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Env Assess Proposal_Objections to DOP_020313.pdf; Mime.822

Department of Planning

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

[REDACTED]

[REDACTED]

[REDACTED]

Content:

Please see the attached letter outlining my objections to this proposal

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Dear Sir/Madam,

I am writing to strongly object to Moorebank Recyclers Proposed Development for the construction and operation of a Concrete Recycling Facility at Moorebank, application Number MP05_0157.

I object to this proposed development for the following reasons:

Common sense

The land on which this proposed development is to be built was zoned as E2 for Environmental Conservation at a time when the site was surrounded by industry. Given that Council then went on to approve the development of over 1,000 residences and parklands on the adjacent Boral Brickworks site, over 300 residences on the adjacent New Brighton Golf Course and are considering a major Marina and Residential development on the adjacent Benedicts Gravel and Sand site, this proposed development would have a severely detrimental effect on the local area. These residential developments have many positive benefits for South Western Sydney. They have resulted in additional services and facilities in the area and will continue to do so, supporting a new recreational and entertainment hub for the local and wider communities. They have already created hundreds of jobs in construction, building, landscaping, painting and associated services as well as improved and upgraded retail facilities and support services to support the residential growth in the area. This proposed waste facility can only contribute an additional 40 jobs to the area BUT significantly more pollution, noise, traffic and the risk of serious health impacts. Further consideration of this project in any form makes no sense whatsoever and decision-making power for the use of this area should be given back to Liverpool Council to enable them to make the most appropriate development decisions for their residents.

Assessment based on out of date location data and therefore high visual impact for local residents

The Preliminary Assessment report was completed by Nexus on the 26th January, 2006. At this time, the site now occupied by the George's Fair residential estate was an industrial facility – Boral Brickworks. It is now a thriving residential community of mostly young families who moved into the area with the promise of a quiet, relaxed community and purchase land and homes at, what would be considered a premium price, for Moorebank. As one of these young families, we moved away from the city for a more relaxed and peaceful lifestyle for our children. I, along with most of George's Fair's over 1,000 residents (at capacity) enjoy walking along the pedestrian/bike track surrounding the perimeter of our estate each morning. Each afternoon, my children and I ride our bikes along the Brickmaker's Drive bike track. Although Nexus Pty Ltd's Preliminary Assessment Report (January 2006), stated the visual exposure of the land for the proposed development "is minimal at local level and is zero regionally", this report is over 6 years old and the landscaping proposed by Investa, as the developer of Georges Fair, falls far short of that advertised in their marketing materials. In fact, the residents located in Fairview Crescent, facing Brickmakers Drive are currently investigating legal class action against the developers for being misled as to the extent of screening of their street and all of the streets facing Brickmakers Drive. Similar to the visual impact from the current Benedicts Recycling Facility, which is particularly high during holiday periods when businesses are not purchasing waste materials, this proposed development will have a visual impact of stockpiled waste from our home and street, not to mention from our beloved bike track, therefore we object to the visual impact of such a facility.

