



COMMUNITY INFORMATION SHEET • CONNECTIVITY

Compensation and community benefit

Who should be paid what, for how long, when infrastructure crosses a community

The key idea: match the payment to the impact

Linear infrastructure creates two kinds of impact: **temporary** (construction noise, traffic, disruption) and **permanent** (an easement on your title, changed land use, visual amenity). Fair compensation matches each: short-term payments for short-term disruption and enduring payments or benefits for enduring impacts. Disputes ignite when permanent impacts get temporary money.

The layers of payment

Statutory compensation for the easement itself (a valuation matter; get independent advice). **Annual payments** to hosting landholders: increasingly standard on transmission projects, but check duration and indexation. **Neighbour payments** for those near, but not on, the route, the most commonly missed group. **Community funds** for the wider area, ideally locally governed.

Where it goes wrong

Current disputes (including on Marinus Link's supporting transmission, where farmers have publicly rejected offers) show the pattern: payments that stop after a set period, say 20 years, while easements run in perpetuity; offers arriving late, after routes feel fixed; and neighbours who bear visual and property-value impacts receiving nothing. Each is a design choice a proponent can make differently.

Who decides

State: land-access and compensation law; some states now set benefit-sharing schemes for transmission (payments per kilometre hosted). **Nationally:** the AER assesses project costs, which include benefit payments. **Local:** councils can negotiate community benefit agreements tied to planning approval.

What good practice looks like

- Payment duration matched to impact duration: indexed and attached to the land title where impacts are permanent.
- Neighbours recognised, not just hosts.
- A community fund sized meaningfully, governed locally and committed in writing.
- All benefit terms published, so every landholder can see the framework applied.

Questions to ask

How long do payments run and are they indexed? What do neighbours receive? Is the community fund binding or aspirational? Who governs it and how is spending reported?

Want to know more? Your state energy department publishes benefit-sharing frameworks; farming bodies track current negotiations and settlements. This sheet is general information, not legal or planning advice; a specific proposal is confirmed by qualified assessment.