



10 May 2022

Department of Planning and Environment  
Att: Mandana Mazaheri

Contact: Mrs S M Hyatt  
Our Ref: 52 2022 4  
Your Ref: SSI-39563729

Via email:  
mandana.mazaheri@planning.nsw.gov.au

Dear Mandanan,

**State Significant Infrastructure – 52/2022/4/1**  
**Description of Development – Kurri Kurri Lateral Pipeline Project**

I refer to the abovementioned project, notice of which was received by Council through the NSW Major Project Planning Portal.

It is understood that the project consists of the following:

- A buried steel pipeline to provide a gas supply from the existing Sydney to Newcastle Pipeline, via offtake and delivery facilities, to the Hunter Power Project site,
- A compressor station boost gas pressure prior to transfer to a storage pipeline, and
- A delivery station to receive gas from the storage pipeline and control temperature, pressure and flow rate prior to delivery of gas to the Hunter Power Project.

While Council has undertaken a preliminary review of the proposal, it is anticipated that external agencies and other departments will consider specialised matters in greater detail. In this regard, the following comments are provided:

Strategic Planning

The alignment of the gas pipeline will traverse the Maitland/Cessnock LGA boundary to the north of Lot 22 DP 1181574. Lot 2 DP 1249763 and Lot 22 DP 1181574 are currently zoned RU2 Rural Landscape, but are located within an identified Growth Area in the HRP 2036. As a result, it is highly likely that the unconstrained portion of these allotments will be rezoned from RU2 to an urban zone in the future. Opportunities for future vehicle access to Lot 2 DP 1249763 and Lot 22 DP 1181574 are limited due to:

1. TfNSW has previously advised that it will not support a direct road connection from Lot 2 DP 1249763 or Lot 22 DP 1181574 in the future.
2. Land to the south of Lot 2 DP 1249763 is constrained by flooding.
3. Land to the west of Lot 22 DP 1181574 is constrained by biodiversity.

4. Land to the north of Lot 22 DP 1181574 is constrained by a watercourse

As a result, our preference for a future connection to Lot 2 DP 1249763 and Lot 22 DP 1181574 is along the same alignment proposed for the gas pipeline. If the pipeline is located in this area it may reduce opportunities for a future road access to Lot 2 DP 1249763 and Lot 22 DP 1181574 and may not be capable of supporting the weight of an access road of a suitable width for the expected development within Lot 2 DP 1249763 and Lot 22 DP 1181574.

Furthermore, it is suggested that the pipeline through this area be located so as to avoid any significant vegetation.

### Ecology

From a biodiversity perspective, the following comments are made in relation to the Biodiversity Assessment Report:

1. Additional targeted surveys are required for threatened flora and fauna species, given that there were survey limitations including restricted access to private property and being unable to meet seasonal survey requirements. The report indicates that additional surveys will be conducted. Council would requests that these be forwarded for review and comment when available.
2. The report did not include an assessment of Koala habitat under the relevant State Environmental Planning Policy for Koala Habitat Protection. This is considered crucial given that the species is assumed present within the development footprint and the proposed development will impact 25 ha of suitable habitat for the species.
3. The area of impact includes Mapped Important Area for the Swift Parrot. However, the report suggests that these areas of impact appear to be already cleared. Therefore, no assessment is required under Serious and Irreversible Impact (SAII), nor is biodiversity offsetting required under the Biodiversity Offset Scheme (BOS). Prior to any further assessment, a species polygon for the species must be provided, to support this.
4. It appears as though subsurface works have been removed from the impact area assessed within the report. Given the potential for subsurface works to alter groundwater movement and the structural integrity of root systems, thus impacting native vegetation, all subsurface works should be included in the total impact area.

Please note that the proposal has been referred under the Environmental Protection and Biodiversity Conservation Act 1979 for its potential impact on the following entities; River Flat Eucalypt Forest, Koala, Grey-headed flying-fox, Regent honeyeater and the Swift Parrot. As of this date, no approval has been provided.

### Construction Traffic

A Traffic Management Plan shall be prepared in relation to construction traffic management. This should be provided to the relevant roads authority for review and comment. Should any temporary road closures be required to facilitate construction works, the required permits and approvals shall be obtained.

Groundwater and Defined Watercourses

The alignment shows the pipeline going underneath and possible through waterbodies and defined water courses. Council recommends that the comments of the Natural Resources Access Regulator and any additional approvals be obtained.

Thank you for the opportunity to provide comments into the assessment of this project. Council reserves the right to provide further comments should additional information be submitted of interest.

Should you have any further enquiries please contact me directly on telephone 02 4993 4219 or via email [sarah.hyatt@cessnock.nsw.gov.au](mailto:sarah.hyatt@cessnock.nsw.gov.au).

Yours faithfully

A handwritten signature in black ink, appearing to read 'Sarah Hyatt', written in a cursive style.

Sarah Hyatt  
Principal Development Planner