

Objection to Wilpinjong Modification 3 – Extension of Pit 8

Dear Minister,

I am writing on behalf of my family to formally object to the proposed Wilpinjong Modification 3 (Mod 3) – Extension of Pit 8. We oppose the proposed expansion by Peabody Energy which seeks to expand its existing opencut mining operations to the immediate boundary of Wollar Village and into the Wollar Creek catchment area. We reject the claim by Peabody Mining that the local and regional impacts of this proposal would be moderate and '*similar to current operations*'. Extending an opencut coal mine to the boundary of a village and extending into a new water catchment is a substantial change to the scale and nature of Wilpinjong Coal Mine (WCM) operation and we would have expected and hope it is considered as such.

In addition, we oppose the proposal on the grounds that it is not simply a modification but the first stage of a new expansion that would extend the mine to opposite the village, essentially surrounding it. We believe that this proposal should not be considered in isolation but within this context of Peabody's greater objective.

As local residents and landowners we want to address our specific local concerns and offer our personal experience and community perspective. We would like it noted however, that we oppose this project on a greater scale. Faced with dire climate predictions there is an immediate need for a commitment to transition into renewable energy sources. Wollar village sits at the gateway to the Central West Orana Renewable Zone (CWOREZ) and is perfectly placed to accommodate, facilitate and benefit from this transition. The expansion of Pit 8 would directly compete with the CWOREZ. The continued approval and expansion of opencut coal mining within and adjoining the states signature renewable energy zone is incompatible.

Our family has a long connection with the area and community. My partner grew up in Mudgee and I moved to the area when I was 19. With no immediate plans for a family of my own at that time, I still remember thinking what a great place Wollar was to raise a family, both the community and the environment. We are representative of a move back into the area and can attest to it continuing to be an active and vibrant community. We made the decision to move back with the perception that Peabody's Wilpinjong coal mine was winding down operations, and looking forward to the new opportunities that would emerge from this wind down.

Consultation on this significant expansion project has been poor. Apart from this opportunity to comment, no effected local landholders, including our family, have been directly contacted regarding this proposal. The 30 day exhibition period and formal opportunity to respond to it is grossly inadequate and accumulated within the school holidays, limited warning, thousands of pages of information, no formal tertiary qualifications, and someone living and managing the day to day requirement of a large

rural property. Therefore, given the time restraints the following key issues are provided in condensed summary form for your further consideration and assessment.

Pit 8 expansion within context – Gateway to a larger project

WCM’s Pit 8 extension is the first phase of a much larger expansion. Peabody is developing an application to extend the mine (Pit 9 and Pit 10) into the area directly opposite Wollar Village and is open about this intention.

In a CCC meeting on 3 September 2025, when asked ‘*When is Pit 9 and 10 project looking at being submitted?*’ Peabody’s representative replied “*estimated early 2029*”.

Given this admission, the extension of Pit 8 expansion should be considered not in isolation, but in the context of Peabody’s larger expansion plan. This ‘modification’ is clearly the Trojan horse of Peabody’s continuation of mining further down the valley and to ultimately surround Wollar Village and should be assessed within this context.

Concerns with Planning Process

In addition, instead of being treated as a new project requiring a comprehensive Environmental Impact Statement and independent scrutiny, this project has been lodged as a ‘modification’ to the existing mine.

‘Modification’ assessments are not determined by the Independent Planning Commission but can be approved by departmental staff through the Minister’s delegate. This process removes the right for public merit review through the NSW Land and Environment Court, therefore limiting transparency and accountability. Similar issues have arisen elsewhere in NSW, where other coal companies have used modifications to bypass thorough and robust assessment and public scrutiny, despite obvious significant new impacts.

