



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

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: *Daniel Bushby*

Address: *29 Katherine Street, Cent Hills*