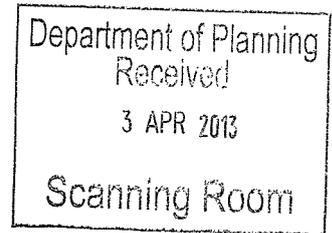


PCU043059

Major Projects Assessment
Dept of Planning & Infrastructure
GPO Box 39
Sydney
NSW 2001



Application No: 05_0157
Location: Lot 6 DP 1065574 Newbridge Road, Moorebank NSW
Proponent: Moorebank Recycling Pty Ltd (MRPL)
Council Area: Liverpool LGA
Approval Authority: Minister for Planning & Infrastructure.

Please find at the end of this letter details of the local residents objecting to the abovementioned MRPL project.

At great cost we have all purchased land, built and live in new home properties in the Georges Fair Moorebank estate (Georges Fair). When we decided to reside in this estate we understood that Georges Fair was to be an environmentally friendly area and to date (notwithstanding the ongoing residential development operations) the estate mirrors this intention with environmentally friendly homes and several existing and planned recreational areas. Moreover we were required to satisfy stringent building conditions as well as obtaining approval for proposed gardens/borders before council approved building plans were available.

Mr Barry O'Farrell, the Premier of NSW, has been quoted as stating his support for "a return of local planning powers to local communities" (NSW Govt scraps 3A planning provision, SMH 4/4/2011). Further the Premier is also quoted as saying on 4/4/2011 that "Cabinet today agreed to end a system where a Minister can make extra-ordinarily wide ranging decisions to impose developments on local communities" (NSW Govt scraps 3A planning provision, SMH 4/4/2011).

It would be political honesty if these election commitments of the Liberal-National coalition were honoured ensuring that the views of local residents are considered with regard to this proposed recycling development.

The proposed MRPL development is incompatible with the current and planned residential and recreational uses of the area. The proposed MRPL recycling facility will be just 250 metres from the Georges Fair housing estate, with a high proportion of residents having young families. The area has been zoned E2 Environmental Conservation and the area should not be the site for a building and construction waste plant which will be in close proximity to residential estates, schools, parklands, the Georges River, cycle ways, a proposed waterside marina, a library and a golf club. The land would be more suitable for residential facilities or a reserve. Even the owners of Benedict Recycling (BR) plant at Moorebank (which borders the proposed plant) have accepted that the area is no longer suitable for a building waste processing plant and have commenced to shut down their operations.

Hopefully you would be aware that Liverpool Council (LC) approved access to MRPL across council land in February 2009 but this approval was rescinded in 2011 as the proposal was not compatible with the residential and recreational uses approved for, and implemented in, the Georges Fair estate or the surrounding existing residential developments in Moorebank and Chipping Norton. The new Georges Fair estate, when completed, will comprise 967 new residential homes and we understand a new residential development comprising 350 homes is planned for a revamped New Brighton Golf Club (NBGC). This will result in approximately 1300 homes with an additional 4000 plus residents.

Of course we were all aware of the BR site but we understand this operation will be concluded within 12 months and BR will commence development of the Marina (subject to council approval) on their site. This development will enhance the recreational aspect of the area.

In addition to the foregoing aspects the following reasons add to our opposition and should be considered in rejecting the recycling development by MRPL-

1. Community Consultation

A large number of people (approximately 250) attended a "community consultation" evening on 31/5/2011 at NBGC organised by the solicitor acting for MRPL, Judith Stubbs & Associates (Judith Stubbs). Those attending the meeting expected the developer's representative to listen to the community members' concerns but all community attendees at the meeting were absolutely disgusted by the lack of genuine consultation and contemptible treatment afforded to community members. Many questions put to MRPL representatives were left unanswered.

The meeting organiser, Judith Stubbs, claimed to have letterbox dropped all residents within 1.5 kms of the proposed development site. However many residents within this area have indicated that they did not receive any information regarding the meeting. In addition at that stage many people had not yet built on their vacant land and would have been affected by the MRPL development. These people and many others from Milperra were deliberately excluded from attending that meeting. Against this background the organiser did not make a genuine attempt to consult with the community involved at large.

At the meeting the organiser placed attendees into groups in order to limit whole room discussion. The organisers also asked, unsuccessfully, half of the attendees to leave the meeting and return in an hour. This illustrated the organiser's attempt not to engage in a proper community consultation.

