





Culcairn to Wagga Wagga Gas Pipeline

**MOD 1 Uranquinty Compressor Station –
Social and Economic Impact Assessment**

APA Group

06 August 2025

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Glossary and acronyms

Acronym/term	Definition
APA	APA Group
DPHI	Department of Planning, Housing and Infrastructure
EP&A Act	NSW <i>Environmental Planning and Assessment Act 1979</i>
GHD	GHD Pty Ltd
LGA	Local government area
SEIA	Social Economic Impact Assessment
SSI	State Significant Infrastructure
UCS	Uranquinty Compressor Station

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1. Introduction

East Australian Pipeline Pty Ltd, part of APA Group (APA), own and operate the Culcairn to Wagga Wagga Pipeline (the project), an 88 km natural gas pipeline extending from Wagga Wagga to Culcairn in NSW. The pipeline is authorised by Pipeline Licence No. 23 issued under the *Pipelines Act 1967* on 1 October 1997. The project was transitioned to a State Significant Infrastructure (SSI) project and operates under SSI-65512969 approval in addition to Pipeline Licence No. 23.

APA is proposing to modify the SSI-65512969 approval under Section 5.25 of the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act) to construct and operate a compressor station, namely the Uranquinty Compressor Station (UCS) at Uranquinty, NSW. The compressor station will form part of the larger East Coast Grid Expansion project currently being undertaken by APA, which seeks to expand the gas transportation capacity of the East Coast Grid of Australia.

GHD Pty Ltd (GHD) has been engaged to prepare the Culcairn to Wagga Wagga Gas Pipeline Modification 1 - Uranquinty Compressor Station report (Modification Report), and this accompanying Social Economic Impact Assessment (SEIA), to support the proposed modification (Modification 1) to the SSI-65512969 approval.

1.1 Purpose and scope of the SEIA

This SEIA has been prepared in response to comments received in a letter by APA from the NSW Department of Planning, Housing and Infrastructure (DPHI) following the submission of a Scoping Report dated 18 January 2024 (DPHI, 2024a). The letter stated that APA is required to assess the potential social and economic impacts associated with workforce accommodation requirements of the proposed modification. Given the scope of the proposed modification, only construction impacts require assessment in this SEIA.

As such, this SEIA:

- Has been prepared in accordance with the NSW Department of Planning, Industry and Environment's *Social Impact Assessment Guideline* (hereafter referred to as 'the SIA Guideline') (DPE, 2023a).
- Describes the existing social and economic environment.
- Assesses the potential socio-economic impacts associated with the workforce accommodation requirements for the construction phase of the proposed modification.
- Recommends measures to mitigate and manage the identified impacts.

1.2 Limitations

This SEIA: has been prepared by GHD for APA Group and may only be used and relied on by APA Group for the purpose agreed between GHD and APA Group as set out in Section 1.1 of this SEIA.

GHD otherwise disclaims responsibility to any person other than APA Group arising in connection with this SEIA. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this SEIA were limited to those specifically detailed in the report and are subject to the scope limitations set out in the SEIA.

The opinions, conclusions and any recommendations in this SEIA are based on conditions encountered and information reviewed at the date of preparation of the SEIA. GHD has no responsibility or obligation to update this SEIA to account for events or changes occurring subsequent to the date that the SEIA was prepared.

The opinions, conclusions and any recommendations in this SEIA are based on assumptions made by GHD described in this SEIA (refer Section(s) 2.7 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

1.3 Summary of the proposed modification

1.3.1 Location

The site for the proposed modification (the proposed modification site) is located on Lot 781 / DP 878179 in Uranquinty, NSW. The land is owned by APA and located within the Wagga Wagga local government area (LGA). The proposed modification site is adjacent to the Uranquinty Power Station (constructed in 2008 and commissioned in 2009), which is owned and operated by Origin Energy.

The existing Uranquinty Power Station is located adjacent to the northern and eastern boundaries of the proposed modification site. Ancillary infrastructure for the power station runs along the eastern boundary of the proposed modification site, which connects to the existing Uranquinty Power Station.

The proposed modification site location is presented in Figure 1.1.

1.3.2 Modification activities

The modification comprises construction, operation and decommissioning of a compressor station, including interim and full rehabilitation of the proposed modification site.

Construction

Construction of the UCS is anticipated to commence in the second half of 2026, pending relevant approvals. The UCS construction will take approximately 12 months (plus a three-month commissioning period). The UCS will have a construction and operation footprint of 4.6 ha and will be wholly contained within Lot 781 DP 878179 (GHD, 2025a).

The majority of construction would be undertaken within the recommended standard construction hours in accordance with the *Interim Construction Noise Guideline* (DECCW, 2009), which is Monday to Friday between the hours of 7am to 6pm. In addition, approval would be sought to undertake work outside of standard construction hours being:

- Saturday: 7am to 6pm
- Sundays and/or public holidays between 7am to 6pm.

The Noise and Vibration Impact Assessment (GHD, 2025c) has been prepared and outlines mitigations and management measures to address associated impacts. The construction of the UCS will require an average workforce of 40 personnel, with a peak of 65 personnel over the 15-month period (including commissioning). Mobilisation and demobilisation of the workforce will likely be from the nearest airport (i.e. Wagga Wagga) (GHD, 2025a). The workforce will commute to the site each day as there is not proposed to be an on-site temporary workers' accommodation camp over the construction timeframe (GHD, 2025a).

Additional information on the construction activities associated the proposed modification can be found in the Culcairn to Wagga Wagga Gas Pipeline Modification 1 – Uranquinty Compressor Station report (GHD, 2025a).

Operation

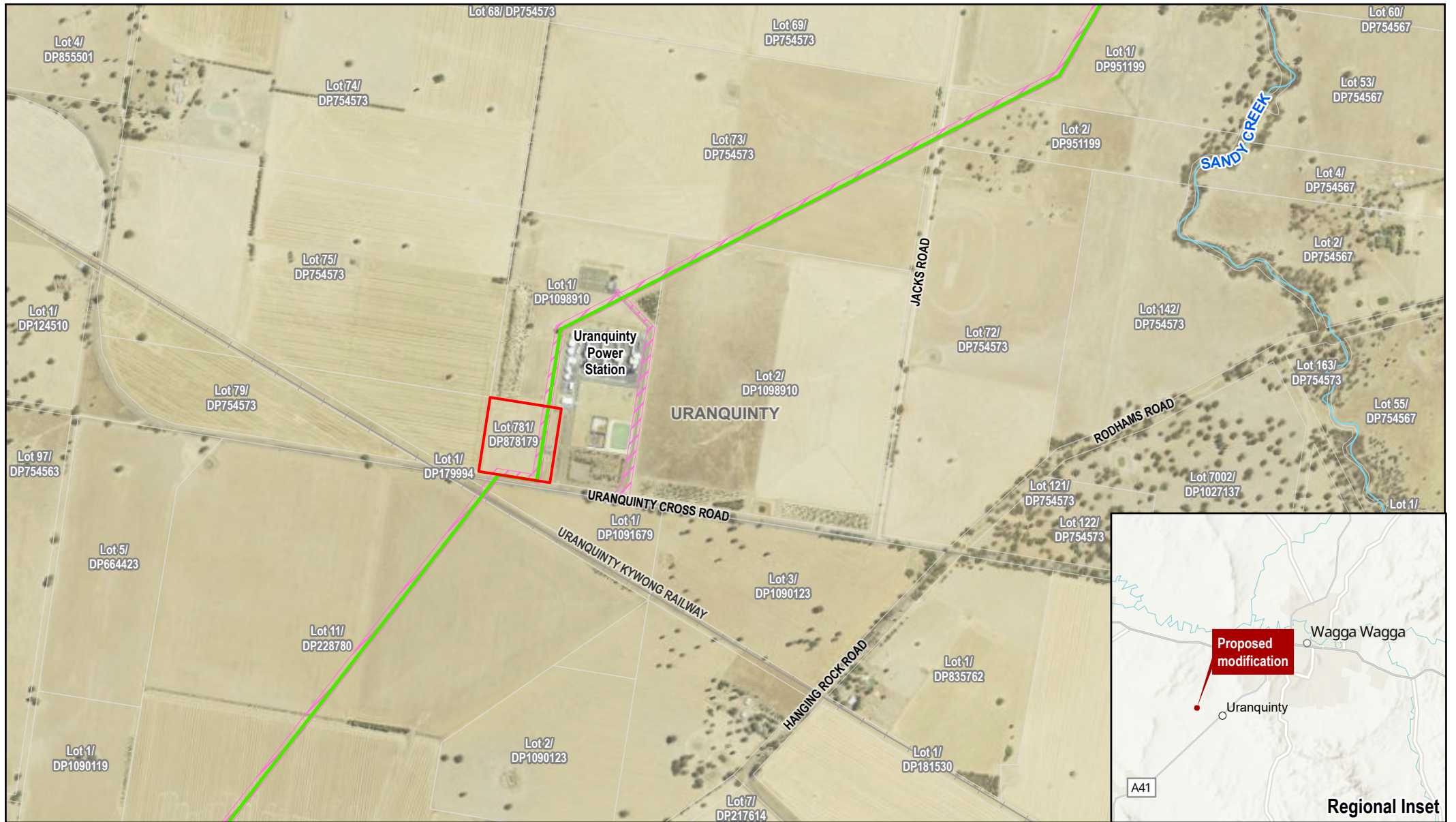
Once constructed, the compressor station will have an average design life span of approximately 25 years. The UCS is designed to operate remotely without onsite staff for most of its working life. It would be operated remotely from APA's control centre in Brisbane and can operate up to 24 hours per day, seven days per week. Ongoing maintenance of plant and equipment would be undertaken as part of the operations.

If personnel are required to be present at the site, operation activities will be carried out during daylight hours unless an emergency requires work to be carried out at night.

Rehabilitation and decommissioning

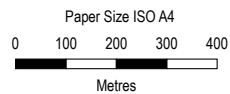
Interim rehabilitation strategies would be employed during construction and operation of the UCS as per the conditions of approval, including minimising dust generation, soil erosion and weed incursion. Permanent rehabilitation would occur following the final use of the site and decommissioning of the UCS.

The decommissioning phase will likely involve rehabilitation of temporary disturbance areas back to their original state, which may include filling excavated areas, reinstating topsoil and revegetation of disturbed areas. The proposed modification site will be rehabilitated progressively as construction activities are completed. The site will be fully rehabilitated following decommissioning of the compressor station at the end of its life.



LEGEND

- Proposed site
- Culcairn to Wagga Wagga pipeline
- Easement
- Railway
- Lot
- Waterway



Map Projection: Transverse Mercator
 Horizontal Datum: GDA 1994
 Grid: GDA 1994 MGA Zone 55

East Australian Pipeline Pty Ltd
Culcairn to Wagga Wagga Gas Pipeline –
MOD 1 Uranquinty Compressor Station
Socio-Economic Impact Assessment

Project No. **12614690**
 Revision No. **0**
 Date **10/06/2025**

Location of proposed modification

FIGURE 1.1

2. Methodology

This Section describes the methodology followed to prepare this SEIA in accordance with the following guidelines:

- The SIA Guideline (DPE, 2023a)
- DPE. (2023b). Technical Supplement – *Social Impact Assessment Guideline for State Significant Projects*. Government of NSW. Hereafter referred to as the ‘SIA Technical Supplement’
- Vanclay (2003). *International Principles for Social impact Assessment*.
- Vanclay et al. (2015). *Social Impact Assessment: Guidance for assessing and managing the social impacts of projects*.

In the context of this SEIA, socio-economic impacts are understood as the consequences that people and communities experience as a result of project-induced changes that affect the way they ‘live, work, play, relate to one another, organise to meet their needs and generally cope as members of society’ (Burdge & Vanclay, 1996).

As outlined in the SIA Guideline (DPE, 2023a), socio-economic impacts can involve changes to one or more of the following social values:

- **Way of life**, including how people live, how they get around, how they work, how they play, and how they interact each day.
- **Community**, including composition, cohesion, character, how the community functions, resilience, and people’s sense of place.
- **Accessibility**, including how people access and use infrastructure, services and facilities, whether provided by a public, private or not-for-profit organisation.
- **Culture**, both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings
- **Health and wellbeing**, including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health.
- **Surroundings**, including ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.
- **Livelihoods**, including people’s capacity to sustain themselves through employment or business.
- **Decision-making systems**, including the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.

2.1 Determining the social locality

The social locality is the geographical area of social influence of an existing operation or a proposed development. For the purpose of this study, the social locality includes the people and communities most likely to experience changes to existing socio-economic conditions resulting from accommodation requirements of the proposed modification. The social locality includes a local and regional study area, as outlined in Table 2.1.