Under NSW planning law, modifications must be “*substantially the same*” as the approved project. We cannot see how the Pit 8 extension proposal can be considered as being ‘substantially the same’ as WCM’s current approved operations. We discuss the significant divergence from current mining operations throughout this submission, however to offer one clear example here, the proposal predominantly lies outside and extends well beyond WCM’s currently approved mine boundary and lease. The proposed new opencut mine pit would extend to the immediate boundary of Wollar village (within 400m) where there is no ridgeline between the mine and village. This in itself would have high impacts on essential rural service access and community facilities, that serve both the immediate community and are part of an important wider rural network. As such this project should not be assessed as a ‘modification’ but as a *stand alone* project.

Proximity to Village

Small villages like Wollar play a vital role in the social, economic and cultural fabric of rural life in Australia. They serve as hubs for surrounding farms and outlying properties (like ours) and are an important intersection for the outlying rural community. They provide access to essential services like mail delivery, emergency meeting points, and training, facilities and volunteer mobilisation for services like the Rural Fire Service (RFS). The relationships formed in small communities like Wollar underpin the success of local volunteer organisations including the RFS which is essential and integral to the safety of the region as a whole.

Beyond rural services, small villages like Wollar act as gathering points for recreation, cultural activities and community events. In Wollar, the community hall, managed and maintained by the community, is a base for functions and meetings and renowned for its afternoon tea spreads. We come together for workshops, community art projects, and the usual social gatherings of community life including reunions, funerals and dances (and sometimes all 3 combined). We host school holiday workshops where families come from not only rural properties but the wider region including Mudgee, Rylstone and Kandos, and we light up the hall for our annual Christmas lights extravaganza. People appreciate the village atmosphere and continue to return.

All this serves to foster social cohesion, reduce rural isolation and help to maintain mental health and well-being. We feel it is important to pad out some detail and context to the community as there was barely a mention of it or the Wollar village itself in Peabody's proposal.

It's deeply concerning for us to see how underplayed the proximity of the proposed opencut mine pit extension is to Wollar Village. The village is barely noticeable on Peabody's maps and there is no mention of community facilities or their role. These facilities include - Wollar Community Hall, the Recreation Ground, Public Playground, Rural Fire Service (RFS), Waste Depot, Wollar Cemetery and the Mail Collection Centre, which all serve and support the wider community and locality. The Wollar Recreation Ground is entirely absent in the proposal and we request this is addressed. We also request that clear detail of the proposed pit extensions proximity (distance in metres) to all community facilities be provided and assessed.

If Pit 8 is extended to the village boundary, both local residents and visitors using community facilities will be subject to disturbing noise, dust and blasting, and the impact of spontaneous combustion odour, which has not been adequately assessed. The proximity of an opencut mine approx 400m from the village (LCZ4) (p54) would make it near impossible to use these facilities, be it for social gatherings, RFS training, or simply having to negotiate travelling through the mine to collect mail. This presents a high level loss of amenity that will not be mitigated and we ask you consider and evaluate both the

immediate and long term loss of this social amenity, which has not been considered in the assessment.

In addition, this assessment should include the ongoing experience of solastalgia within the community.

Social Impact Assessment

We object to the lack of community consultation and consideration within this assessment. The current Social Impact Management Plan (SIMP) had no consultation with the CCC or the Wollar Community itself (as required by Condition 68).

Peabody's current Social Impact Management Plan for the current approval (SIMP) identifies throughout, that operations will start ramping down in 2025. This has encouraged people including our family, to start returning to the Wollar district, and for community organisations to start planning to rebuild.

“Operational employment at WCM is expected to decline from 2025 from a workforce of approximately 564 personnel, to approximately 360 personnel in 2032, and then to 149 personnel for the twelve months prior to the mine’s closure in December 2033, upon which employment will cease, with the exception of a small number of personnel overseeing the decommissioning process” (p 21).

“The closure of WCM will be welcomed by the Village of Wollar residents and may be viewed as an opportunity for progressive regeneration of the area. This presents an opportunity for WCPL to work with MWRC and interested local stakeholders on closure planning that supports local aspirations for the Wollar area” (p 22).

