17.1 Introduction

This chapter describes the land use patterns present in the areas surrounding the proposed Delta Electricity and EnergyAustralia Facilities and associated infrastructure and assesses the expected impacts of the construction and operation of the proposal on adjoining land uses.

17.2 Existing Land Use

17.2.1 Development Site

The Facilities and associated on-site infrastructure would be located in the Upper Lachlan Shire Local Government Area (LGA).

The Gas Pipeline Corridor is located in the Goulburn Mulwaree LGA for the portion south of Canyonleigh Road.

The Site is subject to the provisions of the *Mulwaree Local Environmental Plan (MLEP) 1995*. Under MLEP 1995 the Site is zoned 1(a) General Rural and the proposed development is permissible subject to the granting of consent by the relevant consent authority. The land on which the proposed Gas Pipeline Corridor falls is also zoned 1(a) General Rural. Under this zoning pipelines are permissible subject to the granting of consent. Refer to **Figure 17-1** for the zoning surrounding the Site.

17.2.2 Surrounding Areas

The majority of the land immediately adjacent to the Marulan Site is zoned 1(a) General Rural.

Marulan is historically a rural farming area. In recent years the area has experienced increasing levels of rural residential development and other commercial operations such as quarrying (the ReadyMix Holdings Pty Limited quarry is located approximately 12 km south-south-west of the site). The topography varies from flat valley areas which have typically been cleared for grazing to steeper ridges where vegetation has been retained. A 330 kV and 66 kV transmission line corridor runs approximately parallel to the Canyonleigh Road corridor.

The land immediately surrounding the Site and within the Gas Pipeline Corridor is predominantly rural in nature. Land has been historically cleared on the Site for pasture, although trees have been retained along a number of the drainage lines that flow to the Wollondilly River, and on a number of surrounding hilltops and ridgelines. Trees have also been retained on the embankments alongside the Wollondilly River.

The existing landscape surrounding the Marulan Site contains a number of constructed elements including:

- a 330 kV and 66 kV transmission line corridor, with lattice towers and transmission lines running approximately parallel to the Canyonleigh Road corridor;
- TransGrid switchyard;
- local sealed and unsealed roads; and
- residential dwellings and agricultural structures.

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A small number of residences are located in the rural landscape around the Site.

17.2.3 Potential Future Land Use Conflicts

Residential Development

The potential for future residential development on land surrounding the Marulan Site is restricted as a 40 hectare minimum allotment size restriction applies to proposed residential development. A six lot subdivision was approved by Goulburn Mulwaree Council on 6 July 2007. This subdivision affects Lots 240, 176, 172 and 191 within DP 750053. The affected Lots are located to the south-east of the Marulan Site, within the proposed gas pipeline corridor.

Draft Goulburn Mulwaree Local Environmental Plan 2007

It is expected that at some point in the future the MLEP 1995 will be repealed by the *Goulburn Mulwaree Local Environmental Plan 2007* (GMLEP 2007), which is currently in draft form but is expected to be gazetted by mid to late 2008. Of the proposed development, only the gas pipeline corridor falls within the new Goulburn Mulwaree Council boundaries and, therefore, it is the only component of the development that is potentially affected by the GMLEP 2007. Under the GMLEP 2007 the proposed Gas Pipeline Corridor is zoned RU2 Rural Landscape. Within this zone, pipelines are permissible subject to the granting of consent.

The objectives of the RU2 Rural Landscape zone in the GMLEP 2007 will be:

- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To protect, manage and restore areas with high conservation, scientific, cultural or aesthetic values.
- To protect and enhance the water quality of receiving watercourses and groundwater systems and reduce their degradation.
- To preserve environmentally sensitive land, including catchment areas, and prevent development likely to result in environmental harm.
- To minimise the potential for conflict between adjoining land uses.

It is likely that applications for subdivision in the area surrounding the Marulan Site will become less common in the future. The Draft GMLEP 2007 increases the minimum lot size for sub-divisions from 40ha to 100ha for land zoned RU2 Rural Landscape, with the view to maintaining the rural character of the area. Although the Local Environmental Plan for the Upper Lachlan Shire LGA is not yet available for public viewing, Upper Lachlan Shire Council has indicated that lot sizes within the area surrounding the Marulan Site will be increased to a minimum of 100ha, to be consistent with the GMLEP 2007.