Table 2.1 Social locality

Social locality	Description	Relevant statistical area
Proposed modification site	<p>The proposed modification would be located on Lot 781 DP 878179 at the address 302 Uranquinty Cross Road, Uranquinty. The proposed modification includes the development of the UCS, of which the individual elements are outlined in Chapter 3 of the Modification Report.</p> <p>The proposed site is land owned by APA and located in the Wagga Wagga LGA. The proposed site is about 4.6 ha in size and located approximately 3.2 km north-west of the town of Uranquinty, NSW.</p> <p>Main access to the proposed site is via Uranquinty Cross Road. An existing access road is present within the proposed site, which also provides access to the metering station.</p>	N/A

Social locality	Description	Relevant statistical area
	The proposed site is adjacent to the Origin owned and operated UPS. The UPS is located adjacent to the northern and eastern boundaries of the proposed site. Ancillary infrastructure for the power station runs along the eastern boundary of the proposed site which connects to the UPS. Lot 781 is bounded by agricultural land to the west and the Uranquinty Cross Road to the south. Agricultural land is located to the south of the proposed site, opposite Uranquinty Cross Road.	
Local study area	The local study area includes the township of Uranquinty, which has a population of 910 people (ABS, 2022). Residents and businesses (including any short-term accommodation providers) within the local study area could experience direct impacts and benefits from the construction of the proposed modification.	Uranquinty (SAL)
Regional study area	The regional study area includes: <ul style="list-style-type: none"> – Wagga Wagga LGA which contains the local study area of Uranquinty township. – The city of Wagga Wagga is located approximately 17 km northeast of Uranquinty and 20 km northeast of the proposed modification by road. Wagga Wagga is the closest commercial, industrial and service centre to the proposed modification site. – The Riverina Region and NSW have also been used as a regional benchmark, where relevant. 	Wagga Wagga LGA Riverina (SAL4) NSW (State)

2.2 Scoping potential impacts

The purpose of the SEIA scoping phase is to undertake a preliminary assessment of the potential positive and negative socio-economic impacts that may occur as a result of workforce accommodation requirements for construction the proposed modification. The scoping process was undertaken to help focus the assessment, identify the potential social values that may experience change, the areas the SEIA will focus on, and the level of assessment for potential socio-economic impacts.

The potential socio-economic impacts associated with the workforce accommodation requirements for construction of the proposed modification are shown in Table 2.2.

Table 2.2 Potential socio-economic impacts

Socio-economic impact theme	Description
Accommodation and housing	Impacts associated with short-term and long-term accommodation within the local study area.
Social infrastructure	Impacts associated with access to social infrastructure (i.e. health and emergency services) for the community within the local and regional study area due to the presence of a non-resident construction workforce.
Economy, business and employment	Impacts associated with the local and regional economy, including employment and procurement opportunities and pressure on industries reliant on short-term accommodation.
Access and connectivity	Impacts on the ability and way that people move between places and interact either within the local study area, or when moving between the local study area and elsewhere.
Wellbeing and cohesion	Actual and perceived impacts on social cohesion and safety and community concerns associated with a non-resident construction workforce for the proposed modification. Impacts associated with actual or perceived changes to social, environmental, or cultural features that people in the local and regional study area value.

2.3 Establishing the social baseline

The social baseline establishes the current social characteristics within the social locality for the SEIA. The social baseline is used to inform the prediction of the potential socio-economic benefits and impacts of the proposed

modification. A social baseline has been prepared for the proposed modification footprint, local study area and regional study area, as shown in Table 2.3 below.

Table 2.3 Social baseline topics and indicators

Area	Description of topics and indicators
Proposed modification footprint	<ul style="list-style-type: none"> – Existing land use – Key natural features and immediately adjacent industrial features
Local study area	<ul style="list-style-type: none"> – Local amenity and character of the area – Select demographic and economic indicators for the suburb of Uranquinty – Key features, including any roads, businesses, or short-term accommodation providers
Regional study area	<ul style="list-style-type: none"> – Location, history, and character of the area – Community values and priorities – Values and interests of Traditional Owners and local Aboriginal communities – Economic overview – Social infrastructure – Accommodation and housing

2.4 Stakeholder consultation

APA has been engaging with the community and other key stakeholders throughout the planning and scoping phases of the proposed modification. Chapter 5.2 of the Modification Report (GHD 2025a) describes these activities, the stakeholders engaged, and issues and comments raised.

Stakeholder consultation for the SEIA was undertaken to facilitate an exploration of socio-economic issues and opportunities with key local stakeholders by the SEIA team. Due to the strategic and focused scope of this SEIA on construction workforce accommodation, two stakeholders were contacted via email and telephone to invite them to participate in an interview or respond in writing to SEIA questions. One interview was undertaken via teleconference on 28 April 2025. This discussion was semi-structured in nature and a flexible interview protocol was prepared to guide the conversation. One stakeholder chose to respond in writing via email.

The list of stakeholders who participated in an interview is provided in Table 2.4.

Table 2.4 Stakeholder interviews conducted

Stakeholder group	Organisation name	Date
Local Government	Wagga Wagga City Council	Written response provided Wednesday 7 April 2025
Local business / industry	Wagga Wagga Business Chamber	28 April 2025

Per the scope of this SEIA (Section 1.1), all questions focused on the impact and management of the construction workforce accommodation requirements as expressly requested by DPHI:

- Current baseline conditions of the local community, specifically with regard to the availability of housing and accommodation for visitors and residents
- Potential concerns, impacts or benefits that may result from the workforce accommodation requirements of APA's proposed modification
- Opportunities for APA regarding the management of accommodation and housing impacts

Outcomes of SEIA consultation are provided in Section 3.

2.5 Description and assessment of socio-economic impacts and benefits

Following the scoping of social issues described in Section 2.2, socio-economic impacts were confirmed using a data triangulation method, whereby multiple sources of information were assessed to confirm socio-economic impacts. These data sources are summarised below:

- The modification description to understand the proposed activities that would influence social aspects
- Baseline conditions against which the social changes / impacts were measured
- Outcomes of the stakeholder consultation undertaken for the SEIA, and the modification, to understand the existing environment and stakeholder views on potential socio-economic changes brought about by the modification, specifically changes associated with workforce accommodation requirements
- Relevant draft and final technical studies prepared for the modification report to gather technically sound evidence to identify and assess the socio-economic changes associated with workforce accommodation requirements.

The evaluation of the identified socio-economic impacts was undertaken using a likelihood and magnitude significance rating, based on the significance criteria outlined in the *SIA Guideline* (DPE, 2023a) and *Technical Supplement* (DPE, 2023b), and shown in Table 2.5, Table 2.6, Table 2.7, and Table 2.8.

Table 2.5 Defining likelihood levels of socio-economic impacts

Likelihood level	Meaning
Almost certain	Definite or almost definitely expected (e.g., has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

Table 2.6 Dimensions of socio-economic impact magnitude

Dimensions		Details needed to enable assessment
Magnitude	Extent	Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people? Which location(s) and people are affected? (e.g. near neighbours, local, regional, future generations).
	Duration	When is the social impact expected to occur? Will it be time-limited (e.g. over particular project phases) or permanent?
	Severity or scale	What is the likely scale or degree of change? (e.g. mild, moderate, severe).
	Intensity or importance	How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? This might depend on the value they attach to the matter; whether it is rare/unique or replaceable; the extent to which it is tied to their identity; and their capacity to cope with or adapt to change
	Level of concern / interest	How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity.

Table 2.7 Defining magnitude levels for socio-economic impact

Magnitude level	Meaning
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20 percent of a community.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area.
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Minor	Mild deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Minimal	Little noticeable change experienced by people in the locality.

Table 2.8 Socio-economic impact significance matrix

		Magnitude level				
		Minimal	Minor	Moderate	Major	Transformational
Likelihood	Almost certain	Low	Medium	High	Very high	Very high
	Likely	Low	Medium	High	High	Very high
	Possible	Low	Medium	Medium	High	High
	Unlikely	Low	Low	Medium	Medium	High
	Very unlikely	Low	Low	Low	Medium	Medium

This matrix applies to both positive and negative social impacts resulting from changes resulting from the proposed modification. The risk rating then determines if mitigation or management actions are required to address the social impact. Negative socio-economic impacts with a risk rating of medium, high or very high require mitigation or management actions.

2.6 Recommended socio-economic impact mitigation measures

The recommended socio-economic impact mitigation and management strategies provided in this SEIA seek to both enhance the benefits for stakeholders and communities and manage or mitigate negative impacts from worker accommodation requirements of the proposed modification. The SEIA also references various specialist studies produced to support the modification report for mitigation/management of specific impacts.

The recommended mitigation and management strategies were developed using adaptive management principles, recognising that impacts may change over time, and that ongoing monitoring of impacts would provide the flexibility to accommodate such changes. Section 7 presents the recommended mitigation measures for each socio-economic impact and benefit identified in Section 6.1 and re-assesses the likelihood and consequence of the impact assuming implementation of the mitigation measures.

It should be noted that the degree to which community members may experience socio-economic impacts associated with worker accommodation requirements will vary based on factors such as perceptions and individual values, sensitivity to change, distance from the proposed modification, and duration people experience the impacts over. While the assessment of residual risks takes this into consideration, a risk rating for the majority of stakeholders affected by the identified potential impact has been applied. The risk rating would however be higher or lower for some stakeholders given the subjective nature of socio-economic impacts which varies based on a stakeholder’s ability to adapt to impacts.

2.7 Data limitations and assumptions

The following limitations to the assessment are noted:

- The assessment was undertaken based on publicly available information, consultation undertaken as part of the SEIA assessment, and technical assessments undertaken as part of the broader Modification Report process.
- ABS census data was used to develop the social baseline profile of the social locality. Census data is collected every five years, with the demographic data presented in this SEIA including the most recent 2021 Census (ABS, 2022), and 2016 Census data has been used where relevant (ABS, 2017). As such some of the data used in the existing conditions (Section 5 of the report) may not fully capture demographic change from this date. However, this information is sufficient for the purposes of understanding the potential beneficial and adverse effects of worker accommodation requirements of the proposed modification.
- Data collected from the ABS has been done so with the understanding that slight adjustments have been made throughout the dataset to ensure confidentiality is maintained. Small discrepancies are therefore expected.
- This SEIA has focussed on the socio-economic impacts, benefits, and challenges associated with the construction workforce accommodation requirements of the proposed modification, per the scope of this assessment (Section 1.1). The scope of this SEIA was developed in response to DPHI's advice to APA in a letter dated 18 January 2024.
- It is assumed all information and data provided by APA Group is accurate.

3. Community and stakeholder engagement

3.1 Engagement for the Modification Report

Consultation with key stakeholders has been ongoing during the development of the proposed modification and will continue as needed, through all stages of the assessment of the modification and following its determination.

The ongoing consultation supports:

- compliance with statutory requirements and expectations
- an informed community and key stakeholders
- understanding and incorporating community feedback and key issues raised on the proposed modification.

Communication methods to date have included face-to-face and video conference meetings, phone calls, two mailouts, and meetings with key stakeholders. As a general approach, APA has attempted to obtain contact details for identified sensitive receivers to engage directly with the potentially impacted parties.

3.1.1 Community consultation letters

An initial community consultation letter describing the proposed modification was mailed out to identified residences within a 10 km radius and within the town of Uranquinty in February 2024. The letter was sent to about 500 properties, including:

- Properties located in the town of Uranquinty to the east of the proposed modification site.
- Properties located within 5 km of the proposed site, in particular properties surrounding the proposed site to the north, west and south.

Four community responses were received regarding the proposed modification. An overview of the responses received are provided in Table 3.1. APA has responded to all responses received and continues ongoing consultation with nearby community members.

A second round of community consultation letters to these stakeholders were distributed in April 2025 to provide updated information and ensure that community members had a further opportunity to provide input and stay informed about the proposed modification. One community stakeholder responded during this second round of community consultation letters which has been responded to. There were no concerns raised by the community at this stage.

Table 3.1 Summary of responses to the community consultation letters

Community member	Date	Comment
Resident 1	28 February 2024	Raised noise concerns due to the Origin Uranquinty Power Station.
Resident 2	28 February 2024	Requested information on location of compressor station in relation to the Uranquinty Power Station and Uranquinty town.
Uranquinty Progress Association	28 February 2024	Requested information on proposed modification including location, size and impacts to residents and farmers.
Phil McMurray, Director of Wagga Wagga City Council	28 February 2024	Requested general information to provide to community meeting occurring that day.
Rachel Whiting, CEO and Director of Regional Development Australia - Riverina	15 April 2025	Requested information on the proposed modification including equipment the compressor will consist of, HV power lines and what opportunities will be available for local businesses.

3.2 SEIA consultation

This Section presents a summary of key issues and opportunities raised by stakeholders during interviews. These have been categorised into key themes that are summarised in Table 3.2.

