

Development Assessment Systems & Approvals,
Planning & Infrastructure
Attn: Director – Industry, Key Sites & Social Projects
GPO Box 39
SYDNEY NSW 2001

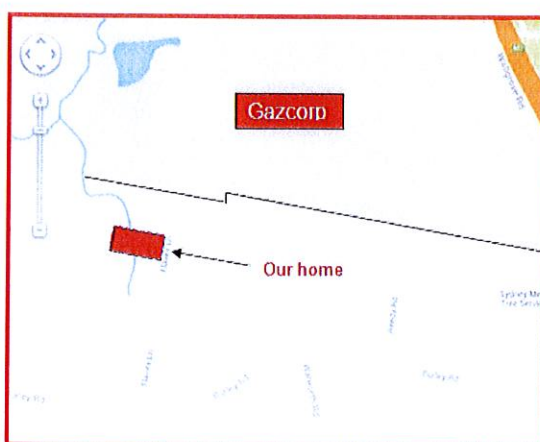
Re - Objection/Submission - Gazcorp Industrial Estate – 813-819 Wallgrove Road, Horsley Park (SSD 5248)

Dear Sir/Madam,

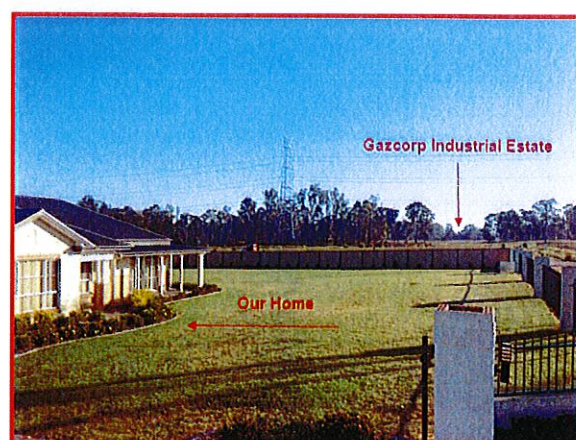
We Abir & George are the **owners of 146 Burley Road, Horsley Park**. We moved to the area approximately 5 years ago for its great openness, quietness and fresh air lifestyle. An area we considered to be reputable and one which possessed a pleasant community feeling to raise our young family.

Over the last 2-3 years we have seen the development in the area increase at a very rapid pace.

I have attached a copy of **how close our property of residence is to the proposed Gazcorp development** (please see below diagram/photo) and am concerned that careful consideration has not been taken into account with respect to the household owners and community members of Horsley Park.



Map on location of our home and proposed DA



Taken from the front of our home facing the proposed site

We are concerned about the lack of information provided to ourselves as well as the rest of the residents and members of the community regarding the above proposal. Only a mere **handful of residents received mail outs** informing them of the development application.

We are disappointed that a development of this magnitude has **not been given enough publicity**. Why is there **no model of this displayed at Fairfield City Council** for all to see? Are members of the community expected to read the x2 large folders containing jargon, and know what is going on? Are the applicants **trying to hide the significant impact this proposed development is predicted to make on Horsley Park?**

As a resident of Horsley Park, we are alarmed that Gazcorps planned industrial estate will make a massive impact to our lifestyle, as well as the rest of the residents within the area. The **proposed development is at a massive scale**, and the emphasis of this only being 'stage 1' of Gazcorp's proposals, proves to be very disturbing.

Over the past 2 years the construction of industrial/warehouse sites have been built **closer and closer to our property**, and as a result, we have noticed the **increase in traffic, noise and illumination within our area**.

It's concerning to see that JBA Planning Consultants Pty Ltd on behalf of Gazcorp Pty Ltd have used an **aerial picture that is OVER 6 years old**. This obviously does not factor in the new residential homes built in the area. **My home isn't even on the map!** I am wondering whether they have assembled their reports regarding 'residential impacts' on this?



Over 6 years old aerial view found in the Gazcorps DA

We believe JBA Planning Consultants Pty Ltd on behalf of Gazcorp Pty Ltd has not taken into serious consideration the impact the industrial estate will have on the local residents and the community

ACOUSTICS:-

Gazcorp's proposed development is approx **140 meters from our property of residence**. According to the plans, there will be **trucks driving alongside the fence line (south side) closer to us through all hours of the day/night** (as per 24/7 proposal).

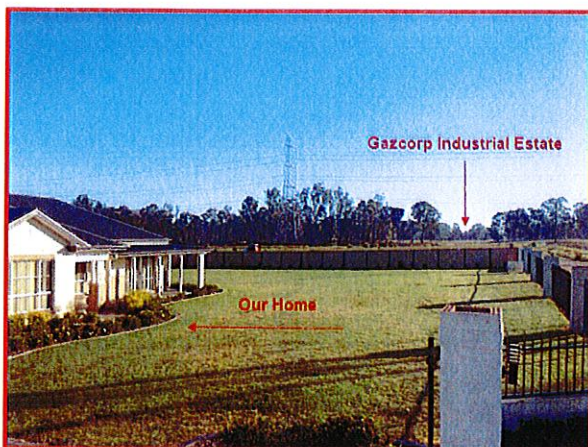
With current factories already in operation, we are **constantly hearing** the sounds of trucks, reverse beepers, forklifts, containers, speakers, PA systems, and even sometimes blaring music being played in the warehouses in the middle of the night, and sometimes until the early mornings.