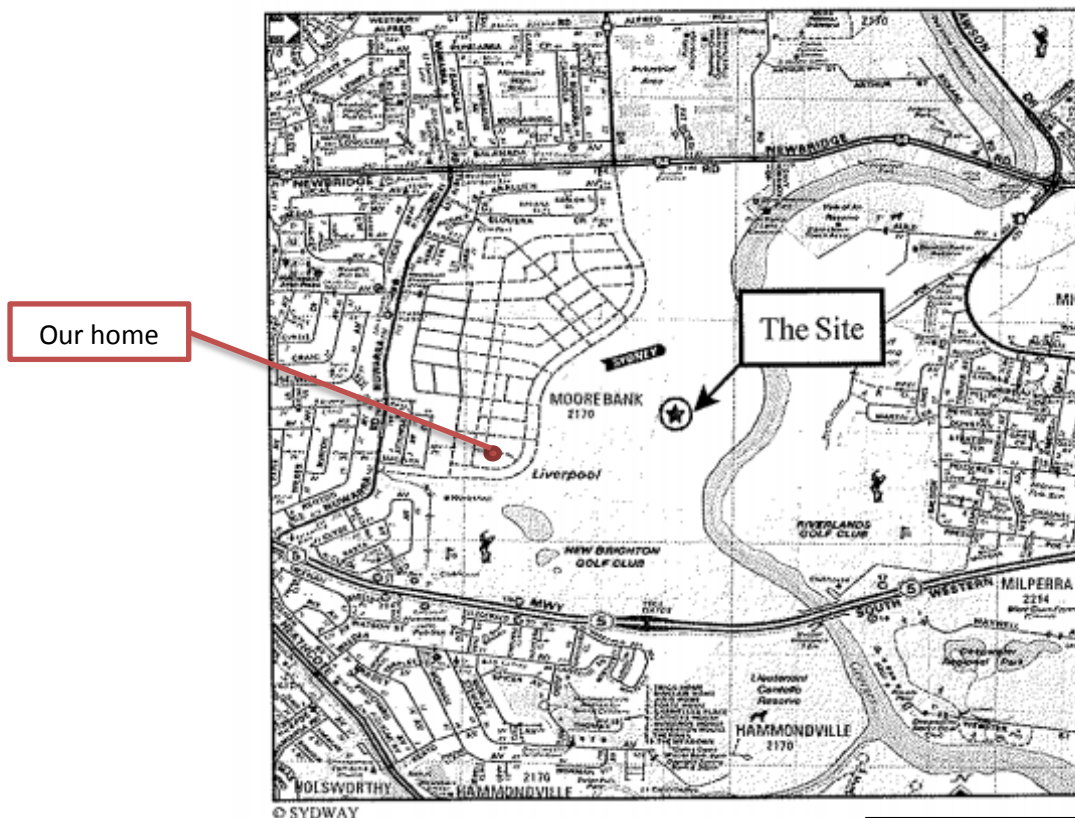


Figure 1: Site Location Map

Figure 1 from: Preliminary Report, Recycling Facility, Lot 6 DP 10655574, Newbridge Road, Moorebank, Nexus Environmental Planning, Pty Ltd, 25 January 2006

The health impacts of crushed concrete and various other building materials puts local resident’s health at risk

This proposed development is surrounded on all sides by major residential development (Georges Fair), an approved residential development (New Brighton Golf Club) and an applied development application (Benedicts Marina Development, currently submitted to Liverpool City Council). Not to mention Milperra residents who will be affected by airborne pollutants from across the Georges River. The company seeking approval for this proposal, Moorebank Recyclers, currently operates a similar plant at Camellia and local residents from across the Parramatta River are constantly exposed to white dust as a result of the plant's operations. Please see this local story about their plight: <http://parramatta-advertiser.whereilive.com.au/news/story/in-a-dust-up-over-pollution/>

As mentioned above, the bike track adjacent to the proposed facility, located along Brickmakers Drive, is widely used by local residents. The proposed development states that it will be processing “approximately 500,000 tonnes” of “waste materials from the demolition, building and construction industry, which will comprise, but not be limited to concrete, bitumen, brick, wood, glass, metals, and tiles...” (*Preliminary Assessment, Recycling Facility, Lot 6 DP 1065574, Newbridge Road, Moorebank, Nexus Environmental Planning, Pty Ltd, 25 January 2006*). I am sure that workers within the proposed development will be required to wear breathing apparatus to ensure their health and safety and that Environment Protection Authority protocols will be considered but there is no doubt that this proposed development will result in a significant increase in dangerous airborne dust and particles. NSW Workcover’s Safety Alert, “Concrete Batching”, March 2012, states. “Exposure to cement dust can irritate eyes, nose, throat and the upper respiratory system. Skin contact may result in injury ranging from moderate irritation to thickening/cracking of skin to severe damage from chemical burns. Silica exposure can lead to lung injuries including silicosis and lung cancer.” In addition, The Unionsafe website, sponsored by WorkCover Authority of NSW states “common building products such as clay bricks, concrete, tiles and fibro

cement products contain silica. Silica dust is usually created when such building products, sandstone or rocks are cut, drilled or worked on in a way that creates fine particles of silica in the air. It is breathing in this crystalline form (quartz) of silica that causes silicosis."

