



New South Wales Government
Independent Planning Commission

TRANSCRIPT OF PROCEEDINGS

RE: GLENDELL CONTINUED OPERATIONS PROJECT (SSD-9349) AND
MOUNT OWEN CONTINUED OPERATIONS MOD 4 PROJECT (SSD-5850-
MOD-4)

COUNCIL ELECTED OFFICIALS MEETING

COMMISSION PANEL: DIANNE LEESON (Chair)
PROFESSOR SNOW BARLOW
ADRIAN PILTON

OFFICE OF THE IPC: STEPHEN BARRY
CASEY JOSHUA
JANE ANDERSON

SINGLETON COUNCIL: JASON LINNANE
MARY-ANNE CRAWFORD
Cr SUE MOORE
Cr TONY JARRETT
Cr GODFREY ADAMTHWAITE
Cr MEL McLACHLAN
Cr TONY McNAMARA
Cr SUE GEORGE
Cr BELINDA CHARLTON

LOCATION: VIA VIDEO CONFERENCE

DATE: 4.00PM, TUESDAY, 8 MARCH 2022

TRANSCRIBED AND RECORDED BY APT TRANSCRIPTIONS

MS LEESON: Good afternoon. Before we begin I would like to acknowledge the traditional owners of the land from which we virtually meet today, and pay my respects to their Elders past, present and emerging. Welcome to the meeting today to discuss the Glendell Continued Operations (SSD-9349) and Mount Owen Continued Operations Mod 4 (SSD-5850) projects, which are currently before the Commission for determination. The Glendell mine forms part of the Mount Owen Complex located in the Hunter coalfields in the Singleton local government area. The application for the Glendell Continued Operations Project would extend the life of the existing operations by establishing a new mining area to the north of the current Glendell pit to enable the extraction of an additional 135 million tonnes of run-of-mine coal over 21 years, at an increased production rate of up to 10 million tonnes per annum. Coal extracted over the life of the project would continue to be processed at the existing Mount Owen coal handling and preparation plant facilities before being transported via rail in accordance with the Mount Owen consent.

The project involves an associated modification to the Mount Owen consent to integrate with the proposed extension. While the project would continue to rely on existing infrastructure, including the Mount Owen coal handling and preparation plant, rail loop and existing Glendell mining fleet, it would require the development of a new mine infrastructure area, including associated infrastructure and services, along with construction of new heavy and light vehicle access. In addition, the project would involve the realignment of a section of Hebden Road, diversion of Yorks Creek and relocation of the historic Ravensworth Homestead.

My name is Dianne Leeson. I'm the Chair of this Commission Panel, and I'm joined by my fellow Commissioners, Professor Snow Barlow and Adrian Pilton. We are also joined by Steve Barry, Casey Joshua and Jane Anderson from the Office of the Independent Planning Commission.

In the interests of openness and transparency and to ensure the full capture of information, today's meeting is being recorded and a complete transcript will be produced and made available on the Commission's website.

This meeting is one part of the Commission's consideration of this matter and will form one of several sources of information upon which the Commission will base its determination. It is important for the Commissioners to ask questions of attendees and to clarify issues whenever it is considered appropriate. If you are asked a question and are not in a position to answer, please feel free to take the question on notice and provide any additional information in writing, which we will then put up on our website.

I request that all members here today introduce themselves before speaking for the first time and for all members to ensure that they do not speak over the top of each other to ensure accuracy of the transcript. We will now begin.

10 So welcome again, all. We have an hour set aside for this afternoon's meeting and we do value the opportunity to meet with councillors and get their perspectives on this proposal. We've had the benefit of, I think, a good meeting with Jason Linnane and Mary-Anne Crawford just earlier this afternoon, and some of their insights were quite helpful. They've advised that next Tuesday there's a motion before council, or there will be a motion before council to consider the Ravensworth Homestead, and we've worked out that, happily, our public hearing schedule aligns, that we start our public hearings Friday of next week, so after you've had a chance to deliberate and consider that motion, and we would welcome any subsequent advice from council in that regard ahead of our public hearing.

