Tully Battery Storage

Agricultural Land Assessment

Prepared for: RWE Renewables Australia Pty Ltd

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1. Introduction

1.1 Project background

RWE Renewables Australia Pty Ltd (RWE) are seeking to develop the proposed Tully Battery Energy Storage System (BESS) (the Project) across a 28.7 hectare (ha) site (the Site), consisting of two freehold parcels, Lot 1 on RP735276 and Lot 1 on RP852238. Grid connection is proposed via the neighbouring Powerlink 132 kV Tully substation, located to the northeast on Lot 1 on RP716718.

The Site is located approximately 4 km south-west of the township of Tully in far north Queensland.

The Project will have a capacity of up to 200 MW / 800 MWh and is proposed to take electricity from the grid in periods of low demand, and feed back into the grid at periods of high demand.

Attexo Group Pty Ltd (Attexo) has been engaged by RWE to assess the potential impacts associated with the Project's development on agricultural values.

1.2 Purpose and content of this report

The Project Site contains agricultural land as mapped on Cassowary Coast Regional Council's (CCRC) Agricultural Land (2020) Overlay.

This purpose of this report is to identify the agricultural values mapped on the site to assess the potential impacts associated with the Project. It reviews the biophysical characteristics of the site including the soils, watercourses and wetlands, land uses and the mapped Agricultural Land Class.

To assess the impact associated with the loss of agricultural production an economic evaluation is undertaken using regional land use and productivity data.

This report may be used to support a development application to the CCRC.

1.3 Agricultural land in planning

1.3.1 Guidelines and standards

The guidelines and standards relevant for agricultural land assessment of the Project area include the following key documents that have been used in the development of this assessment:

- *Guidelines for agricultural land evaluation in Queensland* (2nd edn) (DSITA & DNRM, 2015)
- *Regional Land Suitability Frameworks for Queensland* (DNRM & DSITA, 2013)

1.3.2 Agricultural Land Classes (ALC)

Agricultural land classification (ALC) in Queensland allows the presentation of interpreted land evaluation data to indicate the location and extent of agricultural land that can be used sustainably for a wide range of land uses with minimal land degradation. ALC is land classification system for planning purposes that use the base land resource survey information and assessments of land suitability for the delineation of agricultural land.

Provision is also made to highlight areas that may be suitable for one specific crop considered important in a particular area (DSITI & DNRM 2015).

Three broad classes of agricultural land and one non-agricultural land class are identified:

- Class A – Crop land
  - has two subclasses:

    - A1 – land suitable for a wide range of broadacre crops, and
    - A2 – land suitable a wide range of horticultural crops only. This allows better discrimination of crop land at both local and state-wide levels.
- Class B – Limited crop land;
  - is land that is not suitable for a wide range of crops (broadacre and/or horticultural) but is suitable for a narrow range of crops or crops with specialised requirements e.g. tea, pineapples, plantation forestry. Class B land may be suitable for a wider range of crops with changes to knowledge, economics or technology. It is also suitable for sown pastures and pasture phases may be an integral part of a cropping system on this type of land.
- Class C – Pasture land
- Class D – Non-agricultural land.

2. Project Description

2.1 Overview

The Project includes a proposed BESS with a capacity up to 200 MW / 800 MWh and associated infrastructure (e.g. transformer, OHTL, air insulated switchgear, access roads, laydown areas, foundations, hard stand, parking, switch rooms and storage). The BESS and associated infrastructure will comprise a total development footprint of approximately 9 ha within the 28.7 ha Project Site.

2.2 Built Form and Concept Design

The Project has been designed to minimise impacts, in keeping with the sustainable nature of the development for supporting renewable energy projects and reducing greenhouse gas emissions. Accordingly, the existing environment; existing land use at the Site and the surrounding locality; proximity to existing electricity infrastructure; stormwater management; and noise impact have all been considered in the design development.

The primary components of the Project will consist of the following:

- Battery units will cover a total area of approximately 2.5 ha. The foundations on which the proposed battery units will likely be installed on screw piles, piers or concrete pad formations. The BESS will be connected to the adjacent switch rooms via underground cables. Inverters may be incorporated as part of the battery units or there may be separate Power Conversion Units (PCU) that convert the DC energy from the battery units.
- Stormwater drainage systems will be constructed to allow for safe collection and diversion of rainwater at the BESS facility and will be established for both construction and operational phases.
- Access to the facility will be via the existing local road network with upgraded access proposed from Sandy Creek Road.
- Grid connection will be via an overhead transmission line running from the north of the BESS area to substation on the adjoining lot.
- The BESS area will be fenced for safety and security purposes.
- An Asset Protection Zone (APZ) will be established and maintained around the battery storage infrastructure to ensure protection from bushfire and to allow access to firefighting personnel in the event of fire.
- A perimeter road will be provided for operations, maintenance and emergency response.
- Earthworks, including batters and clearing required for access to undertake civil works.
- An acoustic wall of 6m in height has been included with the design, this is located directly on the northern perimeter of the BESS units. Subject to further design enhancements of the BESS units to reduce noise emissions, the acoustic wall may not be required.

2.2.1 Battery Energy Storage System

The battery units will cover an area of approximately 2.5 ha and will include up to 188 battery units, associated infrastructure, inverters, MV transformers, internal access roads, hardstand and security fencing.

The battery units and MV transformers would be installed on concrete footings or screw piles. Each battery unit is anticipated to weigh approximately 39 tonnes and be 8.6 m in length, 2.8 m in height and 2.1 m wide. Most battery units are approximately in the form of a 12.2 m shipping container.

