

Lauren Hogan and Michael Sutton

Executive Director, Compliance, Industry and Key Sites  
NSW Department of Planning, Industry and Environment  
GPO BOX 39  
SYDNEY NSW 2000

Dear Sir/Madam

**Landholder submission re: Parkes Special Activation Precinct**

We are Lauren Hogan and Michael Sutton. We own [REDACTED] and would like to make a submission relating to the Parkes Special Activation Precinct and its impact to our property.

In writing this we're trying to remain sensible and reasonable, but we hope that you understand that it is very difficult to stay unemotional when considering the impacts to our significant investment, our lifestyle property and our dream family home.

We have several specific areas we'd like to cover:

- Lack of notification from the project despite being directly impacted landowners.
- Lack of notification from Parkes Shire Council during our recent purchase, development application and home building processes.
- Potential direct impacts as indicated by roads drawn through our property in the reports.
- Potential indirect impacts to our property such as traffic impacts, noise, dust, air quality/smell and visual amenity.
- Further engagement with us including timeframes, potential acquisition, opportunities to influence the project.

**Lack of notification from the project despite being directly impacted landowners**

As owners of [REDACTED], which is inside the boundary of the special activation precinct, it is worrying that we received no targeted notification about the project and its potential impact on us.

We exist in the Torrens Title Register, and appear on GIS platforms as the owners of the property.

We're paying rates and so exist in Parkes Shire Council's database of property owners.

We've occupied the property for more than 12 months (in temporary premises) and there has been building activity for the past six months. Any drive past our property would have provided the opportunity to provide notification to us.

With all this in mind, we're very concerned that we haven't received a letter, email, phone call, or visit from the project team until we made the approach ourselves.

We saw recent news stories about the Parkes SAP however didn't realise we were directly impacted, thinking that it was related to the Parkes Logistics Hub and not realising that it extends well beyond that area.

We heard about the impacts in conversation with our neighbour on 14 October. I rang council, who referred us to the Department of Planning, Industry and Environment. We received a call back from the Department on 15 October, advising that we should attend the information pop up in Parkes on Thursday 17 October at 11am.

At the info session we:

- Spoke to Donna and Ruby.
- Were provided printed project information available to the community.
- Were not provided information specifically relating to our property.
- Were advised the project has a very long development timeline.
- Were told it's not possible to estimate the timeline for impacts to our property.
- Were advised that we "can stay here" but this was a bit vague and not informative.
- Were advised the next level of the plan is due first quarter 2020.
- Were advised to make a submission before Sunday 20 October.

It is very concerning that even after we identified ourselves as landholders in the project area, we have not been able to get specific information about our property.

It's also been very difficult to read hundreds and hundreds of pages of documents to try to understand the project impacts and to try to capture our concerns in this submission.

### **Lack of notification from Parkes Shire Council**

Probably our most significant concern is the lack of notification from Parkes Shire Council about the SAP during the recent purchase and development application process, and we have made a huge investment in the property and build without all the information that we believe council should have provided to us.

The timeline for our property is:

- June 2018 - purchased land (settlement).
- December 2018 - Development Application lodged with PSC.
- Early 2019 – DA approved by PSC.
- March 2019 – early building work started (temp fencing etc).
- April 2019 – home building started.
- November 2019 – building completion and occupation expected.

Why was our Development Application approved by PSC with the knowledge that this project was proceeding?

When we purchased the land, we asked about project impacts, as we knew about Inland Rail and the Newell Highway Parkes Bypass. We were told that "we don't have a crystal ball" but there was nothing else we needed to be aware of.

We understand that during our purchase and settlement period in April – June 2018, the SAP project was in early stages and would not be on local planning instruments.

We now know that by December 2018 when our DA was lodged and subsequently approved in early 2019, at least the outlines for the SAP were in place. The various reports informing the master plan were being presented to the Department between February and April 2019, so it's reasonable for us to believe that the consultants were working on these before our DA was approved, and that as a primary stakeholder, Parkes Shire Council would have been heavily involved in the research for these reports.