20 We have the same agenda this afternoon that we just went through with Mary-Anne and Jason. And the way we started that meeting, and I would welcome to start this one the same way, is to open it to councillors to tell us about their issues associated with the proposed mine extension, and then we can open it up to a more general discussion, I think, or questions from the Commission to get across the number of issues that we have posted. So I'm not quite sure who would like to kick us off, if there's a – do we have the, I should know this, and I'm terribly apologetic, is the mayor attending this afternoon?

MR LINNANE: No. Madam Chair, one of the problems we do have in town at the moment, in our local government area, is there is some affectation to our internet service and our mobile phone services, so there might be a few of the councillors who are trying to join that might not be able to because of those reasons as well.

30 MS LEESON: Okay, no, look, we understand that. And as I said earlier, in our earlier meeting, we welcome council making any further formal submission to the Commission as part of this and speaking at our public hearing. So we, you know, invite that. We've just had someone else trying to connect, so - - -

MS JOSHUA: Excuse me, sorry for interrupting, but I was wondering if it might be helpful if we do some introductions, if that's okay, just for the purpose of the transcript, because we've got some names that may not reflect our attendee list, if that's okay.

MS LEESON: Thanks, Casey. That's a good idea. So can we start, I don't know how your screen's working, but I can see in the top, second from right, or maybe Jason, you can ask your councillors to introduce themselves.

MR LINNANE: Yeah, certainly, Madam Chair, and I just want to note that the mayor has just joined us. So I might start with you, Madam Mayor.

MS MOORE: Thanks, Jason, sorry, I had an IT glitch. I hadn't actually used my laptop, so I had to verify my identity, so my apologies. Councillor Sue Moore,
10 Singleton Mayor.

MS LEESON: Thank you.

MR LINNANE: We have the Deputy – “Deputy Premier”, I was about to give you a promotion there, Tony.

MR JARRETT: Yeah, I'd like his wage too. Yeah, thank you, Jason, I'd like the wage as well.

20 MR LINNANE: Councillor Adamthwaite.

MR ADAMTHWAITE: Hello, good afternoon, everyone. My name is Godfrey Adamthwaite. I'm a councillor at Singleton Council. Pleased to meet youse all.

MR LINNANE: Councillor McLachlan.

MS McLACHLAN: Good afternoon, everyone. Councillor Mel McLachlan, councillor at Singleton.

30 MR LINNANE: Councillor McNamara.

MR McNAMARA: Tony McNamara, councillor at Singleton Council, and I reside at Broke.

MR LINNANE: Councillor George.

MS GEORGE: Councillor Sue George. I'm the council representative on the Mount Owen CCC.

MR LINNANE: I don't think we've got any other councillors that I can see online, but we do have Mary-Anne joining us again, and obviously myself too, Madam Chair, and Commissioner.

MS MOORE: Apologies from Councillor Hollee Jenkins, I understand.

MR LINNANE: Okay, great, thank you. And I think I can put it – there is an apology from Councillor Val Scott, and I'm going to work on the assumption that she's otherwise committed, Councillor Charlton as well, because she did indicate to me
10 earlier on that she was doing some work in response to the, the event that we're seeing at the moment.

MS LEESON: Okay. Thank you very much, then. With the introductions done, our opening statement read and a bit of a background to this project, Councillor Moore, I'm sorry, you probably missed a little bit of that, given your technical difficulties, but we were interested to hear some perspective from councillors in relation to this proposal, and unfortunately putting you on the spot, but I think as mayor we'd appreciate any opening comments you might like to make about this particular proposal. And you're on mute.
20

MS MOORE: My apologies. From a council perspective and what we've learnt through that process or what my thoughts are as far as the community's feeling?

MS LEESON: I think it's all of the above. We've had a good conversation with Jason and Mary-Anne around some of the technical issues of Ebdon, Hebden Road, I beg your pardon, the planning agreement and some land-use issues, but it's more I think council's perspective and any issues around socio-economic and environmental issues that you would like us to be paying particular regard to out of both the EIS and the department's assessment report.
30

MS MOORE: Oh, look, most of that's probably contained within the submission from council. I think we looked at that really thoroughly and I'm really comfortable that they've covered everything in the, in that submission. I know the one point of interest from councillors is still the relocation of Ravensworth Homestead and I know there's a lot of mixed feelings across the community in relation to that, very strong feelings, obviously, from the Broke sector, but there's a lot of strong feelings otherwise across various, various sectors, some of course not wanting it to be moved from where it, where it is, which would clearly prohibit the mine from progression, others that probably less so for it to move over the hill and remain onsite, be it a different location
40 onsite. So I think they're the, that's probably the one thing that's sort of still sticking

out as far as our community goes, other than the ones that would simply not want the mine to, extension to progress, anyway.

