

Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Broader Western Sydney Employment Area Draft Structure Plan Overview - 126-142 (Lot 31 DP258049) Aldington Road, Kemps Creek, Proposed Non Employment Land

We, the owners of 126-142 (Lot 31 DP258049) Aldington Road, Kemps Creek located on the eastern side of Aldington Road object to the current Broader Western Sydney Employment Area draft Structure Plan overview and ask that our property be included as part of the Employments Lands.

However we are prepared to support a revised Broader Western Sydney Employment Area Draft Structure Plan subject to our property being included as Employment land therefore giving the same opportunity as the land owners on the western side of Aldington Road.

The previous employment plan identified our property together with the remaining affected properties along the eastern side of Aldington Road as Employment Land. We were not notified by the Department of Planning & Infrastructure of the draft Structure Plan being placed on public exhibition until one of the residents in the street advised us aware of the proposal. However we attended the information night on 9 July 2013 at Twin Creeks Golf & Country Club and found the information and the staff of Department of Planning & Infrastructure very pleasurable to talk to and concerned of our views.

At the information night it was confirmed that our property is one of several properties proposed to be Non Employment land for use as a Buffer Zone therefore to be left in it's current form to be used as a buffer zone to provide visual separation to surrounding development especially Capital Hill Estate and part use of our frontage in order to construct Aldington Road into a four (4) lane Major Road. We found this very distressing that we have been left out of the Employment zone.

We therefore ask, where is our buffer zone to screen us off from the future employments land that is proposed to be developed on the western and northern side of Aldington Road and that the development of the surrounding lands will also create a major increase of noise, traffic and many other environmental issues due to the development of the proposed Employment land.

In addition, the plan proposes construction of a link road along the northern side of 106-124 (Lot 32 DP258949) to create a new road through Capital Hill Estate and joining The Horsley Drive. This property is also owned by our family as well and the proposed road will create further traffic and noise and causing further detriment to the already affected land by the proposed classification as Non Employment land.

We were also advised at the information night that the developers that already hold ownership of large parcels of land to the north and to the east of our property were provided the opportunity to input of the draft Structure Plan before it was released for public exhibition.

The CD provided to us at the information night on 9 July 2013 regarding the Broader Western Sydney Employment Area Draft Structure Plan Overview advises that its aim is to protect key environment areas and surrounding residents. There is obviously no aim to protect the residents on the Eastern side of Aldington Road. This is a double edge sword being placed before us with no future opportunity of development of our land and being forced to live in an industrial environment which we do not want

The western side of Aldington Road has a greater visual impact and high ridges and in most cases, the eastern side of Aldington Road which is proposed as Non Employment Land cannot be seen from Capital Hill Estate/Mount Vernon however the western side of Aldington Road has a much greater visual impact from Capital Hill Estate/Mount Vernon and this was demonstrated by a recent drive through Capital Hill Estate.

At the information night I was advised that no visual study from Capital Hill Estate looking west across to Aldington Road was undertaken therefore I cannot understand how the proposed Non Employment land/buffer was determined without undertaking such study.

The remaining undeveloped land within Capital Hill Estate backs onto the rear of our property as well as the rest of the eastern side of Aldington Road which is proposed Non Employment land/Buffer Zone. This only provides greater development benefit/ opportunity to the developer of Capital Hill Estate however at the expense of all of the affected land owners of Aldington Road that are directly adjacent to this Estate without any compensation or future development of our owns properties.

The use of natural boundaries rather than arbitrary boundaries should be used to create the required buffer zones to screen the proposed employment land. We have no objection to the developer of Capital Hill Estate continuing to develop his land however not at our expense by using our property as well as the others along the eastern side of Aldington Road as a buffer to only obtain financial benefit from his own future development of this estate.

We are also unaware of the intended future uses proposed over the remaining undeveloped land within Capital Hill Estate. There have been various approved Development Applications approved in the past however only not to proceed with the developer waiting out time which has allowed him to obtain better yields of his remaining undeveloped land. By making our property together with the remaining affected properties along the eastern side of Aldington Road as Non Employment Land this will allow this developer to obtain a better yield to the remainder of his undeveloped land at the expense of the surrounding land owners especially those located on the eastern side of Aldington Road.

Therefore the use of the existing watercourses/riparian corridors located at the rear of Capital Hill Estate located near the rear of our property are identified by the Office of Water as a first order and fourth order watercourses. The watercourse have a buffer of 10 metres and 40 metres from the top of bank on either side of the watercourses would be better utilised as the first step in the use of a buffer zone rather than using on our own land as the buffer zone. The developer should be responsible for creating their buffers within their own using such methods of planting of appropriate vegetation in order to provide adequate screening from the future Employment Lands.

The Department of Planning & Infrastructure should be stipulating that any further development of Capital Hill Estate be required to provide their own appropriate land buffer zones at the developer's expense rather than at our own expense by utilising their own land for planting of appropriate vegetation within the boundaries of Capital Hill Estate to screen off the future employment lands.

Again we stress that we would only support a revised draft Structure Plan subject to our property, 126-142 (Lot 31 DP258049) Aldington Road, Kemps Creek being included as part of the Employment Land and also support the remaining affected properties along the eastern side of Aldington Road as Employment Land. This will also provide a much better result in the delivery of the Employment lands in Aldington Road thus providing more land for employment which overall will provide a better outcome to the Governments role in providing employment to Western Sydney.

We also ask that we are given the opportunity to further make any further comments before any final decision is considered by the to be made the Department of Planning & Infrastructure. The amendment from non employment land to employment land will provide a much better result and structure in the delivery of the Employment lands in Aldington Road.

Kind regards

[Redacted signature block]