(<http://unionsafe.labor.net.au/hazards/1047876604328.html>).

This report goes further to state that, "*if excessive amounts of silica dust are breathed into the lungs over a period of time, it can cause damage to the lung tissue. Other than some breathlessness during exercise, the disease can remain free of symptoms for 10-20 years after exposure.*"...and "*The most common form of silicosis develops after long exposure to relatively low concentrations. Once the disease has begun, it will progress slowly but relentlessly even if the worker is removed from further exposure. There is no medical treatment for silicosis. People with silicosis are also at greater risk of developing lung cancer. In 1996 the International Agency for Research on Cancer classified crystalline silica dust as a human carcinogen (Group 1).*"

Given the presence of "white dust" in the areas surrounding similar facilities, I believe the deadly health risks of concrete crushing are a severe concern for the residents of Moorebank and Milperra. More importantly, as a mother of three young daughters and a sufferer of eczema and hay fever, I am vehemently opposed to any level of risk of exposure to cement dust or silica exposure. Please ask yourself, would you want this development near your family home?

Furthermore, asbestos has been used widely in construction and the Nexus Report states that the waste materials to be recycled will be from the demolition, building and construction industry. It also states that it will not be limited to those materials stated, of which asbestos is not included but certainly not excluded. In fact, during Moorebank Recyclers "Community Consultation Meeting" conducted at New Brighton Golf Club on 31 May, 2011, the likelihood of asbestos being processed at the proposed Waste Recycling Facility was raised by concerned residents and no answer was given. Whilst the Environmental Assessment outlines a process for receiving "appropriate" or "not appropriate" materials at the proposed Materials Recycling Facility the potential for these materials to be dumped in the local vicinity is highly likely. Since the opening of Brickmakers Drive there has been significant rubbish dumping along this road, in wetlands and the environmentally sensitive vegetation to the west of the proposed Site, located some 100 metres from our home. **I oppose this development as there is a significant possibility of exposure to asbestos from construction waste and /or dumping of materials deemed unsuitable by Moorebank Recyclers.**

There will be significant noise and exhaust pollution from increased traffic and truck movements associated with this proposed development

The Traffic Generation aspect of the Environmental Assessment for this proposed development states, "Traffic data over a 2 month period in 2003 for a previous recycling facility on the Benedict Sand and Gravel site operated by Concrete Recyclers has been used to estimate the hourly distribution of truck movements for the proposed facility." (page v). This indicates that there will be an additional 324 truck movements per day. I strongly object to this proposal on the basis of traffic data that is over 10 years old.

As discussed with the Department of Planning and Infrastructure's contact for this proposal, Emma Barnet, on 27 February 2013, access for trucks to and from the proposed development's site is not confirmed, therefore, it is difficult to determine the most significant impact of vehicular movements on local residents, the local community and other commuters in Moorebank. Access to this site from Newbridge Road was denied by the then, Road and Traffic Authority requiring Moorebank Recyclers to determine alternative access arrangements to their site. It is my understanding that they applied to Liverpool City Council to achieve access to and from their site via Brickmakers Drive. This access was denied and Moorebank Recyclers, along with the Department of Planning and Infrastructure were notified that access along Brickmakers Drive was not acceptable. Please see Attachment 1, the letter dated 14th July 2011 from Liverpool City Council to the Department of Planning and Infrastructure, confirming that this proposal should not even be under consideration as access arrangements have not been fulfilled to the satisfaction of the Council ('Liverpool Local Environment Plan 1997 (No 76), Schedule 1, Amendments, {2} Schedule 4 Additional uses' states that the use of Lot 6, DP 1065574 for a materials recycling yard must ensure that "*..arrangements have been made, to the satisfaction of the Council, for the level of contribution for the provision or upgrading (or both) of arterial roads to service the land*".

If this proposal were to be given approval for construction and operation, an additional 324 trucks going to and from this proposed development will have a significant impact on our already congested area. Moorebank Recyclers propose to allow deliveries and pickups from 6am until 5.30pm, each Monday to Saturday.

