



Confidentiality Requested: no

Disclosable Political Donation: no

Name: Gary nicholes

Email: gaznicks1@hotmail.com

Address:

46 masonite Rd, Tomago, NSW 2322

Content:

Objection to project on the grounds of totally inadequate roads to and from project as i have had to put up with westrac project and ridiculous delays involving road works and the ridiculous delays involving both bridges leading to the port in busy times now without this project taking place.

If the bridges where wider or a 3rd bridge built plus widening of existing roads to dual lanes or wider i would have no objection.

IP Address: pa49-176-68-110.pa.nsw.optusnet.com.au - 49.176.68.110

Submission: Online Submission from Gary nicholes (object)

https://majorprojects.affinitylive.com?action=view_diary&id=41901

Submission for Job: #4020 Northbank Enterprise Hub

https://majorprojects.affinitylive.com?action=view_job&id=4020

Site: #2267 Northbank Enterprise Hub

https://majorprojects.affinitylive.com?action=view_site&id=2267

Gary nicholes

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K & B Stephenson
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Lot 1 DP594191

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28th October 2012

Executive Director,
Major Project Assessment,
Dept of Planning & Infrastructure,
GPO Box 39
Sydney NSW 2001

Re: Northbank Enterprise Hub Project, Tomago

Application no. MP 10-0185

Dear Sir,

We are the owners of above Lot situated 500 metres east of the boundary of the initial development now occupied by Westrac.

The new proposal will have little effect on us by way of noise and lights as it is too far removed. Our main concerns are water drainage and traffic.

Drainage has remained a problem since the Westrac works commenced. We are still trying to deal with water-logged unusable paddocks. The dispersion of water from the new development area has the potential to further impinge on what was a very delicate drainage system prior to any changes to nearby lands. It would be very beneficial to us if, in the plans for the next stage of development, the water from Westrac could be diverted and disposed of at a point further to the south-west. As lay-people the plans were difficult to understand. We feel that a meeting with someone from the consultancy firm involved would be of great help to us. We will attempt to organise this shortly.

We are not looking forward to the increased traffic that will carry the massive amount of land-fill that is being predicted as most of this will be passing by the front of our property.

The recent upgrade of Tomago Road has given us a greatly improved route westward however there are massive problems at 'end-of-shift' times, ie around 1500-1530 hrs. Traffic is seen to be banked up over 1 km westward awaiting entry to the Pacific Hwy. (Luckily, I am most often heading eastward) This is exacerbated by traffic lights on Hexham Bridge. The added traffic of, initially those working on the development and later the workers in the new businesses to occupy the developed areas, is going to put an even greater strain on the roads.

We trust the above concerns will be taken into consideration.

Yours faithfully,

K Stephenson



B Stephenson



M. Wilkinson
159 Tomago Road,
Tomago NSW 2322
Lot 2 DP 594101

23rd October 2012

Attention: Executive Director,
Major Project Assessment,
Department of Planning & Infrastructure
GPO Box 39,
Sydney NSW 2001

Re: **Northbank Enterprise Hub Project, Tomago**
Application No. MP 10_0185

Dear Sir,

My property is Lot 2, DP594101 on the eastern side, in close proximity to the proposed development

While it is by no means my intention to diminish the effort and expertise executed in preparing the documentation for the proposed development, from a layperson's perspective a lot of the content is technically too difficult to understand.

In light of the ongoing conflict that arose between the developers and neighbours over the drain design and water release from the now Westrac site, I am eager to prevent the likelihood of any further problems. Therefore, consultation between interested laypersons and perhaps BMT WBM before the proposed development's determination would hopefully allow for questions to be asked and answered in layperson's terms providing opportunities for informed observations to be made and dealt with, if need be, while still on the drawing board.

As I don't trust my understanding of the maps regarding the proposed drainage, I would like to be assured that the proposed development will not change or upset the ecosystem of the wetlands or cause any additional water to flow towards the east &/or south/eastern boundaries of the proposed development. Any additional water to that area, competing with the water from my property and properties further afield for exit to the Hunter river via the north/south drain would put greater stress on an already fragile drainage system (due to the flat & low lying land) and prolong discharge of water from surrounding properties, resulting in water logging.

Already, Westrac's close neighbours on the eastern side are suffering the effects of increased water release from a detention basin, via an elevated drain on Westrac site into the north/south drain which (contrary to Environment & Heritage conditions of approval) does not accommodate post development flows under tidal conditions and therefore flows onto neighbouring land when drains have reached their capacity & awaiting the tide to turn. It is designed with no capability for their water to backup on their land while waiting for the river gates to open, unlike on the neighbouring properties. In the event of a flood at the river holding the gates closed for an extended period of time, all the water from the Westrac site will flow onto our properties.

In light of the fact that pre-development, water from the now Westrac site was noted to only run in the drains after rainfall (and not before the drains were considerably full) and would cease within about a week after rain stopped, I consider it reasonable that the water in Westrac's detention basin be piped from it's western end to link up with the drainage in the now proposed development. This would allow the rural properties to the east to continue with their primary production lifestyle as was pre-development. This winter I had to pull cattle out of the bog and buy in hay as never before due to the water logging of my paddocks. It could probably also eliminate the need to pipe the water that surfaces along Tomago Road, in front of Westrac, (only since development) to a river outlet at Hexham end as was promised to me by the developers.

My other concern is in relation to the traffic congestion along Tomago Road that already banks back from the Pacific Highway to Tomago Bowling club of an afternoon. Commitment from the government to improve traffic condition in the Tomago/Hexham area by completion of the proposed developments as a prerequisite to the proposed development's approval would be comforting to the public having to utilise the roads in the area.

Yours faithfully,



Margaret Wilkinson

All photos taken from one position on Wilkinson's property at drain junction.

Photo 1. Looking South West. Developer's new raised drain flowing (through rocks) into existing drain junction despite drain being beyond its capacity. North/South drain leading to river is on LHS. Water from Stephenson's & properties further east enter drain junction at bottom LH corner of photo. Wilkinson's water enters drain junction from RHS of photo.

Photo 2. Looking West. Wilkinson's property in foreground. Drain outlet from property marked with X, is under water. With existing drains full to capacity & developer's continually releasing water from their detention basin regardless, their water floods back over neighbouring land. Property adjacent to Westrac site in background also inundated with water.

Photo 3. Looking North (towards Tomago Road). Wilkinson's property inundated.

Photo 4. Looking East. Wilkinson's property with Stephenson's property in the background beyond fence.

M. WILKINSON

