

Talia Walker

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<noreply@feedback.planningportal.nsw.gov.au>
Sent: Monday, 14 June 2021 6:10 PM
To: DPIE PSVC Special Activation Precincts Mailbox
Cc: DPE PS ePlanning Exhibitions Mailbox
Subject: Webform submission from: The draft Moree Special Activation Precinct Master Plan

Submitted on Mon, 14/06/2021 - 18:10

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rachel

Last name

Egan

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Moree 2400

Please select if you support or object the Moree SAP

Netural

Submission

This is a submission on the Moree Special Activation Precinct draft Master Plan. Whilst I am not opposed to the Special Activation Precinct itself, I am concerned about how it will affect the residents of Gwydirville and our quality of life.

I have real concerns that the level crossing at Burrington Road will be closed before the proposed road is constructed. Mr Angus Witherby from Moree Plains Shire Council assured residents some time ago (in 2019) that this would not happen. Any proposed road would need to be very well constructed and be an all-weather road, due to flooding of Halls Creek. It will need to be high enough to provide access to all residents and emergency services. My aged mother (who lives with me) has a number of chronic health conditions. If the proposed road is not constructed before the level crossing is closed, any delay in emergency services attending my residence (e.g. by having to use Tapscott Road) could prove life threatening. This is simply unacceptable.

Some residents at Gwydirville (including myself) have been residing here for decades. Our homes are our most important assets. Now that the residences are within the Special Activation Precinct, and will be rezoned as "Regional Enterprise," they have effectively become worthless. No one will buy the homes due to changes in land use and zoning.

Inland Rail and the businesses contracted to provide goods and services for its construction have brought many people into Moree. This has increased demand for dwellings to house workers and families, consequently inflating sale prices. Even if we were able to

sell our houses, finding another in Moree for a reasonable price will be next to impossible. Rental accommodation is in high demand as well. Houses are selling in a matter of days after listing. The sole source of income for myself and my child comes from my employment. I already have a mortgage at the maximum borrowing limit. If my home was acquired, I would struggle to pay off the existing mortgage and refinance to buy another home in Moree, given the current house prices and availability. This would put me under significant financial and personal stress.

Residents may find themselves having to go into debt to purchase a home. This is not a good situation for some, due to age, ability to service debt or lack of recent purchases to gain a credit rating.

I have made significant improvements to my home since I purchased it in November 2019. During purchase, as required, searches were done, including checks with Moree Plains Shire Council as to whether there were any development applications with neighbouring properties. This showed that there was no proposed development in the vicinity of my home. If I had known that my home would be subject to a Zone change and would be within the Special Activation Precinct, I would not have bought it. I find it hard to believe that Moree Plains Shire Council would not have known about the Special Activation Precinct and the rezoning in November 2019. The magnitude of the project would have required significant planning and preparation.

The uncertainty of the types of industries that may wish to locate here is causing considerable anxiety. Will residents still be able to enjoy a reasonable quality of life, dependent on noise, air quality and odour?

It is worrying that we do not have a time line for anything that may come out here. It would be good if some certainty can be provided around this.

There are concerns that, due to the change in land zoning, rates and utilities costs may increase for residents. Also uncertainty about how rezoning the land to Regional Enterprise will affect our quality of life. I am the parent of a 5 year old and am concerned that the rezoning and proposed changes may impact on the local bus service, upon which I rely daily to get my child to and from school.

Referring to Table 1 of the Draft Master Plan – Intent of the Zone

- “To provide a suitable location for heavier industries where they can be separated from sensitive uses and impacts can be attenuated.”
- “To give stakeholders certainty about the location of environmental impact-generating activities.”

Where is the duty of care towards the residents who have to live in the zone? Surely we are considered to be stakeholders, given that we live within the Precinct. How close will the industries be able to build to our homes? What impact (in real terms) will there be on air quality, dust and noise and odour?

Referring to Section 2.1 Vision and Principles

- “Develop a sustainable enterprise Precinct that respects the community and reflects the landscape and agricultural setting.” Page 20
- “Protect the amenity of nearby neighbourhoods.”
- “Attract exemplar businesses with corporate social responsibilities aligned to the vision and aspirations of the precinct.” Page 21

Referring to Section 3.1 Land Use and Zoning – Aims

- “To ensure appropriate amenity and outlook for the neighbouring residential and rural areas.”

Referring to Section 4.2 Air Quality and Odour – Aims

- “To maintain air quality and amenity for people who work and live in the Precinct and its surrounds.”
- “To ensure that development minimises impacts on air quality and amenity.”
- “To ensure ongoing monitoring of the air quality in the Precinct.”

Referring to Section 4.3 Noise – Aims

- “To manage the emission of noise for people who work and live in the Precinct and its surrounds.”
- “To ensure that the development minimises noise impacts.”
- “To ensure the ongoing monitoring of the Precinct for noise performance.”

Who is responsible for “ensuring that development minimises impacts on air quality and amenity” and ensuring “the ongoing monitoring of the air quality in the Precinct”?

Who will be responsible for ensuring that development minimises noise impacts and the ongoing monitoring of the Precinct for noise performance?

How often will checks be made of noise, dust and odour emissions? Will these be done in real time? I have little faith in Moree Plains Shire Council if they have any role in the monitoring and enforcement of any breaches.

Regards

Rachel Egan

Moree NSW 2400

I agree to the above statement
Yes