

Ben Eveleigh - Online Submission from Martin O'Reilly of Blacktown and District Environment Group (object)

From: Martin O'Reilly <blacktowndeg@hotmail.com>
To: Ben Eveleigh <ben.eveleigh@planning.nsw.gov.au>
Date: 21/03/2011 4:39 PM
Subject: Online Submission from Martin O'Reilly of Blacktown and District Environment Group (object)
CC: <assessments@planning.nsw.gov.au>

My name is Martin O'Reilly, and I am the President of Blacktown and District Environment Group (BDEG), a local group concerned with environment conservation in the Blacktown Local Government Area (LGA). I am writing on behalf of BDEG by way of submission to the application by Prospect Aquatic Investments Pty Ltd for approval of a Part 3A Concept Plan for the creation of a Wet 'n' Wild theme park at Prospect.

BDEG's overall objection

Whilst BDEG is not necessarily opposed to such a development occurring in Western Sydney, it is certainly opposed to the proposed development's location.

In my time in BDEG, I have seen mass development in the Blacktown LGA - some appropriate; most less so. It has got to the point now that there are very, very few areas left in the Blacktown LGA that have not become highly urbanised.

The area in which this current proposal lies is a rare, peaceful little semi-rural strip tucked away on the much less frequented south side of the M4 Motorway. Whilst we acknowledge that there has been some industrial development to the east of Prospect Reservoir, and some recreational activity in the area, it remains the case that this is a wonderful little strip of land that has somehow managed to resist the ravages of development that has stripped the vast majority of the Blacktown area of its previous charm.

This area is home to the beautiful and currently very tranquil Prospect Reservoir and its surrounding bushland. The area is a popular and peaceful area for quiet family picnics in beautiful bushland surrounds. The area is also home to the wonderful heritage-listed Cricketers Arms Hotel - in many people's assessment, probably the best and most peacefully ambient pub in Sydney.

Every single person I bring into this area cannot believe they are in Blacktown, let alone a stone's throw away from the massive M4 Motorway. The area, as it stands, provides one of the very few areas of respite from the hustle and bustle of Blacktown. And it is also one of the rare places in this area that still holds some of the semi-rural charm that Blacktown had in bygone times.

It is against this backdrop that BDEG's members are very worried about the inevitable impact of this proposal. This quiet, one lane bushland road appears to be destined for thousands of cars. To a local, it is almost unimaginable, and certainly unthinkable! A proposal of this kind will ruin the current ambience of this area.

So in relation to this proposal, BDEG asks this question: can't Blacktown just have one area which is spared such development, and is left to be enjoyed in peace and quiet by local residents? Why does every last spot have to be subsumed with shops, hotels and fun parks? BDEG believes that the community should be spared this one small area of tranquility, and that the current proposal be situated elsewhere.

Assuming the development proceeds...

On 8 Mar 2011, two members of BDEG (Wayne Olling and myself) had the opportunity to have a site visit and be talked through some aspects of the proposed development. BDEG appreciates this opportunity and thanks the staff members who provided us with the relevant information.

On the basis of the information we received that day, as well as in the Environmental Assessment, BDEG makes the following comments. We ask that they be taken into account in the event that, despite our overall objection above, the Wet and Wild development proceeds.

Bushland preservation: BDEG notes the plan to clear an amount of the critically endangered Cumberland Plain Woodland on site (note that the Environmental Assessment has an out-of-date categorisation in this regard), and offset that cleared bushland with an amount approximately double the size, largely around the perimeter of the site. In this regard, if this is to occur, BDEG recommends that:

- the development retain as many native trees existing on the site as possible
- any hollows in trees identified for removal be inspected and humane consideration be given to any fauna found living in those hollows
- all trees and bushland to be retained be fenced off and secured during the construction stage
- any African Olive trees, blackberry and other shrubs to be removed be inspected for small native bird habitat/nesting well before removal, and that removal not occur during breeding season
- if possible, improve the shrub layer in the retained CPW area, in order to give it the greatest hope of providing an alternative habitat for small birds.

Detention basin: BDEG recommends that construction of the detention basin be undertaken before draining and removal of the higher positioned rural dam, so that any vertebrate and invertebrate fauna can be translocated into the detention basin. This translocation would be simpler if the water from the dam was also transferred to the detention pond.