The associated transformers/inverters (up to 47 units are estimated, subject to final equipment selection and design) would similarly be trucked to Site and arranged onto footings or screw piles via mobile crane.

2.2.2 Switching Station

A switching station is proposed comprising a 132/33 kV high-voltage transformer, air insulated switchgear, an auxiliary transformer, two 33 kV switch rooms and potentially harmonic filters. The switch rooms will include the

switchgear and a Site office, with trenches and conduits for the cabling entering the building. The building would be manufactured off-site and delivered via truck. The switch rooms and transformers would sit on concrete footings or piles.

2.2.3 Grid Connection

The connection to the grid will be via overhead line to connect the BESS to the neighbouring 132 kV Tully Substation. The route will travel north through Lot 1 on RP735276 and connect to the neighbouring substation site on Lot 1 on RP716718.

2.2.4 Operation and Maintenance Area

A temporary construction and permanent operations and maintenance (O&M) area will be established adjacent to Sandy Creek Road. This would include an operations and maintenance building, yard, parking areas and any required office buildings, water tanks or storage sheds. Repurposing of the existing dwellings on Site as O&M areas for operation is being considered.

2.2.5 Parking and Access

Access to the facility will be via the existing road network, with two upgraded site access points to be constructed from Sandy Creek Road. The proposed access points to the development from the road network are illustrated on the Project concept design. Sufficient parking to meet the needs of the development will be provided at the Project Site.

2.2.6 Fencing

Temporary fencing will be erected at the Site once the main earthworks have been completed. Final perimeter fencing will be erected around the BESS area, switching station and O&M area for safety and security reasons.

2.2.7 Landscaping buffer

A landscape buffer of 5 m depth is proposed along the frontage of Lot 1 on RP852238. This has been designed and will be planted in accordance with the CCRC Planning Scheme requirements.

Project Layout

Figure 2.1

DWG No: RWE-002-006[D]
DATE: 18/09/2025
DRAWN: KB
REVIEWED SW
SCALE (A4): 1:5,000

N

0 m 100

GDA2020

- Project Area
- Development Footprint
- Proposed Transmission Line Corridor
- Proposed transmission line
- 20m exclusion zone
- Main Road
- Local Road
- Lot parcels

3. Existing environment

Existing information on soils and soil environments for the Project area was sourced from relevant project information and regional mapping published by government departments, including:

- 1:50,000 *Soils of the Cardwell-Tully Area, north Queensland* by Cannon *et al*. (1992)
- Detailed aerial imagery
- Topographical data (1 m contours).

3.1 Soils

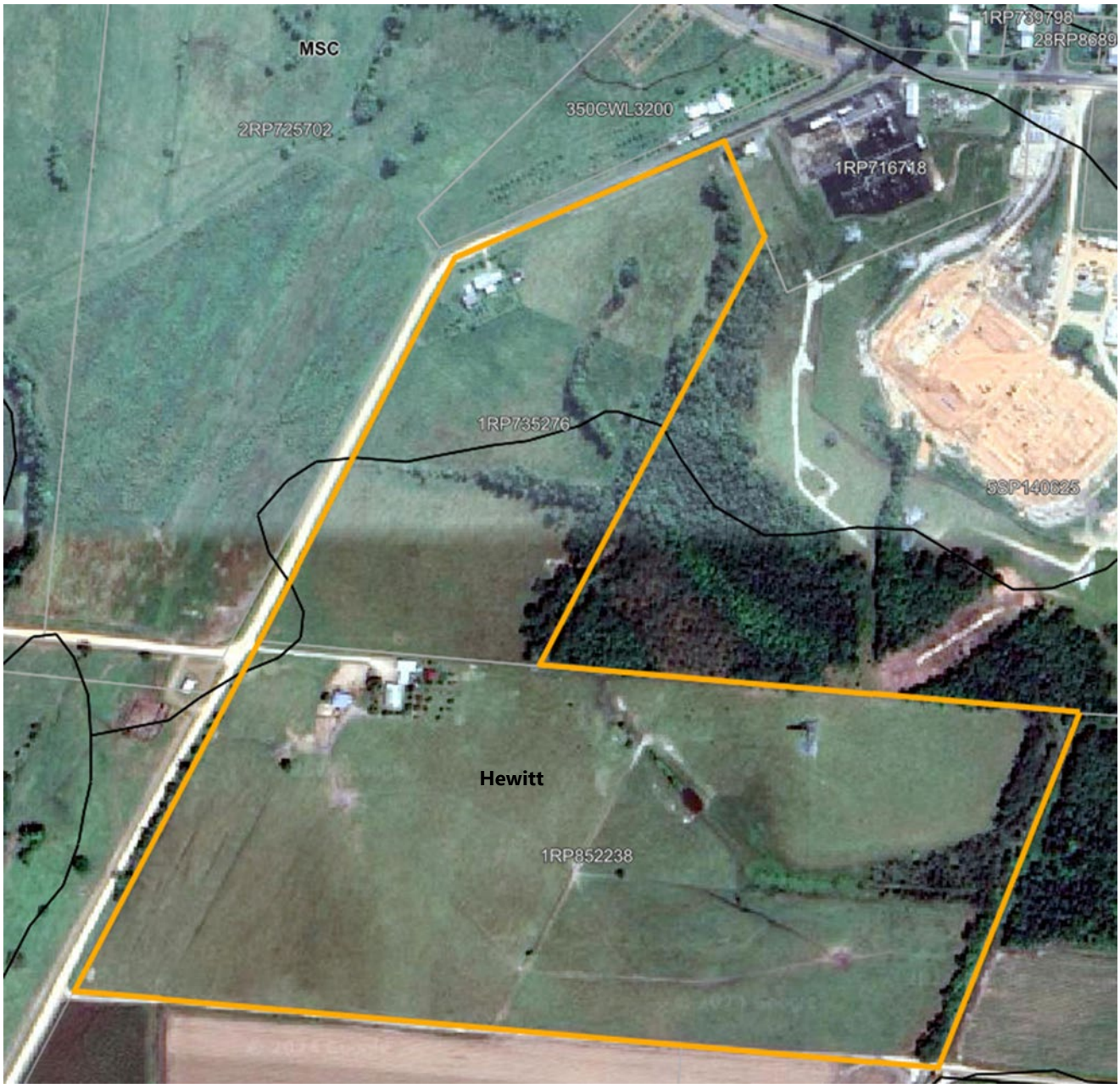
The soils in the Project area have been mapped in the 1:50,000 *Soils of the Cardwell-Tully Area, North Queensland* by Cannon *et al*. (1992). The Cannon *et al.* (1992) mapping identifies the two mapped soil units (Hewitt and MSC) over the Project area as shown in **Figure 3.1** and detailed in **Table 3.1**.

