

# **LANDHOLDER REFERENCE MATERIAL & FREQUENTLY ASKED QUESTIONS**





# Introduction

Santos is committed to providing landholders and other stakeholders with access to relevant project information in a timely and consistent manner.

The following list of Frequently Asked Questions (FAQs) has been developed based on questions that we have been asked to date as well as other general project information. This document will be updated on an ongoing basis during the development and delivery of the project as new information becomes available.

Should you require more detailed information, further explanation or have any other questions, please contact the Hunter Gas Pipeline project team via the project hotline (1300 427 546) or via email at [info@huntergaspipeline.com.au](mailto:info@huntergaspipeline.com.au)

# PROJECT FACTS



## LENGTH

Total - 833km

Stage 1 - Narrabri to Hexham - 413km

Stage 2 - Narrabri to Wallumbilla - 420km



## MATERIAL

Epoxy coated high strength steel line pipe



## SIZE

Nominally 20 inches or ~ 508mm diameter



## DEPTH

This is an underground pipeline

Generally 900mm

Minimum 750mm

Maximum 1800mm



## DESIGN

Strictly in accordance with the latest version of Australian Standard (AS) AS2885 Pipelines Gas and Liquid Petroleum



## PIPELINE EASEMENT

Nominally 30m wide

## Authority to Survey/Field surveys

### What is the purpose of the field survey?

- In order to determine the final alignment of the pipeline, Santos must undertake detailed investigations to address specific landholder feedback, resolve potential constructability issues, and environmental considerations.
- Santos will undertake a range of survey activities along the length of the preliminary pipeline alignment and immediately adjacent land, with initial works focused on the Narrabri to Hexham section of the pipeline route.
- The survey activities are being undertaken by specialist consultants operating under Santos' supervision. Before any survey works commence, Santos will meet with landholders to discuss details around when this activity will occur.
- Each landholder will be provided suitable notice and specific details regarding the proposed activities, equipment to be used, areas of the property to be accessed, planned entry points and any specific property requirements such as biosecurity measures.

### What is an Authority to Survey (ATS)?

- Santos wants to build positive long-term relationships with all landholders along the proposed pipeline corridor. We hope to reach voluntary access agreements with all landholders.
- The *Pipelines Act 1967* (NSW) is the legislative instrument that enables a project proponent to seek an ATS from the responsible Minister for a proposed pipeline. An ATS provides a mechanism for the proponent (in this case, Santos) to be permitted to enter private property for the purpose of undertaking surveys of the pipeline alignment.
- The ATS allows Santos to access properties where reasonable attempts to negotiate access with the landholder have been unsuccessful and will only be used as a last resort in the few cases where we have been unsuccessful in contacting landholders or reaching an access agreement.
- An application for an ATS was submitted to the NSW Government in July 2022 and was approved in January 2023.
- We recognise landholder interest in the location of the survey work and have worked quickly to provide certainty about our proposed survey areas. Since the ATS was submitted in July, Santos has reduced the number of properties impacted by the ATS by 379, and will continue to reduce this as the alignment is refined as informed by landholder engagement and the survey process.

## Pipeline alignment

### Can the proposed pipeline route be moved either outside my property or along the fence line?

- Santos is working to finalise the exact location of the pipeline and the permanent easement, taking into consideration potential constructability issues, landholder feedback and preferences, and environmental considerations.
- The project's approval enables the pipeline to be moved within and potentially outside the approved 200 metre corridor if certain conditions are met. Specifically, these conditions relate to reducing impacts to biodiversity, cultural heritage or human amenity; avoiding geological or topographic constraints; and consultation with potentially affected landholders and relevant government agencies.
- We are committed to finding the right balance so that impacts to landholders are minimised, and sensitive areas are protected.
- We strongly encourage landholders to engage with us during the survey process so that we can understand any specific concerns and address these wherever practical in finalising our alignment and construction methodology.

## How will a pipeline on my property impact my business operations?

- Australia has a strong history of safe pipeline operation with around 42,000km of natural gas pipelines in operation across the country.
- To ensure the safety of landowners and the community, all gas transmission pipelines in Australia are designed, constructed, operated and maintained in strict accordance with the Australian Standard AS2885.
- This standard exists to ensure protection of the pipeline, which in turn ensures the safety of the community, protection of the environment and security of gas supply to users.
- AS2885 requires Santos to design the pipeline to accommodate all reasonably foreseeable circumstances including loads associated with farm machinery.
- Where landholders indicate that they need to traverse the easement with heavy machinery on a regular basis, we will ensure that the design of the pipeline is appropriate to accommodate the additional loads. This may involve additional burial depth, thicker walled pipe sections and/or dedicated heavy vehicle crossing points.
- We are confident that we can accommodate all reasonable requirements for a full range of farm machinery and vehicles without impacting on a landholder's day-to-day operations.
- Additionally, normal agricultural production (including cropping) can recommence within the easement following construction.