With the sounds already being generated from the M7, Wallgrove Road and current Industrial Estates (Wonderland sites) we are concerned that Gazcorp Industrial Estate will make an immense impact on our **residential noise level (decibels)**. **Prior to the DA approval** we would like an **independent acoustics consultant report** generated factoring in how Gazcorps acoustics will affect us, being only 140 meters away.

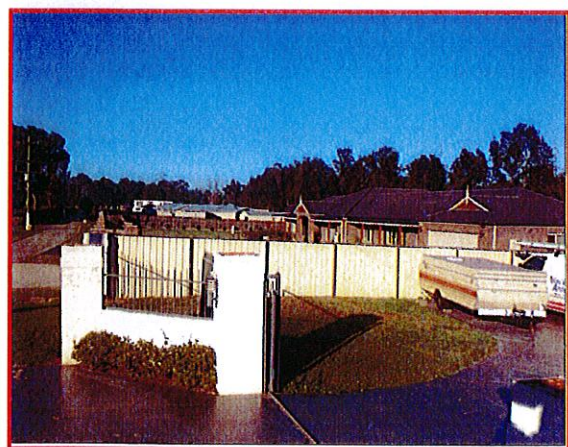
Gazcorp has apparently proposed a **3 meter colourbond fence** (with 50mm insulation) to block out the noise? I believe this to be **inadequate** (the trucks are almost as tall as the wall) and think that their so called 'acoustic wall' is **more cost effective than sound effective?**

Evidently, not much thought or consideration has been taken into the impact the **'INDUSTRIAL ESTATE'** will have on the homes in the area, if they think a 'fence' is enough to keep the noise down?

If a mere 3 metre high colourbond fence (with 50mm insulation) makes such a good acoustic wall, **why does the Government spend money on concrete walls** around its motorways??



Taken from the front of our home facing the proposed site



Homes on Flavex Lane (approx 140-320 mtrs away)

POLLUTION:-

The amount of pollution is obviously hard to calculate; however as an industrial estate we are aware that the warehouse and distribution centre will **create all types of pollution**.

We are concerned that a **vast number of truck and forklifts movements** (which these two alone are heavy producers of pollution) have not been taken into consideration with respect to how the **emissions will affect the nearby residents**.

Our concerns are that we get **north winds in the afternoon** and at times can be very strong. So obviously the pollution that has been built up overnight and throughout the day will be **directed right onto our door steps every day**. This is not what we had in mind for our growing family.

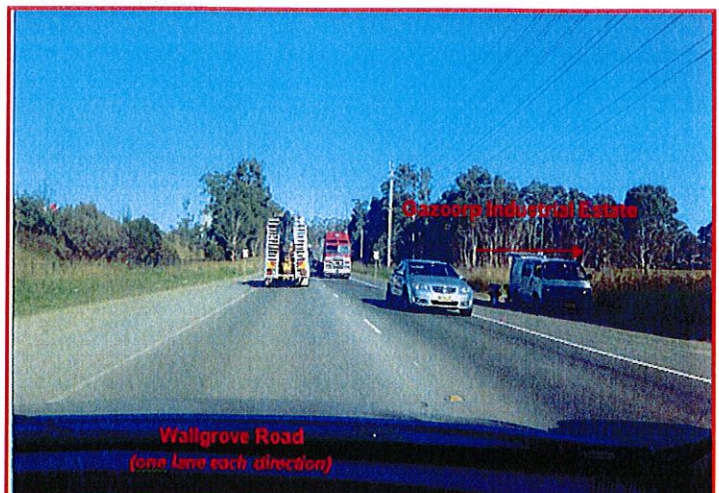
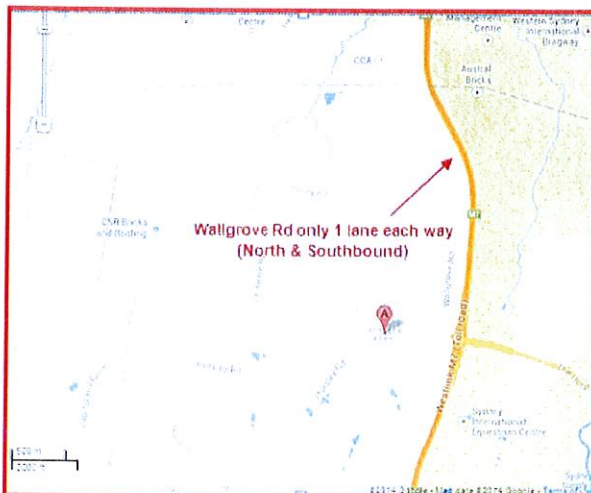


Picture taken from Burley Road

TRAFFIC:-

We are currently exposed to the **exuberant amount of traffic on Wallgrove Road** for both north and southbound traffic. It must be brought to the council's attention that the **proposed estate will be built where the road is currently ONLY one lane**. Has this been taken into consideration?

