

Dear Sir/Madam

## Mamre Road Precinct Development Control Plan – Exhibition Submission

We are lodging this submission as the land owners of 83 – 91 Mandalong Close, Orchard Hills 2748.

**This submission requests that the land in Mandalong Close be rezoned industrial.**

The residents of Mandalong Close have been seeking closure on a rezoning outcome for more than 6 years.

In 2014 we were approached in regards to rezoning our land by the Department of Planning. All the residents of Mandalong Close were on the same page and happily agreed to the proposal. We were then included in the expanded broader WSEA SEPP.

In 2018 after 4 years of waiting, we were approached again by The Department of Planning and told that the area was being divided into 2 Stages for development. Mandalong Close would fall into the category of Stage 2, however, this was never mentioned to us at the original meeting. It was agreed with the department that the rezoning of Stage 1 should be completed first to enable immediate development to occur. We were guaranteed that Stage 2 would be re-visited and the rezoning finalised on the completion of Stage 1.

Now that Stage 1 has been completed for some time it has come to our attention that a planning proposal has been lodged with Penrith Council for Stage 2, which Mandalong Close has been excluded from yet again, this time with no guarantee of future rezoning.

The rezoning is taking place all around us with large factories and commercial buildings going up everywhere yet we are still zoned RU2. This is unacceptable, none of the residents would have agreed to the transition of our area in the first place had we of known there would be industrial buildings on our doorstep and our rezoning would be deferred for years and years and maybe not take place at all.

There is also the Mamre Rd upgrade set to commence in 2022. Not only will this greatly increase the traffic flow past our street but the intended upgrades will see a left turn into Mandalong Close and a left turn out of Mandalong Close, only. This becomes very restrictive creating great difficulties for the residents. If we want to travel to Erskine Park or Kemps creek, we will first need to turn left and travel for around 2kms towards St Marys in the opposite direction before being able to loop around in Luddenham Rd to turn back and head in the correct direction, adding about 4 kms to the trip. Then If we are in St Marys heading home, we will need to go directly passed Mandalong Close, traveling around 1km in the opposite direction, turning left into James Erskine Rd, then around the roundabout and then back on to Mamre rd to head back to Mandalong Close, adding about 2.5 kms to the trip. This will create so much extra travel and inconvenience for the residents.

As we were to be zoned industrial, the Mandalong Close entrance was to be blocked off and Mandalong Close accessed by an internal road linked to the Stage 1 development. The situation we will be left with is far from acceptable. Not only will we have industrial buildings to the south we have South Creek to the north, we are a battle axe block so essentially, we will feel trapped in our street with only a left turn in and a left turn out.

The detrimental effect this is having on the residents of Mandalong Close is immeasurable. Besides the stress caused from the devastating situation of not knowing what will happen to our homes and land which makes planning for the future impossible, there is daily stress caused by the extra trucks that pass by, the extra noise and the 24-hour bright lights that keep us awake. If Stage 2 is therefore rezoned this will bring factories literally to the back doorstep of the homes on the southern side of Mandalong close exacerbating all of these problems to the point that it will be difficult to keep living in these circumstances. We originally moved here for the peace and tranquillity which has now been destroyed.

We are continuously told that we have to wait for the latest study to be conducted. We are now waiting on the South Creek Sector Review to be finalised which is overdue by many months. Meanwhile we were told the rezoning for the Stage 2 proposal could be decided without any further studies.

The South Creek Floodplain Risk Management Plan that was exhibited in September 2019, which we waited years for, recognises that urban development can occur with some acceptable changes to flood storage. These policies are consistent with the NSW Floodplain Development Manual as well as the controls contained within the Stage 1 Development Control Plan for Mamre West.

As the rezoning of the Stage 1 has been so productive and efficient, we ask that you revisit Mandalong close and consider rezoning us industrial with the rest of Stage 2.

Yours Sincerely,



Jodie Stedman  
Director Saponi Pty Ltd  
Director Ellesmere Pty Ltd



Ron Littler  
Director Saintly Pty Ltd