The Hewitt series form a continuum, becoming progressively poorer drained with distance from higher, better drained levees. They are mapped as poorly drained soils formed on alluvium. MSC is a miscellaneous map unit that has not been assessed in detail.

Table 3.1: Soils (Cannon et al, 1992) mapped within the Project area

Soil	Landform	Major distinguishing features	Australian Soil Classification
Hewitt	Floodplain and swamps	Sapric loamy A horizon, grey whole coloured or mottled, silty clay B horizons	Hydrosols
MSC	-	Miscellaneous type of mapping unit, used to identify areas not typically assessed in detail.	Podosols

Figure 3.1: The 1:50,000 *Soils of the Cardwell-Tully Area, North Queensland*

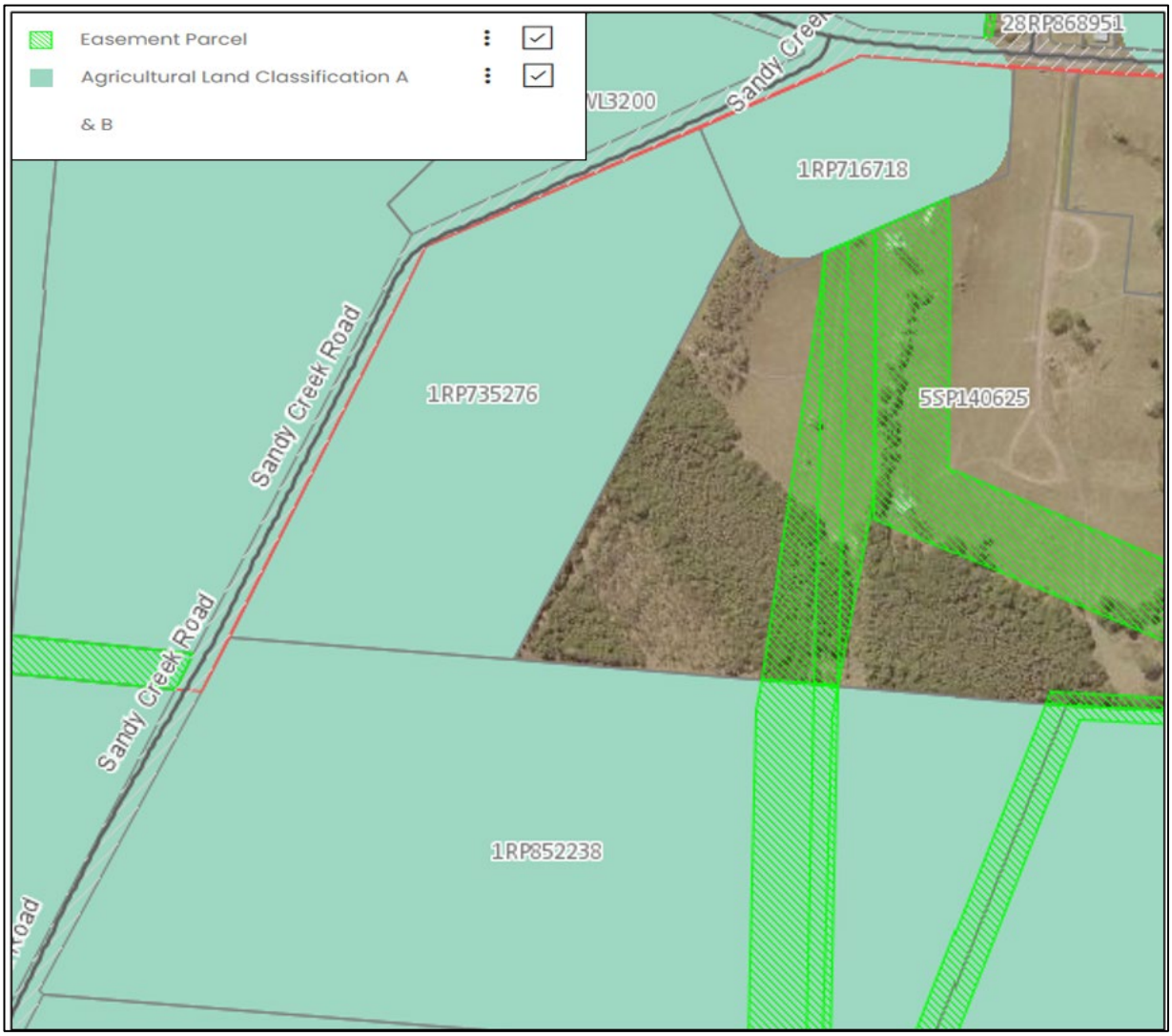


3.2 Land evaluation

3.2.1 Mapped agricultural land classification

In the Cassowary Coast Regional Council's planning scheme the Project area is mapped as Agricultural Land Classification A & B as shown in **Figure 3.2**.

