

[REDACTED]

From: system@accelo.com on behalf of [REDACTED]
Sent: Wednesday, 20 June 2018 2:47 PM
To: May Patterson
Subject: Submission Details
Attachments: 266371_Submission Report on Property Aspects_2018Jun20_1445.pdf

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

[REDACTED]

Address:
Sydney

Sydney, NSW
2000

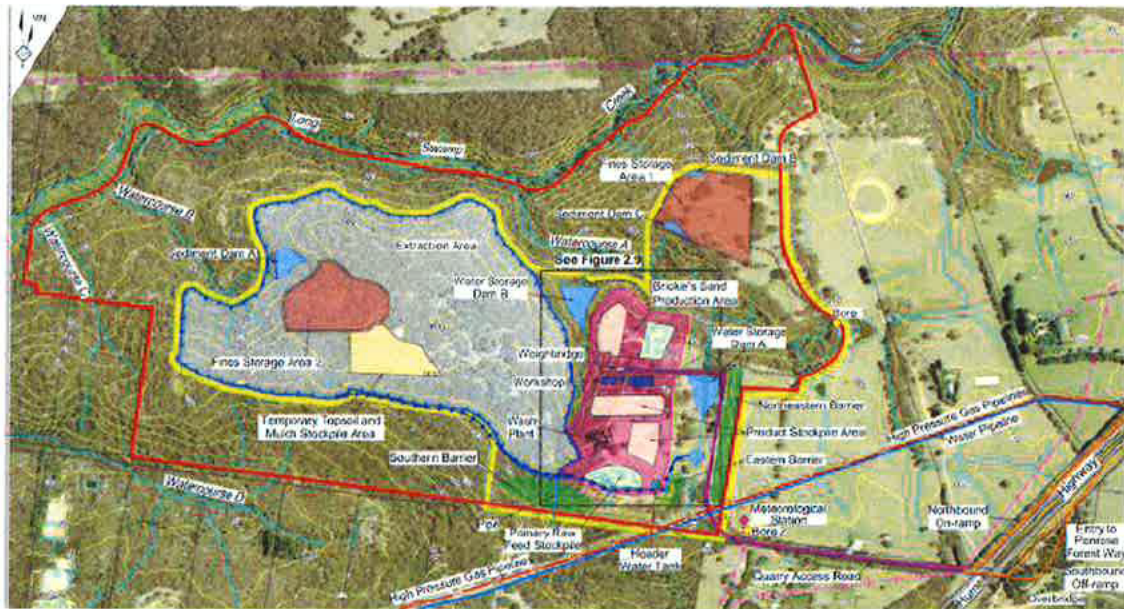
Content:
Please refer to the attachment. Further details may be forwarded at a later date.

[REDACTED]

Submission for Job: #6334 Sutton Forest Quarry Project
https://majorprojects.accelo.com/?action=view_job&id=6334

Site: #2892 Sutton Forest Quarry
https://majorprojects.accelo.com/?action=view_site&id=2892

Submission Report on Sutton Forest Quarry Project: SSD 6334



17 June 2018

Prepared by

[REDACTED]
Certified Practising Valuer

CONTENTS

1	Introduction	2
1.1	General	2
1.2	Why people choose to live in the Southern Highlands	2
1.3	Case Study Results	3
1.4	Industrial Land Use in Conflict with Aesthetics	3
1.5	Real Estate Demand Behaviour	4
1.6	Heavy Vehicle Impacts and Dangers	4
2	Conclusion	5

Disclosure:

I am a Certified Practising Valuer, based in Sydney and experienced primarily within NSW. I was approached by concerned residents and friends living in Sutton Forest to provide a report on the effects on local real estate values in the event of this mine proceeding. I do not own any real estate or other assets in or near Sutton Forest. I have not made financial donations to any political party or group. This report, produced *pro bono publico*, concerns the potential long term detrimental impacts of the proposed sand mine project at Sutton Forest, NSW.

1. Introduction

1.1 General

The general impacts on property values of a 30-45 year sand mining proposal are not difficult to understand, however measuring the direct impact on property values of such activities is difficult to quantify. This is a 30-45 year project proposal, so the impact is very long term and not just a single point in time.

It must also be noted that this project is proposed as a "quarry", an innocuous term suggesting a small operation to extract sand for local purpose. This is a serious misrepresentation in the application documentation as, in fact, this is an immense operation of rock extraction and processing of the scale seen in the large north American mines and perhaps the largest in Australia.

My considered view is that the EIS carries insufficient detail and does not address the full potential impacts on the social fabric of the area especially from a property value perspective over a 30-45 year period. The impacts on the social living standards, especially to the adjoining residential inhabitants and visitors would be catastrophically detrimental. As such, the application does not satisfy the Director General's Requirements.

1.2 Why people choose to live in the Southern Highlands

The demand drivers for why people choose to live and visit the Southern Highlands and Sutton Forest region are varied. However, following recent discussions with local residents, the major reasons can be summarised as:

- Environmental aesthetics and amenities;
- Family and historic generations in the region;
- Lifestyle;
- Small business enterprises for
- Agricultural activities (major / small acreage / hobby farms);
- Employment opportunities (health services / growing tourism and hospitality).

