

OBJECTIONS / SUBMISSIONS TO
PROJECT APPLICATIONS 10_0129 AND 10_0130
PROPOSED HORLSEY PARK INDUSTRIAL ESTATE

Robert and Melissa Borg

26 Greenway Place

Horsley Park NSW 2175

We Robert and Melissa Borg of Greenway Place, Horsley Park were shocked and very disappointed about this application of this concept plan. We feel they went about this in a very secretive way with not informing us or consulting at any stage.

Even at the time of original employment lands approval by the then planning minister Frank Sartor. We were never notified or consulted by any department.

We were once notified from the council that there has been a change land zoning rear of us and once from state planning about a completely different matter about Erskine Park link road and other developments out of our sight.

A concerned resident of Capitol Hill which they reside under Penrith shire notified us of the concept plan. So this concept plan could have again gone through this period of advertising and again would have not known of the possible approval if it was not for the action of a resident in a different shire.

When we raised this issue that we were not notified about this concept plan to NSW planning, we were advised that there were letters sent out to Greenway Place, Horsley Road, Burley Road, Delaware Road and Koala Way of Horsley Park, not one resident received these letters (where could they have disappeared to?)

As we were not notified or never heard anything we were getting on with our lives and planning to build our dream home, at land we purchased from our mother and father 15 years ago, we finally reached a stage of paying the property off and have refinanced to build our home.

We chose Horsley Park to live in for its openness, quietness, fresh air, and the topography of the area especially to raise our young family; all these dreams have completely vanished for us in one stroke.

RB MR

We understand progress and the employment hub is a great idea especially linking Erskine Park, Wonderland site and Old Wallgrove road all connect together to make up with access with the M7 motorway.

We feel the parcel of land directly behind us of the proposed development feels very sensitive in the whole hub because of its topography and adjoining residence, there is such vast large areas to be develop, along old Wallgrove road, Erskine park and wonderland site. At these sites there are no residents or any other issues.

Some suggestions we would like as an alternative, maybe a business park combined with a golf course retaining dam. This would be a real attractive entry into the employment hub and not to have such an impact on us residents of Greenway Place and the surrounding area.

Or ideally to stay as it is.f

Please find following all our concerns.

ZS MR

Submissions

1. Acoustics

The concept plan indicates a 24hour 7days operation. Our concerns are of all day and all night operation of constant noise and of truck movements, reverse beepers, other operations of work noise. Our concerns with this matter we feel is that the acoustic reports understates that we are so elevated from the site and any type of noise buffer is very hard to eliminate any noise that we would be able to hear, we face west and we do get very high westerly winds that will direct the noise levels to us.

We inquired with an acoustic consultant which viewed the report and he informed us that the noise level at Greenway Place is expected to be 3 decibels higher with a westerly wind (which is a noticeable increase), but still meeting the noise limit (just!).

Our concerns are if these are just meeting the requirements how is this going to be monitored when the industry is established we could have excessive noise that is over the noise limit.

How can this be rectified?

Who will monitor this matter?

We think that the operation should only be allowed as a 7am till 5pm week day and a Saturday 7am till 1pm operation.

(We are inquiring with an independent consultant to provide us with a report affecting us, if this is obtained we will forward it as a part of our submission at a later date).

EB

MR

2. Pollution

The proposed site sits in a low pocket of low lying land, attached is a photograph of a low line early morning fog this could be an example of the pollution being build up over the night or during the course of the day.



Photo taken from our rear verandah.

The amount of pollution is obviously hard to calculate we think this site can be opened to any type of industry which can create all types of pollution heavy or light and there of course are the amount of truck movements and fork lift movements which these two alone are heavy admitters of pollution.

Our concerns are we have a daily occurancies of Westerly winds, sometimes these winds can be very strong winds or very weak winds, but it always seems to be blowing in our direction. So obviously the pollution that is built up there over night or during the day will be directed right into our door steps every day. This is not what we have in mind for our growing young family.

ES MB

3. Topography

There has been no consideration towards the existing topography at all. The proposed site is to cut and fill all existing natural hillside and valleys to the rear of us. This is so much out of character for Horsley Park and Capitol Hill.

Horsley Park is beautiful for its natural hills, valleys flowing street to street. To impose this type of development and removing the complete topography is in just. It is so disappointing in our case that not even a slight consideration has been taken of the topography of the proposed site and of the adjoining properties.

We believe the development should be past the farm dam and at the rear of the Western boundary line of the CSR quarry, the topography of that part of land flattens out which is much more suitable for this type of development, this means the topography of the rear of us remains the same which can be incorporated to be as part of the buffer between the development of our properties.

