Submission Type
I am making a personal submission

Title
Mr

First Name
Des

Family name
Godde

Suburb/ Town
Culcairn

submission
With reference to:

Clause 4.7
As noted in Section 2.5, the quarry is anticipated to result in the haulage of an average 3-4 trucks per day via the designated routes described in Section 3.8. Heavy vehicle traffic (including fuel deliveries) would not exceed 8 movements in any one day. Compared to estimated traffic volumes for the Olympic Highway (detailed in Section 3.7), the project is not anticipated to have a significant impact on traffic volumes.

I wish to state my objection to the proposed heavy vehicle trucks entering and exiting the quarry on to Jennings Road.

From previous experiences, heavy truck movements resulted in Jennings Road being severely damaged as gravel carted out of this quarry broke the road up considerably. The road is used by the residents of both Jennings Road and Mitchells Road (and traffic coming from Morven traversing to Henty and beyond). Jennings Road is also used by bus operators who take children to both Culcairn and Henty daily. Heavy trucks loaded with gravel will be a danger to small buses as well as the children who hop off the bus and on to another bus each morning and afternoon. Small children live near the proposed exit to the quarry which is also a great concern.

As a long term resident of Jennings Road I do not want this to happen again and request Council condition the consent to state ALL trucks (whether gravel or fuel) enter and exit from Olympic Highway.

submission

As residents of Jennings Road we believe that if the Quarry is to go ahead, the trucks entering Jennings Road will damage the sealed road. Jennings Road has recently been resealed due to the breaking up of the road between the entry to the proposed quarry and the Olympic Highway.

There is a bus run on Jennings Road morning and afternoon, we feel the road is not wide enough to cater for this. Where Jennings Road meets Olympic Highway there is a student changeover with two buses.

When the trucks are leaving the quarry site to Jennings Road there are trees that can obscure vision for trucks and those travelling west on Jennings road.

The intersection between Jennings Road and the Olympic Highway is not a ninety degree Tee intersection therefore trucks heading southbound will need a wide turn. Fig. 10 - this is only a widened shoulder that would be inadequate for turning trucks into Jennings Road.

We believe Jennings Road and Olympic Highway maybe a safety issue.

Submission Type
I am submitting on behalf of my organisation

Title

First Name
Rhonda

Family name
Mickan

Email
rhondamickan@gmail.com

Suburb/ Town
Walla Walla

submission
Support Closing of quarry at Culcairn

Submission Type
I am making a personal submission

Title
Mr

First Name
Craig

Family name
Scholz

Email
director@scholzbh.com.au

Suburb/ Town
Wodonga

submission
This will be a great for the gravel pit to be open. This will be an good option for gravel purchases to service the local area.

Submission Type
I am making a personal submission

Title
Mr

First Name
Roger

Family name
Schneider

Email
ladros714@gmail.com

Suburb/ Town
Lockhart

submission
I, Roger Schneider fully support the application to form a gravel quarry on 'Warrawillah' with access through property owned by myself and my wife

Name withheld

submission
Please open

ANNEXURE 2

STATEMENT OF ENVIRONMENTAL EFFECTS
SOLDIERS HILL GRAVEL QUARRY

23 January 2025

Development Application – Soldiers Hill Gravel Quarry
3556 Olympic Highway, Culcairn NSW 2660

www.terratechconsulting.com.au
admin@terratechconsulting.com.au
Office 6/114 Lawrence Hargrave Dr
Austinmer NSW 2515

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1 INTRODUCTION

1.1 Background

This Statement of Environmental Effects (SOEE) has been prepared to accompany a Development Application for a proposed gravel quarry and associated haulage roads located at Lot 1 DP134394, Lot 12, DP585865, Lot 2 DP 134394 and Lot 1 356941 – 3556 Olympic Highway Culcairn NSW 2660 (The Subject Property). The area of the proposed development including both proposed haulage roads and the quarry are herein referred to as 'The Site". The location of the Site and Subject Property are displayed in **Figure 1.**

1.2 Objective of the Proposal

The quarry is proposed to be established for the commercial sale of gravel materials.

1.3 Description of the Proposal

The proposal would consist of the following key features:

- Extraction and transport of quarried gravel material for commercial sales within the local area of not more than 30,000 t per annum.
- Utilisation and maintenance of existing haulage routes.
- Development of additional linking haulage routes.

The proposed quarry is located on the Eastern edge of a topographic feature identified as Soldiers Hill. The proposed quarry pit extents total approximately 1 ha and targets extraction of residual cemented gravels to 10 m BGL. A haul road would be developed on an existing farm track from Jennings Road to the quarry pit location. A linking ring road would be developed running West across Soldiers Hill.

Kennedy Brothers Earthmoving (ABN 95602018959) would be the nominated operator with consent of the owners identified in **Table 2.** During operations, there would be up to 8 people employed at the site. The nearest centre for services being Culcairn, located 6 km south of the Site. Further detail regarding the proposed development are provided in **Section 2.6.**

The SOEE describes the site, its environment, the proposed development and provides an assessment of potential environment impacts associated with the proposal. The SOEE has been prepared by Terra Tech Consulting Pty Ltd (Terra Tech) on behalf of the Proponent (Kennedy Brothers Earthmoving).

1.4 Purpose of the Statement of Environmental Effects

The purpose of this SOEE is:

- To document the existing environment of the site.
- To assess the potential environmental impacts of the proposed construction and quarrying operations to be undertaken on the site; and
- To provide the consent authority, the public, any relevant government authorities with sufficient information to make informed decisions in relation to the proposal.

2 BACKGROUND

2.1 Site Identification

The location of the site is shown in **Figure 1.** Site details are summarised in Table 1**.**

Table 1 Summary Site Details

Lot / DP	Lot 1, DP 134394, Lot 12, DP 585865, Lot 2, DP 134394, Lot 1, DP 356941
Current Zoning	RU1 Primary Production
Local Government Authority	Greater Hume Shire Council
Approximate MGA Coordinates (GDA 2020 - MGA 56)	Easting: 505165 Northing: 6053916
Previous Use	Agricultural, Extractive Industries.
Approximate Site Area	Proposed Quarry Area – 0.9 ha (total clearing 0.9 ha) Proposed Haul Road Area – 0.9 ha (total clearing 0.35 ha)

2.2 Site Ownership and Consent

Ownership for the Subject Land is identified in **Table 2**. Title records are included in **Appendix A.** Consent of the owners for the Development Application to be made is included in **Appendix B.** The owners of the subject land have entered into an agreement with the Proponent which provides consent for the operation to be undertaken pursuant to conditions of approval.

Table 2 Subject Land Ownership

Lot (s)	Plan	Owner	Type
12	585865	• Roger James Schneider • Susan Elizabeth Schneider • Leigh Paul Schneider	Freehold
1, 2	134394	• Damien Nigel Schneider • Carissa Renae Schneider	
1	356941		

2.3 Site Description

The site includes existing roads used for transport of farm machinery and trucks for agricultural purposes. Site access for the purposes of the Proposed Development is via Jennings Road,

The Site, located on Soldiers Hill, is located adjacent to a relict quarry pit, which is location on the Western side of the hill. This quarry has been intermittently operated since at least the 1950s however Terra Tech was unable to identify any Development Approval associated with the existing quarry.

The proposed quarry area comprises a flanking unit of weathered gravel materials overlain by clayey soils. During site inspections and environmental investigations undertaken to inform this SoEE the following observations were made:

- No signs of potential contamination (odours, staining, chemical storage etc) were identified within the area of the proposed quarry. There were no structures, areas of fuel/chemical storage or asbestos containing material (ACM) observed within the site area.
- The site is undulating, sloping to the east in accordance with the local topography of the area (maximum slope identified via survey is 11.8 degrees). There was no evidence of filling (raised ground levels) and/or local depressions as potentially associated with burial pits.
- There was no evidence of stockpiled, fly tipped or discarded materials within the boundary of the site. In addition, there were no obvious visual or olfactory indicators of contamination observed within the site.
- There was no evidence of distressed vegetation (as a result of potential contamination) within or surrounding the site. In addition, there was no evidence of scalding on exposed surface soils.

2.4 Surrounding Land Use

Current features surrounding the site are summarised following:

- North: The site is bound to the north by Jennings Road
- East: The site is bound to the east by agricultural land.
- West: The site is bound to the west by agricultural land..
- South: The site is bound to the south by agricultural land.

The site is largely set within an agricultural area that has largely been cleared with no sensitive off-site receptors within close proximity (i.e. <1 km m) of the quarry. Nearby receivers and surrounding homesteads are shown in **Figure 3.**

A list of nearby receivers identified in environmental assessments undertaken to inform this SoEE is included in **Table 3.**

Table 3 Nearby Receivers

NSR Ref.	Address	NSR Type	Distance from Site Boundary
R0	3556 Olympic Highway, Culcairn	Proponent Agreement[1]	420 and 625 m (Temporary quarters and house)
R01	167 Calool Lane, Culcarin	Rural Residential	1.4 km
R02	336 Jennings Road, Culcairn	Rural Residential	2.1 km
R03	261 Jennings Road, Culcairn	Rural Residential	1.7 km
R04	3732 Olympic Highway, Culcairn	Rural Residential	1.4 km
R05	619 Back Henty Road, Culcairn	Rural Residential	1.9 km
R06	133 Jennings Road, Culcairn	Rural Residential	1.3 km
R09	Calool Lane, Culcarin	Rural Residential	2 km

2.5 Site History

A site records search was undertaken to inform preparation of this SoEE and provide details on previous site use. This information included:

- Section 10.7(2&5) certificates obtained from Council;
- Publicly available heritage and biodiversity mapping records held by the Department of Planning and Environment and Council, where readily available; and
- Records of environmental incidents, former environmental licences, or contaminated land notices or notifications, available from the EPA.

Aerial photography of the site indicate that the property has been used for both agriculture and extractive industries purposes since the 1950s. Details of planning certificates, lots searches, and aerial photographs are included in **Appendix A.**

[1] It should be noted that R0 is presently occupied by Damien and Carissa Schneider. Due to the terms of the agreement between the proponent and the owners, R0 is not considered a sensitive receiver for the purposes of environmental assessments (air and noise).

Figure 1 Location of Subject Land

2.6 The Proposed Development

The proposed development can be described in two stages:

- Construction works within the extent of the existing quarry area that will include the installation of environmental controls (noise bunds, dust and sediment and erosion controls) as well as establishment of bench areas.
- Quarry operations will include excavation, stockpiling and loading of the commercial gravel materials to within haulage trucks for off-site re-use as well as maintenance of various environmental controls as part of quarry operations. No more than 30,000 t of quarried gravel material are proposed to be extracted per annum (not more).

A site plan is provided as **Figure 2**. Further detail regarding each of these stages is provided in the sections below.

2.6.1 Construction Phase

Prior to commercial operations of the quarry, the following activities are proposed to be undertaken as part of the initial construction phase:

- Placement of mobile ablutions for construction and quarry staff at the site.
- Stripping topsoil and retaining for rehabilitation use at cessation of operation.
- Stripping overburden (using D9 dozer) to approximately 2.5 m.
- Construction of noise bunds with waste overburden.

It is anticipated that this will be completed over the course of 2 months from approval of the Development Application.

2.6.2 Quarry Operations

Following the construction phase, quarrying operations are proposed to include:

- The use of a D9 dozer to push gravel into product stockpiles.
- Use of a Cat 324DL (or similar to load stockpiled material to mobile crusher).
- Crushing and screening onsite of no more than 150 t per day.
- Loading of material with a Cat 980 loader or similar to truck and dog haulage configuration with a 27-t load capacity.
- Extraction and transport of quarried gravel material for commercial sales within the local area of not more than 30,000 m3 per annum.

- Operational hours 7-5pm Monday to Friday.
- Loading of material with a L60E loader to truck and dog haulage configuration (42.6 T GVM) with a 33- t load capacity.
- Haulage of gravel materials will be undertaken on improved haul tracks to Jennings Lane and West to the Olympic Highway.
- Average haulage of approximately 4 loads per day (33t capacity) via the identified routes, with no more than 2 trucks onsite within any, one-hour interval.
- Dust control at the quarry will be undertaken with the use of a spray mist unit.
- All water will be sourced from existing dams on the Subject Property.

A summary of mobile and fixed plant which would regularly be operated at the site is included in **Table 4.**

Table 4 Operational Plant

Plant Description / Model	Quantity	Individual Sound Power Level (dB(A))
Cat D9 Dozer	1	116
Cat 324DL Excavator	1	110
Cat 980 Loader	1	112
Cat D9 Dozer	1	116
Off Highway Haulage Trucks	2	110
Rock Crusher	1	118
Screen Stockpiler	1	109

2.6.3 Quarry Products

Weathered clayey, feldspathic gravels are proposed to be excavated from the quarry to the base of weathering (between 3-15 m) where gravels become competent rock. As the quarry progresses, the operation becomes more reliant on ripping materials (via dozer) and crushing. As the quarry progresses benching will be undertaken to allow safe extraction of materials and competence of the pit walls. The product will be used as compactive material for roads, energy infrastructure and other civil works.

The gravel materials proposed to be quarried have been assessed as consistent with Virgin Excavated Natural Materials (VENM) as defined in the *Protection of the Environment Operations Act* 1997 (POEO Act 1997) and therefore suitable for beneficial re-use on off-site properties.