Conclusion

BDEG asks that its overall objection to this development's location, and its more specific comments should the development proceed, be taken into account at this stage of the approval process. Please keep BDEG informed of the next stage.

Regards

Martin O'Reilly
President
Blacktown and District Environment Group

Name: Martin O'Reilly
Organisation: Blacktown and District Environment Group

Address:
PO Box 207 Doonside NSW 2767

IP Address: - 163.189.217.40

Submission for Job: #4327 MP 10_0190 - Wet 'n' Wild Sydney
https://majorprojects.onhiive.com/index.pl?action=view_job&id=4327

Site: #2372 Prospect
https://majorprojects.onhiive.com/index.pl?action=view_site&id=2372

Ben Eveleigh

E: ben.eveleigh@planning.nsw.gov.au

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Ben Eveleigh - FW: Wet 'n' Wild Sydney, Reservoir Road, Prospect (MP10_0190) OBJECTION

From: David Hammond <roadtrans@hotmail.com>
To: <ben.eveleigh@planning.nsw.gov.au>
Date: 20/03/2011 5:35 PM
Subject: FW: Wet 'n' Wild Sydney, Reservoir Road, Prospect (MP10_0190) OBJECTION

David Hammond
24 Watchhouse Road
Prospect NSW 2148
Ph 0422257327
20th March 2011

Major Projects Assessments
Department & Planning
GPO Box 39
Sydney NSW 2001

plan_comment@planning.nsw.gov.au

RE: OBJECTION TO PROJECT WET 'N' WILD, Reservoir Road Prospect (MP10_0190)

Dear Sir/Madam,

I hereby object to the above named project being built on the following grounds:

1. Noise pollution. My quality of living will be greatly affected due to intolerable increased levels of noise. There will be increased volumes of traffic including cars & bus loads of people. There will be machinery, water filters and the like constantly in use. There will be patrons screaming as they venture onto the water slides. These noise levels will be constant. The noise level during the day will be particularly bad early mornings, evenings and weekends. At night the noise levels will disturb my sleep.
2. Increased Volume of traffic. The roads around already struggle with bottle necks & traffic jams particularly during the peak hours. This facility even with the proposed road changes will adversely affect the whole area and its residents. Entering & leaving my own home will become a nightmare for me when the park is in full operation.
3. Destruction Of Rural Aspect: My living surroundings are of a beautiful rural environment. I currently overlook open space with beautiful green paddocks filled with birds and no end of native flora & fauna. Should this project proceed I will have this rural outlook and way of life taken away from me for ever. I will be surrounded by a monstrosity of walls, high rise ugly water slides, car & bus parking facilities, maintenance buildings, heavy machinery & equipment.
4. I believe the value of my land will be devalued as a direct result of the construction of Wet 'n' Wild.
5. My land and the surrounding land is currently zoned open space corridor. Wet 'n' Wild has now leased open space corridor land for a price that we do not know and for a period of approximately fifty (50) years. This can only result in my "open space" becoming a jungle of brick walls, concrete constructions coupled with traffic congestion and unbearable noise levels. No one will want to buy my property that is zoned open space when it is no longer in reality 'open space'.

6. The proposal is environmentally irresponsible and will ruin the fundamental ecology and its delicate ecosystems.

I find it grossly unfair that my peace and serenity will be taken away from me.

I do not want to leave my home or my area. I do not want to forgo the peaceful lifestyle and surroundings I have become accustomed to over the many years I have resided here.

I strongly object to the Wet 'n' Wild proposal and ask you reject it.

Yours faithfully,

David Hammond

30



DEXUS

PROPERTY GROUP

25th March 2011

Sam Haddad
Director-General
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

Attn: Ben Eveleigh (ben.eveleigh@planning.nsw.gov.au)

DEXUS Funds Management Limited
ABN 24 060 920 783
AFSL: 238163

Level 9, 343 George Street
Sydney NSW 2000

PO Box R1822
Royal Exchange NSW 1225

Telephone 61 2 9017 1100
Direct 61 2 9017 1121
Facsimile 61 2 9017 1111

Dear Sam,

SUBMISSION - WET 'N' WILD SYDNEY PROJECT (MP 10_0190)

We are writing in regard to the proposed Wet 'n' Wild Sydney Project at Prospect (MP 10_0190).

