

Supporting landowners and neighbours



EnergyAustralia recognises that the proposed site for the Marulan Gas Fired Power Station is on the traditional Country of the Gundungurra peoples and respects and acknowledges their continued connection to Country and culture.

Landowners and neighbours are central to the consultation and engagement activities for the proposed Marulan Gas Fired Power Station project.

We distinguish **landowners** as people who may host part of the proposed project infrastructure on their property while **neighbours** are people who live in close proximity to the proposed infrastructure.

Our team are actively listening, preparing information on impacts relevant for each landowner or neighbour and discussing mitigation options now.

Through one-on-one consultation with relevant landowners and neighbours, our dedicated Landowner Managers look to provide people with:

- specific, respectful and frequent opportunities to provide feedback or raise concerns
- information to accurately explain the Project, our planning approach and potential impacts to their properties
- options to jointly consider mitigations for their properties

Together, we work through ways to minimise impacts on neighbouring businesses and homes by developing voluntary *Neighbour Mitigation Agreement* or *voluntary Landowner Agreement* for each eligible property.

These agreements acknowledge the proximity of neighbours to this critical infrastructure that will help power the State into the future as well as the important role landowners have in hosting the infrastructure on their property.

Neighbour or landowner participation in forming an agreement is voluntary.

Developing an agreement

In addition to the project website, community information sessions, workshops and drop-by discussions at upcoming events, our team is engaging directly with project neighbours and landowners.

This direct engagement means there is time to listen and understand the possible impacts to neighbours, landowners and their properties and activities.

Direct engagement also allows our team to present options that are relevant to individual property owners to consider and seek additional evidence. Then, EnergyAustralia and neighbours/landowners can work through a tailored mitigation and support plan that is fair and reasonable.

Our team acknowledges there can be a lot to consider, and it may take some time to develop an agreement that works for each neighbour/landowner and property. To support the agreement development process, EnergyAustralia will also support neighbours/landowners to access third party professional advice (with prior approval) that assists in developing a fair, reasonable and practical agreement.

Every eligible landowner/neighbour experience the project differently and the agreement development process may vary in length. We expect the five-step process to take approximately six months, with a signed agreement conditional upon the project proceeding following a final investment decision by EnergyAustralia.

01 Assess

Assess impacts to property using the NSW Guidelines

02 Present options

Outline the options available as mitigations for that specific property without assigning value/\$\$

03 Validation

Seek evidence like valuations, business turnover, assessment physical mitigations

04 Financial offer

Present initial offer \$\$ and negotiate \$\$

05 Agreement

Strike an agreement with owners for feasibility, construction and operations conditional on project proceeding

Step 1 Assess

We meet and listen to understand the possible impacts to you, your property and/or business. This may include a formal impact assessment to check your eligibility for a voluntary agreement.

Step 2 Options

We provide you with your formal impact assessment and the possible benefits and support options that may be relevant to you, your property and/or your business for your consideration and clarification.

Step 3 Validation

Once you're comfortable with the proposed benefits, we may validate your circumstances through valuations, business turnover analysis, and property inspections. This ensures fair and reasonable payments. This step may take some time and involve third-party advice.

Step 4 Financial Offer

After considering the evidence gathered, we provide an offer and a draft agreement for further negotiation or discussion.

Step 5 Agreement

We form an agreement that provides benefits and supports through to the project reaching operations. Within 20 days of the agreement being signed by all parties, a sign-on payment is made to your nominated account.

Understanding impacts and mitigations

The majority of project impacts will only occur should the Project be approved and move into the construction phase.

Each neighbour/landowner can experience project feasibility, construction and operations differently. This is why we tailor agreements to each neighbour/landowner and property.

Feasibility can create anxiety as neighbours/landowners consider how the project may change enjoyment of their property or business operations. We can provide a health and wellbeing reimbursement payment to support neighbours/landowners and their families during the feasibility period, as part of the agreement process.

The agreement development process is supported by reimbursed legal fees and a sign on payment. This process can assist in managing uncertainty by providing clear financial and physical supports during different phases of the project.

Construction can take several years. Potential impacts can include audible noise, increased traffic movements, dust, vibration, changes to visual amenity, the proximity of temporary construction features like accommodation or equipment laydown areas, or permanent changes like road upgrades and new project access points.

We provide a wide variety of measures to avoid and mitigate these impacts including noise barriers, visual screening, dust suppression, residential cleaning, double window glazing or predictive construction times or truck movements.

Other supports may also be available to provide respite or relocation away from the construction area, business sustainability or for general wellbeing.

Some impacts can be positive. Construction can also deliver new roads and other community facilities. Through

this process, we would welcome your feedback on what these options might be and how we can co-design a Shared Benefit Program with the Marulan community, who will host this important energy asset for the State.

Longer term, when the project moves into the operations phase, there may be residual impacts.

The project will change the visual landscape for some neighbours and during some periods of operation, there may be noise. Traffic volumes will also significantly decrease post construction.

We provide property valuation that is payable upon operations. This process can assist in managing uncertainty regarding property value during construction and operations.

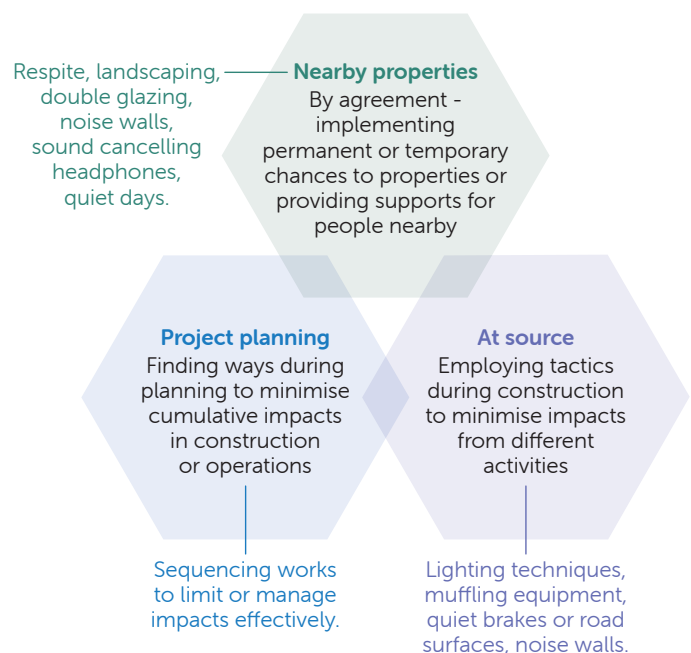
Working to minimise, manage and mitigate impacts

Minimising, managing and mitigating impacts is our ongoing commitment.


When we invite neighbours/landowners to form a voluntary agreement, we make sure we are doing everything we can to minimise, manage or mitigate impacts of the project in other ways.


We actively invest in our construction planning to ensure it delivers the best sequence of works while minimising the impacts. We find best practice methods to minimise impacts at the source through changes to different construction activities. We work with neighbours to tailor mitigations to their properties and personal circumstances.


Cumulative mitigation approaches



Find out if you are eligible:

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