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CIVILBUILD PROPERTIES PTY LTD
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15th October 2008

Department of Planning
Fax No: 9228 6366

ATTENTION: MR. SCOTT JEFFERIES

Letter re Queensland Hunter Gas Pipeline attached.

(3 pages total)

R. G. Wood

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**Civilbuild Properties Pty Ltd
110 Scenic Drive
MEREWETHER NSW 2291**

14 October 2008

Mr Scott Jefferies
Director – Major Project Assessments NSW
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

Dear Sir,

**Queensland Hunter Gas Pipeline
Major Project Application 06_0286**

Civilbuild Properties Pty Ltd is the registered proprietor of land in Thornton North including Lots 1 and 2 DP 797020 and Lots 19 and 20 DP 1076841 (the Land). The Land is located immediately south of McFarlanes Road, Berry Park and is within the Thornton North Urban Release Area which is identified in the Maitland Urban Settlement Strategy, the Lower Hunter Regional Strategy and the Thornton North Structure Plan.

It is clear that the proposed investigation corridor for the QLD Hunter Gas Pipeline as indicated in the Environmental Assessment traverses properties adjacent to the Land. The construction of a pipeline on that land will have a significant impact on the proposed use of the Land for residential purposes. The construction of the pipeline and the permanent easement has the potential to limit the value of the Land for residential purposes and therefore restrict the redevelopment of the Land.

The Environmental Assessment provides the following:

- (a) The refinement of the study area occurred to avoid areas of potential subdivision around major regional centres (Table 3.6.1); and
- (b) The right of way was aligned to minimise occupiable residential investigation areas identified in the Maitland Urban Settlement Strategy, including Thornton North (table 13.9).

The proposed pipeline route, while it does not directly affect land within the Thornton North Urban Release Area, is too close to proposed residential areas with the result that there will be amenity impacts and safety risks for future residents.

If the land is redeveloped prior to the construction of the pipeline, residents will suffer amenity impacts from noise (including noise from night time construction works), dust and vibration. In addition to noise, vibration and dust impacts there is potential for privacy of the residents to be significantly impacted, both during construction and whenever maintenance is required to be carried out on the pipeline.

Air quality is also likely to be affected by the venting of gas during commissioning as indicated in the Environmental Assessment. Due to the proximity of the pipeline to the Land there is potential for the proposal to affect the health of future residents through air pollution.

The potential for accidents in relation to the pipeline including explosions and ruptures of the pipeline is also a major concern. Given the proximity of the Land within the Thornton North Urban Release Area to the proposed pipeline, the risk of injury or death from explosion or leakages is too great. The pipeline on its current route has the potential to create safety concerns for all nearby residents and as such should be relocated.

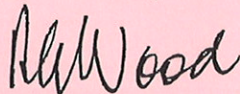
Given the significant amenity and safety impacts which will more than likely be suffered by future residents in the Thornton North Urban Release Area, realignment of the proposed pipeline a further distance from this land is preferable.

If the pipeline is not realigned and is constructed in the location proposed in the Environmental Assessment, the amenity impacts and safety issues associated with the nearby pipeline will devalue the Land as residential land and Civilbuild Properties Pty Ltd will suffer a significant loss. These consequences can be avoided. There is no need for the proposed pipeline to be located so close to the Thornton North Urban Release Area. An alternative route exists through land below the 1:100 year flood line which is not potential residential land in the Morpeth / Duckenfield area.

We trust the Minister for Planning and Qld Hunter Gas Pipeline will take into account our submissions and the safety and amenity of future residents of the Thornton North Urban Release Area.

If you or anyone at QLD Hunter Gas Pipeline would like further information please contact Ray Wood on 0411 071 549

Yours faithfully



Ray Wood
Civilbuild Properties Pty Ltd