

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

16th 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 Proponent (Jacfin Pty Ltd) has not consulted at all with the community or the affected landowners in relation to the development, contrary to the directions of the Director-General and/or the Guidelines of NSW Planning.
3. The Concept Plan and the Environmental Assessment Report fail to take into consideration the existing topography of the development site.
4. 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.
5. The Concept Plan and the Environmental Assessment Report fail to provide any buffer area to separate the industrial estate from the residential area.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

11. 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.
12. 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.
13. 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, N. BATTISTINI

Signature: *N. Battistini*

Name: MR NATALE BATTISTINI

Address: 216 CAPITOL HILL DR
MT VERNON NSW 2178.

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

May 2011

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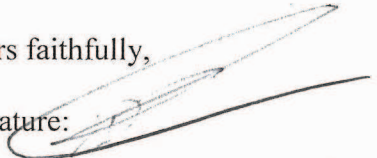
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I strongly oppose the development of the site in the form proposed by the Concept Plan and object to the Major Project Applications 10_0129 and 10_0130 which have been lodged.

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

Yours faithfully,

Signature: 

Name: *Daniel Soraglio*

Address: *Lot 909 Greenview Place, Mount Vernon*
Postul = PO Box 8, Horsley Park.

Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

14th May, 2011

Dear Sir,

**RE: Project Applications 10_129 and 10_130
Proposed Horsley Park Industrial Estate**

This submission is made in response to the above applications for a Concept Plan to establish an industrial estate and associated infrastructure at Lot 3A Burley Road, Horsley Park. I am objecting to the above applications, based on the anticipated noise, lifestyle and visual impacts on the residents in Horsley Park and Mount Vernon. This development is incompatible with the current landscape and peaceful character of the area.

Specifically, I object to the Development due to the following issues and concerns:

1. Noise

The Application indicates that the warehouses or factories will operate 24 hours a day, 7 days a week. This will generate significant noise from day to day operations, including loading dock activity, roller doors, potential manufacturing activities, reversing alarms, etc. Traffic estimates provided with the application indicate that the main internal road shown on the Concept Plan will carry over 20,000 vehicles per day, including large B-double trucks and semi-trailers, also adding to noise levels. Although the acoustics report provided by the proponent indicates that noise levels will be acceptable, we dispute this and submit that any number of sleep disturbances for residents are definitely unacceptable.

During the prolonged 5 stage construction period, residents will also be impacted by ongoing construction noise. The Application lacks clarity as to how this will be mitigated.

2. Incompatibility with existing rural landscape and character

The proponent has not considered the existing topography of the site in order to work with existing natural buffers to residents, including ridgelines and hillsides.

3. Visual Impact

The proposed setback of 20 to 30 metres between the residents' boundaries and the industrial structures is grossly inadequate. Existing homes with a lovely rural and mountain outlook will be faced with a view of huge industrial structures, with the first proposed warehouse being 14 metres high and almost 7 acres under its roof. There has been a minimal attempt at providing landscaping measures. Furthermore, the Environmental Assessment lacks clarity as to the exact building pad level for all

the warehouses/factories, making it unclear as to whether we will be faced with a view of sheet metal roofing (at the best case scenario) or factory walls.

4. Lighting

There will be strong obtrusive lighting all night, both for security purposes and as a result of ongoing 24 hour operations. Again, this is incompatible with the current rural lifestyle in our area and will cause disturbance to residents.

5. Risk of dust and other air pollutants

During the extended construction period, we will most likely be affected by dust generated by the earthworks and excavation activity. The area is prone to westerly winds and dust may be carried to residents outside the immediate locality. On an ongoing basis, it is unknown at this stage whether the buildings will be factories or warehouses, since the land is zoned 'General Industrial'. This creates a potential for pollution from manufacturing activities from factories that may be allowed to operate within the site.

6. Financial Impact

Given our close proximity to the industrial development, there will be an adverse impact on property values in the area.

7. Lack of community consultation and notifications

The proponent has not attempted to obtain any community input in developing this Concept Plan, despite this being noted in the Director General's Requirements.