## Will a buried pipe impact on shallow underground water or be impacted by floods?

- It is not unusual for major pipelines to be constructed across land that is subject to either regular or infrequent inundation.
- Santos will apply stringent controls to deliver this project, consistent with the approved conditions of consent and Australian Standards that guide the design, construction and operation of pipeline infrastructure.
- The design of the pipeline will need to consider the potential for pipeline buoyancy, erosion, stream migration and other events that could pose a risk to the pipeline over time.
- These risks will be addressed through a range of measures including careful selection of watercourse crossing locations, additional depth of cover, concrete coating of the pipeline and anchoring devices to ensure that the pipe is negatively buoyant.
- We are confident that the pipeline will not impact water supply in any communities along the pipeline route.

## Insurance

### Will my existing insurance be impacted by any pipeline activities?

- Santos has public liability insurance to cover all survey activities undertaken along the pipeline corridor and has provided a certificate of currency to the NSW Government.
- Landholder insurance will not be impacted by survey activities.
- Santos' proposed easement terms will include indemnification of landowners for loss suffered or incurred by the landowner resulting from any damage to property or injury to or death of any person caused or contributed to by Santos or its Authorised Users.

### Can I have a copy of Santos' Product Disclosure Statement?

- Santos does not get issued a Product Disclosure Statement from its insurer as it does not meet the criteria of a Retail Client under the *Corporations Act 2001* (Cth) (small business employing less than 20 people or a manufacturer with less than 100 people), nor is the insurance product a retail insurance product.
- Santos instead relies upon its insurance broker to provide certificate of insurance as evidence of the global insurance policy Santos has in place for its activities, including activities of its subsidiaries.
- As one of Australia's top 20 ASX listed companies with gas related infrastructure in operation across Australia and

internationally (including gas pipelines), Santos' insurance provides coverage in respect of all activities undertaken by Santos.

- A copy of Santos' Insurance Certificate of Currency relating directly to the Hunter Gas Pipeline activities is available on request.



## Biosecurity

### How will you ensure that your staff and contractors don't introduce or spread weeds, pests or disease when you come onto my property?

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- Santos is committed to protecting the environment, land, and land use wherever we operate. Santos has a broad and deep knowledge of working with high valued and complex agribusinesses, including Australian Certified Organic Standard properties.
- Santos works with landholders to implement all reasonable and practicable measures to prevent the introduction and spread of weeds, pest animals, and animal and plant diseases to minimise the risk of a biosecurity impact to a landholder's property.
- The Hunter Gas Pipeline Biosecurity Protocol for the survey activity is available on the HGP website.
- Santos will engage with landholders to address specific biosecurity requirements on a case-by-case basis.



## Gas supply

### Is the gas from Narrabri being exported or delivered to the domestic market?

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- Santos has committed that 100 per cent of Narrabri gas will be delivered to the domestic market. This commitment has not changed, with the conditions of consent specifically referencing this domestic gas supply.
- The proposed HGP will connect to the existing pipeline network at Hexham, delivering much-needed gas to east coast domestic markets in the shortest timeframe possible.
- The HGP includes conditions of consent to provide offtake points at key locations along the route in consultation with the relevant local councils to support growth in the regions.

### Is the pipeline being designed to transport hydrogen?

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- As part of the engineering design, Santos will assess the requirements to transport hydrogen with consideration for the existing pipeline network and future customer demand as it evolves during the energy transition.
- In order to transport hydrogen, a modification to the existing approval would be required.



## Compensation for Surveys

### Will an entry agreement for field survey activities include compensation?

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- The field survey activities proposed at this stage of the project are non-invasive and will have minimal impact on the daily operation of your property.
- Compensation for survey activities is included in the agreement in recognition of the time required to engage with Santos, including legal advice if required.



