (known as injurious affection)
- ✓ location and zoning
- ✓ impact to any improvements
- ✓ recent comparable sales in the area.

Arrangements will be made for EnergyCo's independent valuer to inspect a property. If access cannot be provided, compensation can initially be assessed based on only a kerbside inspection of a property.

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# When payments are made

Our 2-step acquisition approach provides:

- certainty about what interests in your land need to be acquired
- equity, by paying at least 80% of compensation once we reach agreement.

	Advance payment	Final payment
<b>When</b>	Paid within 20 business days after the Deed of Agreement is signed.	Paid after construction is complete and permanent easements are formalised, which can be up to 10 years after the initial agreement.
<b>What's included</b>	<ul style="list-style-type: none"> <li>• 100% of compensation for temporary construction easements</li> <li>• 80% of the agreed market value for permanent interests</li> <li>• 100% of all other agreed compensation (including legal and valuation fees)</li> </ul>	Remaining 20% of the agreed market value for permanent interests plus accumulated statutory interest for the period.



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# Your acquisition team



Each landowner is provided with an acquisition support team comprising:

- **Acquisition Manager**
  - Responsible for administering the property acquisition process
  - Answer questions about the acquisition and valuation processes
  - Negotiate with you and/or your advisors
- **Place Manager**
  - They will work with you to find solutions tailored to your unique circumstances.
- **External support**
  - Available to landowners and members of the community
  - CPA Property Acquisition 24/7 Support Line: 1300 089 551
  - Grand Pacific Health: 1800 920 101
  - Farmgate Support Program: 0477 322 851

# More information

Resources for landholders are available on our website:

- ✓ [Information for landowners](#)
- ✓ [The acquisition process](#)
- ✓ [Compulsory acquisition explained](#)
- ✓ [Centre for property acquisition](#)

# Questions & answers



# Thank you



This webinar has been recorded and will be available to view on our website at [www.energyco.nsw.gov.au/ne](http://www.energyco.nsw.gov.au/ne).