The growth in tourism in the area over the past 20 years has been substantial and an essential as sustaining current businesses in the area. Improvements to the road system and growth in accommodation facilities in the southern highlands have all contributed to growing demand and appreciation of the area. Of particular note are:

- Visitations to The Shrine of Our Lady of Mercy - Penrose Park Monastery (some 25,000 visitors per year);
- The long established annual Tulip festival and more recent promotion (e.g. art trail);
- Established and newly developed wineries;
- Historic aspects of the townships e.g. Berrima (recent announcement in the upgrade of the Berrima Museum and news coverage by the Hon. Pru Goward);
- Accessibility being less than 2 hours from Sydney.

1.3 Case Study Results

In a review of various studies of the impact of mining activities on property values both within Australia and overseas. Of particular note are the following extracts from United States studies:

- "Air pollution is known to have an impact on property prices";
- "According to their findings, property price differences disappeared when air pollution was reduced";
- "They showed that decreases in air pollution (suspected particles) were related to increases in housing prices";
- "Lower water and air quality levels are felt primary through increased health costs, and loss of aesthetic value can be identified through indicators such as a decline in recreation-based tourism and lower property values."
- "Showed that proximity to large protected natural areas' golf courses, class 11 wildlife habitats and percentage of vacant land were positively related to increased prices."

Additionally, and closer to home, are Australian based studies including a Queensland study which, from a property perspective, has stated:

- "Residents are willing to pay more to be further from pollution sources in order to minimize pollution hazards"

Of particular importance are case studies, especially in the Hunter Valley. Residents trying to sell their property saw interest dry up following publicity surrounding the proposed coal seam gas project in their area. These people had put their life savings into what they thought would be an ideal retirement property. In one case, their two-hectare property was surrounded by idyllic countryside, untouched by the mining industry, yet the level of interest for the sale of their property evaporated.

1.4 Industrial Land Use in Conflict with Aesthetics

The change of use of the land to an industrial use is in conflict with all surrounding agricultural land uses and significant place of worship (Penrose Park, which is alongside the proposed mine). The mine will bring numerous "disruptors" to the prevailing peaceful countryside environment.

All of these disruptive aspects of the industrial form and land usage not only have a direct impact on the immediate and nearby properties but also to the locality.

The introduction of any major industrial use opens the gate for further ancillary or industrial enterprises which would further erode the current passive agricultural uses in the area and totally stigmatise the region for such "out of character" and "uses in conflict" with both full time residents and short term visitors to the area.

1.5 Real Estate Demand Behaviour

It is a clear that demand behaviour is dampened when the element of "fear" is presented into the minds of those looking to move into an area and the total perception of the nature of the area changes. When dealing with real estate valuation and property pricing, perception becomes reality.

In essence, real estate values are affected by a myriad of factors over time. Economic conditions, employment opportunities, taxation rulings are major high level inferences. However human sensitives will affect the demand for real estate in any locality. Based on discussions with local real estate agents in the Southern Highlands and through personal experience and observation, it is a certainty that real estate values will fall significantly within the region through the introduction of the proposed Sutton Forest sand mining activities. Essentially property values fall with the introduction of:

- Loss of environmental aesthetics and recreation based tourism.
- Noise and Vibration;
- Reduction in Air Quality (particularly suspended particle dust);
- Risk and threat to Water Supply;
- Heavy Vehicle Traffic and the associated noise and pollution;
- Bushfire risks through greater industrial activities.

1.6 Heavy Vehicle Impacts and Dangers

Heavy vehicles contribute to severe impacts on noise, pollution, vibration, local security, motor accidents (and potential fatalities) and bushfire risks. The proposal would severely interrupt the area with the presence of trucks. Not just a few trucks but truck movements at the rate in excess of 300 per day and over extended daylight and night time periods. A fully laden truck within the countryside environment is substantially louder than truck noise within an urban area.

Truck noise through idling, reversing, revving and plus sounding horns and alarms would all create a conflict to the peaceful aesthetics of the local area.

Additionally, allowing access to the boundaries of private properties adjoining or nearby to the proposal opens up the potential for anti-social behaviour and poses security risks for the local residents.

The merging of laden trucks onto the 110kph section of the M5 is a recipe for potential disaster and fatalities as vehicles in this busy section of the highway attempting to move into the left lane exit to the Sally's Corner Service Centre have to deal with trucks entering the traffic flow.

2. Conclusion

In summary, I submit that this seriously flawed EIS carries insufficient detail to address the full potential impacts on the social fabric of the area especially from a property value perspective over a 30-45 year period.

The immediate adjoining owners/residents would be most severely affected, some catastrophically by the access / truck corridor, detrimental health implications through air quality issues, pollution to groundwater, noise, vibration and light issues. More specifically, each of the surrounding properties indicated as "grey" in the figure below, would see property values decline significantly and enough to warrant compensation or acquisition by the proponent. The Shrine of Our Lady of Mercy - Penrose Park Monastery, which is sacrosanct as a place of retreat and worship, will see this amenity severely disrupted. It is not possible to quantify this loss in financial terms.



My view is that this development proposal poses a substantive risk to the long term environmental land management (E3) of the site and the surrounding areas. To enhance the real value of the broader region and promote its wealth development, I recommend that the area be held in its current state in perpetuity to protect the ecological and social qualities of this rural locality.

References

- <https://onlinelibrary.wiley.com/doi/full/10.1111/j.1467-8489.2012.00604.x>
- <https://www.theherald.com.au/story/1198539/poll-mining-destroys-hunter-property-values/>
- <http://www.stopajaxmine.ca/blog/impact-of-surface-mining-on-residential-property-values>