MS LEESON: Thank you. Are there any other comments that councillors would like to make to the Commission?

MR ADAMTHWAITE: Yes. I, I wouldn't mind having two or three minutes and I, it will be two or three minutes.

10 MS LEESON: For the audio transcript, this is Adam - - -

MR ADAMTHWAITE: Godfrey, Godfrey Adamthwaite, sorry. Godfrey Adamthwaite, councillor at Singleton. And I, I do have a, another life where I used to be before retirement. I was a mine manager in underground coal. Don't hate me for that, but we were a necessary industry and still are. And some of that may be reflected in what I'm, what I'm going to say. I'm, I'm sure that, I'm positive that what I've read, our submissions from council, that it covers just about everything that you, you could think of. The main points that stick out, in my mind, are that by allowing this extension to the mine, you're not allowing the creation of a new mine. You're
20 creating an extension to the mine and you may be building some new buildings, new office and workshop facilities, bathroom, et cetera, but it is keeping away from the Hunter Valley a brand new mine which blind Freddy can see that's going to dwindle and dwindle over time, there won't be as many mines open because coal is not going to be king anymore. I support the extension of the mine, that's what I'm saying there.

Now, the other thing is that I've, I have done a fair bit of looking around and investigation on the removal of Ravensworth House. And there is the two positions. There is the position 500 metres away from the mine and the new area if it is mined and the other position is several, quite some kilometres. But, in my mind, what I've,
30 what I've come up with in, I, I consider myself to be fairly well educated and have a lot, a fair bit of common sense even though some of my other councillors might think different sometimes, but, but you look at restoring or looking after heritage items, it is a big thing that's got to be done for the future generations so they can see how people lived years and years ago. But you've also got to look at, look at restoring and rebuilding or whatever onsite and what's around it. So if you built it where, rebuilt it where it is onsite, you have mines working around it and you're going to get interaction through the ground, through the air, from blasting, from machinery movements. It's going to be harder to maintain that whole house. You move it 500
40 metres away, you may be lessening that to some degree, some nth degree but by removing it out of the influence of the mines, and mostly the mines around Broke are non-existent, there's not much there at all, really, what, from what there used to be, it

is a better place. And I'm, I, I know about the, the motion going up to council and I actually, I have put my hand up to second it with, with the person that has made, moved the motion and I think that is the best place for it to go.

10 And I did a bit of research and even, I won't go into a lot of it because you're short, not much time but I'll go to the, the first part of my research, what I had listed down and it, it talks about moving, moving buildings or moving towns or moving all sorts of different sites to get them away from harm's way. And the one that comes to mind was, and it was a mutual thing, I think, but it goes back a long time. I think it was the
10 early 1900s. And a lot of people think that London Bridge is the bridge where the, the road goes up and down. Well, actually, London Bridge is in America. It's in the Arizona desert. The original London Bridge was bought by an American and he broke it down into pieces and they shipped them over to America in 900 crates. And that bridge was put back together and it now sits there on his land and it provides transport, transport connection from his mainland to an island in the lake on his property. So that has been put somewhere where it will last another 500 years. So that's basically my views, so thanks very much.

MS LEESON: Thank you.

20

PROF. BARLOW: Snow Barlow here. Councillor Adamthwaite, are you really saying you think the inevitable, you know, this is a sandstone structure and even if it is rebuilt, it probably won't be if it's moved onsite as, you know, the techniques are to lift it up as one. The migration and perhaps the dust and all those things that are in that very heavily mined area, you don't think that it will probably last there too long. And today we were, and it may be a good example, it may not be a good example but there was a question of the Warkworth Homestead that got moved just to the outside of the mine, which apparently has suffered some damage being so close to the mine. So are they fair comments that we've heard - - -

30

MR ADAMTHWAITE: I'm sorry. Your name again was?

