

Attn:
William Hodgkinson
Team Leader - Industry Assessments
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NSW Planning Industry and Environment

Submitted by:
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Objection regarding Prestons Waste Treatment Facility (SSD-9346594)

Dear Assessors,

For your consideration I submit the following objection regarding the above proposed development for the property 9-13 Whyalla Place, Prestons.

A. Consultation

The applicant's report is in error as it claims that the complex 1-3 Whyalla Place was included in the consultation process. No contact was made with people at 1-3 Whyalla Place and the first occupants heard of this matter was the notification 18th November from NSW planning industry and environment. This error undermines the credibility of the said report.

B. Loss of Existing Parking Spaces

The applicant's report proposes to remove a number of existing parking spaces from the site and replace them partly with extensions of the existing building's footprint. This will obviously transfer parking to the roadside where there is not sufficient existing capacity to absorb all the extra cars which will need to be accommodated there. Despite the comments of the applicant's report that adequate capacity is available, I can advise that from my intimate local knowledge that adequate capacity is not available along the roadside of Whyalla Place.

C. Intersection of Whyalla Place and Jedda Road

The applicant's report purports to demonstrate that the above intersection functions at a satisfactory level. I advise from my local knowledge that this may be true for quiet times of the day, but despite the claims of the applicant's consultant's survey, the intersection does not function well and has very poor lines of sight for traffic exiting Whyalla Place. I submit that an essential requirement for this proposed development to proceed would be the upgrade of the intersection in the form of a properly constructed roundabout. This may help to reduce the long

queues of traffic which frequently form in Whyalla Place waiting to gain access to Jedda Road and which obstruct access to and from the driveway to our complex of 1-3 Whyalla Place.

D. Road Surfaces

I advise from personal observation that both Whyalla Place and Jedda Road are breaking up under current traffic volumes and would need substantial upgrade of the quality of construction to withstand the proposed increase of heavy vehicle traffic that is described in the applicant's report.

E. Lack of Compatibility with Surrounding Uses

The applicant's report correctly states that the subject site is zoned IN3 Heavy Industrial, but I advise that in close proximity to the subject site there is a wide range of relatively small scale industrial and other uses, including a children's learn-to-swim business, so as to render the health of a large number of people being placed at risk of ill effects from the normal operation of the proposed waste treatment facility, and worse risk to occur in the event of any malfunction to that proposed facility, which is according to the applicant's report would be handling odorous, poisonous and contaminated materials on a continual basis. I submit that this level of risk is totally unacceptable for such a densely populated working neighbourhood.

F. Unsuitability of Site

My perusal of the applicant's plans indicate to me that a high level of danger would be present within the proposed facility, and would threaten the safety of operational personnel due to the conflicting movements of incoming and outgoing vehicles, and the loading, unloading, transfer, treatment, assessment and supervision of very large vehicles and materials-transfer machines amidst the presence of odours, fumes, poisons and contaminated materials within the limited space available for all these activities inside the building.

I submit that an operation such as is proposed by the applicant really requires an acreage site for safe and effective functioning, so as to provide adequate space for queueing of vehicles, sufficient separation of processes and effective implementation of safety measures and emergency procedures.

G. Personal Comment

I operate a small scale bookbinding-publishing business DA 1044/2008 approved 28th April 2008 by Liverpool City Council and had hoped to continue doing so during my old age, but find that the proposal for a waste treatment facility at a site close by fills me with terror and dread for my future health and safety.

I object to the application and ask that it be refused.

I advise that I have made no reportable political donations in the previous two years.

Yours sincerely,
Stephen Dobell-Brown
16th December 2021