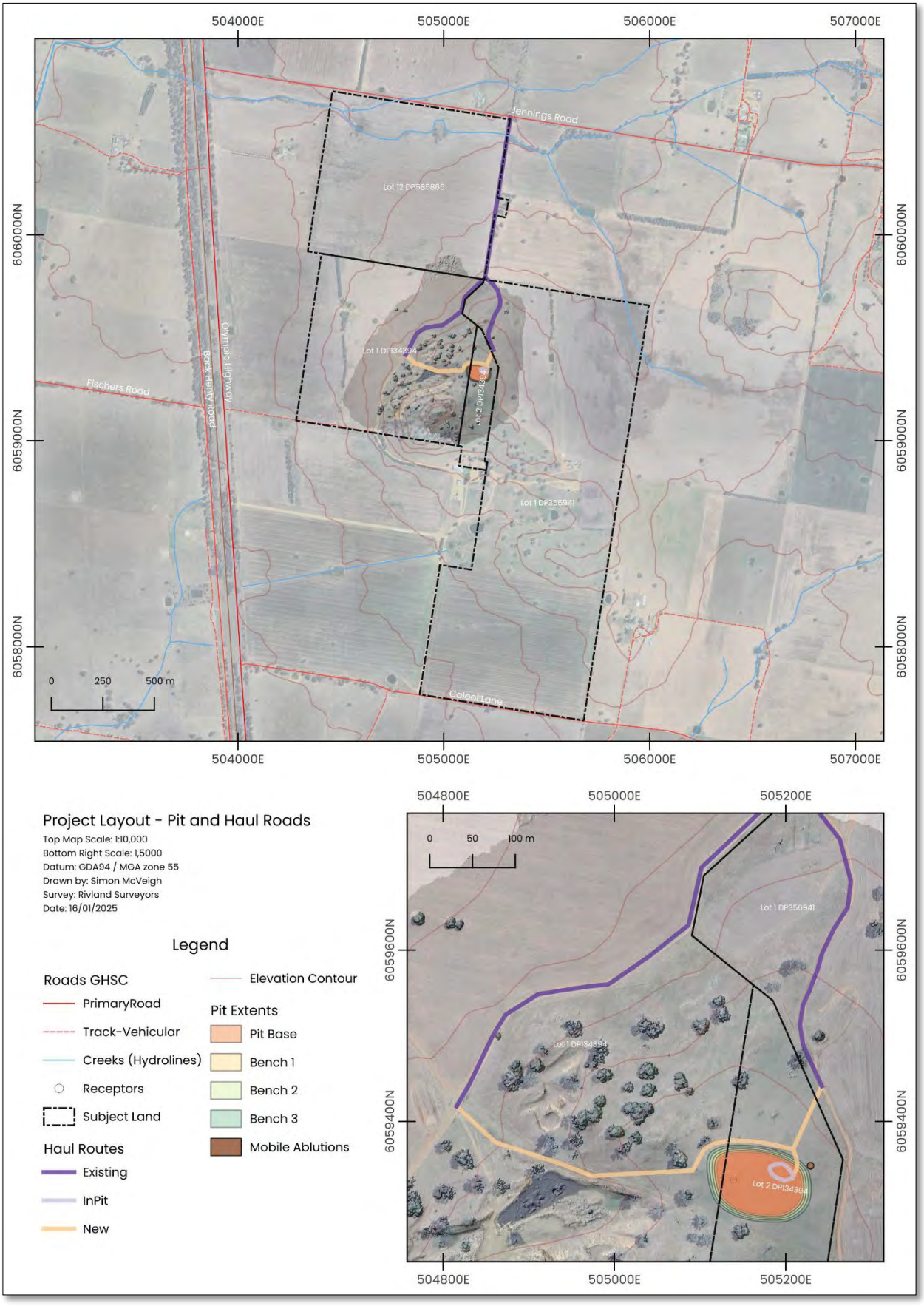

Figure 2 Project Layout

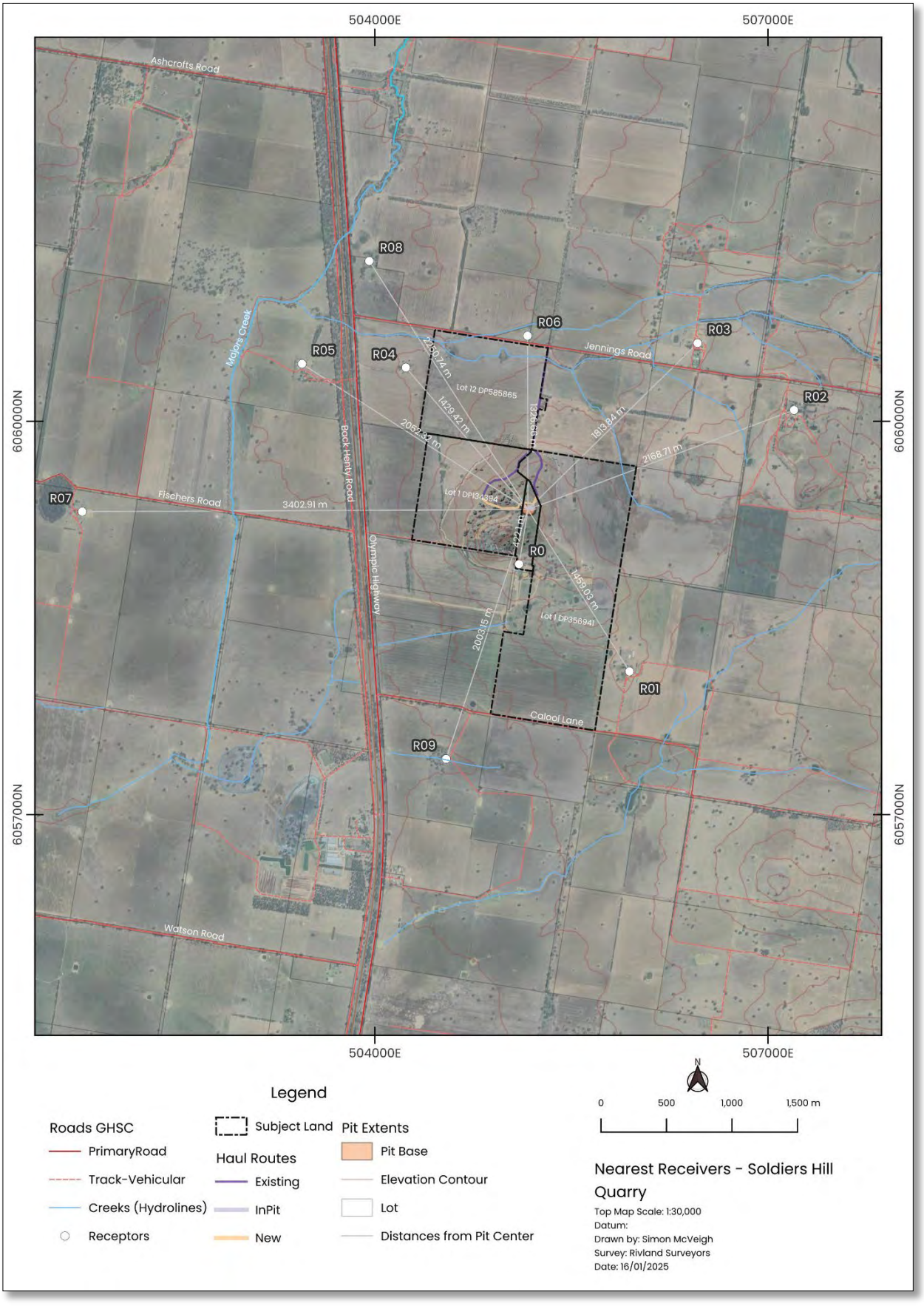

Figure 3 Nearest Receivers

3 EXISTING ENVIRONMENT

3.1 Site Condition

The site is located within an agricultural landscape approximately six (6) kilometres north of Culcairn, NSW, within the Greater Hume Shire Council Local Government Area (LGA). The landscape is comprised of large agricultural properties used for a mixture of cropping and grazing. The proposed quarry location is located on a topographic high (Soldiers Hill) which has not been cropped since at least 1950 (it has been grazed intermittently). The quarry location is cleared and features a cover of non-native pasture grasses.

Adjacent to the site there are areas of remnant woodland as scattered trees or patches of trees in agricultural land, particularly in gullies, or on hillcrests at locations outside of the proposed quarry operations. An existing internal road extends from the site entrance at Jennings Road to within 100 m of the proposed quarry area.

The site is sloped to the east (at gradients not exceeding 11.5 degrees) in accordance with the local topography of the area. There was no evidence of filling (raised ground levels) and/or local depressions as potentially associated with burial pits. No natural creek lines or surface water bodies are present within the proposed quarry – however pooled surface water was present within the relict quarry area West of the site as a result of recent rainfall. Small dams are present within the wider property (i.e. outside of the quarry operations).

Site surfaces are unsealed and predominantly comprise of natural clayey gravels with no indications of potential contamination. There was no evidence of distressed vegetation as a result of environmental conditions at the site or surrounding areas.

3.2 Topography and Surface Hydrology

A site survey was undertaken by Chris Sharp (Registered Surveyor) Rivland Surveyors in September 2024. The survey indicates that:

- The highest point of the land on which the proposed quarry is to be located is 298 m AHD. (highwall)
- The average slope of the land on which the quarry will be located is 4 degrees. A maximum slope of 12 degrees was identified.

Surface drainage from the quarry is directed with topographic slope to the East. An in-pit collection pond will be developed continuously as the quarry progresses to capture incident rainfall. Water will be captured and used for dust suppression on haul roads and during crushing.

3.3 Geology

Reference to the online ESPADE 2.0 tool hosted by the NSW Office of Environment and Heritage[2] indicates that site is present within the following natural geological and soil landscapes;

Geology: The geology underlying the proposed quarry area is identified locally as the Soldiers Hill Quarry Member[3] and regionally as the Budginigi Ignimbrite. The material is rich in K-feldspars which weather to clay products. The haulage road areas are underlain by clay rich clastic sediments.

Landscape: Undulating to rolling country with broad slopes and low, narrow, often gravelly or stony ridges.

Soils: The proposed quarry area is mapped as shallow stony soils on steep slopes, texture contrast soils grading from red subsoils on upper slopes to yellow subsoils on lower slopes.

Acid Sulphate Soils: The Atlas of Australian Acid Sulfate Soils indicates the proposed quarry area has an extremely low (1-5%) chance for the occurrence of Acid Sulfate Soils (ASS). Such sites are identified by default, as areas where land management activities are not likely to be affected by ASS materials.

Review of the geographical and topographical location of the assessment area, in addition to the geological conditions identified at the site has indicated that there is no appreciable risk of ASS occurrence in natural residual soils and/or rock at the site. On this basis, there is no further requirement for consideration of ASS conditions and/or management of such during potential future ground disturbance activities.

3.4 Hydrogeology

Registered groundwater bore information was reviewed from the Water NSW[4] online resource. A review of the registered bore information indicated that there are 2 registered groundwater bores within a 2.0 km radius of the site (GW003868 and GW003873). The depths of these bores are 16m and 53 m respectively. These bores are shown in **Figure 4**. Both these bores target the basement of quaternary alluvium and colluvium which overlies basement rock. The thickness of The of alluvium and colluvium increases with distance from exposed incidents of basement (Soldiers Hill Member and Budgingi Ingnimbrite.

[2] *ESPADE 2.0*. NSW Office of Environment and Heritage accessed 03 April 2020, (OEH 2020)
[3] Geological Survey of New South Wales. (2023). NSW Seamless Geology Dataset. Retrieved from https://www.resources.nsw.gov.au/geological-survey/projects/seamless-geology-project
[4] *Water NSW* website accessed 13 June 2020, http://allwaterdata.water.nsw.gov.au/water.stm,

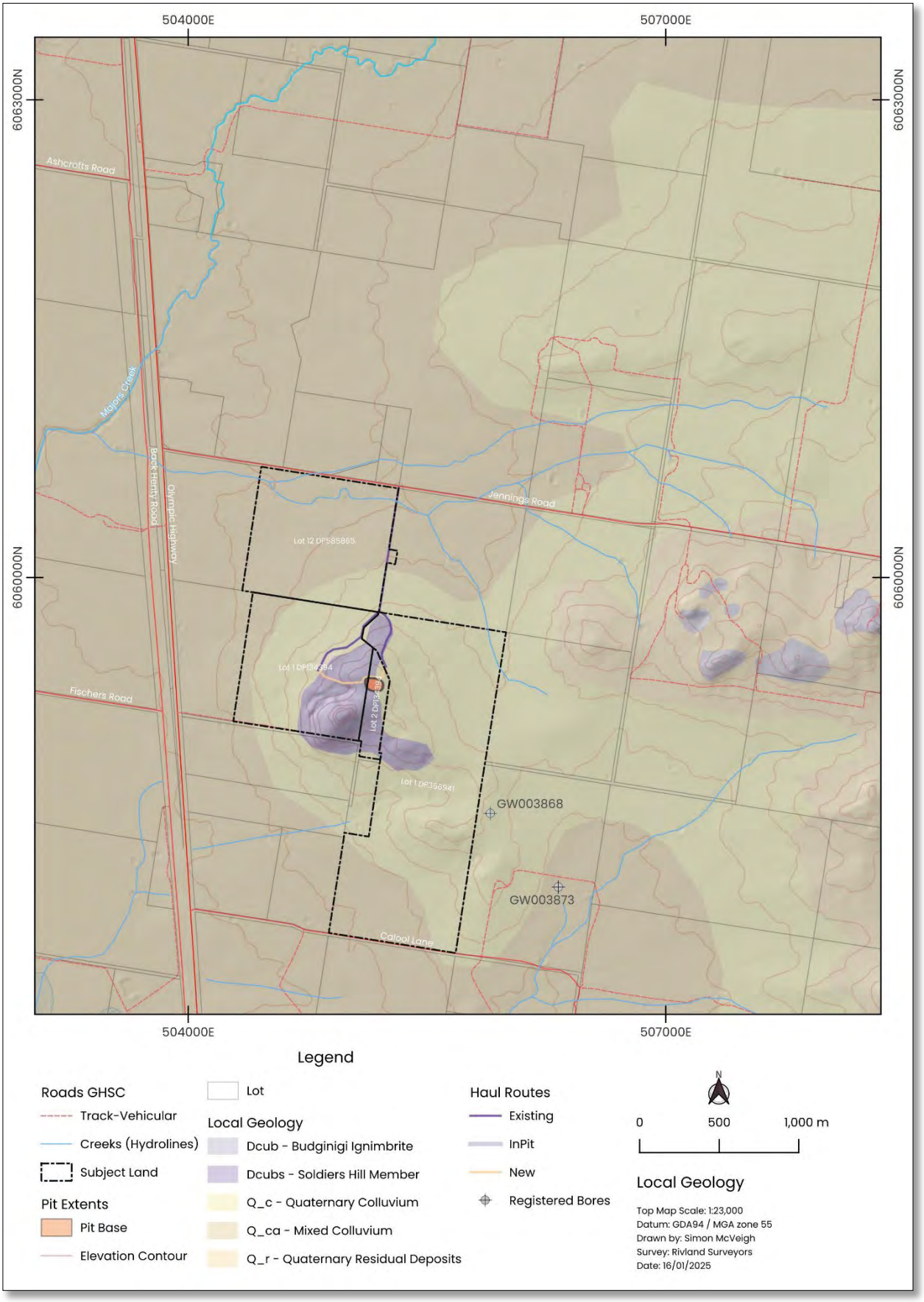

Figure 4 Local Geology and Registered Bores

3.5 Salinity

Mapping with respect to salinity potential is not available for the site. However, vegetation at the site as observed during the site inspection did not exhibit any indicators of salinity related stress.

3.6 Biodiversity

The subject land includes areas identified as "Biodiversity" on the Greater Hume Shire Council Terrestrial Biodiversity Map (Shown in **Appendix A.** Desktop screening of the Subject Land and surrounds identified a number of occurrences of native vegetation communities proximal to the proposed development. There are no occurrences of High Biodiversity Values as mapped in the NSW Biodiversity Values Map (BV Map) within the Subject Land. (**Figure 5**).

Accordingly, A biodiversity assessment report (TEF, 2025)[5] was completed as part of this SOEE which describes the biodiversity values of the existing environment within the site, including vegetation types, fauna habitats and flora and fauna species known or likely to occur. The report is included in **Appendix C** Preliminary Biodiversity Assessment

With respect to the presence of flora and fauna at the site, the following was reported:

- A total of fourteen fauna species were incidentally recorded during the surveys. This included twelve native bird species, including the Eastern Rosella (*Platycercus eximius*), Laughing Kookaburra (*Dacelo novaeguinease*) and Superb Fairy-wren (*Malurus cyaneus*), and one exotic bird species (Common Starling; *Sturnus vulgaris*). In addition to bird species, one native reptile, the Eastern Snake-necked Turtle (*Chelodina longicollis*) was also recorded in the Subject Land.
- The vegetation within the investigation area at the Soldiers Hill Quarry included the following Plant Community Types (PCTs):
    - PCTID 76: Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW Southwestern Slopes and Riverina Bioregions.
    - PCTID 266: White Box grassy woodland in the upper slopes sub-region of the NSW Southwestern Slopes Bioregion.
    - Additionally, one non-native vegetation type that did not conform to a PCT was also identified within the investigation area (Non-native vegetation).

Commentary with respect to the potential impacts the proposal has to these threatened communities is provided in **Section 4.1.**

[5] *PBAR (2025) PDAR – Soldiers Hill Quarry*

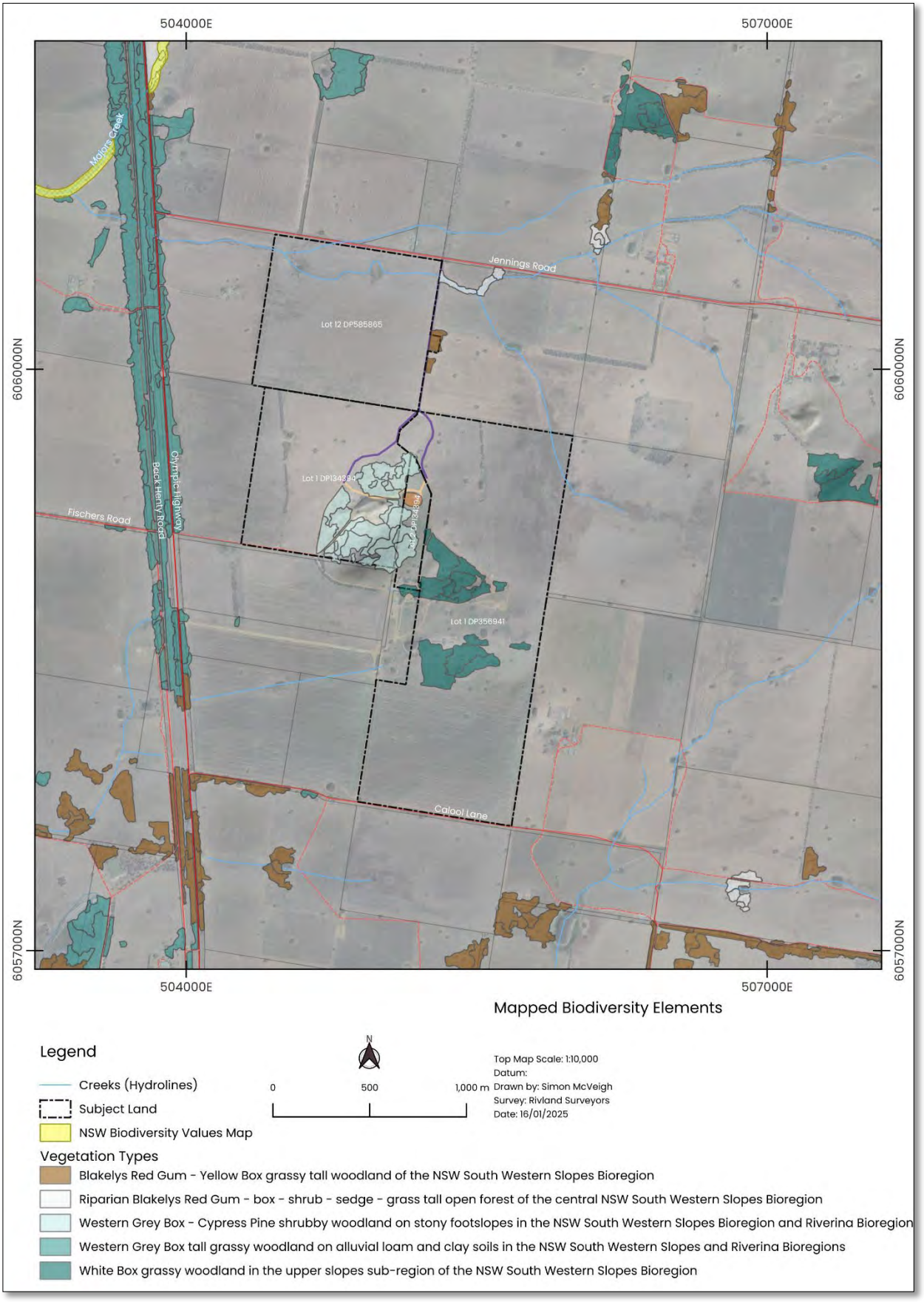

Figure 5 Mapped Biodiversity Values

3.7 Aboriginal Heritage

In accordance with the Due Diligence Code of Practice[6]An extensive search of Aboriginal Heritage Information Management System (AHIMS) for the subject site (including a 1000 m buffer) was undertaken. The search identified 6 sites within the search radius. 3 sites (scar trees) occur within the broader property (The Subject Land) however these sites are outside the proposed disturbance and operational footprint and there is no disturbance proposed which could impact these sites. These sites are summarised in **Table 5** and displayed in **Figure 6**. The site cards for all sites is included in **Appendix E** AHIMS Extensive Search and Site Cards

Table 5 Identified Aboriginal Heritage Sites

Site ID	Name	Zone	Easting	Northing	Site features	Recorders
61-1-0008	Mitta Junction	55	504012	6060120	Modified Tree (Carved or Scarred)	Ms.E Crosby
56-4-0206	ARTC 6	55	503783	6059041	Artefact : 1	Mr.Christopher Lewczak
56-4-0207	ARTC 7	55	503696	6060473	Artefact : 4	Mr.Christopher Lewczak
56-4-0363	Warrawillah Scar tree 3	55	504807	6059318	Modified Tree (Carved or Scarred)	Mr.Peter Ingram
56-4-0362	Warrawillah Scar tree 2	55	504729	6059225	Modified Tree (Carved or Scarred)	Mr.Peter Ingram
56-4-0361	Warrawillah sctree 1	55	504720	6059053	Modified Tree (Carved or Scarred)	Mr.Peter Ingram

[6] NSW Office of Environment and Heritage (OEH). (2010). *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.* Retrieved from https://www.heritage.nsw.gov.au

Figure 6 Nearby Aboriginal Heritage Items Identified

3.8 Traffic and Infrastructure

Access to the site for the purposes of the Proposed Development is via Jennings Rod. Jenning Road is a straight, sealed, rural road which runs East West and joins the Olympic Highway 1500 m West of the site entrance. The setback from the road to the site entrance is approximately 10 m. From the site entrance there is clear line of site in both directions. Photographs of the site entry showing line of site are shown in **Figure 7 - Figure 9.** A cattle grid is proposed to be installed to ensure removal of sediment from truck tyres prior to existing the site.