Table 3.2 Outcomes of SEIA consultation

Theme	Detail	Where addressed in this SEIA
Accommodation and housing	<ul style="list-style-type: none"> – Availability of accommodation and housing remains a key issue for stakeholders within the Wagga Wagga LGA. Low vacancy is expected to continue for the next 8-10 years. – Wagga Wagga has very stable accommodation occupancy rates both mid-week and on weekends due to business, projects, tourism and visiting friends and family. Stakeholders identified a current market gap of 300-400 rooms based on projected visitor growth and unaccommodated demand due to gaps in the market (e.g. quality and style of accommodation versus visitor expectations). This gap excludes the impact of the additional workers expected through construction. – Wagga Wagga’s accommodation occupancy regularly peaks at over 90% throughout the year in line with the city’s major events calendar. At 90% occupancy, the remaining rooms available are likely to be poor quality or significantly overpriced. – There is likely to be a deficit of available rooms in 2026 during peak event times. This deficit is most likely to impact other visitors who cannot plan a trip in advance (e.g. visiting due to medical reasons, funerals, defence march-outs, and participatory sporting events where teams and draws may not be confirmed until closer to the event). – Most accommodation stock is generally considered average to fair, with many properties estimated to be 30–40 years old and requiring significant investment to meet modern standards. Where project staff occupy the better-quality rooms, then only the lower quality offerings are available to other visitors, presenting a reputational risk for the city’s ongoing visitor markets. – High levels of occupation experienced in the city leads to a consistent source of income for accommodation providers and local businesses. – The high levels of occupancy can also lead to higher wear and tear of accommodation facilities, particularly where there are high rates of room turnover. Operators struggle to find time to refurbish rooms, possibly presenting additional reputational risk to the city when visitors experience a poor-quality offering. – The high levels of occupancy have been known to trigger opportunistic pricing practices that disadvantage ‘non-project’ visitors. – The city’s accommodation pool does include pub-style accommodation. However, this may not be suitable to everyone’s needs due to lack of accessibility, potential for noise and proximity to alcohol and gambling. When a project books out a significant proportion of rooms in traditional accommodation there is a limited pool of suitable accommodation left for other business and visitors. – The proposed modification will exacerbate an already constrained accommodation market, particularly where FIFO/DIDO are required. – There is a known pipeline of projects commencing in 2026 which is expected to further increase demand for accommodation and housing in Wagga Wagga. The cumulative impact of all projects occurring in the region will place additional strain on available accommodation and potentially drive up prices and limit availability for other visitors and businesses. – There is no temporary or short-term accommodation available in Uranquinty. – Housing in Uranquinty is more affordable for residents and still allows the Wagga Wagga lifestyle and connections. The township was described as an ‘up-and-coming’ area. – The use of accommodation and housing by construction workers has been noted as impacting the growth of the tourism industry for Wagga Wagga. – Wagga Wagga was described as being ‘quite expensive’ to rent or buy. A key selling point to live in Wagga Wagga has previously been that the city 	<p>Section 5.3.3 Section 6.1.1</p>

Theme	Detail	Where addressed in this SEIA
	<p>is affordable while allowing for a great lifestyle, but this is changing as costs increase for rent and home buyers.</p> <ul style="list-style-type: none"> - The rental market in Wagga Wagga is constrained. Within Wagga (at an SA2 level) the current vacancy rates range between 0.63% - 1.05% (dated September 2024). Overall average for Wagga Wagga LGA is 1.08% (December 2024). 	
Social infrastructure	<ul style="list-style-type: none"> - The use of local accommodation and housing by construction workforces was noted as having some impact on the health industry, which relies on local housing to supply health professionals in the region. 	Section 6.1.2
Economy, business and employment	<ul style="list-style-type: none"> - During SEIA consultation, it was noted that local businesses (particularly those in hospitality) are experiencing the positive flow on effect of construction workers staying in nearby accommodation facilities and spending locally. Hospitality businesses which neighbour accommodation providers experience this the most. - Some concerns were raised regarding the longevity of local businesses once regional construction and developments are complete. - Opportunities and recommendations which support and provide for local businesses will be viewed favourably in the region. 	Section 5.3.2 Section 6.1.3
Access and connectivity	<ul style="list-style-type: none"> - General connectivity issues exist which need to be addressed to support the growing city of Wagga Wagga. 	Section 6.1.4
Community wellbeing and cohesion	<ul style="list-style-type: none"> - During SEIA consultation, one stakeholder noted it was good to see the workers in town and spending locally to support businesses. - Homelessness was noted as a social issue in Wagga Wagga, and during SEIA consultation was associated with availability and affordability of housing. 	Section 6.1.5
Recommendations	<ul style="list-style-type: none"> - It was noted during SEIA consultation that some project proponents have approached hotels and other accommodation providers in the past with an opportunity and agreement to update their facilities, with a guarantee that the proponent would get to use a percentage of the rooms available. Generally, this was described as being a favourable and positive as there is a clear benefit for both parties. - While it was noted that APA are not looking to build temporary accommodation facilities for the proposed modification, one stakeholder noted there is a business in Wagga Wagga which provides prefabricated houses and this may be a 'quick' solution if required. - Forward planning is required to ensure businesses are prepared to support workforce. - Source the construction workforce locally where possible and feasible. - Consider short term stay accommodation providers rather than traditional commercial rooms (e.g. AirBnB). - Use of or development of legacy workforce camps. 	Section 7

4. Legislative and policy context

This Section provides an overview of the legislation and policies relevant to this SEIA, as described in Table 4.1.

Table 4.1 Review of policies and plans

Title	Description and relevance to this SEIA	Relevance to this SEIA
State government		
EP&A Act	<p>APA is seeking approval as State significant development under Part 4, Division 4.7 of the EP&A Act. The Objectives of the EP&A Act (Section 1.3) relevant to this SEIA include that the NSW Government aims:</p> <ul style="list-style-type: none"> (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources, (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment, (c) to promote the orderly and economic use and development of land, (d) to promote good design and amenity of the built environment, (e) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants, (f) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State, (g) to provide the opportunity for community participation in environmental planning and assessment. 	This SEIA has been developed in response to the requirements of the EP&A Act.
<i>Riverina-Murray Regional Plan 2041 (DPE, 2023c)</i>	<p>The <i>Riverina-Murray Regional Plan 2041</i> (DPE, 2023c) outlines the NSW Government's priorities for the strategic growth of the Riverina Murray region. The regional plan is split into the priority areas of environment, communities and places, and economy for which the plan outlines both protections and growth principles. Known as "Australia's food bowl", the Riverina-Murray region is one of the country's most productive agricultural regions and has prioritised agricultural protection and renewable energy to enable that production. The regional plan objectives relevant to this SEIA are summarised below:</p> <ul style="list-style-type: none"> – Manage development impacts within riverine environments (Objective 2) - which includes a focus on managing urban growth and land use in the area, to protect and enhance environmental values and lifestyle benefits. This includes managing any decreases to natural amenity, and consideration of cumulative impacts to river corridors and vegetation removal. – Support Aboriginal aspirations through land use planning (Objective 4) – which has a focus on reflecting the aspirations of Aboriginal people during statutory planning processes and recognising Aboriginal people's connection to Country and their right and moral obligation to care for Country under their lore and customs. – Provide for short-term accommodation (Objective 8) – which outlines the need for considering capacity and demand for short term accommodation during major project development and considering potential cumulative impacts on housing availability in the region. – Support the transition to net zero by 2050 (Objective 13) – Which includes the projects and strategies the region is implementing to transition to renewable energy. 	The proposed modification is located within the Riverina-Murray region. The challenges and opportunities presented in the plan inform the social baseline and have been considered in the impact assessment.
Local government		
<i>Community Strategic Plan 2040 (Wagga Wagga City Council, 2025a)</i>	<p>The Community Strategic Plan 2040 is the Wagga Wagga City Council's blueprint for achieving sustainable growth, economic diversification, and community vision in Wagga Wagga and its surrounding communities to 2040.</p> <p>The Community Strategic Plan 2040 is a revised Plan. It aligns with local, regional and state priorities and has been prepared with regard to</p>	The proposed modification is located within the Wagga Wagga LGA. The challenges and opportunities presented in the plan inform the social

Title	Description and relevance to this SEIA	Relevance to this SEIA
	<p>the social justice principles of access, equity, participation and rights, and addresses social, environmental, economic and governance matters. Preparation for this Plan has been informed by changes to Wagga Wagga since the previous 'Community Strategic Plan 2040 – Wagga View' was endorsed by Council in 2017. The strategic areas of the Plan to be prioritised by Council are:</p> <ul style="list-style-type: none"> – Community leadership and collaboration – an informed community with strong leadership and efficient governance and management. – Safe and healthy community – a community which feels safe, embraces healthier lifestyle choices, and which caters to all health and support services. – Growing economy – a thriving, innovative and creative regional capital city, which is an attractive location for people to live, visit, work and invest. – Community place and identity – a welcoming, inclusive and connected community. – The environment – the future growth and development of Wagga Wagga is planned in a sustainable manner. 	<p>baseline and have been considered in the impact assessment.</p>
<p><i>Local Strategic Planning statement planning for the future: Wagga Wagga 2040</i> (Wagga Wagga City Council, 2025b)</p>	<p>The Local Strategic Planning Statement provides a blueprint for how and where Wagga Wagga will grow into the future. It sets out Council's 20-year vision for land use planning in the Wagga Wagga LGA, along with a suite of planning principles and actions to ensure that as the city's population increases, new houses, transport networks, infrastructure and services are developed sustainably.</p> <p>The themes for the Local Strategic Planning Statement reflect the need to plan for regional growth in the economy and population to maintain quality of life an opportunity.</p>	<p>The proposed modification is located within the Wagga Wagga LGA. The challenges and opportunities presented in the plan inform the social baseline and have been considered in the impact assessment.</p>

5. Social baseline

5.1 Proposed modification site

The proposed modification site is approximately 4.6 ha in size and is located within Lot 781 in Uranquinty township.

The proposed modification site is located within the southern boundaries of the territory of the Wiradjuri tribal and linguistic group (OzArk Environment and Heritage, 2025). The field survey undertaken as part of the Aboriginal Cultural Heritage Assessment Report (OzArk Environment and Heritage, 2025) found no Aboriginal cultural heritage sites or areas of archaeological sensitivity. Representatives of the Wagga Wagga Local Aboriginal Land Council who attended the survey did not identify any intangible cultural values associated with the proposed modification footprint (OzArk Environment and Heritage, 2025).

The proposed modification site and surrounding landscape have been historically cleared and are in a degraded condition in terms of biodiversity due to the construction and operation of the existing Uranquinty Power Station, surrounding and local roads, as well as sheep grazing and other agricultural uses (GHD, 2025a). The site is mostly flat and there are no waterways or waterbodies present within or adjacent to the proposed site (GHD, 2025a). The closest waterway is Sandy Creek, located approximately 2.3 km east from the proposed site (GHD, 2025a). The confluence of Sandy Creek and Murrumbidgee River is approximately 10 km north of the Uranquinty township.

Uranquinty Cross Road is located immediately south of the proposed modification site and is the main access point. An existing access road is present within the proposed site which provides access to the APA owned metering station for the Culcairn to Wagga Wagga Pipeline infrastructure (GHD, 2025a). The Uranquinty Power Station, operated by Origin Energy, is located to the northeast of the proposed modification site on the adjoining lot.

Land use within the Wagga Wagga LGA is guided by the Local Environmental Plan (NSW Government, 2024). The proposed modification site (Lot 781) is zoned entirely as SP2 – Infrastructure (specifically Electricity Generating Works) under the Local Environmental Plan (DPE, 2020).

5.2 Local study area

The local study area consists of Uranquinty Township, located in the Wagga Wagga LGA of southern NSW. Uranquinty is located approximately 15 km southwest of Wagga Wagga City and the area can be characterised by its rural amenity.

Uranquinty is on the lands of the Galing-galing clan of the Wiradjuri Nation (Wagga Wagga City Council, 2025a). The name Uranquinty is a derivation of the Wiradjuri *Yurung guwindi* from Yurung (rain) and Guwindi (plenty) (Wagga Wagga City Council, 2025a).

The village, originally called Glenrouth, was established in 1888 as a result of the expansion and settlement of the Riverina region and the building of the railway from Wagga Wagga to Albury (UPA, 2021). In 1889 the name Glenrouth was changed to Uranquinty, and then officially altered again in 1966 to Uranquinty (UPA, 2021). Today, Uranquinty is one of the largest villages in the Wagga Wagga LGA (Wagga Wagga City Council, 2025c), and is surrounded by agricultural and pastoral lands. There is no defined town centre, and both the Olympic Highway and Melbourne-Sydney Railway line transect Uranquinty.

The village itself is low density, with most properties including a house with attached land. Services available in Uranquinty include a pharmacy, post office, service station, preschool and state school, the Uranquinty Hotel, and the Quinty Bakehouse. The Uranquinty Hotel is a local pub and does not offer short-term or long-term accommodation. There are no short term accommodation facilities located in Uranquinty as confirmed during SEIA consultation.

Services available are largely located along the Olympic Highway and cater to both locals and passing motorists. Most residents in the local study area would likely travel to Wagga Wagga, to access higher order goods and services and employment opportunities.

Uranquinty had a residential population of 910 people at the time of the 2021 census, with a median age of 39 years (ABS, 2022). Couple families with children comprised 47.8 percent of the Uranquinty population, and couple families without children made up an additional 42.6 percent of the residential population (ABS, 2022). The predominant land use within the suburb continues to be farming (primarily agricultural and some grazing), however, only 8.4 percent of the labour force are employed in the agricultural, forestry and fishing industry (ABS, 2022). Health Care and Social Assistance, Construction, and Retail Trade were the largest industries of employment at 13.5 percent, 11.8 percent, and 10.6 percent respectively (ABS, 2022). During SEIA consultation, Uranquinty was viewed as an outer suburb of Wagga Wagga and it was assumed that the proposed modification would rely on the City for the provision of accommodation for their workforce. Additionally, Uranquinty was described as being an 'up-and-coming' area, where home buyers could afford to purchase while maintaining proximity to Wagga Wagga and maintain their lifestyle and connections.