Aspirations identified during consultation for the SIMP referred to a property buy-back scheme from WCM to increase local private ownership, and the introduction of further housing development and land management enterprises (p 88 Table A11 *Summary of Significance - Closure*).

The Social Impact Assessment identified seven positive social outcomes if this proposal does not go ahead, and only two negatives. The community has been expecting the complete closure of the mine by 31 December 2033, not the uncertainty around an ongoing development application to keep expanding mining operations and increasing social impacts into the future. The proposal to extend Pit 8 adds to future uncertainty and stress levels, further threatening mental health and wellbeing.

Renewables Zone – Opportunity and Opportunity Cost

Wollar village and vicinity is within and adjoining the Central West Orana Renewable Zone (CWOREZ). It is the most established REZ in the country and yet we are still fighting coal expansions in it. It is forecast to support an annual average of about 1,850 direct jobs in the local area during construction, and about 930 ongoing operational jobs. The assessment of Pit 8 expansion overlooks regional employment opportunities presented by the current and rapid implementation of the CWOREZ. An extension of Pit 8 is not needed to provide regional jobs and this should no longer be used as a justification - the Central West is experiencing a huge workforce shortage for renewable energy projects, construction, and housing.

Our home looks out over BP's Goulburn River Solar farm, which is currently in its construction phase. While there is some local disruption such as increased road use and construction noise, we welcome this and other renewable projects in the area including Wollar Solar farm. While we are directly affected by both mining and renewable industries, we note their stark juxtaposition. Increasingly, poor air quality and low visibility from mine dust in the air has meant we can sometimes barely see the solar farm. And on hot gusty days there is so much dust in the air we have mistaken it for bushfire smoke.

How does the government pose to manage the conflicting and competing industries within this area? The Pit 8 extension assessment does not address this. In particular, the conflicting interests and issues of residual dust impacts on solar farms, competition for workers, infrastructure use, and the sterilisation of large tracts of land that could potentially support both the tens of thousands of hectares required to meet biodiversity offset commitments of currently approved renewable and mining projects and renewable industries and farming. In comparison to alternative land use economies, this project would result in a sterilisation of the landscape. This should be further considered and assessed within the proposals economic analysis.

The commitment to renewable projects in the region, including the CWOREZ present a real opportunity for landowners to benefit from the potential investment of \$25 billion dollars in private investment. Note that the Pit 8 extension proposal is within the identified investment zone for the CWOREZ.

Last week the Minister for Climate Change, Energy and Environment, Penny Sharpe, published a media release titled '*\$140 million biodiversity investment for Central-West Orana REZ puts conservation and renewables hand-in-hand*'(23 October 2025).

'The landmark strategy will guide how up to \$140 million in biodiversity offsets is spent in the region... As well as delivering long term conservation priorities, this will create new opportunities for landholders, support local jobs and drive outcomes for the region... and deliver real, local and lasting outcomes for the environment and local landowners'.

This commitment provides direct opportunity for alternative land uses, that would be permanently removed by the proposed modification.

The assessments economic analysis does not consider or address the '**opportunity cost**' of the project. Opportunity cost represents the potential benefits that are missed out on when choosing one alternative over another. We believe the concept of opportunity cost should fundamentally direct the decision making process regarding Peabody's proposed Pit 8 extension, and that that cost does not add up.

Dust and Noise Impacts

We question why the proposal doesn't acknowledge that the mining operation would be moving closer to remaining private property such as ours. We have serious concerns about the increase in noise impact and object to the adequacy of the proposals noise impact assessment.

The noise levels of the WCM current operation have increasingly caused us great disturbance and stress. As the opencut has moved further down the valley, we have experienced noticeable increased noise levels at home. This occurs 24 hours a day but is most stressful throughout the night. From our beds at 3am there is a clear mechanical hum that sounds like a train passing through, but the train never leaves. This effects our quality of life, wellbeing and ability to rest. We know this impact is experienced by the wider community. We have contacted the EPA regarding the ongoing and escalating noise.