Figure 3.2: Council's planning scheme overlay - Agricultural Land (2020)



3.2.2 Agricultural land suitability

An agricultural land suitability of the Project Site has been undertaken by Cannon et al. (1992) as part of the *Soils of the Cardwell-Tully Area, north Queensland* study. The Project site is mapped as:

- A1 – Suitable for sugarcane, banana, papaws and improved pastures (Individual UMA's may be suitable for up to 17 additional arable and tree crops).

Notes:

- A1 – Arable land under 15% slope
- Suitability for uses such as bananas, papaws and other horticultural tree crops depend on the availability of adequate irrigation water.

Under the modern ALC system used in Queensland this agricultural land suitability would be equivalent to ALC Class A land.

3.2.3 Grazing land suitability

The FORAGE online system (Zhang & Carter, 2018) was developed by the Queensland Government to facilitate best management practices for grazing land. Site specific property information is available through the FORAGE system based on climate data, satellite imagery and modelling (such as pasture growth and land conditions).

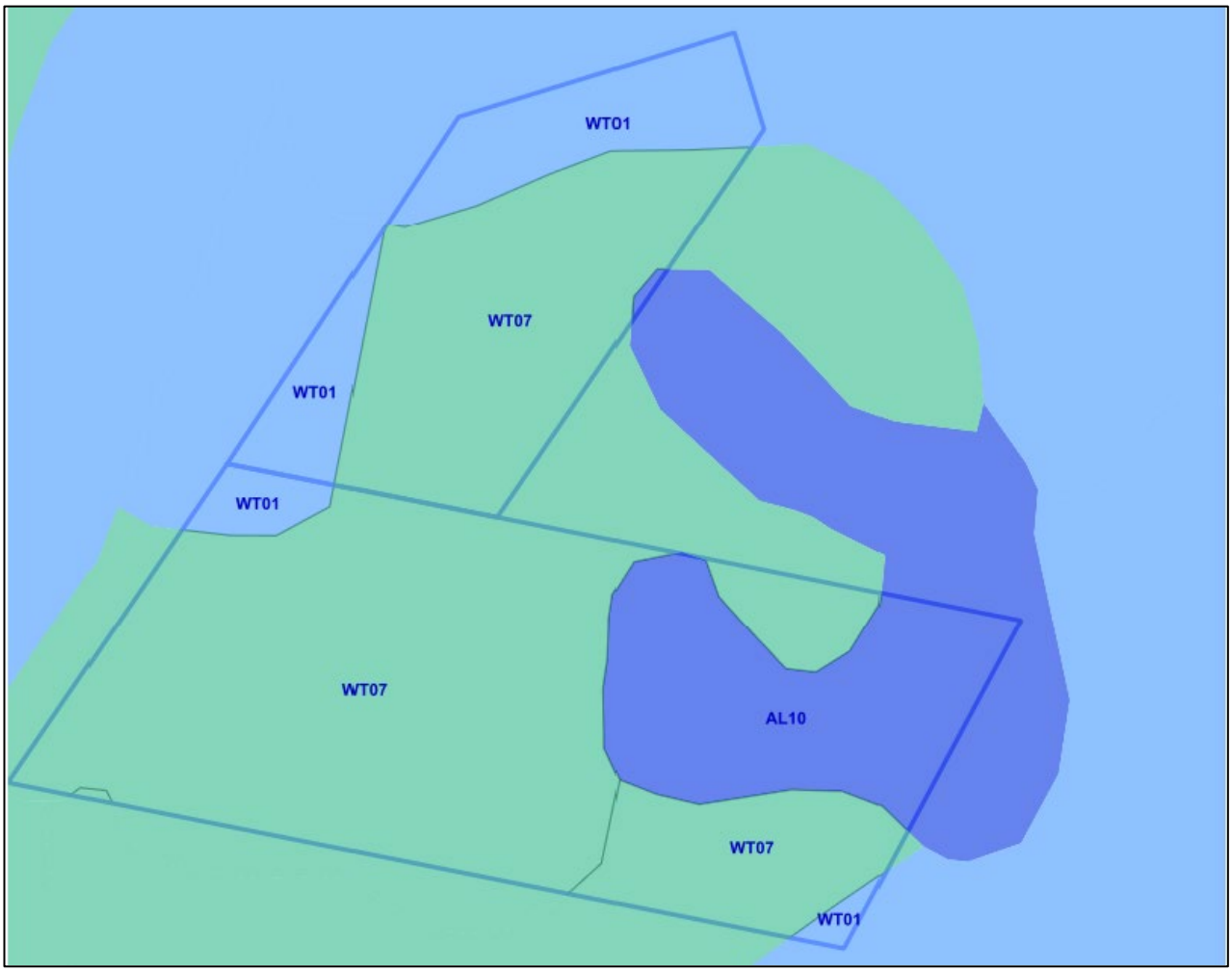
The *QLD grazing land management (GLM) land type mapping* (DAF, 2022) can be used to provide an estimation of the productivity of the land for grazing within the development footprint and a map the land types is shown in **Figure 3.3** and the area and long-term carrying capacity (LTCC[1]) is provided in **Table 3.2**.

