

Talia Walker

From: noreply@feedback.planningportal.nsw.gov.au on behalf of Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Tuesday, 15 June 2021 5:09 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
Attachments: submission-draft-moree-special-activation-precinct-master-plan_1.pdf

Submitted on Tue, 15/06/2021 - 14:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Vic and Jenny

Last name

Elsley

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2400

Please select if you support or object the Moree SAP

Object, Netural

Submission file

[submission-draft-moree-special-activation-precinct-master-plan_1.pdf](#)

Submission

Please find PDF file attached.

I agree to the above statement

Yes

Draft Moree Special Activation Precinct Master Plan

Submission

We were dismayed to find out, when the Draft Moree Special Activation Precinct Master Plan (Draft Moree SAP) was finally available for viewing, that it proposes that the village known as "Gwydirville" currently zoned Village (RU5 under the existing Moree LEP) will be changed to Regional Enterprise Zone (REZ) which is a special industrial zone established by NSW Government to promote regional development. There has been no consideration of or consultation with Gwydirville property owners in the planning of the Draft Moree SAP. Some of these people have owned their properties since they were sold by the Gwydir Valley County Council (Abattoirs) following its closure, 35 years ago.

We believe there will be a negative affect on our property, especially regarding noise, dust, smell, etc, and we will have little protection, as it appears that the whole reason for the new REZ zoning will be that there will be fewer regulations to encourage industries to set up.

Residential areas to the north, north east and even a homestead on a rural property have all been excluded from the REZ. The Draft Moree SAP has emphasised that these residential areas will be protected by a buffer zone from negative effects of the adjacent industrial area. There has been no provision for these same land use conflict concessions for Gwydirville and we have not been told what, if anything, is planned for the future of these residential properties if the Draft Moree SAP is passed without amendment. The DPIE has made it clear that they do not believe the REZ is suitable for new residences, yet has offered no options for owners of residential properties already within the zone.

In a meeting at Gwydirville in December 2018, attended by Murray Amos, Angus Witherby and John Carleton from MPSC to discuss the latest request from Louis Dreyfus Company (LCD), for amendment to their DA, we were also informed about the Inland Rail but not the dramatic effect this would have on our properties. We were advised that it would require the closing of the adjacent level crossing and in fact, they assured residents that the changes would be to their advantage and that it would make living in Gwydirville more pleasant and that "the children could play cricket in the street". The hand out we were given, unsurprisingly, did not mention that the Inland Rail would be working towards forty-five trains per day. There was no discussion at that time nor any information given regarding the proposed transport and intermodal masterplan or the proposed rezoning of the village for industrial purposes.

In October 2019 we were advised that funding had been approved to upgrade Bullus Drive (Old Narrabri Rd) and that an overpass would be built to allow Gwydirville residents flood free access to town from Bullus Dr. Now it appears that this overpass will be on the northern side of the creek and the residents will have to travel to the Newell Highway via the new Tascott Road adjoining Burrington Road, which more than doubles the travel distance to Moree. The Bullus Drive upgrade has not yet begun.

While promoting employment and growth for Moree the REZ, far from making Gwydirville a more pleasant place to live, changes to the road network and the rezoning will result in the property being in a noisy, smelly, dusty industrial area and rail loading zone, adjacent to the Inland Rail which is predicting up to forty- five 1.8km to 3.6km double stacked trains passing per day and a train loading area (intermodal) only 22mtrs from our boundary.

There is no doubt this will result in significant devaluation of our property. How will we be compensated for a loss of income and capital gain on our investment and our intended retirement home? Where in Moree would we be able to purchase an equivalent property; flood free, close to town on a bitumen flood free road, safe from vandals and social unrest that plagues the town, for the same price?

Vic and Jenny Elsley