I strongly object to the development of the site as presented in the Major Project Applications 10_129 and 10_130.

In summary, there should be a substantial buffer zone (at least 250 metres) between the residential properties and the industrial structures. This will help to minimise some of the potential impacts from the development.

Approved use of the facilities should also be limited to those activities that will not operate 24 hours a day, 7 days per week.

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

Yours faithfully,

Signature: 

Name: *EDDY COLUSSO*

Address: *94 KELVIN PARK DRIVE
BUNGELLY 2556.
N.S.W.*

Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Sir,

**RE: Project Applications 10_129 and 10_130
Proposed Horsley Park Industrial Estate**

This submission is made in response to the above applications for a Concept Plan to establish an industrial estate and associated infrastructure at Lot 3A Burley Road, Horsley Park. I am objecting to the above application, based on the anticipated noise, lifestyle and visual impacts on the residents in Horsley Park and Mount Vernon. This development is incompatible with the current landscape and peaceful character of the area.

My home is located at Greenway Place, Horsley Park, directly adjoining the abovementioned site. The Environmental Assessment provided by Jacfin Pty Limited largely downscales the impact on adjoining residents and I wish to have my strong objections against this Concept Plan recorded.

Specifically, I object to the Development due to the following issues and concerns:

1. Noise

The Application indicates that the warehouses or factories will operate 24 hours a day, 7 days a week. This will generate significant noise from day to day operations, including loading dock activity, roller doors, potential manufacturing activities, reversing alarms, etc. Traffic estimates provided with the application indicate that the main internal road shown on the Concept Plan will carry over 20,000 vehicles per day, including large B-double trucks and semi-trailers, also adding to noise levels. Although the acoustics report provided by the proponent indicates that noise levels will be acceptable, we dispute this and submit that any number of sleep disturbances for residents are definitely unacceptable.

During the prolonged 5 stage construction period, residents will also be impacted by ongoing construction noise. The Application lacks clarity as to how this will be mitigated.

2. Incompatibility with existing rural landscape and character

The proponent has not considered the existing topography of the site in order to work with existing natural buffers to residents, including ridgelines and hillsides.

3. Visual Impact

The proposed setback of 30 metres between the Greenway Place residents' boundaries and the industrial structures is grossly inadequate. My current outlook reflects expansive

rural and mountain views and this will be replaced with a view of huge industrial structures. There has been a minimal attempt at providing landscaping measures. Furthermore, the Environmental Assessment lacks clarity as to the exact building pad level for all the warehouses/factories, making it unclear as to whether we will be faced with a view of sheet metal roofing (at the best case scenario) or factory walls.

4. Lighting

There will be strong obtrusive lighting all night, both for security purposes and as a result of ongoing 24 hour operations. Again, this is incompatible with the current rural lifestyle in our area and will cause disturbance to residents.

5. Risk of dust and other air pollutants

During the extended construction period, we will most likely be affected by dust generated by the earthworks and excavation activity. The area is prone to westerly winds and dust may be carried to residents outside the immediate locality. On an ongoing basis, it is unknown at this stage whether the buildings will be factories or warehouses, since the land is zoned 'General Industrial'. This creates a potential for pollution from manufacturing activities from factories that may be allowed to operate within the site.

6. Financial Impact

Given my close proximity to the industrial development, there will be an adverse impact on my property value.

7. Lack of community consultation and notifications

Firstly, the re-zoning of this site in 2009 was approved after giving residents very little information or opportunity to provide input. Similarly, the proponent has not attempted to obtain any community input in developing this Concept Plan.

I strongly object to the development of the site as presented in the Major Project Applications 10_129 and 10_130.

In summary, there should be a substantial buffer zone (at least 250 metres) between the residential properties and the industrial structures. This will help to minimise some of the potential impacts from the development.

Approved use of the facilities should also be limited to those activities that will not operate 24 hours a day, 7 days per week.

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

Yours faithfully,

Signature: *M. Colusso*

Name: *MARYANNA COLUSSO*

Address: *14-20 GREENWAY PLACE
HORSLEY PARK 2175
N.S.W*