Table 3.2: Site land types and long-term carrying capacity

Land type	Area (ha)	LTCC[1] (Ha/AE)
WT07 White sandy soil	21	5.1
AL10 Wetland	5	Not suitable for grazing
WT01 Alluvial	4	2.2

1. Based on Land condition A.

Figure 3.3: Grazing land types based on the FORAGE reports



3.3 Watercourses and wetlands

A wetland of high environmental significance is mapped within the Project area on both the CRCC Planning Scheme Environmental Significance Overlay and the Waterway Corridors and Wetlands Overlay.

[1] LTCC is measured as the total adult equivalents (AEs; 450 kg cattle consuming 8kg DM/day) that can be safely carried for a paddock or property and is also shown as hectares required per AE unit. The calculation of the LTCC is based on a number of factors, including: the long-term median annual pasture growth; the safe utilisation rate of the pastures; the distance to watering points; topography and tree density. Pasture growth is calculated from the GRASP model using parameters for grazing land management (GLM) land types, the tree density on the property and the historical climate data for the property of interest.

3.4 Land use

The Project area consists of two lots (Lot 1 on RP735276 and Lot 1 on RP852238) that are both zoned as Rural under the Cassowary Coast Regional Council's planning scheme (2015).

Both lots are currently used as rural residential properties and are largely undeveloped. Lot 1 on RP735276 is primarily used as a residence has small number of agisted cattle from the neighbouring landholder and Lot 1 on RP852238 has a residence and runs a small livestock grazing operation.

Lot 1 on RP852238 contains the Powerlink OHTL and infrastructure designation. The existing Powerlink 132 kV substation and 275 kV substation are located in adjacent lots to the north-east of the Project Site. Land to the south and east of the Project site are rural areas used for sugar cane farming. Across both lots approximately 11.5 ha appears to be suitable for sugarcane, although it does not appear to have been cropped previously.

3.4.1 Regional land use

Data on land use was collected based on the *Catchment scale land use of Australia* (ABARES 2021), a national compilation of catchment scale land use data for Australia (CLUM) compiled at a resolution of 50 m by 50 m.

The Cassowary Coast LGA has agricultural land use dominated by cropping and irrigated cropping (12.41% of LGA land use) of which almost all of this area is sugarcane (ABARES 2021a). Livestock grazing (7.95%) and horticulture (2.35%) are the next most dominant land uses in the LGA by area. The largest single land use however is nature conservation at 60.9% of the total LGA. The land use of the LGA utilised for agriculture is shown in **Table 3.3**.

Table 3.3: Agricultural land use

Land use	Cassowary Coast LGA[2]	
	Area (ha)	Area of LGA (%)
Grazing native vegetation	18,139	3.81%
Grazing modified pastures	19,717	4.14%
Grazing irrigated modified pastures	6	0.00%
Intensive animal production	743	0.16%
Cropping	55,997	11.76%
Irrigated cropping	3,091	0.65%
Perennial horticulture	340	0.07%
Irrigated perennial horticulture	10,754	2.26%
Irrigated seasonal horticulture	51	0.01%
Intensive horticulture	40	0.01%
Agriculture - total	**108,877**	**22.87%**
Production native forests	3,469	0.73%
Plantation forests	6,793	1.43%
Nature conservation	289,717	60.86%
Managed resource protection	4,023	0.85%
Other minimal use	39,305	8.26%
Total LGA	**476,036**	

[2] ABARES 2021a, Catchment scale land use profile dashboard – Local government areas

3.4.2 Local land use

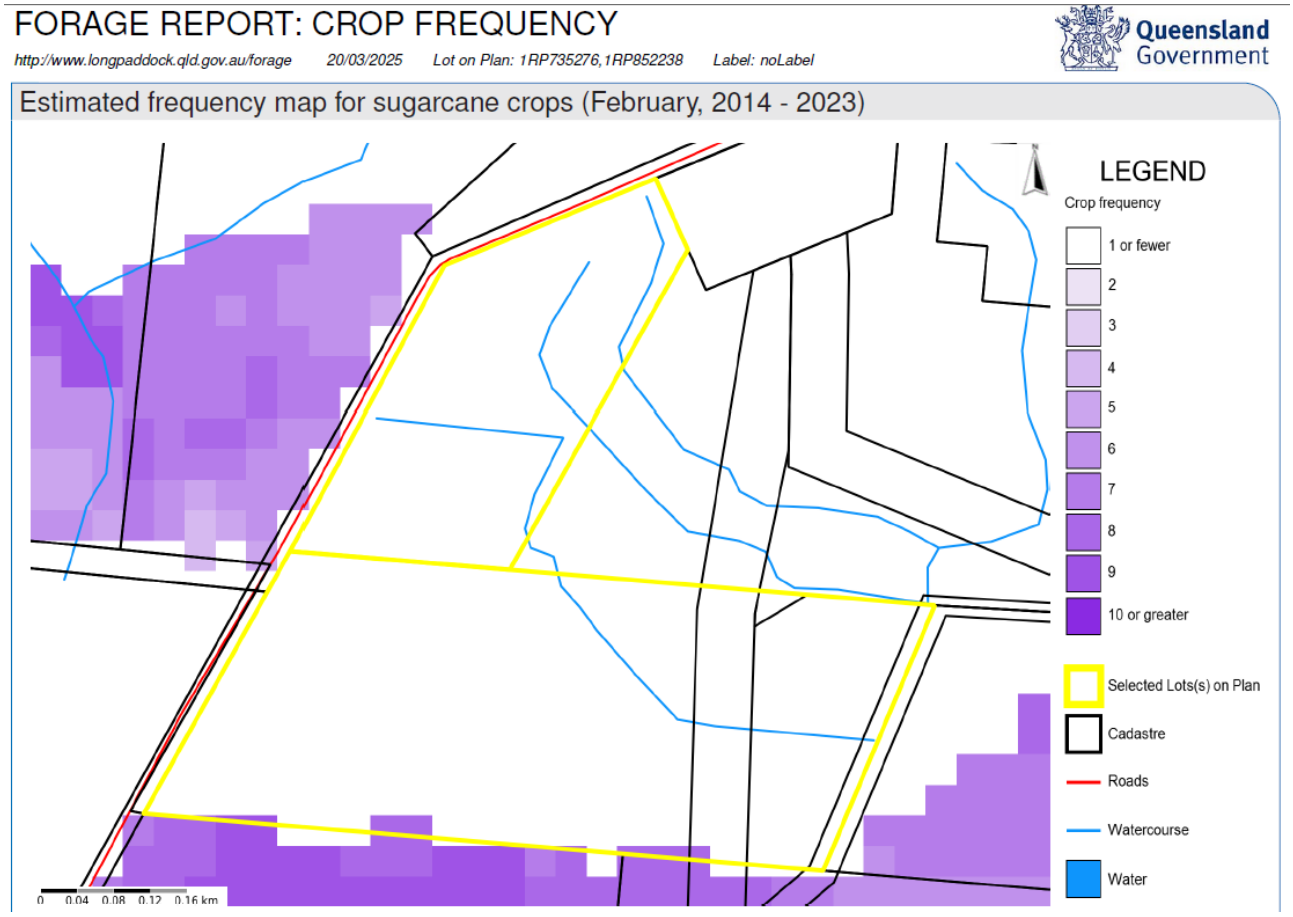
Land use at the project level was based on historical and current land uses.

