

Besides already commencing business to operate (receive, dismantle and stockpile) a vehicle wrecking scrapyards during the multiple information request response pause periods, here are the critical points to consider upon assessment to fully understand the environmental harm caused from Council's lack of oversight to permit a scrap metal waste facility to conduct business and carry out unauthorised development without an environmental authority permit or approval and would rather wait to retrospectively investigate while our local waterways, native wildlife and neighbouring properties and people's health are contaminated due to haphazard industry practices and non compliance with misunderstood trust that the property owner/applicant will follow through with adherence to environmental and planning legislations.

1. Construction is already underway to erect twin igloo domed roof structures on a constructed concrete slab within the proposed roofed structure which by design and its position is different to the proposed single roofed dome structure located in the overland flow path.
3. Infrastructure proposed do not provide detailed plans to mitigate noise pollution from haphazard use of high impact equipment especially concerning the neighbouring residential property at 377 Progress Road Wacol as per the attached video.
2. Further to, the applicant has failed to show plans to mitigate risk of airborne toxic pollutants such as fuel being emitted into the surrounding atmosphere. Secondly, due to the property's proximity to an existing residential property at 377 there does not appear to be any indication of how the wrecking scrap yard business will minimise noise pollution with their use of existing buildings and igloo domed structures proposed and already erected.
3. Historically, car wreckers have continued to dismantle parts of vehicles where they are situated rather than moved to an insulated workshop for removal normally excused for convenience and immediacy for customers or to ship off. How can council trust that compliance will be carried out?
3. The erection of a permanently fixed outdoor 3m storage pallet rack not shown in the proposed plan and is within the roof domed structure.
4. The unapproved carport structure next to the proposed main office is currently being used despite plans to demolish.

5. The plans do not indicate where the applicant intends to stockpile their vehicles and scrap metal waste.

6. As per the attached photos taken in the last 6 months, you can see the applicant has stockpiled hoardes of derelict vehicles and scrap metal waste on permeable surfaces toward the frontage and quite concerning they are stockpiled on Easement A boundary between 387 and 397 where the proposed car park is intended for. Essentially given the amount of scrap metal and vehicles currently on site, the plans do not indicate whereabouts these will be stored if material change of use for the land proceeds.

7. The town planning consultant appears to believe the existing land use was utilised as a scrap metal yard however the previous owner and council's built environment team headed by Mr Atkins allowed the land to be used unlawfully despite the current land use being a low impact light industrial estate used and still used (second tenant) as a landscaping supplies business.

8. The applicant has failed to demonstrate reasons for excavation and filing on the overland flow path without approval and additional excavation works to carry out the construction of the twin igloo domes and concrete slab during the stop the clock periods. Thereby the applicant has carried out excavation works that causes erosion to the residential property of 377 due to non compliant setbacks.

9. Exisiting stormwater connections remain in effect and have not been filled to divert.

10. While the plans intend to provide a landscaping buffer, I can assure you that the applicant may not follow through. This is evident with his old location at 60 Bowhill Road Willawong where the approved plans after 2 years have not been carried out especially the landscaping buffer. The investigation is currently underway by Michael Park from the built environment team.

Lastly due to the multiple information request response pauses, council has not allowed sufficient time for community concerns to gather referrals and provide feedback and objections to this haphazard development application or enough time for yourself and Council to investigate further while the application proceeds to public notification.

Appreciate a response however failure to do so may result in a request to review the departments conduct to acknowledge and take into consideration community concerns which hopefully does not come to.

Regards,