Neither Goulburn Mulwaree Council or Upper Lachlan Shire Council are aware of any re-zoning applications lodged for the areas surrounding the Marulan Site.

Goulburn Mulwaree Strategy 2020

The Goulburn Mulwaree Strategy 2020 sets out the visions of the community and other stakeholders for the different regions within the Goulburn Mulwaree LGA. In general, the vision is to encourage growth across the LGA but to maintain and promote the inherent characteristics of the rural landscape. There is no evidence to suggest that Goulburn Mulwaree Council or Upper Lachlan Shire Council or any State authorities have plans to change land use in the areas surrounding the Marulan Site.

Draft Sydney-Canberra Corridor Regional Strategy 2007-31

The Draft Sydney-Canberra Corridor Regional Strategy 2007-31 (NSW Government, September 2007) applies to local government areas including the Goulburn Mulwaree and Upper Lachlan. The Strategy sets the goals for the Sydney-Canberra Corridor as ensuring that the demand for urban growth is directed to major regional centres such as Queanbeyan, Goulburn and Bowral and, through this, enabling growth to occur within the smaller settlements without losing their character as rural settlements. One of the housing challenges listed in the Strategy is to support and reinforce the role of Goulburn as a major regional centre by consolidating housing in this area.

The Strategy also outlines sustainability criteria against which local council and the State Government can assess development proposals

17.3 Assessment of Impacts – Potential Existing Land Use Conflicts – Common Shared Works

17.3.1 Construction

The main potential for environmental impacts of construction activities on surrounding existing land uses include:

- air quality;
- soil erosion;
- traffic flow effects;
- noise impacts;
- flora and fauna; and
- heritage.

The potential impacts of the construction phase of the Common Shared Works on surrounding land uses are discussed in relevant chapters of the Environmental Assessment, including **Chapter 7** (Air Quality), **Chapter 8** (Noise), **Chapter 9** (Soils and Geology), **Chapter 10** (Traffic), **Chapter 11** (Flora and Fauna), **Chapter 12** (Heritage) and **Chapter 16** (Bush Fire). The potential effects of the proposed construction activities on surrounding land uses are briefly summarised below.

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Air Quality

A range of dust suppression measures and soil and erosion controls would be implemented during the construction phase of the proposed Common Shared Works. These controls would be incorporated in a construction Soil and Water Management Plan to be developed as part of a Construction Environmental Management Plan (CEMP).

Soils and Geology

The Soil and Water Management Plan would include procedures and controls to ensure that water runoff from construction activities is minimised, contained and disposed of appropriately (if required), and to prevent chemical spillages from construction equipment from entering waterbodies. Appropriate measures would be used to control dust generated during construction activities.

Traffic and Transport

As a result of the proposed traffic impacts and existing road constraints the following mitigation measures will be required to mitigate these impacts the upgrades will include the following:

- further assessments to:
  - review what works may be required to bridges, causeways, traffic islands, intersections and drainage culverts along Canyonleigh and Brayton Roads to facilitate the construction and operation of the Facilities;
  - identify and cater for any necessary remedial treatments to facilitate passage to the Site along Canyonleigh and Brayton Roads once the actual weight and dimensions of the proposed plant are known; and
  - be undertaken in consultation with Goulburn Mulwaree and Upper Lachlan Shire Councils.
- pre construction evaluation of pavement condition of Brayton Road (between George Street intersection and Canyonleigh Road intersection) to be undertaken;
- post construction evaluation of pavement condition of Brayton Road (between George Street intersection and Canyonleigh Road intersection) to be undertaken to determine remedial action required following passage of oversized vehicles;
- transport of over-mass and over- dimensional loads to be undertaken under RTA and NSW Police permit conditions and approved routes.

Noise

The construction phase of the Common Shared Works is not expected to have significant impacts upon local residents. During the construction phase some localised and temporary impacts may occur. A noise assessment carried out for the Marulan Site found that a marginal exceedance of the noise criteria is expected to occur at one residence during construction. A Construction Noise Management Plan will be developed and feasible noise mitigation measures would be investigated. Mitigation measures may include selecting quiet plant and processes, using quieter reversing alarms, etc. It is noted that as the affected residence is also predicted to be impacted by noise during operation, negotiations are underway with that resident that may also mitigate impacts during construction.

