

NSW Department of Planning, Industry and Environment

Dear Sir/Madam,

RE: Submission concerning proposed Draft Mamre Road Development Control Plan for 287-303 Aldington Road, Kemps Creek (Lot 1 in DP 250002)

Romic Planning has been engaged by Family Callegari, which is the Landowner of 287-303 Aldington Road, Kemps Creek (Lot 1 in DP 250002) and is also known as 1-39 Abbots Road, Kemps Creek to prepare a submission in relation to the proposed draft Mamre Road Development Control Plan.

This submission will primarily focus on the missed opportunity of identifying the site as a landmark development site in the Draft Mamre Road Development Control Plan and the detrimental impacts of the proposed road widening of Mamre Road on my client's landholding.

It is our view the site should be identified as an existing landmark development and for some reason this has been overlooked and is sadly a missed opportunity.

The site and its improvements have a considerable aesthetic value contributing to the current streetscape and is truly unorthodox.

The existing site improvements are reminiscent of a medieval European fortress/castle with significant intrinsic value and rarity.

The building is considered to be an important streetscape element and within its current rural housing setting.

Photograph's of the site and its improvements are presented below.



Existing dwelling and dominant tower feature and arches.



Decorative fencing to the boundary line.



Decorative artwork.



Decorative mosaic and stone artwork.

The general setting of the property and the surrounding landscape and gardens would be best preserved within a defined curtilage around the key site improvements.

My client's vision is to set aside a defined curtilage around the dwelling house and fencing to protect the site improvements, whilst the rest of land would be developed into an Industrial business park. An indicative masterplan is presented below illustrates this vision.



Masterplan of the site

We recommend that the site be considered as a landmark as the building is a medieval European fortress which is of superior architectural quality.

The unique architectural style found onsite is uncommon, irreplaceable and is decorated using extensive artwork and stone masonry.

The existing fence which is also of high intrinsic value and architectural rarity should be preserved, and any road improvements and road widening should not impact on this boundary fence line.

The architectural elements are unique as they contain a specialised array and selection of stonework by a skilled craftsman.

The draft Mamre Road precinct should identify the site as a landmark building and identify opportunities for its retention, preservation and its use for a purpose that would make the site a major attraction for workers and visitors to the future business parks.

The site as a landmark building would allow the use of the site as a unique social and entertainment hub and given the sites rarity, it would easily support activities such as a reception centre, restaurant, tavern and or conference/function centre.

The proposed road widening will be to the detriment of our client's land holding and to the existing improvements found on the site and is not considered to be in the public interest.

Any proposed road widening would be to the detriment of the site and should be adjusted to preserve and reflect the sites landmark status.

The Authority should carry out a due diligence investigation of the site for its high intrinsic value and architectural rarity due to the proposed changing of the environment and context.

The draft DCP does not identify the sites rarity and any future development around my client's land holding should not adversely affect the visual amenity of my client's land holding.

We strongly suggest that landscaping and screening is clearly specified in the draft DCP controls and the site is clearly identified as a landmark development and that no road widening occurs on our client's landholding.

If any part of the built property is to be adversely affected by the proposed road widening, even if only the fence or part thereof, the true cost of replacing the fence would be not just expensive but extremely expensive bearing in mind the materials required and the intricate stonework.

If the Acquiring Authority sought to Compensate the landowners, then the provisions of the Land Acquisition (Just Terms Compensation) Act would undoubtedly provide for totally inadequate and unreasonable compensation.

Additionally, if compulsory acquisition occurs then the landowners would press a claim for Solatium (Section 44 of the Act) in addition to any other compensation. Any adverse impact on the property would be devastating to the landowners on our instructions.

I thank you for taking the time to consider the critiques and proposed amendments and would note that my client would welcome a meeting with the Planning Authority to ensure that a collaborative planning approach is taken to identify the property as an important landmark and we would like to discuss the masterplan over the site in more detail.

You may reach me by email momcilo@romicplanning.com and mobile 0404 841 933 to organise a suitable meeting date for the parties.

Yours Sincerely

Momcilo Romic

Romic Planning

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