

18.5.11

Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2000

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 A Burley Road, Horsley Park. I am objecting to the above application, 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.

My home is located at 41-43 Greenway Place, Horsley Park and is directly adjoining the proposed development. The Environmental Assessment provided by Jacfin Pty Limited largely downscales the impact on surrounding residents and I wish to have my strong objections against this Concept Plan recorded.

The State Environmental Planning Policy (Western Sydney Employment Area) 2009 specifically states in Section 21:

The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that:

- (a) building heights will not adversely impact on the amenity of adjacent residential areas, and*
- (b) site topography has been taken into consideration.*

Additionally, Section 23 notes specific requirements that must be met when the development is within 250 metres of residents, including that '(a) proposed buildings are compatible with the height, scale, siting and character of existing residential buildings in the vicinity,

- (c) the elevation of any building facing, or significantly exposed to view from, land on which a dwelling house is situated has been designed to present an attractive appearance, and
- (d) noise generation from fixed sources or motor vehicles associated with the development will be effectively insulated or otherwise minimised, and
- (e) the development will not otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting or the like, and

I believe that the Jacfin Horsley Park Project Application fails to meet the above requirements.

Specifically, I object to the Development due to the following issues and concerns:

1. Visual Impact

The proposed setback of 30 metres between the Greenway Place residents' boundaries and the industrial structures is grossly inadequate. The outlook from our street reflects expansive rural and mountain views and this will be replaced with a view of huge industrial structures. There has been a minimal attempt at providing screening measures. The proponent's survey (provided in Attachment B to the Environmental Assessment) indicates that the highest point of our rear boundary is RL 90. The indicative cut and fill plan (in Appendix J2 of the EA) reflects an estimated building pad level of

RL85 for the warehouse directly in front of my house. Based on the height of the first warehouse being 14 metres high, we can expect to see at least 9 metres of warehouse or factory wall right in front of the house. With reference to Section 21 of the SEPP (quoted above), there should be height limitations on the buildings, as well as lower building pad levels, to ensure that the visual impact is minimised.

Our preference is that the warehouse development should be shifted out of site, beyond the boundary of the PGH quarry. The area directly in front of the rural residential properties should not be built out with factories or warehouses. Perhaps a better option is to utilise this space for rural residential properties.

2. 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. Minimal effort is being made to minimise acoustic impacts.

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.

3. 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.

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 my close proximity to the industrial development, there will be an adverse impact on my property value.

7. Lack of community consultation and notifications

Firstly, the re-zoning of this site in 2009 was approved after giving residents very little information or opportunity to provide input. Similarly, the proponent has not attempted to obtain any community input in developing this Concept Plan.


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 between the residential properties and the industrial structures, preferably limited to the land located behind the quarry. This will help to minimise some of the potential impacts from the development, and will ensure that the development is more consistent with its surrounding area.

Approved use of the facilities should also be limited to those activities that will not operate 24 hours a day, 7 days per week. Additionally, building heights should be restricted to ensure vistas are maintained.

I have not made a disclosable political donation in the last 2 years.

Yours faithfully,

Signature: for: 

Name: Adam Stivala

Address: 41 Greenway Pl
Horsley PK.