

19<sup>th</sup> December 2019

Mrs Catherine Van Laeren  
A/ Executive Director Central River City & Western Parkland City  
Department of Planning Industry and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Ms Van Laeren,

## MAMRE ROAD PRECINCT - EXHIBITION PACKAGE

Urbis has prepared this submission on behalf of the Pisaturo Family, owners of the Mandalong Estate, Mamre Road, Orchard Hills. The submission relates to the Mamre West Precinct, specifically Stage 2 which includes Mandalong Close.

The proposed amendments to the *Western Sydney Employment Area State Environmental Planning Policy 2009* (the WSEA SEPP) seek to remove this area from the Land Application Map and hence future rezoning under this planning instrument. This means that any future rezoning would need to be managed by Penrith City Council.

This submission questions why the WSEA SEPP is being amended in this way.



The diagram to the left shows the **Precinct Boundary** for Mamre West.

The red cross hatched area shows the area of Mamre West Stage 1, which has now been rezoned.

A compelling case exists for the finalisation of the remaining half of the Mamre West Precinct to enable employment uses. It will also end the concerns of the Mandalong Close residents who have been seeking resolution on a rezoning outcome for more than six years.



The figure to the left shows an extract of the draft **Land Application Map**, which no longer covers Mamre West Stage 2.

The Figure 11 notes the zoned area of Mamre West Stage 1.



The figure to the left is an extract of the draft **Land Zoning Map**. This shows Mamre West Stage 1 precinct zoned IN1 industrial. Stage 2 and Mandalong Close remains zoned RU2 Rural Landscape under the Penrith Local Environmental Plan 2010.



## **Background**

In 2016 Altis worked closely with the NSW Department of Planning to prepare a Precinct Planning package to rezone the 45 hectare Mamre West Stage 1 precinct, now referred to as the First Estate. This was a highly collaborative process which occurred at no cost to government. The rezoning was achieved in 14 months with Altis preparing the technical studies, a Development Control Plan and Precinct Planning report. The exhibition proceeded smoothly and without controversy. The local community were fully engaged in the process and supportive of the outcome.

The development of the Stage 1 precinct included some refinement of the 1 in 100 flood line which occurred in collaboration with Penrith Council and reflecting the prevailing Development Control Plan and NSW Floodplain Development Manual. The outcome is a sensible development footprint which has no significant downstream or upstream impacts on the South Creek system. These impacts were fully compliant with relevant development controls.

Stage 2 of the Mamre Road Precinct has been defined in the Development Control Plan but did not proceed due to some land fragmentation issues and Mamre Road access issues. In the interests of allowing Stage 1 to proceed, it was agreed with the Department of Planning that the rezoning of Stage 1 should be completed to enable pent up development to occur. It was always understood that Stage 2 would be re-visited with a view to finalising the rezoning following more comprehensive flooding studies.

## **Exhibition material is ready to release**

Altis has prepared all necessary studies required to support the advancement of the Mamre West Stage 2 precinct. This includes a draft Development Control Plan, and all necessary technical studies addressing transport, ecology, heritage, archaeology, riparian, flooding, contamination and drainage demonstrating that all technical issues are resolved. These reports demonstrate there is spare capacity in water and sewerage services and key utilities to meet the demands of the precinct. A comprehensive Precinct Planning report is prepared to support the proposal.

There has been landowner consultation throughout the process which has helped to minimise risks with community consultation. As with Stage 1, Altis proposes to enter into a State level Voluntary Planning Agreement to contribute to regional road infrastructure. It is important to note that Stage 2 allows the completion of an internal road network which ties in with the RMS strategic plan for Mamre Road.

## **Supply of Industrial Land – Western Sydney**

The urgent need to increase industrial land supply in Western Sydney is the primary reason why the Mamre Road Precinct has been released. There is recognition that the existing WESA and wider Western Sydney employment areas have only three to five years supply available to meet continuing pent up demands from businesses seeking to establish in this area.

The Mamre Road Precinct has released approximately 780 hectares of new Industrial land, with 175 hectares affected by a new Intermodal Terminal. The urgent need to release the Mamre Road Precinct is demonstrated by the fact that it was not identified in 2018 as an early release Precinct in the Aerotropolis LUIP Stage 1.

The Stage 2 of the Mamre West Precinct could easily provide an additional 30 hectares of zoned IN1 land which has existing services from Erskine Park passing through the site to service the First Estate.



### **First Estate – evidence of immediate demand**

The development of the 45 hectares of the First Estate has been a major success. The estate is now fully subscribed, with flagship developments such as the NSW Fire and Rescue Building and Snackbrands contributing to the 1,000 jobs created within the estate. Full occupier commitment to the Estate within three years of Gazettal is clear evidence of the urgent need for new industrial land which is serviced and has excellent access to the M4 and the M7, as well as the forthcoming Western Sydney (Nancy Bird Walton) Airport, which is only four kilometres to the south west.

### **Conclusion**

The completion of the zoned area for Mamre West Stage 2 precinct would be contiguous with the existing Erskine Park Industrial area and with direct access to the M4 and the M7. The site has a major comparative advantage for the private sector and government in that services are already available. There would be no cost impacts on government. Like the First Estate, it is expected that development could take place immediately.

The strategic importance of Mamre West Stage 2 precinct should therefore be recognised and supported to be advanced as soon as possible.

Yours sincerely,

A handwritten signature in black ink, appearing to read "John Wynne".

**John Wynne**

**Group Director, Planning**