

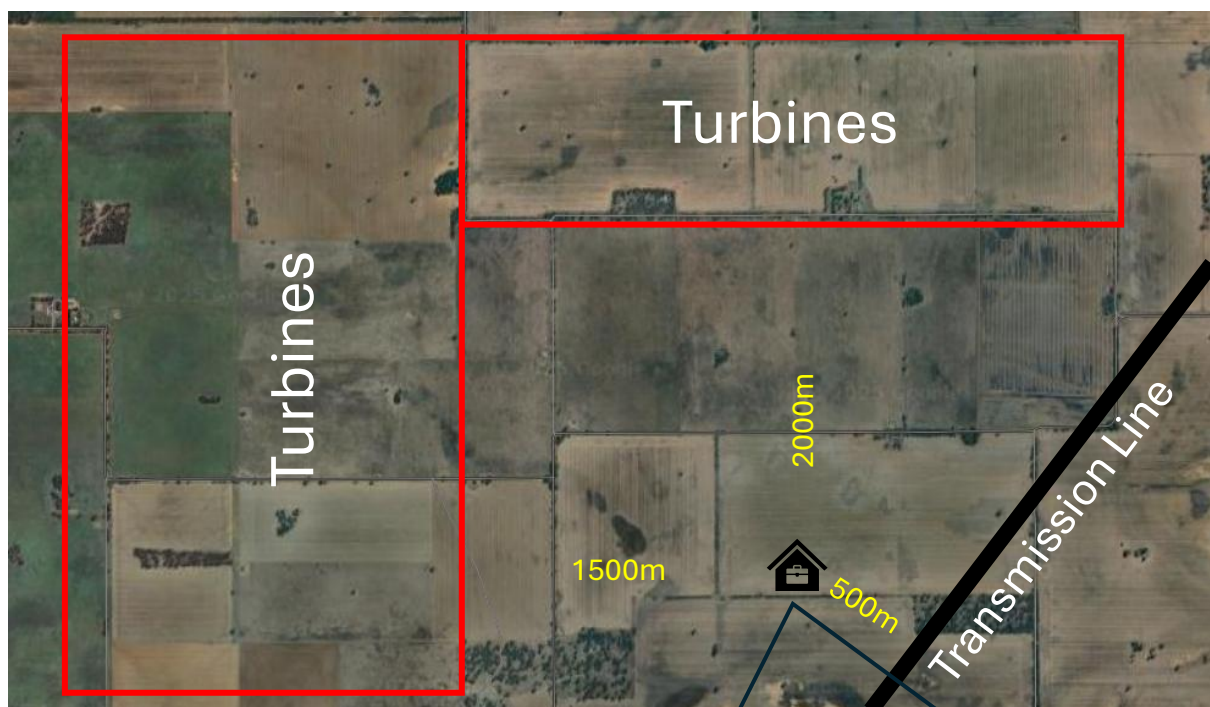
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No compensation for many

Across rural Australia, many, many residents are personally subsidising the energy transition. This comes about through the failure of AEMO and others to compensate for lost property value. Using very narrow definitions of affected areas means a lot of residences in particular are devalued without recognition.

Consider the following mock-up.



Whether a landholder or a neighbour's residence, this dwelling will suffer major devaluation, but there is no compensation.

Even if you consider the turbines or transmission lines in isolation, it is simple geometry that there are more affected properties outside any infrastructure boundary than inside. So, although transmission hosts especially are in a bad situation, the sheer number of affected neighbouring properties is colossal, and their loss of value is effectively a subsidy for the transmission line – a cost that is not counted.

The value being lost across rural Australia is truly enormous.

Right from the start of planning, there must be known, fair and equitable outcomes for situations like that shown above. A successful outcome must include financial aspects but also consider the loss of amenity. Turbines in particular are causing massive social dislocation.

It is understandable that AEMO consider this conceptual stage as too early for such considerations.

But the reality is that communities are being divided at this early stage. All over Australia the lack of known solutions is resulting in community divisions and confrontations.