



Michelle Penna
0422 595 224
mpplanning1@gmail.com
PO Box 35, Silverdale NSW 2752
ABN: 324 205 646 58

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To Whom It May Concern,

Submission to Mamre Road Precinct Rezoning

MP Planning has been commissioned by the owners of No.1080-1094 Mamre Road, Kemps Creek to prepare a submission in regard to the Mamre Road Precinct Rezoning. An assessment of the information provided on the Department of Planning, Industry and Environment website has been undertaken as well as a site visit. The subject site falls within the 'Transition Area' and whilst there are no concerns in theory to the proposal, the following matters are requested to be taken into consideration by the Department of Planning, Industry and Environment.

- There are concerns in regard to what development controls would be enforced for this site given that it is located within the 'Transition Area'. Concerns are raised in regard to the potential setback, height and density controls that could be imposed on the site under the Western Sydney Employment Area SEPP (WSEA SEPP) as well as any future development control plan for the precinct. It is requested that the Department provide a consultation meeting with the property owners to discuss any potential development controls that may impact upon development of the site during the revision of the WSEA SEPP as well as during the preparation of any relevant development control plan.
- There are concerns of potential lot layout and road structures as part of any future Masterplan for the precinct. It is requested that the Department consult with the owners of the property regarding any future masterplan and/or lot and road structure layouts to discuss any issues that may prohibit development of the site.
- It is requested that the subject site be rezoned as IN1 as proposed and not be rezoned as an infrastructure zone or buffer area.

Furthermore, it is requested that the Department take these matters into consideration and I look forward to being informed of the progress associated with the Mamre Road Precinct rezoning so that I can make further representations on behalf of my client as required.

For any further information, please contact me on 0422 595 224.

Regards,

A handwritten signature in blue ink, appearing to read 'Michelle Penna', is written over the typed name.

Michelle Penna
Director