Traffic from the site will pre-dominantly travel West to the Olympic Highway. At the junction of the Olympic Highway there is a right-hand turning lane (Auxiliary Right Turn (AUR) which allows North bound traffic to pass when leading vehicles are turning right into Jennings Lane (**Figure 10**). There is also a widened shoulder at the entry to Jennings Lane for Southbound vehicles.

The Olympic Highway is a significant regional route, and traffic volumes can vary along its length. Whilst traffic volumes for Albury – Wagga section were not available – other data points provide an indication of traffic volumes on this highway. According to data from the NSW Roads and Maritime Services, the Average Annual Daily Traffic counts for various segments of the highway are as follows:

- Wagga Wagga to Junee: Approximately 5,000 vehicles per day.
- Junee to Cootamundra: Around 3,500 vehicles per day.
- Cootamundra to Cowra: About 2,000 vehicles per day

Figure 7 Jennings Road looking East from site entrance

Figure 8 Jennings Road looking West from site entrance

Figure 9 Site entrance existing condition

Figure 10 Olympic Highway looking South showing AUR

3.9 Air Quality

Due to the relative low population density and absence of major industry, air quality in the Greater Hume Shire region is anticipated to be largely unaffected by a range of air pollution emissions sources typically present in urbanised areas that include major industry, motor vehicles, commercial operations and leaking pipes and tanks.

Particles (or particulate matter) in the atmosphere come from a wide variety of sources, including soil (dust), vegetation (pollens and fungi), sea salt, fossil fuel combustion, biomass burning and industrial activities. Particles in the atmosphere typically exhibit a bi-modal sizes distribution with a peak in the range of 0.1-2.5 μm and a second peak in the range 2.5-50 μm. As a result, particles with a diameter of up to 2.5 μm (PM2.5) are commonly referred to as fine particles. There is also a distinction in the health effects of different sized particles. Particles up to about 10 μm (PM10) diameter are inhaled, whereas larger particles are not. On this basis, the term 'fine particles' is often used to refer to PM10.

The most significant source of fine particles in proximity of the site are anticipated to be from bushfire events, seasonal agricultural activities (back burning or otherwise) and residential use of wood fired heaters during winter months. The most significant source of coarse particles in proximity of the site are anticipated to be from fugitive dust emissions from exposed surface soils during dry and windy conditions.

3.10 Noise

Noise levels in proximity of the site are typical of a rural environment. Common noise sources observed on the site include:

- Regional traffic movement on Olympic Highway; and
- Existing agricultural activity as associated with the operation of machinery on and in proximity of the site.

Further commentary with respect to the potential noise impacts associated with the proposal are provided in **Section 4.3.**

3.11 Heritage

No items of heritage significance are present on the site (See Appendix F)

3.12 Hazardous Materials

Hazardous materials refer to substances that pose a risk to health, safety, property, or the environment due to their chemical, physical, or biological properties. These include materials that are:

- Flammable.
- Explosive.
- Corrosive.
- Toxic.
- Reactive.
- Radioactive.

There are no existing known occurrences of hazardous materials requiring management at the Site. Refuelling of plant (mobile and fixed) will occur intermittently as part of the Proposed Development in accordance with Australian Standards AS 1940-2017 for the storage and handling of flammable and combustible liquids.

3.13 Site Contamination Status

A contamination status site assessment was undertaken during initial scoping of the SoEE and a desktop search of any environmental incidents or declared areas at the site was undertaken. The assessment reported that the site was historically used for agricultural purposes with a limited potential for gross or widespread contamination based on previous activities at the site. In addition, based on a lack of heavy industry within the surrounding properties, it was reported that there is a low potential for off-site sources of contamination at the site.

Based on the results of the investigation (that included sampling and analysis for the identified contaminants of potential concern), the site was reported to be free of environmental impact and concluded as suitable for the proposed quarry land-use.

3.14 Meteorology

A review of average climatic data for the nearest Bureau of Meteorology monitoring location (Albury[7]) are summarised in **Figure 11**. The data indicates the site is located within the following meteorological setting:

- Average maximum temperatures range from 13.3°C in July to 32.3°C in January.
- Average minimum temperatures range from 3.1°C in July to 16.8°C in January.
- The average annual rainfall is approximately 646 mm.

[7] Bureau of Meterology (2024) Climate Statistics for Australian Locations. Albury AWS Accessed: http://www.bom.gov.au/climate/averages/tables/cw_072160.shtml

- Monthly rainfall varies from an average of 41.7 mm in February to 67.7 mm in November.

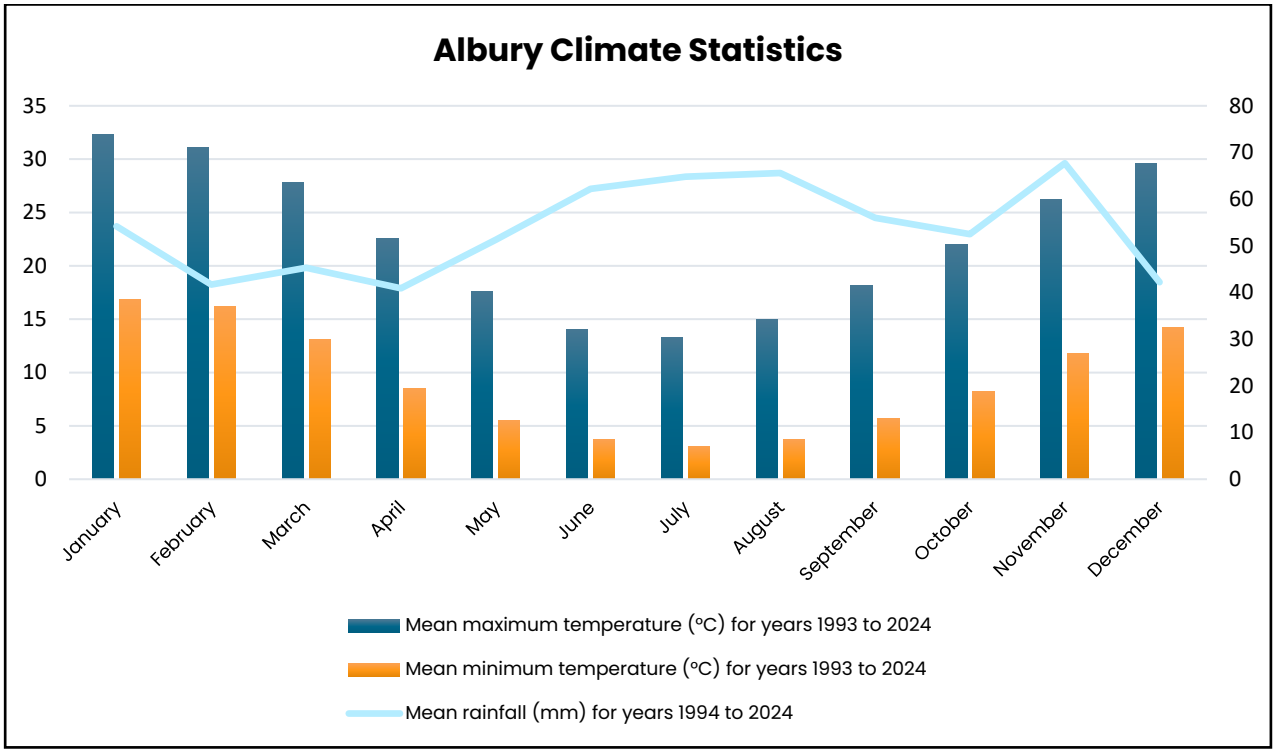

Figure 11 Climate Statistics for Albury AWS

3.15 Social and Economic Setting

The proposed quarry is located approximately 6km north of Culcairn NSW. At the 2021 census, Greater Hume Shire (GHS) had a population of 10,355 people. Average weekly household income was $ 1,420 whilst national averages are $ 1,746. Unemployment rates (3.7%) were lower than the national average (5.1%). Most employment in the Greater Hume Shire Council is associated with agriculture and grazing. Jobs by industry identified 10 people employed in the mining and quarrying sector.

The closest operational quarry is the Boral quarry located 15 km south-east of Culcairn. The quarry occupies 110 ha and targets unweathered volcanic rock to provide road base and concrete aggregate.

4 ENVIRONMENTAL IMPACT ASSESSMENT

The following subsections provide a review of the key environmental issues that have been identified as potential constraints with respect to the proposed quarry. The principal environmental issues, namely biodiversity, air quality, noise and soil quality are covered in detail in Section 4 which includes a review of all other potential impacts.

4.1 Biodiversity

A biodiversity assessment report (BDAR) was completed at the site to assess potential impacts to biodiversity associated with the proposed development. The report is provided in **Appendix C**. The objectives of the assessment included:

- Description of the biodiversity values of the existing environment within the site, including vegetation types, fauna habitats and flora and fauna species known or likely to occur.
- Assessment of the likely impacts on threatened biota as a result of the proposed quarry.
- Determine if the Proposal will exceed the biodiversity offset scheme (BOS) threshold clearing for native vegetation.
- Assessment of the likely significance of impact of the proposed works on Biodiversity Conservation Act 2016 (BC Act) listed threatened biota or Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) matters of national environmental significance (MNES).

The Subject Land measures a total area of 291.45 ha, of which 30.02 ha were directly assessed and vegetation ground-truthed. The proposed disturbance footprint relative to field verified biodiversity values on the Subject Land is shown in Figure 12. The total direct impact area within the Subject Land is 1.27 ha and includes:

- Impacts to up to 0.02 ha of native vegetation.
- Impacts to a cumulative total of 1.25 ha of non-native vegetation.

The assessment determined that the Proposed Development would be unlikely to have a significant impact on threatened flora, fauna, populations, ecological communities, or their habitats.[8] The assessment also concluded that entry to the Biodiversity Offsets Scheme is not triggered by the proposal.

[8] The Environmental Factor. (2024). Preliminary Biodiversity Assessment Report – Soldiers Hill Quarry, Culcairn, NSW (Rev. 1.0). Endorsed by BAM Accredited Assessor B. Turner (BAAS 23021). P.O. Box 268 Bathurst NSW 2795.

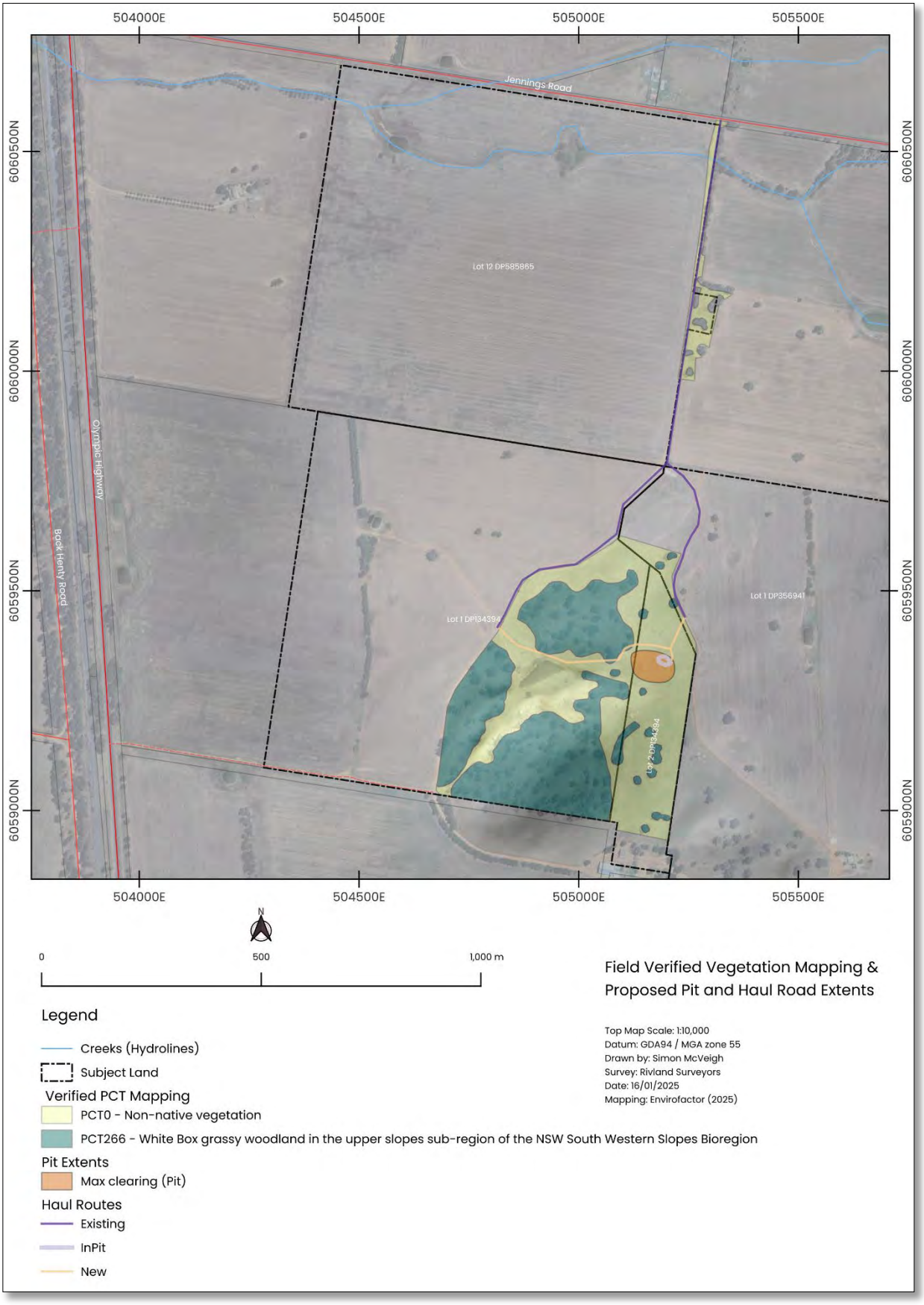

Figure 12 Field Verified Mapping

4.2 Air Quality

There is a potential for air emissions from the proposed works. As such, an air quality impact assessment was undertaken[9] . The purpose of the air quality assessment was to

Estimate potential air emissions in relation to particulates from the proposed quarry operations.

- Undertake dispersion modelling of air emissions to determine 'worse case' potential impacts to nearby receptors and adjoining properties; and
- Based on results of air modelling identify management actions to minimise air emissions from the site and ensure compliance with relevant EPA and NEPC published criteria.

Air emission sources as related to the proposal were identified to be associated with the excavation of soils, haulage of soils across designated site roads, stockpiling of soils and fugitive dust emissions from exposed surfaces. Dust emission rates were calculated from each source and the associated risks to nearby off-site receptors were calculated through dispersion modelling. The results of the assessment are summarised in **Table 5**.

Table 6 Air Quality Modelling Results

Receptor	Distance (km)	TSP (24 hr) µg/m³	TSP (12 mo) µg/m³	PM10 (24 hr) µg/m³	PM10 (12 mo) µg/m³	PM2.5 (24 hr) µg/m³	PM2.5 (12 mo) µg/m³
R01	1.4	13	2.2	6	1.1	1	0.2
R02	2.1	8	1.3	4	0.6	0.6	0.1
R03	1.7	10	1.7	5	0.8	0.7	0.1
R04	1.4	13	2.2	6	1.1	1	0.2
R05	1.9	9	1.5	4	0.7	0.6	0.1
R06	1.3	15	2.4	7	1.2	1	0.2
R09	2	8	1.4	4	0.7	0.6	0.1
Criteria	**-**	**90**	**50**	**25**	**25**	**8**	**-**

Overall, it was reported that the modelling identified that dust emissions will be acceptable at the nearest off-site receptors under assumed worse case scenarios consisting of maximum concentrations of particulate constituents (total suspended particles and PM_{10}), worse case meteorological conditions, and no air quality controls in place during the quarry operations. The modelling concluded that the development would not result in a cumulative annual average level greater than 25 µg/m³ of PM10 or 8 µg/m³ of PM2.5 for private dwellings. As such, air quality is not considered to be adversely affected by the proposed quarry operations. Further details are available in the detailed Air Quality Assessment provided in **Appendix E.**

[9] *Air Quality Impact Assessment – Proposed Quarry at 3556 Olympic Highway,* Terra Tech, 9 May 2024 (Terra Tech 2024C).

