



## Sections B and C: Goulburn Valley Highway to Murrindindi Road and Murrindindi Road to Devlin Bridge

### Access

- Disruption to traffic access along Goulburn Valley Highway and Melba Highway associated with construction works will impact community/visitor access to Yea for goods and services.

### Traffic and Safety

- Increased traffic on Goulburn Valley Highway and Melba Highway will also have safety implications for motorists, cyclists and pedestrians and potentially impact on tourism visitation to the region
- The diversion of traffic onto other local roads due to construction works in the Goulburn Valley Highway and Melba Highway may also have traffic and safety implications including the potential to limit access for tourists and to businesses on minor roads on either side of the Highways.

### Noise and Vibration

- Possible effects on Caravan Park residents/visitors and on tourist and retail operations on the eastern side of Yea

### Air Quality

- Possible effects on Caravan Park residents/visitors and on tourist and retail operations on the eastern side of Yea

### Visual Impacts

- Construction works may be visible from the Goulburn Valley Highway and Melba Highway disrupting what is otherwise a rural scenic vista and views of the Yea River and its flood plain.
- If the preferred corridors cross hillsides visible from the Goulburn Valley Highway and Melba Highway there is likely to be visual impacts from the process of creating a flat corridor for pipe construction.
- Depending on the exact location of the high lift pump station on the land purchased by Melbourne Water at 6277 Melba Highway, there may be some visual impacts for road users.
- Construction works may also be visible from the Yea Caravan Park and possibly from tourist and retail operations on the eastern side of Yea.

### Recreation

- Potential impacts of construction and/or traffic on access to businesses and attractions on and to either side of the Highway.



### Sections B and C: Goulburn Valley Highway to Murrindindi Road and Murrindindi Road to Devlin Bridge

#### Flora and Fauna

- The road reserve on both sides the Melba Highway and Goulburn Valley Highway (option B1c) contain remnant vegetation. This vegetation is of value to the community. If the road reserves are used, the loss of this vegetation is likely to be of concern to the community and visitors.

#### *Potentially affected stakeholders*

Property owners and occupiers

Local and possibly regional business owners/operators

Melba Highway users including tourists.

### Section D: Devlins Bridge to High Voltage Power Easement

#### *Key Route Section Features*

This section runs from Devlins Bridge to the High Voltage Power Easement . This area is predominantly hilly agricultural land used for stock production. The small hamlet of Glenburn is also located in this section. Glenburn comprises of:

- A United Petrol Station
- Glenburn CFA
- Glenburn Hotel
- Glenburn Community Hall
- A collection of residential dwellings on small holdings

Also within this section are a number of commercial farms, the Summer Berries Farm and a significant alpaca operation. Other than these key features there are a number of scattered residential dwellings along the Melba Highway.

To the east of the Highway, some 10km from Devlins Bridge is the Murrindindi Scenic Reserve with camping and picnic areas and waterfalls/cascades.

#### **Expected Project Activities in this section**

From Devlins Bridge to the High Voltage Power Easement, the preferred corridor (option D2) is located on either side of the Melba Highway.

#### *Potential Economic and Tourist Impacts*



## Section D: Devlins Bridge to High Voltage Power Easement

### Impacts on Business/Property owners and Operators

- Impacts will be either through direct disruption to current land uses as a result of the pipeline construction being within property boundaries bordering the Melba Highway through indirect proximity impacts as a result of work within the road reservation. The extent of disruption to individual properties will be assessed further when the pipeline corridor is confirmed.
- Many of the properties adjacent to the Melba Highway are larger farming blocks. There is a section near the town of Glenburn comprising smaller 'rural living' sized blocks. The alignment which runs along the south/east side of the Melba Highway would impact a number of these smaller blocks. This corridor would increase the number of properties and people affected. In addition, a greater percentage of these blocks would be affected by the construction corridor than for larger blocks.
- Some of the farming operations either currently or plan to provide accommodation, direct farm gate sales type or other tourism operations that may have short term access issues during construction and longer term development issues due to the pipeline easement.
- There are potential beneficial impacts from additional income for accommodation, food services and other locally provided services. These benefits are arguably more likely the further the construction work is from Melbourne.

### Access

- Disruption to traffic access along Melba Highway associated with construction works will impact community access to Yea for goods and services and potentially visitor access to businesses and attractions on or to either side of the Highway.

