

SUBMISSION TO MOUNT PLEASANT OPTIMISATION PROJECT

LAND OWNERS:

PROPERTIES:

207 & 211 Kayuga Road, Muswellbrook
Project reference – Property No's 120 and 121
Lots 51 & 52 DP 811580
Located immediately east of Mine Lease (ML 1645) boundary

CURRENT LAND USE:

A family property for in excess of 50 years, there are three cottages, a large workshop including ancillary sheds all having the benefit of "Existing Use Rights" as an industrial development located within a rural setting.

IMPACT OF:-

(1) D.A. 92/97:

The determination of the Mount Pleasant development consent recognised in the conditions that these subject properties were significantly impacted by way of unacceptable levels of noise, dust and other intrusions. The consent conditions provide the current property owners the right to voluntary land acquisition.

(2) Optimisation Project:

The E.I.S. discloses there will be a significant increase to the Eastern Out of Pit Emplacement by way of increased volumes of waste rock material from the proposed deeper open cut pit. The emplacement is proposed to the rear of the subject owners properties. The development will significantly increase noise, dust, visual night lighting and possibly odours.

BACKGROUND BRIEFING: Since the commencement of the Mount Pleasant project the owner occupants have endured numerous hardships due to various mining development activities in very close proximity to their properties. As to be expected these works generated extreme levels of noise, dust, night light intrusions and incidences of unacceptable odours. They find it is causing stress and anxieties which is proving to be deleterious to their health and amenity.

Having at various instances complained to both the project management and to the regulatory authority they have found that any relief was merely of a short term benefit.

RELOCATION CONSIDERATIONS:

The family have established this past 50 years a well-known engineering business that is readily accessible within five minutes' drive from Muswellbrook. The property location in a rural environment provides the owners the benefit of on-site residential occupation for the family members and, or a dwelling rental income stream.

The longstanding business use at the site entitles the owners to continue operations under "existing use rights". Unfortunately despite the owners far spread attempts to find another similar site that would allow them to obtain a "like" replacement property it is not to be found with the comparable amenities.

SUBMISSION:

The E.I.S. discloses at the subject property the intended construction and mining development near the rear of their property will further impact it by way of increased significant environmental exceedances. Accordingly they seek that appropriate monitors be placed at the rear of their property to ensure such exceedances are minimal.

The consent authority in regard to the potential environmental effects on these property owners should consider their health risks as provided in the protocol under the Environmental Operations Act 1997 and subsequent regulations.