4.3 Aboriginal Heritage

To demonstrate compliance with archaeological due diligence requirements[10], the following steps were undertaken:

- A review of the Aboriginal Heritage Information Management System (AHIMS) database to identify any registered Aboriginal objects or sites within the project area.
- A desktop assessment of historical records, maps, and previous studies to assess the potential for unrecorded heritage items.
- Mapping of proposed disturbance and operational footprint to confirm that the Proposed Development will not have potential for impact to identified scar trees.

These measures ensured that the project aligns with the requirements of the NSW National Parks and Wildlife Act 1974 and related heritage legislation, mitigating potential impacts on cultural and archaeological values. The Proposed Development does not propose to disturb, clear or otherwise impact identified scar trees on the Subject Land.

4.4 Noise

There is a potential for noise emissions to occur as part of the proposal. As such, a noise impact assessment[11] was completed as provided in **Appendix E.** Noise impacts were modelled for two scenarios to represent the proposed operations of the quarry. These are briefly summarised as follows:

- Scenario 1: Construction period, which involves the removal and stockpiling of overburden to a nominal depth of 2.5 m for rehabilitation purposes using a Cat D9 Dozer (or similar).
- Scenario 2: Standard quarry operations following completion of the construction period.

Plant associated with the proposed development, used as a basis for assessing potential noise impacts to nearby receptors are summarised in **Table 4**. Predicted noise levels associated with each operation and their impact to nearby receptors (identified in **Table 3**) were modelled using a worst-case scenario with all identified plant operating continuously. The modelling shows decay in noise levels with distance to the operation, displayed in **Figure 13.** The noise assessment concluded:

- Operational noise emissions from the proposed quarry are calculated to be below the NPfI Project Amenity Noise Levels at all Noise Sensitive Receivers (NSRs).

[10] NSW Department of Environment, Climate Change and Water. (2010). Code of practice for archaeological investigation of Aboriginal objects in New South Wales. Sydney, NSW: Author.
[11] DDEG (2024) Acoustic Engineering Environmental Noise Assessment Report – Soldiers Hill Quarry Culcairn NSW.

- Operational noise emissions from the proposed quarry are calculated to comply with the NPfI Project Noise Trigger Levels at all Noise Sensitive Receivers (NSRs), provided that, following the removal of the overburden, a noise bund of at least of at least 25 metres in extent and 2 metres in height is constructed along the northern boundary of the pit / works area.

- It could also be expected that as the quarry progresses and pit depth increases, noise levels at surrounding residences will be reduced compared with the modelled scenarios due to increased acoustic screening of plant and equipment.

As such, it is considered that the potential noise impacts to nearby receptors associated with the proposal will comply with the amenity noise limits as specified in the EPA Noise Policy for Industry[12].

[12] New South Wales Environment Protection Authority. (2017). Noise policy for industry. Sydney, NSW: Author. https://www.epa.nsw.gov.au

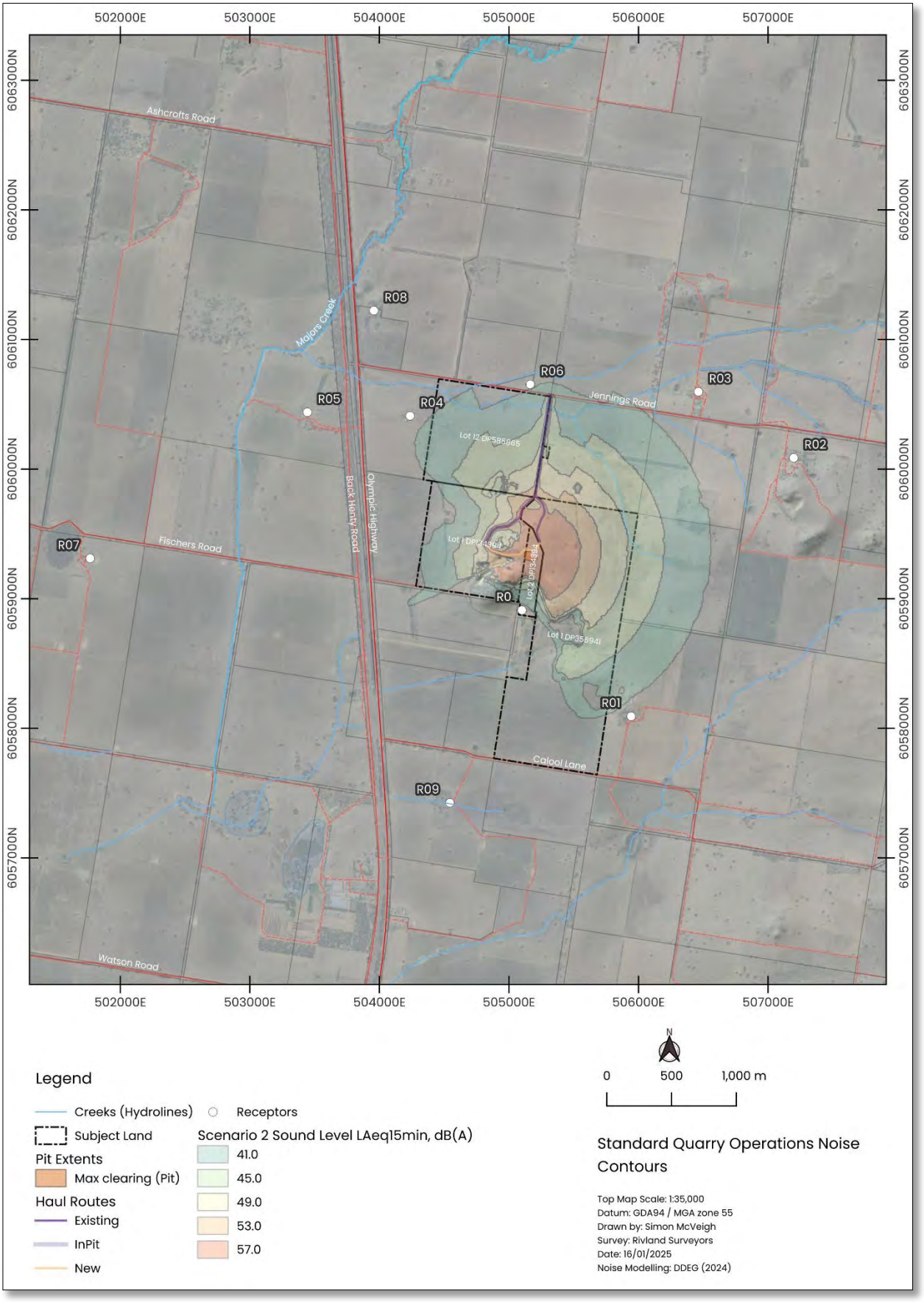

Figure 13 Operational Noise Levels

4.5 Soil Quality

As noted in **Section 2.3** there are no observed or recorded contamination issues at the site which will pose a risk to human health or the environment under the proposed land-use of the site as a quarry. The gravel materials proposed to be quarried comprise of VENM materials and are therefore suitable for beneficial use as engineered fill or construction product. There are additionally no regional soil issues (potential acid sulfate soils PASS etc) that will be affected by the proposal. As such, there is no soil quality issues that may pose an unacceptable risk to human health or the environment as part of the proposal.

4.6 Groundwater Quality

No excavation works are proposed to extend of the depth of groundwater. As such, the proposed quarry works will have no impact on groundwater quality.

4.7 Traffic

As noted in **Section 2.5**, the quarry is anticipated to result in the haulage of an average 3-4 trucks per day via the designated routes described in **Section 3.8.** Heavy vehicle traffic (including fuel deliveries) would not exceed 8 movements in any one day. Compared to estimated traffic volumes for the Olympic Highway (detailed in **Section 3.7**), the project is not anticipated to have a significant impact on traffic volumes.

In addition, the design of both Jennings Road and the Olympic Highway is conducive to safe site entry, egress and local heavy vehicle movements from the Olympic Highway to Jennings Road. Traffic routes, site entry and exit points have been defined in the site EMP **(Appendix D)** and will be required to be adhered to during site operations.

4.8 Social and Community Impacts

The primary purpose of the quarry is to provide aggregate to bulk earthworks projects including:

- Road subgrade construction.
- Silo construction and maintenance; and
- Power transmission infrastructure (L5 link).

EnergyConnect is currently a major power infrastructure upgrade underway including the construction of 700km of new power lines from the SA border to the regional energy hub of Wagga Wagga. This project requires significant volumes of suitable fill and gravel for pad and service road construction. Providing a diversification of gravel products within Greater Hume Shire will attract additional economic activity associated with the project through use of town services compared to hauling in product from other shires on Greater Hume Shire Roads for use within the Shire. By enabling sale of local product for use in local infrastructure the project would be in the

public interest and consistent with sustainable development principles as discussed in Section 5.1.

4.9 Visual Amenity

Noting the isolated location of the quarry and the confinement of stockpiling works to areas of the site not readily visible or otherwise significant set back from public roadways, the potential visual impact of the works is considered to be insignificant.

4.10 Waste and Resource Recovery

The site and project will not generate significant volumes of waste. All overburden will be used in rehabilitation works as described in the EMP **(Appendix D)** The anticipated waste streams form the project, and their associated management are listed in **Table 7.**

Table 7 Anticipated Waste Streams from the Project

Waste Stream	Minimisation Strategy
Effluent – Portable toilets	Recycle/Disposal as appropriate
Oily water	
Waste oil	
Parts washers liquid waste	
Degreaser	
Engine coolant	
Water treatment plant wastewater	
Food Waste	Landfill
Municipal Waste	Landfill
Paper and cardboard	Recycle
Silt, sediment, litter & gross pollutants	Reuse on site
Garden Waste	Mulch and reuse on site
Wood Waste	Recycle/Disposal as appropriate
Concrete Waste	Recycle
Virgin excavated material	Reuse on site
Building and demolition waste	Recycle/Disposal as appropriate
Scrap metal	Recycle
Air filters	Landfill/recycle as appropriate
Plastic drums	Recycle/Disposal as appropriate
Batteries	Recycle/Disposal as appropriate
Oily rags	
Oil absorbent material	
Aerosols	
Oil filters	
Empty oil drums	

4.10.1.1 Resource and Energy Use

The reduction of resource and energy use will be achieved through efficient extraction / waste reduction procedures proposed as part of the development and operation of the quarry. No waste is anticipated to be produced as a result of the quarry. All overburden materials within the quarry area will be re-used on site via the construction of noise bunds / sediment and erosion controls around the perimeter of the quarry. All underlying materials will then excavated and sold for off-site re-use.

4.11 Greenhouse Gas Emissions

Limited greenhouse gas emissions as associated with the operation of plant are anticipated as part of the proposed development, noting the relatively small scale of the overall proposal. Notwithstanding, greenhouse gas emissions will be minimised to the extent practicable via limiting the operation of plant to the time/tasks essential to site operations and ensuring that all maintenance / servicing is completed in accordance with the manufacturer's recommendations such that emissions are minimised.

4.12 Surface Water Quality

Surface water as produced through rainfall events will require to be controlled during the operation of the quarry. It is considered that the presence of excavations on the site will allow surface water to be minimised as surface water flows can simply be diverted into the excavations. However, where surface water leaves the site levels of contaminants will be required to have levels of impact below those stipulated NSW EPA endorsed water quality guidelines and as considered to be appropriate for fresh water receiving waters.

This will require measures to be put in place to prevent surface water being impacted by sources of sediment. These will include:

- Controlling sources of surface water generation on the site; and
- The retention where possible of surface water on site, and the re-use of retained surface water (i.e. for dust control).
- Surface water discharge will only occur from the site where water has been sampled and analysed and is found to have levels of impact in accordance with the relevant standards and guidelines.

5 ENVIRONMENTAL MANAGEMENT

5.1 Ecologically Sustainable Development

DUAP[13] have defined ecologically sustainable development (ESD) in terms of the following four principles:

- The precautionary principle – namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for the postponing of measures to prevent environmental degradation.
- Inter-generational equity – namely, that the present generation should ensure the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations.
- Conservation of biological diversity; and
- Improved valuation and pricing of environmental resources.

There are no identified threats of serious or irreversible environmental damage associated with the proposed quarry at the site.

The quarry location and design has applied the hierarchy of controls to eliminate and mitigate environmental impact, these controls, applied during design and scoping phase include:

- Avoiding potential impacts to biodiversity and heritage values at the Subject Land by:
    - Locating the proposed quarry outside of the mapped native PCT.
    - Locating the proposed quarry and haulage roads away from identified Aboriginal heritage sites.
- Constraining operations to day operations (0700-1700) Monday – Friday.
- Implementing a range of mitigation and management strategies to control potential noise, biodiversity, erosion and sediment control impacts.

Accordingly, adverse environmental impacts associated with the proposal will be minimal provided that the operation is undertaken pursuant to the Project description, including the management controls specified within **Section 5.2**.

[13] Department of Urban Affairs and Planning. (1996). Is an EIS required? Guidelines for assessing whether an Environmental Impact Statement is required under Part 5 of the Environmental Planning and Assessment Act 1979. NSW Government.

5.2 Environmental Management

An Environmental Management Plan (EMP) has been developed for implementation during both construction and operational phases of the project, it includes provisions for environmentally sustainable operation of the proposed quarry including:

- Mitigating any impacts to flora and fauna.
- Controlling dust generation.
- Traffic management.
- Erosion and sediment control.
- Noise mitigation measures; and
- Rehabilitation of the quarry at cessation of operations.

Once approved, the quarry will operate pursuant to the approval conditions, including the application on measures specified in the EMP. The EMP is attached at **(Appendix D)**. In addition to detailed operational controls specified in the EMP, a summary of key controls to be implemented is included below.

5.2.1 Noise

- During overburden stripping a noise bund on the northern edge of the proposed pit will be constructed to provide additional noise attenuation. As the pit progresses significant additional attenuation will be provided by the pit.
- Operations will be strictly limited to -700-1700 Monday to Friday.

5.2.2 Traffic

- All traffic will follow prescribed tracks which will be maintained to control dust through application of water and if required, dust suppressant.
- A tyre cleaning station will be installed at the exit of the Subject Land (Jennings Road) to ensure that traffic movements from the Proposed Development do not deposit sediment onto public roads.

5.2.3 Biodiversity

- The site extents (haul roads and pit extents) will be demarcated at commencement of construction and clearing will be limited to the areas assessed in the PDAR.[14]

5.2.4 Air Quality

- During construction and operations dust control will include water and tackifier application on any cleared surfaces.

5.2.5 Heritage Items

- All identified scar trees on Lot 1 DP134394 will be demarcated with tape and identified within site inductions as non- disturbance areas.

[14] [14] The Environmental Factor. (2024). Preliminary Biodiversity Assessment Report – Soldiers Hill Quarry, Culcairn, NSW (Rev. 1.0). Endorsed by BAM Accredited Assessor B. Turner (BAAS 23021). P.O. Box 268 Bathurst NSW 2795

6 LEGISLATIVE REQUIREMENTS

This section provides an assessment of the proposed development against applicable Local, State and Federal legislation with respect to consent and licencing requirements.

6.1 Greater Hume Shire Local Environmental Plan 2012

The site is located within an area zoned RU1 within the Greater Hume Shire Local Environmental Plan (LEP). The objectives of the RU1 zone include:

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

The establishment of the quarry in accordance with the project description as provided in **Section 1.3**, will allow the use of the site to meet the relevant objectives of the RU1 zones. Extractive industries are permissible with development consent under an RU1 zoning.

6.2 Mining Regulation 2016 and Mining Act 1992

Gravel is not a prescribed mineral defined in Schedule 1 of the *Mining Regulation 2016*, therefore approval to undertake the proposed activities under the Mining Act 1992 is not required and any covenants on the land in relation to minerals do not apply to the proposed activity.

6.3 Environmental Planning and Assessment Act 1979

The development proposed will be required to be assessed as per the relevant factors provided in Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The relevant factors are provided following:

4.15 Evaluation

(1) Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application: …

…(1) (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality, …

… (1) (e) the public interest.

The impacts of the development have been described in **Section 4** of the SOEE. Impacts resulting from the Proposed Development have been avoided through the design of the project, and where unavoidable mitigated.

It is considered that it is the public interest that the site be developed as a quarry in order to provide an important product for nearby construction projects, stimulate economic activity in the Culcairn - Henty region and generate local employment.

6.4 Environmental Planning and Assessment Regulation 2021

Schedule 3 of the *Environmental Planning and Assessment Regulation 2021* provides guidance as to the classification of development as designated development. The proposed quarrying of the site is most appropriately described in the Schedule as 'Extractive Industries'. The requirement to designate an 'Extractive Industry' works is described in Table 8.