Of the total Site, 6 ha is unavailable for agriculture due to the presence of wetland areas and an additional hectare is subject to current residential and farm infrastructure. Of the remaining area, approximately 11.5 ha is suitable for sugarcane (some of this area has previously been cultivated) and 11.2 ha is considered suitable for livestock grazing rather than cropping due to the topography of the land.

3.4.2.1 FORAGE crop frequency

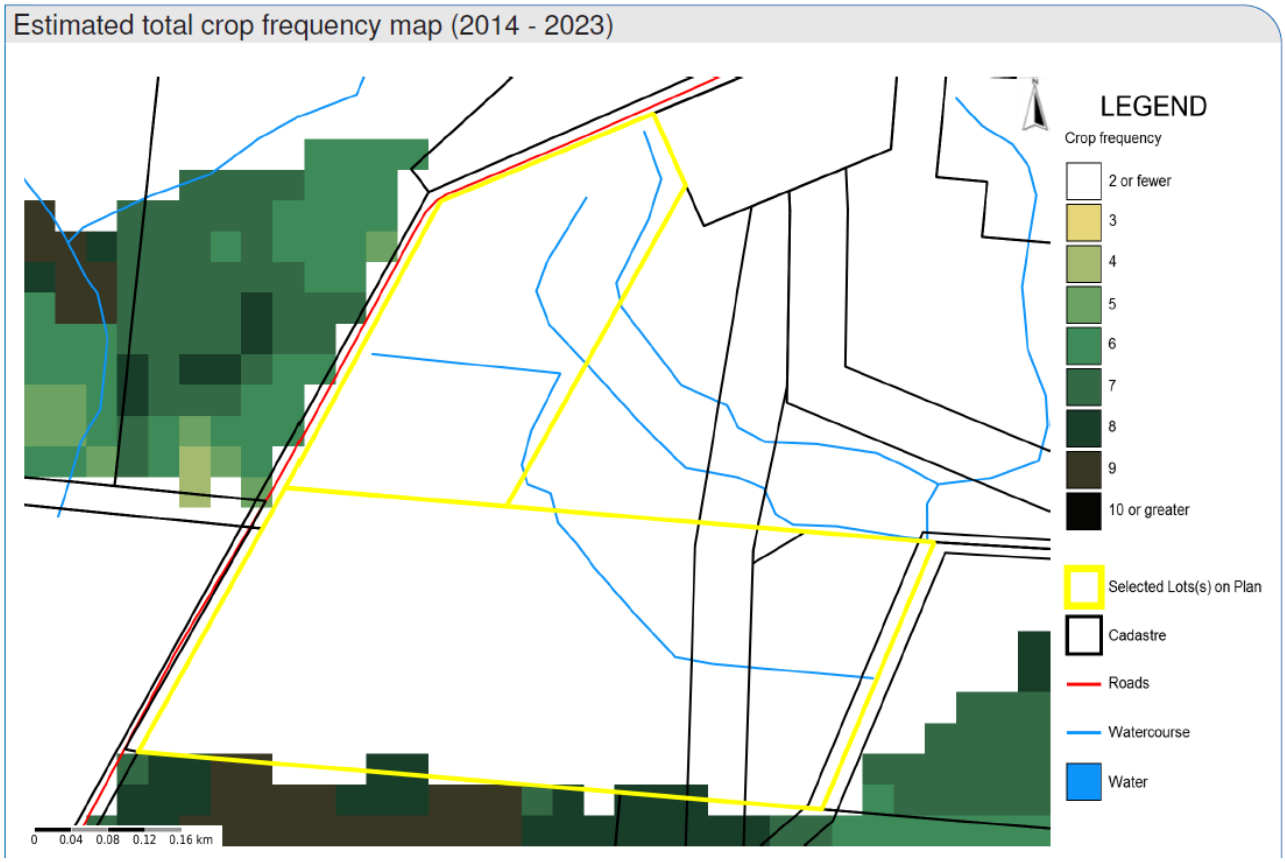
The FORAGE[3] crop frequency report (Zhang & Carter, 2018) uses remote sensing information over a 10-year period to identify areas of land that have a spectral signature indicating that they were cropped in either winter or summer. **Figure 3.4** and **Figure 3.5** show the frequency of any crops and sugarcane crop areas (respectively) across the site from 2014-2023. Crop-frequency mapping uses coloured areas to indicate locations where actively growing crops have been detected three or more times, for the period specified.

