

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

14th 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,

Signature: 

Name: TONY CARBONE

Address: 237 CADTOL HILL
DRIVE MT VERNON
2178