When investigating our land purchase at Georges Fair we, along with many other buyers, were advised at the Sales Office that Brickmakers Drive was to be for local traffic only, that a load limit would be applied and that chicanes would also be included to exclude large truck access. We were certainly under the impression that the largest vehicle to use this road would be buses. Now that this road has been completed, many of these conditions have not come to fruition. Whilst the road has a 50km limit on it and there are traffic chicanes at two points along this road, very few vehicles adhere to the 50km limit (I have almost been run off the road numerous times by utes and trucks along this road and have evidenced police speed checks along this road only once since its opening some 6 months ago (approximately). There is currently no limit for heavy vehicles although an application for a 5 tonne limit has been made to the Roads Maritime Services by Liverpool City Council. All of this has resulted in a significant increase in traffic noise, from our backyard and particularly from our upstairs bedrooms. It appears that the RMS may be conducting traffic flow investigations as they have laid monitor strips across the road, on occasions, but in the meantime we can only comment on what we have experienced and this has been very unpleasant. The roundabout and chicanes along this road mean that large trucks, of the kind that would be accessing the proposed development, mount the edges of each of these and not only make constant noise but also drop dust, dirt and other debris from their loads. Our rear neighbours, in Fairview Crescent have also had cars and trucks cut across the cycle/pedestrian path, through the landscaped edging and onto their street where their children are playing, to avoid congestions at the roundabout at Christensen Boulevard.

Despite the EA's assertion that provisions will be made to ensure that trucks will not be allowed to turn left onto Brickmakers Drive, our experience has shown that, although "It is an offence to disregard a regulatory sign" (page xvii) trucks and other vehicles using this road disregard the regulatory signs every day. Video evidence of this can be viewed on the A Current affair website story at :

<http://aca.ninemsn.com.au/article/8625573/housing-dream-shattered> We are under no illusion that trucks attending this proposed development will use Brickmakers Drive if there is any possibility for them to do so. It is clear that the increased traffic and pollution from the large trucks accessing the proposed development will not only be a traffic hazard and a significant increase in noise pollution and exhaust, but also a health risk from cement dust falling from their loads as they manoeuvre through the traffic chicanes and roundabouts along Brickmakers Drive.

Noise impacts assume minimal impact and are based on old data

Appendix 11 – Acoustic Impact Assessment of the EA states that Unattended Noise Monitoring was conducted over 6 years ago, from Malinya Crescent, Elouera Cres and Martin Crescent. These locations are 2.3 kilometres, 2.1 kilometres and 5.5 kilometres from my home address. My home is located within approximately 250 metres of this development, therefore it is inappropriate to apply noise data from over 2 kilometres away and from 6 years ago to this proposed development. There is no doubt in my mind that the noise impacts of this proposed development are likely to be significant for my family and our neighbours. On these grounds, I again, strongly object to this proposal.

Inconsistency with vision for local planning and development

The use of Lot 6, DP 1065574 for a recycling plant is inconsistent with the overall planning vision for the area. In close proximity to the proposed development site are primary schools, high schools, pre-schools and childcare centres, parklands, nature reserves, the Georges River itself, a proposed waterside marina (<http://www.liverpool.nsw.gov.au/LCC/INTERNET/trimDownloadDocument.aspx?number=044762.2011>), the local library and a golf club.

Liverpool City Council's "Liverpool Development Control Plan 2008, Part 2.3, Subdivision of land and Residential development in Georges Fair Moorebank, 11 April 2012" outlines the key objectives of Accessibility, Social

Benefits, Environmental Benefits and Economic Benefits. I draw attention to the following statements on Page 5 and 6 of Liverpool Council's Control Plan that confirm the inconsistency of this proposed development with the local communities and environment:

Accessibility

"To ensure a clear relationship between accessibility and land use by:

- a) Promoting a movement system that gives appropriate priority to: walking, cycling, public transport and private vehicles."... and*
- d) Ensuring movement priorities, traffic speeds and street and road designs are appropriate to the location and give priority to pedestrians and children."*

Social Benefits

"To establish affordable and accessible facilities and resources that allow people to maintain wellbeing, live and recreate by ensuring that development creates a 'people place' by giving priority to people and human relationships through housing mix and safety."