Table 8 Schedule 3 Designated Development for Extractive Industry

Schedule 3 – 'Extractive Industry'	Comment
(1) Development for the purposes of an extractive industry facility is designated development if the facility obtains or processes for sale, or reuse, more than 30,000 cubic metres of extractive material per year.	As noted in Section 2.5, the extractive capacity of the quarry will not exceed 30,000 m^3 per year.
(2) Development for the purposes of an extractive industry facility is designated development if the facility disturbs or will disturb a total surface area of more than 2 hectares of land. Either by (a) clearing or excavating, or (b) constructing dams, ponds, drains, roads or conveyors, or (c) storing or depositing overburden, extractive material or tailings	As noted in Section 2.5, the total area of disturbance associated with the proposal is approximately 1.35 ha.
(3) Development for the purposes of an extractive industry facility is designated development if the facility is located— a) in or within 40 metres of a natural waterbody or environmentally sensitive area of State significance, or (b) in or within 100 metres of a wetland, or (c) within 200 metres of a coastline, or (d) in an area of contaminated soil or acid sulfate soil, or (e) on land that slopes at more than 18 degrees to the horizontal, or (f) if the facility involves blasting—within 1,000 metres of a residential zone or within 500 metres of a dwelling not associated with the development, or (g) within 500 metres of the site of another extractive industry facility that has operated during the last 5 years..	• The land is located beyond the specified distances to features outlined in 3a-c. • The site has an extremely low probability of PASS (Section 3.3) • The maximum slope of the subject area is 11 degrees to the horizontal. • The quarry is located beyond 500 m of any other extractive industry facility. • The proposed development does not

Schedule 3 - 'Extractive Industry'	Comment
	include the use of blasting.
4) This section does not apply: (a) an extractive industry facility on land to which State Environmental Planning Policy (Precincts—Western Parkland City) 2021, Chapter 5 applies, (b) an extractive industry facility on land in the Western Division, within the meaning of the Crown Land Management Act 2016, (c) maintenance dredging involving the removal of less than 1,000 cubic metres of alluvial material from oyster leases, sediment ponds or dams, artificial wetland or deltas formed at stormwater outlets, drains or the junction of creeks with rivers, if— (i) the extracted material does not include contaminated soil or acid sulfate soil, and (ii) dredging operations do not remove any seagrass or native vegetation, and (iii) there has been no other dredging within 500 metres during the past 5 years, (d) an extractive industry facility that— (i) is operated in accordance with a plan of management that complies with subsection (5), and (ii) involves the removal of less than 1,000 cubic metres of extractive material from a potential extraction site specified in the plan of management, (e) the excavation of contaminated soil for treatment at another site, (f) an artificial waterbody, contaminated soil treatment works, turf farm or waste management facility or works, specifically referred to elsewhere in this Schedule, (g) an artificial waterbody located on relevant irrigation land, (h) maintenance dredging of alluvial material from oyster leases and adjacent areas in Wallis Lake, if the dredging is undertaken in accordance with the document entitled Protocol for Wallis Lake Oyster Lease Maintenance Dredging approved by the Planning Secretary and published in the Gazette, as amended by the Planning Secretary from time to time by publication of an amended Protocol in the Gazette.	• None of these aspects are applicable to the site.

In accordance with the information presented in Table 8, the proposed development is not classified as designated development. Less than 30,000m^3 of soils per annum will be processed for sale or extracted, and the surface area of the proposed quarry are well below 2 hectares (See

Table 2.1). No potential acid sulfate soils (PASS) or other aspects that necessitate the requirement for designated development are applicable.

6.5 State Environmental Planning Policy (Resources and Energy) 2021

Chapter 2, Part 2.2, Section 2.10 of the State Environmental Planning Policy (Resources and Energy SEPP) 2021 provides guidance on the matters to be considered in providing development consent for extractive industries. The extent to which the proposed development is in accordance with the aims of the SEPP and considers these factors is presented in **Table 9** below. Where a section of Part 2.3 does not apply (for example application of VLMAP) it is not included.

Table 9 Relevant Matters for Consideration

Section	Requirement	Response
2.16 non-discretionary	(3) Cumulative noise level: The development does not result in a cumulative amenity noise level greater than the recommended amenity noise levels, as determined in accordance with Table 2.2 of the Noise Policy for Industry, for residences that are private dwellings.	The Noise Assessment for the proposed development (DDEG, 2024) confirms that the development complies with the amenity noise levels developed in accordance with the EPA Noise Policy for Industry (2017).
	(4) Cumulative air quality level The development does not result in a cumulative annual average level greater than 25 µg/m^3 of PM10 or 8 µg/m^3 of PM2.5 for private dwellings.	The results of air quality modelling indicate that the operation, run at full capacity (worst case scenario) would not result in a cumulative annual average level greater than 25 µg/m3 of PM10 or 8 µg/m3 of PM2.5 for private dwelling. Notwithstanding, it is still recommended that air quality controls (controlled excavation rates, application of water sprays etc) be implemented during quarry operations in order to minimise the potential air emissions from the site
2.17 Compatibility of proposed mine, petroleum production or extractive industry with other land uses	Before determining an application for consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must— (a) consider—	• The proposed development will provide essential raw materials for road upkeep and industry within the area including new power transmission infrastructure. • Of note is the requirement for gravel supply in

Section	Requirement	Response
	(i) the existing uses and approved uses of land in the vicinity of the development, and (ii) whether or not the development is likely to have a significant impact on the uses that, in the opinion of the consent authority having regard to land use trends, are likely to be the preferred uses of land in the vicinity of the development, and (iii) any ways in which the development may be incompatible with any of those existing, approved or likely preferred uses, and (b) evaluate and compare the respective public benefits of the development and the land uses referred to in paragraph (a)(i) and (ii), and (c) evaluate any measures proposed by the applicant to avoid or minimise any incompatibility, as referred to in paragraph (a)(iii)	agricultural activities including for laydown areas, tracks, roads, and silo construction. • The proposed development is located on a small outcrop (1-2 ha of land) of weathered igneous material which is not suitable for agricultural purposes.
2.18 Consideration of voluntary land acquisition and mitigation policy	Non applicable – the proposed development is not a State Significant Development.	Not applicable.
2.19 Compatibility of proposed development with mining, petroleum production or extractive industry	Non applicable – the proposed development is not: (a) in the vicinity of an existing mine, petroleum production facility or extractive industry, or (b) identified on a map (being a map that is approved and signed by the Minister and copies of which are deposited in the head office of the Department and publicly available on the Department's website) as being the location of State or regionally significant resources of minerals, petroleum or extractive materials, or (c) identified by an environmental planning instrument as being the location	The project is not in the vicinity of an existing mine or extractive industry, the closest quarry being 20km South West which extracts material for primarily for asphalting and concrete manufacturing..

Section	Requirement	Response
	of significant resources of minerals, petroleum or extractive materials.	
2.20 Natural resource management and environmental management	(1) Before granting consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider whether or not the consent should be issued subject to conditions aimed at ensuring that the development is undertaken in an environmentally responsible manner, including conditions to ensure the following— (a) that impacts on significant water resources, including surface and groundwater resources, are avoided, or are minimised to the greatest extent practicable, (b) that impacts on threatened species and biodiversity, are avoided, or are minimised to the greatest extent practicable, (c) that greenhouse gas emissions are minimised to the greatest extent practicable. (2) Without limiting subsection (1), in determining a development application for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider an assessment of the greenhouse gas emissions (including downstream emissions) of the development, and must do so having regard to any applicable State or national policies, programs or guidelines concerning greenhouse gas emissions.	The SoEE demonstrates that: a) There are no impacts on significant water resources (Section 3.4) b) That there are no impacts to threatened species or ecosystems (Section 4.1) and that impacts to biodiversity are minimal. c) That greenhouse gases emissions are minimised to the extent possible (Section 4.2)
2.21 Resource recovery	(1) Before granting consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider the efficiency or otherwise of the development in terms of resource recovery. (2) Before granting consent for the development, the consent authority must consider whether or not the consent	The project does not generate significant volumes of waste other than safety consumables – all waste will be managed in accordance with the protocols described in Section 4.8.

Section	Requirement	Response
	should be issued subject to conditions aimed at optimising the efficiency of resource recovery and the reuse or recycling of material. (3) The consent authority may refuse to grant consent to development if it is not satisfied that the development will be carried out in such a way as to optimise the efficiency of recovery of minerals, petroleum or extractive materials and to minimise the creation of waste in association with the extraction, recovery or processing of minerals, petroleum or extractive materials.	
2.22 Rehabilitation	(1) Before granting consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider whether or not the consent should be issued subject to conditions aimed at ensuring the rehabilitation of land that will be affected by the development. (2) In particular, the consent authority must consider whether conditions of the consent should— (a) require the preparation of a plan that identifies the proposed end use and landform of the land once rehabilitated, or (b) require waste generated by the development or the rehabilitation to be dealt with appropriately, or (c) require any soil contaminated as a result of the development to be remediated in accordance with relevant guidelines (including guidelines under clause 3 of Schedule 6 to the Act and the Contaminated Land Management Act 1997), or (d) require steps to be taken to ensure that the state of the land, while being rehabilitated and at the completion of the rehabilitation, does not jeopardize public safety.	A Rehabilitation Plan is included in the EMP attached in **Appendix D Environmental** Management Plan

Chapter 2, Part 2.2, Section 2.10 of the State Environmental Planning Policy (Resources and Energy) 2021 provides guidance on the determination of permissibility of Extractive Industries under the Greater Hume Shire Local Environmental Plan as follows:

2.10 Determination of permissibility under local environmental plans

(1) If a local environmental plan provides that development for the purposes of mining, petroleum production or extractive industry may be carried out on land with development consent if provisions of the plan are satisfied—

(a) development for that purpose may be carried out on that land with development consent without those provisions having to be satisfied, and

(b) those provisions have no effect in determining whether or not development for that purpose may be carried out on that land or on the determination of a development application for consent to carry out development for that purpose on that land.

(2) Without limiting subsection (1), if a local environmental plan provides that development for the purposes of mining, petroleum production or extractive industry may be carried out on land with development consent if the consent authority is satisfied as to certain matters specified in the plan, development for that purpose may be carried out on that land with development consent without the consent authority having to be satisfied as to those specified matters.

In accordance with Chapter 2 of the State Environmental Planning Policy (Resources and Energy) 2021, The proposed development is permissible with consent in accordance with the Greater Hume Shire Council Local Environmental Plan. The proposed development is not inconsistent with the aims of the SEPP, moreover development for the purposes of extractive industries is considered to be permissible with consent under then provisions of the SEPP.

6.6 Greater Hume Shire Development Control Plan

Section 3 of the Greater Hume Shire Development Control Plan 2013 (DCP) provides the local requirements for industry and has guided the development of the EMP (Appendix X). These include:

- Revegetation and landscaping plans have been developed by a suitable qualified closure practitioner.
- A loop track is proposed for the haul route which ensures all vehicles (including trucks) are able to enter and exit the site in a forward direction.
- Native species will be used in rehabilitation of the site.
- Signs will be erected at the Site Entry identifying the operation, nominated contact person and restricting entry unless authorised.

Based on the environmental impact assessment presented in **Section 4,** it is considered that the proposal has appropriate buffering to protect nearby receptors from dust, acoustic and visual

impacts. All aspects of the proposal are considered to be compliant with the objectives of the DCP.

6.7 Protection of the Environment Operations Act 1997

The *Protection of the Environment Operations Act 1997* provides guidance on the acceptable level of environmental emissions from a facility or site. As per the assessment provided to Section 4 of the SOEE, environmental emissions from the site will be minimised at all times and controlled to levels required by the Act.

The PEOA Act also describes activities which require a licence (Schedule 1 19 Extractive activities). By a similar test described in **Section 6.5** for designated development, the quarry works do not require a licence under the Act.

6.8 Contaminated Land Management Act 1997

The site has been assessed as suitable for the proposed use and therefore regulation of the site in accordance with the *Contaminated Lands Management Act 1997* is not required.

6.9 Water Act 1912

The Water Act 1912 contains guidelines for the protection and requirements to access of sub-surface waters (i.e. groundwater). There are no proposals to dewater, excavate to the depth of groundwater, or otherwise interfere with groundwater underlying the site. The Act does not apply to the works.

6.10 Waste Avoidance and Resource Recovery Act 2001

The *Waste Avoidance and Resource Recovery Act 2001* requires wastes to be treated as per a hierarchy of methods, with re-use, treatment and recycling being preferred ahead of waste disposal. No waste is proposed to be produced as part of construction or quarry operations. All overburden materials within the quarry area will be re-used on site via the construction of noise bunds / sediment and erosion controls around the perimeter of the quarry. All underlying materials will then be excavated and sold for off-site re-use. As such, the proposal has been developed in accordance with the preferred hierarchy outlined in the *Waste Avoidance and Resource Recovery Act 2001.*

6.11 Protection of the Environment Operations (Clean Air) Regulation 2010

The *Protection of the Environment Operations (Clean Air) Regulation 2002* provides standards for discharge of air impurities from plant and equipment and guidelines for the scheduling of plant and equipment. There is no fixed plant provided on the site and this Regulation does not strictly apply to the works. Notwithstanding provisions have been advised through the SOEE and in the

SMP as prepared for the works to ensure that air emissions form the site are reduced to the extent practicable.

6.12 State Environmental Planning (Resilience and Hazards) 2021

The development does not require any pollution control licences. The development is not considered to be potentially hazardous as per Part 3 of State Environmental Planning Policy (SEPP) Resilience and Hazards Moreover, the site is suitable (from a contamination perspective) for the proposed use – as such, Chapter 4 of SEPP (2021) as related to remediation of land is not applicable to the proposal.

6.13 Fisheries Management Act 1994 (FM Act)

The Fisheries Management Act 1994 (FM Act) aims to conserve threatened species, populations and ecological communities of fish and marine vegetation native to NSW and to promote ecologically sustainable development, including the conservation of biological diversity. It also aims to reduce the threats faced by native fish and marine vegetation in NSW.

Section 220ZZ of the FM Act states that the determining authority must consider the effect of an activity on:

- Areas of Outstanding Biodiversity Value (AOBV) as defined by the BC Act, and
- Species, populations or ecological communities, or their habitats as listed under the FM Act, and whether there is likely to be a 'significant effect' on those species, populations or ecological communities

If a planned development or activity is likely to have an impact on an aquatic threatened species, population or ecological community this must be taken into account in the development approval process. If the impact is likely to be significant, as determined through an Assessment of Significance, participation in the BOS is required.

Two second order waterways occur within the Subject Land, however neither contain Key Fish Habitat[15]. Five farm dams also occur within the Subject Land, along with a quarry dam located within the historic quarry pit site, approximately 160 m away from the proposed quarry pit area. No waterways, dams or KFH will be impacted as the result of the Proposal.

[15] The Environmental Factor. (2024). Preliminary Biodiversity Assessment Report – Soldiers Hill Quarry, Culcairn, NSW (Rev. 1.0). Endorsed by BAM Accredited Assessor B. Turner (BAAS 23021).

7 CONCLUSION

This SOEE describes the site, its environment, the proposed development comprising the establishment of gravel quarry and further provides an assessment of potential environment impacts associated with the proposal. The development has been found to be permissible, with development consent from Greater Hume Shire Council.

Based on the assessment undertaken in preparation of this development application (summarised in this document) the proposal is unlikely to result in significant adverse impacts to:

- Biodiversity;
- Air Quality;
- Noise;
- Soil Quality; and
- Various other environmental issues including:
    - Items of Aboriginal or European Heritage;
    - Ecologically Sustainable Development;
    - Resource and Energy Use;
    - Surface Water Quality;
    - Social and Economic conditions;
    - Groundwater Quality;
    - Traffic; and
    - Visual Amenity.

In light of the conclusions made throughout the SOEE, it is assessed that the proposal would be undertaken in a manner that would satisfy all relevant statutory goals and criteria, environmental objectives and reasonable community expectations.

ANNEXURE 3

New hospital, **new** site
Better **B**order **H**ealth
Standing up for Albury Wodonga

Albury Wodonga and region needs a **new**, single hospital on a **new** site to meet the health needs of our growing population.

Albury Wodonga Health is the **busiest, largest health service between Melbourne and Sydney**. Our tired hospitals are at breaking point.

Better Border Health
Standing up for Albury Wodonga

Who we are

Better Border Health Incorporated is the voice of community - we are volunteer, community members supporting the long-standing advocacy of the Border Medical Association in calling for a new Hospital.

We represent the views of family, friends, co-workers for better health services for our future, reflecting the growing community concerns about the inadequate infrastructure and limited resources provided to Albury Wodonga Health.

BBH is guided by the Border Medical Association (BMA), a group of local medical practitioners who clearly identify the clinical risks to patients, and significant risks to recruitment, training and retention of healthcare workers - especially if they are expected to endure years of working in a construction site.

What we are advocating for

A new hospital on a new site for Albury Wodonga and region

Pause the plan
Pause the current redevelopment. It is a costly and highly compromised redevelopment that will offer no more theatres, or ICU beds and only be marginally better what we currently have. The redevelopment will barely meet the current shortfalls.

Install modular wards to address the critical bed shortage
Our hospitals are in crisis. Patients are spending years on waiting lists for surgeries, and the ED and wards are overflowing - there is no spare capacity

All tiers of government come together for the best health service for Albury Wodonga
Albury Wodonga Health is a unique cross-border service that requires the support of Federal, State and local governments.

A new single-site hospital
In 2021 health department and hospital staff undertook a rigorous clinical service assessment and masterplan. We know that the recommendation was for a new, single site hospital - the location should be accessible, and could be in NSW or Victoria.

Why do we need a new hospital?

Patient safety

- We have two undersized, inadequate, tired hospitals.
- Patients regularly have to be transferred between campuses resulting in stressful delays and increased risks to patient safety.
- Acute medical services are split across two hospitals - with ICU and Paediatrics in Albury, and Maternity in Wodonga
- Drs are often having to race between two sites for urgent patient care

Growing demand

- AWH is so busy that beds is regularly at 100%
- Each day starts with 30 - 70 beds short of the demand
- The waiting list for planned surgery, such as knee or hip replacements is 3-4 years
- Our regional population is 300,000+ - the same size as many metro hospital catchments
- The population of Albury Wodonga is expected to increase by one-third by 2036

A greenfield hospital was recommended

- Albury and Wodonga hospitals are not fit-for purpose
- A comprehensive masterplan recommended a new hospital
- Many services have to be duplicated across two hospitals - this is costly and wasteful
- Resources and staff have to be spread across two sites

#wedeservebetter

Build it once, build it right. New hospital, new site

ANNEXURE 4

AlburyCity Joins Regional Push for New Hospital on New Site

Friday 6 December 2024

Albury-Wodonga mayors have united to push for a new, single-site hospital to address the region's growing healthcare needs.

AlburyCity is proud to stand with its regional counterparts in advocating for a new hospital on a new site, reflecting a unified commitment to meeting the growing healthcare needs of our region. This historic collaboration was initiated at a recent meeting in Wodonga, where Mayors from across the Albury Wodonga Health catchment zone united to push for vital healthcare infrastructure.

