

Planning Services,
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001
23rd January 2016

Tony & Linda Micallef
33-37 Greenway Place
Horsley Park NSW 2175

ATTENTION:: DIRECTOR - INDUSTRY ASSESSMENTS

OBJECTIONS/SUBMISSIONS TO

PROPOSAL : INDUSTRIAL ESTATE LOT 12 IN DP 1178389 AND LOT 87 IN DP 752041, MILNER AVENUE, ERSKINE PARK

APPLICATION NO :: SSD 6917

This submission is made by Tony and Linda Micallef of 33-37 Greenway Place Horsley Park, in reply to the above mentioned development application for an industrial estate.

We are making this submission as an objection to the above proposal. This proposal is and will be in full view of our house and property. We are very concerned about the noise, the visual impacts, lack of screening, as well as no consideration for the rural properties close to this development.

On the following pages we will list our objections to the proposed development.

1. Visual Impact.

After viewing maps and diagrams, we have noticed no intention and no space allocated for a landscape buffer. This development is in full view of all the residents in Greenway Place in Horsley Park, however, there has been no visual analysis prepared by the proponent. We have noticed that the proposal's layout of the buildings, intends to build them directly along the eastern boundary, all in a line creating a big wall of buildings. We believe that this will be very unsightly. Another concern is, glare from the roof tops of these huge buildings, as the

afternoon sun sets over these buildings. Also we are concerned about the lighting at night, as we will have no barrier from the intrusive night lights. We have owned our property since the early 90's and this development would change the lifestyle that we are used to. The developer seems to be relying on the adjacent Jacfin site to provide us with screening and therefore have not allowed for any landscaping. However, the timing of development of the two sites may not be concurrent. If the Oakdale South site is developed first, then we would have absolute full view of the buildings with no screening whatsoever, possibly for a number of years.

2. Noise.

As this site is proposed for 24 hour operation, we are concerned about noise from this development, especially at night. We understand that there is no acoustic impact analysis done for the residents of Horsley Park, on the Eastern side of the development. This should be addressed as we are not far from the proposed site.

3. We feel that this development has not considered any of the issues and findings, which have occurred over the Jacfin site, over the past few years. The Jacfin site runs alongside this proposed development and directly adjoins our property. The proposal for the Jacfin development allows for maintenance of view corridors between buildings to the Blue Mountains. This new proposal to which we are objecting makes no reference to these conditions recommended by the Planning Assessment Committee. Therefore, our rural and mountain views would be further restricted, or potentially completely obstructed, as a result of this new proposal. Whilst we are not within the 250 metre residential zone of this new development, the Department of Planning must ensure this development makes allowances for this, in order to protect our views and comply with the PAC's recommendations.

We feel that these problems should be addressed, especially if this development commences before any other developments around the site.

To conclude, we hope that our concerns will be considered as this is a huge development, not far from existing residents.

We have not made a reportable political donation in the past 2 years and never have.

Yours faithfully,

Tony & Linda Micallef.