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15th December 2021

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

Attention: William Hodginkson Team Leader

RE: OBJECTION TO PRESTONS WASTE TREATMENT FACILITY (SSD-934594)

We write to express our strong objection to the Prestons Waste Treatment Facility for a number of critical issues as outlined herein.

Our company owns 16 commercial properties spanning from 81 Jedda Road, all of the Western side of Ash Road, and 358 Hoxton Park Road. All properties border the proposed site at 9-13 Ash Road and therefore will be directly impacted by operations carried out on that site.

Primarily, the site poses a great environmental and health hazard to all neighbouring occupants, both industrial and residential. The transporting and processing of hazardous and contaminated soils, sludges and liquid wastes is in direct contradiction to the welfare of the community under the Environmental Planning & Assessment Act 1973 No.203

1) Site location & Traffic Impact

The main access road being Jedda Road is already extremely hazardous and congested and cannot tolerate the movement of some 270,000 tonnes of waste and the heavy vehicles it will necessitate. The same is true for Ash Road and Hoxton Park Road which would no doubt be heavily utilised by the Proponent.

The existing infrastructure cannot accommodate the extra traffic that would be caused, nor are there foreseeable changes happening to the road network in the future.

The Hours of Operation as indicated page 13 in the Scoping Report are during peak hours when the current traffic flow is at it's worst, making this a highly undesirable outcome for the community and business operators.

2) Environmental Impact – Health and Safety

The treatment of volatile substances such as petroleum, hydrocarbons, mineral oils, coal tar, refinery wastes, power station wastes, contaminated soil are extremely concerning to all members of the community, neighbouring land owners and tenants.

Air Quality and Greenhouse Gas ***“it is likely there would be dust generation and particulate emissions including from processing, storage and transport, vehicles, and plant in addition to potential greenhouse gas emissions of plant and vehicles and odours from waste during operation”*** (item 5.3)
Scoping Report

The emissions that will be released in the air, soil and waterways are in direct contradiction to promoting health and social welfare of the community and does nothing to promote the health and safety of neighbouring businesses and workforce.

Located within the vicinity of the proposed facility, are some highly sensitive business operations that would be put at risk from emissions from the site, including pharmaceutical and food production. Although filters will be installed, there will still inevitably be emissions released from the site. Any failure of the sites systems will have an immediate impact on the neighbouring properties which are in extremely close proximity to the site.

There is also a great impact on the high density residential community which is only 500 metres from the site on Hoxton Park Road. The health and welfare of residents will also be at a very real and unacceptable risk.

The treatment and subsequent inevitable toxic pollutants will affect the economic stability to the businesses affected and renders all neighbouring sites as far less desirable resulting in a loss of income for landowners should sites be deemed untenable by existing and prospective tenants. Therefore there is a far reaching financial impact for the community surrounding the site. We are at a very real threat of losing tenants and our sole source of income, should the site be rendered unsafe, unhealthy and/or undesirable as a result of the waste plant.

The treatment of volatile substances such as petroleum, hydrocarbons, mineral oils, coal tar, refinery wastes, power station wastes, contaminated soil are extremely concerning to all members of the community, neighbouring land owners and tenants. We believe this site to be most unsuitable for the proposed use.

Alternatives

The Proponent, Hi Quality Waste Treatment Services Pty Ltd has 14 other sites, all more suitable to their operations than the one proposed on Whyalla Place Prestons.

Their site at Cnr Elizabeth Drive and Mamre Road is already well placed near the M5 and M7 on ramps. It is already located far closer to the Aerotropolis than Prestons and therefore already commands all the benefits proposed in the Scoping Report. This site is not impacting high density housing, neighbouring industrial complex and is not a health threat to thousands of workers as it would be, were it located on Whyalla Place.

We reiterate our grave concern and strong objection to the site being used as a hazardous treatment facility being that it will gravely impact the health and wellbeing of the whole community and have a detrimental economic impact on the businesses who have already invested in the area. There can be no benefit to the community and only to the Proponent which is unconscionable.

We also ask the Minister to hold a public hearing so that all affected parties are given a more adequate opportunity to discuss their concerns.

Yours faithfully,

BOKA INVESTMENTS PTY LTD



MARKO FRANOVIC
OWNER/DIRECTOR