

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

Name: Robert and Melissa Borg
Address: 21 – 26 Greenway Place
Horsley Park NSW 2175

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.

- 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,

Robert and Melissa Borg