

Chris Ritchie
Manager – Industry,
Mining & Industry Projects,
Major Development Assessment,
Department of Planning,
GPO Box 39,
SYDNEY. NSW 2001.

May 2011

Dear Sir,

RE: **HORSLEY PARK INDUSTRIAL ESTATE
PROJECT APPLICATIONS 10_0129 AND 10_0130**

I am a resident of the Capitol Hill Estate, Mt. Vernon.

I understand that a company known as Jacfin Pty Limited has lodged Applications seeking approval from the Department of Planning for a Concept Plan to establish an industrial park on 93.5 hectares of land at Horsley Park.

The Concept Plan as proposed for the site will seriously affect us and many residents in our estate and the surrounding areas of Horsley Park and Mt. Vernon in the following ways:

- a) The development as proposed is incompatible with the existing rural landscape and character of Horsley Park and Mt. Vernon.
- b) The removal of the southern ridgeline and hillside will take away the only remaining buffer between the current rural landscape and the proposed industrial area.
- c) The lack of provision of any buffer area to separate the industrial estate from the residential area.
- d) The obvious visual impact of being confronted with the view of large 14 metre high factories and metal sheet roofing from Greenway Place, Horsley Road and Capitol Hill Drive.
- e) The impact of noise during the course of the proposed earthworks and construction of the development and the ongoing operating noise of the warehouses during both day and night.
- f) The pronounced effect of lighting during the night period in the precinct of the factory area.

- g) The risk of air and other pollutants.
- h) The devaluation of properties in the area.

More specifically, I object to the Applications on the following grounds:

1. On 4 April 2011, the newly appointed NSW Premier announced that he would scrap the controversial Part 3A (being the legislation under which the Applications have been lodged) and return local planning power to the community/the local Council.
2. The Concept Plan and the Environmental Assessment Report fail to take into consideration the existing topography of the development site.
3. The Concept Plan and the Environmental Assessment Report fail to take into consideration adequately or at all the severe visual impact of the development on the adjacent rural residential properties and surrounding areas.
4. The Concept Plan and the Environmental Assessment Report fail to provide any buffer area to separate the industrial estate from the residential area.
5. The Concept Plan and the Environmental Assessment Report fail to take into consideration adequately or at all the severe impact of noise on adjoining properties and surrounding areas.
6. The Concept Plan and the Environmental Assessment Report fail to take into consideration adequately or at all the issue of interfacing the proposed development site with the existing rural residential landscape of Horsley Park and Mt. Vernon.
7. The Concept Plan and the Environmental Assessment Report fail to consider the effect of lighting of the proposed development during the night period on residents occupying the adjoining rural residential properties and surrounding areas.
8. The Concept Plan and the Environmental Assessment Report fail to take into account the risk of air and other pollutants caused by the proposed development on residents occupying the adjoining residential properties and surrounding areas.
9. The Concept Plan and the Environmental Assessment Report fail to take into account the devaluation of adjoining and surrounding rural residential properties as a result of the proposed development.
10. The Concept Plan and the Environmental Assessment Report fail to take into consideration adequately or at all the provisions of Sections 21 or 23 of the State Environmental Policy (Western Sydney Employment Area) 2009.

11. The Concept Plan and the Environmental Assessment Report fail to take into consideration the role of the Penrith City Council Development Control Plan 2010 in the areas of:

- protecting natural landforms (the existing ridgelines and hillsides).
- the height, bulk and scale of a building in relation to the surrounding landscape.
- the limit on excavation and/or fill.
- protecting, maintaining and enhancing views and vistas.
- integrating development with the surrounding landscape.

12. The Concept Plan and the Environmental Assessment Report fail to confirm that the development as proposed will not create significantly concentrated flows or increase the flow path of flooding or storm water discharging onto adjoining properties to the south.

I strongly oppose the development of the site in the form proposed by the Concept Plan and object to the Major Project Applications 10_0129 and 10_0130 which have been lodged.

I have/have not made a disclosable political donation in the last 2 years.

Yours faithfully,

Signature:



FRANK CARUSO

Name:

Address:

30 CENTENNIAL CT MT VERNON NSW 2178
(CAPITAL HILL ESTATE)



Planning

Mining & Industry Projects

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Grace Caruso & Frank Caruso
30-35 Centennial Court
MOUNT VERNON NSW 2178

Dear Sir/Madam

**Jacfin Horsley Park Project (10_0129 & 10_0130)
Notification of Exhibition**

I refer to the above application and my previous letter to you, dated 29 March 2011.

It has come to the Department's attention that some residents may not have received this previous letter (dated 29 March 2011).

As a result, I am providing you with this additional letter concerning the proposal and providing you with an additional **two (2) weeks** to make a submission. If you wish to make a submission on the proposal please ensure that it reaches the Department by **Monday 23 May 2011**.

For those residents that did not receive my previous letter, Jacfin Pty Ltd (Jacfin) has lodged a major project application and environmental assessment (EA) under Part 3A of the *Environmental Planning and Assessment Act 1979*. Jacfin is seeking approval for a Concept Plan (10_0129), to establish an industrial and employment park and associated infrastructure, on 93.5 hectares of land at Horsley Park, in the Penrith LGA.

The proposal also includes a Project Application (10_0130) for Stage 1 of the development, which involves the subdivision of the site and the development of a warehouse building and associated infrastructure.

The Department has identified that you own and/or occupy land near the site and invites you to make a submission on the proposal, should you wish to do so.

The EA is on exhibition from **Thursday 31 March 2011** until **Monday 9 May 2011**. Submissions are due by the end of the exhibition period. A submission by way of objection must set out the reasons for the objection. Further details of the project, exhibition locations and how you can make a submission are provided on the reverse side of this letter.

Under section 75H of the *Environmental Planning and Assessment Act 1979*, the Director-General is required to provide copies of submissions received during the exhibition period, or a report of the issues raised in those submissions, to the Proponent and other interested public authorities. It is Departmental policy to also place a copy of your submission on the Department's website. If you do not want your name to be made available to the Proponent, these authorities, or on the Department's website, please clearly state this in your submission.

If you would like more information on this process, please contact Haley Rich on 9228 6516.

Yours sincerely

21/4/2011

Chris Ritchie
Manager - Industry
Mining & Industry Projects