



An artist's impression of one of the options for the fence line for the planned Ballarat East Zone Substation now subject to community consultation.

Ballarat East Community Benefits Package

A package of benefits for both individual households and the broader Ballarat East community is being offered voluntarily as part of the development of new electricity infrastructure.

A modern \$30 million zone substation is necessary to help keep power reliable for the growing city and will be located at 203 York Street Ballarat East.

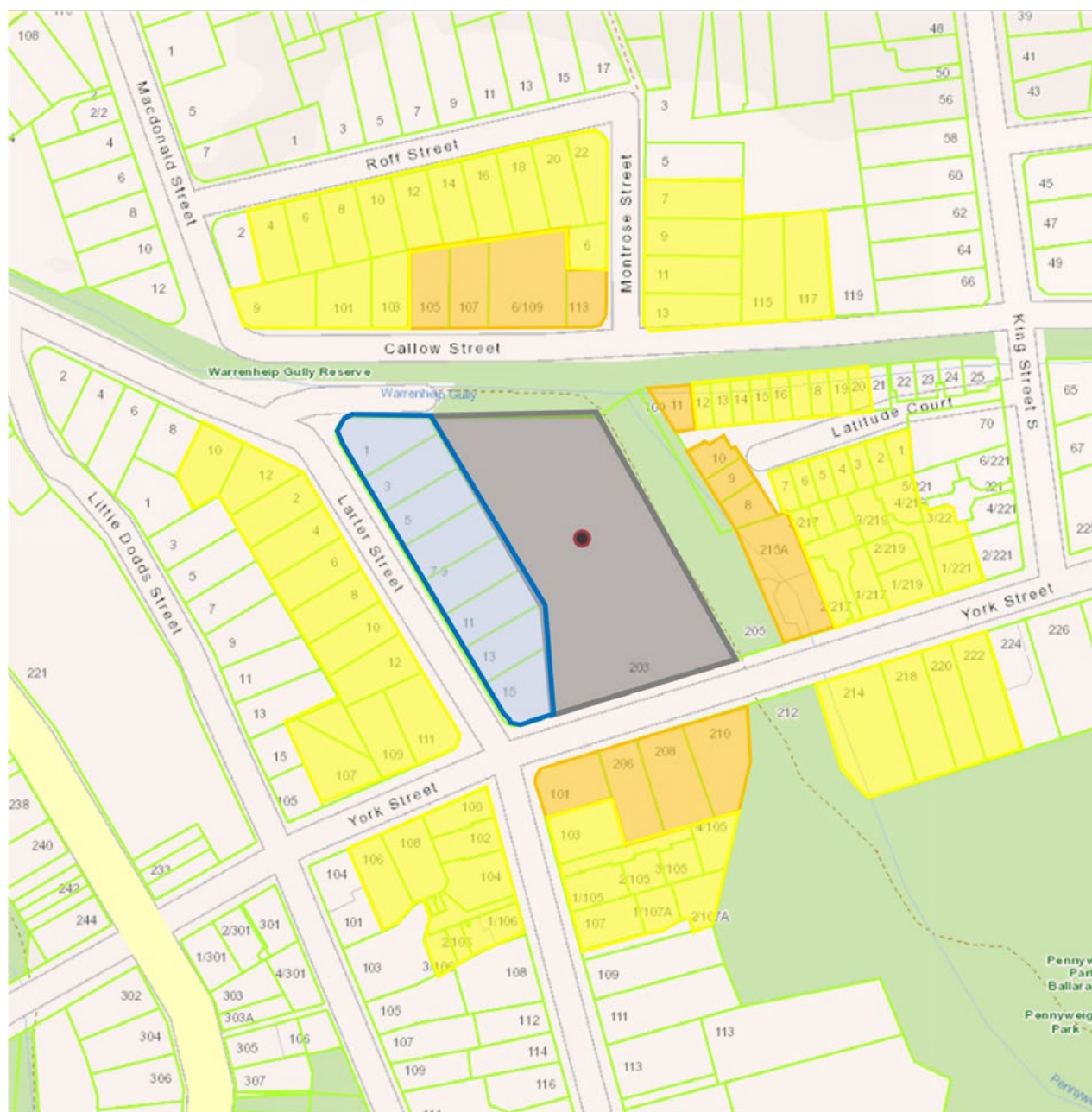
Recognising this location is within an established residential community, we are offering a Community Benefits Package designed to make a positive contribution to people neighbouring the development site and build a lasting legacy.