The organiser ran the meeting in a dictatorial fashion and did not listen to the concerns of residents. In fact several times they referred to community members as "rude" and refused to give the microphone to people who wished to raise various different points. The organiser eventually ignored those people recognised as being passionately against the development.

Many of the points raised by community members were not noted by the scribes and many questions posed by community members were not answered, in particular the developer's representative refused to answer any questions regarding the risk of asbestos.

A subsequent meeting was held and was attended by 250 plus community members. An MRPL representative was not invited but did not take the opportunity to attend and respond to the concerns of the community.

2. Other Locations and Facilities.

It has already been mentioned that BR is expected to shut down its recycling operation within 12 months and (subject to council approval) commence construction of a marina on the site. Moreover we understand that BR is planning to build a recycling plant at Heathcote in an industrial area. In addition Smorgan has a steel recycling plant at Chipping Norton. Moorebank and Chipping Norton (a neighbouring suburb of Moorebank) also have many metal recycling businesses in their industrial areas. We certainly do not need another recycling operation in the area in particular the type of plant involved with MRPL in a residential area.

3. Traffic Flows

Moorebank residents have already been inflicted with increased traffic flowing from the proposed Moorebank Intermodal Project (Intermodal). An additional 1.5 million truck movements are expected in the first year alone (4100 per day). In an area which is already choked with traffic particularly during peak hours, residents of the Georges Fair estate are concerned about the increased traffic movements that will flow around Moorebank as a result of the additional 1.5 movements in the first year as a result of this new Intermodal project. This new MRPL development is only exacerbating these concerns. Furthermore the Georges Fair estate, when completed, will have 967 homes and from our observation to date throughout the area each home has a minimum 2 vehicles. Part of NBGC adjacent to Georges Fair is to be redeveloped with 350 new homes. This will add further to existing traffic movements which already turn the area into a "slow moving car park" during peak hours.

The developer of MRPL has indicated that truck movements to the facility are **estimated** to be 324 per day with an average 21.2 tonnes load and trucks with a gross mass of 42.5 tonnes. The developer has stated that the extra 324 truck movements per day is very low and will have no impact on the arterial road network (developer's information distributed 31/5/2011 meeting). This increased truck traffic must be considered in conjunction with the expected traffic flow from the Georges Fair estate of 967 homes when completed as well as the proposed 350 home NBGC estate when completed together with the additional truck and staff movements from the Intermodal (4100 per day). Against this background the MRPL project traffic will have a significant impact on the already congested arterial roads including Nuwarra Rd, Newbridge Rd and Governor Macquarie Drive as well as some roads within the Georges Fair estate. It will also impact on all roads leading to Moorebank. In addition a weight limit should be imposed on traffic travelling on Brickmakers drive which is already being used as a short cut between Nuwarra and Newbridge Roads.

We are also concerned about the outgoing truck movements from the MRPL project. From the proposed "Link Road", trucks will only be permitted to turn right into Brickmakers Drive toward Newbridge Road. Hopefully some sort of traffic control will be erected at the intersection but irrespective it is **estimated** that there will be 162 outgoing trucks per day presumably in the initial stages. Over the proposed 11 hour day (7.00am – 6.00pm) this would be an average of 14 trucks per hour or one (1) every 4.25 minutes. With trucks having only a single outgoing avenue there is no doubt that this will impact on Brickmakers Drive traffic. If outgoing trucks were allowed to turn left from the Link Road onto Brickmakers Drive (which we understand will not be permitted) the impact will be similar. Overall, irrespective of conclusions reached by the Environmental Assessment, the additional traffic from MRPL on top of the added traffic from the Intermodal and the completed Georges Fair estate and the proposed NBGC estate will significantly adversely impact on the traffic conditions in the area. Trucks are also likely to short cut through Georges Fair passing parks and local residential homes, using roads not designed for heavy trucks. In any event all the statistics used are only estimates but statistics can be used to tell any notion favourable to the party using the statistics.

4. Flooding

The proposed MRPL project is in an area that floods and has done so for a very long time. In fact recent heavy rain is understood to have flooded the area. Consequently, and notwithstanding any safeguards that may be taken, unsafe building and construction materials will leach into the soil located on the broad low lying flood plain of the Georges River. It could easily cause a major environmental disaster

throughout the Moorebank area and the entire Georges River basin. This could impact on the flora and fauna in and out of the river and the immediate area.

