

17 December 2020

Mr Jim Betts

Secretary

Department of Planning Industry and Environment

4 Parramatta Square, 12 Darcy St

Parramatta NSW 2150

Online Submission Re: Draft Mamre Road Precinct Development Control Plan 2020

Dear Mr Betts,

As property owners of lot 124/Deposited Plan 32140; 22-28 Mount Vernon Rd Mount Vernon 2178, we lodge this submission on the draft Mamre Road Precinct Development Control Plan.

We wish to raise our concerns regarding any proposed development.

Our concerns include the impact this will have on the existing rural residential nature of Mount Vernon. Any loss of the existing scenic views will impact the characteristics of the area.

Our concerns are based on the fact that your document: Mamre Road Precinct Development Control Plan 2020 shows in Fig.10. a 250 meter Visual sensitive location zone between the proposed industrial development area and the rural residential properties, consisting of a 30 meter buffer zone with vegetation on a raised earthen mound as shown in Fig. 11.

This is in stark contrast to plans we have viewed on

planningportal.nsw.gov.au/major-projects/project/39866

In Attachment A the plans appear to have only a 7 meter offset between our property boundary line and a proposed carpark. This does not fit in with the "Transition to Rural Zone" as shown in Fig.2. of the draft Mamre Road Precinct Development Control Plan.

We consider this completely inappropriate and propose a 150 meter buffer zone between the rural residential property boundaries of Mount Vernon and the proposed Mamre Road Precinct Development.

The need for a setback of 150 meters, a landscape buffer to protect adjoining rural residential lands and the ridgeline is a necessary transition from the proposed development of huge warehousing and distribution estates. This setback can then incorporate mature tree planting on earthen mounds to minimise the visual impacts of such an estate. Helping buffer the noise, smells lights and glare of the work zone.

A suitable buffer zone will also allow the many kangaroos living in this area a safe corridor for their ongoing existence.

Yours faithfully

Stephen and Elizabeth Weston.