Responses to the community consultation letter (refer to Section 3.1) have indicated that some residents within the local Uranquinty area may be sensitive to noise impacts and/or disturbance as a result of the noise currently generated by the Uranquinty Power Station (owned and operated by Origin Energy). Community responses indicated a level of concern regarding the proximity of the proposed UCS to the existing power station. Concerns were raised which related to the additional impact the construction and operation of the proposed UCS may have on the existing noise levels and disturbance. Per Section 3.1, APA has responded to these community responses.

5.3 Regional study area

The Wagga Wagga LGA is located in the Riverina region of southern NSW and is approximately 4,826 square kms in size. Most of the population of the Wagga Wagga LGA live within the urban and suburban areas of the city, but many residents also live in one of the nine additional villages – Collingullie, Currawarna, Galore, Humula, Ladysmith, Mangoplah, Oura, Tarcutta, and Uranquinty (Wagga Wagga City Council, 2025a).

The LGA is located within the southern Wiradjuri Country (Ngurambang) (Wagga Wagga City Council, 2025a). Wiradjuri Country extends from Coonabarabran in the north, the Murray River in the south, and across western NSW (Charles Sturt University, 2014). Wiradjuri people are the second largest group of Aboriginal people in Australia (Australian Museum, 2023). The name 'Wagga Wagga' is derived from the Wiradjuri word *Waga*, meaning a place to dance (Wagga Wagga City Council, 2021). The repetition of a word expresses plural, emphasis, and special importance (Wagga Wagga City Council, 2021). Thus, Wagga Wagga could mean a place of many celebrations or a place of many dances (Wagga Wagga City Council, 2021). A search of the National Native Title Register indicates that no Native Title determination exists within the Wagga Wagga LGA (National Native Title Tribunal, n.d.).

Based on SEIA consultation, a review of the Community Strategic Plan 2040 (Wagga Wagga City Council, 2025a) and the Local Strategic Planning Statement (Wagga Wagga City Council, 2025b) the values and priorities of the Wagga Wagga LGA community can be characterised by:

- A growing city surrounded by small and welcoming communities, balancing a combination of natural beauty, housing affordability, employment opportunities, community infrastructure, and services and lifestyle activities while maintaining rural amenity and character.
- An appreciation for the natural environment and the protection of natural resources such as land and water, that both attract tourists to the area and support industry.
- Supporting development and change to be sustainable and aligned with the existing character of the area.
- The lifestyle and amenity provided by the rural character of the area, and a strong sense of community cohesion.
- A focus on economic diversification to support more employment opportunities, to retain and attract residents to the area.
- Becoming an attractive tourist destination through successful delivery of community festivals and events, vibrant nightlife and entertainment, and cultural institutions.

During SEIA consultation, some stakeholders noted that the city was experiencing rapid growth, which would be accompanied by release of parcels of land for housing development and economic precincts. It was noted in some areas of Wagga Wagga, additional infrastructure would be required to support connectivity and growth. Generally,

the presence of construction workers was viewed positively by stakeholders during consultation for this project as they support local businesses and some may even seek to immigrate permanently to the region with their families.

The Riverina Murray Regional Plan 2041 (DPE, 2023c) has documented significant housing stress in some towns and villages in the region. The Plan (DPE, 2023c) identified that 'stronger than anticipated' population growth has exhausted serviced land supply in some areas of the Riverina. A contributing factor to the regional housing shortage is the influx of workers during the construction of large-scale developments impacting rental and short-term accommodation markets (DPE, 2023c). Housing and accommodation of construction workers in the region was a key issue for all stakeholders during SEIA consultation as it affects the availability and affordability of housing and accommodation for current and future residents, other industry professionals in the region (i.e. health care), and tourists. The Riverina Murray Regional Plan 2041 (DPE, 2023c) also identifies that the region relies on quality utility infrastructure, including water supply, sewerage, stormwater, electricity, gas and telecommunications, to support growth, urban development, housing, and industry diversification.

5.3.1 Population and demography

A summary of the key socio-economic characteristics of the regional study area (Wagga Wagga LGA) are shown in Table 5.1. Population and demographic data has also been provided for the Riverina region and New South Wales (State) for comparative analysis where relevant.

Unless stated otherwise, all data presented and analysed in Table 5.1 is sourced from the Australian Bureau of Statistics 2021 Census (ABS, 2022).

Table 5.1 Demographic summary of the locality of Uranquinty and Wagga Wagga LGA

Data type	Key statistics
Total population	At the time of the 2021 census, Wagga Wagga LGA had a population of 67,609. As a large regional centre in NSW, the population of Wagga Wagga represented 41.3% of the population of the Riverina region (163,656 persons) at the time of the 2021 census.
Population projection	From 2021 to 2040, the population of the Wagga Wagga LGA is expected to increase from 67,891 people in 2021 to 75,567 in 2040 (DPHI, 2024b). The LGA is expected see an population increase of 0.5% per year in the same period (DPHI, 2024b). The population growth is linked to the growing economy of the Wagga Wagga and Riverina regions (Wagga Wagga City Council, 2025b). Wagga Wagga is a hub for industry, business, healthcare, education, recreation and cultural activity and integral to the Riverina region (Wagga Wagga City Council, 2025b). Housing affordability and liveability of the Riverina's regional centres are also contributing factors to population growth in Wagga Wagga.
Indigenous population	At the time of the 2021 Census, 6.6% of the total population of the Wagga Wagga LGA identified as Aboriginal or Torres Strait Islander, which was equal to the wider Riverina region (6.6%). The portion of the population who are Aboriginal and Torres Strait Islander in Wagga Wagga and the Riverina region is almost double the portion of the population who are Aboriginal and Torres Strait Islander in NSW (3.4%).
Gender	A higher portion of the population in the Wagga Wagga LGA are female (51.4%) than male (48.6%). This trend is similar to both the Riverina region (50.3% female, 49.7% male) and NSW (50.6% female, 49.4% male).
Age profile	The median age of the Wagga Wagga LGA is 35 years. This is lower than the median age for the Riverina region and NSW, which both have a median age of 39 years. Wagga Wagga is a hub for industry, business, healthcare, education, recreation and cultural activity in region NSW, which is underpinned by a underpinned by a skilled and reliable workforce drawn from a young and growing population (Wagga Wagga City Council, 2025b). New housing is occurring in greenfield locations on bigger lots which may be more suited to young people and families (Wagga Wagga City Council, 2025b).

Data type	Key statistics
Cultural diversity	<p>At the time of the 2021 Census, Wagga Wagga LGA had an approximately equal proportion of the population born in non-English speaking countries (8.6%) compared to the Riverina region (8.7%). However, this is significantly lower than the proportion of the population born in non-English speaking countries in NSW, which is 23.0%.</p> <p>Persons born in England (1.18%) represented the highest portion of the population after persons born in Australia. This was followed by persons born in India (1.48%) and Iraq (1.22%). People from varied refugee backgrounds have been resettling in Wagga Wagga for approximately 20 years (Warr, 2021). As part of the Federal Government’s Humanitarian Resettlement Program, Wagga Wagga is one of approximately 24 regional resettlement sites in Australia (SCoA, 2017).</p>
Education	<p>The most common highest level of education in Wagga Wagga LGA was a ‘certificate’ level qualification (45.9%), which was lower than the Riverina region (50.5%) and higher than NSW (32.3%). ‘Certificate’ level education was followed by ‘bachelor degree’ as the highest level of education in Wagga Wagga LGA (26.0%). This is indicative of the large education and training, health care and social assistance, and construction industries in the area and wider region (see Section 5.3.2), which all require certificate based qualifications or bachelor degrees.</p>
Income	<p>In 2021, the median household income was \$1,638 per week in the Wagga Wagga LGA. This is higher than the Riverina region (\$1,480 per week), but lower than NSW (\$1,829).</p>
Advantage / disadvantage	<p>Wagga Wagga LGA has an Index of Relative Socio-Economic Advantage and Disadvantage¹ decile of 7 (ABS, 2023). This indicates the residents in the LGA experience a relatively high level of advantage.</p>
Health and wellbeing	<p>In 2021, 56.9% of the population of Wagga Wagga LGA indicated they had no long-term health conditions. Of the health conditions specified in the ABS census, asthma (11.11%), mental health (10.32%), and arthritis (9.13%) were the most common type of long-term health condition in the Wagga Wagga LGA.</p>

Source: ABS, 2022

5.3.2 Economy and employment

5.3.2.1 Gross regional product

The Gross Regional Product of the Riverina region is \$17.033 billion, representing 2.1 percent of NSW’s Gross State Product of \$820.79 billion, and 0.6 percent of Australia’s Gross Domestic Product of \$2.673 trillion (REMPPLAN, 2025). Of the total Gross Regional Product for the Riverina, \$7.217 billion is contributed by Wagga Wagga (42.4 percent) (REMPPLAN, 2025). The largest contributor to annual economic output in the Riverina is Manufacturing, which represents 19.5 percent of total output (REMPPLAN, 2025). Agriculture, forestry and fishing was the second largest industry in the region (14.5 percent), followed by construction (10.9 percent) (REMPPLAN, 2025). The area in Riverina generating the most output is Wagga Wagga - East, and the largest industry here is Manufacturing (REMPPLAN, 2025).

5.3.2.2 Industry profile

The top industries of employment in the local and regional study areas are outlined in Table 5.2. At the time of the 2021 Census, the top industries of employment in the Wagga Wagga LGA were health care and social assistance (17.9 percent), education and training (10.6 percent) and retail trade (9.9 percent).

Wagga Wagga City Council’s Local Strategic Planning Statement (Wagga Wagga City Council, 2025b) recognises that a growing population will support an increasingly diverse community and economy providing a greater range of services, facilities and choices. The Local Strategic Planning Statement (Wagga Wagga City Council, 2025b) outlines a commitment to “invest in long term planning that reduces risk, minimises conflict and provides a higher level of certainty for existing and new business and industry” (Wagga Wagga City Council, 2025b, p. 31).

¹ The Index of Relative Socio-economic Advantage and Disadvantage summarises information about the economic and social conditions of people and households within an area, including both relative advantage and disadvantage measures. A low score indicates relatively greater disadvantage and a lack of advantage in general. A high score indicates a relative lack of disadvantage and greater advantage in general. (ABS, 2023)

Table 5.2 Industry of employment

Industry of Employment	Uranquinty	Wagga Wagga LGA	Riverina	NSW
Agriculture, Forestry and Fishing	8.4%	4.2%	11.3%	2.0%
Manufacturing	5.1%	5.8%	9.6%	5.5%
Construction	11.8%	8.5%	7.6%	8.6%
Wholesale Trade	3.5%	2.3%	2.3%	2.8%
Retail Trade	10.6%	9.7%	9.0%	9.0%
Accommodation and Food Services	5.8%	6.7%	6.0%	6.2%
Transport, Postal and Warehousing	7.1%	3.6%	4.0%	4.6%
Professional, Scientific and Technical Services	1.6%	4.0%	3.4%	8.9%
Administrative and Support Services	3.5%	3.1%	2.8%	3.2%
Public Administration and Safety	6.9%	9.9%	7.5%	6.1%
Education and Training	8.4%	10.6%	9.1%	8.7%
Health Care and Social Assistance	13.5%	17.9%	14.1%	14.4%

Source: ABS, 2022

5.3.2.3 Employment

As shown in Table 5.3, 64.4 percent of people over 15 years old in Wagga Wagga LGA are actively employed or seeking employment (labour force participation). There is a lower rate of labour force participation than in both Riverina (60.6 percent) and NSW overall (58.7 percent). Of those who are in the labour force in the Wagga Wagga LGA, only 4.0 percent are unemployed. This is similar to both Riverina (3.8 percent) and NSW (4.9 percent). There is a well-documented skill shortage in regional NSW with unemployment rates at an all-time low, employers are faced with the challenge of maintaining a workforce as people elect for jobs closer to urban centres with a greater availability of social services and diverse job choices (McKell Institute, 2023).

Table 5.3 Labour force participation, 2021

Labour Force (total)	Uranquinty	Wagga Wagga LGA	Riverina	NSW
Total labour force (persons)	460	34,679	79,746	3,874,012
Employed	98.3%	96.0%	96.2%	95.1%
Unemployed	2.0%	4.0%	3.8%	4.9%
Labour force participation	64.3%	64.4%	60.6%	58.7%

Source: ABS, 2022

5.3.2.4 Tourism and visitor economy

Wagga Wagga is the largest population centre in the region and the main service centre and enjoys over one million visitors annually (Wagga Wagga City Council, 2025a). The city provides a range of higher-order retail and services which also support the tourism sector and the visitor economy (Wagga Wagga City Council, 2025b). A range of traditional and contemporary cultural experiences with art galleries, museums, theatres and performance spaces are available to visitors, and festivals and events are held in the city each year, ranging from community to large-scale visitor attraction events (Wagga Wagga City Council, 2025a). The Community Strategic Plan (Wagga Wagga City Council, 2025a) describes an active community, with sport and recreation a central part of the lifestyle. Wagga Wagga’s surrounding rural communities support horse-riding, camping, fishing, and other recreational pursuits.