Our property adjoins the Goulburn River National Park and any noise impact at our home can be heard in the National Park campgrounds and throughout the park as a whole. Visitors to the park have commented on this. Apart from the general hum, blasting from the mine is extremely loud, also heard throughout the national park and effecting visitors experience. An expansion of Pit 8 would see an increase in these impacts.

Within the Wollar village itself, the noise levels have been inaccurately derived. They do not take into account that Wollar Community Hall is an RFS designated Neighbourhood Safe Place, and that people would be sleeping in the hall in times of emergency. In addition, it is very likely that blasting impacts within Wollar Village will be greater than predicted. The Community Hall and Recreation Ground are within the boundary of impacts from full blast capacity. Impacts on the structural integrity of remaining houses in the village is not assessed and this is a key issue for future opportunities to return properties to private ownership. Furthermore, no noise levels have been set for Wollar Recreation Ground as a community facility, and low frequency noise is not assessed as required.

While the noise impacts of the mine may not be a rationale in itself to refuse the Pit 8 extension, they do contribute to adverse social impacts and this is a ground for refusal.

We maintain that the resulting social and health impacts from increased noise, dust, blasting and 24-hour mining operations adjacent to Wollar Village are not sufficiently addressed in the proposal.

The poor air quality generated in this locality from the **current** WCM operations is also not reflected in the proposal. The model for the air quality assessment uses data from the years 2022/23 as representative of the long term local conditions around WCM. These were unusually wet years, and are not representative of the norm. This adds an obvious and significant bias to the data as dust particles are less present in wetter conditions. Years that experience drought and bushfire have been excluded from the modelling studies, further skewing the data in favour of the mining operation.

Note that the assessment shows that annual average concentrations of PM₁₀ and PM_{2.5} particles above the standard, will be very close to Wollar community facilities. This means there will be times in Wollar when the national standards for air pollution will not be met (Fig 15 (p 27 (34)) and Fig 17 (p29 (36)).

Visual Impact and Access

Wollar Village (LCZ4) is identified as 'high sensitivity' (Table 31)(p 153) in the proposals *Landscape Characteristic Impact Summary*. We strongly object to the claim that the magnitude of impact will be low, and that Landscape Character Impact moderate. All should be considered high. In addition, we question the accuracy and neutrality of the impressions presented. The visual impacts in the proposal are misleading. For example, Viewpoint 3 (Fig 31) (p 157) 'View from village' is highly misleading. There is no ridgeline protecting the village from the proposed opencut pit extension. Machinery, dust, blasts and overburden would all be in view.

The impact of WCM Pit 8 extension on the access road for residents and landowners of Mogo Rd is not adequately represented or addressed in the proposal. Driving through an open cut mine to access your home and property is not a low impact. This would have a significant daily visual intrusion for locals landowners but also will compromise the visitor experience for anyone entering Goulburn River National Park. Residents of Mogo Rd and visitors to the National Park would have to drive past and through mining operations. This is a high impact.

Viewpoint 2 Fig 30 (p 156 (171)) Mogo Rd facing proposed new mined area is highly misleading. The photo should be closer to the intersection with Ulan-Wollar Rd. This will be closer to the rail line with the proposed realignment, facing directly into open cut mining operations including the removal of rocky outcrops.

Tourism Impact

For visitors to the Upper Hunter, villages (like Wollar) are an appeal of the rural landscape. They foster and support the tourist economy. There is value in preserving these places not only for the ongoing viability of regional communities but also for maintaining the character and appeal of the broader rural landscape for those who come to experience it.

Wollar is an access points to Goulbourn River National Park, and Mogo Rd is the only access road into the park. Essentially, visitors to the park would be driving through an open cut mine to access it. This should be considered as a high impact and loss of social amenity. As we know on a road trip, its not just the destination but the journey. The proposed pit extension through the Mogo Road entrance would have a high tourism impact.

