

My name is Rod Pryor I have a property approx. 20 kms north of Wollar and 26 kms west of the Bylong Coal Project. I address the meeting to strongly oppose this project

There are numerous grounds for opposition to this project .I will not waste the commission's time by going into detail of them all but highlight some briefly ;

I have doubt about the Hydrology predictions ,especially in times of high rainfall and times of extreme drought.

I believe the visual impacts will not be mitigated enough to preserve what is described as one of the top 10 tourist drives in NSW.

The open cut mine to the east will have a severe impact on Tarwyn Park and this first example of Natural sequence farming depleted of its water supply and imbedded in a coal mining complex will render it useless as an example of this regenerative farming practice.

I worry for the impacts on the greater Blue Mountain World Heritage Area.

I don't think enough consideration has been given to this coal being burnt and contributing to global warming

With the predictions of climate change we can't afford to waste a square inch of highly productive farm land like the Bylong valley.

As a person sharing the same road I am concerned about the safety of drivers and wildlife especially through the Munghorn Gap corridor , the amount of road kill because of existing mine traffic is already too high. If this project does get approval (and I pray not) may I suggest making buses to and from the site mandatory.

But what I really want to elaborate on are the social impacts of this project that may have been identified but not addressed. starting with impacts on accommodation

#### 7.4 OPPORTUNITIES FOR MUDGEES (simp action plan)

Resident population growth: At construction stage there will be 600 workers and at the commencement of the Operations Phase PY3 the Project has the potential to attract more than 400 new residents and 156 households (i.e. workers and their families) to Mudgee; and In PY9, the Project has the potential to attract a total of 900 residents to Mudgee including up to 290 families to Mudgee and a total of 380 households to the MWRC LGA. Note that most (over 85 % of the work force is expected to be Non resident workers.

A detailed workforce accommodation strategy will be developed post approval.

So we have to take it on trust that these issues will be worked out after approval.

R4 states there will be a moderate but certain reduction in rentals for incoming non-mining residents, I challenge this statement, rentals are getting harder to find and more unaffordable especially for average incomes. Weekly rents are already traveling north of \$450. for an average house , if you have a larger family considerably more.

R15 similarly states there will be a certain and major affect on housing affordability. House prices are consistently rising the mean average is aprox 380K, the reality is most houses in the 3 to 4 bed room cat. in Mudgee are \$450k and above, getting beyond the reach of average income earners.

In table 32 KEPCO states it will "Prepare a detailed Project Workforce Accommodation Strategy, premised on deleting the earlier WAF proposal, and that: ☐ Demonstrates how the Construction Phase 1 workforce will be accommodated across the Local Area; ☐ Demonstrates how accommodation demand will be managed during periods of high demand e.g. during key regional events; ☐ Documents the approach to informing regional accommodation providers of Project workforce accommodation demands including anticipated timing; ☐ Enables the coordinated placement of the workforce in tourism accommodation throughout the Local Area.

This has to impact the Mudgee region's ability to accommodate visitors to our region with a detrimental impact on the economic outcomes for tourist related industries and tarnish our reputation with future adverse consequences.

There will be a significant detrimental impact in the Mudgee area on housing availability and affordability if this project proceeds.

In the SIMP also states (on page 80)

R1 indicates THAT the impacts on child care places will be certain and major , Mudgee is already experiencing stress on its child care and pre school we have a situation where children are failing to get a minimum of one year of early childhood education before school.(something that is recommended for better education outcomes in the future) we have many disappointed parents. Mudgee pre-school has just 80 places and a waiting list in excess of 150 children. An increase in population from this project will exacerbate an existing problem and no action to alleviate the problem has been proposed. Mudgee needs another pre-school, and with additional residents a large one.

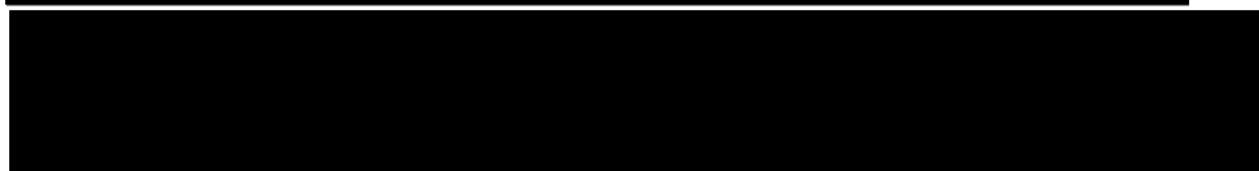
R8 indicates a moderate stress on health services .I challenge that and say it is major, it can take days or sometimes weeks to get to see a doctor or dentist in this town and again an increase in population will only make things worse.

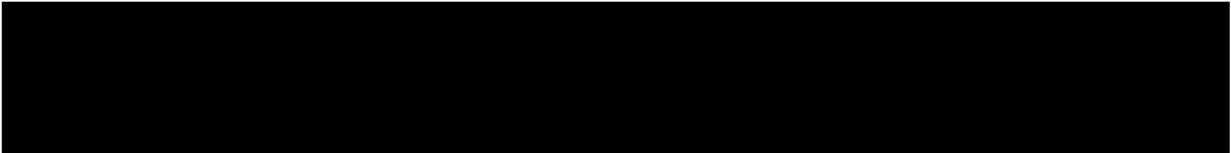
It may be argued that the work force will be spread across the area with some residing in the towns of Kandos and Rylstone , I doubt that this will be the case as those towns have limited housing stock and not the type of housing required by mining families ,there is also the lack of infrastructure and services like daycare and pre schools .There is also no guarantee that the local youth will obtain employment ,as demonstrated by other projects experience personnel are imported to the area.In fact low income families may be forced to move out of the area as housing costs increase.

As the commission may appreciate there are other stresses on the community such as limited parking in the town centres and traffic congestion just as examples.

While housing affordability and supply has to some extent been identified little has been suggested as to how to fix what is already a major problem in the Mudgee area.

I have to question why the Workers Accommodation Facility at Bylong was requested by the MWRC to be removed from the proposal when an increased population in the area will put so much pressure on community infrastructure and services.





I know the commission looks favourably at a project if it has clear local government support but Council's support for the project could be perceived to be a conflict of interest.

Instead of using "Resources for Regions grants to help facilitate a new mine perhaps the council could use them to address the pressing issues that already face the community. After all that was their intended purpose.

The MWRC area is already affected by three mines , and gaining considerable economic benefit from them. KEPCO I am sure can continue to source their thermal coal while needed from alternative sources, not destroy a beautiful productive valley and add more stresses to the community .

I Thank the commission for listening .