Environmental benefits

"To ensure a clean, safe and healthy environment that builds on existing resources and produce quality built and natural assets by:

- f) Connecting and enhancing vegetation corridors and providing links between the Georges River and Holsworthy.*
- g) Promoting the development of place and a quality built environment with people and human relationships as a central consideration." (page 5-6)*

This proposal will affect the health and safety of the local community – our families and most specifically, our children. Air quality, noise and traffic, along with the potential for toxins in our newly formed community negate Liverpool Council's intention for development in this area. Walking and cycling along the bike/pedestrian path along Brickmakers Drive will become significantly more dangerous for adults and children alike, affecting our mental and physical wellbeing. On these grounds I strongly object to the use of Lot 6, DP 1065574 for a recycling plant as it is inconsistent with the pre-existing uses of surrounding land and Council's vision for the Moorebank Precinct. The proposed development site would be more appropriate for a parkland, recreation facility or nature reserve.

I understand the need to have recycling facilities in Sydney and I commend Concrete Recyclers Pty Ltd for seeking to assist the State Government in meeting its recycling targets. However, it is completely unconscionable to build a recycling plant at Lot 6, DP 1065574, amongst significant residential development and near family homes.

I implore you to reject this proposed development on the above grounds and hope that the Department of Planning and Infrastructure will completely reject this proposal now and for the future.

Yours Sincerely,

Rachael Cosentino



Our Ref: 100519.2011
Contact: Tanya O'Brien 9821 9287

14 July 2011

Mr Sam Haddad
Director-General
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr Haddad

**Re: Proposed Resource & Waste Project
Project Number: P 05_0157
Lot 6 DP 1055574 – Lot 6 Newbridge Road Moorebank**

I write in regard to a proposal for a Resource and Waste Project on the abovementioned property. It is noted that the developer has been issued with modified Director-General's requirements for the project on 7 July 2008.

The scope and extent of matters to be considered by the applicant in fulfilling the Director-Generals requirements is noted. A key issue relating to the project that you noted in your letter to the applicant regarding the DGRs is relating to access.

The proponent is aware that they are unable to gain access from Newbridge Road for the purpose of the proposed development and there is currently no alternate road access, without utilising property not in the applicant's ownership.

The applicant has made representations to Council with regard to gaining access via land in its holding however this has not been granted. Council considered this matter at its meeting of 15 June 2011, and resolved that it should be made clear that the Council does not support the application, and that approval for access over Part Lot 310 and Lot 309 in DP 1118048 will not be granted for the proposed project. As such it is unclear how the applicant intends to gain access to the project.

Further Council has received numerous representations regarding the proposal raising a number of issues not limited to the following:

- Heavy vehicle movements associated with this proposal should not be encouraged to come into residential areas,
- The use will cause dust, noise, light spill and other nuisance disturbances to nearby residents,
- The use will increase pollution including heavy metals, particulates, fumes or other environmental impacts,
- The site is flood liable and use of the site as proposed could create water quality and flooding issues,
- The site has environmental values and is located between a large area of high quality vegetation and the Georges River and is an important biodiversity and conservation link.

The Council have in their resolutions expressed that the proposed use of this site is considered incompatible with the current and planned residential and recreational uses of the area. It is therefore recommended that in light of the above issues that this project be refused.

Should you require any further information on this matter, please do not hesitate to call me on 9821 9221.

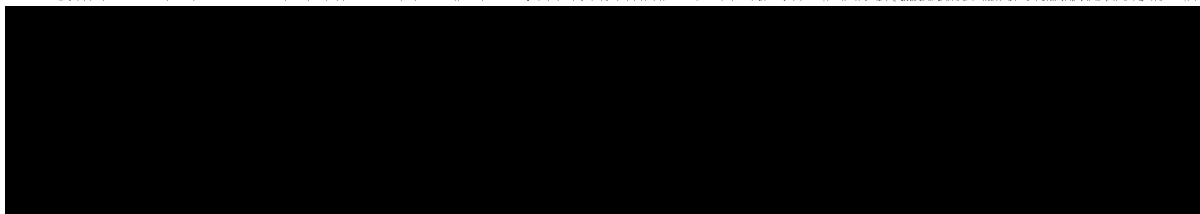
Yours sincerely

A handwritten signature in black ink, appearing to read 'F. Portelli', written in a cursive style.