Flora and Fauna

Development of the Facilities, common infrastructure and transmission line would require the clearing of approximately 22 ha of Tableland Hills Grassy Woodland. A total of eight threatened fauna species (listed under the TSC Act) have either been recorded on the Site or within the vicinity (4-5 km) of the Site. There is no clear evidence of a breeding population of these species and so impacts associated with the proposal are likely to be limited to the loss of foraging and roosting resources. Seven-part tests were performed for relevant threatened species, which concluded that the proposed works are not likely to have significant impacts on any threatened species due to the high mobility of the species, limited area of vegetation to be impacted, degradation of the site by weed species and grazing, and availability of suitable habitat in the surrounding area.

A Weed and Pest Management Plan developed as part of the CEMP for the site would minimise the impacts of the development during construction. Implementation of these mitigation measures would ensure that the project would not have any impact on surrounding land use from a flora and fauna perspective.

Measures to avoid impacts on biodiversity have been developed, mainly through locating the proposed Facilities as far as possible within cleared grazing lands, whilst allowing for a suitable setback from the Wollondilly River. Mitigation measures (to reduce or minimise biodiversity impacts) are to be included in a Construction Environmental Management Plan (CEMP), including pre-clearance surveys, salvage and rescue of fauna and fauna habitats, weed control protocols and management of groundcover vegetation. A biodiversity offsets package has also been proposed, in consultation with DECC, to compensate for direct permanent loss of biodiversity values. A management plan would be prepared and implemented for the agreed offset areas and would include measures to improve biodiversity values, such as removal of grazing (through fencing), weed control, feral animal control and retention and salvage of habitat.

Further assessment would be undertaken of the gas pipeline route during the Project Approval phase for that component. Depending on engineering constraints, variations in the route alignment would be considered to avoid areas of high conservation value where possible. Mitigation measures would be implemented to minimise the impact of the Facilities on flora and fauna. These measures include developing a package of Biodiversity Offsets in consultation with DECC.

Proposed offset areas are discussed in detail in **Chapter 11**.

Cultural Heritage

An archaeological assessment of the Marulan Site was conducted, which identified 10 Aboriginal archaeological sites. All of these sites are stone artefact scatter sites or isolated stone artefact occurrences. A number of landforms within the proposed development area were also identified as having potential to contain further Aboriginal archaeological sites. No historical sites are situated within the area proposed to be occupied by the shared infrastructure.

All attempts would be made to avoid significant Aboriginal archaeological sites within the study area through changes to the proposed design and construction methods.

A Cultural Heritage Management Plan (CHMP) would also be prepared which would outline strategies for dealing with recorded and un-recorded Aboriginal archaeological sites encountered within the proposed development area.

17.3.2 Operation

The main potential for environmental impacts associated with the operational phase of the Common Shared Works (in this instance access road and transmission line are of relevance) on surrounding land uses would be:

- visual impacts;
- soils and erosion;
- flora and fauna; and
- traffic and transport.

The potential impacts of the operational phase of the proposed common infrastructure and transmission line on surrounding land uses are discussed in relevant chapters of the EA, including **Chapter 9** (soils), **Chapter 11** (flora and fauna), **Chapter 13** (visual), **Chapter 14** (water) and **Chapter 15** (preliminary hazard analysis) and **Chapter 16** (bush fire).

Landscape and Visual

The proposed access road was included in the overall assessment of potential visual impacts. The assessment found that the road is unlikely to be visible from the majority of surrounding potential view locations and would also be generally screened by mitigation works.

Soils and Erosion

In the event that the bulk earthworks are progressed at the same time for both Facilities and there is a time lag until further construction, then appropriate longer term erosion control measures will be implemented on the vacant pad area until further work for construction of that facility commences. In the event that earthworks progress separately for the two Facilities, then each would manage the earthworks and runoff appropriately through development and implementation of a Soil and Erosion Control Plan.

Flora and Fauna

Construction traffic may increase the risk of vehicle collisions with fauna utilising habitats along the entrance road and Canyonleigh Road. Collisions within this area are unlikely as ongoing disturbance from construction activities are likely to discourage fauna from using this area.