## Easement & Compensation Structure

### What is an easement?

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- Easements allow access to property to construct, inspect, operate and maintain assets located on private property and to regulate the activities within the easement to ensure the safe and reliable operation of the pipeline.
- The width of the easement will vary over the length of the pipeline but will generally be 30 metres in the majority of locations.

### Do I get compensated for having the pipeline easement on my property?

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- Yes, Santos will pay compensation for entering into the Deed of Option for easement.
- Landholders will be entitled to compensation for the granting of the easement as well as for any loss of production during construction and ongoing operations.
- During negotiations, we will seek to agree a fair value for compensation based on relevant external advice from valuers and agronomy professionals. We will also contribute towards your reasonable legal and valuation costs incurred from reviewing and advising on the agreement.
- Santos will attempt to minimise any impacts on a landowners' usual business activities by meeting at a time which is most convenient.

### Why does Santos need to acquire an easement on my property?

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- Santos is seeking an easement as long term tenure for the pipeline.
- The easement will allow Santos access to land to construct, operate and maintain the pipeline.
- Ownership of the underlying land will remain with the landholder.

### Can I still use the land that has a pipeline easement on it?

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- Yes – Use of the land within the easement will be subject to the terms of the easement. Santos will provide information for all landholders on the activities that can and cannot safely be carried out within the easement. Some of these activities include:
  - Normal agricultural production (including cropping) can recommence within the easement following construction.
  - Low shrubs and vegetation can be grown over the pipeline.
  - Normal vehicles and road registrable machinery can be driven over the pipeline easement. Heavy vehicle crossings can be constructed on land where identified.
  - Fencing is allowed (but fence posts must be outside of the pipeline easement).
  - The easement does not need to be fenced or gated (except where it crosses the boundary between properties).
  - Deep rooted species are not able to be grown over the pipeline. Trees and dams on or near the pipeline easement are not permitted.
  - New tracks or roads for heavy equipment are not permitted within the easement without prior written permission.
  - Restrictions will be placed on undertaking earthworks, excavation, drilling or related works on the Easement.
  - Restrictions will be placed on the construction of buildings on the easement including dwellings and sheds, stables and easement outbuildings.

## What is the Deed of Option for Easement?

- The Deed of Option for Easement is the principal agreement that provides for the access to your property.
- The Deed of Option for Easement gives Santos the option to be granted an easement over your property where it is required for the construction, operation and maintenance of the Project.

## What is the Option Fee?

- The Option Fee is the amount paid to the Landholder as consideration of the Landholder entering into the Deed.

## What happens if Santos does not exercise the Option?

- If the Option is not exercised within the Option Period, the Deed will expire unless Santos elects to extend the Option Period by providing written notice and paying an Extension Fee.

## Is the Option Fee or the Extension Fee Refundable?

- No, any Option Fee or Extension Fee paid to the Landholder is non-refundable regardless of whether the Option is exercised.

## What is the Compensation Liability?

- Santos will pay a non-refundable amount to the landholder as consideration for entering of the landholder into the Deed. The amount paid to the landholder is non-refundable regardless of whether the option is exercised.
- Compensation is split into an Initial Payment and a Final Payment and is the total compensation payable to the Landholder in respect of the acquisition of the Easement.
- The payment of the easement compensation is in full and final satisfaction of the landowners compensation entitlement for the grant of the easement and the construction, operation and maintenance of the pipeline.

	Before Exercise of Option – ‘Option Period’	After Exercise of Option	Once Easement Registered
<b>Compensation</b>	<ul style="list-style-type: none"> <li>• Option Fee</li> <li>• Extension Fee (if applicable)</li> </ul>	<ul style="list-style-type: none"> <li>• Initial Payment</li> <li>• Easement and Construction Payment</li> </ul>	<ul style="list-style-type: none"> <li>• Final Payment</li> </ul>
<b>Santos Land Access Rights</b>	<ul style="list-style-type: none"> <li>• Licence – Preliminary Works</li> </ul>	<ul style="list-style-type: none"> <li>• Easement rights</li> </ul>	<ul style="list-style-type: none"> <li>• Easement rights</li> </ul>

## What if an agreement between a landholder and Santos cannot be reached?

- Santos is committed to reaching voluntary agreement with landholders wherever possible.
- If agreement cannot be reached after Santos has taken all reasonable steps to reach agreement, the easement may be acquired and vested in Santos as part of the grant of the pipeline licence.
- This acquisition must be approved by the Minister and landholders will have the opportunity to object to the acquisition before the Minister will make any decision.



## CONTACT US

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