



26th June 2014

Ms. Naomi Cleaves
NSW Planning Assessment Commission
GPO Box 3415
Sydney NSW 2001

email: pac@pac.nsw.gov.au

Dear Ms. Cleaves,

**Bulga Optimisation Project (Open Cut Extension) NSW Planning Assessment
Commission Review**

I was unable to attend the public hearing on Wednesday 25 June 2014 in relation to the Bulga Optimisation Project and so wish to make this written submission to the Commission.

For over 20 years I have been the owner of "Woodlands" Olive Grove Estate, at 166 Hill Street Broke, an olive growing farm with over 600 trees. I am also the owner of the property next door "Nardoo" 158 Hill Street, an orchard of over 300 fruit trees. My family and I have built our family business up over the years by providing award winning olive oil products and olive fruit products to the public, restaurants and cruise liners. We also have visitors from the public and chef associations who tour our farm and processing factory.

I object to the Bulga Optimisation Project (Open Cut Extension) and request that you consider the matters set out below.

I am concerned that to date insufficient attention has been paid to the adverse impact of the Bulga Optimisation Project on neighbouring agribusiness and tourism enterprises. In particular, I am concerned about the adverse impact on our business from the development of the so called "Noise and Visual Bund" proposed to be placed between the open pit and Charlton Road.

The Report prepared by the NSW Department of Planning & Environment in May 2014 acknowledges the following adverse impacts to us associated principally with the development of the Noise and Visual Bund:

- Visual amenity: the Department's report acknowledges in Table 17 that there will be a moderate to high adverse visual impact from Hill Street during the period of development of the Bund. Four years is a long time for this adverse impact to continue. It is likely to have adverse economic and non-economic consequences for us for a much longer period due



to the loss of visitors.

- Air quality: we are one of the closest properties in the Hunter Valley Viticulture Critical Industry Cluster to the Project and one of the closest tourism enterprises to the Project;

I am concerned about each of the above matters. I am also concerned about the possible adverse impact on subsurface aquifers on which our business depends and the adverse impact on our trees, both in the olive groves and the orchard.

During the twenty years that we've been in operation there have been continuing intrusions on the local environment from the coal industry. In contrast to the coal industry, agribusiness and tourism are sustainable businesses with a long term future in the Hunter Valley if steps are taken to protect them adequately.

In this case, we request that the Planning Assessment Commission require Bulga Coal Management Pty Ltd to reduce the area of the Project, so that the Noise and Visual Bund is *moved* further to the east, thus reducing the adverse impact on our family business.

Yours sincerely,



Nick Andrews
Woodlands Olive Grove Estate