More than \$2 million is available for the package. We invite the local community to help design how this is invested in line with their interests for the neighbourhood.

Three types of benefits proposed

We are offering three types of benefits for different members of the community depending on how close they live to the planned zone substation.

Benefit	Eligibility	Description
Direct Neighbours Payment	People who own property directly abutting or adjacent to the York Street site boundary.	One-off payment based on an independent assessment of the impact to property values.
Community Solar Fund	People who own a home that is materially within a 100-metre radius of the York Street site boundary.	Payment to support the installation of rooftop solar systems to help residents to reduce electricity costs.
Community Legacy Fund	Ballarat East community	Funding to support investment in areas such as parks, recreation or security within the community.



- Blue zone - Directly abutting the substation boundary
- Orange zone - Directly adjacent to substation boundary
- Yellow zone - Dwelling materially within 100m from boundary
- Grey zone - Ballarat East Zone Substation boundary

Map 1. Community Benefits Package proposed eligibility map. This shows the properties which are proposed to be eligible for the Direct Neighbours Payment (blue and orange) and Community Solar Fund (yellow). Government-owned properties will be eligible for the Community Solar Fund.

Direct Neighbours Payment

In response to community concerns about the value of properties located near our substation, we engaged specialist property valuation agency, Urbis, to advise on the York Street development.

Urbis undertook a comprehensive study of property values in Ballarat East and in other communities where zone substations have been developed. They found the value of properties either directly abutting or adjacent to this type of electrical infrastructure can be lower than equivalent properties in surrounding streets.

While the York Street site was purchased by the State Electricity Commission in 1973 and is zoned for the construction of services and utilities, some community members provided feedback in our early consultation that they were unaware of the potential for the land to be developed by Powercor.

We are proposing therefore to voluntarily offer one-off payments to the owners of private properties in two zones:

- blue zone - 6 properties abutting the western boundary of the York Street site
- orange zone - 12 properties that, while not sharing a boundary, are directly adjacent to the site boundary.

Each property owner within each zone will be offered the same payment. This payment is based on Urbis's assessment of potential property value impact for each zone.

Out of respect for personal circumstances, we plan to have private conversations with the respective property owners regarding this offer.

Community Solar Fund

Helping the local community to install rooftop solar and lower their energy costs is offered as a way of delivering a long-term benefit from the Ballarat East development.

We are offering payments up to \$10,000 to fund the installation of 5kW solar systems for community members whose homes are materially within a 100-metre radius of the York Street site. That is, where the main dwelling on each property is materially within a 100-metre range of the York Street site boundary.

We propose to offer the Community Solar Fund to both the private and government owners of 75 homes and units within this yellow zone. The 18 property owners eligible for the Direct Neighbours Payment will also be eligible for the Community Solar Fund.

Community members will be invited to submit an expression of interest for the Community Solar Fund for a limited time in early 2024. We will work closely with property owners during this process.





Community Legacy Fund

We appreciate community feedback about the importance of preserving green space, recreation areas and protecting bird and wildlife habitats. Concerns were also raised about the potential impact of graffiti in the area and on personal security as a result of the zone substation development.

As a result, we propose to offer investments in public facilities subject to input from the community about what is most important to them. This may include investments in parks, greening projects, public artwork, lighting and playground equipment.

In progressing these options, we intend to work closely with the Ballarat City Council.

Help shape the Community Benefits Package

We want to hear from residents about what they'd like to see us invest in. To learn more or to help shape the Community Legacy Fund visit

www.powercor.com.au/BallaratEastZSS

Phone: **13 22 06**

Email: **majorprojects@powercor.com.au**

About Powercor

Powercor is your electricity network. We move energy from where it's generated to your property. Every day, our team works hard to make sure you always have the power you need. We're keeping power reliable while supporting the shift to more renewable energy like solar and wind, and people choosing to electrify their homes and vehicles.