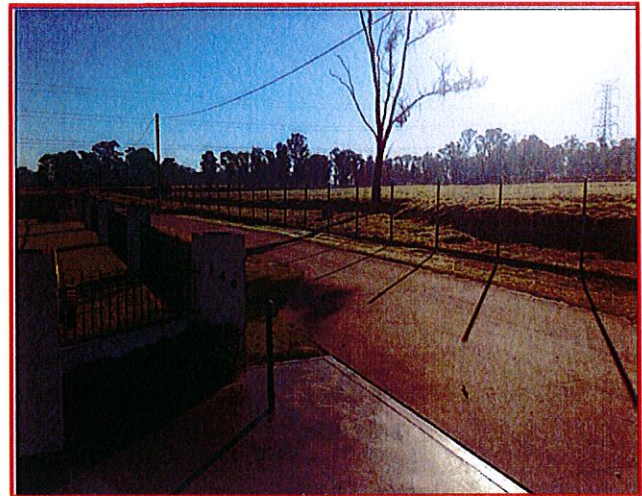
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VISUAL IMPACT:-

There has been **no attempt to create a buffer**. We feel that a buffer should **provide screening with mature trees/plants at a calculated height**, to minimise our visual impact of Gazcorps Industrial Estate.

We would like to request a professional detailed report on how our visual impact is going to be minimised. As per our previous pictures/diagram you can see that **our property will be one of the closest residential homes to the proposed development**.



View from the driveway of our home

OPERATIONAL HOURS:-

The proposal for **Gazcorps 24 hours a day, 7 days a week** operational hours are **unrealistic and need to be reconsidered**, as obviously consideration has not been taken into account the **residents of Horsley Park**.

We, as well as the rest of the residents of Horsley Park do not wish to be **listening or seeing the lights** of the industrial estates **operational movements** (trucks, forklifts etc.) throughout the nights and early mornings.

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

CONCLUSION:-

In conclusion, it is concerning to see that JBA Planning Consultants Pty Ltd on behalf of Gazcorp Pty Ltd have used an **aerial picture that is OVER 5 years old**. This does not factor in the new residential homes built in the area. We would like the Council to take into **significant consideration the lifestyle of its residents** who will be succumbed to the matters brought forward, and **resolve these issues** in order to **improve the impact** as much as possible by considering the following:

- According to the current development proposal, **trucks will be driving down the south side** of the factory at all hours of the **day/night** (proposed 24/7) which is approx **140 mtrs from our bedroom**. Gazcorp needs to alter the plans by **removing the driveways and loading docks to the north side** of the industrial estate (as far away from the fence line as possible).
- Gazcorp needs to **erect a concrete wall** (approx 6mtrs high - same as the motorways) to **eliminate as much noise and lights as possible** for the nearby residents. We expect that our local Council would fight this on our behalf considering they are adamant about having residents build 'acoustic enclosures' around air-conditioning units to control noise.....now we are facing the noise of 'trucks' on the proposed internal road which is extending off Wallgrove Road, and will be running behind our homes and other residents.
- Alternately a **'bund' (with mature trees and plants) should be considered** to help with the minimisation of the noise impact the industrial estate will make to the nearby residents. Please refer to the **'Jacfin' development application** whereby the residents effected were successful in the having this erected along the industrial boundary to decrease the noise exposure.
- Council/Gazcorp need to consider a **'green belt' between the industrial estates and residential properties**. This will help **reduce the visibility** of the warehouse, noise, smells, pollution etc. At night this will also assist in filtering some of the lights, spotlights, truck lights etc.
- JBA Planning Consultants on behalf of Gazcorp Pty Ltd need to consider a **more realistic buffer zone** than the proposed. The option of buying out the **properties up to the southern side of Burley Road** to minimise the direct effects on the residents, may need be taken into account.

We would appreciate your consideration with regards to the matters brought forward.

Not only will the value in our properties depreciate, but also the lifestyle to which we, and our children, have grown to love.

Should you wish to discuss this matter further, please do not hesitate to contact myself (Abir) on 0408 660 448 or my husband (George) on 0414 604 181.

Thank you.



George Jalalaty



Abir Jalalaty

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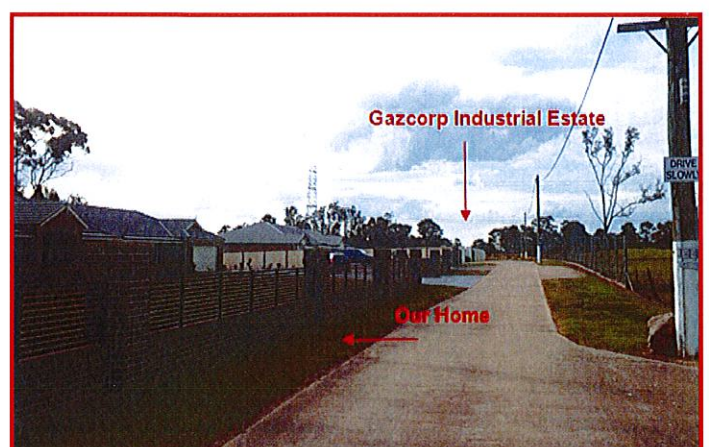
We Slavco & Rosanna are the **owners of 144 Burley Road, Horsley Park**. We moved to the area approximately 4 years ago for its great openness, quietness and fresh air lifestyle. An area we considered to be reputable, and one which possessed a pleasant community feeling.

Over the last 2-3 years we have seen the development in the area increase at a very rapid pace.

I have attached a copy of **how close our property of residence is to the proposed Gazcorp development** (please see below diagram/photo) and am concerned that careful consideration has not been taken into account with respect to the household owners and community members of Horsley Park.



