

Land use and agriculture

Assessing impacts and how they'll be managed

July 2026

Amendment Report



Introduction

How proposed changes to the project may affect land use and agricultural activities

Thank you to everyone who has taken the time to share feedback, ask questions and participate in the VNI West (NSW) consultation process so far.

We have finalised planning activity and have updated our assessment of land use and agricultural impacts following the proposed project changes. This fact sheet outlines what we've reassessed, and what's changed or remains largely consistent*.

VNI West is a proposed new 500 kV double-circuit overhead transmission line connecting the electricity networks in New South Wales and Victoria.

Where planning has progressed to

Since the public exhibition of the Environmental Impact Statement (EIS) in August 2025, Transgrid has further refined the project based on community and stakeholder feedback, as well as ongoing design and technical requirements.

These proposed amendments and refinements have been assessed in an Amendment Report, which has been submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) alongside a Submissions Report responding to issues raised during the EIS exhibition period.

What changes are covered

Potential land use and agricultural impacts were assessed as part of the EIS. Since EIS exhibition, we've undertaken additional work to evaluate potential impacts resulting from proposed amendments and refinements.

This includes looking at:

- temporary and permanent impacts to agricultural land
- impacts to farming activities and operations
- land use changes during construction and operation.

How the assessment has been updated

The assessment in the Amendment Report includes:

- Expanding the land use and agriculture study area to reflect the amended project footprint, including consideration of a 1.5 kilometre buffer to encompass agricultural areas which could be impacted by the amended project.
- Considering additional infrastructure and activities, such as;
 - temporary worker accommodation facilities,
 - construction compounds,
 - road upgrades and intersection improvement work locations.



Figure 1: Landscape along Carrathool Road

*For more information on Land Use and Agriculture, refer to Chapter 6 of the Amendment Report.

What's changed since the EIS

The table below outlines what was presented in the EIS, and the revised assessment resulting from the amended project:

What was presented in the EIS	What has been updated as part of the Amendment Report
Land use and agricultural impacts associated with construction and operation of the project.	Assessment updated to reflect the amended project footprint, including new areas not previously assessed in the EIS (includes additional temporary worker accommodation facilities and construction compounds, road and intersection upgrade locations and revised disturbance footprints for construction and operation).
Temporary impacts to agricultural land during construction.	Updated to reflect potential impacts during construction associated with transmission line easements, access tracks, temporary facilities and construction activities.
Impacts to agricultural operations, livestock, travelling stock reserves and agricultural activities during construction.	The overall impacts to agricultural operations during construction remain generally consistent with the EIS. Some impacts will be reduced in line with the reduction in proposed land use, including: • removal of a construction compound at Fisher Lane, Wetuppa • smaller footprint for the Wanganella temporary workforce accommodation and laydown facility • removal of the Wagga temporary worker accommodation options, and • fewer access tracks in some areas. Agricultural activities would continue where possible in accordance with individual property management plans.
Land use and property impacts during operation.	Overall land use and property impacts during operation remain largely consistent with the EIS, however, there is a minor increase to the operational area associated with additional infrastructure at Dinawan substation, and new shunt reactors within the existing Wagga 330 kV substation.
Impacts to agricultural land during operation where permanent infrastructure would be established.	Impacts during operation remain generally consistent with the EIS. Agricultural activities, such as grazing and cropping, would continue but may be subject to localised operational restrictions and individual property management plans.
Impacts to biosecurity, other land uses and future land uses.	No material changes to assessed impacts on biosecurity, protected areas, biodiversity offset areas, mineral resources, utilities, travelling stock routes, Crown land, future land uses or other operational land use impacts compared with the EIS.

What this means for landholders and agricultural activities

- Agricultural activities can generally continue during and after the project, including grazing and cropping*
- Some areas may be subject to site-specific conditions or property management plans*
- Temporary impacts during construction are expected, but in some locations impacts have been reduced compared with the EIS
- Changes to access tracks and facilities have been refined to reduce impact where possible.

What happens next

The VNI West EIS (NSW), Amendment Report, and Submissions Report have been submitted to the NSW DPHI for review before a determination is made.

If approved, the NSW Minister for Planning and Public Spaces will issue the Conditions of Approval for construction and operation of VNI West (NSW). The Commonwealth Department of Climate Change, Energy, the Environment and Water and the Commonwealth Minister for the Environment and Water will also review the determination and decide whether to grant approval, including any additional conditions.

* For further information regarding activities that can generally occur within a Transgrid easement, refer to the "Easement Guidelines – Living and working with electricity transmission lines", available at <https://www.transgrid.com.au/safety/community-safety/>.



Get in touch

If you have questions or would like more information, please get in touch.

We're committed to keeping you informed and are available if you have questions.

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Want to stay updated?

To learn more about upcoming consultations and explore more information on VNI West in NSW, please visit transgrid.com.au/vniw or scan the QR code.

