

Tony Bagala
273 – 291 Lincoln Road
Horsley Park
NSW 2175
Ph: 0412 675 540

Major Projects Assessment, Department of Planning
GPO Box 39
Sydney
NSW 2001

RE: Concept Plan 10 0129, Major Project 10 0130

Dear Sir/Madam,

I wish to lodge my objection in regards to the above mentioned proposed concept plan.

Horsley Park is a high market value area which is currently subdivided into 2.5 acre lots and it is my understanding that council has future plans to subdivide the land further into 1 acre lots. Residents have invested a lot of money to purchase land in this area and have built nice homes to compliment the high value status of the area.

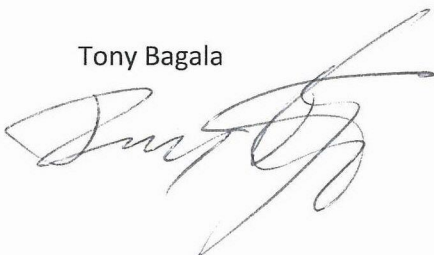
The proposed development will dramatically affect the value of the properties adjoining the proposed site and will also significantly reduce the market value of the properties in the whole Horsley Park area.

I strongly believe that if this development is to go ahead, there will need to be a natural buffer zone of a significant distance to reduce the impact on the Horsley Park and Capitol Hill area. The proposed setback of 20-30 meters is nowhere near enough.

This proposed development will change the direction of Horsley Park's future and will have a significant impact on all residents.

Regards

Tony Bagala

A handwritten signature in black ink, appearing to read 'Tony Bagala', with a long, sweeping horizontal stroke extending to the right.