Map on location of our home and proposed DA



Taken from the front of our home facing the proposed site

We are concerned about the lack of information provided to ourselves as well as the rest of the residents and members of the community regarding the above proposal. Only a mere **handful of residents received mail outs** informing them of the development application.

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ACOUSTICS:-

Gazcorp's proposed development is approx **200 meters from our property of residence**. According to the plans, there will be **trucks driving alongside the fence line** (south side) **closer to us through all hours of the day/night** (as per 24/7 proposal).

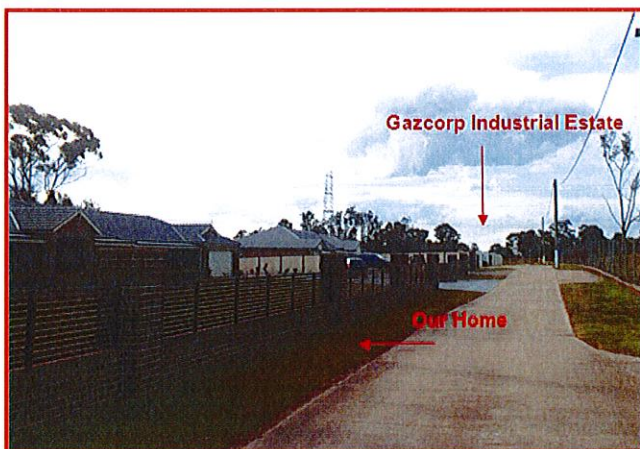
With current factories already in operation, we are **constantly hearing** the sounds of trucks, reverse beepers, forklifts, containers, speakers, PA systems, and even sometimes blaring music being played in the warehouses in the middle of the night, and sometimes until the early mornings.

With the sounds already being generated from the M7, Wallgrove Road and current Industrial Estates (Wonderland sites) we are concerned that Gazcorp Industrial Estate will make an immense impact on our **residential noise level (decibels)**. **Prior to the DA approval** we would like an **independent acoustics consultant report** generated factoring in how Gazcorps acoustics will affect us, being only 200 meters away.

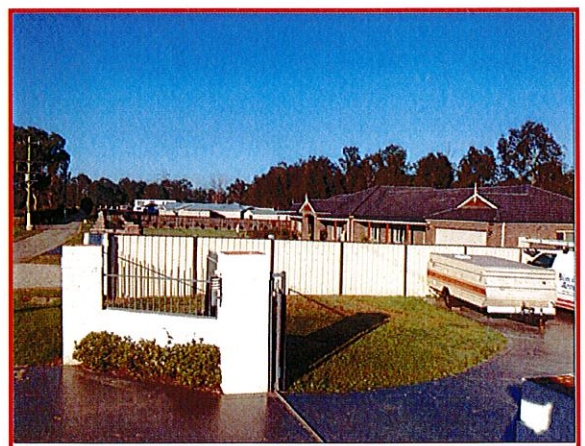
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If a mere 3 metre high colourbond fence (with 50mm insulation) makes such a good acoustic wall, **why does the Government spend money on concrete walls** around its motorways??



Taken from the front of our home facing the proposed site



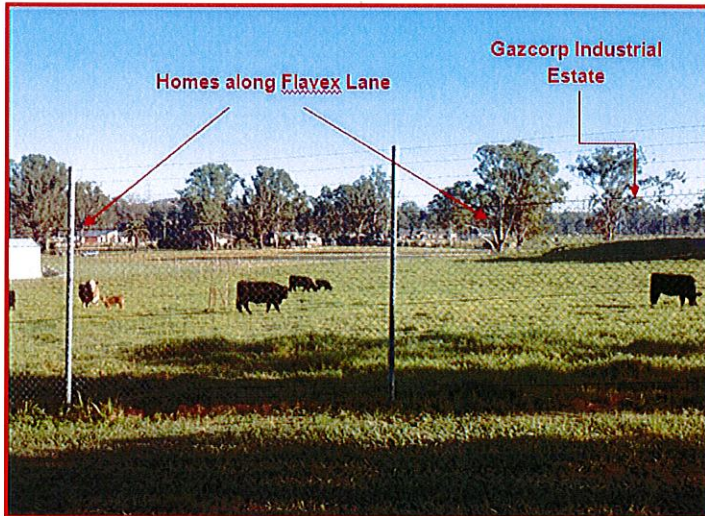
Homes on Flavex Lane (approx 140-320 mtrs away)

POLLUTION:-

The amount of pollution is obviously hard to calculate; however as an industrial estate we are aware that the warehouse and distribution centre will **create all types of pollution**.

We are concerned that a **vast number of truck and forklifts movements** (which these two alone are heavy producers of pollution) have not been taken into consideration with respect to how the **emissions will affect the nearby residents**.

