

On behalf of concerned residents and businesses who have been in this community for almost 40 years, we are gravely concerned that this industrial development would cause long term environmental pollution to native flora and fauna habitat adjoining BullockHead Creek, and neighbouring properties and general public's health and safety and most importantly this industrial development brings minimal added value to the corridor's property values and all such pollution from their operations would cause a massive council cleanup to restore the property and damage to the surrounding environment to its natural order otherwise end up neglected and become a polluting suburb already seen with Willawong.

Note we are opposed to the proposed considerations for a highly hazardous, environmentally contaminating vehicle wrecking scrapyard at this property once again through development.

It would be much appreciated if you could please take into consideration unforeseen issues arising from the proposed environmental pollution and hazardous impact from both noise and soil contamination on the general public and neighbouring properties who intend to build state of the art approved environmentally friendly warehouse facilities with pinnacle on Progress at 402 Progress Road and West Point Estate next door at 397 Progress Road and most importantly impacting the native wildlife habitat adjoining BullockHead Creek nearby. Throughout this process, we will continue to send numerous emails and submissions for council officers such as yourself to take into account concerns from the wider community regardless of the stage of the process. This is to ensure council officers have extensive knowledge of the local impact these polluting industrial developments proposed will have on the community, waterways, native wildlife habitats and the general hazards posed to the traffic conditions of this recently developed modernised corridor frequented by road users, pedestrians and existing residents long term.

This email is written to you as the current assessment manager to take into serious consideration of its long term impact to the welfare of neighbouring properties especially residents specifically affecting who have maintained and ensure the wider community is kept clean, compliant and an environmental haven for native wildlife and free from pollution despite the impact from non compliant neighbouring industries over the years impacting presently surrounding warehouse approved developments situated on 372-402 and 397 Progress Road Wacol and current residents along with other road users and pedestrians who traverse this corridor frequently with state of the art and modernised industrial developments taking place around it and most importantly towards our local waterways and native wildlife habitat boundary located across BullockHead Creek.

The material change of use proposed is not consistent with the use of neighbouring properties, environmental characteristics of the site or amenity of the area. The applicant had previously operated an unlicensed and non compliant vehicle wrecking

scrapyard with multiple enforcement notices issued without compliance from both local government and state government authorities which led to its suspended EPA ERA62 permit at its current site of 2/60 Bowhill Road Willawong.

An EPA permit is required from the state government to operate as a car wrecker. It is factual that operations at this site have had considerable negative impacts on the amenity of the surrounding neighbours and have not been consistent with this development application (current enforcement notice in place - CA159075). The surrounding properties of Progress Road includes retail premises and state of the art modernised compliant and environmentally friendly logistics and warehouse developments yet, it seems council intends to provide a safe haven for environmentally damaging, airborne and noise polluting criminally enticing vehicle wrecking scrapyards which would cause more harm than good as shown already with the contamination in Willawong by approving this highly hazardous environmentally damaging vehicle wrecking scrapyard it will cause:

- Significant noise and airborne pollution. It is quite common for car wreckers to dismantle parts using noise inducing equipment out in the open if it makes it easier for them to do so without the need to take into a workshop.

- Existing and proposed infrastructure do not comply with noise regulations whereby there are no plans to mitigate or significantly reduce noise pollution through acoustic barriers either integrated within the structures existing and proposed given the proximity to my residence is justifiably concerning as high impact power tools are used to dismantle scrap

metal waste such as angle grinders and unnecessarily loud torque wrenches.

- Regular ground vibration from excavators crushing cars and forklifts sensors reversing back and forth stockpiling cars on top of each other.
- Significant oil and fuel (VOC) emissions that are of such a level that doors and windows need to be kept closed at most times
- Fire risk from hundreds of cars stacked in high density, often against native vegetation and airborne chemical pollution emitted from the excessive odour of fuel and toxic pollutants disposed improperly.
- Environmental issues (including, but not limited to fill, drainage and change to the existing watercourse without any provision for drainage).
- Lack of security measures and known issues with these wreckers stealing vehicles or accepting stolen vehicles without police checks to dismantle and export overseas without oversight.

