



Planning & Environment

4/12/2015

Mr T Micallef & Mrs L Micallef
33-37 Greenway Place
HORSLEY PARK NSW 2175

Dear Sir/Madam

SUBMISSION

Attached

Our ref: SSD 6917
File: 15/02841

NOTICE OF ADDITIONAL TIME TO MAKE A SUBMISSION Oakdale South Industrial Estate, Erskine Park, Penrith LGA (SSD 6917)

Goodman Property Services (Aust) Pty Ltd has submitted a development application (DA) for the development of an industrial estate on Lot 12 in DP 1178389 and Lot 87 in DP 752041, off Milner Avenue, Erskine Park within the Penrith Local Government Area. You are being notified as you have been identified as a nearby landowner/occupier, who unfortunately due to an administrative error, may not have received a notification letter for the original exhibition period. Consequently, the Department has granted you additional time to make a submission on the proposal.

The original exhibition period was from **Wednesday 11 November 2015** until **Friday 11 December 2015**. The additional time provided to you to make a submission on the proposal is until **Monday 1 February 2016**.

The application seeks consent for a Concept Proposal and concurrent Stage DA for the Oakdale South Industrial Estate including:

Concept Proposal:

- creation of a warehouse and distribution hub comprised of 15 building envelopes across 6 development precincts with a maximum gross floor area of 395,880 m²;
- 24-hour operation across the site;
- conceptual car parking rates;
- conceptual road and lot layout; and
- conceptual bulk and detailed earthworks plans and servicing and infrastructure arrangements.

Stage 1 DA:

- construction of estate wide infrastructure and services;
- construction of bulk and detailed earthworks, including the importation of 1,007,000 m³ of fill;
- construction and use of 8 buildings within precincts 1, 4 and 5 with a total gross floor area of 237,991 m²;
- creation of 1,249 car parking spaces to service the buildings within precincts 1, 4, and 5; and
- 24-hour operation for the buildings within precincts 1, 4 and 5.

The DA and Environmental Impact Statement (EIS) for the proposal will be on public exhibition from **Wednesday 11 November 2015** until **Friday 11 December 2015**.

If you wish to make a submission on the proposal you should read the submissions section overleaf. Submissions must reach the Department by close of business **Monday 1 February 2016**.

Details on where to view the EIS during the exhibition period are also overleaf.

Yours sincerely

Chris Ritchie
Director
Industry Assessments

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 Goodman 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.



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