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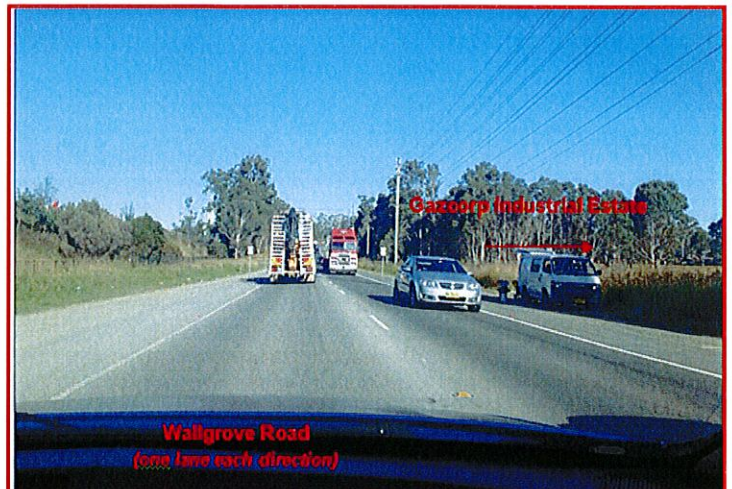
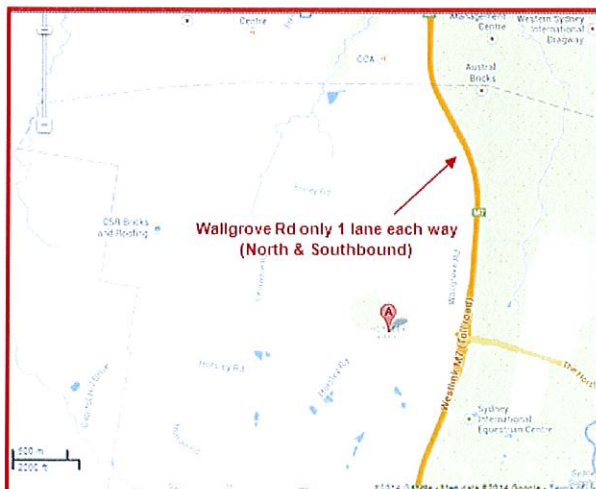


Picture taken from Burley Road

TRAFFIC:-

We are currently exposed to the **exuberant amount of traffic on Wallgrove Road** for both north and southbound traffic. It must be brought to the council's attention that the **proposed estate will be built where the road is currently ONLY one lane**. Has this been taken into consideration?

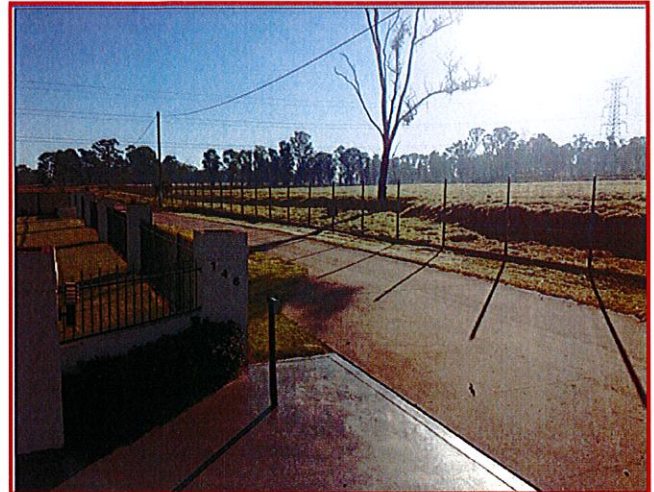
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Current view from the end of Flavex Lane

OPERATIONAL HOURS:-

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Should you wish to discuss this matter further, please do not hesitate to contact us.

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Slavco Kapudija



Rosanna DeFrancesco

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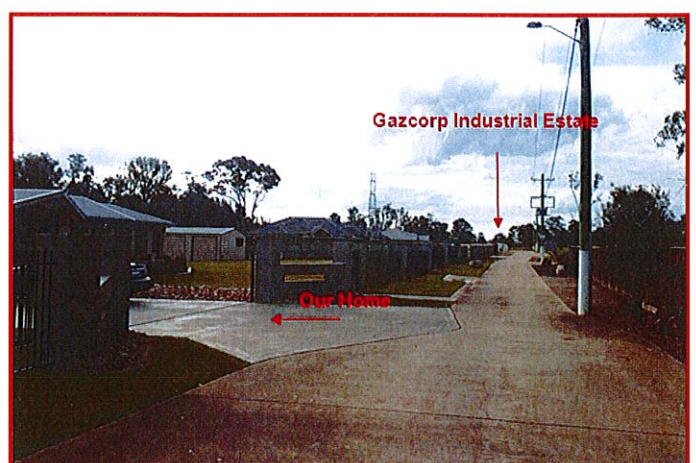
We George & Carmelina are the **owners of 142 Burley Road, Horsley Park**. We moved to the area approximately 4 years ago for its great openness, quietness and fresh air lifestyle. An area we considered to be reputable and one which possessed a pleasant community feeling.

