

New England REZ network infrastructure project

April 2026

EnergyCo has confirmed a refined 1km wide transmission corridor for the length of the project, extending for around 300km across the New England and Upper Hunter regions. This document explains further detail about the refined corridor and next steps.

Corridor refinement

How has landholder and community feedback informed the refinement process?

We have carefully explored a range of options to identify a transmission corridor for the New England REZ that best balances the needs of landholders, agricultural land uses, the environment and technical requirements of the project.

Community and stakeholder consultation has guided 8 key changes to our 250m wide corridor from October 2025 to April 2026. These include:

- **Bayswater Power Station:** We adjusted the corridor to better suit the operational requirements of the landholder, AGL Macquarie.
- **Rouchel:** We adjusted the corridor within the 3km study area to increase distances to nearby dwellings.
- **Gundy and Waverly:** We moved the corridor as far east as practical (within environmental and topography constraints) to reduce impacts to equine businesses and increase distances to several dwellings.
- **Timor:** We moved the corridor southeast (outside the 3km study area) to avoid Timor Caves and reduce impacts to species and habitat in this area, including bats.
- **Barry:** We moved the corridor northwest (outside the 3km study area) to reduce impacts to threatened species and habitat. This change also increases distances to several dwellings.
- **Walcha:** We moved the corridor to avoid proposed wind turbine locations and increase distances to dwellings.
- **Central Hub A (Kentucky):** We moved the corridor to flatter terrain. This improved environmental outcomes by moving away from a local watercourse.

How many landholders are in the corridor?

By narrowing the corridor between Walcha and Muswellbrook to 1km wide, we have reduced the number of landholders affected from around 200 to 150 – removing around 50 landholders from the corridor.

The number of landholders impacted will reduce further as the corridor is narrowed to around 250m for the environmental impact statement (EIS) and then to a final easement of around 140m wide for dual lines, or 60-70m for single lines.

How have we minimised impacts to dwellings (homes)?

Maximising the distance to nearby dwellings was a key focus of our work.

There are now 20 dwellings within half a kilometre of the 250m corridor (previously 37 in October 2025), a reduction of around 45 per cent.

How have we minimised environmental impacts? When will the extent of environmental impacts be confirmed?

The refined corridor avoids sensitive environmental areas at Timor Caves and near Barry.

We are completing a detailed assessment of environmental impacts from the project. This work is ongoing and will be included in the environmental impact statement (EIS) which will go on public exhibition in the second half of 2026.

We recognise some landholders have set aside land specifically for flora and fauna conservation. We would like to work with landholders to help preserve these areas, where possible.

Will aerial water-scooping operations be affected at Lake Glenbawn?

We do not expect the transmission lines to prevent aerial water-scooping aircraft from using Lake Glenbawn.

In developing the corridor, we have modelled a range of take-off trajectories, using real flight data, aircraft specifications, conservative climb rates, assumed low water levels and conservative clearances over the transmission lines. We have also reviewed information provided by the community. This work supports the corridor in its current location, however this will be verified through the EIS which will include a detailed assessment of aviation and bushfire risks. The EIS will be informed by ongoing consultation with NSW Rural Fire Service and firefighting stakeholders.

Lake Glenbawn is a large water body – around 1.5 times the volume of Sydney Harbour – and its water levels fluctuate significantly. Capacity of the lake varied from around 40-55 per cent from 2019 to 2021, increasing to 90-100 per cent from 2023 to 2025.

The transmission corridor traverses the eastern end of the lake in its shallow upper reaches. Based on our assessments to date, when capacity of the lake is low (around 70 percent or less), the area directly affected by the transmission corridor is likely unsuitable for water-scooping because of reduced depth and exposed hazards.

The lake was at around 100 per cent capacity when the upper eastern end was used for water-scooping operations for recent 2025 fires. In these conditions, the increased surface area, depth and inundation of hazards supported effective use of the easternmost part the lake.