Farooq Portelli
General Manager

Richard Hammond - Fwd: Proposed Waste Recycling Facility at Moorebank

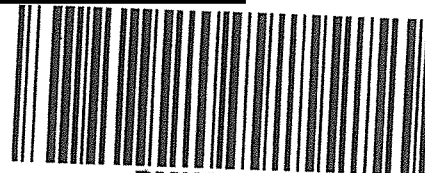
From: Louise Higgins
To: Paul Ellison; Richard Hammond; Rose Rocca
Date: 3/21/2013 4:39 PM
Subject: Fwd: Proposed Waste Recycling Facility at Moorebank
CC: Jean Shillingford



Sam

Sent from my iPad

Begin forwarded message:



PMU025840



Date: 20 March 2013 2:20:39 PM AEDT
To: "Sam Haddad" <Sam.Haddad@planning.nsw.gov.au>
Cc: "office@hazard.minister.nsw.gov.au" <office@hazard.minister.nsw.gov.au>, "office@premier.nsw.gov.au" <office@premier.nsw.gov.au>
Subject: **Proposed Waste Recycling Facility at Moorebank**

Dear Mr Haddad,

I am writing to you as the Director General of Planning in reference to the Moorebank Waste Facility, MP 05_0157 currently on exhibition until 5 April 2013. I understand that the Department is following due procedure in submitting this proposal for Exhibition, however, as a resident of Georges Fair estate, Moorebank and residing approximately 250 metres away from this proposed industrial facility, I would like to draw your attention to a number of issues contained within this submission that I would like a response about:

- 1) For local residents to be able to make an informed and intelligent objection to this proposal, access to Lot 6, DP 1065574 should be clear. This proposal refers to an access handle from Newbridge Road. I understand that the Roads and Maritime Services rejected this access point to Moorebank Recycler's land some years ago. This necessitated Moorebank Recyclers to determine access from another point, namely across Liverpool City Council land. Liverpool City Council Minutes from an extraordinary meeting held on 15 June 2011 state that Council, "...Writes to Moorebank Recyclers clearly stating that approval will not be granted for access over Part Lot 310 and Lot 309 in DP 1118048 for waste management/recycling purposes...." This motion was unanimously carried by Council. On 27 February 2013, the day before Exhibition of this proposal commenced, I spoke with Emma Barnet, the responsible planner and raised these issues with her. I was told that access, at this point, was irrelevant and that this stage of the proposal is in reference to the environmental impacts. **I would like a response as to how access is not related to the environmental impacts of this significant industrial development proposal surrounded by current and future residential development. In my opinion, an additional 324 trucks on our locals**

roads will have significant noise and pollution impacts on local residents.

2) How can an accurate assessment of this proposal be made if the reports contained within it are over five years old? The Acoustic Impact Assessment Report, dated November 2012, is based on monitoring undertaken in February and March of 2007 and at locations over 2 kilometres away from the site of this proposal. Since the opening of Brickmaker's Drive, there has already been significant noise impact from trucks and other vehicles, using what was intended as a local road. As I sit here, in my lounge room typing this email, I can hear a steady stream of trucks along Brickmaker's Drive. Similarly, the Preliminary Assessment report was completed by Nexus on 26th January, 2006. At this time, the residential estate adjacent to this proposal, and in which some 1,000 families will eventually reside, was an industrial facility - Boral Brickworks. It is now a thriving, well-planned, harmonious community (Georges Fair) but this proposal seems to play down the size and importance of not only Georges Fair but also other residential development either approved or re-zoned and proposed, completely surrounding Moorebank Recyclers land. The area bordered by New Brighton Golf course has been sold to Mirvac and approved for the construction of some 200 studio apartments. In addition, Benedict Sand and Gravel, bordering the north of the site has had its site rezoned for residential development and a Marina/recreational parklands precinct proposed, currently seeking approval with Liverpool City Council.