DEXUS has no option but to lodge its **strong objection** to the project in its current form, on the grounds that the project will cause significant traffic impacts. These impacts would in turn jeopardise the Government's employment targets and development goals for the Greystanes Northern and Southern Employment Lands (Greystanes NEL and SEL).

DEXUS owns and is in the process of developing the \$150 million Quarry Industrial Estate within the Greystanes SEL (MP 08_0259). DEXUS also has substantial landholdings in the Greystanes NEL. The development of DEXUS' estates at Greystanes is expected to generate more than 2,000 jobs for the people of Western Sydney over the next 5 or so years. The development of the wider Greystanes SEL and NEL has already generated, and will continue to generate, many more jobs.

DEXUS' key concern in relation to the Wet 'n' Wild Sydney Project is the impact that the project will have on the approaches to the M4 Motorway, particularly the M4/Prospect Highway northern roundabout and the M4/Prospect Highway southern roundabout.

During existing peak hour flows, significant delays are experienced at these roundabouts. DEXUS believes that the project would greatly exacerbate these delays.

DEXUS has reviewed the traffic assessment and the EA for the project, and believes that it is inadequate for a number of reasons. These include:

- the traffic assessment does not include consideration of approved traffic generation from the Greystanes SEL - it should include this as part of the cumulative impact analysis. Rather, it uses a 2011 base and a 2021 base (which appears to be based on organic growth of 2%, rather than specific SEL traffic);
- the traffic assessment does not include any analysis of traffic once Reconciliation Drive is opened to the south, except to say such opening would likely increase traffic impacts at the key M4 roundabouts. DEXUS notes that construction works to open Reconciliation Drive to the south are well underway, with planned completion by October 2011. The traffic assessment needs to include consideration of this additional traffic;
- the modelling in the traffic assessment appears to be based on the park's shoulder season attendance, as opposed to the peak, which may underestimate traffic generation;



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PROPERTY GROUP

- the traffic assessment indicates that both the roundabout accesses to the M4 fail under the 2021 scenario. The EA states rather vaguely that the proponent has made significant contributions to the Government to upgrade the intersections, and that the RTA has 'made commitments to have the roads upgraded before the park opens'. However, there are no details on the upgrades and the proponent has made no commitment to ensuring the roads are upgraded before it commences operations. DEXUS firmly believes that these upgrades are required prior the park opening; and
- the public transport initiatives in the EA are fairly minimal, and essentially rely on other organisations to implement. The proponent has not made any firm commitments in this regard.

If these matters can be satisfactorily addressed, DEXUS would be willing to consider lifting its objection to the project.

DEXUS would be happy to meet with the Department, the RTA and/or the proponent to address these matters, perhaps together with other major landowners in the Greystanes SEL and NEL (such as Boral and Goodman).

Yours faithfully,

Andrew Whiteside
Head of Industrial

Cc: Ben Keen, Head of Operations, Industrial
Angela Petousis, Development Manager, Industrial



PCU020805

North,

George Nicolaidis,
117 Beames Avenue,
ROOTY HILL, 2766.
N.S.W

18.3.2011

Dear Sir,

EXHIBITION OF WET "N" WILD SYDNEY,
RESERVOIR ROAD < PROSPECT, (MP10 0190)

Last year the said area was visited by the developers and prominent politicians promoting this wonderful scheme and the great benefits and enjoyment it would provide on completion to the people and particularly to the youth of Western Sydney. It was pointed out as: "A unique opportunity to promote Blacktown as a high quality and diverse recreation destination!" and the many opportunities of employment (jobs). This is a well known gimmick used by politicians to counter adverse public reaction. Does this mean young boys and girls working as casuals under Big Macs working and pay conditions? These were the employment conditions that applied with Wonderland until its closure.

Blacktown Council and its councillors were under the impression that they would be the consenting authority, but they were stubbed by their political mates in Macquarie Street where all major application by developers, corporations and hedge funds are now submitted. This is how planning is being conducted in this state. People lost faith and trust in centralised planning.

The Executive having negotiated with the developer about the use of that large section of land, situated below the historic St. Bartholomew Church, the terms of which the public remains in the dark, the planning department has the audacity to invite the public to make submissions. What a farce. What a joke. Public participation N.S.W style!