The Big River and Spring Gully campgrounds are the only National Park camping within an hour of Mudgee. Our property looks over the park and know they are busy campgrounds, well frequented by both locals and people from afar. The park is an of value to the region for both visitors and locals. It supports recreation, tourism, quality of life, conservation and the economy. Pit 8 and Peabody's future plans jeopardise this conservation and tourism asset for decades and yet Goulburn River National Park is not even mentioned in the economic assessment, visual, or EIS. It should be categorised as high sensitivity (LCZI).

We feel that the loss of amenity to this National Park is in its own right reasonable justification for a full environmental assessment and for this project to not be merely classified as a 'modification'.

Water GDE and Groundwater Impact

The proposals analysis of ongoing impacts on Wollar Creek and associated groundwater systems is inadequate. No monitoring has been done within the area of Pit 8 mine expansion to establish a baseline or measure impacts from current mining operations, and therefore surely there is inadequate data to understand the impacts of this expansion.

Furthermore, Peabody's existing mining operation is currently not managing water on site. Notably it has breached trigger levels in groundwater management. As such, the modelling and predictions within the proposal should be considered as unreliable. Competent water management should be fundamental to existing operations.

Permanent alteration of flows to Wollar Creek and the destruction of groundwater systems will have lasting negative consequences for local ecosystems and water

security. Terrestrial Groundwater Dependent Ecosystems (GDEs) have not been adequately assessed including those within the boundary of Wollar Village that provide significant ecological and aesthetic values.

The proposal does recognise that the extension of Pit 8 would impact on natural surface and groundwater systems, stating;

“The Action would involve extension of the existing, approved Pit 8 which would be expected to have.. measurable incremental effect on alluvial aquifers associated with Wilpinjung Creek and Wollar Creek (Att 1 - Figure 11). These incremental increased effects may include reduction in creek baseflow and groundwater upflow.”

It also further acknowledges the *“Riparian vegetation on Cumbo, Wilpinjung and Wollar Creeks in the vicinity of the Action may potentially be classified as a GDE, and could be affected by the Action.”* There appears however, to be no reference on how the proposed actions indirect impacts are considered within the assessment of impacts to GDEs or habitats.

Given the presence of a range of vegetation associations along these impacted watercourses and alluvial systems, and the acknowledged potential of these vegetation types to be GDE, surely it is likely the proposed modification impacts will extend beyond the assessors area of direct impact associated with the mine disturbance area.

Impacts on Biodiversity

The supporting documentation recognises the proposed action areas will directly impact on approximately ~ 148 Ha of habitat for a wide range of species, with the direct mine disturbance area comprising of 90% native vegetation.

The proposal assesses the potential indirect impacts on biodiversity, often contradicting itself in areas by acknowledging indirect impacts will occur but failing to recognise or consider these indirect impacts in the significance assessments within the supporting documentation (HunterEco 2024) and (Biodiversity Monitoring Services 2025).

The direct and indirect impacts will result in the loss of habitat for a range of Critically Endangered (CE) species, including areas of ‘Important Habitat’ for the Regent Honeyeater and Two Threatened Ecological Communities (TECs), Central Hunter Valley Eucalypt Forest and Woodland and White Box Yellow Box Blakely’s Red Gum Woodland and Derived Native Grassland (Box-Gum Woodland).

The indirect impacts are also likely to significantly impact on the Koala and result in the loss of both foraging habitat and potential maternity caves for microbat species, Large-

eared Pied Bat. It is therefore considered extremely likely that the proposed actions impacts would have a significant impact on these species.

With regards to impacts on biodiversity, we wish to highlight the below specific impacts and comments on the deficiencies within the documentation.