During the operational phase, staff levels will be low and will result in a minor increase in the risk of collisions. A maximum vehicle speed would be set in the OEMP to minimise the risk of fauna collisions

17.4 Assessment of Impacts – Potential Existing Land Use Conflicts – Facilities

17.4.1 Construction

The main potential for environmental impacts of construction activities for the Facilities (beyond earthworks) are described in **Section 17.3.1** above. The potential effects of the proposed construction activities on surrounding land uses are summarised in the respective Project Applications.

17.4.2 Operation

The main potential for environmental impacts associated with the operation of the proposed Facilities on surrounding land uses include:

- air quality;
- noise impacts;
- visual impacts;
- traffic flow effects;
- operational hazard; and
- bushfire.

The potential impacts of the operational phase of the proposed Facilities, infrastructure and gas pipeline on surrounding land uses are discussed in relevant chapters of the EA, including **Chapter 7** (Air Quality), **Chapter 8** (Noise), **Chapter 10** (Traffic), **Chapter 11** (Flora and Fauna), **Chapter 13** (Visual), **Chapter 14** (Water) and **Chapter 15** (Preliminary Hazard Analysis). The potential effects of the proposed operational activities on surrounding land uses are summarised in the respective *Project Applications*.

Air Quality

The air dispersion modelling assessment for the combined Facilities concluded that all emissions were below NSW EPA regulatory criteria. No additional mitigation measures are considered necessary.

Noise

An assessment of the noise likely to be generated by the Facilities during the operational stages shows that there are likely to be exceedances of the noise criteria at a number of residential receivers.

Notwithstanding the feasible and reasonable noise control measures considered for both Facilities and included in the proposal, the assessment of operational noise concluded that two neighbouring residential dwellings are predicted to have noise levels that exceed the relevant noise criteria. One neighbouring residential dwelling is predicted to have a marginal exceedance. EnergyAustralia and Delta Electricity have entered into negotiations with these residences to address the noise impacts. One neighbouring residential dwelling is predicted to have a minor exceedance of 1 dB.

Noise impacts due to extra traffic for the Marulan Site along Canyonleigh Road (both during construction and operation) were found to be negligible.

No vibration impacts are envisaged to occur at the residential receivers.

Visual

The assessment of visual amenity concluded that the majority of potential view locations assessed were determined to have nil or low visibility. One view location was determined to have a medium visibility rating. Two view locations were determined to have a high visibility rating.

The visual impact assessment concluded that both Facilities would have an overall medium visual impact on people living in, or travelling through, the local area, although the potential visual impact would be generally low for the majority of people, including residential view locations, in areas surrounding the Facilities.

A number of mitigation measures such as vegetation screening, choice of colour and lighting selection are proposed to reduce impacts further.

Traffic

It is anticipated that remedial works undertaken during the Common Shared Works would address the issues arising out of the construction of the Facilities.

Hazard

Despite the fact that many of the assumptions in the PHA are highly conservative, the results show that the risk associated with this development is very low. The most stringent risk criteria, as required by the Department of Planning, are adhered to.

Bush Fire Risk

A Bush Fire Management Plan would be prepared, which could include measures such as management and maintenance of APZs, landscaping and vegetation management water supply, access and other bush fire protection measures for the Site.

17.4.3 Potential Existing Land Use Conflicts

The existing value of land surrounding the Marulan Site is based on its current use, which as shown is currently zoned as 1(a) General Rural.

Neither Goulburn Mulwaree Council nor Upper Lachlan Shire Council are aware of any re-zoning applications lodged for the areas surrounding the Marulan Site.

The impacts of the Facility are proposed to be managed through the mitigation measures summarised above. Where the impacts cannot be sufficiently mitigated, as is the case with the noise impacts, EnergyAustralia and Delta Electricity have entered into negotiations with the affected residences to negotiate agreements or in, the most extreme cases, acquire residential dwellings.

17.4.4 Implications for Future Land Value

The existing value of land surrounding the Marulan Site is based on its current use, which is 1(a) General Rural.

It is considered that other impacts of the Facilities are proposed to be mitigated such that there is no further impact on future land value.

17.5 Assessment of Impacts – Potential Future Land Use Conflicts – Facilities

17.5.1 Potential Future Land Use Conflicts

It is likely that applications for subdivision in the area surrounding the Marulan Site will become less common in the future. The Draft GMLEP 2007 increases the minimum lot size for sub-divisions from 40ha to 100ha for land zoned RU2 Rural Landscape, with the view to maintaining the rural character of the area. Although the Local Environmental Plan for the Upper Lachlan Shire LGA is not yet available for public viewing, Upper Lachlan Shire Council has indicated that lot sizes within the area surrounding the Marulan Site will be increased to a minimum of 100ha, to be consistent with the GMLEP 2007.

