



200 Anambah Rd
MAITLAND
NSW 2320
16.10.2008

The Director,
Major Infrastructure Assessments,
Department of Planning,
GPO Box 39,
Sydney NSW 2001.

**Re: Queensland-Hunter Gas Pipeline (MP 06_0286)
Maitland Lateral**

At the QHGP Information Day held at Maitland Town Hall on Thursday 9th October 2008 a revised copy - Version E - of the Maitland Lateral Pipeline route was on display. This revised route confirmed that previously described verbally by QHGP. On request a copy of this map was provided to us and is attached to this submission.

Support for the Maitland Lateral – Version E.

We support the revised route, Version E September 2008, (attached) for the QHGP – Maitland Lateral pipeline for the following reasons:

- It follows a shorter, more direct route.
- It minimises the impacts on private landowners both in economic and risk terms.
- It provides easier access for maintenance/construction.

Objection to the Maitland Lateral – Version D.

We do not support the exhibited route, Version D August 2008, for the following reasons:

- The route would bisect our State Listed Heritage property, crossing the flood free land that has been circled for possible future residential development.
- As a State Listed Heritage item our land has potential under Clause 37 of the Maitland LEP. Any potential development would be severely restricted on either side of the easement corridor.
- We would incur a substantial economic devaluation of our property.
- The proposed construction method would create a significant risk factor where there previously was none.
- The route was directly aligned on the flight path of the 05/23 runway of the Rutherford aerodrome. This would present an unacceptable risk should a plane crash on either take-off or landing. There is an existing dwelling located very close to this alignment.
- Construction and maintenance would be more difficult and disruptive.

Consultation Process

A great deal of time has been wasted by all involved parties and we personally have been subjected to considerable stress by the way the route of the Maitland Lateral pipeline was handled.

The route was not canvassed with the final 5 impacted landowners until mid August 2008 by which time it would appear that the EA had already been finalised. Had the proper consultation process been followed a satisfactory outcome could have been achieved prior to the exhibition period.

"Critical Infrastructure" designation gives the proponent unchallengable rights to use others' land. If this is not carefully controlled this right may be abused. To leave the routes of such pipelines (or other infrastructure) entirely up to the proponent leaves the process open to possible abuse. The Department of Planning should be involved from the outset to ensure the route of any critical infrastructure is closely monitored.

Details of compensation are unavailable forcing landowners to accept an easement over their property without them having any idea as to the amount of compensation they will receive. This proposal has already been costed and this would include an amount for compensation. Landowners should have the right to comment on the compensation payable as part of the EA process.

Special Conditions

We ask that the Department of Planning give consideration to applying conditions to ensure private landowners are not disadvantaged by this privately owned pipeline.

- The Maitland Lateral, where impacting on land circled for possible future residential development, should be installed in such a way that the relevant risk factors are confined within the 30mtr pipeline easement. This will permit development to occur immediately adjacent to the easement. Land that is outside the easement should not be impacted by the pipeline in any way.
- The driveway to our property will be crossed by the Maitland Lateral. We use our heritage listed property for tourism purposes and functions we have large tourist coaches accessing our driveway. We would like to be assured that the pipeline will be constructed in such a way that there will be no risk to our visitors and that there will be no additional impact on the cost of any public liability insurance cover for such events.
- The owner of the Maitland Lateral pipeline should be required to fund any risk analysis or other study not normally required by authorities in relation to the development or use of privately owned land over which the pipeline easement has been granted.
- Private landowners should be compensated on the basis of the potential of their land and not on the basis of current zoning. The Maitland Lateral pipeline is a private profit motivated venture which is to be subsidised by local landowners who have no option but to allow its passage. It would therefore be reasonable to expect that those standing to benefit from the pipeline should be required to more than adequately compensate those private landowners disadvantaged by its presence.

Yours faithfully,

Heather & Stephen Berry

LEGEND

- QHGP MainLine (Rev K)
- Rutherford Lateral (Rev E)
- Intersected Properties
- Railway



Datum: GDA94
Projection: Custom MGA94 Zone 55SG

NOTES

DISCLAIMER
In preparing this map, RLMS have endeavored to ensure that the data and information are as accurate and reliable as possible. However, RLMS cannot accept liability for any accidents or actions of whatever kind that may occur on the map. RLMS expressly disclaims any such liability.

CLIENT QUEENSLAND HUNTER GAS PIPELINE
PROJECT RUTHERFORD LATERAL
TITLE OVERVIEW MAP

DATE SEPTEMBER 2008



Queensland Hunter
Gas Pipeline