Regent Honeyeater

The Goulburn River NP and adjoining associated habitats were subject to confirmed breeding sites for the Regent Honeyeater in 2024 and 2025, one of only a limited number of locations in the country, highlighting the significance of the locality to the species and justification for the areas of Mapped Important habitat in NSW. The further expansion of open cut coal mining, that includes the removal of ~20 ha of these mapped “Important Habitats” and ongoing landscape wide changes, that remove foraging and potential breeding habitats and further fragment these habitats have the potential to both directly and indirectly impact on this species.

As I write this submission, a neighbour has sent us through live footage of 2 fledgling Regent Honeyeaters feeding with a parent at her nearby property on Mogo Rd. This site is the only successful breeding site nationwide this season (see Fig 1).



Fig 1. Regent Honeyeater breeding site, Mogo Rd, 29 October 2025

The proposal inadequately considers potential indirect impacts on the Regent Honeyeater including;

- a reduction in the north-south regional connectivity corridors through the creation of barriers to these pathways. Specifically removing the existing stepping stones of remnant vegetation linking areas of key important habitats for the species and secure conservation reserve estate.

- the loss and /or reduction in foraging resources beyond the mine disturbance areas associated with changes to GDEs and riparian vegetation
- the facilitation of environmental changes across the landscape resulting in the increased abundance and dominance of disturbance specialist avifauna (Noisy Minor), resulting in the displacements and reduction in potential foraging and breeding habitats

Given the precarious population status with an estimated <250 birds remaining, it is unclear how the proposal can conclude any other position than the direct and indirect impacts of the proposed action having a significant impact on this species.

Indirect Impacts to wildlife connectivity

The proposed action will significantly impact on connectivity across the landscape, creating a long-lasting barrier in the form of an open cut void and associated infrastructure between highly significant conservation areas including National Park reserve estate, and remnant vegetation that has likely potential to reduce the viability of a range of species population and movement patterns.

Of note the Mod 8 Extension includes the removal of key stepping stone patches of remnant native vegetation between the GRNP to the north and remnant vegetation (See Fig 2).

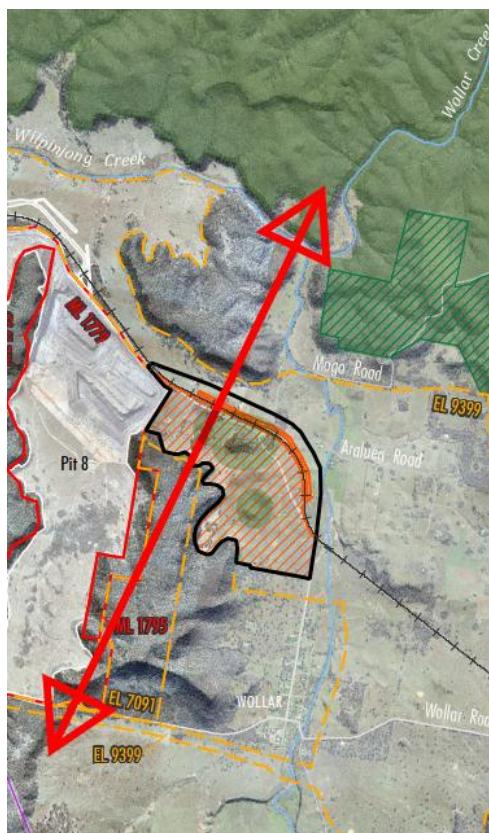


Figure 2. Pit 8 extension impacts on landscape connectivity and habitat for MNES, including loss of important remnant patches of habitat forming stepping stones (Highlighted green)

Importantly this barrier is likely to impact the local movement corridors for recorded populations of Koala including those recorded by the proposed actions surveys to the north and regionally significant populations to the south of Wollar. The assessment acknowledges the recorded presence during targeted survey of the Koala immediately to the north and south of the proposed mine disturbance area.

Large-eared Pied Bat (*Chalinolobus dwyeri*); and Corben's Long-eared Bat (*Nyctophilus corbeni*).

