

Hi my name is Karen O'Brien, I am a long-term resident (28 years) of Fairbairns road, Forbesdale. My family own and operate the Argi tourism business Hillview Herb Farm, located at the same address. I fully support the Department of Planning and Environment's decision to reject the Rocky hill coal mine. My family, myself, my neighbourhood and business have been and will be, greatly affected if the Rocky hill mine goes ahead. As I only have a short time to discuss the ramifications to the Forbesdale area, my home and business, if this mine is ever approved, I will talk in point form:

1: Loss of community and property devaluation: The Forbesdale community was a thriving rural residential area. The area was rezoned in 1995 from 7d1 Environmental protection scenic to 1C Rural residential by our council and passed by the state planning department. The area was rezoned to encourage the growth of residential settlement south of the township and was successful in doing this with many people moving to Gloucester for a peaceful rural lifestyle. How is mining compatible with this current zoning?

Instead of a peaceful life, residents of Forbesdale have been fighting a relentless campaign by the extraction industries for over 10 years. The undue pressure applied by the extraction industries has resulted in most of the homes east of the railway line being owned by GRL or AGL. Most of our original neighbours west of the railway line have now sold at a devalued price due to the stress and uncertainty of their futures. Some can't leave; either because they cannot afford too, they are too old to move again or like us it is not only their home, it's their livelihood. This now has led to a stressed, fractured community with devastating consequences on individuals and families.

Forbesdale should be a flourishing area, (that's what it was rezoned to do) but instead its property values are lower than the Gloucester average. Our family have discussed and at one time even put in a development application to subdivide (this subdivision was to fund extensions to the Herb farm), but after seeing the negative impact the mining industries were having on the sale and price of Forbesdale properties we didn't proceed.

Forbesdale residents have already been affected by this proposal and who is accountable?!

2: Loss of amenities and business: We purchased our home on Fairbairns road because it was a quiet no through road and was zoned 7d1 at the time. Our property overlooks a beautiful valley. Will our peaceful life be replaced by an open cut coal mine, by the noise and dust it will create, truck noise echoing up from the valley from mine operation's and the long haul road?

What about our business? As the department of planning has stated in their report, business's like Hillview Herb Farm will be affected. Who will want to visit, consume produce and buy plants from a garden in such close proximity to an open cut coal mine?

My family have worked hard for over 20 years to establish and grow our tourism/ produce business and to support and grow tourism locally, which is worth 51 million dollars to our area annually. We have formed alliances with other local businesses to create organisations such as Essential Barrington, and have worked with community members to help establish the Gloucester community markets. We have been instrumental in building tourist visitor numbers by over (2,500) per year, which has led to increased employment opportunities in the area. Council, tourism operators and state government departments have encouraged us to grow our business over the years. This mine application has again put our family business into what we call a limbo state, do we expand or do we just give up? This question has been going around and around in our heads now for so long. We need a decision, it is not fair, Council approved our tourism/produce business, it was ZONED for tourism development, how can one development application supersede the rights of another past



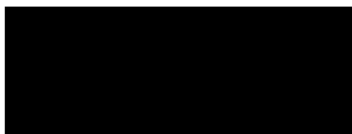
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11th November 2010

Mr M & Mrs K O'Brien



GLOUCESTER NSW 2422

Dear Michael & Karen

RE: LOT 1 OF PROPOSED SUBDIVISION OF LOT 282/ DP 713 970

Thank you for the opportunity to provide a market appraisal on the abovementioned property.

Land area approximately 8000m2 battleaxe block with handle.

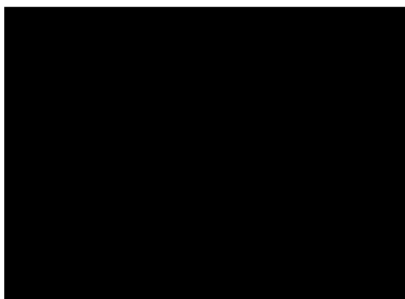
Should you decide to place the property on the market for sale in the current market conditions it should be listed at a realistic price of between \$190,000.00 to \$200,000.00.

Marketing and advertising programmes can be provided at your request.

Should you require any further information or assistance please do not hesitate to contact me personally on [REDACTED]

YOURS FAITHFULLY

FIRST NATIONAL GLOUCESTER



LICENSEE

****NOTE THAT IS AN EXPRESSION OF OPINION ONLY AND SHOULD NOT BE CONSTRUED AS A VALUATION***

Three bedrooms (main bedroom with built-ins & ceiling fan); a commercial grade kitchen which includes gas stove electric oven, dishwasher & walk-in pantry including washing facilities; and a north facing sunroom adjacent to the kitchen. Other features of the house include an office, laundry, bathroom, separate toilet with hand basin and a back verandah overlooking an above ground pool with views to the north east.

The paddock immediately around the house is set up as a herb farm with raised garden beds. This healthy little business caters for bus tours which are conducted in the free-standing, enclosed gazebo.

Development Potential

The property lends itself to development in the form of sub-division. Based on the current zoning an additional three lots can be created. The diagram below details the configuration suggested by Webbs Real Estate.



Some important point to note:

- Each of the lots are approximately 8,000 sqm in size.
- Lot 4 is a battleaxe block.
- Lots 2 & 3 are accessed by the axe handle. They have a right of carriageway over the axe handle up to their respective entry point in the south eastern corner of each block.
- Lot 2 includes the existing house and herb gardens. The existing shed would need to be relocated.
- Lot 1 would use the current access off Fairbairns Road.

Scenario #2

In our opinion, if the property were to be sub-divided we estimate a likely result in the range of [REDACTED]. See below for the details of how this range was determined.

Estimated Sale Price	Block 1	[REDACTED]	Block 3	Block 4	Total
Optimistic	120,000	[REDACTED]	140,000	150,000	[REDACTED]
Conservative	100,000	[REDACTED]	110,000	120,000	[REDACTED]

Sept 2014.