

# HumeLink Environmental Impact Statement

## Land Use and Property Impact Assessment

JULY 2023

### What is an Environmental Impact Statement (EIS)

The HumeLink project has been classified by the NSW Government as Critical State Significant Infrastructure (CSSI). All CSSI development applications must be accompanied by an Environmental Impact Statement (EIS). The purpose of the EIS is to identify and assess the potential environmental, economic and social impacts of the project to help government agencies, relevant authorities, community and stakeholders make an informed decision or provide an informed submission on the merits of the project.

#### EIS project footprint

The [HumeLink project](#) extends from the existing Wagga Wagga 330 kV substation to the existing Bannaby 500 kV substation and the future Maragle 500 kV substation.

The EIS footprint is based on an indicative 200 metre corridor and is defined as the area directly affected by the construction and operation of the project. It includes the indicative location of project infrastructure, the area that would be directly disturbed during construction and any easement required during operation.

The final location of all proposed infrastructure will be confirmed during detailed design.

#### HumeLink planning approvals and EIS

As part of the planning approval process for HumeLink, Transgrid is preparing an EIS in accordance with the [Secretary's Environmental Assessment Requirements \(SEARs\)](#). The SEARs identify matters which must be addressed in the EIS and essentially form its terms of reference. It includes the requirements from both the NSW and Commonwealth Governments.

A series of detailed technical studies and reports are completed as part of the EIS. This includes the land use and property topic covered in this fact sheet.

#### Can I provide feedback?

Once the EIS is finalised, the NSW Department of Planning and Environment (DPE) will place the EIS on exhibition and call for public submissions. Feedback on the EIS can be provided directly to the DPE during this public display period. More information on how to make a submission will be provided closer to the EIS exhibition period.

To learn more about the HumeLink EIS, please visit the [EIS Frequently Asked Questions](#) on our website.



Land use  
and property

#### HumeLink Environmental Impact Statement Specialist Studies



Aboriginal heritage



Electric and magnetic fields



Social



Agricultural land



Greenhouse gas and climate change risk



Soils, geology and contamination



Air quality



Historic heritage



Surface water and groundwater



Aviation safety



Hydrology and flooding



Sustainability



Biodiversity



Landscape character and visual amenity



Traffic and transport



Bushfire risk



Land use and property



Economic



Noise and vibration



## Land Use and Property Impact Assessment

As part of the EIS, Transgrid undertook a land use and property impact assessment to evaluate the potential impacts on land use and property from the construction and operation of the project. The assessment also includes proposed measures to manage and mitigate identified impacts.

### What does this study tell us?

The land use and property impact assessment study area comprised the project footprint and the five local government areas of Wagga Wagga, Snowy Valleys, Cootamundra-Gundagai Regional, Upper Lachlan Shire and Yass Valley.

The assessment includes:

- desktop analysis of potential future property and land use changes
- a review of consultation related to property and land use issues
- field surveys including site inspections from publicly accessible land along the project footprint
- identification of potential construction, operation and cumulative impacts to land use and property
- identification of measures to manage and mitigate potential land use and property impacts.

Land uses within the project footprint consists of agriculture and primary production, infrastructure, urban, natural environment, extractive industries and water.

The predominant land use is agriculture and primary production. Of this, grazing is the main agricultural land use, followed by forestry and cropping.