The Wagga Wagga City Council has identified tourism as an industry with potential in or around the city and has committed to supporting development in this area (Wagga Wagga City Council, 2025b). During SEIA consultation, stakeholders reiterated that a focus of the Council was to support and grow the tourism sector and visitor economy within the Wagga Wagga LGA. It was also noted during consultation that the influx of construction workers can

make it difficult to grow the tourism sector when few vacancies are available with local accommodation providers, remaining accommodation is of poor quality, or accommodation is overpriced.

5.3.3 Social Infrastructure

Table 5.4 identifies health and emergency services within a 60-minute drive of the proposed modification site. Additionally, there are a number of chemists and pharmacies available in the Wagga Wagga area for the management of prescription medications and over-the-counter medication.

Table 5.4 Health and emergency services within a 60-minute drive of the proposed modification site

Name	Location	Services
Health		
Wagga Wagga Base Hospital	Wagga Wagga	Emergency department, medical and surgical, maternity and parenting, paediatrics, critical care, mental health, rehabilitation (physiotherapy), allied health services, specialist clinics, community health, aged care, palliative, medical imaging, pharmacy
Calvary Riverina Hospital	Wagga Wagga	Emergency care, surgical services, oncology, cardiology, drug and alcohol centre, intensive care and coronary care, maternity services, rehabilitation, and palliative care.
Wagga Wagga Medical Centre	Wagga Wagga	General practice, minor emergency care, and allied health services.
Peter Street Medical Centre	Wagga Wagga	Skin cancer, women's health, respiratory disease, adolescent health, prenatal care & pregnancy management, preventative medicine, paediatrics & family planning, anaesthetics, men's health, diabetes, mental health, and pre-employment medicals.
Blamey St Surgery	Wagga Wagga	Vaccinations, chronic disease management, health assessments, insurance medicals, men's health and men's health services, skin checks, surgical procedures, women's health, worker's compensation, wound care
Trinity Medical Centre	Wagga Wagga	Skin checks, health assessments and onsite testing, chronic disease management, sexual health, women's health (pregnancy care, family planning, cervical screening tests and breast checks), vaccinations, sports medicine, mental health, allied health, travel medicine, Telehealth and eHealth.
Trail Street Medical Centre	Wagga Wagga	General practice, women's health, children's health, employment and licensing, walk-in appointments
St George Family Medical Centre	Wagga Wagga	Vaccinations/immunisations (all type of children and adults vaccines), flu vaccines, travel vaccines, RTA medical / pre-employment / work cover, q-fever mental health plan, weight loss programme, aged care, travel medicine, antenatal program, pre -employment, pathology on site, Telehealth
Riverina Family Medicine	Wagga Wagga	Aged care, childcare, diabetes management, pre-employment medicals and work cover care, general health and practice, mental health, obstetrics, pathology, skin checks, travel vaccinations.
Hammond Health	Wagga Wagga	Women's health, men's health, pregnancy care, sexual health, skin checks and minor procedures, chronic disease management,
Morgan St. Healthcare Clinic	Wagga Wagga	Onsite pathology, skin checks, antenatal check, GP obstetric care and breastfeeding counselling, Q fever vaccination, childhood vaccination, travel medicine, pre-employment medical, mental health, women's health, men's health
Kincaid Medical and Dental Care	Wagga Wagga	Family medicine, aged care, women's health, men's health, skin check, general dental, cosmetic dental, dental hygiene, children's dentistry.
Glenrock Country Practice	Wagga Wagga	Allied health services, antenatal clinic, asthma program, care plans, diabetes program, health assessments, immunisation, medicals, mental health programs, onsite pathology, patient information, practice team, skin checks, travel medicine, weight loss program, women's health

Name	Location	Services
Murrumbidgee Primary Health Network	Wagga Wagga	Firsthealth is federally funded to deliver the Primary Health Network program across the Murrumbidgee region. Murrumbidgee Primary Health Network is one of 31 local and independent PHNs established nationally to support the primary healthcare sector and improve health outcomes, particularly for people at risk of poorer health outcomes (PHN Murrumbidgee, 2025). Office in Wagga Wagga.
Koorungal Medical Centre	Wagga Wagga	General medical, allied health, asthma management, audiometry, cervical screening, chronic disease management, consultations, counselling, diabetes management, dietitian, diving medical, ECG, ear syringe, government funded health care plans, health assessments, hypertension, immunisations, iron infusion, kid's health, lifestyle advice, men's health, mental health, minor skin excisions, pre-employment medicals, psychology/ psychotherapy, skin cancer screening, spirometry, vaccinations, women's health, workplace injury management, wound management.
Riverina General Surgeons	Wagga Wagga	Specialties within this general practice include gallbladder, hernia, skin cancer and melanoma, gastroscopy and colonoscopy, laparoscopy and abdominal surgery, carpal tunnel, vasectomy, and wound and ulcer management.
Healthdirect Australia	Wagga Wagga	24-hour health advice and referral service.
Other Emergency Services		
NSW State Emergency Service (SES)	Wagga Wagga	NSW SES has divided NSW into seven zones to allow them to effectively manage their organisation and provide a responsive service across the state. Wagga Wagga is in the Southern Zone. The Wagga Wagga Unit, Murrumbidgee Unit and Southern Zone Headquarters are located in Wagga Wagga.
Fire & Rescue NSW Wagga Wagga Fire Station	Wagga Wagga	Fire department
Fire and Rescue NSW Turvey Park Fire Station	Wagga Wagga	Fire department
NSW Rural Fire Service	Wagga Wagga	The NSW Rural Fire Service provides fire and emergency services to approximately 95% of NSW. RFS members attend a range of incidents, including bush and grass fires, house and structure fire, storm damage, search and rescue, and motor vehicle accidents. The Riverina Office is located in Wagga Wagga.
Wagga Wagga Ambulance Station	Wagga Wagga	Ambulance and emergency medical services.
Wagga Wagga Police Station	Wagga Wagga	Police

5.3.4 Housing and accommodation

At the time of the 2021 Census, there were 26,775 private dwellings in Wagga Wagga LGA. Of the private dwellings in Wagga Wagga LGA, 92.5 percent were occupied, which was slightly higher than the occupancy rates in Riverina (90.7 percent) and NSW (90.6 percent).

As detailed in Table 5.5, the majority of housing in Wagga Wagga LGA consists of detached houses (85.5 percent), which is slightly lower than the Riverina (88.1 percent) and higher than NSW (65.6 percent). This is typical of regional areas where housing is predominantly made up of separate homes. Notably, the suburb of Uranquinty (local study area) only contains detached (separate) houses (100.0 percent). SEIA consultation also confirmed that Wagga Wagga is comprised of large, standalone homes and there was a lack of medium sized (2-3 bedrooms) housing.

Table 5.5 Dwelling type

Dwelling type	Uranquinty	Wagga Wagga	Riverina	NSW
Separate house	100.0%	85.5%	88.1%	65.6%
Semi-detached, terrace house, townhouse	0.0%	4.8%	4.3%	11.7%
Flat, unit or apartment	0.0%	9.2%	6.5%	21.7%
Other dwellings	0.0%	0.4%	0.7%	0.7%

Source: (ABS, 2022)

In 2021, the proportion of houses owned (fully or with a mortgage) in Wagga Wagga LGA was 63.6 percent. This is slightly lower than both the Riverina (66.6 percent) and NSW (65.6 percent), as shown in Table 5.6. Wagga Wagga LGA had the highest proportion of people who rented at 32.7 percent, compared to 28.7 percent in the Riverina and 11.7 percent in NSW. During SEIA consultation, some stakeholders noted the increase in the price of houses and rentals in Wagga Wagga, and this was attributed to the city's population and economic growth.

Table 5.6 Dwelling tenure

Dwelling tenure	Uranquinty	Wagga Wagga	Riverina	NSW
Owned (fully or with mortgage)	83.9%	63.6%	66.6%	65.6%
Rented (total)	11.8%	32.7%	28.7%	11.7%
Other tenure type	1.6%	2.2%	2.8%	21.7%
Tenure type not stated	0.9%	1.5%	1.9%	0.7%

Source: (ABS, 2022)

5.3.4.1 Local accommodation profile

Table 5.7 identifies towns and localities with accommodation options within a 60-minute drive of the proposed modification site.

Table 5.7 Towns and localities with accommodation options near proposed modification site

Tier	Town	LGA	Approximate distance from proposed modification site (by road)
Within 20-minute drive	Wagga Wagga	Wagga Wagga	19km north-east, 20-minute drive
20-40-minute drive	Coolamon	Coolamon	56km north, 40-minute drive
40-60-minute drive	Culcairn	Greater Hume Shire	65km south, 50-minute drive
	Tarcutta	Wagga Wagga	68km east, 55-minute drive
	Junee	Junee	59km north-east, 45-minute drive
	Holbrook	Greater Hume Shire	76km south, 55-minute drive
	Mount Adrah	Cootamundra-Gundagai LGA	77km east, 55-minute drive
	Woomargama	Greater Hume Shire	91km south, 60-minute drive

A variety of accommodation types have been considered in this review including:

- **Temporary workers' accommodation** – this includes purpose built temporary workers' accommodation designed to house workers who need it for the life of a project or on a seasonal basis.
- **Short-term accommodation** – this includes self-catered houses, motels, hotels, serviced apartments and caravan and holiday parks.
- **Long-term accommodation** – this includes rental properties and properties that are available for purchase.

The accommodation types are discussed further below.

5.3.4.1.1 Temporary workers' accommodation

On-site temporary accommodation is not currently available in the Wagga Wagga region and surrounding areas. However, nearby projects likely to be constructed concurrently to the proposed modification, such as HumeLink

(East and West) and Inland Rail - Illabo to Stockinbingal, will establish temporary worker accommodation facilities for their workforces.

The HumeLink West and East Projects are expected to employ up to 1,200 full-time equivalent construction workers across multiple work locations during peak construction (not expected to exceed 200 workers at a single location) (HillPDA Consulting, 2023). While not all workers are expected to require temporary accommodation, at the time of the HumeLink SIA the workforce size was anticipated to impact housing affordability and availability in key communities (HillPDA Consulting, 2023).

The Tarcutta accommodation facility and compound is being developed by Transgrid as part of the HumeLink West Project. Enabling works to prepare for the construction of the Tarcutta accommodation facility and compound were due to begin from 13 January 2025 (Transgrid, 2025). The facility is located on a private property on Mates Gully Road, Tarcutta, approximately 63km southeast (by road) and a 50 minute drive from the proposed modification at Uranquinty. The compound includes parking for approximately 200 light vehicles, 10 mini-buses, and 50 heavy vehicles (Transgrid, 2024). Following HumeLink construction, the site would be rehabilitated in consultation with the landowner (Transgrid, 2025).

HumeLink is also developing temporary accommodation facilities on private properties at Kunama, Adjungbilly and the Yass Industrial Park, Yass (Transgrid, 2024). These are located within the Snowy Valleys, Cootamundra-Gundagai, and Yass Valley LGAs respectively. These compounds are located greater than a 1 hour and 30 minute drive from Uranquinty and the proposed modification. The temporary accommodation facilities for all compounds located on private property will be rehabilitated at the completion of works in consultation with the landowners (Transgrid, 2024).

Additionally, the Australian Rail Track Corporation is proposing to construct and operate a new section of the Inland Rail route and associated infrastructure and facilities between Illabo and Stockinbingal (Mott MacDonald, 2022). During construction, the workforce required to complete the works is expected to peak at about 450 personnel (Mott MacDonald, 2022). A workforce accommodation camp will be developed at Stockinbingal, approximately 116km northeast (by road) and within 1 hour and 30 minutes of Uranquinty and the proposed modification.

During SEIA consultation (refer to section 3.2), some stakeholders indicated that other project proponents in the region are seeking to develop camps for their workforce. Due to the increased demand on accommodation in the region, it was suggested in SEIA consultation that APA discusses partnerships with other project proponents in the region to develop camps to accommodate and house workers. Some stakeholders indicated that using local accommodation providers may not be feasible and alternative solutions should be explored.

5.3.4.1.2 Short-term accommodation

A review of short-term accommodation providers in Wagga Wagga LGA was conducted in March 2025 to understand the supply of accommodation options available in locations within a one-hour drive of the proposed modification site. Table 5.8 provides an overview of the short-term accommodation options in Wagga Wagga LGA and surrounding areas. Accommodation providers in surrounding LGAs have only been included in the figures if they are in a town within a one-hour drive of the proposed modification site. A more detailed list of accommodation providers is provided in Appendix A, which indicates approximately 185 accommodation providers are available within one hour of the proposed modification site.

Table 5.8 accounts for rooms available, but not average rates of occupancy.

Table 5.8 Short-term accommodation options

Accommodation Type	Total number of rooms available					Total
	Coolamon LGA	Greater Hume Shire LGA	Junee LGA	Snowy Valleys LGA	Wagga Wagga LGA	
Apartment/unit	-	-	-	-	34	34
Caravan/holiday park	-	-	-	-	25	25
Cottage	-	-	-	16	3	19
Hotel/Motel	-	130	75	-	919	1,124
Self-catered house	13	3	13	-	346	375

Total	13	133	88	16	1,327	1,577
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Wagga Wagga has a stable accommodation occupancy rate, both mid-week and on weekends due to business, projects, and visiting friends and relatives visitation as determined through SEIA consultation. Consultation with Wagga Wagga City Council indicated that accommodation occupancy rates regularly peak at over 90 percent throughout the year in line with the city’s major events calendar. This excludes the impact of the additional workers expected through the project pipeline in 2025 and 2026. Therefore, in relation to Table 5.8, the actual number of rooms available to APA’s construction workforces may vary, or be significantly less, due to the cumulative requirements of multiple development projects occurring in the region.