The meeting, held on 2 December, marked the first gathering of regional councils since the recent local government elections in New South Wales and Victoria. Participating councils included AlburyCity, Wodonga, Alpine Shire, Indigo Shire, Mansfield, Berrigan Shire, Federation Council, Greater Hume, Edward River, Towong Shire and Snowy Valleys.

Wodonga Mayor Cr Michael Gobel, who chaired the meeting, emphasised the importance of aligning these councils around a common vision for the region's future healthcare needs. "The recent local government elections have made it clear that a new hospital is a priority for communities on both sides of the Border," Cr Gobel said. "Residents have spoken, and they want a new, well-resourced hospital that meets the needs of a growing population. For the first time, a range of regional councils are saying the same thing – we need a new hospital on a new site."

The group agreed on several actions, including calling for urgent meetings with the New South Wales and Victorian Premiers. One key decision was to advocate for splitting the current health region into two Local Health Service Networks (LHSNs): Ovens Murray and Goulburn Valley, with Albury Wodonga Health as the designated LHSN for Ovens Murray.

AlburyCity Mayor Cr Kevin Mack expressed his strong support for the collaboration and the push for a new hospital. "Albury is excited to work alongside our regional partners to advocate for a greenfield single-site hospital that will serve the needs of our community," Mayor Mack said. "This unified stance puts the community first, and we must advocate for sustainable, long-term healthcare solutions that will meet our region's growing demands."

The councils also pledged to continue advocating for the necessary funding to support the development of a new hospital, in line with the objectives outlined in the Albury Wodonga Health 2021 Clinical Services Plan. In the meantime, they will press for additional resources to relieve the immediate pressures on existing healthcare services, including funding for extra beds, modular wards, and theatres.

“The Albury Wodonga Health Clinical Services Plan forecasts significant population growth and a doubling of emergency department presentations by 2040. It’s clear that our healthcare system is under strain, and the time to act is now,” said Cr Gobel. “I am grateful to all the mayors who have joined us in calling for what our community needs—a new hospital on a new site.”

ANNEXURE 4

As discussions continue, the councils are committed to reaffirming their call for a new hospital at their 2025 meetings, ensuring the ongoing momentum of this critical advocacy.

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Greater Hume Council

ANNEXURE 5

Community Consultation and Engagement Report 2025

greaterhume.nsw.gov.au

ANNEXURE 5

CONTENTS

Acknowledgement of Country

ANNEXURE 5

Greater Hume Council acknowledges the Wiradjuri people as the traditional custodians of the land in which we live and work and we pay our respects to Elders past, present and future for they hold the memories, culture, tradition and hopes of Aboriginal and Torres Strait Islander people that contribute to our community.

Disclaimer

ANNEXURE 5

This report has been prepared by Karoo Consultancy on behalf of Greater Hume Council as part of the community consultation process for the Greater Hume Community Strategic Plan 2025-2035. The information contained in this report is based on data collected through community engagement activities, including surveys, workshops, and interviews, conducted within the designated consultation period.

While every effort has been made to ensure the accuracy and completeness of the information presented, Karoo Consultancy and Greater Hume Council make no representations or warranties regarding the reliability, validity, or suitability of the information for any particular purpose. The findings, opinions, and recommendations expressed in this report are based on community feedback and should not be considered as final Council policy or commitments.

Furthermore, the report does not constitute legal, financial, or strategic advice, and readers are encouraged to undertake their own due diligence before making any decisions based on the content herein. Greater Hume Council retains the authority to interpret, modify, or amend any recommendations made in this report as required.

Neither Karoo Consultancy nor Greater Hume Council accepts any liability for errors, omissions, or consequences resulting from the use of the information in this report. Any reliance on the material provided is at the user's own risk.

For further information, clarification, or inquiries regarding this report, please contact Greater Hume Council directly.

Executive Summary

ANNEXURE 5

This report presents the findings from the Greater Hume Council 10-Year Community Strategic Plan (CSP) 2025-2035 consultation process, which gathered community insights through a 13-day engagement period, attracting 1,014 responses—nearly 10% of the total population. This participation rate provides a strong, representative sample of community sentiment, reflecting voices from across Greater Hume's towns and villages. The consultation identified key priorities, strengths, challenges, and aspirations, shaping the direction for Council's long-term planning and decision-making.

Key Findings

The strengths of Greater Hume include its tight-knit community, natural beauty, and safe, affordable lifestyle, with many residents valuing the region's rural charm and accessibility to larger centres. However, major challenges include infrastructure maintenance (roads, bridges, footpaths), access to healthcare, housing availability, and economic growth. While low crime rates were highlighted as a positive, there are growing concerns about crime, safety, and emergency response times, particularly as the population increases.

Community Aspirations

Residents envision thriving, well-planned towns that balance growth with sustainability, ensuring that roads, public transport, healthcare, childcare, and recreational spaces meet future needs. Economic development, business support, and job creation are also key, with a desire to attract professionals (doctors, teachers, tradespeople), boost tourism, and simplify processes for small business investment. Additionally, town beautification, environmental sustainability, and flood mitigation were identified as important for improving liveability and long-term resilience.

Tensions and Challenges

While many respondents praised the affordability of housing, others raised concerns about limited rental availability and rising property prices. Similarly, roads were frequently described as both safe and unsafe, depending on the location and level of maintenance. Access to medical and health services was highlighted as both a strength and a challenge, reflecting disparities in service availability across different areas.

Another key issue was red tape and regulatory processes, particularly in relation to Development Approvals (DAs). All DAs must be submitted via the NSW Government Planning Portal, which creates additional layers of bureaucracy and delays outside of Council's control. While Council supports development and business growth, it must operate within state-imposed regulations, which can sometimes frustrate residents and investors.

Localities

Respondents were asked to state their nearest locality. It was noted that the locality of Carabost was omitted from this list. As the survey was conducted anonymously, individual respondents and IP addresses were not identifiable. Consequently, a respondent's locality could only be determined if they explicitly stated it in their open-ended responses. **Attachment A** contains a list of localities and the expectation where the respondent explicitly stated the locality in their open-ended response.

Council's Role and Moving Forward

Greater Hume Council is committed to listening to its community, advocating for local needs, and balancing competing priorities within funding and regulatory constraints. While large infrastructure projects such as indoor pools, splash parks, and expanded recreational facilities are highly desired, Council must work with communities to explore grant funding, partnerships, and sustainable investment strategies. Similarly, road maintenance and upgrades remain a top priority, with Council continuing to improve communication around road planning and funding allocation.

By enhancing transparency, streamlining engagement, and supporting community-driven initiatives, Greater Hume Council aims to work collaboratively with residents, businesses, and other stakeholders to achieve a prosperous, well-connected, and future-ready region.

Finally, the findings of this report provide a clear roadmap for shaping the Community Strategic Plan 2025-2035, ensuring Council's priorities reflect the aspirations and needs of its residents.

Introduction

ANNEXURE 5

This Report presents the findings from the consultation and engagement completed to support the development of Greater Hume Council's 10-year Community Strategic Plan 2025-2035.

The requirements for engaging with the community are set out in the in the Local Government Act 1993 (the Act) and the Local Government (General) Regulation 2021 (the Regulation). The Integrated Planning and Reporting Framework (IP&R) detail the processes and requirement for strong community engagement. Engagement with residents as well as business and other stakeholders, is essential to creating plans that will truly represent the aspirations and needs of the local community.

Informed by the IP&R Framework, Greater Hume Council's Community Strategic Plan must be reviewed every four years in line with local government elections. Under the Local Government Act 1993, Council must prepare and implement a Community Engagement Strategy, the 2025 consultation and engagement was delivered in line with Greater Hume Council's Community Engagement Strategy and social justice principles, equity, access, participation, and equal rights.

Principles of Engagement

The following principles underpinned the community engagement:

- **Information** - To provide the community and key stakeholders with accessible, balanced and objective information on decisions, policies, plans and strategies.
- **Consultation** - To obtain feedback from the community and key stakeholders on analysis and alternatives to inform a decision.
- **Involvement -** To work directly with the community and key stakeholders throughout a project to ensure community concerns and aspirations are understood and considered.
- **Collaboration -** To partner with the community and key stakeholders in each aspect of the decision process – including the development of alternatives and identification of a solution. Responsibility for the final decision rests with Council but may, in some instances as in the development of the Community Strategic Plan be shared with the community and key stakeholders

Our Objectives

The following objectives were agreed by Council:

- Rapidly utilise a variety of engagement methods to reach residents, ratepayers, schools, health services, community groups and business owners.
- Work towards empowering the community to play an integral role in shaping the CSP and valuing their input in decision making processes.
- Adopt a strengths-based approach that identifies, celebrates, and leverages the unique strengths, talents, and resources of Greater Hume while actively listening and responding to the community's needs and aspirations

Approach

A rapid community consultation and engagement process was chosen due to the time frame required to have the Community Strategic Plan completed.

A rapid consultation offers significant benefits, including quick decision-making, increased participation, cost-effectiveness, and real-time responsiveness to community needs. It generally fosters trust and transparency, prevents consultation fatigue, and is particularly valuable when a swift engagement is required. However, there were risks, such as limited depth of feedback, exclusion of key voices, misinterpretation of responses, and lower engagement quality.

To maximise effectiveness, several methods were chosen including a number of face-to-face conversations to balance speed with inclusivity and a genuine commitment to hear from the community.

Council Engagement

A workshop with Councillors provided an opportunity to shape and inform the consultation and engagement process. As a result, councillors and staff actively engaged in the consultation process, ensuring broad community participation through a variety of initiatives. The survey was widely promoted across multiple channels, encouraging residents to share their insights. Councillors met with local businesses and community groups, fostering direct conversations about key issues and opportunities. Additionally, 'Cuppa with a Councillor' sessions were held across the region, providing an informal and accessible way for people to voice their thoughts. This proactive and inclusive approach significantly contributed to an extraordinary response, demonstrating the community's enthusiasm and commitment to shaping the future of the region.

Methods

Engagement Method	Details	Target	Actual
Community Survey	Available via a QR code on Council's website, social media platforms, and at Council offices. Hard copy surveys were provided upon request. Customer service staff assisted with uploading hard copies. Emails were distributed to Council Committees, business/industry contacts, staff, Children's Services, and Aged Care Services. Flyers were posted on community notice boards.	300 responses	1014 responses
Zoom Sessions	3 x Zoom sessions for community participation	20 residents	3 residents
Radio Interviews	Interviews with Mayor Parker on 2GHR to promote engagement	Listeners	Not achieved
Cuppa with a Councillor Sessions	Informal meetings across the region, providing direct engagement with councillors.	10 sessions	20 Cuppa with Councillor sessions
Workshop	Councillors and Council executive team	12 participants	12 participants

What Did We Ask?

- What makes Greater Hume a great place to live?
- What do you think are the main challenges facing your community?
- What have you seen in another small rural council that you think would work well in your community?
- Please rate what you would like to see achieved in your community in the next ten years.
- Please rate your satisfaction with Greater Hume Council's communication and engagement with the community.
- How would you like the community of Greater Hume to evolve over the next 10 years, please share your vision and any additional thoughts for the Council's 10-year Strategic Plan?
- Please state your nearest locality

OUTCOME

The Community Survey was conducted over a 13-day period, gathering insights from 1,014 respondents across Greater Hume. With a total population of 11,157, this represents a response rate of almost 10%, providing a strong and representative sample of community sentiment. The diversity of responses reflects the voices of residents from all localities, ensuring a broad and inclusive perspective on the strengths, challenges, and future aspirations for our region. This consultation and engagement serves as a valuable foundation for strategic planning, helping shape Council's priorities over the next decade.

Findings

ANNEXURE 5

1. Great aspects of living in Greater Hume

Respondents were asked, what makes Greater Hume a great place to live (Figure 1). Of the 1014 responses, over half (52%) valued the natural beauty and open spaces, this was followed by the strong sense of community and neighbourliness (48%) and safe and low crime rates (35%)

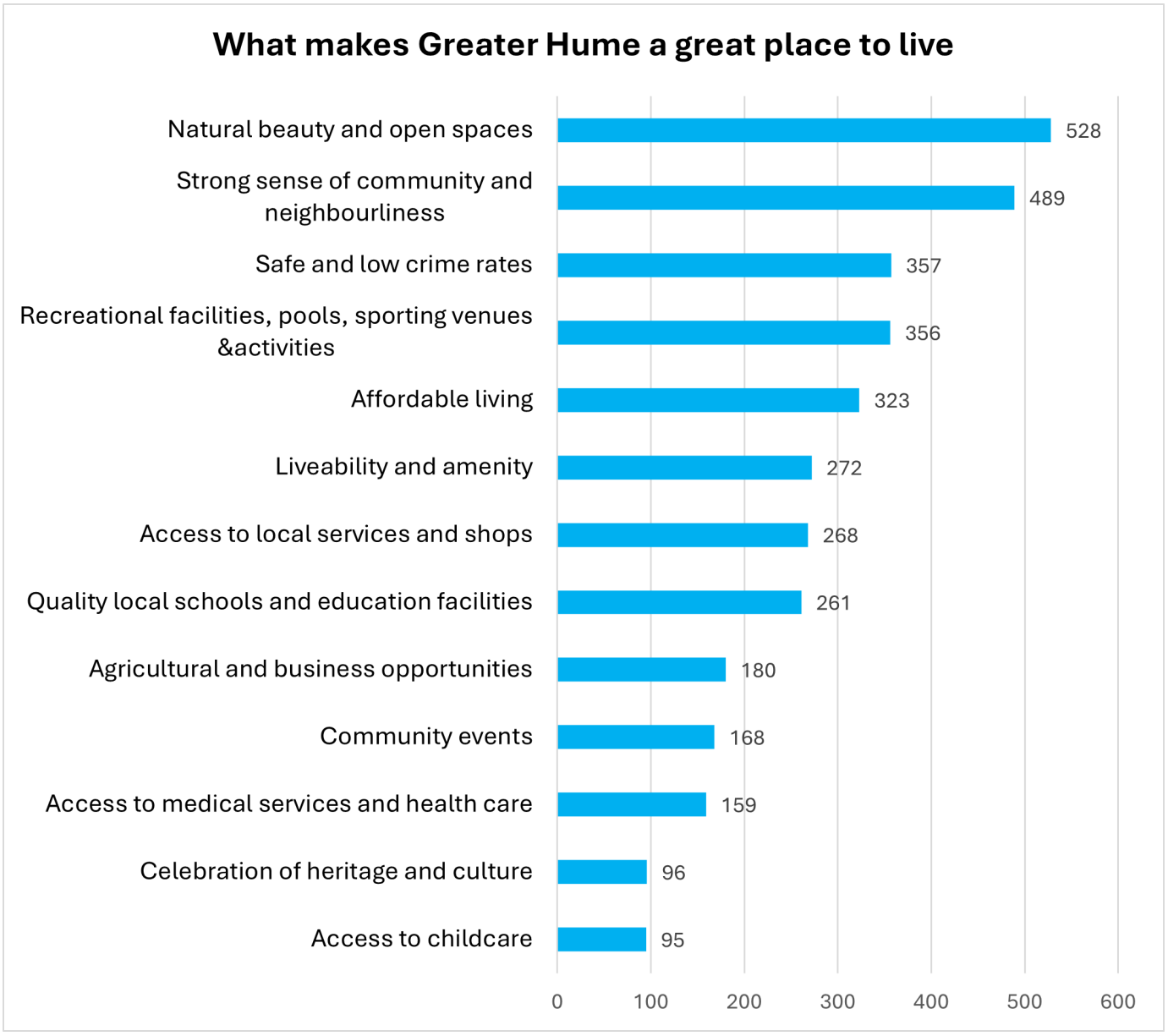

Figure 1 What makes Greater Hume a great place to live

Respondents were provided with the option of providing more information. The responses (N=68) have been summarised under key areas as follows:

Strong sense of community

- Friendly, welcoming towns with a real country community feel.
- Supportive neighbours who look out for each other.
- Local businesses that are caring and committed to the community.

Beautiful natural environment and open spaces

- Low-density living with plenty of space and fresh air.
- Scenic landscapes, birdlife, and native trees.
- Peaceful, relaxed rural lifestyle away from city noise.
- Well-maintained public gardens, parks, and outdoor spaces.

Convenient location and accessibility

- Close to Albury, Wodonga, and Wagga Wagga for work, health, and education.
- Well-connected by major roads and rail links to key inland cities.
- Good access to essential amenities while maintaining a country lifestyle.

Affordable and comfortable living

- Lower cost of living compared to urban areas.
- Affordable housing and larger block sizes.
- Safe roads and low crime rates, enhancing liveability.

Recreation, services and facilities

- Great sporting venues, pools, and fitness activities for all ages.
- Quality medical and aged care services, with calls for further investment.
- Good childcare and before/after school care options.
- Plenty of outdoor activities, including walking and cycling tracks.

Balanced growth and opportunity

- A growing economy with opportunities for small business expansion.
- Tourism potential through local attractions and events.
- Slow-paced but well-connected lifestyle, offering the best of both worlds.

Summary

In summary Greater Hume is a wonderful place to live, offering a peaceful rural lifestyle with beautiful natural landscapes, rich bird life, and well-maintained public spaces. It boasts a strong sense of community, where people genuinely support and look out for each other, fostering a friendly and welcoming atmosphere. The region provides essential amenities, including quality healthcare, aged care, childcare, and education facilities, while also being conveniently close to Albury-Wodonga for employment, health, and further services. Affordable housing with larger block sizes, along with accessible recreational activities and fitness options, enhances the area's liveability. Safe roads and a slower, more relaxed pace of life add to the appeal, making it an ideal place for families and retirees. While some services could be improved, residents take great pride in their community and recognise that these combined factors contribute to making Greater Hume a great place to live.