Figure 3.4: FORAGE summer crop frequency (February, 2015-2024)



[3] The FORAGE system (developed by the Queensland Government) has been developed to assist grazing enterprises with property-scale information and provides this information through a series of reports.

Figure 3.5: FORAGE sugarcane crop frequency (February, 2015-2024)



4. Agricultural economic evaluation

Assessment of agricultural economics has been undertaken utilising available regional and local land use (**Section 3.4**) and productivity data. Agricultural productivity fluctuates based on a range of factors and scales, from seasonal and climatic variability to local soil, farm management and economic considerations. Accordingly, determination of agricultural productivity, viability and economics can only be considered a snapshot of the conditions at the time of the assessment.

4.1 Agricultural productivity

4.1.1 Regional productivity

Agricultural productivity for selected commodities for the Cassowary Coast LGA is presented in **Table 4.1** from the Australian Bureau of Statistics (ABS) *2020-21 Value of Agricultural Commodities Produced (VACP)* collection which measures agriculture's contribution to the Australian economy (ABS 2022). This is the latest available data that allows for the assessment of agricultural productivity at a sub-state level given the discontinuation of the VACP.

Table 4.1: Value of agricultural commodities – 2020-2021

Agricultural commodity	Cassowary Coast LGA[4]			
	Gross value ($m)[5]	Local value ($m)[6]	Gross value (%)	Local value (%)
Hay and broadacre crops				
Broadacre crops - Cereal crops - Sorghum for grain	1,956	1,767	0.00%	0.00%
Broadacre crops - Cereal crops - Rice for grain	22,856	19,601	0.00%	0.00%
Broadacre crops - Non-cereal crops - Pulses and legumes - Chickpeas	891	843	0.00%	0.00%
Broadacre crops - Non-cereal crops - Pulses and legumes - Other pulses (b)	26,168	25,360	0.00%	0.00%
Broadacre crops - Non-cereal crops - Sugar cane - Cut for crushing	176,112,469	165,104,778	27.55%	28.57%
Broadacre crops - All other crops n.e.c.	28,895	26,005	0.00%	0.00%
Broadacre crops - Total	**176,193,235**	**165,178,355**	**27.57%**	**28.59%**
Hay - Total	**98,571**	**98,571**	**0.02%**	**0.02%**
Nurseries, cut flowers or cultivated turf				
Nurseries, cut flowers or cultivated turf - Nurseries - Undercover	5,037,585	4,540,197	0.79%	0.79%
Nurseries, cut flowers or cultivated turf - Nurseries - Outdoor	4,171,302	3,754,171	0.65%	0.65%
Nurseries, cut flowers or cultivated turf - Nurseries - Total	9,208,887	8,294,369	1.44%	1.44%

[4] ABS 2022, Value of Agricultural Commodities Produced by Local Government Area - 2020-21
[5] Gross values are those realised at the point(s) of valuation where ownership of the commodity is relinquished by the agricultural industry.
[6] Local values are derived using survey and administrative sources to remove marketing and transport costs. They are the value placed on recorded production at the place of production, including indirect taxes.

Agricultural commodity	Cassowary Coast LGA[4]			
	Gross value ($m)[5]	Local value ($m)[6]	Gross value (%)	Local value (%)
Nurseries, cut flowers or cultivated turf - Cut flowers - Undercover	17,588	15,830	0.00%	0.00%
Nurseries, cut flowers or cultivated turf - Cut flowers - Outdoor	375,916	338,325	0.06%	0.06%
Nurseries, cut flowers or cultivated turf - Cut flowers - Total	**393,504**	**354,154**	**0.06%**	**0.06%**
Nurseries, cut flowers or cultivated turf - Total	**9,602,391**	**8,648,523**	**1.50%**	**1.50%**
Fruit and nuts (excluding grapes)				
Fruit and nuts - Citrus fruit - All other citrus fruit n.e.c.	241,710	223,592	0.04%	0.04%
Fruit and nuts - Orchard fruit - Avocados	74,957	62,536	0.01%	0.01%
Fruit and nuts - Orchard fruit - Pears (including Nashi)	947	815	0.00%	0.00%
Fruit and nuts - Orchard fruit - All other orchard fruit n.e.c.	2,561,445	2,525,552	0.40%	0.44%
Fruit and nuts - Plantation fruit - Bananas	416,987,957	371,104,241	65.24%	64.23%
Fruit and nuts - Plantation fruit - Pineapples	290,916	222,861	0.05%	0.04%
Fruit and nuts - Other fruit - All other fruit n.e.c.	11,866,532	10,435,895	1.86%	1.81%
Fruit and nuts (excluding grapes) - Total	**432,024,463**	**384,575,493**	**67.59%**	**66.56%**
Vegetables				
Vegetables - Herbs (including basil, coriander and parsley)	49,020	42,969	0.01%	0.01%
Vegetables - Melons (including bitter melon, rock melon and watermelon)	2,634,184	2,356,932	0.41%	0.41%
Vegetables - Pumpkins (including butternut)	92,024	61,258	0.01%	0.01%
Vegetables - All other vegetables n.e.c.	1,601,709	1,361,453	0.25%	0.24%
Vegetables - Total	**4,376,938**	**3,822,612**	**0.68%**	**0.66%**
Livestock products				
Livestock products - Wool	2,418	2,297	0.00%	0.00%
Livestock products - Milk	23,413	23,413	0.00%	0.00%
Livestock products - Eggs	1,826,835	1,648,743	0.29%	0.29%
Livestock products - Total	**1,852,665**	**1,674,453**	**0.29%**	**0.29%**
Livestock slaughtered and other disposals				
Livestock slaughtered and other disposals - Sheep and lambs	1,189	1,077	0.00%	0.00%