According to SEIA consultation, most accommodation stock is generally considered average to fair, with many properties estimated to be 30–40 years old and requiring significant investment to meet modern standards.

5.3.4.1.3 Long-term accommodation

There is currently moderate to low rental availability in Wagga Wagga LGA and surrounding areas as shown in Table 5.9.

Table 5.9 Rental availability

LGA	Total private dwellings	Occupied private dwellings	Assumed vacant dwellings (count)
Wagga Wagga	28,151	92.5%	2111
Junee	2,508	88.8%	281
Cootamundra-Gundagai	5,101	88.0%	612
Lockhart	1,412	90.2%	138
Coolamon	1,974	87.9%	239
Greater Hume Shire	4,831	87.8%	589

The overall rental vacancy rate in the Riverina Region in September 2024 was 0.8 percent (SQM Research, 2024). The average vacancy rate for Wagga Wagga LGA was 1.08 percent in December 2024 (.idcommunity, 2024). This is reflective of the low rental availability in Wagga Wagga, where there were only 17 houses, 13 units, and 1 townhouse available for rent in Wagga Wagga in May 2025 (REA, 2025). In May 2025 in Wagga Wagga, the median rental price for houses was \$520 per week and the median rental price for units was \$380 per week (REA, 2025). During SEIA consultation, representatives of Wagga Wagga City Council confirmed that the rental market in Wagga Wagga is constrained.

In March 2025, a review of properties for sale identified a total of 38 houses, 6 units, and 1 townhouse for sale in Wagga Wagga (REA, 2025). In May 2025 in Wagga Wagga, the median sale price for houses was \$691,000 and the median sale price for units was \$420,000 (REA, 2025).

5.4 Key findings

The following social and economic challenges and constraints have been identified based on findings from the above social baseline assessment:

- Residents of the local study area would be required to travel to Wagga Wagga to access goods and services.
- Wagga Wagga is one of the greatest contributors to the Gross Regional Product of the Riverina region. Manufacturing represents 19.5 percent and the highest industry of economic input in the Riverina region, followed by agriculture, forestry and fishing (14.5 percent) and construction (10.9 percent).
- Economic diversification is a key priority for the region, particularly to attract and retain younger families with more diverse skills.
- Private dwellings in both the Wagga Wagga LGA and the Riverina region have a high occupancy rate. There low rental availability in Wagga Wagga, indicating competition is high on the rental market.
- There are several projects currently being constructed in the region which is contributing to a shortage of housing and accommodation and may reduce availability of accommodation for tourists and workers.

Availability and affordability of housing and accommodation was a key concern of stakeholders participating in SEIA consultation.

- Several regional projects are likely to be constructed either concurrently or consecutively to the proposed modification, including state-significant infrastructure projects. Cumulatively, these projects are likely to generate higher demand for local and regional accommodation.
- An influx of workers requiring accommodation for the construction of the proposed modification may place pressure on local short-term accommodation and reduce the availability of short-term accommodation for other visitors. Some stakeholders during SEIA consultation indicated that using local accommodation providers may not be feasible and alternative solutions should be explored.
- During SEIA consultation, it was highlighted that tourism is an important long-term industry for the Wagga Wagga region. Concerns were raised that local businesses might suffer long-term losses if an influx of workers reduces the availability of accommodation for tourists.

6. Socio-economic impact assessment

This section presents an assessment of the potential socio-economic impacts that may result during the construction of the proposed modification. Impact identification and description has been informed by various sources of information and have been assessed in accordance with the impact assessment methodology outlined in Section 2.

6.1 Construction

6.1.1 Accommodation and housing

6.1.1.1 Local and regional short-term accommodation

A non-resident construction workforce of approximately 65 personnel (at peak construction) may be required to stay in local short-term accommodation facilities for the duration of their contract for the proposed modification, which has an estimated construction and commissioning period of around 15 months. Requirements to temporarily accommodate an additional 65 construction workers within the local and regional study area is likely to increase stress and competition in an already constrained accommodation market. As discussed in Section 5.3.3, there is currently a wide variety of short-term accommodation facilities available in the local and regional study area, and approximately 85 percent of accommodation providers within a one hour drive of the proposed modification site are located in Wagga Wagga (see also Appendix A). Research and SEIA consultation undertaken during 2025 indicates that these facilities are currently subject to high demand.

As discussed in Section 5.3.4, and as determined during SEIA Consultation in 2025, Wagga Wagga has a relatively stable accommodation occupancy rate, both mid-week and on weekends due to business, projects, and friends and relatives visitation. Consultation with representatives of Wagga Wagga City Council indicated that accommodation occupancy rates regularly peak at over 90 percent throughout the year in line with the city's major events calendar, with remaining rooms being of poor quality or overpriced. Based on projected visitor growth and unaccommodated demands due to gaps in the market, Council have communicated that there is currently a market gap of 300-400 rooms in Wagga Wagga.

The use of short-term accommodation by construction workers in the region was a key issue for all stakeholders as identified during SEIA consultation. The key challenges which were raised during SEIA consultation were:

- Cumulative workforce accommodation requirements in the region will likely lead to low availability of short-term accommodation options for APA's construction workforce. Low availability of short-term accommodation is expected to continue into 2026 due to the known pipeline of projects expected to commence regionally in the next 12 months. Low vacancy rates in Wagga Wagga are expected to occur for the next 8-10 years.
- Requirements to accommodate or house additional construction workers impacts the availability and affordability of short-term accommodation for other industry professionals and businesses needed in the region (i.e. health care professionals and sales), and tourists and visitors.
- There is a lack of temporary workforce accommodation camps in the broader region to support the workforce requirements of multiple state significant projects. Research for this SEIA (Section 5.3) and consultation (Section 3.2), indicated that other project proponents in the region with large construction workforces (i.e. over 150 staff during peak period) are seeking to develop temporary accommodation camps for their workforce which could be of use to other proponents subject to timing and vacancy rates.
- Where construction personnel and project staff occupy better-quality rooms, then only lower quality offerings will be available to tourists, visitors and other businesses which presents a reputational risk for the city's ongoing visitor markets.

In consideration of research and consultation undertaken for this SEIA, there is potential for the presence of the construction workforce for the proposed modification to exacerbate the existing challenges associated with the limited availability of short-term accommodation in Wagga Wagga. Due to the relatively small workforce size required, it is expected that an accommodation strategy can effectively mitigate these negative impacts through careful research and planning with tourist and construction periods.

6.1.1.2 Local and regional long-term accommodation

In the scenario where non-resident construction workers are accommodated in private rental accommodation in the local or regional study area, this is likely to place additional strain on long-term accommodation. This would reduce the availability and affordability of rental properties for residents, or individuals/families seeking to migrate to the area permanently. As discussed in Section 5.3.4.1, the average rental vacancy rate for the Wagga Wagga LGA was 1.08 percent in December 2024 (.idcommunity, 2024). This is reflective of low rental availability in Wagga Wagga, which was confirmed by some stakeholders during SEIA consultation (Section 3.2). Some stakeholders also noted that Wagga Wagga is experiencing an increase in the price of rental houses, which creates difficulties for local and regional residents to secure affordable long-term accommodation. It is possible that non-resident construction workers may further reduce the availability and affordability of rental properties and long-term accommodation options in Wagga Wagga. During SEIA consultation, some stakeholders recommended prioritising employment of a local workforce where feasible to reduce strain and competition for long-term accommodation. This may reduce pressures on the private rental and ownership market for local and regional residents.

6.1.2 Social Infrastructure

Given that up to 65 non-resident workers may require temporary accommodation in the area, there is potential for increased demand on local health services, emergency response, and recreational infrastructure, particularly if workers rely on existing town-based services during their stay. As outlined in Section 5.3.3, the proposed modification construction workforce will have access to two nearby hospitals and approximately 14 general practice clinics, providing a relatively strong health service base for the region.

In the unlikely event of serious injuries, construction workers can also be treated in other regional centres, such as Albury, or transported to Sydney, Melbourne, or Canberra if required. However, SEIA consultation did not identify pressure on local health services as a key concern from stakeholders, suggesting that the local health system is currently considered capable of managing the potential increase in demand. Most health-related needs for the construction workforce are expected to be minor and infrequent, with standard contractor obligations—such as on-site first aid and emergency response plans—expected to further reduce reliance on public health services.

6.1.3 Economy and business

6.1.3.1 Direct procurement opportunities

If non-resident construction workers use local short-term accommodation in the local and regional study area (refer to Section 6.1.1), this would provide some additional economic benefit to accommodation providers. SEIA consultation indicated that the use of short-term accommodation by construction workers has been beneficial for these businesses as a consistent source of income. However, due to the cumulative accommodation requirements of the regional workforce, other industries and businesses, visitors, and tourists in the LGA (discussed in Section 6.1.3) the availability of short-term and long-term accommodation is expected to be low.

6.1.3.2 Indirect procurement opportunities

The presence of a non-resident construction workforce is expected to generate indirect benefits for local procurement by increasing demand for retail and food and beverage services. For example, non-resident workers may increase patronage at local businesses, particularly retail and food and beverage outlets in areas where workers are accommodated or in proximity to the proposed modification site. This can provide consistent and predictable income for small and medium-sized enterprises, especially during the construction phase. SEIA consultation did not identify this as a key concern or interest for stakeholders. Nonetheless, these indirect procurement benefits are likely to occur and contribute to broader economic activity in the region and may support the resilience of local businesses during project delivery.

6.1.4 Access and connectivity

In the scenario where on-site workers accommodation is not present, a non-resident workforce would likely commute to site via light vehicles, increasing traffic volumes on local roads and raising potential access and safety

concerns for the community. It is unlikely that the non-resident construction workforce would be required to stay in Uranquinty (local study area), as there are no accommodation providers. Therefore, the presence of non-resident construction workers commuting to site from their accommodation and homes in surrounding suburbs could temporarily increase the amount of light vehicles to a maximum of 75 per day (GHD, 2025b). In 2021, the population of Uranquinty was 910 people (ABS, 2022). The increased traffic movements could be a noticeable change for some residents living in the local study area, particularly residents on Yarragundry Street. Personal vehicles would be parked at the appropriate designated area within the proposed modification site (GHD, 2025b) and is not expected to generate parking pressure. The Traffic and Transport Assessment (GHD, 2025b) indicates that the modification is expected to have minimal impact on the roads within the vicinity of the proposed modification site.

These delays would be temporary during the construction phase, and the Traffic and Transport Assessment (GHD, 2025b) recommends a Traffic Management Plan to minimise impacts of the proposed modification on the safety and condition of the road network.

6.1.5 Wellbeing and cohesion

The presence of non-resident workers at accommodation facilities and businesses has the potential to reduce community cohesion and safety due to the interaction of workers with local communities, and the potential for workers to engage in anti-social behaviour (e.g. poor treatment of accommodation facilities, alcohol and drug consumption, and negative comments). The extent to which non-resident workers are present and visible in the community will depend on how workforce accommodation requirements are met.

Non-resident workers can sometimes be perceived as disruptive in regional areas, where tight-knit community dynamics may heighten sensitivities to the presence of a transient workforce. During SEIA consultation, the presence of construction workers in Wagga Wagga was viewed positively as they contributed to, and supported, local businesses through spending of wages locally. However, to manage the potential impact of anti-social behaviour it is recommended that behaviour management expectations are communicated during the course of work (see Section 7.2).

6.1.6 Summary of construction impacts

Table 6.1 presents a summary of the socio-economic impacts associated with the workforce requirements of the described in Section 6.1. The magnitude and likelihood of each impact have been determined in accordance with the methodology outlined in Section 2. The significance rating shown in Table 2.8 has been applied to each socio-economic impact based on the outcome of this assessment.

