**Written Submission to the IPC Regarding the Proposed Mangoola Coal Continued Operations Project**

I am a land owner and my property is approximately 4km from the boundary of the proposed MCCO project.

I have engaged with Mangoola Coal, taking part in the Social Impact Assessment as part of their application to expand their operations.

I feel that the engagement process was a waste of time. I sat around my kitchen table and talked about the concerns I had, I answered many questions honestly in the hope that my voice would be heard and my concerns would be taken seriously.

After the response to submissions by Mangoola Coal and the subsequent Assessment report by the DPIE I feel completely ignored, unimportant and vulnerable.

 It was noted in the response to submissions that declining property values was the issue of highest concern.

Mangoola coal have labelled my concerns around the value of my property as only “*perceived*”

 Even the NSW Government states that:

“*The EP&A Act* ***does not provide any compensation mechanism*** *for development which is permissible under relevant planning controls*”

Mangoola coal proposes to address these concerns by undertaking a “ Community Enhancement Program.” This measure, in no way, addresses the financial concerns I have, as a land owner, regarding the value and saleability of my property. I don’t even know what the project is proposing to do, nobody does, not even Mangoola Coal.

I believe that no amount of “community enhancement” will entice prospective buyers to purchase a small farm lifestyle property which is 4km from a working coal mine. Does this program propose to fund yet more improvements to our local Hall? Fix fences? Fill potholes? Plant trees? If these are the types of measures they have planned I cannot see how they could possibly make my property more appealing to a prospective buyer.

Surely a major project such as this cannot be approved on the strength of a program which has not been clearly defined.

We need a system which provides financial security, a guarantee that we will be fairly compensated for the very real decline in our property values. I do not seek an exorbitant sum of money as compensation, just a guarantee that when I sell my property I can expect to receive a fair market value which is not impacted by it’s proximity to a coal mine that was not here when I purchased it.

I, like all of my neighbours, have invested a great deal of money, time and emotion in creating a home. It has been a place of peace, happiness and love, a place in which we have raised our children and built relationships with neighbours, creating a caring, inclusive community.

My future financial wellbeing depends on me being able to sell my home at a fair market price . It is an opportunity most people have. I deserve the same opportunity but if this project goes ahead I feel it will be taken from me.

I believe that legislation around the approvals process does not go far enough to protect the interests of land owners affected by mining activities.

Coal mining is a major part of our country’s heritage. It has provided an invaluable commodity, made possible the generation of electricity, provided an income to our Government through royalties earned on export and, very importantly, employed many people. It is a very important part of our economy.

There is, however, a downside.

The destruction of our environment for future generations.

I know it is not possible to stop coal mining right now, nor can we simply turn off our power stations, but when will we see some clear vision for a path out of coal fired power generation? I appreciate the issue is a complex one but it is time to think of our future and invest some real money in the development of new technologies for the generation of power and put an end to the continual expansion of coal mining.

I trust the IPC will take my concerns as a member of the local community seriously.

You are my last chance.