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Sent: Wednesday, 18 December 2019 8:43 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Subject: Webform submission from: Mamre Road Precinct in the Western Sydney Employment Area

Submitted on Wed, 18/12/2019 - 20:43

Submitted by: Anonymous

Submitted values are:

Submission Type: I am making a personal submission

First Name: James

Last Name: Gatt

Name Withheld: No



Suburb/Town & Postcode: Kemps Ck, 2178

Submission file: [webform_submission:values:submission_file]

Submission: Properties in question, #1 654-674 Mamre road 25acres- Property situated parallel to pipeline and Mamre road. #2 676-702 Mamre road 25acres-Property situated cnr. Mamre road & Bakers L. • Property #1 Affected by proposed Freight line, 60 meters south of pipeline to be sterilised till Transport NSW or developers purchase land could be 5-25 years before this happens. Have had offer in place ...now withdrawn. • Property #2 Nearly half of this land under recent draft by Planning NSW as E2 zoning which straddles this area bisecting it into areas that may ultimately have less utility due to size of lots required to accommodate intermodal facilities. Much of this area currently has horse tracks, paddocks where horses graze etc. • Also affected land is disturbed, fragmented, has sporadic vegetation coverage and high perimeter/ edge core (vegetation) ratio and as such is not ideal conservation land and the land would be more suited for development rather than conservation. • From a strategic / structure and detail land use planning perspective having E2 zoning as depicted on draft plan precinct conflicts with the nature of what the land has been proposed and that being employment where major infrastructure will be established to accommodate development particular since E2 zone in this area depicts vegetation that is generally degraded and not high conservation value due to its disturb and fragmented nature. • Not sure how Planning intends to get the best use of this project when they have a large E2 zone in the heart of this proposed project and where there is land more suitable for E2 zoning nearby that can be retained for dense vegetation that is unsuitable for any form of development and that biodiversity credits be used in this situation to get most benefit out of land use. • You would think there would be some be risk involved in having bushland in close proximity to factories and container storage as I presume there will a certain amount of hazardous goods transported or warehoused in close vicinity. • We were in the process of selling both properties less the area designated for Freight line approximately 10

acres. this offer has now been withdrawn and other parties that had shown some interest have now withdrawn any correspondence. Thank you for giving us the opportunity to put a submission through and would welcome further constructive dialogue in New Year as you must respect I need to maximise our interest in property we have owned for over 30 years and believe Governments objective to get employment at it's maximum potential then compromise is the best solution for all outcomes and parties it must be considered or negotiated.

URL: <https://pp.planningportal.nsw.gov.au/draftplans/exhibition/mamre-road>