

Technical Report 4 – Landholder Consultation Report

CNC Project Management

ERM Power Pty Ltd

Young to Wellington Pipeline

Landholder Consultation

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Introduction

ERM Power Pty Ltd has engaged CNC Project Management to carry out consultation with directly affected Landholders for its proposed Young to Wellington Natural Gas Pipeline Project. The proposed pipeline connects to the Young gas hub centre on the Moomba to Sydney gas pipeline and travels to the approved but yet to be constructed Power Station situated on the outskirts of Wellington. The total length of the pipeline is 219 kilometres.

This report supports the Environment Assessment which is being lodged with the Department of Planning for assessment under Part 3A of the *Environmental Planning and Assessment Act 1979*. The report documents the consultation carried out with directly affected Landholders in an initial three months period until the end of October 2009 and again in February/March 2010 leading up and during the field survey associated with the indigenous cultural heritage assessment.

1.0 Landholder Liaison

1.1 Director General's Requirements

The Director General's Requirements (22nd July 2009) specify only a general condition that 'appropriate consultation with the local community, particularly directly affected landholders should be undertaken'. ERM considers that its methodology meets this condition. ERM has a high degree of confidence in the final proposed pipeline route submitted. Any variations will not impact on any societal, environmental or cultural heritage factors.

Direction for the methodology used was taken from the "Guidelines for Major Project Community Consultation" issued by the New South Wales, Department of Planning (October 2007). To ensure 'appropriate and adequate' consultation has been undertaken a methodology was designed to maximise opportunities to engage landholders on a face to face basis.

1.2 The Methodology

ERM Power Ltd developed a specific methodology to enable it to determine the level of confidence from a Landholder liaison perspective of the proposed pipeline route:

- A. Meet face to face with all of the potentially affected landholders.
- B. Hold public meetings to allow general discussions about the proposed pipeline and its impact on the community.
- C. From the feedback obtained from the direct contact with landholders and through public meetings, refine the alignment. *New landholders were contacted as were existing owners where significant changes were proposed.*
- D. Make a determination as to the final proposed pipeline route based on landholder and stakeholder input.

Based on the above methodology ERM has a high level of confidence that the proposed pipeline route is acceptable to the landholders.

1.3 The Process

CNC Project Management landholder liaison staff contacted landholders to arrange a suitable meeting time to visit each property potentially affected by the proposed pipeline alignment.

Where the landholder could not be directly spoken to the Information Pack was left at their residence together with the contact details of the landholder liaison staff member. At the end of the initial consultation period only three landowners had not responded to the information supplied.

As a consequence of the third round of consultation associated with the indigenous cultural heritage survey all landholders have now been contacted. This includes those who have recently purchased properties affected by the proposed alignment and weren't therefore contacted in the initial consultation rounds.

In the initial engagement with landholders an Information Pack explaining the proposed project was passed over to them. The Information Pack included an introductory letter from ERM Power Ltd encouraging landowner input into the actual route on that property and on the pipeline proposal in general. As part of the information provided to each landholder a 1:20000 satellite map was supplied with the proposed pipeline alignment overlayed on their property. Landholders were advised in writing of the forthcoming indigenous cultural heritage survey and either contacted by phone or in face to face meetings where property specific details concerning the survey were provided.

During the original face to face meetings the landholders were encouraged to provide comments. The landholder liaison staff recorded any of the landholder's comments made on the proposed alignment or project. Access conditions required by the landholder were also recorded to ensure future survey work followed any established entry protocols. These protocols were reconfirmed during the subsequent discussions with the landholder when the field survey associated with the indigenous cultural heritage assessment was undertaken. The landholder was also advised that ERM Power was in the early phases of the approvals process and further communication would occur as the project moved forward. During the indigenous cultural heritage field survey another letter was sent to landholders inviting further feedback on the proposed project.

Details were provided on where the landholder could gain further information on the proposed project by contacting CNC Project Management direct by phone and email.

A copy of the introductory letter, the "record of meeting" sheet and the written advice to landholders concerning the indigenous cultural heritage assessment survey is attached.

1.4 The Activity

A total of 196 directly affected landholdings had been identified during the development and refinement of the proposed pipeline alignment options. From the 27th of July 2009 CNC landholder liaison staff commenced contacting all the affected landholders.

Feedback captured in the early round of consultation with landholders and subsequent correspondence, refinements to the pipeline alignment were made. The refined

alignment affects 178 landholdings representing 330 lots. Communication with landholders is ongoing as requests for further information are received.

During both the initial consultation and the cultural heritage survey period, landholders who requested more information about the project have had it sent.

1.5 Information provided by Landholders

Individual landholder comment (when it was provided) has been recorded for each property owner in a Table which is held by CNC Project Management. This information has not been presented in this document to safeguard the privacy of those landholders.

1.6 The Common Concerns

Listed below are the common issues raised:

- The ability to subdivide their property once the pipeline has been constructed.
- The distance from the pipeline that any future housing must be built.
- A better alignment maybe possible on the property that does not impact on the farm operations to the same extent as what is being proposed.
- Impacts on and disruption to farming infrastructure – water supply, drainage lines and fences during the construction period.
- Timing of the construction in relation to the cropping and other farming activities.
- The degree of restoration and rehabilitation that will be carried out after construction.
- Environmental impacts, soil erosion, compaction, top soil loss, loss of trees.
- How compensation would be calculated for the easement and loss of productivity from the land.