What about inviting the owners of properties resumed in 1970's on the cheap by manipulated values for the creation of the Parklands to tell you what they think of you. Our honourable state politicians with their planners have rezoned and sold large sectors of the Open Space Corridors to developers. This criminal planning should be condemned by every decent citizen. What an exclusive formula for making billionaires out of millionaires by disposing our essential natural buffer zones within the metropolitan area. Is this how our lame duck state government reduces its deficit?

If the land is leased, no one would expect that the Wet' N' Wild Company, the leaseholder, to go to any great expense to improve lands on tenure, knowing that it would revert to the Crown with all improvements on the expiration of the lease. Unless the terms of the lease were made public, I suspect the land would be sold when the lease expired-or even earlier, in case the venture became unprofitable. Remember the WONDERLAND, highly promoted by Nifty Wran, it closed and its last owners transferred their wealth (\$8m) overseas.

George Nicolaidis
[Signature]

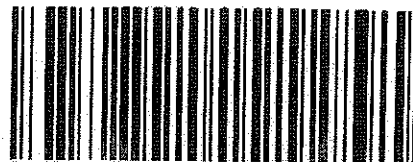
Department of Planning
Received

21 MAR 2011

Scanning Room



The Prospect Heritage Trust Inc.



PCU021065

32

Subject: Exhibition of Wet 'n' Wild Sydney, Reservoir Road, Prospect (MP10_0190)

Part 3A Concept Plan Application for a Wet 'n' Wild Theme Park by Prospect Aquatic Investments Pty Ltd on Lot 1, DP 1045771 Reservoir Road, Prospect, which extends to approximately 25.5 hectares, was deposited with Blacktown City Council.

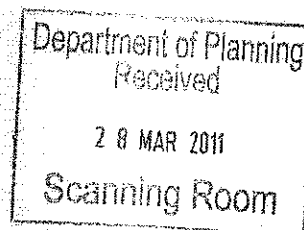
The Prospect Heritage Trust opposes the proposals on the following grounds.

Traffic

On Thursday 17 March 2011 representatives of Prospect Aquatic Investments, at their own request, sought to brief the committee of the Blacktown and District Historical Society. In response to heated objections on traffic grounds it was stated that the traffic management scheme for which the RTA was being paid has yet to be agreed. This being so, and of vital importance to the consideration of the scheme, it is considered most inappropriate that the Concept Plan application should have been submitted at this stage.

Prospect Aquatic Investments have given an assurance that the alignment of the former old Western Road will be maintained. However in the absence of any road works proposals it is impossible to judge the effect of the increased traffic flow on this narrow winding road. The Prospect Heritage Trust is particularly concerned that public safety is being compromised by the creation of the main vehicular access on a bend in the road. As it is anticipated that the majority of vehicles will come from the east via the M4 Motorway and the Great Western Highway, this will cause increased congestion at the roundabout serving Reconciliation Drive and Reservoir Road, necessitating a right hand turn against the traffic flow from the west, which includes large commercial vehicles. There is also congestion at the western end of Reservoir Road leading to the Great Western Highway. Should Reservoir Road be widened to accommodate the anticipated increased traffic flow, that combined with the completion of Reconciliation Drive would result a substantial increase in heavy vehicles leaving the M4 motorway and Great Western Highway using Reservoir Road to access the numerous factories and warehouses erected over the past decade. As such it is a formula for disaster.

When in May 2005, the then Department of Infrastructure, Planning and Natural Resources invited Private Sector participation in the development of a Major Commercial Recreation Facility at Prospect, the Prospect Heritage Trust objected. In September of that year 872 local people signed a Petition, which was presented to the New South Wales Parliament by our local Member, objecting to the proposals for commercial entertainment, which particularly mentioned a "Water Park". Following a meeting between the Presidents of the Prospect Heritage Trust and the Blacktown and District



Historical Society with the then Minister and the Chief of the NSW Planning Department, and representatives of the Blacktown City Council, the leases of the tenants occupying the land were renewed. It is understood that new ones were granted on Friday 10 September 2011, but then cancelled the following day immediately prior to the Premier announcing the project and without the courtesy of informing Blacktown City Council.

