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

Submission from:

Name: RING JPPOLITI
Address: 66-75 GREENWAY PY
HORSLEY PAR4

January 31, 2016

Dear Sir,

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

With reference to the above application for a State Significant Development proposal, we wish to make a submission to object against the development in its current form.

Our home is located on Greenway Place in Horsley Park, directly adjoining the Western Sydney employment lands. This development will directly impact on the residents of this street, as all the warehouses will be visible from our homes and it is also highly likely that noise will also affect our amenity of our properties.

Details of our concerns include:

1. Visual Impact

- Lack of preparation of a Visual Impact Analysis as part of the Environmental Impact Statement and attachments. We believe that the Department should not consider this proposal until adequate analysis has been prepared.
- Inadequate provision of landscaping or screening of the building walls or rooftops, which will be clearly visible from our property. The proponent seems to be simply relying on screening by the Jacfin site between us. However, this is unacceptable, firstly because we don't know the timing of development of both sites. Secondly, because we will be able to view the Goodman buildings between the Jacfin buildings and over the roads. Therefore, they should be screened by appropriate landscaping to minimise the unsightly visual impact.
- The Environmental Impact Statement also fails to consider the effect of lighting (and hence, sleep disturbance) during the night period, on residents in the surrounding area.
- We are concerned about the glare and reflection from rooftops, especially with the afternoon sun.

2. Noise

- Lack of adequate acoustic impact analysis, since neighbouring residents have not been specifically identified as sensitive receptors.
- 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.