

## **Strata Plan 73553**

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### **Attention: Director – Industry Assessments**

Planning Services  
NSW Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

### **Submission of Objection to Development Application No. SSD 8753**

**Re: Concrush Resource Recovery Facility Expansion at Teralba in the Lake Macquarie City Council Area**

Dear Sir/Madam,

We wish to lodge an objection to the expansion of the above company because of the effect of dust related issues.

In March 2004, the NSW Government's DP&E replaced SEPP 5 with a new policy focused on balancing growing demand for accommodation with maintaining the character and feel of local neighbourhoods - State Environmental Planning Policy (Housing For Seniors or People With a Disability 2004).

This was also the year that the 15 Lots of Strata Plan 73553 were completed and offered for sale as housing for seniors over 55 years of age and people with a disability. The complex consists of 9 single story dwellings, which includes 2 suitable for people with a disability, and 6 two story townhouses.

All are owner-occupied by persons ranging in age from 60+ to 90.

Since purchase, the owners have experienced inordinate levels of dust, chiefly when the winds are from a westerly or north westerly direction.

This necessitates the cleaning of premises more than would otherwise be required as the dust intrudes into every nook, cranny and cavity.

Outdoor furnishings require attention several times a day or at the very least, before it can be used.

Another example of this constant battle is the dust deposits in the tracks of the sliding windows and doors which causes friction and thus premature wear. The cleaning of these is a huge chore especially for joints affected by arthritis, a common condition among the elderly.

Bearing in mind the age range of the owners, some have sought assistance from the federal government's aged care home services.

Additionally, the Owner's Corporation has been obliged to spend some thousands of dollars to have the tiled roofing and brick fencing cleaned, which, within an inordinately short space of time requires a repeat of the treatment.

At this point in time, some of the lot owners are able to attend to some common property areas such as concrete aprons and driveway, but as time marches on, we will not be as fortunate and a contractor will be required to perform this task at a further cost to the Owner's Corporation and thus the residents.

Some years ago, there were 2 other sources of dust pollution – a concrete works and a coal washing plant.

Both these industries have long since closed but the dust issue continues and there is only one source remaining that could be reasonably held responsible.

While there are some small light industries around our area, Concrush is the logical source of the dust pollutant considering the nature of its industry and its location in respect to our position.

The Development Application recognizes a dust problem but intends this will be controlled by water sprinklers and water carts after winds reach 18kph continuously for 15 minutes. The sporadic nature of the wind makes it almost impossible to harness its regularity thus wind gusts which last for less than the stated 15 minute time frame, but are above the 18kph velocity, will be disregarded even though dust pollution is evident.

Is the monitoring to be self-regulated or policed by an independent agency?

The Concrush operation in its present form is, in our opinion, responsible for the dust pollution we are currently subjected to and an expansion would be a huge imposition and exacerbate the problem.

Yours sincerely

Irene Chapman,  
Secretary

I declare that I have made no political donations in the previous two years.