Agricultural commodity	Cassowary Coast LGA[4]			
	Gross value ($m)[5]	Local value ($m)[6]	Gross value (%)	Local value (%)
Livestock slaughtered and other disposals - Cattle and calves	13,662,417	12,477,047	2.14%	2.16%
Livestock slaughtered and other disposals - Pigs	1,262	1,149	0.00%	0.00%
Livestock slaughtered and other disposals - Poultry	540,547	533,430	0.08%	0.09%
Livestock slaughtered and other disposals - Other n.e.c.	827,170	785,613	0.13%	0.14%
Livestock slaughtered and other disposals - Total	15,032,585	13,798,316	2.35%	2.39%
Summary - Totals				
Total value of crops	622,295,598	562,323,553	97.36%	97.32%
Total value of livestock	16,885,250	15,472,770	2.64%	2.68%
Total agriculture – all commodities	**639,180,848**	**577,796,323**	**100%**	**100%**

NR. no statistic recorded in census dataset.

n.e.c not elsewhere classified

The primary agricultural productivity of the Cassowary Coast LGA is bananas (65.24% of gross agricultural productivity (GAP)). Sugarcane is the second most significant agricultural commodity of the LGA and 27.57% of GAP. Other minor contributors are livestock -cattle and calves (2.14% of GAP), all other fruit n.e.c. (1.86% of GAP) and nurseries (1.5% of GAP).

4.2 Productivity values

4.2.1 Regional productivity values

Indicative dollar per hectare ($/ha) values for selected commodities are given in **Table 4.2** based on the available land use and productivity data described in **Section 3.4** and **Section 4.1**. These provide a broad indication of land productivity for agricultural land use categories and the relative impacts on agricultural productivity associated with the project.

These figures are limited by the inability to derive the specific land uses to suitable levels to associate to specific commodity production. This limiting factor results in a grouping of land use and commodity into general livestock, cropping and horticultural categories. Given the land use within the project area (i.e. cattle grazing), calculations have only been completed for livestock based on:

- productivity values (**Table 4.1**) – livestock including slaughtered, disposals and products (cattle and calves)
- land use (**Table 3.3**) – all livestock land use of grazing modified pastures, irrigated modified pastures and native vegetation.

Table 4.2: Indicative annual commodity values per hectare

Area	Commodity sector	Land use (ha)[1]	Production value ($m)		Value ($/ha)	
			Gross	Local	Gross	Local
Cassowary Coast LGA	Sugarcane	58,830	176,112,469	165,104,778	2,994	2,806
Cassowary Coast LGA	Livestock	37,862	13,662,417	12,477,047	361	330

It is assumed that of the Project site (28.7 ha) up to ~11.5 ha could be used for sugarcane and the balance could be used as grazing land ~11.2 ha (apart from the wetland area and buffer zone). Based on the indicative annual commodity values per hectare (**Table 4.2**) the site would be valued between $35,404 to $37,861 in gross annual productivity based on an extrapolation from the indicative annual commodity values (**Table 4.3**).

Table 4.3: Estimated study area land value

Area	Commodity sector	Estimated land value ($/ha)		Area (ha)	Project land value ($)	
		Gross	Local		Gross	Local
Cassowary Coast LGA	Sugarcane	2,994	2,806	11.5	34,431	32,269
Cassowary Coast LGA	Livestock	361	330	11.2	4,043	3,696
Cassowary Coast LGA	Wetland & infrastructure	0	0	6	0	0
Total				**28.7**	**38,474**	**35,965**

5. Project impacts on agricultural land

The BESS and associated infrastructure will comprise a total development footprint of approximately 9 ha within the 28.7 ha Site. The Project area is mapped as ALC Class A & B based on Council's Agricultural Land Overlay map.

Although the Project area is zoned as Rural in Council's Planning Scheme the size of the lots is more suited to rural residential and are not considered to be of a sufficient size that has the potential to support an agricultural production enterprise system.

At a biophysical level the Project area's most likely and valuable agricultural uses is considered to consist of:

- 11.5 ha of potential sugarcane land
- 11.2 ha of potential grazing land
- 6 ha of wetland that are not suitable for agricultural use (2.5 ha of which mapped as a wetland of high environmental significance) and 1 ha of residential and farm infrastructure.

RWE are looking to continue grazing cattle on the Project area following construction, however assuming there is no further agricultural production on the entirety of the Site the Project will result in the loss of approximately 11.5 ha of cropping land that would potentially be used for sugarcane production and 11.2 ha of grazing land.

The impact to agricultural productivity is estimated to be valued between $35,965 to $38,474 in gross annual productivity based on an extrapolation from the indicative annual commodity values.

Project impact is insignificant to the sugarcane industry based on the Project removing sugarcane land from future production out of approximately 56,000 ha in the LGA (0.02%). On a productivity basis this loss of potential sugarcane production is insignificant and as a percentage of the land use in the LGA is 0.02%.

The Project is not considered to have a significant impact on Agricultural Land based on the small size of the lots that would be unlikely to be able to support an agricultural production enterprise system in the future and the insignificant impact that the loss of sugarcane land compared to the size of the industry in the CCRC area.

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