Table 6.1 Socio-economic impact summary – construction

Summary of socio-economic impact	Stakeholders affected	SIA Guideline social impact category	Magnitude	Likelihood	Significance	Mitigation measures	Magnitude	Likelihood	Residual significance
Accommodation and Housing									
The use of short-term accommodation facilities by non-resident workers impacts availability of accommodation for other industries, such as the visitor economy.	Tourists / visitors Accommodation providers	Accessibility	Moderate	Possible	Medium Negative	Accommodation Strategy	Minor	Possible	Medium Negative
Non-resident construction workers using long-term accommodation reduce the availability and affordability for local residents looking to rent or buy.	Residents of the local and regional study area	Accessibility	Minor	Possible	Medium Negative	Accommodation Strategy	Minimal	Unlikely	Low Negative
Social Infrastructure									
Worker influx results in the increased demand on social infrastructure, particularly if workers rely on existing town-based services.	Health care professionals Residents of the local and regional study area	Health and wellbeing Accessibility	Minimal	Possible	Low Negative	Workforce Management Strategies Community Engagement Plan	Minimal	Unlikely	Low Negative
Economy, business and employment									
Use of local accommodation providers by the construction workforce provides a source of income for these businesses.	Local business – accommodation	Livelihoods	Minimal	Possible	Low Positive	Accommodation Strategy	Minimal	Likely	Low Positive

Summary of socio-economic impact	Stakeholders affected	SIA Guideline social impact category	Magnitude	Likelihood	Significance	Mitigation measures	Magnitude	Likelihood	Residual significance
Non-resident workers may increase patronage at local businesses, particularly retail and dining businesses, in locations where the non-resident workforce would be accommodated.	Local business – retail and dining.	Livelihoods	Minor	Likely	Medium Positive	Accommodation Strategy Workforce Management Strategies	Minor	Likely	Medium Positive
Access and connectivity									
Increased light vehicle movements from non-resident workers commuting between their accommodation site and proposed modification site may lead to concerns regarding traffic safety for some residents and road users along commute and haulage routes.	Road users and residents of Uranquinty Cross Road, Yarragundry Street, and Olympic Highway.	Accessibility	Minor	Possible	Medium Negative	Community Engagement Plan Traffic Management Plan Construction Environmental Management Plan	Minor	Unlikely	Low Negative
Increased light vehicles resulting from worker commutes has the potential to lead to temporary access and connectivity changes for residents in the local study area.	Road users and residents of Uranquinty Cross Road, Yarragundry Street, and Olympic Highway.	Accessibility	Minor	Possible	Medium Negative	Community Engagement Plan Traffic Management Plan Construction Environmental Management Plan	Minor	Unlikely	Low Negative
Wellbeing and cohesion									
The presence of non-resident workers reduces community cohesion by engaging in anti-social behaviours, which is influenced by how and where workers are being accommodated.	Local and regional residents	Community	Minor	Possible	Medium Negative	Workforce Management Strategies Community Engagement Plan	Minor	Unlikely	Low Negative

7. Mitigation and management of socio-economic impacts

The socio-economic impacts and benefits identified and assessed in this SEIA would be managed and mitigated through a range of measures, including those recommended in other specialist studies undertaken to inform the modification report. This section outlines the mitigation measures identified in response to the potential socio-economic impacts relevant to the proposed modification. Socio-economic impacts experienced as a result of the proposed modification are both negative and positive and may be experienced by stakeholders differently. Socio-economic impacts would be monitored on an ongoing basis by implementation of a complaints mechanism and continued stakeholder and community engagement. The management strategies are therefore largely focussed on the construction period, but are adaptive, and would be reviewed and updated as required in response to community and stakeholder feedback.

While the overall responsibility for development, implementation and monitoring of the socio-economic impact management strategies will remain with APA, some responsibilities will be transferred to the primary construction contractor and will become part of the contractor's terms and conditions of engagement.

7.1 Accommodation strategy

APA will prepare an Accommodation Strategy, which will propose measures to ensure there is sufficient accommodation for the construction workforce associated with the proposed modification. The strategy will:

- Prioritise sourcing workers from within the local or regional study areas to reduce non-residential worker influx.
- Provide an updated summary of the social and economic characteristics for the local or regional study areas, and any other towns and/or suburbs as they apply to the accommodation requirements of the proposed modification.
- Assess workforce accommodation requirements and the feasibility of utilising rental accommodation, short-term accommodation providers, non-traditional accommodation providers (i.e. AirBnB), and utilising temporary workforce accommodation camps in agreement and discussion with operators (refer to Section 5.3.3).
- Consider options to partner with other proponents in the region to utilise their workforce accommodation camps as recommended during SEIA consultation undertaken by GHD in 2025.
- Consider the cumulative impacts associated with other State significant development projects in the area, at the same time giving consideration to maximise benefits for local businesses.
- Include a program to monitor and review the effectiveness of the strategy throughout the construction phase, including regular monitoring and review.

Where other proponent's projects are included in the Accommodation Strategy to assess the cumulative socio-economic impacts associated with workforce accommodation requirements in the region, they will be screened in relation to APA's proposed modification, based on their nature, size, known timeframes, and proximity to the proposed modification site.

7.2 Workforce management

A number of workforce management strategies would be implemented to promote the health, safety and wellbeing of the proposed modification workforce as well as managing potential impacts on local communities. APA's overall approach to workforce management will include:

- Behaviour management at all times during the course of work through the use and implementation of a Code of Conduct that is applicable to all employees, contractors, subcontractors and consultants working on the proposed modification. The Code of Conduct will be linked to employee contract conditions.

- Comply with workplace health and safety requirements outlined in the Modification Report and other technical studies.

These will be implemented in accordance with APA's systems and processes and relevant legislated requirements.

7.3 Community engagement, complaints and dispute resolution

Comprehensive and appropriate communication and engagement with the community and other key stakeholders would play a key role in managing potential socio-economic impacts during construction. Effective communication and engagement are fundamental to reducing risk and minimising potential impacts. Identifying, engaging and effectively communicating with stakeholders is critical to the successful delivery of the proposed modification.

APA will prepare an overarching Community Engagement Plan to guide the management and delivery of community and stakeholder engagement in the lead up to and during construction to ensure that:

- Accurate and accessible information about the proposed modification is provided
- Feedback from the community is encouraged
- Opportunities for input are provided
- Community members and stakeholders with the potential to be affected by worker influx and accommodation are notified in a timely manner about the timing of activities and potential for impacts
- Enquiries and complaints are managed, and a timely response is provided for concerns raised

The plan will include approaches and protocols to:

- Communicate with potentially affected residents, other community members, businesses and other key stakeholders to provide information about the proposed modification, and the likely nature, extent and duration of changes
- Identify and engage with vulnerable persons that might be affected by the proposed modification
- Communicate information about potential access changes
- Share information about the proposed modification with other regional stakeholders to assist with managing cumulative impacts on local and regional communities.

An enquiries and complaints management system will be developed, outlined in the Community Engagement Plan, and implemented during all phases of the proposed modification. APA will aim to respond to all enquiries or complaints received via the complaints management system within 3 business days. The procedure will involve the following steps:

- Capture enquiry or complaint and record details, including the time and date the call/email is received, contact name, phone number, and nature of enquiry/complaint and the response received
- Assess and investigate enquiry/complaint by the relevant business unit and escalate if unable to be resolved
- Where possible, provide the enquirer/complainant a timeframe for responding to them or resolving the issue, and keep them updated on progress
- Close out complaint/enquiry and record all communication actions and responses
- Publish complaints on APA's website.

To manage enquiries or complaints received, APA will maintain a database of:

- All concerns or complaints related to the proposed modification received from individual members of the community or representative bodies
- The response provided or action taken
- A system to track notes on progress to resolution.

The complaints management systems will be maintained throughout the construction, operation and decommissioning and rehabilitation period.

8. Conclusion

This SEIA has provided an assessment of the socio-economic impacts associated with the construction workforce accommodation requirements of APA's proposed modification (Uranquinty Compressor Station). The report has identified and addressed key socio-economic impacts associated with the construction workforce requirements of the proposed modification and provides a set of recommended mitigation and management measures. The report has utilised the *Social Impact Assessment Guideline for State Significant Projects* (DPE, 2023b) to inform the assessment.

A summary of the key socio-economic impacts associated the workforce accommodation requirements during construction are summarised below:

- There is potential for the non-residential workforce to contribute to existing short and long-term accommodation challenges. However, these impacts can be effectively managed through the development of a workforce accommodation strategy, which considers existing capacity, maximising local employment, and other regional construction projects and adopting effective monitoring measures.
- The increase in demand on social infrastructure services and facilities, such as health and emergency services, is expected to generate minor impacts. These impacts can be managed through the implementation of workplace health and safety requirements outlined in the modification report.
- Perceptions and experiences of traffic safety and congestion impacts are possible but can be effectively managed through the Community Engagement Plan and Traffic Management Plan.
- There is potential for non-resident workers to engage in anti-social behaviours, which can be managed through the implementation of a code of conduct and Community Engagement Plan.

The positive and negative socio-economic impacts identified and assessed in this SEIA would be managed and mitigated through a range of measures outlined in Section 7, but also includes the mitigation and management measures recommended in the Modification Report and other technical reports for the proposed modification, such as the traffic impact assessment (GHD, 2025b).

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Appendices

Appendix A

Regional accommodation providers

Table A.8.1 Regional accommodation providers within a 1 hour drive of the proposed modification at Uranquinty

Accommodation type	Name	Town	LGA	Room capacity
Self-catered house	Home in Coolamon	Coolamon	Coolamon	4
Self-catered house	Home in Coolamon	Coolamon	Coolamon	7
Self-catered house	Religious building in Coolamon	Coolamon	Coolamon	2
Hotel/Motel	Culcairn hotel	Culcairn	Greater Hume Shire	20
Hotel/Motel	Culcairn Motor Inn	Culcairn	Greater Hume Shire	12
Hotel/Motel	Holbrook Motel	Holbrook	Greater Hume Shire	0
Hotel/Motel	Byer Fountain Motor Inn	Holbrook	Greater Hume Shire	36
Hotel/Motel	Holbrook Hotel	Holbrook	Greater Hume Shire	5
Hotel/Motel	Holbrook Skye Motel	Holbrook	Greater Hume Shire	10
Hotel/Motel	Riverina Hotel	Holbrook	Greater Hume Shire	17
Hotel/Motel	Holbrook Town Centre Motor Inn	Holbrook	Greater Hume Shire	20
Self-catered house	Lighthouse in Holbrook	Holbrook	Greater Hume Shire	3
Hotel/Motel	Woomargama Village Hotel Motel	Woomargama	Greater Hume Shire	10
Self-catered house	Cottage on Regent	June	June	3
Self-catered house	Elizabeth Street Guesthouse	June	June	2
Hotel/Motel	June Hotel	June	June	23
Hotel/Motel	June Motor Inn	June	June	22
Caravan/holiday park	June Tourist Park	June	June	0
Self-catered house	Sloans Country Home	June	June	3
Self-catered house	Symington's Hill June	June	June	5
Hotel/Motel	The Crossing Motel	June	June	30
Cottage	Highfield Farm and Woodland	Mount Adrah	Snowy Valleys	1
Cottage	Hillview Farmstay	Mount Adrah	Snowy Valleys	15
Self-catered house	Ania's room in Tarcutta Hotel	Tarcutta	Wagga Wagga	1
Self-catered house	Tania's room in Tarcutta	Tarcutta	Wagga Wagga	1
Hotel/Motel	Tarcutta Halfway Motor Inn	Tarcutta	Wagga Wagga	25
Hotel/Motel	Tarcutta Retreat	Tarcutta	Wagga Wagga	12
Self-catered house	"Ava" on Fox	Wagga Wagga	Wagga Wagga	3
Self-catered house	#47; Central character & charm	Wagga Wagga	Wagga Wagga	2

Accommodation type	Name	Town	LGA	Room capacity
Self-catered house	3 Bedroom Central Cottage	Wagga Wagga	Wagga Wagga	3
Self-catered house	4BR 2BA Wagga home w pool and city views	Wagga Wagga	Wagga Wagga	4
Self-catered house	5BR 2BA Wagga home	Wagga Wagga	Wagga Wagga	5
Self-catered house	94 Best - Apartment One	Wagga Wagga	Wagga Wagga	1
Self-catered house	94 Best - Apartment Two	Wagga Wagga	Wagga Wagga	1
Self-catered house	Albury Street Hideaway	Wagga Wagga	Wagga Wagga	3
Self-catered house	Alexandra's Spacious Unit	Wagga Wagga	Wagga Wagga	2
Self-catered house	Ambience on Crampton	Wagga Wagga	Wagga Wagga	4
Self-catered house	Anne's 3dm apt in the heart of Wagga	Wagga Wagga	Wagga Wagga	3
Apartment/unit	Apartments on Morrow	Wagga Wagga	Wagga Wagga	4
Self-catered house	Araluen cottage	Wagga Wagga	Wagga Wagga	3
Hotel/Motel	Astor Hotel & Bar	Wagga Wagga	Wagga Wagga	43
Self-catered house	Bedford House	Wagga Wagga	Wagga Wagga	3
Self-catered house	Best Central House	Wagga Wagga	Wagga Wagga	4
Hotel/Motel	Best Western Ambassador Motor Inn & Apartments	Wagga Wagga	Wagga Wagga	28
Hotel/Motel	Best Western Plus Bolton On The Park	Wagga Wagga	Wagga Wagga	28
Self-catered house	Bolton on the Park Apartment	Wagga Wagga	Wagga Wagga	2
Self-catered house	Bright Central Wagga Nature Gem	Wagga Wagga	Wagga Wagga	3
Self-catered house	Callie's home	Wagga Wagga	Wagga Wagga	4
Self-catered house	Central Charm on Peter Street	Wagga Wagga	Wagga Wagga	3
Self-catered house	Central cosy cottage	Wagga Wagga	Wagga Wagga	3
Self-catered house	Central Cottage in Wagga Wagga	Wagga Wagga	Wagga Wagga	3
Self-catered house	Central Garden Guesthouse	Wagga Wagga	Wagga Wagga	1
Self-catered house	Central Murray St Cottage	Wagga Wagga	Wagga Wagga	2
Self-catered house	Central Simmons Apartment Wagga	Wagga Wagga	Wagga Wagga	3

