



FACT SHEET

Neighbour Engagement and Support

EnergyAustralia acknowledges that the site of the proposed Lake Lyell Pumped Hydro project is on the traditional Country of the Wiradjuri People. We recognise their continued connection to land, waterways and community, and we pay our respects to Elders past and present.

About the Lake Lyell Pumped Hydro Project

EnergyAustralia is investigating the feasibility of a pumped hydro energy storage project on land it owns near Lithgow in New South Wales. The project would use water from Lake Lyell, originally built to support surrounding power stations, and existing transmission infrastructure. It would also involve a new purpose-built upper reservoir on nearby Mount Walker to operate a utility-scale energy storage facility. The project has a proposed capacity of 335 megawatts for up to eight hours, with flexible capacity of more than 400 megawatts for a shorter duration, providing energy for at least 150,000 homes¹.



Proposed capacity

335MW



Energy for homes

150,000¹



Storage duration

8 hours

We value our neighbours

As we progress with plans for the pumped hydro energy storage project, we are committed to working with our neighbours. We define neighbours as those landowners and businesses within 10 kilometres of the project that have been assessed as likely to have a major impact from the project. Our aim is to provide benefits and support to these neighbours to mitigate impacts from the project.

Through Community Benefit Sharing payments and additional assistance tailored for neighbours, our objective is to support communities and ensure they thrive amidst the energy transformation.

Neighbour Benefit Guide

Homeowners, neighbours and businesses have helped EnergyAustralia develop a *Neighbour Benefit Guide* (the Guide).

The Guide details the benefits and support that eligible neighbours can receive for their property, family or business, including:

- support for personal wellbeing
- compensation for property value loss
- business support payments
- respite or relocation assistance
- physical property adjustment, such as landscaping for screening or double glazing
- property maintenance support where relocation or respite is required.

¹ Based on POE10 demand of 1.97kW for EnergyAustralia's portfolio of NSW residential customers at 335MW of generation.

Eligible neighbours can access the benefits and support by forming a voluntary *Neighbour Benefit Agreement*, which is commonplace for significant infrastructure projects.

We developed the voluntary *Neighbour Benefit Agreement* process to recognise the importance of neighbours to the project, and to provide them with support and certainty to continue to work, live and play in the region.

Eligible neighbours

Neighbour Benefit Agreements are only available to private landowners, encompassing individuals, private companies, businesses, or trusts. Public landowners are ineligible for participation.

Benefits obtained through the *Neighbour Benefit Agreement* are directed to the current private landowner(s). In the event of a land sale or ownership transfer during the project's feasibility or construction phases, benefits do not automatically transfer. Instead, the new owner would form a new *Neighbour Benefit Agreement*.

Full eligibility criteria is outlined in the Guide that has been provided to neighbours.

How were the guide's benefits developed?

Thank you to the many landowners, neighbours and businesses that shared their experiences and helped identify the benefits and supports offered in the *Neighbour Benefit Guide*. Together, we've developed meaningful benefits to tailor voluntary *Neighbour Benefit Agreements*.

