

Robert A Byrne

From: michael collins <mickael.collins@hotmail.com>
Sent: Tuesday, 7 July 2015 4:42 PM
To: Robert A Byrne
Subject: FW: Comment on SSD 5248 Gazcorp Response to Submissions

7th June 2015

Robert

Your letter to us of 16 June 2015, tells us to lodge our submission directly to the website. But my examination of the site and subsequent discussions with Thomas Piovesan below, show that this cannot be done. Accordingly I submit our concerns with the response Gazcorp has given to our original submissions, in this email.

Our concern is primarily about the visual and acoustic effect the amended master plan and their proposals will have on our life.

I am unsure if we are only objecting to stage one at this point or if we are objecting to subsequent stages as well. It appears the RtS by Gazcorp is focused on Bldng 10 but we are even more concerned about bldngs 8, 9, and 10 which will impact our rear boundary views and noise from the bldngs.

It is apparent from the amended Masterplan that bldngs 7, 8, 9, and 10 will be built so that the rear walls of those bldngs will go right back to the "new widened transmission line easement" line on the site. Any visual or noise abatement will therefore be placed UNDER the transmission lines themselves. Gazcorp claim that bldng 10 will be 40 meters from the side boundary resulting from "the irregular shape of the Southern boundary in some sections". If this is correct then bldngs 7 and 8 are only the width of the transmission line easement off the boundary of our property - DP 1021715. This is TOTALLY unacceptable as no blockage to our line of sight can be built and maintained under the easement.

I submit that an earth mound **must** be constructed between the end of the easement and the walls of these three Bldngs 7, 8, & 9 so that the bldngs are then located a similar distance from the side boundary as is bldng 10. To justify this recommendation I point out that in Gazcorp's response to my original submission No 32 that :

"For most of the length of the Southern boundary the noise is naturally attenuated by the presence of an existing hill, which will be retained at the current level on the boundary. Bldngs on lots 5-7 will be cut down significantly below the crest of this hill."

The advantages thus granted to property's whose rear boundary to Bldngs 5-7 (pt of seven only) are not available to my property on DP 1021715. If Gazcorp is prepared to lower these other bldngs to appease the affect of both visual impact and noise on those specific properties then it **MUST** provide our property (and for those homes fronting Flavex lane) a similar concession. This should easily be done by the construction of a dirt mound before those bldngs walls.

I am further distressed that Gazcorp maintains that the nearest home to bldng 10 is "approx 190 meters" from walls of bldng 10. Whilst this is **currently** correct there are in fact two more 2.5 acre sites located further along Flavex lane after the current "last" home, which will eventually have a home erected on them at some future date. These eventual two new homes will of course be much closer to the side wall of

bldng 10 and the visual and noise impact on these two sites will be vastly significant.

As a final point I would emphasise that looking out our back door towards the rear of our block, our line of sight will be bldngs 9 and 10 so close to our rear boundary as depicted in figure 3 on page 20 of Gazcorps submission. These two VAST colorbond walls are a total eye-sore and not an attractive view to the residential amenity of either our block or for the existing or eventually new homes in Flavex lane.

I trust this submission will be attached to your website as our further concerns to this new master plan submitted by gazcorp.

Thanks

Michael and Christine Collins.

From: thomas.piovesan@planning.nsw.gov.au

To: mickael.collins@hotmail.com

CC: Robert.Byrne@planning.nsw.gov.au; KATE.MACDONALD@PLANNING.NSW.GOV.AU

Subject: Comment on SSD 5248 Gazcorp Response to Submissions

Date: Tue, 7 Jul 2015 01:27:09 +0000

Michael

I refer to our telephone conversation earlier today regarding the lodgement of a submission for the Response to Submissions for the Gazcorp Industrial Estate (SSD 5248).

I can confirm that the best course of action would be for you to email the contact officer directly at robert.byrne@planning.nsw.gov.au, with your submission. Your submission will be published on the Department's website in accordance with our privacy policy. Please indicate in your submission if you would like to have your name and details withheld and not published on the Department's website.

Kind regards

Thomas Piovesan

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