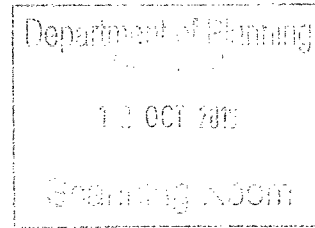


PCU067489

John Toth
26 Derby Street, EPPING NSW 2121
email: jtoth2004@justemail.net

06 October 2016

The Director, Resource Assessments
Planning Services DPE
GPO Box 39
SYDNEY NSW 2001



Sir,

Re: Submission, Rocky Hill Coal Project (Application No SSD-5156)
Stratford Coal Extension Project (Application No SSD - 4966 MOD 1)

I am writing to comment on the proposed Rocky Hill Coal Project and Stratford Mine extensions into the Gloucester Valley. I understand that submissions are being taken into the viability of the project and objections to the same.

My parents own land that will be within the visual and acoustic fall-out from the proposed extensions. I have included a map to show the proximity of their property to this site. As such I (and my family) have a long-term stake in the value of that land; as an asset (land value) and the aesthetic value of a spot to regularly visit and enjoy as three generations of our family.

The mine will sit adjacent to their land holding to the east. There will be the visual impact of the operations themselves, involving the construction of facilities and the heaping up of spoil as the mine commences operation. The other main issue is the proposed Conveyor Corridor and Load-Out Facility to be constructed across the Gloucester Valley. Not only will the eastern side of the valley be spoilt by the mine, this one facility alone will completely ruin views across the southern side of the valley all the way up to the Bucketts Way.

The sheer amount of work in creating the whole project and during its operations will create a great deal of noise – at all times of the day. That alone will destroy any amenity that can be gained by having a residence in such a town as Gloucester. This interruption to the quiet enjoyment of the property cannot even be screened or blocked by plantings of trees or shrubs.

If the proposed mine goes ahead then the amenity of all properties in Gloucester valley will be irreparably damaged. My retiree parents are not the only landholders located on Fairbairns Road who have also voiced their opposition to the Project. I understand that the residents of Gloucester in general have reservations about the impact on their town and its long-term future. Coal-mines may come and go depending on a global outlook, but damage to the value of both farming and tourism at a local level will outweigh any expected economic benefits.

Our family would have to accept a loss of amenity (enjoyable lifestyle and residence for two retirees) as well as a downgrading of the value of the land and house as an economic asset. I wish to make my objection known and ask that the Department reject the proposals.

You are free to make my personal information known in regards to this. I would also like to add that I have not made a reportable political donation to any party involved in this.

Yours sincerely,

ATTACHMENT: Location of land and residence in relation to proposed mine

