

380 Yarraman Road  
Wybong NSW 2333

28 August 2019

Department of Planning, Industry & Environment

**Mangoola Coal Continued Operations Project (SSD-8642)**

I am a joint landowner of the property situated at 380 Yarraman Road, Wybong and object to the Project for the reasons set out in this letter.

I am concerned that if the Project is approved that it will devalue my property and will result in me owing the bank more than what the property is worth.

I struggle to understand that Mangoola Coal estimates that they will take 52 million tonne of coal out of the ground approximately 3 kilometres away from my property, devalue my property in the process and just be able to wipe their hands of it because the criteria for voluntary acquisition rights set out in the VLAMP is not met. Mangoola Coal is set to make a huge profit from this Project with limited or no accountability for compensation to me or to nearby landowners.

I have sleepless nights wondering how I would relocate my family if my wife, my children or myself become ill given the likely situation that my property will be devalued and/or sterilised if the Project is approved. How will I sell my property or recover the value?

I have been reluctant for the past 2 years to spend money on improving the property due to the uncertainty of the Project. I am even more reluctant now due to the negative impact that the Project is set to have on the value of the property. I will never be able to recoup the money spent.

As the existing operation has moved to the west (approximately 5kms from my property) I have already experience elevated noise levels particularly at night. This has caused many disturbed nights and I have lodged numerous complaints. I fail to see how Mangoola Coal have determined that I will not be impacted by the noise when the mining operations proposed under the Project will be approximately twice as close.

I also fail to see how there will not be any increase in noise during the construction phase when both construction and existing mining operations will be operating concurrently for approximately 18 months. How will the noise that will be generated from the construction phase be dealt with? ie will it be treated and/or dealt with under the new Project conditions or will Mangoola Coal be required to ensure that noise levels pursuant to the existing conditions are met for both the existing operation and construction?

The increase in Dust is also of concern. I fail to see how the dust will not be intensified given that the proposed mining operation under the Project will be twice as close to my property. I am also concerned about the health impacts on my family from the increase in dust and have already had to ensure that the kids toys are not left outside because of the dust.

The realignment of Wybong PO Road will add approximately a further 10 minutes travelling time each way. Whilst this may seem like a minimal inconvenience it will equate to another 20 minutes every time I have to go to Muswellbrook for either work or shopping etc. For perspective, that is approximately another 2.3 hours of travelling time just to go to work every fortnight.

I am also concerned that there will be an increase in car accidents from kangaroos, wombats and deer that will be forced closer to Wybong Road, Wybong PO Road and Yarraman Road. The wildlife are currently undermanaged and all of my registered vehicles are currently dented from the collisions. As the wildlife are further displaced from the proposed mining area they will be forced closer to the roads and my property. My property will again be impacted and I will be forced to undergo further pest management for the farming component of the property.

I feel that I have no ability or power to challenge the modelling and have to accept the results. The modelling results are the only means of determining whether or not I am entitled to any voluntary acquisition rights under the VLAMP.

The modelling results have determined that I will not be negatively impacted enough by either noise or dust to satisfy the criteria for voluntary acquisition rights. Therefore I have no avenue or right for compensation. How is this fair or just?

If the Project is approved, the conditions of consent should impose better measures for addressing the impacts on landowners in relation to the noise, dust and should also include a compensation mechanism for replacement value for the devaluation and/or sterilisation of property.

Micheal Blackhall