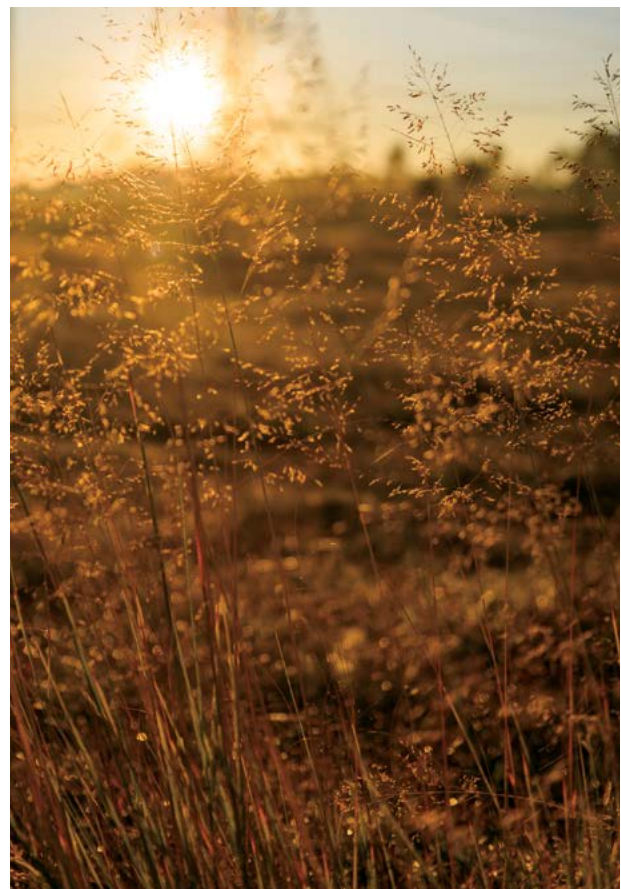


### Land use and agricultural productivity

Land use throughout the project footprint is predominantly for grazing, cropping and horticultural enterprises. A separate Agricultural Impact Assessment has been completed as part of the EIS. Further information can be found the EIS Agricultural Impact Assessment Fact Sheet.



**Pictured (above and below):** Land use throughout the project footprint is predominantly for grazing, cropping and horticultural enterprises.



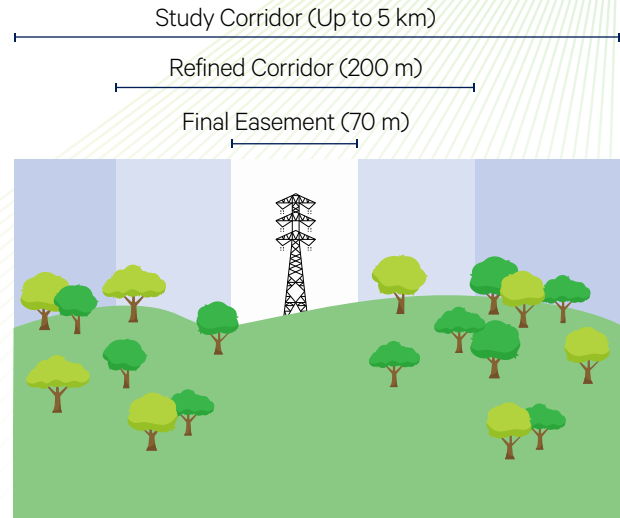


## Potential impacts and how these are proposed to be managed

Construction and operation of the project will have similar types of property and land use impacts. In most cases the extent and magnitude of impacts would be greater during construction, due to the greater size and intensity of construction activities compared to operational activities. However, construction impacts would be generally temporary, while some operational impacts would be permanent.

Preliminary impacts identified as part of the Land Use and Property Impact Assessment include:

- changes in land tenure from property acquisition and establishment of easements
- some areas of disturbance to existing built infrastructure
- fragmentation of land parcels during construction and operation
- temporary and permanent disruption of existing land uses
- impacts to forestry land.



**Pictured:** Transmission Line Route Selection Approach.



**Pictured:** Temporary construction compounds will be established at key locations.



**Pictured:** Property Management Plans are being developed in consultation with landowners to address landowner concerns during construction.



## Mitigation and management measures

A range of mitigation measures are proposed to minimise impacts on land use and property as a result of the project. This would include the development and implementation of Property Management Plans (PMPs) for directly impacted landowners.

The PMPs are developed in consultation with landowners and stakeholders and will outline the protocols that will be implemented to address landowner concerns during construction. This may include processes for the establishment and use of temporary and permanent access tracks, property access requirements, management of livestock movements, property operational requirements and biosecurity.

Some paddocks and other parcels of land may be temporarily split into multiple sections during construction. This impact is expected to be intermittent and short term at each location.

As soon as practicable, disturbed areas would be stabilised and appropriately rehabilitated following the completion of construction at each location, or as otherwise agreed with the landowner.

Transmission line easements will be located in parallel with existing transmission lines or road corridors or along property boundaries, where possible, to reduce potential fragmentation of properties and disturbance to existing land uses.

As the project progresses through the development of the EIS and detailed design, more information about the identified impacts to land use and property as well as the proposed management measures would become available.

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## Connect with us

Transgrid is committed to working with landowners and communities through the development of HumeLink. Please connect with us for more information.



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