Neither Goulburn Mulwaree Council nor Upper Lachlan Shire Council is aware of any re-zoning applications lodged for the areas surrounding the Marulan Site.

It is not anticipated that the Facilities would preclude or hinder the urban growth in the regional centres (Queanbeyan, Goulburn or Bowral) described in the draft Sydney Canberra Corridor Strategy. The development of the Facilities may assist in encouraging growth in the Goulburn and Marulan areas through direct and indirect employment (see **Chapter 18** for more detail) and through supply of housing for the workforce.

Table 17-1 addresses the Project response to the Sustainability Criteria outlined in the Sydney Canberra Corridor Strategy.

Table 17-1 Project Response to Draft Sydney Canberra Corridor Strategy Sustainability Criteria

Draft Sydney Canberra Corridor Strategy Sustainability Criteria	Project Response
1. Infrastructure Provision	
Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way.	Project provides power generation infrastructure to meet the forecasted State demand.
2. Access	
Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided.	The traffic assessment for the Project has recommended further investigation of remedial measures to be undertaken to ensure no net negative impact on performance of the existing subregional road network.
3. Housing Diversity	
Provide a range of housing choices to ensure a broad population can be housed.	Not applicable
4. Employment Lands	
Provide regional/local employment opportunities to support the Sydney– Canberra Corridor's expanding role in the wider regional and NSW economies.	Regional / local employment opportunities to be provided where practicable. Project may positively influence indirect employment opportunities particularly during construction phase.

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Draft Sydney Canberra Corridor Strategy Sustainability Criteria	Project Response
5. Avoidance of Risk	
Land use conflicts, and risk to human health and life, avoided.	Potential land use conflicts for the facilities would be addressed through the implementation of mitigation measures. EnergyAustralia and Delta Electricity have entered into negotiations with the noise affected residences. There are potential land use conflicts for the Gas Pipeline. It is proposed that the final location of the pipeline would be determined during the Project Approval phase in direct consultation with the corresponding land owners to minimise potential land use conflicts. The results of the PHA show that the risk associated with this development is very low.
6. Natural Resources	
Natural resource limits not exceeded/ environmental footprint minimised.	Open cycle gas turbines (EnergyAustralia and Delta Electricity Stage 1) have a similar thermal efficiency to coal fired power stations but with lower greenhouse gas emissions per unit of energy generated. Combined cycle gas turbine units (Delta Electricity Stage 2) have the advantage of offering greater thermal efficiencies than open cycle gas turbine power stations and coal-fired power stations. Recycling of water has been incorporated into the Project to reduce the raw water requirements. Wastewater would be managed on site to maintain zero discharge from the site. The Marulan site was determined to be the preferred site due to access and proximity to existing infrastructure such as the TransGrid substation and Moomba Sydney pipeline.
7. Environmental Protection	
Protect and enhance biodiversity, air quality, heritage and waterway health.	The development would require the clearing of approximately 22 ha of Tableland Hills Grassy Woodland. Mitigation of impacts have been proposed and an offset strategy proposed. Recycling of water has been incorporated into the Project to reduce the raw water requirements. Wastewater would be managed on site to maintain zero discharge from the site. Disturbance to Aboriginal archaeological material would be avoided if possible. A Cultural Heritage Management Plan would also be prepared. The air dispersion modelling assessment for the combined Facilities concluded that all emissions were below NSW DECC regulatory criteria.

Draft Sydney Canberra Corridor Strategy Sustainability Criteria	Project Response
8. Quality and Equity in Services	
Quality health, education, legal, recreational, cultural and community development and other government services are accessible.	The proposed Delta Electricity and EnergyAustralia Facilities are expected to have positive economic and social impacts during both construction and operation phases. Given the relatively small construction workforce and the focus of organisation on workforce health and safety it is not anticipated that the construction phase of the project will have a significant impact on the health services of the region.