5. Visual Impact

From some areas of the Georges Fair estate, possibly the NBGC proposed estate as well as Milperra, the 10 metre high MRPL plant will be visible. It may not be visible to some of the residents in those areas but it will still be there and the fact that it is known to be there will impact on land values. The residents of the Georges Fair and the Moorebank precinct have spent significant monies on land and homes. There is little doubt that the MRPL project will severely impact on property values for which the residents will not be compensated. Of course overtime with recovery in building and construction sectors (which can underpin economic rally), growth of the plant could be expected with all the factors outlined in this objection likely to worsen and impact further on the residents of the area including home values.

6. Acoustic Impact and Dust Generation

As we have previously stated (and this applies to all aspect of this project) statistics are a wonderful tool which can be used/manipulated to support any view. The statistics which are often used by our politicians to support their policies or the result of their policies are an excellent example of this. In terms of the old saying there are "lies, lies and statistics".

With an additional 324 truck movements involved with this proposed building and construction recycling plant including material stockpiles, irrespective and any action taken by the operators, it is obvious that there will be a detrimental effect on the noise and dust generation levels, impacting on the daily lives of those residents living in the area. The plans for the project have planning inconsistencies. With the surrounding area zoned E2 Environmental Conservation, it is ludicrous to suggest that a recycling plant of building and construction materials (that the developers admit will produce dust) conserves the environment.

Even today, with the continuing development of Georges Fair, noise and dust levels are significant and we certainly do not wish this to be ongoing forever. We mention that we received correspondence from MRPL. It only mentions Air Quality, Noise and Visual impacts and of course paints a rosy picture. However in regard to noise there is no mention of the probable adverse affect of the Intermodal which is already approved. An extra 324 trucks per day will intensify this problem.

It is noted from 'A Current Affair' on 13/3/2011 that MRPL or its principals already own a recycling plant at Camellia. Film of that plant illustrated the incredible levels of dust (and possibly toxins) that are emitted/generated by trucks. We certainly don't want that in or near our residential area.

7. Health Risks

There is no doubt in our minds that there is a definite risk from asbestos and toxins. As the materials to be recycled come from buildings and construction, the owners/directors of MRPL (or your Dept) cannot guarantee that asbestos and other toxins will not be present (even in small quantities) in the tonnes of waste materials to be recycled. At the so called community consultation meeting held on 31/5/2011 at NBGC, the developer's representative refused to comment on whether asbestos would be processed at the facility. A question was also asked about toxins released into the atmosphere from the project and although the air quality representative made an attempt to respond, she indicated that she was not sure what types of toxins/chemicals would be released into the air. Against this background we can only assume that the plant will be processing asbestos and will cause the release of other toxins. Further the

developers or their expert representatives are unaware of the toxins/chemicals that will be released and how this will impact on the local environment and residents. There is a link between silica dust and lung cancer ('Occupational Exposure to Silica and Lung Cancer', Cancer Epidemiology Biomarkers and Prevention Journal, Volume 19, 2010). There is no known cure for silicosis. The developers plan to install sweepers "where trucks and people will travel" (there is a footpath along Brickmakers Drive) and that there will be "unsealed areas" in the facility. Their own documentation released at the 31/5/2011 meeting revealed there would be "likely dust from the recycling facility" (page 3). Notwithstanding their may be controls put in place to reduce dust or other airborne particles, there will definitely be dust produced. Asthmatics and residents or visitors with breathing difficulties will be affected.

The owners/directors of MRPL and your Department cannot guarantee that there will no asbestos processed or toxins and dust released. Georges Fair is and will be filled with young families and given the foregoing the proposed MRPL project is an unacceptable health risk for the residents of Georges Fair and other local areas.

We understand the need to have recycling facilities in Sydney. However against the foregoing background it is completely unconscionable to approve the development of this MRPL project against the wishes of existing and future residents of the adjacent Georges Fair residential area. Accordingly we lodge our strongest objection/opposition to the MRPL proposed building and construction waste recycling plant. **We call on councillors, the NSW Parliament, the Minister for Planning, the Planning Assessment Commission, the NSW Dept of Planning and Infrastructure and the Premier of NSW to reject this proposal outright**

Yours sincerely

Paul Raymond HILL 19 Travers St, Moorebank NSW 2170 (Georges Fair)

Pamela Cheryl HILL 19 Travers St, Moorebank NSW 2170 (Georges Fair)

Pino IACONIS 17 Travers St, Moorebank NSW 2170 (Georges Fair)

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