### Traffic and Safety

- Increased traffic on the Melba Highway will have safety implications for all road users including motorists, cyclists and pedestrians including tourist traffic
- The diversion of traffic onto other local roads from works in the Melba Highway may also have traffic and safety implications
- As a result of the disruption to Melba Highway motorists during construction, travel times between Melbourne and Yea will be increased.
- Visitors to the region may be discouraged or choose an alternative route due to increased traffic delays which could disadvantage businesses in towns along the highway and potentially visitor access to businesses and attractions on or to either side of the Melba Highway.

### Visual Impacts

- There will be visual impacts associated with the construction works and any site offices



**Section D: Devlins Bridge to High Voltage Power Easement**

required which will affect the residential amenity of the local residents and visitors

- Construction works may be visible from the Melba Highway disrupting is otherwise a rural scenic vista.
- A majority of the corridor in this section runs adjacent to the Melba Highway. As a result the construction works may be visible from the road.

**Flora and Fauna**

- While a majority of this section is cleared farmland, there are strips of remnant vegetation adjacent to the road. These predominantly located along fence lines and boundaries, within the road reserve and along streams, gullies and old water courses. This vegetation is likely to be of value not only to the property owners but to the broader community as well.
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**Potentially affected stakeholders**

Property owners and occupiers

Local and possibly regional business owners/operators

Melba Highway Users including tourists.

**Section E: High Voltage Power Easement to Healesville -Kinglake Road**

***Key Route Section Features***

This section of the corridor (options E1, E2 and E4) covers the highly forested and mountainous areas. This includes the Toolangi State Forest located on the eastern side of the Melba Highway and the Kinglake National Park located on the west. There are two pockets of semi-rural residential land blocks. The first pocket is located near in the north of this section on the western side of the Melba Highway off West Bridge Road. The other pocket is located to the south of this section, on the western side of the Melba Highway off Banksia Road and Moore Court. The section includes the cross route from Kinglake to Healesville via Toolangi which provides access to two key tourism and recreation areas.

***Expected Project Activities in this section***

The corridors run parallel to the Melba Highway on the eastern side in the Toolangi State Forest. The corridors run close to the road in the middle of the alignment between Gordons Bridge Road and Banksia Court. After the intersection between the Melba Highway and the Healesville-Kinglake Road the corridors diverge from the Melba Highway on the eastern side and follows to



## Section E: High Voltage Power Easement to Healesville -Kinglake Road

follow a ridge line down to the valley floor.

### *Potential Economic and Tourist Impacts*

#### **Impacts on Business/Property owners and Operators**

- Impacts will be either through direct disruption to current land uses as a result of the pipeline construction being within property boundaries bordering the Melba Highway or through indirect proximity impacts as a result of work within the road reservation.
- Potential impacts to businesses and tourism and recreational operations on the Toolangi to Kinglake Road
- There are potential beneficial impacts from additional income for accommodation, food services and other locally provided services

#### **Access**

- Disruption to traffic access along Melba Highway associated with construction works will impact community access to Yea and Glenburn for goods and services and visitors to Glenburn, Yea and beyond
- Potential to disrupt the community and tourists on the Kinglake-Healesville Road

#### **Traffic and Safety**

- Increased heavy construction traffic on the Melba Highway will have safety implications for motorists, cyclists and pedestrians including tourists
- The diversion of traffic onto other local roads from construction works in the Melba Highway may also have traffic and safety implications
- As a result of the disruption to Melba Highway motorists, travel times between Melbourne and Yea will be increased
- Visitors to the region may be discouraged or choose an alternative route due to increased traffic delays which could disadvantage businesses in towns along the highway and potentially visitor access to businesses and attractions on or to either side of the Melba Highway.

#### **Visual Impacts**

- There will be visual impacts associated with the construction works and any site offices required which will affect the residential amenity of the local residents
- Construction works may be visible from the Melba Highway disrupting what is otherwise a natural bush environment
- Where the corridors cross hillsides visible from the Melba Hwy there is likely to be



**Section E: High Voltage Power Easement to Healesville -Kinglake Road**

significant visual impacts from the process of creating a cleared corridor for pipeline construction.

