

MOORDART PTY LTD

ACN: 002 165 371

15TH December 2021

Re: Submission in response to Application No SSD-9346594-9-13 Whyalla Place, Prestons ("the Application")

Respondent: Moordart Pty Ltd & Michaelangelo Torcaso

Director-Industry Assessments
Planning and Assessment
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Sir/Madam,

Thank you for providing me with the opportunity to provide submissions in relation to the Application, which concerns the construction of a Waste Treatment Facility at 9 -13 Whyalla Place, Prestons ("**Proposed Development**").

By way of background, I am the owner of neighbouring properties located at 10 Whyalla Place, 33 Whyalla Place and 1 Dampier Place, Prestons.

I now take this opportunity to formally **OBJECT** to the Application, for the reasons set out below:

Noise and Air Pollution

The NSW Environment Protection Authority ("**EPA**") requires the applicant to demonstrate that the location of the Proposed Development is suitable from an operational, environment and safety management perspective.

I refer you to submissions provided by Liverpool City Council ("**Council**") dated 7 October 2020 in response to the Application. In their submissions, Council notes that "*the proposed development may be a source of offensive noise and vibration and potentially impact upon human health and amenity*" and that it may "*compromise air and water quality*".

I share Council's concerns in this regard, and believe that if allowed to proceed, the Proposed Development would significantly increase noise and air pollution, which will be detrimental to the health and wellbeing of both commercial and residential occupiers of the surrounding area.

Increased Traffic and Congestion

I refer you to Council's submissions in which it notes that *"the proposed facility may be a traffic generating development"*.

Council's concerns are consistent with my view that if allowed to proceed, the Proposed Development would significantly increase traffic in Whyalla Place, which would detrimentally affect nearby residents and commercial occupiers, as well as the condition of the road.

In my view, Whyalla Place is inadequate to be used for heavy vehicle movements which are expected to be generated by the Proposed Development.

Decreased Commercial Occupancy and Property Values

If the Proposed Development were to proceed it would lead to a decrease in commercial occupancy and property values of neighbouring properties as prospective tenants and buyers would be dissuaded from operating in close proximity to a waste management facility. This will be detrimental to existing business operating in the area and would dissuade future prospective businesses from setting up operations in neighbouring properties.

Conclusion

For the reasons set out above, I vehemently oppose the Proposed Development.

Declaration Regarding Political Donations

I confirm that I have not made any political donations in the preceding 2 years.

If you would like to discuss any of the above, please do not hesitate to contact me.

I otherwise look forward to receiving further updates in relation to the Application.

Yours Faithfully,

MOORDART PTY LTD

A handwritten signature in black ink, appearing to read 'M. Torcaso'.

Michaelangelo Torcaso

Director