

Wednesday, 18 December 2019

Att: Robert Stokes
Minister of Plann and Public Spaces
Department of Planning, Industry & Environment

OWNERS SUBMISSION – DRAFT MAMRE ROAD PRECINCT

Introduction

This submission has been prepared by Robert Kerfoot & Kerry Milosevic, the owners of 21- 43 Bakers Lane, Kemps Creek 2178 NSW Australia. We thank you for the opportunity to provide comment on your draft plan for the Mamre Road Precinct.

Basis for the Submission – Key Issues

- Dissection of our property with the proposed E3 - Environment Conservation Zone
- Sterilisation of our property with said Environmental Zone
- Restriction of Intermodal Freight Line

Response to Draft Plan

1. Environmental Conservations Zone (Within our property)

- We note that our land is currently zoned – Rural Landscape (RU2)
- Our land is NOT mapped as 'Natural Resources Sensitive Land
- Our land contains sparse vegetation with scattered stands of trees and scrubs, in poor condition (i.e. not meeting the definition under the *Environment Protection and Biodiversity Conservation Act 1999*);

- The proposed Western Sydney Freight Line (Approximate width of 60m) Sees the destruction of the main link of the Cumberland Plain Woodlands / Environmental Zone, in the east/westerly direction along the pipeline within both our property and further east.
- Further continuity of the environmental zone will be destroyed with the proposed intermodal freight line and interchange through the remaining environmental zone on our lands.
- The current extent of vegetation is in poor condition, is fragmented and does not have any continuity with in the property (The extent of the vegetation within the proposed draft structure plan is not accurate).
- From a strategic / structure land use planning perspective, having the E2 zoning as depicted on draft structure plan, conflicts with the nature of what the land has been proposed, that being employment.
- The low quality of the environmental zone and lack of continuity is due to the fact that this property has been heavily grazed and farmed by livestock for decades, and still is grazed and farmed today.
- The mapping of the environmental zone on the Mamre Road Precinct Draft Structure Plan – clearly has not taken into consideration the current extent or quality of the vegetation as it is today. – As the mapping does not reflect the true extent of trees and shrubs onsite
- By proposing the intermodal freight line through the middle of the environmental zone, it is clear that through your internal consultations, it must have been determined that this land is not a highly significant environmental zone. As if it were, the intermodal would not have been considered for this location.

2. Future Prospects Concerns

- Our property, along with two other properties (654-674 Mamre Road & 676-702 Mamre Road) have amalgamated as part of an Expressions Of Interest (EOI) sale campaign for the past 6 months.
- The offering that we went to market with, was a prime, unzone, future industrial site, in excess of 30 hectares. (75 acres)

- The site topography and access to infrastructure, transport and services is second to none in the Mamre Road precinct and as a result we received a huge interest and many offers for purchase.
- The limited vegetation and quality of the environmental zone was not seen as a concern to any of the potential buyers. Due diligence reporting and investigations by external experienced consultants were conducted on the property, with all reports finding that the trees could be removed with minimal costs associated with offset credits.
- This conclusion further strengthens the fact that the environmental zone is not of high quality, and is sparse and sporadic through the three properties.
- Up until the release date of your draft plan for the Mamre Road Precinct, we had negotiated the terms of agreement and were finalising contracts on the sale. This has now fallen through.

3. Outcomes of our feedback

Due to the significant financial strain and restriction that this proposed draft plan has on our property, we insist that we are given the opportunity to meet and discuss our concerns and issues with the DPIE before the draft plan is finalised and put to the Minister for publication.

Kind Regards



Robert Kerfoot