PROF. BARLOW: Snow Barlow.

MR ADAMTHWAITE: How are you, Snow? To my knowledge, Warkworth House hasn't been moved.

MR McNAMARA: That's correct.

40 MR ADAMTHWAITE: Warkworth House is still in the - - -

MR McNAMARA: Never been moved.

MR ADAMTHWAITE: Thanks, Tony. I, I thought that was right. It hasn't been moved at all and I, I have been the, on the CCC at just about every mine in, in the Singleton area and, and am still on five. And I've been to the Warkworth Homestead several times in, in that capacity and they've done, you know, remedial work but it's in a bad position of being in amongst the, the working mines now and some of those charges they let off, you know, people can hear them 30, not, well, they can hear them but they can be felt through the ground and things on, on shelves can move, you know, 10 30, 40 kilometres away. Take that from someone that knows. I used to design shots for open cuts.

MS LEESON: Can I just clarify, is Warkworth on Wambo? Are they one and the same?

MR McNAMARA: No.

MR ADAMTHWAITE: Yes. Oh, hang on.

20 MR McNAMARA: No.

MS LEESON: We've got one "no" and one "yes". Okay.

PROF. BARLOW: So it is on Wambo?

MR McNAMARA: Yeah. I'm Tony McNamara. I was a school teacher at Warkworth and, towards the end of its life and one of the jobs that the P&C gave me during that time was to run about 20 barbecues for Japanese engineering students. And we did that, and very successfully, I might add, for the little school but that 30 building was in good enough condition to cook for 40 or 50 people and the local P&C and I did that and it was fine. And the building was in, as I said, a good enough condition to do that in a healthy environment. When I joined on council in 1999 and very quickly after we were elected, we were taken for two visits to the Wambo Coal Mine in a small bus and I was shocked, sadden at the destruction that had gone on since that time when I had been a teacher at the school until then – which had been a number of years. The back of the building had fallen into the cellar, there was rot through the timber, nothing had been cared for, the front veranda had fallen down, you couldn't possibly run a barbecue for your girlfriend up there. I just said to the guys I knew in the coalmining industry, why wasn't it moved? Why wasn't it moved away? 40 Because it was one of the originals, it was magnificent. Most of the people I'm seeing here on the screen have seen it. I just feel that that's the same event, Godfrey

Adamthwaite just described it perfectly, he's a mining engineer, he knows what he's talking about and he spoke well and accurately. It will vibrate, it will shake. The chemicals from the vibration, from the explosion will expose the bricks and anything else, and in 10 years' time or some time in the future, I can't predict how long, it won't be worth looking at no matter where it is. Move to Broke, give it a happy life, give the people of Australia a chance to have a look at some of the first architecture and building designs and how people lived with horse-drawn society, right on the banks of the beautiful Wollombi Brook and not far from the hired tourism industry of Pokolbin, one of the best we've got, and people will like to come and see it, look at it, feel it. When we did it, councillors, remember what it just felt like. I went there as a child, I didn't have the same memory as when I went there with the council and we went to every room and ask any questions we could. It's worth saving, it's a beautiful building. As for the rest of the issues that we are looking at this afternoon – I'll just join in quietly but I'm here to get that homestead from Ravensworth to Broke. Thank you for the time.

MR ADAMTHWAITE: Thanks very much, Tony, for chipping in, it was good.

MR JARRETT: Thank you. Can I add my point of view as well please.

20

MS LEESON: Certainly.

MR JARRETT: Can everyone hear me, because I'm on a – okay, thank you. Tony Jarrett, Deputy Mayor of Singleton. Just two quick – and I want to reinforce what Godfrey and Tony have said through two quick points. Firstly, this is an extension, it's not opening up a new mine, and obviously that sends a message to the community in terms of the length of period that they want that mine with its extension operational over 20-odd years. We've all got to remember that it's going to be the market that's going to really decide the future of that or how long that extension lasts for. So it will send a message into the community. I know there's members of the community who don't want, they want to see mining closure but we're not just talking about Singleton, we're talking about the whole Hunter Region as well – it will have an impact right through there. Again, I say, it's the market that will determine the length of the extension and also the impact. The other issue that Godfrey and Tony raised is Ravensworth House. Its present location it will basically fall into the quarry, is that correct, Godfrey?

