

# Tomago to Stroud Project

## COMMUNITY UPDATE

October 2010



TransGrid



### Dear Resident,

### Welcome to the latest community update on TransGrid's Tomago to Stroud Project.

Valuation and compensation assessments for stage one of the Tomago to Stroud project have been completed and valuations for stage two are set to commence this month.

Stage one involved the assessment of properties between Tomago and Brandy Hill, while stage two includes properties between Brandy Hill and Stroud Road.

Independent, registered valuation firm Jones Lang LaSalle (NSW) Pty Ltd has been engaged to complete the valuations.

Prior to the commencement of stage two valuations, a valuer will contact affected landholders to arrange a suitable time to inspect their property.

In addition, the project's Review of Environmental Factors (REF) report is currently being finalised and is due to be placed on public exhibition in December.

TransGrid will keep landholders informed on the progress of valuation reports and ongoing planning for the project.

Yours sincerely,

The Project Team

### Did you know?

- TransGrid's \$50 million investment between Tomago and Stroud will deliver reliable infrastructure needed to meet peak demand across the Lower Mid-North Coast, which is forecast to increase by up to 3.3% each year
- The Tomago to Stroud project will provide a more secure and efficient power supply to customers currently supplied by Energy Australia's new substation at Brandy Hill and Country Energy's Stroud Road Substation
- TransGrid's project staff can give you more information via our toll-free hotline:  
Phone 1800 222 537  
Email [tomago.stroud@transgrid.com.au](mailto:tomago.stroud@transgrid.com.au)
- You can sign up to receive email alerts regarding updates to the project website at:  
[www.transgrid.com.au/tomago-stroud](http://www.transgrid.com.au/tomago-stroud)

### Current project activities

TransGrid has assessed a range of environmental aspects of the project, including ecology, hydrology, geology and heritage field studies.

A Review of Environmental Factors (REF) report is expected to be completed this year and placed on public exhibition in December.

## TransGrid gets involved

### Stroud Road Bang 'n Bash

TransGrid proudly sponsored the Stroud Road Bash 'n Bang Festival during August in a bid to raise much needed funds for the town's Community Hall.

The family bonfire and fireworks fundraiser was celebrating its 10th year and attracted more than 100 people from across the Hunter.

### School visit

TransGrid staff visited Gloucester Primary School this month to reveal some interesting facts about electricity and the Tomago to Stroud Project.

The presentation to year five and six students included an excursion to Country Energy's Stroud Road Substation, which will be upgraded as part of the Tomago to Stroud Project.

### Planting Day

As part of the GreenGrid program, an initiative between TransGrid and Greening Australia, a planting day at Tomago has been planned for later this year.

School students will be invited to participate at the event, which will take place on Tomago Aluminium Corporation land adjoining the new Tomago Substation.

## Easement compensation

When TransGrid acquires an easement on private property the landholder is entitled to compensation under the *Land Acquisition (Just Terms Compensation) Act 1991*.

TransGrid undertakes to compensate each landholder with a monetary amount, which fairly reflects the overall impact of the easement on their property. The amount paid to each landholder is likely to vary due to the fact many factors are considered when assessing compensation.

### How is compensation determined?

TransGrid has engaged an independent, registered property valuer to carry out detailed valuations and compensation assessments.

Once the valuation and compensation assessment process is completed the valuation reports will be reviewed and TransGrid will make a formal compensation offer to the affected landholder.

### Can I seek my own advice?

TransGrid encourages landholders to seek independent valuation and legal advice when considering their offers of compensation.

Certain "reasonable costs" incurred by the landholder as a result of the easement acquisition process, such as legal costs or valuation fees, will be reimbursed by TransGrid in addition to the agreed compensation payment.

### How does the valuation process work?

In accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*, TransGrid seeks to obtain easements through private treaty agreements with the landowner.

If the landowner has obtained a private assessment of compensation for the easement over their property, the valuations by both parties will be reviewed to assist the compensation process.

The valuation will consider the impact of the easement and construction works on the landholder's property, TransGrid's valuation of this impact, and any private valuation arranged by the landholder.

If a valuation agreement with the landholder cannot be reached after a reasonable period of time, TransGrid may consider commencing the process of compulsorily acquiring the easement.

In such cases, the amount of compensation is determined independently by the NSW Valuer General.

### When is compensation paid?

Compensation will be paid to the landholder when agreement has been reached by both parties and the easement is registered on the land title.

## Contact Us

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