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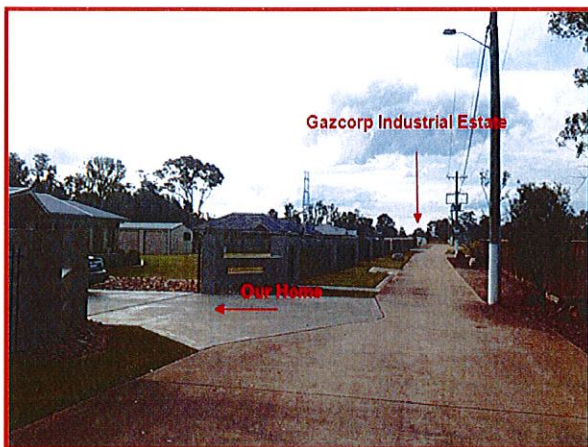
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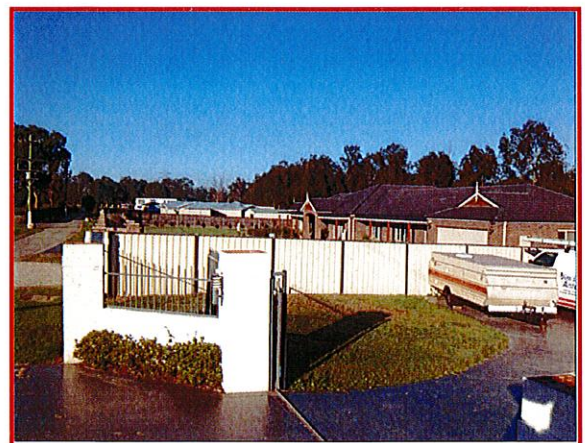
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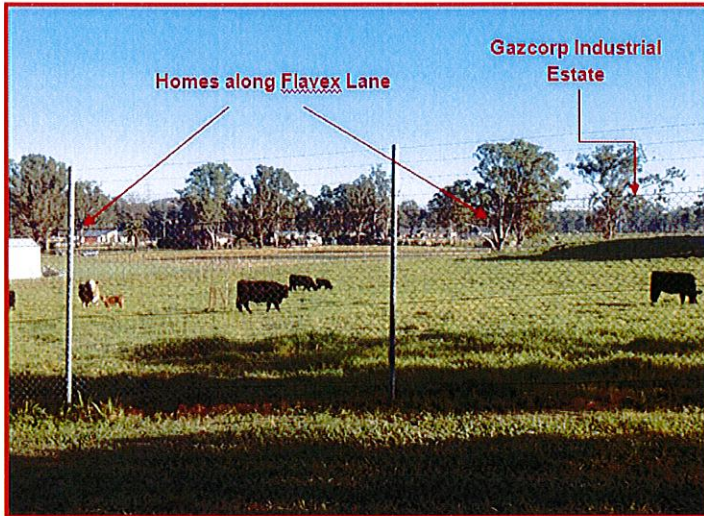
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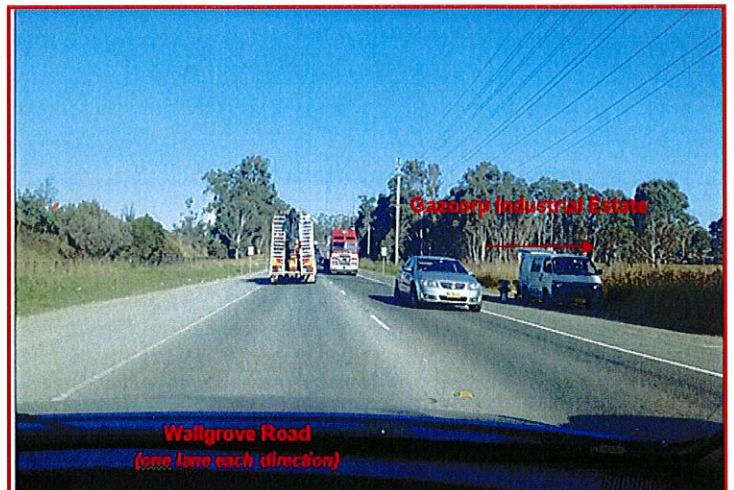


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We would appreciate your consideration with regards to the matters brought forward.

Not only will the value in our properties depreciate, but also the lifestyle to which we have grown to love.

Should you wish to discuss this matter further, please do not hesitate to contact us.

Thank you.



George Salman



Carmelina Salman

Development Assessment Systems & Approvals,
Planning & Infrastructure
Attn: Director – Industry, Key Sites & Social Projects
GPO Box 39
SYDNEY NSW 2001

**Re - Objection/Submission - Gazcorp Industrial Estate – 813-819 Wallgrove Road,
Horsley Park (SSD 5248)**

Dear Sir/Madam,

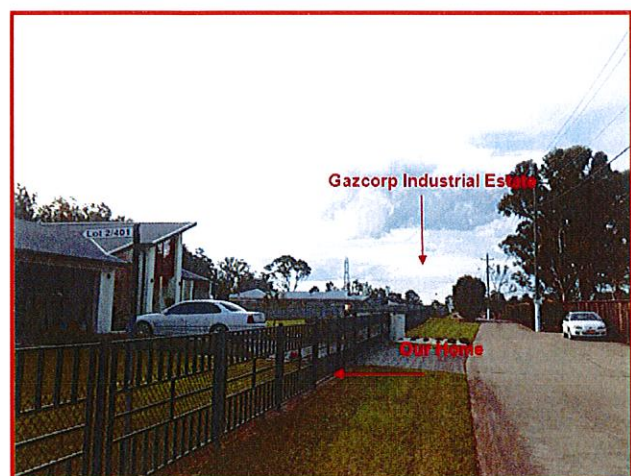
We Terry & Ann are the **owners of 140 Burley Road, Horsley Park**. We moved to the area approximately 3 years ago for its great openness, quietness and fresh air lifestyle. An area we considered to be reputable and one which possessed a pleasant community feeling.

Over the last 2-3 years we have seen the development in the area increase at a very rapid pace.

I have attached a copy of **how close our property of residence is to the proposed Gazcorp development** (please see below diagram/photo) and am concerned that careful consideration has not been taken into account with respect to the household owners and community members of Horsley Park.



