

## SOCIO-ECONOMIC AND ECONOMICS

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## 1. Visual and Rural/Natural landscape

The report does mention that the Project area contains a beautiful 55 square country homestead. The ecologist does go into considerable detail. This property and magnificent homestead will be literally flattened and terraced to make way for the proposed Hume North BESS.

Visitors and trades people love this property when they see it. Several have suggested it would make a perfect short stay getaway.

It is on Trout Farm Road Lake Hume Village, 400m by foot to the village restaurant/bar, café and Murray River Reserve. Just 500m to the Lake Hume Boat Ramp, Lake Hume Beach and the Hume Dam wall. The sailing club is close by. It is on a ridge with magnificent 270 degree views across the Dam wall/Lake Hume (some glimpse of snow in winter) over the Murray River and its treed flood plain and the ring of hills behind Albury and Wodonga, with farm animals at the boundary fence.

Amazing wildlife, the rewards of implementing the Native Management Plan (wildlife habitat), and the 120 species of birds and Squirrel Gliders.

Destruction of this house is an abuse of the land and biodiversity.

**Surely sending this house to the tip is against every principle of sustainability.**

## 2. Tourism

Lake Hume Village is a tourism services precinct, part of “Visit Albury Wodonga” tourism promotion.

There will be extensive disruption to traffic to:

Murray Street- the sole access to/from the north (Albury and all Riverina Hwy traffic) and

Trout Farm Road- the sole access to local traffic to cross the Murray River to Victoria.

The EIS advises vehicles accessing the worksite will turn right into the site, part way down Trout Farm Hill, crossing double white lines between the “S” bends.

*“Continue to develop and grow the Tourism sector and visitor economy”. And “Review land use permissibility to better support tourism” and better utilise Lake Hume and the Murray River. (LSPS) Table p 16*

## River Murray experience RME 2024: Lake Hume Reserves

Council approved this document in late 2024. It lists Councils' intentions of:

- large capital expenditure on major upgrades and new recreational facilities for local recreation and tourism, around the NSW Lake Hume foreshores and the Murray River below the Dam wall, adjacent the Trout Farm Rd
- Improving the Lake Hume tourist "drive". The Lake Hume Village loop is the most popular part of short trips out of Albury for both residents and visitors.

The entrance into the Village from Victoria, through the gum tree forest, across Heywood's Bridge and up the Trout Farm Rd, is most impressive scenery mix and natural atmosphere of that drive.

The Hume North (BESS No2) will ruin that drive scenery half way up the Trout Farm hill, with a 6m high retaining wall with BESS infrastructure (transformers, a maintenance shed and 20m high light poles). This will be in full view of vehicle occupants (cars and cyclists) or pedestrians. (see View 7xx below)

View 7xx: Trout Farm Road vehicle view from Trout Farm Road, travelling north



### 3. Urban development

Albury Land Use Strategy (ALUS 2007) and LSPS, identify Lake Hume as an area for future LGA housing growth (Map). The ALUS identifies the area between the proposed Riverina Hwy bypass and Heywood's bridge to the Village for future subdivision map.

Housing crisis and demand for rural living particularly near water, Riverside and Lakeside.

A Development Applications has been submitted by Hawksview to subdivide for residential blocks on land zones RU5 (circa 2011), but the timing has been deferred.

Council has recently confirmed intentions for housing related development in the approved River Murray Experience Plan (see "River Murray Experience RMW (2024): Lake Hume Reserves")

The RME also described plan for subdivision close to the proposed site (Hawksvie), but also details medium density housing below Elm st,

Hawksview RU5 land adjacent Trout Farm Rd is future housing land.

No major land use change in the Lake Hume Village area until HVP (Hume Village Plan) review is completed.

### 4. Agricultural productivity.

"Hawksview" is a large grazing property abutting the proposed development footprint of the site. The owner/manager is concerned the proposed BESS's impact on their stock and essential land management practices:

- Lambing losses due to fan noise "kick-in" disrupting ewes. Research has revealed that in 6 hours post birth ewes are particularly sensitive to disturbance and prone to abandoning newborn lambs.
- Essential farm management practices such as regular application of lime, and chemical pasture spraying to maintain farm productivity and

profitability. Often conflicting land users next door, under-estimated problems that arise after and during construction.

- Big business has a record of influence for their best outcome, and the long-established landholder has to change their normal industry management practices.

## 5. Overview

Taken from EIS, Appendix R, page iii

During construction

Creation of local employment and upskilling opportunities on the Project	No available workforce in Albury-Wodonga area, very hard to get tradesmen
Opportunities for local businesses to support construction activities and the needs of the construction workforce.	Only during construction High value items imported.
Influx of 50 construction workers (some non-local) and associated demand for housing, accommodation and essential community services	Mostly non local
Noise, dust visual impacts from construction and haulage activities, potentially impacting amenity for residential and business users closest to the Project.	Construction phase and operational phase. Local (Lake Hume Village) businesses may suffer decreased income stream as result of battery. Battery not compatible with tourism precinct
Increased use of roads by construction traffic, resulting in temporary disruptions and potential road safety risks	Manoeuvring the larger battery and transformers will be difficult and inconvenience traffic all the way from Albury to 32 Trout Farm Rd.
Potential impacts on community values related to the rural landscape character, natural environment and flora and fauna in the Project area	This is the major impact, it's a long term impact, residents at Lake Hume Village enjoy the quiet rural aspect and views, birdlife.
Community concerns related to potential for increased bushfire risk and thermal hazards	Another big impact, after its working, who is going to report the fires/explosions. Who is going to put out the fires? Local brigades and volunteers. It will be a local problem.
Community concerns related to ability to participate in or influence the Project construction activities, design or decision making process.	Does anybody at Foresight, Jacobs or NSW Govt truly consider the local community?