

Attention:  
Mr Chris Ritchie,  
Director – Industry Assessments  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

Submission from:  
Theresa and Patrick McHale  
38 Greenway Place  
Horsley Park NSW 2175

January 30, 2016

Dear Sir,

**Re: Oakdale South Industrial Estate, Erskine Park, Penrith LGA  
SSD 6917**

We refer to the above application for a State Significant Development proposal and wish to make a submission to object against the development in its current form.

Our home is located on Greenway Place, Horsley Park, directly adjoining the Western Sydney employment lands. This development will directly impact on the residents of this street, given that we can see this site from our properties. The homes on Greenway Place are more elevated than the subject site, therefore, all the warehouses will be visible from our homes and it is highly likely that noise will also affect our amenity, depending on the exact nature of activities taking place within the buildings once complete.

Details of our concerns include:

**1. Lack of consultation**

- Both the affected residents and Fairfield Council were not consulted in relation to this development, or considered in the detailed Environmental Impact Statement. Considering the history with the ongoing Jacfin site plans and the Planning Assessment Commission's involvement in attempting to come up with a reasonable solution, we would expect that the impact on us should have also been considered for this development.

**2. Visual Impact**

- The proposal indicates that the plan is to have the warehouses or factories built right up to the Eastern boundary (with the Jacfin land). There will be no landscaping or screening of the building walls. These will be directly visible to the properties on Greenway Place, especially during the period of time when the Jacfin site has not yet been developed. Goodman should be responsible for providing their own building screening, rather than relying on a neighbouring property. Additionally, there will be corridors between the Jacfin buildings and the roads which will still allow us to view the Oakdale buildings in between. Therefore, they should be screened by appropriate landscaping to minimise the unsightly visual impact.
- There has been no Visual Impact Analysis prepared by the proponent. The Department should not consider this proposal until adequate analysis has been prepared.
- The Environmental Impact Statement also fails to consider the effect of lighting during the night period on residents in the surrounding area, given that there is no screening whatsoever.

- We are concerned about the glare and reflection from rooftops, especially since the eastern side of the site will be so densely built out.

### **3. Noise**

- The application indicates that the warehouses or factories will operate 24 hours a day, 7 days a week. We are concerned about the acoustic impacts (and hence amenity and lifestyle) as a result of this. Furthermore, we have reservations about the reliability of information provided, considering the exact nature of activities is still unknown.
- We believe that the noise assessment is inadequate, as it does not specifically identify our properties as noise receptors; or the specific impacts and noise levels to which we will be subjected.
- Potentially, design of the site could help to minimise the noise impact on residents. This should be considered by the developer, for example, to orient loading docks to the western side of the buildings.
- We are also concerned about noise during the construction phase. Given that our property on Greenway Place has not been specifically considered in this analysis, they have not identified any strategies to mitigate the noise impact on us.
- There will be a cumulative noise impact on residents from the various warehouses, loading dock activities, potential manufacturing activity, internal traffic, and traffic from the link roads, to name a few sources. Such cumulative information is not available to residents and we are very concerned about the long term impact.

### **4. Lack of consideration of provisions in relation to adjoining Jacfin site**

- The Planning Assessment Commission has been involved in considering the Concept Plan for the adjoining Jacfin site, which is directly between the Greenway Place residents and the Oakdale South estate. Detailed analysis has been undertaken to ensure that our quality of life and amenity of our properties can still be enjoyed somewhat. We currently have beautiful rural landscape and Blue Mountain views, which will obviously be significantly affected by the industrial rezoning of land surrounding the area. However, the PAC determination required that further planning changes be undertaken, to ensure that the amenity of our properties could be maintained. Jacfin has tried to redesign to minimise our visual impact and allow us to retain some of our existing views. There were viewing corridors to be established between the buildings, as one of the mitigating measures. However, this proposal for Oakdale South does not take these measures into account, or provide any analysis to consider the findings. Given the long term and ongoing issues between the residents and the Jacfin proposal, we would have expected the Department to include this in the requirements. The application should not be considered until this issue has adequately been considered and analysed by the proponent.

### **5. Setbacks**

- As noted above, the setback from the eastern boundary is inadequate and has not allowed for any area for adequate landscaping to screen the buildings from view. The intensively built area on the eastern side of the site will result in a huge area of rooftops open to our view, with no break provided by adequate vegetation.

### **6. 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. As a result, it is likely that sometimes, we will be unable to utilise our outdoor living areas. The developer should consider this and identify appropriate plans to help improve the situation for us during that time. The amenity and use of our property during that time should not have to be limited.

- There is a potential for air pollution from manufacturing activities that may be allowed to operate within the site, based on its zoning.

We strongly object to the development of the site as presented in the Application SSD 6917 based on the above reasoning. We request that the Application is not approved without provision of an adequate landscaped area on the eastern boundary and further analysis and understanding of impacts on existing residents. We are not anti-development and understand that the property is zoned for industrial development. However, more detailed noise and visual impact analysis, would hopefully result in a better design that will minimise the impacts on existing and future residents.

We confirm that we have not made any reportable political donations in the past two years (or previously).

Yours faithfully,

Patrick and Theresa McHale