The proposed action will remove ~150 ha of foraging habitats for at least two MNES bats species and expand an opencut coal mine in the immediate proximity to known breeding habitats and maternity sites for the Large-eared Pied Bat.

The assessment acknowledges the indirect impacts associated with the proposed action may include the disruption and/or loss of these breeding and maternity sites. These impacts are potentially SAI.

Box Gum Woodland

The assessment acknowledges that the proposed action will have a direct impact on at least 123 ha of derived grassland areas much of which are identified as being floristically representative of the TEC.

The significance assessment fails to consider potential indirect impacts of the proposed action on the community, including known edge effects associated with open cut coal mining on vegetation, including impacts to natural hydrology, dust, pathogen and weed incursions and disruption of pollination.

Biodiversity Value

The assessment makes minimal reference to 'Areas of Outstanding Biodiversity Value' as listed under the NSW Biodiversity Conservation Regulation 2017 and fails to recognise or describe the proposed actions impacts and proximity to the adjoining conservation reserve estate of Goulburn River NP.

Impacts to the Mudgee-Wollar Key Biodiversity Area (KBA) Area, mapped areas of "important Habitat for Regent Honeyeater and the fact these significant areas of biodiversity are mapped by the NSW 'Biodiversity Values Map' which identifies land with high biodiversity value, such as native vegetation, threatened species habitat and creek lines, that is particularly sensitive to impacts from development.

Indirect Impacts

With regard to indirect impacts the proposed action the assessment only acknowledges "*Indirect impacts to the Large-eared Pied Bat (*Chalinolobus dwyeri*) may occur as a result of blasting/vibration impacts on breeding individuals beyond the Action Disturbance*

Footprint. Dust, noise and light spill are also potential indirect impacts that could reduce habitat quality for this particular species.

And “measurable incremental effect on alluvial aquifers associated with Wilpinjung Creek and Wollar Creek (Att 1 - Figure 11). These incremental increased effects may include reduction in creek baseflow and groundwater upflow”

The assessment fails to consider or assess the likely additional indirect impacts associated with the proposed action including but not limited to;

- Connectivity
- Edge effects
- Weed dispersal
- Light and noise
- Groundwater down
- Increased pest species

Indirect impacts are generally not considered within the assessment of the proposed actions supporting documentation (HunterEco 2024) and (Biodiversity Monitoring Services 2025).

Wiradjuri Cultural Heritage Impact, Ongoing Connection and Opportunity Cost

Pit 8 extension would add to the accumulated loss of Aboriginal cultural heritage and spiritual landscape for the Wiradjuri Nation causing the destruction of an additional 15 sites within the proposed mine expansion. The Rocky Hill cultural heritage site should never have been approved for destruction and it appears that its belated protection under the current approval for Pit 8 is being used as a distraction. It should not be used to detract from the destruction of 15 additional sites.

The Wiradjuri community is active in the Wollar community and future planning for Wollar includes a return of local indigenous Wiradjuri people to the village. This has been facilitated through successful land claims. The high impacts of extending Pit 8 to the edge of the village would make this unviable, as the village would remain unliveable. We ask that this be assessed further.

Rural Network and in Conclusion

In conclusion, we want to re-emphasise that Wollar community and village does not exist in isolation but is part of a bigger **rural network** made up of small communities.

The rural network itself depends on villages like Wollar to maintain infrastructure and access to emergency services, for social inclusion and well being, and in ensuring that

the broader region remains resilient and connected. The loss of this network is hard to equate.

We cannot express enough how stressful the prospect of this proposal is to the rural community of this area. The proposed Wilpinjung Coal Mines Pit 8 extension has been assessed to contribute limited short term economic benefits, however we ask you to consider this in relation to the proposals complex and varied opportunity costs.

We would be happy to host you at the community hall to discuss the proposal and any of the points raised.

Thank you for considering this submission.

Sincerely,

Melanie Pegg and family.