- Lack of implementation of noise mitigating design measures. For example, locating loading docks to the western side of the buildings in order to reduce noise to residents on the eastern side.
- Lack of identification of noise mitigation strategies for the extensive construction period for the various stages of the development.

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

- 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, much discussion and analysis has been undertaken in relation to other sites, in order to help to preserve some of our views and amenity of the property.
- The Planning Assessment Commission has been involved in considering the Concept Plan for the adjoining Jacfin site, which is directly between the Horsley Park residents and the Oakdale South estate. Numerous versions of the Concept Plan have been developed, in order to ensure that our quality of life and amenity of our properties can still be enjoyed somewhat. The EIS for the Oakdale South Estate does not acknowledge this or provide any analysis to determine whether the Jacfin measures will still be effective in maintaining views and amenity, following the subject development.
- We believe that this application should not be considered until this issue has been adequately considered and analysed by the proponent.

## 4. Setbacks

• Lack of provision of an adequate setback from the eastern boundary, in order to allow for an area of landscaping to screen the buildings and rooftops from view.

## 5. Risk of dust and other air pollutants

- During the extended construction period, it is highly likely that we will be affected by dust generated by the earthworks and excavation activity. 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 to indoors only.
- 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. More detailed noise and visual impact analysis is required, in order to identify a better design to minimise the impacts on existing and future residents.

We declare that we have not made any reportable political donations in the past two years.

Yours faithfully,

Am appaces