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AUSTRAL NSW 2179

TO: DIRECTOR
INDUSTRY ASSESSMENTS,
PLANNING AND ASSESSMENT
DEPARTMENT OF PLANNING,
INDUSTRY AND ENVIRONMENT,
LOCKED BAG 5022
PARRAMATTA, NSW. 2124

7th December, 2021

SUBMISSION PRESTONS WASTE TREATMENT FACILITY
(SSD-9346594)

We write to you as owners and business operators at Unit 5/18-20 Whyalla Place, Prestons.

We strongly disagree with the above development proceeding at 9-13 Whyalla Place, Prestons. Our unfavourable submission is based upon the following reasons:-

Businesses situated in Whyalla Place at present are generally only small enterprises, "Mum and Dad family type businesses. The businesses are varied and include small manufacturing, mechanical, food services, kitchen manufacture and showrooms, warehousing and electrical to name a few. Surely this proposed development would be more suited in a more open area with room around the outside to offset any impact on the surrounding area.

Please see Golder report dated 1st September, 2020 Preliminary Risk Register Identified Risk- APPENDIX 8

Cumulative impacts- "Potential for cumulative impacts of the project and other impacts on and off site to impact upon the surrounding area – Unmitigated risk is "MEDIUM"

Fire and incident management – Risk of fire during operation or construction is "MEDIUM"

Traffic and Transport – Increase in traffic congestion and reduce network efficiency during construction "MEDIUM"

Air Quality and greenhouse gas Increased vehicle and plant emissions increasing contribution to greenhouse gas emissions during construction and operation "MEDIUM"

Dust from construction and operations reducing local air quality "MEDIUM"

Odours from waste during operations "MEDIUM"

Noise impact "MEDIUM"

Human health risk Health conditions from exposure to contaminants during operation "MEDIUM"

IT IS NOTED THAT OUT OF THE 14 RISK CATEGORIES ONLY 4 HAVE BEEN CLASSIFIED AS LOW. The 4 low risk being Landscape and Visual, Biodiversity, Social and Cultural heritage.

In relation to Social, I disagree that the risk to potential changes in market and property values due to development of the project is "LOW" as many proposed businesses would consider this an unfavourable prospect when deciding on whether they lease or buy in the area thereby affecting the values of our properties.

This area is predominately "mum and dad small businesses" and we don't think we should have to sustain a "medium" risk as we go about earning a living for ourselves and our families.

The traffic at present turning out of Whyalla Place onto Jedda Road whether you are turning left or right is difficult during most of the day. You often find yourself in the middle of the carriageway on Jedda Road because you cannot see clearly if there is oncoming traffic due to parked cars and trucks on Jedda Road. and I cannot imagine the mess that would be if we introduced big trucks turning in and out of the street on a regular basis. Also the road surface is regularly pitted with many pot holes already and certainly not suited to bigger trucks coming in on a constant basis

It should also be noted that Liverpool Catholic Club has sport playing fields a very short distance away from this proposed development with children playing cricket etc.

Whilst I understand that this is a necessary operation, surely a more logical, more safe and better selected purpose built site would be more suited than trying to use an existing warehouse factory to make this operation viable in this small industrial area.

Yours faithfully,
Alex and Vanda Ghignone