17.5.2 Implications for Future Land Value

The existing value of land surrounding the Marulan Site is based on its current use, which as shown is currently zoned as 1(a) General Rural. The zoning of the surrounding area that falls within the Goulburn Mulwaree LGA is expected to change to RU2 Rural Landscape. Future zoning for surrounding land that falls within the Upper Lachlan Shire Council LGA is unknown, as the draft Local Environment Plan has not yet been made available to the public. However, given Goulburn Mulwaree Council's move towards promoting the rural characteristics of the landscape, it is unlikely the any of the land surrounding the Marulan Site will be zoned Residential in the future. There is little potential, therefore, for the land to be developed for housing purposes.

The likely impacts to land values are forecasted to be limited on the basis of existing planning and zoning restrictions.

17.6 Assessment of Impacts – Potential Existing Land Use Conflicts – Gas Pipeline

17.6.1 Construction

Construction of the gas pipeline would cause temporary land use conflict for the length of the gas pipeline in terms of access, noise amenity and air quality.

Gas pipeline crossings of waterways would be constructed by directional drilling to minimise the construction impact.

17.6.2 Operation

It is not considered that the gas pipeline would pose a significant threat to the rural character of the land, apart from a temporary disturbance associated with construction works. Mitigation measures would be put in place to protect the conservation, scientific, cultural and aesthetic values of the area and to protect water quality in nearby watercourses. These mitigation measures are discussed in more detail in **Chapter 9** (Soils, Groundwater and Geology), **Chapter 11** (Flora and Fauna) and **Chapter 14** (Water Cycle Management).

The PHA concluded that despite the fact that many of the assumptions in the PHA are highly conservative, the results show that the risk associated with this development is very low. The most stringent risk criteria, as required by the Department of Planning, are adhered to.

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The presence of underground infrastructure generally restricts the types of activities and developments that can be undertaken above ground due to safety and access requirements. Restrictions may also be imposed on the construction of particular types of sensitive developments, such as residential premises, within a particular distance being maintained from the underground infrastructure to ensure the relevant land use safety planning criteria is complied with.

Further assessment of the hazard during the Project Approval phase would identify any requirements for buffers from the pipeline centreline to restrict future sensitive land use developments along the entire length of the proposed pipeline route.

It is proposed that the final location of the pipeline would be determined during the Project Approval phase in direct consultation with the corresponding land owners to minimise potential land use conflicts and ensure the safe and reliable operation of both activities.

Discussions would be held with all affected landowners to establish an easement corridor for the proposed natural gas pipeline. These discussions would provide an opportunity for landowners to negotiate conditions and compensation to offset the potential land use restrictions that would be applied by the negotiated easement agreement. Appropriate specifications and safety standards would be incorporated into the design of the pipeline to ensure the safe construction and operation of the pipeline.

17.7 Assessment of Impacts – Potential Future Land Use Conflicts – Gas Pipeline

It is unlikely that the land surrounding the Marulan Site will be sub-divided in the near future. The Draft GMLEP 2007 increases the minimum lot size for sub-divisions from 40ha to 100ha for land zoned RU2 Rural Landscape, with the view to maintaining the rural character of the area.

Goulburn Mulwaree Council is not aware of any re-zoning applications lodged for the areas surrounding the Marulan Site.

Under the Draft GMLEP 2007, the RU2 zone Rural Landscape rules have been written so as to maintain and promote the rural characteristics of the landscape. There is no evidence to suggest that Council or any State authorities have plans to change land use in the areas surrounding the Marulan Site.

17.8 Mitigation Measures

The proposal would result in changes to the land use of the Site itself as the site is currently used primarily for grazing. However, the Site is located in an area that is zoned rural and development for the purposes of 'generating works' is permissible with development consent. Mitigation measures detailed in this Environmental Assessment relating to the control of noise levels, air and water quality, traffic and transportation, visual amenity and other environmental matters, as detailed in **Chapter 7** through **Chapter 18,** would be implemented to ensure that the proposal is managed in an effective and efficient manner, with minimal impact on existing surrounding land uses.

The Proponents have been in consultation with surrounding landowners. A number of neighbouring properties would likely be affected by the proposed Facilities, relating to the operational noise impacts. As a result, the Proponents are negotiating with the directly affected landowners. On the basis of the assessments, proposed mitigation measures and negotiations, it is considered that the Facilities would not have a significant impact on existing land use surrounding the Site.

The Gas Pipeline would affect those within the route when defined. Further consultation and negotiation is to occur with affected landholders potentially within the route when it is defined through further design in the Project Approval phase.