Additionally to this the front of our property is close to the highest peak on Greenway Place but the very rear of our property is the lowest part on the street, which we have two dams. Our four neighbouring properties water run off and leads into our property that flows into our dams, and then our dams overflow onto the existing valley which leads to the farm dam on the proposed site.

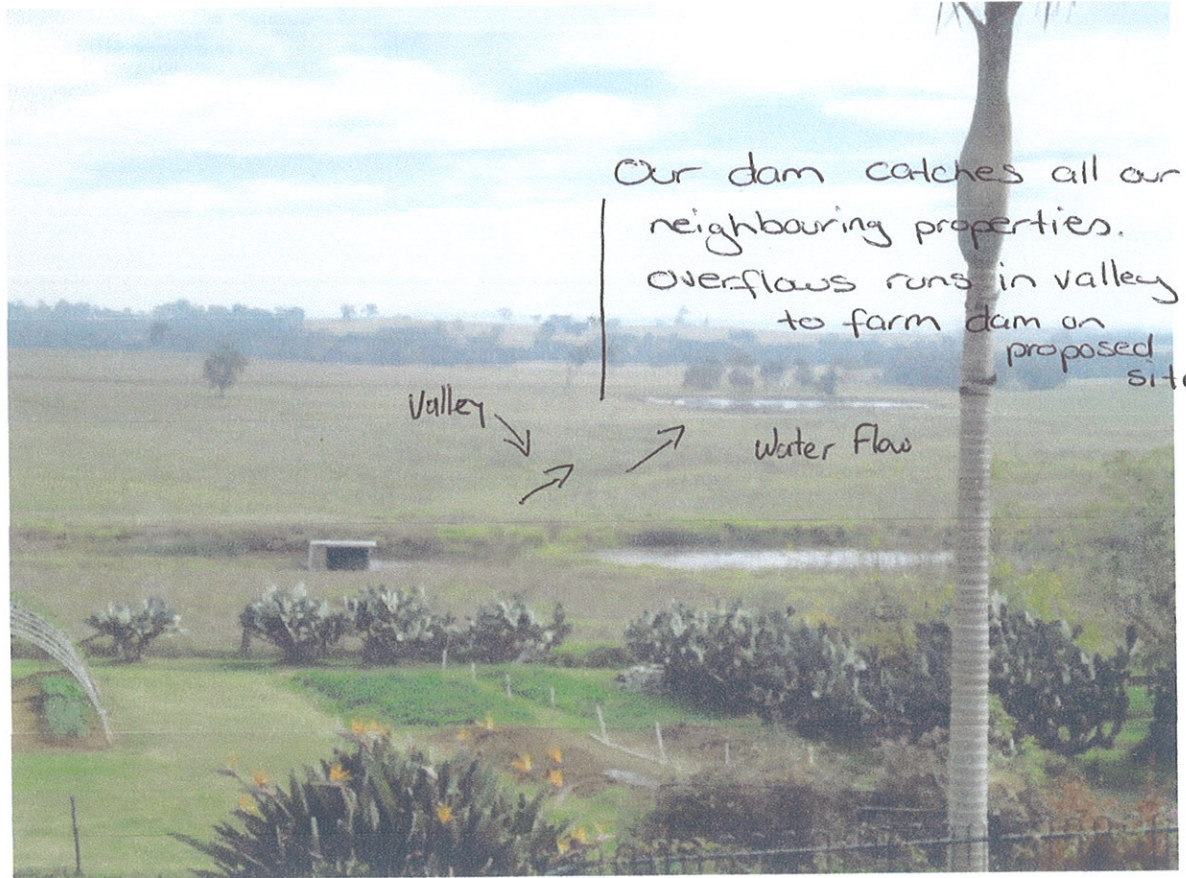
(Attached are three photo's showing my dam catchment of adjoining neighbours natural valley leading to farm dam of proposed site).

