

Land Use



Environment Effects Statement

An [Environment Effects Statement \(EES\)](#) is Victoria's most rigorous and transparent environmental impact assessment. It describes the project, its rationale, and potential environmental and social effects.

Scoping requirements

In February 2025, the Victorian Minister for Planning issued the final scoping requirements for the VNI West EES, setting out the proposed specific matters to be investigated and documented in the EES. While the scoping requirements are intended to cover all relevant matters, the EES can also address other significant matters that emerge during the EES investigations or through consultation.

Land use scoping requirements

The EES scoping requirements state that land use has been identified as high priority for technical investigation of potential impacts, due to the extensive length of the proposed transmission corridor, which traverses a variety of land uses such as agricultural areas, townships and settlements, airstrips, parks, reserves, and significant environmental assets.

Matters for investigation

- *Potential significant disruption – both long and short-term – to existing and/or proposed land uses (including agriculture), public infrastructure, and fire and emergency management, with associated economic and social effects.*
- *Potential impact on reasonably foreseeable upgrades to public infrastructure.*
- *Potential impact on tourism and tourist attractions within and around the project area of interest.*

Assessment overview

The land use and planning impact assessment will identify and characterise potential effects on current and future land uses by the project. These may include short and long-term disruptions. The assessment focuses on the project easement and a one kilometre buffer on either side, to understand direct and indirect effects.

Study methodology

The land use and planning assessment involves the following method:

- A comprehensive review of literature, legislation, policy, and publicly available mapping data, along with a site visit, to identify existing land uses and sensitive receptors.
- Stakeholder and community consultation to inform the development of the project and understanding of its potential effects.
- An iterative assessment to evaluate potential effects associated with the project, considering the existing environment within the study area and associated construction, operation, and decommissioning activities.

Scan this QR code to view the complete list of [scoping requirements](#) for the VNI West project





Existing conditions

The land use and planning assessment is ongoing. Existing conditions understood to date include that the project is located within the municipalities of Gannawarra Shire Council, Loddon Shire Council, Buloke Shire Council, and Northern Grampians Shire Council. The project area is mostly made up of low intensity farming (72%) and high intensity farming (21%). Low intensity farming is agricultural land use that involves minimal inputs and is generally characterised by extensive grazing, cropping, and minimal land manipulation. High intensity farming involves a higher level of input and results in higher outputs per unit of land. Intensive agricultural activities include horticulture, feedlots, piggeries, poultry farms, and irrigation systems.

Local input

Community and stakeholder consultation to date has identified information about historic, current, and proposed land use, as well as relevant policy matters. Key themes from discussions include major proposed developments, population trends, housing pressures, project sentiment, and project benefits for the community.

Next steps

Now that the project easement has been refined, the land use and planning assessment will consider potential impacts on land uses (temporary and permanent) as a result of project infrastructure, including towers, the proposed terminal station, construction laydown areas, and temporary worker accommodation. The impact assessment will focus on whether the project will have a material impact on existing land uses and the extent of that change and recommend mitigation measures as required.