30

MR ADAMTHWAITE: No, if they move it, if they move it 500 metres it won't fall into the quarry but it will - - -

40

MR JARRETT: No, I know that, but firstly, where it is - - -

MR ADAMTHWAITE: But where it is, yes, yes, it will.

MR JARRETT: Okay. The point I was making there is if they move it 500 metres I believe they're going to turn into an administrative unit for their office works et cetera. There is no way that people in Singleton Hunter Region, New South Wales, where it is can go on the mining site – because it is a mined site – and appraise, as Tony McNamara said, look at the historic value of this particular type of architecture. That won't happen. The longer it stays there, the more likely it's going to fall into the same
10 as Warkworth House. Moving it to Broke I believe it's going to be put into a village type of setting where that architecture hopefully will be restored or be able to do it. I know Godfrey gave an example of London Bridge. I also believe they moved Captain Cook's house to Melbourne – could be wrong there.

MR ADAMTHWAITE: Yes, they did.

MR JARRETT: I believe that they have been and also that they move these buildings a fair bit on other sites. There are issues there that will have to be resolved but again, the message that we are sending out into our community is that we are doing our best
20 to diversify our community because the tourism attraction that would come from a site like that design of the building would really boost Broke. Thank you.

MS LEESON: Thank you, Tony. It's certainly clear to us that there are a lot of issues around either option for Ravensworth and we've got quite a lot of work to do in terms of understanding that deeply enough, and we don't profess at this point to understand it nearly as deeply as you do as local councillors. Can I ask a question on the back of, I pick up one thing that you mentioned about the market will decide when the mine would close or mining generally I think you probably meant. It is definitely a prospect, I mean, they're seeking consent to extend the mine's life for another 20
30 years. Is council - - -

MR JARRETT: That's correct.

MS LEESON: - - - and this could be councillors or for the council staff, is council satisfied with what 's been presented in the EIS and the department's assessment report and recommended conditions around mine closure? And I think in that same vein preparedness for the contingency of early mine closure?

MS GEORGE: Sue George, councillor. I would have to say that I agree with
40 council's position that - - -

MR ADAMTHWAITE: I don't.

MS GEORGE: - - - that there is enough detail in any of the documents for mine closure, how they intend to use the land, how they're going to rehabilitate, what they're going to do with the final void, all of those things – they're really light on detail and I think it's really important that the community knows what's, what they aim to do in the future and I don't think that that detail is there at the moment.

10 MS MOORE: I agree with Sue on that aspect. I think the staff have done as good as they could do with the limited resources to pull out all of the issues across, not just the homestead, but across all the rehab, including the future uses of the mine land within suitable current legislation I guess you would say.

MS LEESON: Thank you sorry to interrupt.

MR ADAMTHWAITE: I've got a comment, can I just make a comment on that?

MS LEESON: Please.

20 MR ADAMTHWAITE: Godfrey Adamthwaite. I agree with the mayor and Councillor George that there's not really sufficient, you couldn't walk into a room, read the information and then go and plan it. There's not enough guts in there, pardon the word, to plan a property closure or rehabilitation of the final void at the end of an open-cut mine. That, the final void is the bone of contention in a lot of things. If it could be done cheap enough to fill the whole in that's the ultimate but that's not going to happen and because the reason I think that there's not as much explanation of what they're going to do or how they're going to do it, why they're going to do it, when they're going to do it is because of the unknowns. How long have we been – sorry? I thought someone spoke. Because of the unknowns, neither sides, none of the sides
30 involved in this, none of the stakeholders know how to do it because we don't know what's going to be around in 20 or 30 years or what the land may be used for in 20 or 30 years. So how can you plan for something today that's going to happen in, plan specifically to the nth degree, how do you make that plan when you've got 20 to 30 years to go? It will be like building the submarines.

MS LEESON: I'm sorry, I shouldn't laugh. Excuse me, Jason, would you like to make a comment? You put your finger up.