It is my observation that this operation will cause hazardous traffic congestion and pedestrian access issues due to the frequent traffic of trucks and wrecked cars being transported without due care to and from the property onto a very busy freight corridor. In addition the close proximity to BullockHead Creek and adjacent native wildlife habitat boundary would result in in long term contamination and damage to protected vegetation and wildlife. There is also a potential of towed vehicles leaking fluids onto the roads and drainages without due care to secure such hazards.

Clearing, filling and subsequent wrecking operations that have occurred on the site of 387 Progress Road Wacol have occurred prior to this application have also had similar significant negative impact on the amenity of neighbours and surrounding and existing land use.

Specific matters in relation to the proposed plans:

1. Prior to any fencing being erected, a surveyor should be engaged at the cost of the applicant to establish their exact boundary for the fence of their nomination and cost.
2. Plans do not show the required height and material of neighbouring boundary fencing or acoustic barriers they intend to use to significantly reduce noise and airborne pollution and visual issues from unsafe stockpiling of vehicles normally seen elsewhere at car wreckers

namely at Brisbane Car Parts. Any fencing that is to be installed by the applicant would be in

addition to the existing fence. Furthermore the plan neglects to provide information on the setback from neighbouring properties with regards to the storage and potential unsafe and hazardous stockpiling of vehicles on the site. A minimum of 2m from the boundary should be required to prevent vermin encroachment which is typically caused by the presence of auto wreckers.

Likewise, if they intend to stockpile vehicles, these vehicles should by law be stacked on suitable safe steel shelves as shown at Rocklea Auto Parts to prevent potential flooding and vermin infestation with the required fencing and barriers to stop vehicles collapsing onto neighbouring properties, for visual aesthetics and noise pollution rather than haphazardly on top of each other. Likewise, there needs to be a condition that these wreckers are not permitted to continue work outside normal business hours to minimise unwarranted noise and airborne pollution to neighbouring residents, businesses and pedestrians.

3. Parking and access amenities are not adequate in which the proposed carparks could be taken up by workers rather than visitors forcing them to park and block the pedestrian footpath including trucks previously observed with the previous car wrecker businesses in DA# A006409281

4. Stormwater connections must be connected from the upstream property of 167 Bukulla Street as established in the previous application and have no impact towards our waterways and neighbouring properties on either side of Progress Road that could cause pollution and corrosion. Therefore the alternative proposal to have an easement adjoining 377 Progress Road can be rightfully refused and other arrangements made to prevent corrosion and disputes concerning security and safety.

5. The proposed gross square metres also do not encompass the relevant areas in which this car wrecker intend to stockpile their vehicles on top of each other or on shipping containers haphazardly seen with other car wreckers.

Likewise they do not indicate whether they continue to lease the property out to Carole Park Landscaping Hardware Supplies currently occupying the property alongside their contaminating car wrecker. If that's the case then separation must be provided to prevent contamination from their vehicles and operations affecting the landscaping materials on site which are frequently carried out.

6. In addition, it is noticeable that several of their structures including the office they intend

to retain is non compliant due to its close proximity to the boundary of 397 Progress Road and therefore exceeding the 1m minimum setback according to planning legislation. From observation the building hugs the fence.

Upon consideration of the application, it is my position that the application for a material change of use is not suitable for the proposed site. The State Planning Guidelines identify that an 'Industrial Investigation Zone' may include properties with a variety of uses, included, but not limited to dwelling homes. When considering any application, council must consider the existing surrounding land use and should find that the activities and risks of the proposed application is incompatible with existing amenity and environmental characteristics.

In the event that Council intends to approve the application, Council has the power to ensure that any approval should be conditional on the proposed development being completed PRIOR to being able to operate on the site. Given the significant impact and implications of this type of proposed development on the amenity of neighbours, I request that council exercise this power should approval be given.

Kind Regards,