**Recreation**

- As a result of potential construction (option E1 and E4), some four wheel drive track in the Toolangi State Forest may be closed for recreational use by trail bike riders and four wheel drivers temporarily.

**Flora and Fauna**

- As a significant proportion of this section is within the Toolangi State Forest, large quantities of trees will be lost as a result of the pipeline construction. This may be a concern for many people both locally and regionally.

***Potentially affected stakeholders***

Property owners and occupiers

Local and possibly regional business owners/operators

Melba Highway users including tourists.

**Section F: Healesville – Kinglake Road to Hunts Lane**

***Key Route Section Features***

This section covers the area within the project boundary south of the dividing range and the Toolangi State Forest to Hunts Lane. The area is used for intensive agricultural purposes. There are a number of smaller lifestyle blocks, stud and alpaca farms, vineyards and bed and breakfasts. Within this section of the project area are the following business, tourism and recreational facilities and services:

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|--|--|
| <ul style="list-style-type: none"> <li>Toolangi State Forest and Kinglake National Park</li> <li>Karong Lodge</li> <li>Casanova Boarding Kennels and Cattery</li> <li>Dixons Creek Boarding Kennels and Cattery</li> </ul> | <ul style="list-style-type: none"> <li>Yarra Valley Conference Centre</li> <li>Dalwood Boarding Kennels and Cattery</li> <li>Hirsch Hill Estate (vineyard)</li> <li>Noonan’s Orchard</li> <li>Steels Creek Estate</li> </ul> |
|--|--|

***Expected Project Activities in this section***

These preferred corridors (Options F1 and F3) generally travel along the Melba Highway



## Section F: Healesville – Kinglake Road to Hunts Lane

### *Potential Economic and Tourist Impacts*

#### **Impacts on Business/Property owners and Operators**

- Impacts will be either through direct disruption to current land uses as a result of the pipeline construction being within property boundaries adjoining the Melba Highway or through indirect proximity impacts as a result of construction work within the road reserve
- Due to the intensive land uses in the section, the use of private land is likely to have more severe impacts during construction. For example, corridors may sever small alpaca and stud farms which will have a short term impact upon their current land uses and may have longer term impacts depending on the effects of the easement on proposed uses and developments
- There are also issues for B&B's located in this section. They are dependent on the aesthetics of the area for business and so any construction activities that impact upon amenity will be a major concern
- There are also a number of vineyards of varying sizes located in this section. If the alignment impacted on their vines this could affect grape yield significantly. Also vines may take year to grow back to the same productive level
- There are potential beneficial impacts from additional income for accommodation, food services and other locally provided services.

#### **Access**

- Disruption to traffic access along Melba Highway associated with construction works will impact community access to Yarra Glen, Glenburn and north to Yea and beyond for goods and services and visitors
- Disruption to traffic may have implications for police and emergency services accessing residents and businesses in the area.

#### **Traffic and Safety**

- Increased heavy traffic on the Melba Highway will have safety implications for motorists, cyclists and pedestrians including tourists
- The diversion of traffic onto local roads from works in the Melba Highway may also have traffic and safety implications
- As a result of the disruption to Melba Highway motorists, travel times to Melbourne and Yea will be increased
- Visitors to the region may be discouraged or choose an alternative route due to increased traffic delays which could disadvantage businesses in towns along the Highway and potentially visitor access to businesses and attractions on or to either side of the Highway.



### Section F: Healesville – Kinglake Road to Hunts Lane

#### Visual Impacts

- There will be visual impacts associated with the construction works and any site offices required which will affect the residential amenity of the local residents
- Construction works may be visible from the Melba Highway and disrupting what is otherwise a scenic rural vista.
- As the area is valued for its rural landscapes the visual impact of the construction works is likely to be felt acutely by residents. Many small accommodation businesses are reliant on the aesthetics of their setting as a selling point.