Map on location of our home and proposed DA



Taken from the front of our home facing the proposed site

We are concerned about the lack of information provided to ourselves as well as the rest of the residents and members of the community regarding the above proposal. Only a mere **handful of residents received mail outs** informing them of the development application.

We are disappointed that a development of this magnitude has **not been given enough publicity**. Why is there **no model of this displayed at Fairfield City Council** for all to see? Are members of the community expected to read the x2 large folders containing jargon, and know what is going on? Are the applicants **trying to hide the significant impact this proposed development is predicted to make on Horsley Park?**

As a resident of Horsley Park, we are alarmed that Gazcorps planned industrial estate will make a massive impact to our lifestyle, as well as the rest of the residents within the area. The **proposed development is at a massive scale**, and the emphasis of this only being 'stage 1' of Gazcorp's proposals, proves to be very disturbing.

Over the past 2 years the construction of industrial/warehouse sites have been built **closer and closer to our property**, and as a result, we have noticed the **increase in traffic, noise and illumination within our area**.

It's concerning to see that JBA Planning Consultants Pty Ltd on behalf of Gazcorp Pty Ltd have used an **aerial picture that is OVER 6 years old**. This obviously does not factor in the new residential homes built in the area. I am wondering whether they have assembled their reports regarding 'residential impacts' on this?



Over 6 years old aerial view found in the Gazcorps DA

We believe JBA Planning Consultants Pty Ltd on behalf of Gazcorp Pty Ltd has not taken into serious consideration the impact the industrial estate will have on the local residents and the community

ACOUSTICS:-

Gazcorp's proposed development is approx **320 meters from our property of residence**. According to the plans, there will be **trucks driving alongside the fence line** (south side) **closer to us through all hours of the day/night** (as per 24/7 proposal).

With current factories already in operation, we are **constantly hearing** the sounds of trucks, reverse beepers, forklifts, containers, speakers, PA systems, and even sometimes blaring music being played in the warehouses in the middle of the night, and sometimes until the early mornings.

With the sounds already being generated from the M7, Wallgrove Road and current Industrial Estates (Wonderland sites) we are concerned that Gazcorp Industrial Estate will make an immense impact on our **residential noise level (decibels)**. **Prior to the DA approval** we would like an **independent acoustics consultant report** generated factoring in how Gazcorps acoustics will affect us, being only 320 meters away.

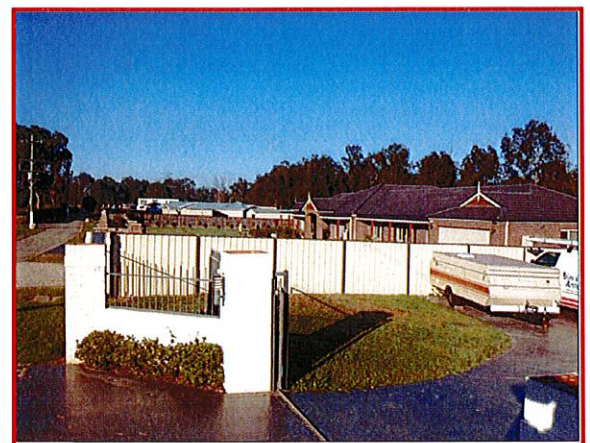
Gazcorp has apparently proposed a **3 meter colourbond fence** (with 50mm insulation) to block out the noise? I believe this to be **inadequate** (the trucks are almost as tall as the wall) and think that their so called 'acoustic wall' is **more cost effective than sound effective?**

Evidently, not much thought or consideration has been taken into the impact the **'INDUSTRIAL ESTATE'** will have on the homes in the area, if they think a 'fence' is enough to keep the noise down?

If a mere 3 metre high colourbond fence (with 50mm insulation) makes such a good acoustic wall, **why does the Government spend money on concrete walls** around its motorways??



Taken from the front of our home facing the proposed site



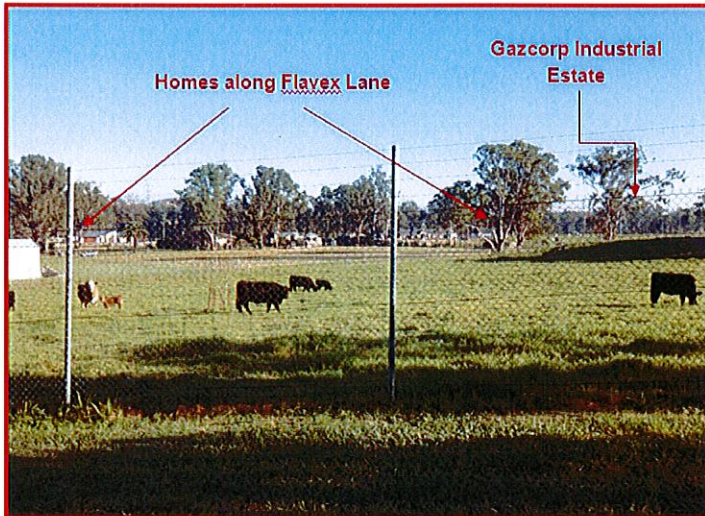
Homes on Flavex Lane (approx 140-320 mtrs away)

POLLUTION:-

The amount of pollution is obviously hard to calculate; however as an industrial estate we are aware that the warehouse and distribution centre will **create all types of pollution**.