ES MR



EB

MR



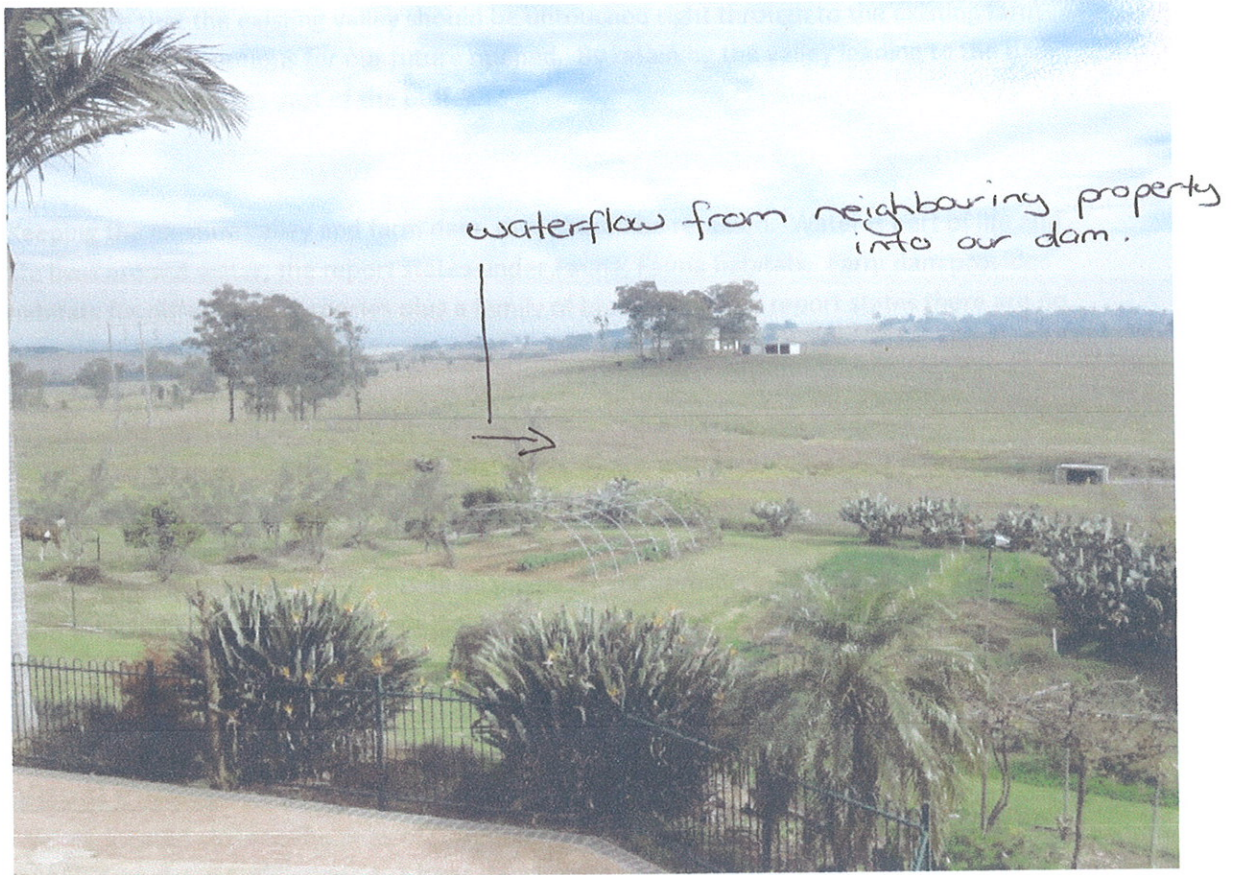
Our dam catches all our
neighbouring properties.
Overflows runs in valley
to farm dam on
proposed
site.

Valley

Water Flow

23

MR



The report shows of the cut and fill diagrams and pad designs shows the valley has been removed or filled in. Where the existing valley is on the proposed site shows an industrial structure.

Our first point is, where is our water run off going to go? (We don't think that this matter has been addressed)

Our future development potential. Will this restrict our future potential development because the amount of water that we might create on Greenway place has not been calculated or allowed for.

The report shows a design for a basin system and we think this requires piping, this type of basin system relying on the piping has the potential of debris and green matter getting caught potentially backing up the system in torrential rain which may cause some minor type of flooding.

23

MR

5. Sun Glare

Our property is so elevated from the proposed development with a sea of industrial warehousing or the like. We imagine it would be constructed out of tin roofing.

Our concerns are the afternoon sun sets to the West directly rear of us, when it is at eye level the reflection off roofing is quite annoying.

(Attached is a photo showing an example).



Here the sun glare is shown on my small farm shed; we chose our roof colour to be light green with our concerns of reflection and to blend in with the character of the property. But unfortunately there is still a reflection off the roof.

Our concerns are with a quick large area at rear of us constructed out of metal roofing this could be quite annoying maybe even dangerous, the report has shown that this matter has not been taken into consideration.

Yours faithfully

Robert Borg

Of 26 Greenway Place, Horsley Park

23/05/11

Melissa Borg

23/5/11