

**Pazit Pty Ltd**  
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17th December, 2019.

The Secretary  
Department of Planning, Industry & Environment  
320 Pitt Street  
SYDNEY NSW 2000

Dear Sir/Madam,

**RE: SEPP (WESTERN SYDNEY EMPLOYMENT AREA) 2009  
(WSEA SEPP) – MAMRE ROAD PRECINCT STRUCTURE PLAN AS IT AFFECTS  
Lot 1671/-DP855001 & Lot 4132/-DP857093**

Firstly, I write to thank the staff of the Department for the information provided at the forum on 14<sup>th</sup> December 2019 at Twin Creeks regarding Mamre Road Precinct. Whilst informative, information furnished was "big picture/overview" and did nothing to address matters of particular concern to Pazit Pty Ltd.

Secondly, as the principal of Pazit Pty Ltd, owner of the above lots which have a combined area of approximately 160 Hectares and an active and commenced consent for approximately 100 x 1 Hectare lots, it is necessary that I provide you with a brief overview on matters that require more finite detail from the Department, prior to making an informed formal submission on the proposed rezoning of our land.

As mapped, the Draft Structure Plan of the Mamre Precinct identifies our land as being partly within and partly excluded from the proposed amended WSEA SEPP. Therefore, we require further details than is currently provided or available from mapping published.

That detail should include the Department's advice with respect to:-

- 1 Transition Zone/Area/Interface/Dimensions and likely uses;
- 2 Drainage and open space notated on plans requires clarification eg. does it form part of PMF or other requirement?;
- 3 Acknowledgement that the second runway is not yet approved, therefore our land currently not affected by ANEF 20 mapping, according to WSA website.
- 4 Area "A", identified in green on Figure 11 of the Draft Structure Plan includes the whole of Lot 1671 DP 8555001 (together with the previously identified transition zone).

As a quid pro quo to pursuit of the existing approved/commenced subdivision, I take this opportunity to formalise earlier suggestions that Pazit Pty Ltd forego the current consent of approximately 60 lots on Lot 4132 DP 857093 in exchange for the Department doing all that is necessary to facilitate the future development of say, 30 additional lots by way of amendment to existing consent – DA No. 02 0555.

From our review of the WSA website, the land referred to is outside the 20 ANEF; is intended to be removed from WSEA SEPP and will require modification to local planning controls. Can we suggest that the rezoning of this land be agreed to and executed concurrently with other strategic planning actions?

- 5 Likely infrastructure levies for development of the industrial land.
- 6 Likely timeframe as to provision of services, sewer/water.
- 7 Likely timeframe for access.
- 8 Likely VPA arrangement to commence Planning Proposal as might be necessary.

Given that the Pazit Pty Ltd land holding is of such significant proportions, has the benefit of a current/commenced consent and changes proposed represent a major departure, we believe that the information requested is not unreasonable and your response is necessary prior to enable our formal submissions and to facilitate the Department's resolution of the Mamre Road Precinct Structure Plan and rezoning.

In the circumstances, we would be grateful for and request a meeting with the Department and our company representatives at your earliest convenience.

Yours sincerely,

Mr Dino Seraglio  
Pazit Pty Ltd

A handwritten signature in black ink, appearing to read 'Dino Seraglio', with a long horizontal flourish extending to the right.