40 MR LINNANE: Yes, if I could, I just want to let the councillors know that I informed the IPC members at our meeting between 3.00 and 4.00 of the work that Mark Ihlein's doing. I'll just inform you that Mark's working right across all our coalmining

companies across our whole LGA to try and kickstart the process in the absence of the State Government doing what I believe it should be doing. In the absence, Mark's worked with all those mining companies, all those sites and started doing some real land-use planning on each of those sites so we can get a better understanding. Working with them, obligation-free quote I mentioned to the IPC, but work with them to understand what are the constraints, what are the opportunities, what do the existing consents look like to try and come up with a reasonable, practical, pragmatic outline of how each of those sites could be (not transcribable) could look like and then bringing it together and put them together so we have all the various parts of the jigsaw coming together to frame a systematic and holistic approach to what the landscapes could look like down the track.

MS LEESON: So my question on the back of that is, and we talked about it a little earlier, that the time frame within which we're going to have to determine this application will no doubt be well ahead of the time that you get that strategic framework and view of the world in place. And so what I would like to ask is whether council is satisfied that the recommended conditions presented to us by the department are sufficiently robust and flexible to give council comfort that that sort of thing can be taken into account either in the event of mine closure in 20 years, or even an earlier closure should market conditions change, which is I think what Councillor Jarrett mentioned.

MR LINNANE: If I could answer that on behalf of us, councillors, if that's okay.

MS MOORE: Yeah, sure, Jason.

MR LINNANE: Yeah, no, it's Mary-Anne's view, and as I said before, IPC members, Mary-Anne knows much more about this than I do, so I'd never claim to be, to have the expertise she has, but her view and our view, which I support is that, yes, we think the conditions that have been put forward in this instance are better than what we've seen in the past, and we think it certainly helps us continue that body of, that body of work that I was mentioning before. Mac, do you want to add further to that?

MS CRAWFORD: Yeah, I think it's really important to note the councillors' comments, particularly in relation to the time that it takes council staff to review applications like this, and I think it's reassuring, as I mentioned in the previous meeting, to see that the department is starting to understand council's concerns and is taking very seriously the issues that we raise in our submissions, and that we gain broader support from our councillors on as we go through that negotiation process with the department. We're more engaged and involved in that than we have been in the past, and it's been really good to see that the, that that's reflected in the conditions

that they've put forward. And as I said in the previous meeting, broadly speaking, from a staff perspective, they've addressed many of the issues that we raised in our initial submission, which was, as I mentioned to the Commission earlier, the applicant hadn't in our response, in their response to submissions. So that was really nice to see.

MS LEESON: That's good feedback, thank you. And I think by extension there's an expectation that the plans of management that are in place for the existing mining will effectively transfer across to the extension, so a consistent approach in that regard. In council's view, are those plans of management adequate as they stand?

10

MS CRAWFORD: Oh, if I may on behalf of the councillors, from a staff perspective, the existing plans of management relate to a relatively old consent, so it's nice to see that those plans of management would be contemporised into, and take into consideration issues and concerns that the community and other stakeholders would have today. Council takes a really pragmatic approach to our involvement in plans of management. As indicated, we have limited resources to be able to support post-approval condition management and review of mining projects, and we're not really the consent authority, but we do have input into things like biodiversity because it impacts our LGA and land use in our LGA. We also have feedback into rehabilitation and mine closure planning, and in some cases depending on the level of concern related to management, things like heritage, for example. But broadly speaking, we don't, we don't tend to get engaged in things like air quality, so long as the conditions reflect the concerns that council raised in our submissions. We leave that to the EPA, who are the experts in that space.

20

MS LEESON: Thank you. Thank you very much. We did cover quite a lot of territory earlier, so I'm mindful of that. Snow, do you have any more questions of council while we have the benefit of all of them, of a number of them? Or Adrian?

30

PROF. BARLOW: I don't think so. Perhaps a general question, and I think our Chair may have asked this question, but perhaps another way to ask the question about the conditions that have been suggested by the department, are there, if you think in general they're pretty good and they reflect the feedback that you have given them, are the conditions that are not there that you feel should be there? Are there some issues that are not dealt with within the conditions that you feel should have been dealt with?