#### Potentially affected stakeholders

Property owners and occupiers

Local and possibly regional business owners/operators

### Section G: Hunts Lane to Eltham – Yarra Glen Road

#### Key Route Section Features

This section covers the area between Hunts Lane to Eltham – Yarra Glen Road. This area covers a section of the Yarra Valley as well as Steels Creek Valley. The area is used for intensive agricultural purposes. There are a number of smaller lifestyle blocks, stud and alpaca farms, vineyards and bed and breakfasts. This section of the project area includes following business, tourism and recreational facilities and services:

- |                              |   |
|------------------------------|---|
| ■ Shantell Vineyard & Winery | ■ Millers Dixon Creek Estate  |
| ■ Sutherland Estate          | ■ Immerse (Winery, accommodation and Spa)                               |
| ■ Fergusson Vineyard         | ■ Mandala Winery  |
| ■ Allinda Winery             | ■ Mulbryn Poll Hereford Stud  |
| ■ Balgownie Estate           | ■ Lilydale Instant lawn   |
| ■ De Bortoli Winery          | ■ The Yileena Park Vineyard   |
| ■ Berry Café and Wine Centre | ■ Valley Guest House  |
| ■ Araluen Lodge              | ■ Amadeus Lavender Farm   |
| ■ Acacia Ridge               | ■ Brammar Estate  |
| ■ Leafield Cottages          | ■ Sunflower Cottage   |
| ■ Yarrawood Winery           | ■ Touring operations (Note: Three ballooning operations operate in this |
| ■ Roundstone Winery          |   |



**Section G: Hunts Lane to Eltham – Yarra Glen Road**

- Holly Lane Stud Pty Ltd area plus five winery tours -3 full time 2 part time)
- Amethyst Lodge

***Expected Project Activities in this section***

Within this section, there are two preferred corridors (options G5 and G6) .. The final choice of corridor in this section could have a significant impact on the extent of impacts on businesses.

***Potential Economic and Tourist Impacts***

**Impacts on Business/Property owners and Operators**

- Impacts will be either through direct disruption to current land uses as a result of the pipeline construction being within property boundaries adjoining the Melba Highway and Gull Road or through indirect proximity impacts as a result of construction work within the road reservation
- Due to the intensive land uses in the section, use of private land is likely to have more severe impacts during construction.
- There are also issues for the many B&B's located in this section. They are dependent on the aesthetics of the area for business and so any construction activities that impact upon amenity will be a major concern
- There are also a number of vineyards of varying sizes located in this section. If the alignment impacted on their vines this could affect grape yield significantly. Also vines may take year to grow back to the same productive level
- There are potential beneficial impacts from additional income for accommodation, food services and other locally provided services

**Access**

- Disruption to traffic access along Melba Highway and Gulf Road associated with construction works will impact community access to Yarra Glen and north to Yea and beyond for goods and services and visitors
- Disruption to traffic may have implications for police and emergency services accessing residents and businesses in the area.

**Traffic and Safety**

- Increased traffic on the Melba Highway Steels Creek Road and Gulf Road will have safety implications for motorists, cyclists and pedestrians including tourists
- The diversion of traffic onto other local roads from works in the Melba Highway may also have traffic and safety implications



**Section G: Hunts Lane to Eltham – Yarra Glen Road**

- As a result of the disruption to Melba Highway motorists, travel times to Melbourne and Yea will be increased

Visitors to the region may be discouraged or choose an alternative route due to increased traffic delays which could disadvantage businesses in towns along the highway and potentially visitor access to businesses and attractions on or to either side of the Melba Highway.

**Visual Impacts**

- There will be visual impacts associated with the construction works and any site offices required which will affect the residential amenity of the local residents
- Construction works may be visible from the Melba Highway and Gulf Road disrupting what is otherwise a scenic rural vista.
- As the area is valued for its rural landscapes the visual impact of the construction works is likely to be felt acutely by residents.

**Recreation**

- Potential impacts of construction and/or traffic on access to businesses and attractions on and to either side of the Highway.

**Potentially affected stakeholders**

Property owners and Occupiers

Local and possibly regional business owners/operators

Visitors (Tourists) to the area

**Section H: Eltham- Yarra Glen Road to Sugarloaf Reservoir**

**Key Route Section Features**

This section covers the Eltham- Yarra Glen Road to Sugarloaf Reservoir, Yarra Glen to the Sugarloaf Reservoir. Located within this section are the following community features:

- Yarrowood Estate
- Yarra Glen Cemetery
- Yarra Brook Estate
- Sticks (vineyard)
- Yarra Glen & District Pony Club. Dog Obedience Club
- Spotswood Holdings Pty Ltd (Farm Produce Wholesale)
- Lily's (Hotel)
- Martha's Vineyard