Accommodation type	Name	Town	LGA	Room capacity
Self-catered house	Central Wagga Luxury Townhouse	Wagga Wagga	Wagga Wagga	4
Self-catered house	Centrally located 3 bedroom terrace house	Wagga Wagga	Wagga Wagga	3
Self-catered house	Charming central cottage	Wagga Wagga	Wagga Wagga	3
Self-catered house	Charming central suite	Wagga Wagga	Wagga Wagga	1
Hotel/Motel	City Park Motel & Apartments	Wagga Wagga	Wagga Wagga	26
Self-catered house	City, river, oasis, central unit	Wagga Wagga	Wagga Wagga	2
Self-catered house	Close to town & comfortable 2 bed unit on Kincaid	Wagga Wagga	Wagga Wagga	2
Hotel/Motel	Comfort Inn Heritage Wagga	Wagga Wagga	Wagga Wagga	22
Self-catered house	Cozy Central Granny Flat	Wagga Wagga	Wagga Wagga	1
Self-catered house	Crooked Lane Apartment	Wagga Wagga	Wagga Wagga	2
Self-catered house	Darlow Cottage	Wagga Wagga	Wagga Wagga	3
Self-catered house	David's 4bdr cottage	Wagga Wagga	Wagga Wagga	4
Self-catered house	Diane's condo	Wagga Wagga	Wagga Wagga	3
Self-catered house	Downtown Luxury Apartment	Wagga Wagga	Wagga Wagga	1
Self-catered house	Elegance and style 2	Wagga Wagga	Wagga Wagga	3
Self-catered house	Elegant House Near Health Hub	Wagga Wagga	Wagga Wagga	4
Self-catered house	Elephant At The Table	Wagga Wagga	Wagga Wagga	1
Self-catered house	Elise's 3 bedroom home	Wagga Wagga	Wagga Wagga	3
Self-catered house	Elizabeth's apartment	Wagga Wagga	Wagga Wagga	1
Self-catered house	Ellamatta House	Wagga Wagga	Wagga Wagga	3
Self-catered house	Emma's Central CBD house	Wagga Wagga	Wagga Wagga	3
Self-catered house	Emma's Central Cottage	Wagga Wagga	Wagga Wagga	3
Self-catered house	Erica's unit	Wagga Wagga	Wagga Wagga	1
Self-catered house	Executive apartment on Fitzmaurice Street	Wagga Wagga	Wagga Wagga	2
Hotel/Motel	Garden City Motor Inn	Wagga Wagga	Wagga Wagga	30

Accommodation type	Name	Town	LGA	Room capacity
Self-catered house	Glen's 2 Bedroom Gem	Wagga Wagga	Wagga Wagga	2
Self-catered house	Glen's 3 Bed, 2 Bath in the City Centre	Wagga Wagga	Wagga Wagga	3
Self-catered house	Glen's 4 Bedroom Inner City Townhouse	Wagga Wagga	Wagga Wagga	4
Self-catered house	Glen's Cheerful 3 bedroom home	Wagga Wagga	Wagga Wagga	3
Self-catered house	Glen's Executive City Apartment	Wagga Wagga	Wagga Wagga	4
Self-catered house	Glen's Modern City Townhouse with all the Comforts	Wagga Wagga	Wagga Wagga	3
Self-catered house	Glen's self contained inner city apartment	Wagga Wagga	Wagga Wagga	3
Apartent/unit	Globe Apartments	Wagga Wagga	Wagga Wagga	30
Caravan/holiday park	Ingenia Wagga Wagga	Wagga Wagga	Wagga Wagga	25
Hotel/Motel	International Hotel Wagga Wagga	Wagga Wagga	Wagga Wagga	81
Self-catered house	Jamie's apartment	Wagga Wagga	Wagga Wagga	1
Self-catered house	Jamie's One Bedroom House	Wagga Wagga	Wagga Wagga	4
Self-catered house	Jamie's Spacious 4 Bedroom House	Wagga Wagga	Wagga Wagga	4
Self-catered house	Jamie's three bedroom apartment	Wagga Wagga	Wagga Wagga	3
Self-catered house	Karen and Steph's townhouse	Wagga Wagga	Wagga Wagga	3
Self-catered house	Keeping Time	Wagga Wagga	Wagga Wagga	1
Self-catered house	Kim's home in Wagga Wagga	Wagga Wagga	Wagga Wagga	3
Self-catered house	Kincaid Cottages	Wagga Wagga	Wagga Wagga	3
Self-catered house	King's New Clothes	Wagga Wagga	Wagga Wagga	1
Self-catered house	Kylie's Charming Central house	Wagga Wagga	Wagga Wagga	4
Self-catered house	Leesa's unit	Wagga Wagga	Wagga Wagga	2
Self-catered house	Light filled retreat	Wagga Wagga	Wagga Wagga	1
Hotel/Motel	Lincoln Cottage Motor Inn	Wagga Wagga	Wagga Wagga	22
Self-catered house	Loft Apartment, above the trees	Wagga Wagga	Wagga Wagga	1
Self-catered house	Lovebird Cottage	Wagga Wagga	Wagga Wagga	2

Accommodation type	Name	Town	LGA	Room capacity
Self-catered house	Lumeah Apartment	Wagga Wagga	Wagga Wagga	3
Self-catered house	Luxuriously appointed 4 bed, 3 bath home in CBD	Wagga Wagga	Wagga Wagga	4
Self-catered house	Luxury 3 Bedroom Apartment in CBD	Wagga Wagga	Wagga Wagga	3
Self-catered house	Luxury by the Lagoon	Wagga Wagga	Wagga Wagga	2
Hotel/Motel	Mantra Pavilion Hotel Wagga Wagga	Wagga Wagga	Wagga Wagga	45
Hotel/Motel	Mercure Wagga Wagga	Wagga Wagga	Wagga Wagga	86
Self-catered house	Michael's Central Cottage	Wagga Wagga	Wagga Wagga	3
Self-catered house	Modern Central Retreat 2	Wagga Wagga	Wagga Wagga	4
Self-catered house	Modern Comfortable 2 bedroom home	Wagga Wagga	Wagga Wagga	2
Self-catered house	Mopsy's At The Esplanade	Wagga Wagga	Wagga Wagga	4
Self-catered house	Murray St Unit	Wagga Wagga	Wagga Wagga	2
Self-catered house	No. 4 on Bolton	Wagga Wagga	Wagga Wagga	2
Self-catered house	Norman's Rest	Wagga Wagga	Wagga Wagga	5
Self-catered house	Paris Chic in the CBD	Wagga Wagga	Wagga Wagga	2
Self-catered house	Parkham Townhouse	Wagga Wagga	Wagga Wagga	3
Self-catered house	Peter's Rest	Wagga Wagga	Wagga Wagga	3
Self-catered house	Peter's Home	Wagga Wagga	Wagga Wagga	4
Self-catered house	Pink door docker	Wagga Wagga	Wagga Wagga	3
Hotel/Motel	Prince of Wales Wagga	Wagga Wagga	Wagga Wagga	32
Self-catered house	Quaint cottage	Wagga Wagga	Wagga Wagga	2
Hotel/Motel	Quality Hotel Rules Club Wagga	Wagga Wagga	Wagga Wagga	79
Hotel/Motel	Quality Inn Carriage House	Wagga Wagga	Wagga Wagga	38
Hotel/Motel	Quest Wagga Wagga	Wagga Wagga	Wagga Wagga	43
Self-catered house	Racecourse Rose Home	Wagga Wagga	Wagga Wagga	4
Self-catered house	Red Brick Central Retreat	Wagga Wagga	Wagga Wagga	4

Accommodation type	Name	Town	LGA	Room capacity
Self-catered house	Resort Style Central Home	Wagga Wagga	Wagga Wagga	4
Self-catered house	Riverbank Retreat	Wagga Wagga	Wagga Wagga	2
Self-catered house	Rose Cottage	Wagga Wagga	Wagga Wagga	3
Self-catered house	Scott's central comfort	Wagga Wagga	Wagga Wagga	2
Hotel/Motel	Sportsmen's Club Hotel	Wagga Wagga	Wagga Wagga	3
Hotel/Motel	St Hugh Hotel Wagga Wagga	Wagga Wagga	Wagga Wagga	22
Self-catered house	Stay on Simmons Apartment	Wagga Wagga	Wagga Wagga	1
Self-catered house	Stay on Simmons Cottage	Wagga Wagga	Wagga Wagga	3
Self-catered house	Stay on Simmons House	Wagga Wagga	Wagga Wagga	2
Self-catered house	Studio with river view in Wagga	Wagga Wagga	Wagga Wagga	1
Self-catered house	Stylish Central Retreat	Wagga Wagga	Wagga Wagga	2
Self-catered house	Stylish Central Retreat	Wagga Wagga	Wagga Wagga	2
Self-catered house	Stylish Stay: 4BR 2.5BA Central Wagga	Wagga Wagga	Wagga Wagga	4
Self-catered house	Tanderra Apt 2	Wagga Wagga	Wagga Wagga	3
Self-catered house	Terry's home	Wagga Wagga	Wagga Wagga	3
Self-catered house	The Birch House	Wagga Wagga	Wagga Wagga	3
Hotel/Motel	The Boulevarde Motor Inn	Wagga Wagga	Wagga Wagga	32
Hotel/Motel	The Charles Boutique Hotel & Dining	Wagga Wagga	Wagga Wagga	46
Hotel/Motel	The Club Motel and Apartments	Wagga Wagga	Wagga Wagga	35
Self-catered house	The Fitz	Wagga Wagga	Wagga Wagga	3
Self-catered house	The Granny House on Brookong Ave	Wagga Wagga	Wagga Wagga	1
Self-catered house	The Hideaway - Charming Cottage	Wagga Wagga	Wagga Wagga	3
Hotel/Motel	The Lawson Riverside Suites	Wagga Wagga	Wagga Wagga	40
Self-catered house	The Leagues	Wagga Wagga	Wagga Wagga	1
Self-catered house	The Leagues Central Wagga 204	Wagga Wagga	Wagga Wagga	1

Accommodation type	Name	Town	LGA	Room capacity
Self-catered house	The Leagues Central Wagga 306b	Wagga Wagga	Wagga Wagga	1
Self-catered house	The Leagues Central Wagga 306d	Wagga Wagga	Wagga Wagga	1
Self-catered house	The Leagues" Central Wagga 306c	Wagga Wagga	Wagga Wagga	1
Self-catered house	The Macleay	Wagga Wagga	Wagga Wagga	4
Hotel/Motel	The Manhattan Wagga	Wagga Wagga	Wagga Wagga	9
Self-catered house	The Racecourse Cottage - Winner's Circle	Wagga Wagga	Wagga Wagga	4
Self-catered house	The Travers Townhouse	Wagga Wagga	Wagga Wagga	2
Self-catered house	Thomas's 2 story apartment	Wagga Wagga	Wagga Wagga	2
Self-catered house	Thorne St Luxe Loft	Wagga Wagga	Wagga Wagga	5
Self-catered house	Tina's home away from home	Wagga Wagga	Wagga Wagga	3
Self-catered house	Tompson - Lush Garden	Wagga Wagga	Wagga Wagga	2
Self-catered house	Tompson House By Mopsy's	Wagga Wagga	Wagga Wagga	2
Self-catered house	Tom's home	Wagga Wagga	Wagga Wagga	3
Self-catered house	Town House on Tompson	Wagga Wagga	Wagga Wagga	2
Hotel/Motel	Townhouse Hotel	Wagga Wagga	Wagga Wagga	46
Self-catered house	Townhouse on Fitzmaurice	Wagga Wagga	Wagga Wagga	2
Self-catered house	Tracey's apartment	Wagga Wagga	Wagga Wagga	4
Self-catered house	Travers Street Apartment	Wagga Wagga	Wagga Wagga	2
Self-catered house	TWO TEN Sleeps 10	Wagga Wagga	Wagga Wagga	4
Self-catered house	Urban Barn	Wagga Wagga	Wagga Wagga	3
Self-catered house	Wagga Apartments #2	Wagga Wagga	Wagga Wagga	2
Self-catered house	Wagga Apartments #4	Wagga Wagga	Wagga Wagga	2
Self-catered house	Wagga Apartments #5	Wagga Wagga	Wagga Wagga	2
Self-catered house	Wagga Apartments #7	Wagga Wagga	Wagga Wagga	3
Self-catered house	Wagga Central EVANS # 1	Wagga Wagga	Wagga Wagga	2

Accommodation type	Name	Town	LGA	Room capacity
Self-catered house	Wagga Central Evans #2	Wagga Wagga	Wagga Wagga	2
Self-catered house	Wagga Central Evans #4	Wagga Wagga	Wagga Wagga	2
Self-catered house	Wagga Luxury Townhouse - Trail 2	Wagga Wagga	Wagga Wagga	4
Hotel/Motel	Wagga RSL Motel	Wagga Wagga	Wagga Wagga	46
Cottage	Wagga Wagga Country Cottages	Wagga Wagga	Wagga Wagga	3
Self-catered house	Wollundry House By Mopsy's	Wagga Wagga	Wagga Wagga	2
Total				1,577



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