The western area is generally safer and more reliable for aircraft in drier conditions due to the larger surface area and deeper water. The transmission corridor will not affect aerial operations in the western part of the lake, providing at least 6km of available flight path in both the east-west and north-south directions.

Next steps

What are our next steps for working with landholders?

The corridor is not yet finalised or approved. We would like to keep talking with landholders to understand how we can further reduce impacts.

The proposed 250m-wide EIS corridor is being shared with landholders now, to give a clearer picture of potential transmission line impacts and inform further discussions with EnergyCo.

EnergyCo will acquire property interests, known as easements, to build and operate the REZ transmission lines. If we acquire an easement on your land, you will remain the owner and can continue using the land with some restrictions for public safety and reliability.

We expect to start acquisition discussions for transmission line easements later in the year, which involves issuing an opening letter and sketch plan outlining the proposed acquisition. We will keep landholders informed over the coming months as we get closer to issuing opening letters.

Information about the acquisition process is available at energyco.nsw.gov.au/landowner-info.

Are further changes possible?

Yes, we still have flexibility to make further changes. Even after acquisition starts, the process allows for ongoing adjustments to the alignment (i.e. micro-siting of tower locations) in consultation with landholders.

On the Central-West Orana REZ transmission project, more than 70 adjustments were made before formal acquisition started and a further 30 adjustments during acquisition. This is an important part of the negotiation process with landholders to help us achieve a mutually acceptable agreement for the acquisition.

How will landholders be compensated?

Landholders are entitled to two types of compensation if EnergyCo acquires an interest in their land for a transmission easement.

1. Compensation package under the *Land Acquisition (Just Terms Compensation) Act 1991 (Just Terms Act)*

This typically includes the market value of the property interests to be acquired, the reimbursement of reasonable valuation and legal fees, and other types of compensation that may be applicable depending on the acquisition and the relevant circumstances of the landholder. We will work with landholders to understand impacts the project may have on their productivity, business operations and on-farm assets as we plan the route and determine the compensation payable. Landholders hosting access tracks that are not impacted by the transmission lines will also be paid compensation.

Compensation under the Just Terms Act is paid in two stages. Under the two-step process, landowners receive the first payment before construction starts, with a final payment before the permanent easements are formalised. Further details are available at [Valuation and compensation explained](#).

2. Strategic benefit payments

The Strategic Benefits Payments (SBP) Scheme was established by the NSW Government to recognise the role of landholders hosting transmission lines with a capacity of 330kV or greater. Under the scheme, landholders are paid the equivalent of \$200,000 in 2022 dollars, per kilometre of eligible transmission line infrastructure hosted on their property. Payments are paid by the network operator in annual instalments over 20 years, adjusted annually for inflation using the Consumer Price Index.

Strategic benefit payments are **in addition** to the compensation package landholders are entitled to from EnergyCo for easement acquisition in accordance with the Just Terms Act.

Detailed information about the acquisition process is available on [EnergyCo's landholder support hub](#). We encourage landholders to speak with our team to understand more.

How can I raise a complaint or objection?

EnergyCo acknowledges and respects objections and concerns raised by local landholders.

We encourage landholders to continue sharing their views, including through the upcoming public exhibition of the EIS in the second half of 2026. As part of the EIS exhibition process, communities and stakeholders will be invited to provide formal submissions for the government to consider in progressing the project.

You can contact us if you would like to make a complaint. All complaints are reviewed through a formal process which you can view on our website at [Complaints and feedback | EnergyCo](#).

The [Energy & Water Ombudsman NSW \(EWON\)](#) is a free, independent, dispute resolution body that investigates and resolves complaints about renewable energy transmission infrastructure in NSW renewable energy zones. You can contact EWON at any time for independent advice and assistance.

How can I get more information or support?

You can contact our team at any time to discuss the next steps for your property. You can phone us on 1800 061 114 (toll free) or email nerez@energyco.nsw.gov.au. Our team is available to meet with you at your convenience. Support is available for landholders 24/7 and you can find details in our [fact sheet](#).

New England REZ project map