Heritage Significance:

Reservoir Road, until recently renamed, comprises the only remaining section of one of the earliest roads in Australia. The land on both sides has retained its rural charm. All the rest of Prospect has been destroyed by the motorway and realignment of the Great Western Highway. Now the State Government, on the basis of a heritage report, which states that what remains is not worth preserving, recommends the theme park. This is in direct contradiction to the previous Heritage Study commissioned by the Department and carried out by Dr. Tim Owen. In addition Blacktown City Council also instructed Mr. Terry Kass to conduct one on their behalf and is acknowledged as a secondary source of information in the Statement of Heritage Impact produced by Graham Brooks and Associates, whose principal recommendation is:

As this site has been identified as an important hub within a recreational project in the Draft Plan of Management for Western Sydney Parklands the proposal is recommended for acceptance.

The Minister of Planning should have no hesitation, from a heritage perspective in approving the application.

This is most odd that a State Government enterprise designation is being used to destroy the heritage significance of the area as identified in two independent Heritage Studies. The only items agreed in all three were the importance of retaining the police house and the mature pine trees. The New South Wales Government has reserved to itself all approvals in respect of this site and in so doing has denied the citizens of Blacktown their democratic right to decide what development takes place within the community.

However the Prospect Heritage Trust is not against a Wet 'n' Wild theme park per se, but considers it best suited to an alternative site within the Western Sydney Parklands, possibly fronting the Great Western Highway on the corner of Doonside Road.

All communications in respect of this submissions should be addressed to the President, at PO Box 257, Doonside, NSW 2767.

Brian A. French MA (History) FRICS

President Prospect Heritage Trust – A hard copy of this submission is in the post.

PO BOX 315, BLACKTOWN, NEW SOUTH WALES 2148, AUSTRALIA

ABN: 12 742 911 570 Email: secretary@prospectheritagetrust.org.au

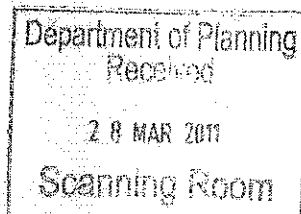
President - Brian A. French MA: Tel: 02 9831 1879 Secretary - Jill Finch ADLF&AH: Tel: 02 9621 8225
www.prospectheritagetrust.org.au

33



24 March 2011

Mr Ben Eveleigh
Project Planner
Department of Planning
22-33 Bridge Street
SYDNEY NSW 2000



Dear Mr Eveleigh

Re: Concept Plan and Application for Approval – Wet” n “Wild Sydney

Tourism & Transport Forum (TTF) writes in support of the Concept Plan and Application for Approval over Stages 1 and 2 for Wet” n “Wild Sydney. TTF believes that the development will add significant value to the tourism offering in Sydney and provide a critical attraction for the city's fastest growing population centre.

TTF is a national, member-funded CEO forum, representing the leading corporations and institutions in the Australian tourism, transport, aviation and investment sectors. TTF develops and advocates industry policy for the sustainable long-term growth of the Australian tourism industry.

Tourism is a vital industry for Sydney and, indeed, the city acts as a gateway to NSW. In the year to December 2010, 2.7 million international tourists arrived in Sydney, staying for 54.5 million nights. In the same period, Sydney also hosted 6.7 million domestic overnight visitors. The city's tourism exports total \$5.1 billion, which is larger than the wheat or wool crop for the whole of Australia. The tourism industry in Sydney directly employs almost 86,000 people.

Critical to Sydney's appeal as a destination are its tourism attractions which not only drive tourism demand, but contribute to the prosperity of local communities and provide jobs.

TTF strongly supports the plans submitted by the applicant, Prospect Aquatic Investments, being a wholly owned subsidiary of Village Roadshow, for an \$80 million investment in Wet” n “Wild Sydney. Investment in new attractions is vital to refreshing Sydney as a globally competitive visitor destination and will contribute to achieving community and civic outcomes for Greater Western Sydney, an area which is expected to be home to 4 million residents over the next 40 years.

The development's owner, Village Roadshow, has extensive experience developing high-quality visitor experiences and is Australia's largest theme park operator and also has significant interests overseas. Village Roadshow operates Wet” n “Wild Water World on the Gold Coast and Wet” n “Wild Sydney will be the fourth park under that brand.

TTF supports continued investment in tourism attractions and encourages the NSW Department of Planning to make a timely decision on the application to allow for delivery of the project in time to capture peak visitation in the lead up to summer 2013.

