

To: Mr Bruce Colman
Director, Employment Land Release
Department of Planning & Environment
GPO Box 39,
Sydney NSW 2001

By email:

community@planning.nsw.gov.au

October 22nd, 2015

Submission by:

Theresa and Patrick McHale
38-40 Greenway Place
HORSLEY PARK NSW 2175
Ph: (02) 9620 2229

Dear Sir,

RE: Exhibition of draft plans to rezone land near Burley Road and Greenway Place, Horsley Park

Thank you for sharing with us the draft plans for a proposed rural residential zone on the Jacfin land at Lot A, Burley Road, Horsley Park. Our property on Greenway Place has a direct boundary with the subject site.

We are fully supportive of this option, since it would provide us with a distance of 250 metres to the nearest industrial building on the Jacfin land. This should help to minimise the anticipated noise impacts. We are also appreciative that the height of the buildings immediately behind those rural residential blocks has been reduced to 12 metres with a floor level of RL75, according to the designs submitted by Jacfin Pty Limited in March 2015 (Figure 4 in your Planning Report). This will improve our future outlook and help to maintain Blue Mountain views, as compared to previous designs of the site.

The draft plans prepared in March 2015 by the developer indicate that the local road for the rural residential subdivision would be located along our rear boundary. We are supportive of this design, because it would result in an outlook to the future houses' front street face. This should give both the existing and new residents more privacy than facing the back of future houses, where most people would do their entertaining, etc.

Whilst we understand that the government is looking to rezone more land for employment purposes, this is a very minor total area when compared to the overall Western Sydney Employment Area. We believe that the benefits to the community, of rezoning this small parcel back to rural residential, far outweigh the costs in lost employment land.

In summary, we are satisfied with the proposed rezoning. We agree that 2 hectare lot sizes are an ideal solution for all the reasons put forward in the documents. However, we would also accept the proposal put forward by Jacfin in March 2015 using 1.0 hectare lot sizes. We believe that both outcomes are far superior to the existing residents, as compared to the O'Hanlon recommendations, where we would have an earth mound constructed right along our boundary.

Finally, even if the IN1 zone boundaries change, we request that the Department and Councils continue to include the residents of Greenway Place in the notification area for future development proposals of the Jacfin site. This would allow us to consider the future noise and visual impacts of the buildings in Stages 3B to 5, in line with the requirements of the Planning Assessment Commission's determination.

Thank you for the opportunity to provide feedback on this matter.

Yours faithfully,

Theresa and Patrick McHale

38-40 Greenway Place,

Horsley Park NSW 2175