

Mr Richard and Mrs Susan Barter

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Minister for Planning
Major Development Assessment
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2011
Email: plan_comment@planning.nsw.gov.au

4 May 2011

Re: Project Application #10_0129 and #10_0130
Burley Rd, Horsley Park [Lot A DP 392643]
Council Area - Penrith

Dear Sir/Madam

As residents of Capitol Hill Drive, Mt Vernon, we hereby register our strong objection to the proposal by Jacfin Pty Ltd to establish an industrial estate on 93.5 hectares of land at Horsley Park adjacent to Mt Vernon.

Our home is in Capitol Hill Drive, and Capitol Hill Drive is adjacent to the parcel of land under consideration for this proposal. Capitol Hill Drive is part of Capitol Hill Estate, which is a lovely rural residential estate consisting of homes built on 2 ½ acre lots, purchased at premium prices because of its beautiful location and outlook. The development proposed is clearly at odds with this type of residential area and, we believe, it will adversely affect the residents in the estate.

There are several significant and negative imposing ways that the proposed industrial development will have on our community.

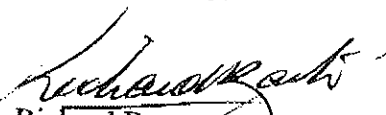
- The planned access using Burley Rd will impact on the current light road system that leads into Horsley Village shops to and from M7, and Wallgrove Rd. This includes passing two primary schools. There are no suitably constructed roads with the capacity to support the quantity of heavy traffic that would be a result of this development, including Mamre Rd. The access via Burley Rd, despite being in the Penrith Local Government Area will have traffic directed through the adjoining Fairfield LGA. This raises the question of who provides the needed road infrastructure to carry the volume of traffic and to divert it from other local residential areas. Residents are already living

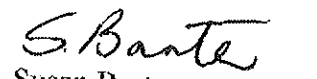
with truck traffic on Capitol Hill Drive, despite a currently imposed council 5 tonne limit, as it is used as a thoroughfare between Mamre Rd and Horsley Drive, and this will only increase if this development is approved.

- Visually, residents will be confronted with a view of acres of large factories when entering the estate; bad enough for us but the view for those residents even closer to the entry to the estate and in Bowood Way would be absolutely intolerable!!
- There are acres and acres of factories already not far away from the estate and to cut into the existing hills for this proposal will provide views of even more factories than even this development application proposes! These hills provide our only remaining buffer zone between our current semi rural landscape and the huge industrial areas between Wallgrove Rd and Mamre Rd. Please no more...our area is already doing its bit, and more, for employment and industry in the local area!
- There is no doubt that with such a change in landscape around our homes from rural residential to industrial; there will be a significant devaluation of our properties.
- The impact of noise in the area will increase dramatically, not only with development of the site and construction of roads and factories, but continually if 24/7 operation is also approved! We paid a lot of money to move to this estate from an area on a noisy highway location that was rezoned industrial, and we are now being confronted again with the prospect of the continual noise and bright lights of warehousing, trucks and forklifts etc. The noise and bright lights of which are transmitted far more loudly and brightly during the night time hours when residents are battling to sleep! Our previous experience promises all this and more if the proposal is accepted!

We urge you most sincerely and most strongly to oppose this application for the reasons listed, and for the overall huge negative impact this development will have on people and the environment of our local community in Horsley Park and Mt Vernon as a whole.

Yours faithfully,


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Mt Vernon NSW 2178


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Cc: Penrith City Council
Nature Conservation Council