If you require any further information, please do not hesitate to me on (02) 9240 2035 or ehall@tff.org.au.

Regards



EVAN HALL
National Policy Director

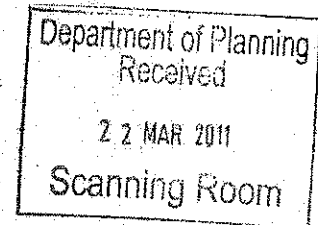
34

Mr Ben Eveleigh
Contact Officer
Major Projects Assessment
Department of Planning
GPO Box 39
Sydney, NSW 2001



PCU020836

20 March 2011



Dear Mr Eveleigh,

RE: Opposition to Wet 'n' Wild Proposal, Reservoir Road, Prospect (MP10_0910)

I am writing this letter in opposition of Prospect Aquatic Investment's proposal to develop a Wet 'n' Wild Theme Park in Prospect, NSW, as per NSW Planning application number MP10_0910.

I recently purchased my first home in Prospect, where I was born and raised, only weeks before the NSW Government publicly announced this proposal in September 2010. Had the announcement been made prior to settlement, I would not have proceeded with the sale. It is extremely disappointing that this proposal is being considered given the negative impact this Theme Park will have on the local community and the environment.

Prospect's current appeal lays in its geographical diversity, which encompasses a neat, quiet suburb on the northern side of the Great Western Highway and, on the seemingly "untouched" southern side: beautiful, native bushland and farmland; a peaceful reservoir and picnic grounds; a number of charming, historical buildings and sites, including the Royal Cricketer's Arms Hotel (est. 1880), St. Bartholomew's Church (est. 1841) and Sydney's last remaining drive-in movie cinema. The Wet 'n' Wild Theme Park will certainly taint Prospect's character and this will disappoint the community. Already, Prospect has plenty of tourist draw-cards in the abovementioned sites and does not need, nor want, the current landscape to change in favour of the Wet 'n' Wild Theme Park, in the unfortunate event that this proposal is successful.

I read the Environmental Assessment (EA) of this proposal in shock at the Developer's apparent lack of appreciation and regard of Prospect's characteristics, as evident in insensitive statements such as:

"The subject site has some significance for its relative rarity as a remnant agricultural and pastoral in the immediate Prospect locality but little significance within the wider Cumberland Plain. It is too small to have any significance as a representative survivor of the larger 19th century rural land holdings across Western Sydney".

I strongly object to this and many other similar statements made in the EA. The fact that this is one of the last remaining pastoral sites within Western Sydney, certainly the last within Prospect, is exactly the reason it should be retained! It is such a shame that the farming land that once dominated the Western Sydney area has been almost totally destroyed. To suggest that this site holds little historical significance is completely ludicrous. These farms and their associated buildings, though they may appear 'dilapidated', remain operational and hold historical, cultural and aesthetic significance to the community as they are representative of the period in which they were built and of a lifestyle that is foreign to many members of modern society. Should these plans be approved, the farming land and associated heritage of Prospect will be gone forever. I acknowledge the growing need for residential and industrial land to accommodate the rising population, however to destroy this site for a recreational park seems utterly wasteful and gratuitous. In fact, given the "small" size of the site, there seems no real need to develop this land for any purpose.

This proposal threatens to replace what is now a charming, rural landscape with an unwanted, noisy, eyesore! The prominent and unsightly water tower structure and signage of the proposed Theme Park will reach a height of up to 35 metres above "finished ground level", which will exceed the height of the existing tree canopy on and around the site and will be visible to residents of surrounding suburbs, even if some vegetation is retained. Current and future residents will not want this view from their homes.

The Theme Park will also bring unwanted traffic to the area that current infrastructure will be unable to support. As stated in the EA, the Theme Park, if developed, will see traffic levels at the M4 Prospect entrance southern roundabout downgraded from "grade B (good performance) to grade D (operating near capacity)" during weekday peak periods. This will inconvenience and anger local residents, if not for increased travel time, then certainly for the increase in noise and air pollution levels.