We are concerned that a **vast number of truck and forklifts movements** (which these two alone are heavy producers of pollution) have not been taken into consideration with respect to how the **emissions will affect the nearby residents.**

Our concerns are that we get **north winds in the afternoon** and at times can be very strong. So obviously the pollution that has been built up overnight and throughout the day will be **directed right onto our door steps every day.** This is not what we had in mind for our growing family.

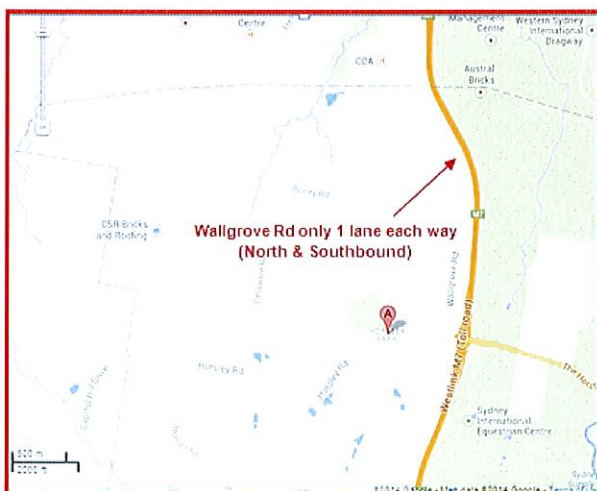


Picture taken from Burley Road

TRAFFIC:-

We are currently exposed to the **exuberant amount of traffic on Wallgrove Road** for both north and southbound traffic. It must be brought to the council's attention that the **proposed estate will be built where the road is currently ONLY one lane.** Has this been taken into consideration?

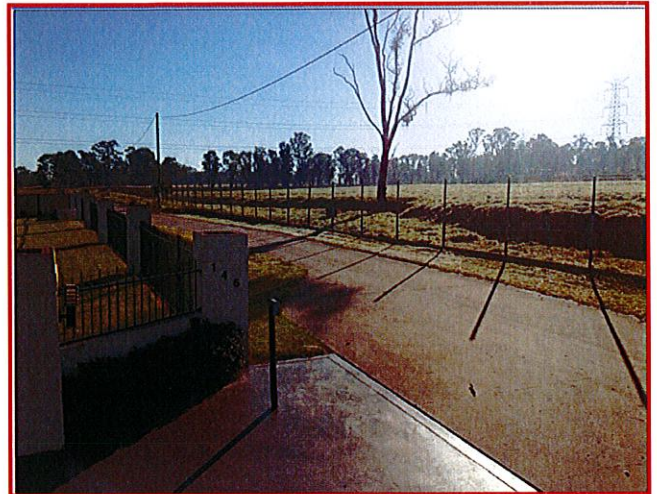
Currently, the **traffic is already chaotic** on the Wallgrove Road, Horsley Park stretch, and to **add the strain of 'another' industrial estate** (especially one of this magnitude) will **exacerbate the situation.** The pressure already on this road should be rectified prior to adding any future industrial developments.



VISUAL IMPACT:-

There has been **no attempt to create a buffer**. We feel that a buffer should **provide screening with mature trees/plants at a calculated height**, to minimise our visual impact of Gazcorps Industrial Estate.

We would like to request a professional detailed report on how our visual impact is going to be minimised. As per our previous pictures/diagram you can see that **our property will be one of the closest residential homes to the proposed development**.



Current view from the end of Flaxey Lane

OPERATIONAL HOURS:-

The proposal for **Gazcorps 24 hours a day, 7 days a week** operational hours are **unrealistic and need to be reconsidered**, as obviously consideration has not been taken into account the **residents of Horsley Park**.

We, as well as the rest of the residents of Horsley Park do not wish to be **listening or seeing the lights** of the industrial estates **operational movements** (trucks, forklifts etc.) throughout the nights and early mornings.

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

CONCLUSION:-

In conclusion, it is concerning to see that JBA Planning Consultants Pty Ltd on behalf of Gazcorp Pty Ltd have used an **aerial picture that is OVER 6 years old**. This does not factor in the new residential homes built in the area. We would like the Council to take into **significant consideration the lifestyle of its residents** who will be succumbed to the matters brought forward, and **resolve these issues** in order to **improve the impact** as much as possible by considering the following:

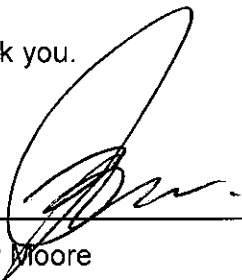
- According to the current development proposal, **trucks will be driving down the south side** of the factory at all hours of the **day/night** (proposed 24/7) which is approx **320 mtrs** from our **home**. Gazcorp needs to alter the plans by **removing the driveways and loading docks to the north side** of the industrial estate (as far away from the fence line as possible).
- Gazcorp needs to **erect a concrete wall** (approx 6mtrs high - same as the motorways) to **eliminate as much noise and lights as possible** for the nearby residents. We expect that our local Council would fight this on our behalf considering they are adamant about having residents build 'acoustic enclosures' around air-conditioning units to control noise.....now we are facing the noise of 'trucks' on the proposed internal road which is extending off Wallgrove Road, and will be running behind our homes and other residents.
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Thank you.



Terry Moore



Ann Moore