We've invested more than [REDACTED] to date without critical information we feel Parkes Shire Council should have provided to us. Even if accidental, this is negligent at best.

**Direct impacts as indicated by roads drawn through our property in the reports.**

One of our concerns about impacts to our home is a potential future road shown in the Infrastructure and Transport Evaluation Report. It's a dotted line showing a possible future connection between the Newell Highway south of Parkes to the London Road extension and Coopers Road.

How a report can be made public with a line drawn through someone's house without consultation with the homeowner is unfathomable. It is very hard to stay unemotional on this. While we're committed to being cooperative throughout the process, this one really hurts. We know it's just a dotted line and it could be many years before it's even further considered, but the line goes right through our new house so why hasn't anyone spoken to us?

A second direct impact we would like more information on is how rezoning this area to become the intensive agriculture precinct will affect our rates. We have no information on this so far and so would like some indication of potential changes.

**Traffic impacts, noise, air quality (dust, smell) and visual amenity**

We bought this property to build our dream family home and live a semi-rural lifestyle with our young family. We chose this location specifically because it was further from town than some other options, and we've invested extensively here because we plan to be here long term. We know progress is inevitable and eventually town would expand toward our home, but we expected it to be another 20 years before we were overrun by development.

An abattoir is being discussed as part of the intensive agriculture precinct and this is one of the worst possible developments we would want in proximity to our home.

There will be increased traffic movements, particularly heavy vehicles, which are accompanied by road safety, noise and dust issues. Traffic is one of the main things we were looking to avoid by building so far out.

The abattoir will be accompanied by noise, smell and lighting impacts. An abattoir is honestly the worst neighbour we could possibly imagine.

We need more information about the development timeline and location of the abattoir so we can start preparing now. We could be planning for screening plantings to help reduce light and visual impacts. We know the Mayor of Parkes is receiving plantings to mitigate visual impacts of Inland Rail adjacent to this property, and we think we should be entitled to similar treatments. If

we are entitled to such, we should be looking to do this now so plants can mature before the abattoir is constructed.

**Further engagement with us including timeframes, potential acquisition, opportunities to influence the project**

We need a commitment from the NSW Government and Parkes Shire Council that we will be fully engaged as the project progresses. The failure to engage us so far has truly darkened our opinion of the project, but there's plenty of opportunity to rectify this so we can all work cooperatively going forward.

We need someone to dedicate some time to sit with us and have some in depth discussion about the project and its impacts on us. The discussion we had at the information session was far too vague. We want to be cooperative, but that's very hard when we don't understand what's going on. This is actually pretty scary and the lack of engagement so far has only heightened our worries. Keeping us engaged will give us the chance to make the best choices.

We'd like more information on potential acquisition of our property. We've started to do some research into the processes and options, but again, it's confusing and hard for us to apply to our own circumstances. We know there's part of the legislation that covers differing levels of impact and as we're not physically impacted, acquisition may not be considered. However, due to the changing zoning and significant indirect impacts, we feel that acquisition is not unreasonable. But we don't know nearly enough about the possible options to think sensibly about this. We'd like to someone from the property team to meet with us to help us understand this area.

We know that due to the nature of this project, we have very little opportunity to influence the project as a whole. In principle, we don't object to the project and genuinely believe that the economic benefits to the Parkes region will be greatly positive.

But we must do whatever we can to protect ourselves, our family, our property and our investment, and we must influence what we can to make the best of any impacts to us.

We genuinely do want to cooperate with the project and we're ready for you to engage with us in meaningful and informative discussions.

We hope to hear from you soon.

Yours faithfully

Lauren Hogan and Michael Sutton

Please add our contact details to the project stakeholder database.

Address: [REDACTED]

Mailing: [REDACTED]

Email: [REDACTED]

Phone (Lauren): [REDACTED]

Phone (Michael): [REDACTED]