

**SUBMISSIONS IN RESPONSE TO
WESTERN SYDNEY EMPLOYMENT AREA LAND EXTENSION PROPOSAL
(WSEA Amendment August 2014)**

1. We reside at 1 – 17 Capitol Hill Drive, Mt Vernon on a 1 hectare property within the Penrith LGA. We have lived at this address for more than 18 years.
2. The rear boundary of our property runs parallel to and adjoins a reserve paper road. The 20 metre wide paper road separates our property from a 100 hectare site owned by Jacfin Pty Ltd (“Jacfin”) to the north.
3. The western boundary of our property adjoins a large parcel of land owned by Pazit Pty Limited (“Pazit”). This parcel has existing approval for subdivision of 1 hectare rural residential lots.
4. In recent times, our rural residential occupation has been subjected to increasing issues of land use conflict as a result of:
 - The major project application by Jacfin to develop its property for industrial use.
 - The proposal to convert the paper road to a transit roadway linking the existing Horsley Road to Aldington Road to the west, according to the draft broader Western Sydney Employment Area Structure Plan of June 2013.
 - The inclusion of our property within the proposed extension to WSEA as at August 2014.
5. As you are aware, there are ongoing issues and uncertainty concerning the proposal by Jacfin to re-zone part of the interface of its property along the southern and south eastern boundaries to rural residential lots. The outcome of this re-zoning application will have a significant effect on us from both a visual point of view and our amenity of living.

6. To add to this current uncertainty, we also have concerns surrounding the proposal to convert the paper road to a transit corridor.
7. The proposed changes to the SEPP (WSEA) 2009 and Land Application Map extends the existing WSEA area to include, so far as is relevant to our interest, our property and the adjoining property owned by Pazit.
8. I understand there is some prospect that the adjoining Pazit owned land may be considered as a transitional area in land use between the existing rural residential Capitol Hill Estate and the employment area to the west. Whilst we would reasonably expect that our property will be included within the study of this transitional area, we reserve the entitlement at this stage to express a concluded position until more is known of the following:
 - The outcome of the interface re-zoning of the southern boundary of the Jacfin site.
 - A decision is made whether the paper road running along the rear boundary of our property will be converted to a transit thoroughfare as a link to Aldington Road.
 - The form and indicative layout of the transitional area.
 - Assessments are available of the visual, noise and other impacts associated with the proposed industrial development to the west.

Kathleen and Joseph CRESTANI

1 Capitol Hill Drive
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15 September 2014

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