What's more, the proposed Theme Park will generate disruptive noise pollution. Despite plans to locate noisy rides in the centre of the Park to minimise this risk, inevitably, noise generated by the operation of rides, pool pumps and machinery; visitors of the Park; music and the Park's loudspeaker will be audible to Prospect residents and will be amplified by changes in wind direction. Indeed, the Theme Park will generate less noise than Eastern Creek Raceway (ECR), which is within audible distance of the Prospect residential area despite a separation of approximately 2100 metres, but is significantly closer to the residential area (500 metres). Furthermore, ECR drag races take place up to 15 times a year, usually on weekends, whereas the Theme Park will be in operation seven days a week for at least nine months per year and will exceed reasonable noise criteria even after 10pm. This suggests the residents of Prospect will experience persistent noise disruption as a result of the Theme Park, which will have a negative impact on their quality of life. If the Theme Park increases in size or if other Theme Parks are built in the area, as anticipated in the EA and as was the case in Oxenford, QLD (location of the Gold Coast Wet 'n' Wild), these problems for residents will be magnified.

This brings me to my major personal concern about the proposed Theme Park. The Theme Park, its associated signage, traffic and noise pollution will cause Prospect to become a less desirable suburb to live in, which will in turn decrease the value of residential properties, to the extent that homeowners will have difficulty selling their properties in the future, or would do so at a loss. Prospective buyers would have many of the same concerns about the Theme Park that I detail in this letter.

In fact, a quick glance at property sales in Oxenford, QLD, will show that properties located nearer to the Theme Park sell for less than those within the suburb but located further from the site. Take these two comparable properties sold in Oxenford, QLD in 2011, listed on www.realestate.com.au:

Address	Type of residence	Bedrooms	Bathrooms	Cars	Approx. lot and size	Approx. distance from Theme Park	Selling price	Date sold
16 Weka St, Oxenford QLD	House	3	2	2	644 m ²	< 500 m	\$370,000	02/03/2011
8 Oceanis Dr, Oxenford, QLD	House	4	2	2	631 m ²	~ 2000 m	\$550,000	28/01/2011

Though similar, the house located in closer proximity to the Wet 'n' Wild and Movie World Theme Parks sold for \$180,000 less than the property further from the site. Properties located closer to the Theme Parks are also more difficult to sell. One property: 9 Weka Street Oxenford, QLD; was originally listed at \$399,000 (at 5 March 2011) and was reduced to \$367,000 by 19 March 2011. Unfortunately, one would expect this trend to follow in Prospect, should the proposed plans be approved for development, as the residential area of Prospect is also within 500 metres of the proposed Theme Park site.

The environmental impact of the proposed Theme Park is also a major concern. In the interests of brevity, I will not discuss my environmental concerns surrounding waste production, the removal of endangered

species of trees and electricity usage here, as surely they will be raised by environmental groups. However the implications of increased water usage will briefly be stated. Despite the Developer's pledge to use recycled, storm and/or rain water where possible for irrigation, toilet flushing and wash-down, the Theme Park, in accordance with "quality and health requirements," will predominantly consume water from Sydney's drinking supply. Even if water consumption is strictly monitored, the Theme Park will consume millions of kilolitres of drinking water on a daily basis in peak periods to fill pools, to operate at least 17 rides, for use in kitchens, showers and hand basins.

This is particularly concerning given the drought-prone climate of this country and makes for a very large carbon footprint, at a time when Australians are particularly sensitive to environmental issues. Furthermore, as our population rises, water is becoming an increasingly precious resource. Australians have seen steady increases in the cost of water of late, and as competition for this resource increases, the price of water will continue to increase. It is therefore imperative that Australian people, the Government and industries use water sensibly. Creating a water Theme Park as we recover from one of the severest droughts to affect urban Australia in memory in a drought-prone climate does not qualify as sensible water usage.

Undoubtedly, some residents will naively support this proposal. The Theme Park may bring employment opportunities to people of the Western Suburbs and generate income for the State, however the Theme Park will operate on a seasonal basis which will limit potential for income and surely the costs of establishing and maintaining the Park will far outweigh any financial benefit that could be gained in the long term.

Hopefully the NSW Government has considered the closure of the nearby Wonderland Theme Park back in 2004 due to bankruptcy. Wonderland ticket prices were prohibitively expensive for most Sydney families to visit on a regular basis and surely Wet 'n' Wild will suffer the same fate. Currently, the cost of tickets to enter the Gold Coast Wet 'n' Wild Park are \$34.99 for children and \$54.99 for adults. The majority of families in Western Sydney will not be able to afford these tickets. Wonderland was not subject to seasonal opening times and was able to cater to a larger demographic than what the proposed Wet 'n' Wild Theme Park will, so it is not viable for the NSW Government to support this \$80 million proposal.

