

The Golden Beach Gas Project

Land Use and Planning

The Golden Beach Gas Project (Project) involves the development of the Golden Beach Gas Field in the Gippsland Basin to provide critical gas supply and storage infrastructure that will materially benefit the Victorian energy market.

Once in operation, the Project will initially increase the domestic gas supply before transitioning to storage operations which will enhance the energy market security and efficiency while supporting Victoria's transition to renewables.

Environment Effects Statement Process

The Minister for Planning determined that an Environment Effects Statement (EES) is required for the Project under the *Environment Effects Act 1978*. The EES process is underway and is assessing any potential environmental, social, economic and planning impacts of the Project. An EES will be prepared setting out these assessments and our approach to mitigating any impacts.

As part of the EES process, an assessment of the impact of the Project on land use and planning has been undertaken. GB Energy has prepared this fact sheet to explain the land use and planning assessment and welcomes any feedback.

Land use and planning

Specialists have completed a land use and planning impact study for the EES to assess the impact the Project may have on land use in the municipality of Wellington.

This study has assessed the level of potential impacts on land use and planning on the broader surrounding area of the Project and the study will provide guidance on how to minimise negative impacts. This assessment includes national parks including the Ninety Mile Beach and Gippsland Coastal Park, inland waterways and significant nature reserves including the Lake Reeve Ramsar site.

Site surveys and desktop assessments have been used to identify land uses and assets near the Project. The assessment identified a variety of land uses and assets in the Project area including:

- Conservation
- Mixed farming
- Grazing, services and utilities
- Rural residential, and
- Industrial.

Key findings

The key findings of the land use and planning study include:

- During the construction phase, activities are likely to temporarily impact land uses within (or close to) the study area, while operational impacts are limited. To address any foreseeable impacts, mitigation measures will be proposed in the Construction Environmental Management Plan which is subject to Victorian Department of Environment, Land, Water and Planning (DELWP) approval under the *Pipelines Act 2005*.
- During operation, the pipeline, gas compressor station, metering station and shore crossing facility are assessed as having negligible land use and amenity impacts. Initial mitigation measures are proposed through implementation of an Operation Environmental Management Plan which is subject to DELWP approval under the *Pipelines Act 2005*.
- The Project will not result in unacceptable or long-term impacts to the existing composition of land uses within the study area and will not diminish the long-term vision for growth and land use planning in the broader Gippsland region. The Project will support a variety of state, regional and local land use objectives.