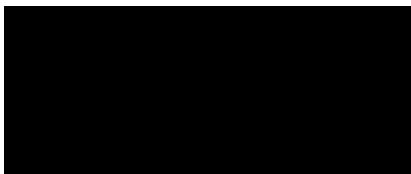
3) The Premier, Hon Barry Unsworth promised to return local planning power to local communities. However, this proposal was not returned to Liverpool Council for consideration and has remained an application under Part 3A. I would like a response as to why the Premier's promise was not kept and most specifically, why was this land zoned as E2 for environmental conservation but provided an exemption clause to allow it to be used for a construction waste facility? The two seem in complete contradiction with one another, especially considering that the land is also in a flood zone and, had it been operating this time last year during the significant rainy weather, would have polluted not only our estate, but also the whole Georges River Basin, on which it also borders.

I would appreciate an urgent response from your office with regard to the above questions, given that the Exhibition period for this proposed development closes on 5 April 2013.

I will also be contacting the Minister for Planning and The Premier's Office to ask how a significant industrial facility of this type could even be considered in a residential area. My family love where we live. Our community is caring, friendly and supportive and we want to see development for the region that will contribute to all of its constituents. That will support a healthy, outdoors lifestyle and become an entertainment and recreation hub for the whole south west region. A large-scale, potentially toxic, polluting and noisy industrial facility of this type is not warranted in our community.

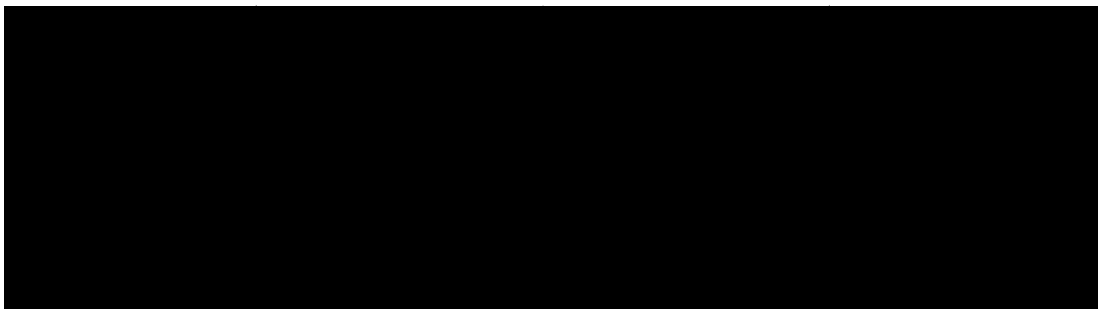
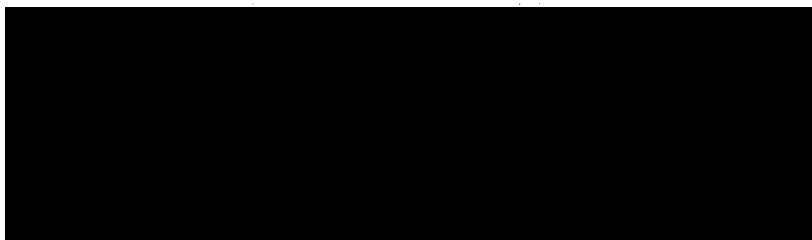
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Richard Hammond - Fwd: Proposed Waste Recycling Facility at Moorebank

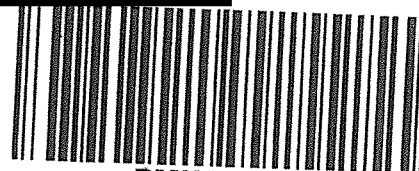
From:
To:
Date:
Subject:
CC:



Sam

Sent from my iPad

Begin forwarded message:



PMU025840

Date: 20 March 2013 2:20:39 PM AEDT
To: "Sam Haddad" <Sam.Haddad@planning.nsw.gov.au>
Cc: "office@hazard.minister.nsw.gov.au" <office@hazard.minister.nsw.gov.au>, "office@premier.nsw.gov.au" <office@premier.nsw.gov.au>
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