MS MOORE: No, I, personally, I think the, as I said, Mary-Ann and her staff have done as good a job as they can do with the limited resources they have to address all those issues. The, the issue of the homestead, of course, has mixed feelings across it. But there is issues in relation to moving that to Broke that are outlined in the submission as well. So there's, I think council staff have covered it well, thanks very

40

much, Mary-Anne for all that work, without, without any extra money from anyone to cover off on all the work involved for these submissions. Thank you.

PROF. BARLOW: Thank you, Mayor.

MR PILTON: Can I just ask, sorry, a general question about tourism in the area. Is there any studies on the numbers of tourists and the amount of money they spend and so on? I'm saying this with regard to, you know, the relocation in Broke.

10 MR McNAMARA: There are. I'll just adjust that screen. There are. It's a vibrant industry in this area, and it has been growing like topsy. We have about 40 vineyards in Broke. There are, as I recall, around five years ago at least, there were 300 beds in bed-and-breakfasts. That would be more now. There are some seriously good restaurants in the area, a lot of accommodation. And on the weekends, the roads, the local roads and streets are full of cars. A lot of people come here as we're only 10 minutes from Pokolbin, which is the major wine tourism area in Australia. And a lot of people come out here just to experience the difference, and like the mountains, the valley, (not transcribable) and some fine restaurants. We've still got a lot of rural in, in the area, which is attractive to our friends from overseas. They love to look at
20 cattle, alpacas, horses, goats, the environment and especially kangaroos. We've plenty of them. So the tourism industry is a strong industry. It's taken over from agriculture. It's an area that used to have 40 dairy farms, so it's very fertile. Now there's one dairy farm and it's still very fertile, so. We have considerable beef industry and some subsidiaries and a race horse industry with the Freedman family, winners of the Melbourne Cup five times, just buying into the area. They know what's going on. So, yes, tourism is strong. Thank you.

MR PILTON: Thank you. And just leading on from that, given the sort of relatively constrained nature of that site at Broke, is car parking going to be an issue. I don't see
30 any proposals for car parks in the schemes that have been put up. A pretty small village if you're going to get a lot of cars heading there on a weekend.

MS MOORE: You know, there's a number of issues. I think they've been highlighted in the submission. Car parks obviously might be one that's not there. It is Crown land. It would involve the need for Crown land management plan. It would also need the grants from the community, that they're happy for it to be located there. It has flood plain issues around that particular site.

MR McNAMARA: No, it doesn't.
40

MS MOORE: I understand it has, Councillor McNamara.

MR McNAMARA: No. That's wrong.

MS MOORE: Councillor McNamara, that's fine, that's your opinion. From what I've read in documentation, it has issues around flood plain management. I'm sure the panel can read that themselves. But the other issue is, there's another issue. The, the impact on the, on the caravanning free community that utilises that land and how, how they would feel across that. But there clearly is another sector of the community that would like to, the tourism sector, obviously, that would like to see those, those issues resolved. But they still remain as issues. Commission, there, there is Belinda
10 Charlton, who is one of our new councillors, has now just joined and also Mel McLachlan is one new councillor. They, they might like to take the opportunity to make comments 'cause they weren't part of the original submission that council put forward. So if you could give a bit of time to them, that would be appreciated.

MS LEESON: No, that's fine. And I was going to acknowledge that we've had a couple of people join the meeting that weren't on our list, so we will just need to (not transcribable) get the details correct for the record before - - -

20 MR ADAMTHWAITE: Can I just make a comment on what Sue and Tony have just been talking about?

MS LEESON: Quickly, please, because then I think we'd like to hear from - - -

MR ADAMTHWAITE: Rightio. Real, real quickly, as issue, as Sue called them issues. I don't think they're issues. They're constraints. And constraints and problems can all be solved by people sitting down and talking about it cheerfully, I suppose, and amicably. So I wouldn't call them issues. They're constraints. Thank
30 you.

MS LEESON: Noted. Thank you. And we did acknowledge earlier that we understand council's meeting on this issue next week so we'll no doubt get a considered view of council in due course. But if I can quickly go to the two new councillors that are there, and if they have any comments that they would like to make, the Commission's more than happy to hear them. Councillor Barton?

MS CHARLTON: Charlton.

40 MS LEESON: Charlton. I beg your pardon.

MR McNAMARA: Councillor Charlton and we've got Councillor McLachlan.

