

17th of May, 2011

Deni Ippoliti
27-29 Greenway Place
Horsley Park, 2175

Major Projects Assessment
Department of Planning
NSW

RE: Concept Plan 10_0129 and Major Project 10_0130

As a resident of Greenway Place in Horsley Park, I feel compelled to write to you about our concerns in regards to this application. I have lived on this street for over thirty years and have enjoyed the rural life that it has brought me. My wife and I have built not only a home but a life here to raise our young family. We have concerns that should this development be allowed to go through in its current form, it will have a negative impact for residents not only in our street but also adjoining areas.

We have owned this property for over 12 years and have enjoyed the mountain views on offer. We have always believed that the property adjoining our back fence would one day be developed. But we never thought our views would be blocked out by large warehouses. At the highest points on our street there will be some views but residents in the lowest points will be confronted by a concrete wall. This is not what you would come to expect as rural residential living. We believe a buffer of a minimum of 250 metres should be more appropriate. Our properties should not be used as their buffer.

The proposed 24 hour operation is also of concern. As a resident of one of the higher placed homes we are concerned that the noise will affect us more than the reports lodged by Jacfin estimates. Will this have negative effects for our four children? I believe there is too much uncertainty in their proposal. And we are worried about the obtrusive lighting that 24hr operation will also bring.

We are one of the properties that have electrical easement running over our property. Not enough information is known on whether they will be upgraded or what effect that will have on our living.

Not only have we built this home as a place to grow our family, but also as a future nest egg for our children. Should this proposal be granted in the current form local Real Estate agents have predicted a significant reduction in market value. This will have a negative effect on our spirits as we work very hard to keep the lifestyle we have. I don't think this is very fair as we have been long term residents of Greenway Place and re-zoning decisions made have only come about recently. Were residents considered prior the re-zoning going through?

The concerns that I have voiced are also carried by my elderly parents, Agostino & Fiorinda Ippoliti of 30-32 Greenway Place. They have owned their property since 1972 and believe that this development is obtrusive to their home. They believe not enough consultation was made with local residents before the re-zoning of Jacfin Pty Ltd property.

In closing I would like to thank The Department of Planning for giving us the opportunity to voice our concerns regarding the Development Application. We are strongly opposed to the development in its current form. We believe that there are aspects of this application that can be changed to appease both local residents and the Development Planners. We would be in favor of a forum to discuss with Jacfin Pty Ltd the concerns that local residents have with their proposal.

Sincerely,

Deni & Maria Ippoliti
Residents of Greenway Place, Horsley Park