

**Minister of the Department of Planning, Industry and Environment**

**Submitted through the NSW Planning Portal.**

**To Whom It May Concern,**

I am writing to formally object to the proposed Monaro Rock Quarry development Application number SSD-27223807 near Royalla, NSW.

I have previously submitted my concerns regarding the quarry and would now like to further elaborate on a brief comment I made regarding the effect on property values within the Royalla Estate.

I can provide informed commentary on the effect a mine would have on property values given our recent experience while our house was on the market for a period of 9 months from September 2024 to June 2025.

During our Sale period we had many prospective buyers attend our open houses. Without exception every group who visited mentioned the proposed mine and their concerns with silica dust contamination and traffic congestion issues should they move here.

This persistent issue prevented our agent from reaching a suitable sale and we removed the property from the market in June 2025.

This is what is happening on the ground here in Royalla with residents suffering from the potential of a mine in the area. I am quite sure if the mine does not proceed our Sale will be achieved without any further roadblocks.

The economic impact on families in the area is therefore already taking a toll and we would urge the State Government to reject the application for the mine.

The greed of a few who are proposing the mine should not be considered as reason enough to put so many residents under health and financial stress.

Thankyou for your consideration.

Sincerely, Malcolm Noad

Royalla Resident.

9/9/2025