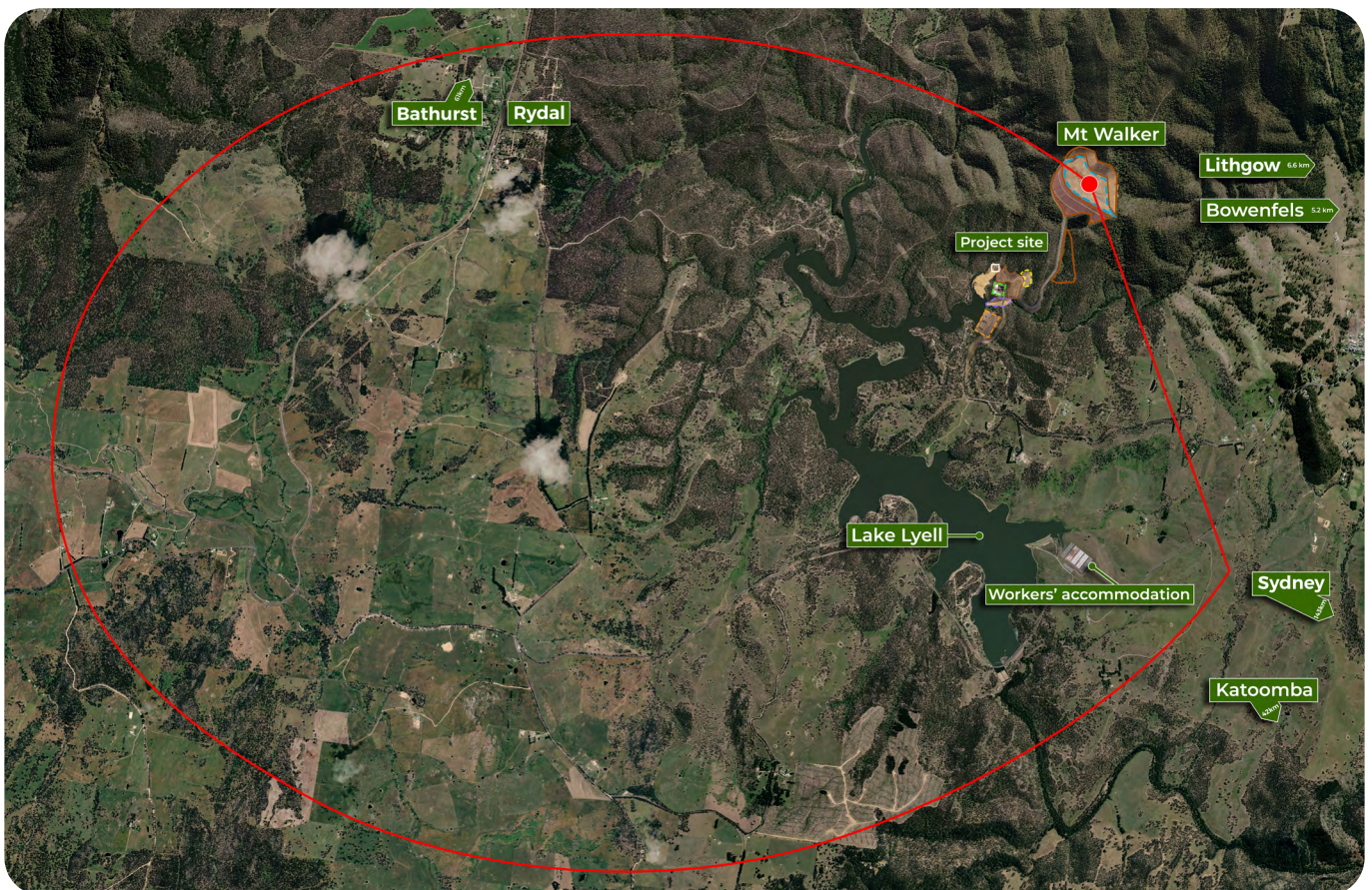
Key criteria

Eligible neighbours have a private land holding that:

- is located up to 10 kilometres from the project.
- has a major impact as defined by the NSW Social Impact Assessment Guideline².

Benefits and supports have been selected to be:

- **Fair** – each benefit is impartial and just, backed by evidence of its impact.
- **Reasonable** – they align with comparable benefits on this project or similar infrastructure projects.
- **Practical** – a benefit and/or support that is likely to be effective.



We define neighbours as those landowners and businesses within 10 kilometres of the project that have been assessed as likely to have a major impact from the project.

² planningportal.nsw.gov.au/sites/default/files/documents/2023/GD1944%20SIA%20Guideline_NEW%20VI_14_02_23.pdf

Developing an agreement with neighbours involves these key steps

1 Assessment

We meet and listen to the impacted neighbour to understand the potential impacts on them, their property or business. This may involve a formal impact assessment to check eligibility for a *Neighbour Benefit Agreement*.

2 Options

We provide the neighbour with a formal impact assessment and present various benefit and support options for their consideration.

3 Validation

Once the neighbour is comfortable with the proposed benefits, we may validate their 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.

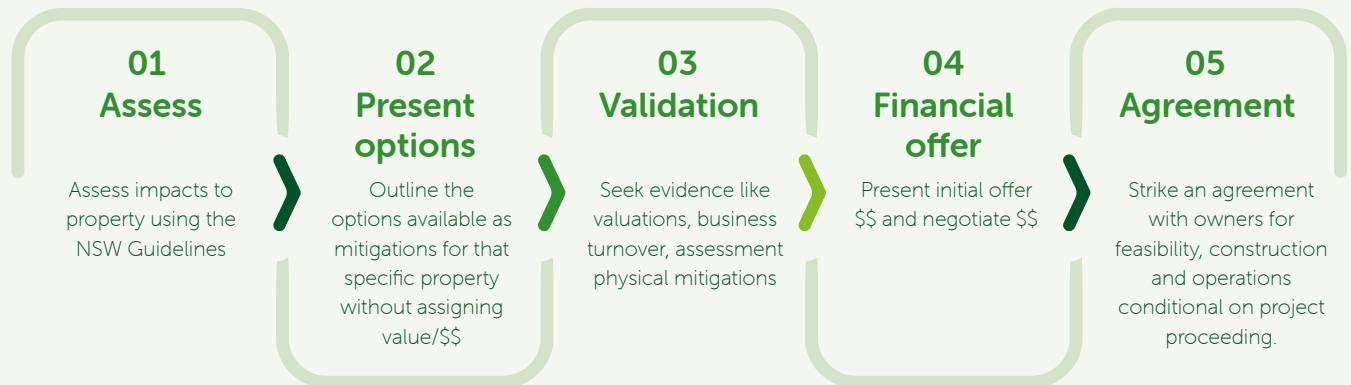
4 Financial Offer

Based on the gathered evidence, we present the neighbour with an offer and a draft agreement for further negotiation or discussion.

5 Agreement

Upon agreement, we formalise the arrangement, ensuring benefits and support are provided until the project reaches operations. A sign-on payment is made to the neighbour's nominated account within 20 days of all parties signing the *Neighbour Benefit Agreement*.

Neighbour Benefit Agreement process



Get in touch

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