MS CHARLTON: Can I let Councillor McLachlan go first, just till I catch my breath? Sorry, I've just run back in.

MS LEESON: Certainly. Councillor McLachlan?

MS McLACHLAN: Thank you. I obviously have only just come in on this, so I haven't been part of all of it but I do agree in context with the comments of Councillor Jarrett in relation to the homestead in that by leaving it where it is or moving it only a short distance, it's going to not allow the community to use that, to see it, to experience it and to be part of it, so I think from the community people that I've spoken to that, that's a considerable issue for them. But I know that there are other parts of the community that, that want to leave it there and, and I understand that, as well. But I think for the, the greater benefit of our community, that would be the direction that I personally see it going. Otherwise, look, that's pretty well my input for the moment. So I can hand over to Belinda.

MS LEESON: Thank you. Have you caught your breath?

MS CHARLTON: Yes. It's been a busy day with, just helping people with flooding and other emergencies, so, again, I'm a new councillor. I'm not fully across the proposal, so my comments need to be taken into context. However, what I would like to raise is that I, I noted in some of the commentary that there wasn't a proposal to consult with Aboriginal people in the area. I think it's because it was situated on this parcel of Crown land. I think it's incredibly important. This area has for so many years dealt really with our Aboriginal community in a poor way. There has been some consultation paid by mining companies to, you know, move things around. The Morrison Collection, which is principally from this area, now sits in Canberra. It's disjointed from our local people. So any proposal that is due to take place, I think should have at least a respectful discussion with the Aboriginal people in this area about how it may impact them and regardless of whether it's on council land, Crown land or, or whatever, I think those conversations are really important and really need to start happening in a more respectful way.

MS LEESON: Thank you very much for your comments. We've probably talked about as much I think of Ravensworth and the Broke option and the option of staying onsite that we can without sort of pre-empting council's further considerations next week. I don't think we, as Commissioners, had anything else we particularly wanted to talk - - -

PROF. BARLOW: Not from me, thank you, Chair.

MS LEESON: - - - this afternoon.

MR PILTON: Not from me.

MS LEESON: So I'll, sorry, Jason.

MR LINNANE: Thank you, Madam Chair. I just wanted to take the opportunity to just let my councillors know that the issues that both myself and Mary-Anne
10 canvassed with you in the earlier session of today were based on the, the document that I supplied to the, the councillors last Friday through the briefing note, and, again, last night. So there was nothing, nothing new that came out of that. It was just a, a broad conversation around, around those issues and where we are specifically around making sure we get the right approach to long term maintenance of the, of, of any, any relocated Hebden Road, making sure the Commission understood our position as a councillor in regards to the, the, the process to close Hebden Road under the Roads Act and how we saw that being different to the Environmental Planning and Assessment Act and how we thought that that was a, any, any negotiation in regards to
20 the quantum of compensation will be done on a commercial basis like it would be done between any other, any other party wishing to purchase or wishing to sell a, an, an asset in the commercial realm.

We spoke about the, the conditions that have been provided or promoted to the IPC by the Department of Planning, Infrastructure and, and Environment and our, our broad support for the position that, that aligns closely with our adopted Planning Agreement Policy and also aligns very well with our adopted Community and Economic Development Fund. I mentioned to the, the Commission, the, the, the issues that, that we'd raised and made sure the Commission was aware that this was not in any way, shape or form council staff or council not supporting the proposal to go to Broke, just
30 articulating the issues that we think need to be worked through in a considered and, and planned and, and resourced manner. I also made sure the Commission was aware that the notice of motion was going to be considered by council at our meeting next week. And last but not least, our general support for the other, the other issues that were brought to the attention of the Commission through our, our initial response to the EIS and also our response to the submissions and our general support for the conditions that the department had put forward in, in regards to those matters. Thank you, Madam Chair.

MS LEESON: Thank you. That's fine. We will bring this afternoon's meeting to a
40 close. We do appreciate the council's time in speaking with us. As I said earlier, we will be receiving formal submissions. We welcome any further formal submission

from council before the deadline and also participation at the public hearing, which will (not transcribable) next week. So on that basis, if we can thank you for your time again and your various contributions, we'll close the meeting.

RECORDING CONCLUDED

[4.48pm]