

Planning Strategies
Housing & Infrastructure

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Dated: 24/06/13

Dear Sir/Ma'am

Re: Broader Western Sydney Employment Area Structural Plan-Submission

I find the recently released structural plan hugely disappointing. This structural plan disregards the Growth Centres. Growth Centres have been the basis of development on Sydney's fringes for last 10 years. This plan disregards the fact that South West Growth Centres have 1200 hectares of Future Industrial Employment land due for release as a priority under the growth centres plan.

It has been canvassed by state Government/s and bureaucrats that the aim of the growth centres is to give certainty to the investors and land holders. This structural plan contradicts those assurances. I invested in the "future industrial" precinct in the south west growth centre a few years ago. The total area for the precinct is about 1200 hectares. That was the only identified potential employment land in the growth centres. There area would have been due for release as a priority since it was the only identified employment land. The planning department had been rejecting all private submissions for expansion of this identified employment area. ***The released structural plan not only expands the future industrial area 6-7 times but also prioritises the release of the newly included area. This is gross injustice to the landholders/investors in "future industrial" precinct in SWGC.***

I understand that the land holdings in the future Industrial SWGC precinct are small and it is inconvenient from planning perspective but if the governments can not protect the such investors/ landholders then who will? This structural plan condemns the industrial land in SWGC to the bottom of the priority list if the airport is not approved. There is no business parks planned in this region either. The structural plan also recommends that the identified land be preserved for future industrial use only which means the investors like me will be forced to hold on the land for over 30 years until all other industrial land has been consumed while being severely restricted in usage of the land.

I urge the government/planners to seriously consider the plight of the landholders/ investors in the Future Industrial precinct in the SWGC who have invested in the region on good faith based on repeated confirmation that growth centres remain the basis to prioritise land release. This structural plan if finalised without this consideration will be devastating for numerous small scale landholders/ investors. ***It will amount to betrayal of confidence of these people who had put there trust and investment in the governments promised strategy of prioritising the Growth Centres.***

I believe that the ethical approach should be to stage the release of the future Employment precinct in the SWGC first and foremost because it has been projected as the identified land in the planning instruments for last 10 years in the growth centres plan and then stage the release of other land form newly included areas. If this plan can so easily set aside the Growth centres Plan then this Structural Plan can as easily be set aside by a subsequent plan thus making the planning very uncertain. Uncertainty is the last thing that investors need in this challenging environment!

Yours sincerely

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