I hope that this letter is one of many others that can convince the NSW Government and other stakeholders to reject the MP10_0910 proposal. Please note that I wish to remain anonymous and do not want to be named on the Department of Planning's website, to the Proponent or other interested public authorities. I have been assured that this will not affect the integrity of my submission. I have no political donations or other conflicts of interest to declare.

Thank you for your consideration.

Best regards,

[REDACTED]

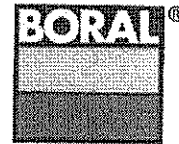
[REDACTED]

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Signature(s) and Date <u>Rebecca Mercica</u> 20 March 2011		Name(s) <u>Rebecca Mercica</u>		



35

Friday, 25 March 2011

The Director General
Department of Planning
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Sydney NSW 2000

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Attention: Mr Ben Eveleigh

Dear Sir,

re: Submission - Wet 'N' Wild Sydney Project - MP10_0190

This submission has been provided in response to the exhibition of the proposed Wet 'N' Wild development at Prospect. The development is adjacent to Boral's Greystanes Estate project comprising the Northern Employment Lands (NEL) (complete and occupied) and the Southern Employment Lands (SEL). The SEL estate is two thirds complete with the major landowner, DEXUS, now well underway with development of that site. Works to complete the western precinct business park have also commenced.

Following a review of the documents made available through the exhibition period, Boral wishes to notify the Department of its **objection** to the proposed development. The basis of the objection relates primarily to the traffic impacts on local road infrastructure. Specifically, there are concerns with the operation of the following intersections both currently and following opening of the proposed development:

- M4 and Prospect Highway (northern roundabout);
- M4 and Prospect Highway (southern roundabout); and
- Prospect Highway/Reservoir Rd/Reconciliation Road roundabout.

The M4 roundabouts currently experience significant delays during peak periods and there are concerns further degradation of these intersections will adversely impact on the generation of more employment opportunities within the estate. This is particularly important as Boral commences development of the employment intensive business park precinct.

While the proposed development is a welcomed addition to the area generally, Boral has identified a number of concerns (summarised below) with the documentation provided through the exhibition process:

- The SEL is now well under development with some facilities operating and others well under construction by DEXUS. The proponent's traffic report (ARUP page 5) incorrectly notes that the SEL will not be operational for some time. The modelling similarly appears to ignore the impact of the development in all scenarios (other than generic "organic" traffic growth factors).
- Boral is currently undertaking the construction of the southern road connection (SRC) that will link Reconciliation Road through the SEL with Wetherill Park. It is expected this work will be complete by late 2011/early 2012. There has been no



consultation with Boral by the proponent to understand the timing of this work. The traffic report and modelling again ignores the impact of the north/south connection and this should be incorporated into the assessment now. The report notes the requirement for this to be considered **in the future** but it is not included currently and it should be given the status of the SRC.

- The modelling appears to be based on traffic generation during the shoulder period for the proposed development. The assessment should identify the intersection service levels during the peak period.
- There is reference in the application to contributions to road works (to be undertaken by the RTA) pursuant to conditions contained in an agreement to lease with the land owner. However, there are no details provided in the Statement of Commitments or elsewhere in the report of the proposed works to be undertaken. It is noted in a draft Agreement to Lease located through internet investigations that the works are documented in a letter from the RTA to the NSW Treasury dated 26 March 2010. However, this is well before the completion of the traffic assessment undertaken by the proponent (ARUP report dated January 2011). Given the issues noted above regarding inadequate modelling of the Reconciliation Road traffic flows and other concerns noted, the appropriateness of the road related contributions and timing of subsequent construction is all the more critical. Details of the proposed upgrade works should be disclosed and any impact as a consequence of the concerns noted above considered and the works updated as required.

Boral would appreciate the opportunity to review this submission with the Department and/or the proponent to discuss the matters raised further to identify a path forward that would facilitate support for the proposal.

Please contact the undersigned on (02) 9033 4403 or 0401 897 759 should you wish to discuss this matter further.

Yours faithfully


Judy McKittrick
Regional Manager (NSW/Vic)
Boral Property Group