

VNI West proposes the construction, operation and ongoing maintenance of a 500kV double circuit overhead transmission line that would connect the high voltage electricity grids in NSW and Victoria. As part of the EIS for VNI West (NSW), a detailed assessment was undertaken to understand the potential impacts of the project on land use and property during both construction and operation. The assessment considered agricultural activities, land access and easements, compensation, property management, and use of Crown Land. For more information, refer to **Chapter 10: Land Use and Agriculture, Technical Paper 4: Agricultural Impact Assessment and Technical Paper 14: Aviation Impact Assessment**.



Key findings from the EIS assessment

Construction impacts

Temporary disruption to agricultural activities

Construction will require access to some agricultural land, which may temporarily interrupt grazing, cropping, livestock movements and aerial agriculture operations.

Aerial agriculture and aviation impacts

Transmission infrastructure may pose risks to aerial activities such as fertiliser spreading, rice seeding and pest control. Operations may need to be amended to ensure safety and efficiency.

Biosecurity risks

Movement of vehicles, equipment and personnel has the potential to introduce weeds, pests or diseases. Biosecurity protocols will be implemented to manage this risk as much as practicably possible.

Operational impacts

Property access and easement requirements

Permanent easements will be required for the transmission line and access tracks. Access for construction will be maintained and agreed with each landholder.

Minimal operational impact on land use

The project will result in permanent loss of a small area of agricultural land. This includes around 34 hectares of irrigated land and between four to seven per cent of grazing and cropping land within the operational project footprint. Most farming activities would be able to continue within the established easement with some localised minor impacts expected on aerial agricultural operations (such as mustering, monitoring, aerial seeding and spraying with drones, fixed wing aircraft or helicopters).

Mitigation measures



Individual Property Management Plans (PMPs) will be developed in consultation with landholders to manage construction access, timing, infrastructure and biosecurity concerns.



Detailed design of the project will include refinements to minimise impacts on land use and properties in consultation with landholders.



Construction areas will be assessed before work begins to inform rehabilitation planning through individual PMPs.



Land and easements will be acquired in consultation with landholders and in line with legislation. Compensation will be provided under the *Land Acquisition (Just Terms Compensation) Act 1991*, with additional Strategic Benefit Payments for landowners hosting infrastructure.



Access track locations and structure placements will be discussed with landholders to minimise agricultural disruption.



Biosecurity controls will be implemented during construction and operation in line with a Biosecurity Management Plan. PMPs will outline specific protocols to address landholder concerns.



For airstrips on affected properties, mitigation will be handled through PMPs and easement compensation. Airstrips on properties outside the project footprint will undergo further assessment before construction to determine suitable mitigation measures.



Engagement with Crown Land users, including managers of Travelling Stock Reserves, will minimise disruption. Construction staff will be briefed on livestock movement protocols along shared routes.



How the assessment was carried out

The land use and agricultural land impact assessments were carried out in accordance with the Secretary's Environmental Assessment Requirements (SEARs), which guide the content of the Environmental Impact Statement. The process involved desktop reviews, stakeholder consultation and property-specific analysis to understand how the project may impact land use, property access, agricultural activities and aviation across the study area.

The assessment looked at the following areas:

Land use and property assessment

- reviewing legislation, zoning and planning policies to guide the land use and property impact assessment
- mapping and assessing current land uses using aerial imagery, spatial data and local planning overlays
- identifying potential impacts from construction and operation and developing mitigation strategies, including Land Use Conflict Risk Assessment (LUCRA).

Agricultural land impact assessment

- analysing of climate, soils, land capability and agricultural productivity across the project area
- consulting with landholders, councils and biosecurity officers to understand local practices and risks
- assessing of how construction and operation may affect cropping, livestock, biosecurity and aerial farming.



For more information on the VNI West EIS, please scan the QR code, or visit www.transgrid.com.au/vniw.

The EIS outlines:

- temporary disruptions to agricultural activities such as grazing, cropping and aerial operations
- biosecurity risks from vehicle and worker movements
- the need for easements and temporary access across private and Crown Land
- impacts on Travelling Stock Reserves and other Crown Land
- property-specific impacts and access arrangements
- compensation and Strategic Benefit Payments for affected landholders
- ongoing agricultural use within easements during operation, with some restrictions.

Next steps

You have the opportunity to review and comment on the EIS via submission to the Department of Planning, Housing and Infrastructure (DPHI) during August 2025. Electronic copies of the EIS are available via:

- DPHI Major Projects website: <https://www.planningportal.nsw.gov.au/major-projects>
- VNI West (NSW) project website: www.transgrid.com.au/vniw

Following the EIS Exhibition period, Transgrid will produce a Submissions Report to formally respond to community and stakeholder feedback received during exhibition.



Image: Delta Creek, rural plains.

Connect with us

Transgrid is committed to working with landowners and communities throughout the delivery of VNI West.

Please connect with us for more information.



1800 955 588 (free call)
vniw@transgrid.com.au
transgrid.com.au/vniw

VNI West Project Team,
PO BOX A1000, Sydney South, NSW 1235

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