

Robert & Jeannie Hayes

10 February 2018

Attention: Alana Jeffs
NSW Planning Assessment Commission
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000

By email: pac@pac.nsw.gov.au

Dear Ms Jeffs

RE: UNITED WAMBO OPEN CUT COAL MINE PROJECT SUBMISSION

As nearby residents of the proposed open cut mine project, we make written submission to the Planning Assessment Commission. We are neither in the mitigation or acquisition zones of the proposed project. Our property is located 4 kilometres from the proposed project on prime agricultural land. We also refer to our original written submission sent in September 2016 (Department of Planning and Environment reference 163425).

Our key concern is the proposed project's impact on the future valuation of *our* property. *The Response to Submissions has not addressed our submission.* The responses are irrelevant and misleading.

1. Response to Submissions, Table 4.8, represents the number of properties sold in Jerrys Plains and has no relevance to valuation.
2. The report then states "there is insufficient data to provide a reliable median sale price for Jerrys Plains".
3. This analysis misses the point that a historical analysis has nothing to do with future impacts from the proposed project.
4. The analysis then turns to assessing historical property prices from postcode 2330 which is inclusive of the entire Singleton Local Government Area (LGA). The entire LGA covers 4,893km² and is irrelevant and misleading when assessing impact on our property, (Plan 1)
5. The writer of the Response to Submissions then goes on to state; "For other surrounding areas such as Jerrys Plains, the impacts are predicted to be consistent with those currently occurring and on this basis adverse effects on wider property values are considered unlikely." (Paragraph 2, Page 239) This statement is made without supporting evidence and it is merely the opinion of the writer.
6. The Response to Submissions has in no way assessed the impact on our property value. It merely makes the assertion that impacts are unlikely.
7. This assertion is made even though our property is downwind and within view of the proposed project for some 23 years. "The active mining face within the approved Wambo Open Cut will be the most visible element for residences to the northwest (including Jerrys Plains and from

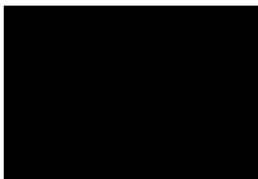
the Golden Highway as mining progresses through the main ridgeline". (Paragraph 1, Page 256).

The Response to Submissions has not addressed or even attempted to quantify the impact the project will have on the valuation of our property. The baseless assertions made do not belong in a scientific study such as an EIS or Response to Submissions. Attempts to cloud the water with studies of historical real estate values over the entire LGA do not enhance the integrity of the writer.

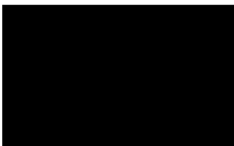
We are not asking for compensation. We are not asking for any premium on the sale of our property. We have no intention to sell our property. All we ask as detailed in our submission to the Department of Planning and Environment; is that we are afforded protection should our property not be able to be sold at market values. If the project has no impact on property prices, the proponent has nothing to fear.

We ask that the Planning Assessment Commission to exercise its powers and recommend a condition be placed on the Project as per our submission to the Department of Planning and Environment.

Yours faithfully



Jeannie Hayes



Robert Hayes