2. Challenges Facing Our Community

Respondents were asked, what were the main challenges facing our community (Figure 2).
Of the 1014 responses, 495 or almost half (49%) mentioned access to medical services and health care, top challenges included infrastructure maintenance, roads and bridges (405, 40%), economic development and job opportunities (396, 39%) and limited public transport (387, 38%).

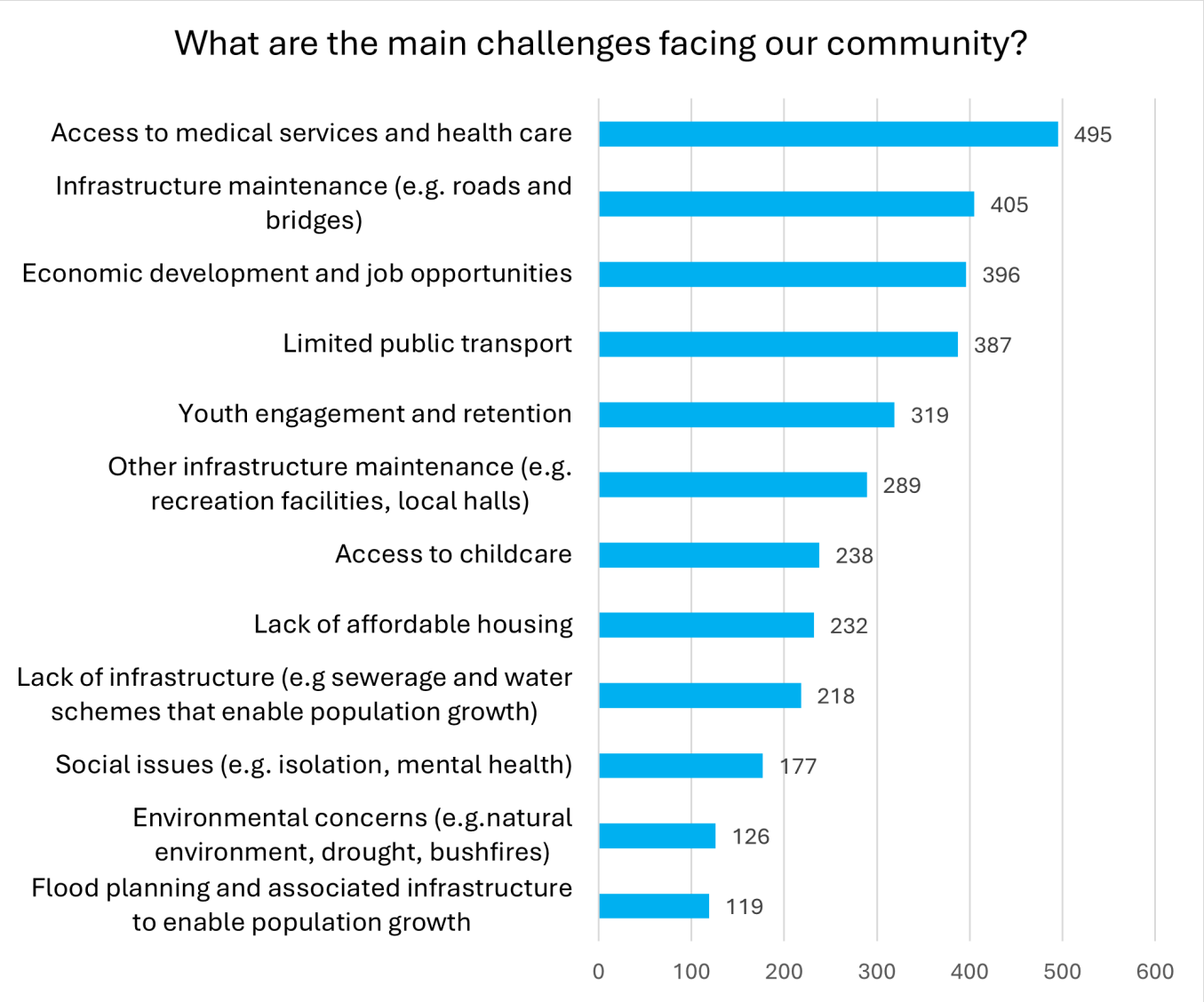

Figure 2 The main challenges facing the community

Respondents were provided with the option of providing more information. The responses (N=122) have been summarised under the following key areas:

Infrastructure and service gaps

- Poor road conditions and inadequate maintenance.
- Limited public transport options, making regional access difficult.
- Inadequate mobile and internet coverage, especially in smaller towns.

Access to essential services

- Healthcare shortages, including a lack of doctors and limited medical services.
- Limited childcare and after-school care, affecting working families.
- Aging facilities for aged care and community services.

Housing and population growth

- Rising housing costs and limited affordable rental options.
- Need for better-planned subdivisions to accommodate growth.

Economic sustainability

- Limited local job opportunities, forcing residents to work outside the region.
- Council red tape slowing small business growth and investment.
- Lack of tourism investment to attract visitors and diversify the economy.

Environmental and land use challenges

- Preserving farmland from overdevelopment and renewable energy projects.
- Maintaining public green spaces and investing in sustainable town beautification.
- Managing climate resilience, including flood mitigation and water sustainability.

Council transparency and community engagement

- Calls for improved consultation and communication with residents.
- Unequal distribution of funding across towns, with some feeling left behind.
- Need for more transparent decision-making and leadership.

Summary

The main challenges facing the Greater Hume community include infrastructure and service gaps, economic sustainability, and environmental concerns. Residents have highlighted poor road conditions, limited public transport, and inadequate mobile and internet coverage, particularly in smaller towns. Access to essential services—including healthcare, childcare, and aged care—remains a concern, with a shortage of doctors, limited after-school care, and aging facilities. Housing affordability and availability are also growing issues, with a need for affordable rentals and better-planned subdivisions. Economic growth is hindered by limited local job opportunities and council red tape that slows down small business expansion. The lack of tourism investment and business support also prevents economic diversification. Additionally, environmental challenges such as preserving farmland from overdevelopment, maintaining public green spaces, and managing climate resilience require proactive planning. Many residents feel that council communication and decision-making need improvement, with calls for better consultation, fairer distribution of funding across all towns, and more transparent leadership.

3. What would work well in your community?

Respondents were asked, what have you seen in another small council that you think would work well in your community (Figure 3). Of the 1014 responses, almost 70% (702) valued enhanced markets and local events, followed by local business support and development initiatives (617, 60%), and memorable or improved visitor experiences (458, 45%).

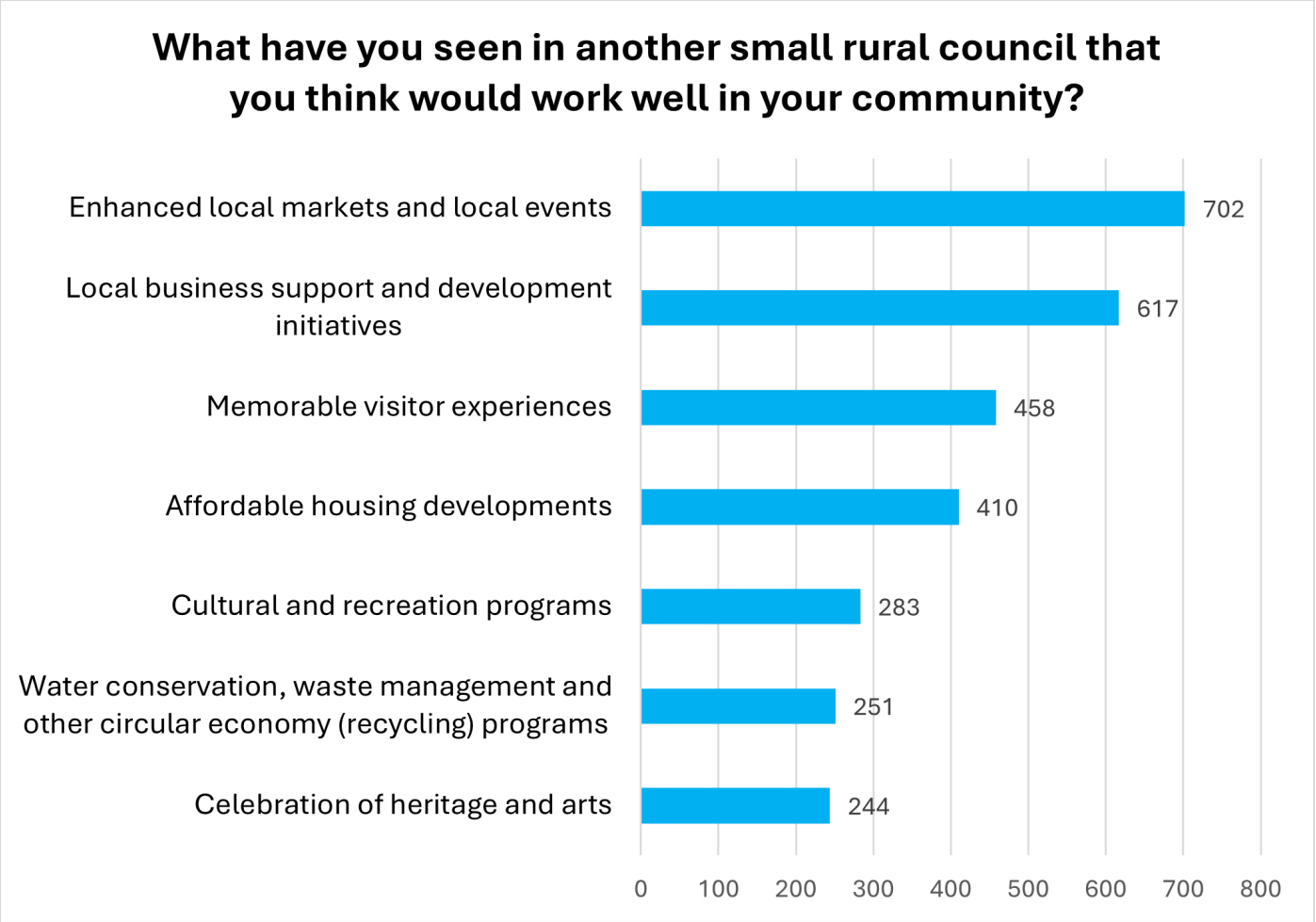

Figure 3 What would would work well in your community

Respondents were provided with the option of providing more information. The responses (N=188) have been summarised under key areas as follows:

Business and economic growth

- Streamlined development approvals to encourage small business expansion and reduce red tape
- Support for local businesses and tourism, including markets, agritourism, and silo art trails.
- Incentives for businesses to set up in smaller towns, ensuring economic sustainability across the region.

Infrastructure and connectivity

- Better road maintenance and investment in safer regional transport links.
- Improved public transport connections to regional centres like Albury and Wagga Wagga.
- Expansion of mobile and internet coverage to support home-based businesses and remote work.

Recreation and community wellbeing

- Year-round recreational facilities, such as indoor pools, splash parks, and upgraded sporting grounds.
- More walking and cycling trails connecting towns and estates for both recreation and transport.
- Investment in youth engagement programs and safe community spaces for young people.

Environmental and town beautification

- Tree planting initiatives and greener streetscapes to enhance town appeal.
- Better waste management and recycling programs tailored for rural communities.
- Sustainable water use projects, including wastewater reuse for parks and ovals

Council transparency and community engagement

- Regular town hall meetings and advisory groups to involve residents in decision-making.
- Increased digital communication, such as improved websites, mobile apps, and interactive online forums.
- Fairer distribution of funding to ensure smaller villages receive equal investment in infrastructure and services.

Summary

Other small rural councils have successfully implemented community-driven initiatives, strategic infrastructure investments, and business-friendly policies that could benefit Greater Hume. Providing support with development approvals to encourage small business growth and local job creation, reducing red tape while maintaining responsible planning. Investing in tourism, such as silo art trails, heritage walks, and agritourism initiatives, has boosted local economies and attracted visitors. Councils have also developed all-season recreational facilities, including indoor pools, bike paths, and upgraded sporting complexes, providing year-round activities for families and youth. Improved public transport connections to major regional centres have helped rural residents access essential services while retaining a strong local population. Additionally, engaging with communities through regular town meetings, local advisory groups, and transparent digital platforms has strengthened trust.

4. Priorities for the next 10 Years

Respondents were asked to rate their priorities from 1 to 11 for what they wanted to be achieved in the community over the next 10 years, with 1 being the highest priority (most important) and 11 being the lowest priority (least important).

The following table (Table 1) lists respondent's preferences in order of priority.

1	Infrastructure upgrades (roads, bridges etc)
2	Access to medical services
3	Recreation infrastructure upgrades (swimming pools, sporting facilities etc)
4	Environmentally and visually appealing water and sewerage infrastructure that enables population growth
5	Access to childcare
6	Improved communication, mobile phone access and internet
7	Beautified streetscapes, public spaces and townships
8	Management of assets such as existing halls that may be rarely used due to the development of new recreation facilities
9	Flood planning and associated infrastructure development to enable population growth
10	Environmentally sustainable initiatives including better waste management and other circular economy (recycling) initiatives
11	Improved visitor information and experiences

Table 1 Rate what you would like achieved in your community in the next 10 years

Summary

Respondents identified infrastructure, essential services, and community well-being as top priorities for the next decade. Upgrading roads, bridges, and overall infrastructure ranked highest, reflecting widespread concern about road conditions and connectivity. Access to medical services was the second-highest priority, emphasising the need for permanent GPs, improved hospital services, and better emergency response.

Recreational infrastructure upgrades, including swimming pools and sporting facilities, placed third, highlighting the importance of active lifestyles and community engagement. Ensuring water and sewerage infrastructure supports population growth was also a key concern. Access to childcare was another significant priority, underscoring the need for better early education services to support young families.

Technology and communication improvements, particularly mobile phone and internet access, were rated moderately important, as was beautification of townships and public spaces to enhance liveability and community pride. Managing existing community assets, such as underutilised halls, was also considered, balancing the need for preservation with practical use.

Long-term planning priorities, such as flood mitigation infrastructure, environmentally sustainable initiatives, and improved tourism experiences, ranked lower. While still valued, these areas were seen as secondary to immediate infrastructure, health, and childcare needs.

Overall, the community seeks well-maintained infrastructure, reliable healthcare, quality recreational spaces, and services that support both population growth and everyday well-being.

5. Satisfaction with GHC's Communication and Engagement with the Community

Respondents were asked to rate the satisfaction with Greater Hume Council's communication and engagement with the community. The indicators used in the Community Satisfaction Survey (2024) were used for the survey.

Almost half of the respondents (483, 48%), were neutral, with 238 (24%) saying they were satisfied and (223, 22%) dissatisfied.

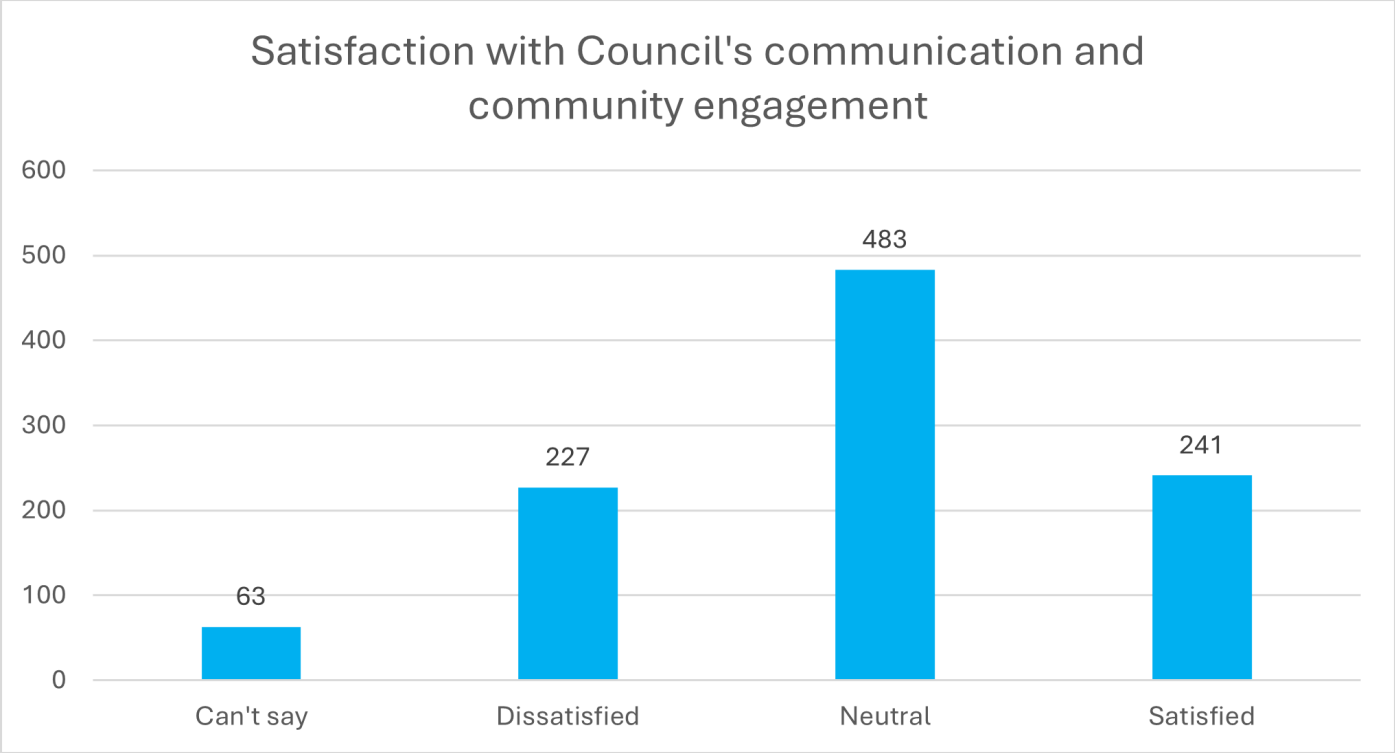

Figure 4 Satisfaction with Council's communication and community engagement

Feedback from respondents (N = 412) highlights mixed satisfaction with Greater Hume Council's (GHC) communication and engagement with the community. While some residents appreciate the availability of information and council staff responsiveness, others feel there is a lack of transparency, consultation, and proactive engagement.