As the proposed pipeline project moves forward, ongoing communication and negotiation with landholders will continue.

2.0 The Results

2.1 The Contact Rate

- ~ Of the 196 original landholdings identified along the alignment 18 were removed through alignment refinements.
- ~ 178 landholdings are currently affected by the alignment.
- ~ 178 (100%) landholdings have been contacted and provided project information.

2.2 Responses

- ~ 171 (96%) agreements reached to provide access for further survey.
- ~ 7 (4%) landholders have refused to provide access for further survey.
- ~ **178 Landholdings**

2.3 Results expressed as a percentage of total line length

209.6 km (95.5%) Authority to survey provided.

9.8 km (4.5%) Authority to survey withheld.

219.4 km Total length of line

2.4 Table 1. Responses as a percentage of the total alignment length

Landholdings	Response %	Length of Alignment (km)	Responses as a % of Line Length	Responses as at 10 th March 2010
171	96%	209.6	95.5%	Agreed to Survey
7	4%	9.8	4.5%	No agreement for Survey
178	100.0%	219.4	100.00%	

Appendices

Delivered by Hand

July 2009

Dear Landholder,

ERM Power is conducting a study to investigate the possibility of installing an underground pipeline to store and transport gas in your local area. A map of the proposed pipeline route is enclosed with this letter so you can see where ERM may need to access your property. The proposed route for the pipeline has not been finalised yet and it's important that ERM work with you and the local community to progress the project.

ERM values your feedback and wants to work with you to finalise the pipeline route ensuring it has minimum impact. ERM needs to conduct a series of low-level, non intrusive land studies to develop the final route and therefore seeks your agreement to access your land. ERM has engaged a specialist company, CNC Project Management, to manage this process and to contact all landholders to explain the project in more detail and to receive your feedback.

We value your input and you can provide your feedback and discuss the project further with CNC Project staff by either:

- Calling 07 5471 3111 or
- Emailing info@cncprojects.com.au

Discussions have already taken place with the relevant regional councils and state government agencies. The next stage of planning involves public consultation with all landowners within the study area. The outcomes of this consultation and environmental studies conducted will be included in an environmental assessment (EA) of the development. The EA will then be submitted to the Department of Planning for consideration. At this stage, the application and supporting documentation will be placed on public display, providing an opportunity for further community consideration.

Should you have any questions please do contact CNC Project Management.

Yours sincerely,



Larry Kramer
Development Manager
ERM Power

Further Information:

- ERM Power Pty Ltd (ERM) aspires to be Australia's leading developer of cleaner power with the development of gasfired power stations, producing 65 per cent less greenhouse gas than conventional coalfired power generation.
- The proposed pipeline will be approximately 220 kilometres in length.
- The purpose of the pipeline is to provide gas storage capacity and transportation to ensure the efficient operation of ERM's proposed Wellington gas fired power station to be located adjacent to the Wellington Sub-Station.

RECORD OF MEETING

PROJECT PROPERTY NUMBER:

LAND DESCRIPTION LOT:

DP:

Landholder/Occupier

Postal Address

Contact Number/s

Additional or new Contact

**Details: Person contacted
(if not landowner)**

Project Land Liaison Officer – contact details provided to Landholder

☐

General Project Information Provided:

Letter of introduction provided

☐

Map of proposed pipeline route provided.

☐

General description and explanation for the project

☐

Discussion of the proposed pipeline route on the property

☐

Landholder's comments and input into alignment selection requested

☐

Landholders Comments (use additional sheet of paper if required):

Actions required:

SIGNED (Landholder)

Project Land Liaison Officer

DATED

DATED

SURVEY ACCESS

Landholder agrees to preliminary field survey work to be carried out on the property:

Yes/No

Landholder's Conditions for Providing Survey Access:

SIGNED (Landholder)

Project Land Liaison Officer

DATED

DATED

Copy left with Landholder

Yes/No

9 April 2010

«Land_Holder_Name»

«Property_Name»

«Address_1»

«Address_2»

«Address_3»

«Address_4»

Dear «First_Name»

Re: Update on ERM Power's Young to Wellington gas pipeline proposal

I am writing to thank all landholders for their cooperation and feedback regarding this proposed project and provide an update on its progress.

As you are aware the purpose of the pipeline is to provide gas storage capacity and transportation to ensure the efficient operation of ERM Power's proposed gas fired power station to be located adjacent to the Wellington Sub-Station.

A series of low-level, non intrusive studies are necessary to gain further detailed information about the proposed project. To meet our Environmental Assessment requirements a Cultural Heritage survey will be undertaken within the study corridor shortly. To help facilitate the survey, all landholders will be contacted in the coming weeks by CNC Project Management who ERM Power has engaged to undertake the work.

To date landholders have been provided with preliminary project information and a number of public meetings have been held with local communities. The feedback from these coupled with information from the proposed survey will contribute to the Environmental Assessment for the development. Once lodged, the Department of Planning will place the Environmental Assessment and supporting documentation on public display, providing an opportunity for further community consideration. It's anticipated that the Environmental Assessment will be on public display by mid 2010.

We continue to welcome your input and you can provide your feedback and discuss the project further with CNC Project staff by either:

- Calling 07 5471 3111 or
- Emailing info@cncprojects.com.au

Should you have any questions please contact CNC Project Management.

Yours sincerely,



Beau Fraser
Operations Manager
CNC Project Management

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