What's working well

- Email newsletters and social media updates are appreciated by some residents.
- Library and customer service centres provide helpful information.
- Council meeting live streaming is seen as a positive step for transparency.
- Councillors visiting towns for face-to-face engagement has been well received.

Areas for improvement

- Lack of community consultation – Decisions are often made without proper resident input.
- Inequitable engagement – Some towns feel ignored in favour of larger centres.
- Limited communication channels – Not everyone uses social media or has internet access.
- Slow responses – Red tape and delays in responding to community concerns.
- Lack of promotion for local projects and services, such as walking tracks and small business support.
- Residents feel unheard, especially on key issues like small business approvals and local infrastructure.

Summary

Community satisfaction with Greater Hume Council's communication and engagement is mixed, with significant room for improvement. While some residents appreciate email updates, newsletters, and social media posts, many feel that council decisions lack transparency and genuine consultation. Concerns include limited face-to-face engagement, inconsistent communication across different towns, and a perceived lack of responsiveness to community concerns, particularly regarding local infrastructure, planning approvals, and small business support. Many residents feel disconnected from decision-making processes and believe that council engagement is often reactive rather than proactive. There is a strong desire for more accessible and meaningful consultation, improved digital and traditional communication channels, and a more community-focused approach that ensures all towns receive equal attention.

6. Vision and aspiration for Greater Hume over the next 10 Years

Respondents were asked how they would like their community to evolve over the next 10 years and their vision for Greater Hume.

Responses (1014) have been summarised into the following key areas:

Thriving, well-planned towns with sustainable growth

- Balanced residential expansion with appropriate infrastructure.
- More affordable housing and rental options to attract families and professionals.
- Retain rural character while improving services and amenities.

Reliable healthcare and community wellbeing

- Permanent GPs and better medical and aged care services across all towns.
- Improved ambulance response times and hospital access.
- Increased mental health and allied health services.

Safe and well-maintained roads and infrastructure

- Regular maintenance and upgrades for both sealed and unsealed roads.
- Footpaths, drainage, street lighting, and pedestrian safety measures.
- Public transport improvements for commuters, elderly, and youth.

Stronger local economy and job creation

- Support for small business growth and startups.
- Incentives to attract professionals, including doctors, teachers, and tradespeople.
- Make Greater Hume an attractive place for remote work and investment.

Vibrant tourism and heritage experiences

- Develop silo art trails, walking tracks, and cultural experiences.
- Enhance heritage towns, natural attractions, and agritourism.
- Increase marketing and signage to draw in visitors and support local business.

Quality recreation and community facilities

- Upgraded sporting grounds, pools, playgrounds, and event spaces.
- More youth activities, bike tracks, and family-friendly spaces.
- Multi-purpose community hubs for social engagement and cultural events.

A beautiful, green, and sustainable environment

- Town entrances and public spaces beautified with trees, gardens, and landscaping.
- Investment in walking/cycling trails, wetlands, and nature reserves.
- Protection of farmland and natural assets, with climate resilience strategies.

A Council that listens and engages meaningfully

- Stronger community consultation with fairer distribution of resources across all towns.
- More transparency in decision-making and project spending.
- Improved communication via social media, town hall meetings, and newsletters.

Connected and inclusive communities

- Encourage local events, markets, and multicultural celebrations.
- Ensure stronger support for youth, seniors, and families.
- More opportunities for volunteerism and community-led initiatives.

A safe and resilient region for future generations

- Strategic disaster planning for floods, bushfires, and emergency services.
- More police presence and crime prevention strategies.
- Proactive investment in technology, innovation, and sustainability to future-proof the region.

Summary

Over the next 10 years, respondents envision Greater Hume as a thriving and well-planned region that balances sustainable growth with the retention of its rural charm. They seek affordable housing, improved healthcare with permanent GPs, and enhanced emergency response services. Roads, footpaths, and public transport need significant upgrades to improve safety and accessibility, particularly for commuters, youth, and the elderly. Economic development is a priority, with stronger support for small businesses, job creation, and incentives to attract professionals. Tourism and heritage should be leveraged through silo art trails, walking tracks, and agritourism to boost the local economy. Respondents want vibrant community spaces, including upgraded sporting facilities, parks, and multi-purpose hubs, to foster social engagement. There is a strong desire for greener, more beautiful townships, with investment in landscaping, nature reserves, and climate resilience. Many call for more inclusive and connected communities, with greater support for youth, seniors, and volunteer initiatives. A responsive, transparent, and engaged council is essential, with better communication and fairer distribution of resources across all towns. Ultimately, residents aspire to a safe, resilient, and future-ready Greater Hume that provides opportunities and a high quality of life for all.

Key Tensions Identified in the Responses

ANNEXURE 5

The consultation revealed several areas where community perceptions and priorities contained inherent tensions or contradictions. These highlight the complexity of balancing different needs and expectations across Greater Hume's diverse communities. The key tensions include:

Roads: safe yet unsafe

- Roads were both praised and criticised. Many respondents valued Greater Hume's quiet roads and low traffic as a factor contributing to safety and liveability. However, poor road maintenance, potholes, and a lack of upgrades were frequently cited as making travel dangerous, particularly for heavy vehicles, school buses, and commuters.

Crime: low but rising concern

- Greater Hume was recognised for its safety and low crime rates, a key factor in its appeal as a place to live. However, some residents expressed concerns about rising crime, particularly in relation to youth loitering, vandalism, and petty theft. Calls for increased police presence suggest a growing sense of unease despite overall perceptions of safety.

Housing: affordable yet unaffordable

- Many respondents cited Greater Hume's housing as more affordable than in major cities, attracting new residents and young families. At the same time, others highlighted a lack of affordable rentals, increasing property prices, and limited housing stock as barriers to growth and liveability.

Health Services: strong and inadequate

- Residents appreciated having hospitals, medical centres, and aged care services in some towns, but concerns were raised about the availability of doctors, ambulance response times, and specialist services. While some towns had access to good healthcare, others felt significantly underserved.

Public Transport: well-located but poorly connected

- The proximity of Greater Hume to regional hubs like Albury and Wagga Wagga was seen as a major advantage, allowing residents to access employment, shopping, and medical services. However, limited public transport options mean that those without private transport, such as young people, elderly residents, and those with disabilities, struggle with mobility and access to essential services.

Tourism: untapped potential vs. need for more investment

- Many respondents recognised Greater Hume's unique attractions, including historical sites, scenic landscapes, and potential for agritourism. However, there was a strong sense that these opportunities were not being maximised due to a lack of strategic investment, marketing, and infrastructure.

Community Engagement: active but lacking impact

- Some residents commended the Council for engagement initiatives such as surveys, meetings, and social media updates. Others, however, felt that their input was not genuinely considered in decision-making, leading to frustration and scepticism about the consultation process.

Small Town vs. growth and development

- There was a desire to maintain the rural charm and strong community feel of Greater Hume while also accommodating growth and development. Some towns welcomed population expansion and new businesses, while others were concerned that excessive growth could erode their rural identity and put pressure on existing infrastructure.

Environment: valued but under threat

- Many residents expressed appreciation for the natural beauty, open spaces, and greenery of Greater Hume. However, concerns were raised about land development, tree removal, and the impact of large-scale renewable energy projects such as solar farms on agricultural land.

Council Performance: doing well but needs improvement

- Some respondents praised the Council for its efforts in service delivery, infrastructure, and planning. Others felt that certain towns received more attention and funding than others, leading to perceptions of inequity and a lack of strategic vision in some areas.

Summary

In summary, the consultation highlighted deep community pride in Greater Hume but also revealed tensions in how different issues are perceived and experienced. Residents value the region's safety, affordability, and sense of community but are also concerned about infrastructure gaps, rising costs, and access to services. These tensions suggest the need for careful, balanced decision-making that acknowledges competing priorities while ensuring all communities benefit equitably from future growth and development.

Navigating Priorities and Expectations

ANNEXURE 5

Respondents noted priorities and expectations that may be beyond a small rural council's resources. Additionally, expectations around road maintenance and upgrades as well as red tape were noted.

High-cost infrastructure such as indoor pools and splash parks

Greater Hume Council recognises the importance of working collaboratively with the community to navigate priorities and expectations, particularly for high-cost infrastructure projects such as indoor pools, splash parks, and other recreational facilities that are beyond the financial capacity of a small rural council. By fostering transparent discussions, exploring grant and partnership opportunities, and supporting community-led initiatives, Council can help communities understand why these expectations are unachievable.

Roads

Similarly, Council acknowledges that road maintenance and upgrades are a key concern for residents. While it is not possible for every road to be in top condition at all times, the Greater Hume Roads Strategy outlines how Council prioritises works based on safety, usage, and available funding. To improve understanding and engagement, Council will continue to communicate how decisions are made, what funding constraints exist, and how residents can stay informed about scheduled works and upgrades.

Red tape

Council also recognises concerns regarding red tape and the perceived delays in development approvals. While Council supports local businesses and housing growth, Development Applications (DAs) must be processed through the NSW Planning Portal, which is a state government requirement. This system can create additional layers of bureaucracy that are outside of Council's control. However, Council remains committed to advocating for streamlined processes and providing guidance to residents and businesses to help them navigate these requirements efficiently.

Summary

Navigating respondents expectation and priorities highlights the complexities of balancing diverse community needs and aspirations within Greater Hume. Through better engagement, transparency, and shared decision making, Council and the community can work together to manage expectations, address regulatory challenges, and identify realistic, achievable outcomes for a thriving and connected Greater Hume.

Final Summary

ANNEXURE 5

The Community Consultation Report serves as a comprehensive reflection of the voices, aspirations, and concerns of Greater Hume residents, shaping the foundation for the Community Strategic Plan 2025-2035. The engagement process demonstrated strong community pride, a commitment to preserving the region's rural character, and a desire for sustainable growth that enhances liveability, economic opportunity, and essential services. While Greater Hume is valued for its sense of community, affordability, and natural beauty, significant challenges remain in infrastructure maintenance, healthcare access, economic development, and council engagement. The findings reveal key tensions, highlighting the need to balance growth with preservation, development with sustainability, and investment with equitable distribution. Moving forward, the insights from this consultation will guide evidence-based decision-making, ensuring that residents, businesses, and stakeholders have a direct influence in shaping the region's future. By addressing challenges collaboratively and embracing opportunities, Greater Hume can evolve into a resilient, well-connected, and thriving region that continues to offer an exceptional quality of life for current and future generations.

Attachment A Localities

ANNEXURE 5

Respondents were asked to state their nearest locality from a list provided by Council and a Google search. Initially the locality of Carabost was omitted from the survey however feedback was obtained. As the survey was conducted anonymously, individual respondents and IP addresses were not identifiable. Consequently, a respondent's locality could only be determined if they explicitly stated it in their open-ended responses.

The following is a list of localities and expectations noted in the open-ended responses.

Brocklesby

- The town should be considered for more grants rather than funding being concentrated in larger towns.
- Advocate for a new school playground, the current playground is unsafe.

Burrumbuttock

- Improve street appearance, including the addition of more trees and beautification efforts.
- Build footpaths to better connect key areas such as the preschool.
- Upgrade sporting facilities to cater to the growing population.
- Address sewerage issues to support town growth.
- Upgrade roads leading into and out of town to handle increased traffic.

Carabost

- Include Carabost in the list of localities on GHC website and all relevant planning documents.
- Include Carabost as a locality in future consultations.
- Install signage, currently Carabost does not have any community signage.
- Work with RFS and the community to upgrade the RFS shed to enhance its functionality, making it suitable for emergency welfare operations, community meetings, and social events. The upgrade will include improvements to infrastructure, amenities, and accessibility to ensure the facility can effectively serve as a hub for both emergency response and community engagement.
- Advocate for Carabost to get a Telstra payphone facility.

Culcairn

- Expand residential housing to accommodate population growth and younger families.
- Main Street Beautification: Update and improve shopfronts, building facades, and signage to make the town more visually appealing.
- Support for new businesses, including an improved supermarket and additional hospitality options.

- More reliable access to doctors and healthcare services.
- Improved road conditions, proper drainage, and long-term road planning.
- Upgrades to the town's public toilets, footpaths, and street lighting for safety.
- Improve Recreation and Community Spaces:
    - Extend the season and modernise/upgrade the pool with better accessibility.
    - A new playground for the west side of Culcairn to accommodate new housing developments.
    - A community or indoor sports centre to keep young people engaged.
    - Painted silos and other historical attractions to promote tourism.
    - Encourage green spaces and tree planting initiatives.
- Questions about the project from our Town plan, the railway land park in the centre.
- Railway park on ARTC land to compensate for the impact of the Inland Rail.

Henty

- Address the issue of Henty becoming a satellite town where residents work elsewhere but don't support local businesses.
- Improve employment opportunities to retain people in the community.
- Beautify parks and improve town maintenance.
- Upgrade town facilities at parks, which are outdated and minimal.
- Utilise the Henty Field Days site for more events beyond just the annual show.
- Attract new businesses to open in town and provide more services to locals.
- Increase affordable housing options to support families moving in.
- Expand library opening hours to better cater to the community.
- Improve roads and footpaths, including better connectivity between residential areas and town facilities.
- Address delays in business development due to council red tape.
- Consider adding silo art to promote tourism.
- Improve medical services and access to a full-time doctor.
- Improve infrastructure such as waste and recycling services.

Holbrook

- Improve recreational spaces, including a safe running/riding track out Jingellic Rd to Halford Dr.
- Greater access to the pool – extended hours or after-hours access like Snowy Valley Council.

    - The Holbrook Gym Club allows members access anytime with a fob key, whereas the Holbrook swimming pool is very restricted in its hours.

ANNEXURE 5

    - The pool should be open past Easter as it is well-used even in warmer months.

- Parking issues at the Holbrook shopping centre – diagonal parking creates visibility issues at intersections.
- A plan for street trees—historically, all streets had trees, but now some areas lack greenery.
- Upgrade the northern service centre site.
- Clean out Ten Mile Creek (Geddes Bushwalk) for flood control.
- Improve road infrastructure.
- Develop a bike track around town that could be used for walking, running, and cycling events.
- Improve signage on the Hume Highway to better promote Holbrook attractions.
- Create a nature-based tourism attraction such as a man-made lake or large splash park at the pool.
- Install murals or silo art showcasing Holbrook's history.
- More signage directing tourists to caravan parking and other attractions.
- More housing blocks developed to encourage growth.
- Improve doctor availability and increase medical services.
- Upgrade and modernise the town supermarket.

Jindera

- Develop a safe bike/walking track connecting surrounding estates to the Jindera township.
- Improve the beautification of entrances.
- Additional childcare services to support the growing population.
- Maintain the traditional village look and limit unnecessary expansion.
- Develop a community hub for maternal health, childcare, preschool, and immunisations.
- Improve road infrastructure and footpaths for safe pedestrian access.
- Encourage subdivision of land to allow for controlled population growth.
- Install more trees along main roads to enhance the town's aesthetics.
- Build an enclosed community hall to support events and social gatherings.
- Increase street lighting, particularly in areas with new residential developments.
- Better local retail offerings—many residents currently rely on Albury.

- Advocate for an additional high school to accommodate the growing population.
- Create a ring road to manage traffic and reduce congestion.
- Extend pool opening hours to allow for greater community use.
- Improve public transport options to connect Jindera to Albury.
- Upgrade sporting facilities and introduce more options for youth activities.
- Encourage local businesses to expand, providing employment opportunities for young people.
- Improve signage to direct visitors to town amenities and businesses.
- Establish a police station in Jindera to address rising crime concerns.

Morven

- Improve road maintenance, particularly bus routes.
- Address drainage issues that cause flooding in key areas.
- Open up more land for housing development to allow for town expansion.
- Provide more recreational spaces for the community, including walking tracks.
- Upgrade local parks and playgrounds.

Mullengandra

- Improve infrastructure, including road maintenance and sealed roads.
- Upgrade the community hall to better serve local events.
- Encourage small business growth to support the local economy.

Talmalmo

- Improve communication and community engagement with Council.
- Work with the community to develop a plan for a major upgrade of the River Road.

Walla Walla

- Walla Walla-Burrumbuttock Road needs to be widened due to increased traffic.
- Investment in a sewerage system is needed to support future growth.
- Increased childcare facilities and support for before-school and holiday programs.
- Improved access to healthcare and a local GP.
- A small supermarket is needed to support the growing population.
- More frequent and reliable transport options to nearby towns.

- Ensuring enough residential blocks are available for future growth.
- Support for a youth centre, more sports facilities, and expanded community events.
- More trees, landscaping, and improved streetscapes to enhance the town's appeal.
- Upgrade the local swimming pool and add new equipment at the sports ground playground, including an inclusive accessible playground.
- Better maintained and more accessible parks, including shaded seating and a community garden.

Woomargama

- Implement a 40km/h speed limit on streets for safety.
- Improve road infrastructure, including upgrades to town entrances.
- Invest in a sewerage system to enable town growth.
- Get the service station to complete its works in Woomargama.
- Install additional street lighting for safety.
- Maintain cleaner streets, including culverts and town drainage.

Greater Hume Council

ANNEXURE 5

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