

16/9/2014

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Submission: Proposal to expand the Western Sydney Employment Area

Specifics: Against the proposed industrial zone leading up to Capitol Hill Drive Mount Vernon''

To whom it may concern,

It is with the strongest viewpoint that we write this letter. Mount Vernon specifically the Capitol Hill Estate that currently includes the street of Capitol Hill Drive (under question in relation to the proposed expansion of the industrial area) should remain a **residential development**.

Our property directly looks onto the proposed area and we are strongly dissatisfied with the proposal to make this area industrial. Our reasons are as follows:

- Mount Vernon and specifically the Capitol Hill Estate is occupied by large acreage sized properties that asthetically still adhere to the rural living. The area has been subdivided into 2.5 acre or above blocks and allows people to experience rural living. If an industrial estate was built on the road opposite this, it would greatly impact on the asthetics of the area. Bear in mind people paid in many instances over a million dollars for these small acreage properties and indeed were not expecting that the zoning would change for the area.
- As a land owner in the estate I am outraged by the potential rezoning, I do support the employment area but feel there is absolutly no need to have this area re-zoned to industrial. Currently the hill that divides the estate (Bakers Lane) provides an essential natural barrier between the industrial and rural residential areas. This should remain as it currently is. Development on the Capitol Hills Drive side should remain residential.
- Many families with young children live within the estate, having large trucks accessing the industrial estate would potentially cause harm to these children.
- There would be an increase in heavy vehicle traffic as well as light vehicles which posses risk to livestock in the area as well as young children.
- We encourage you to take a drive down Capitol Hill Drive, if you have not already. It is an absolutley stunning prestigious Estate, it is well known that many residents in the surrounding suburns of St Clair, Erskine Park, Luddenham and Fairfield come for weekend drives through the Estate to look at the large homes and beautiful rural properties.

- The Capitol Hill estate exists within the heart of the 'western suburbs' residents are proud to have this prestigious suburb within the western suburbs and we are offended to think that it would be acceptable to simply disregard the aesthetics of the area to allow for an industrial zone.
- We purchased the acreage property 2.5 years ago, we purchased this land knowing that this was an estate we wished to live in to escape the urban sprawl. If we had know then that we potentially would be buidling a million dollar property within a eyes glance of an industrial estate we certainly would not have bought the land.
- On page22 of the 'draft broader western sydney employment are structure plan' clearly identifies 'The rural residential suburbs of Horsley Park and Mount Vernon comprise two hectare lots that provide a mix of executive housing and small-scale agriculture including market gardens and livestock training.' As the area has clearly been identified as housing executive style housing, we would ask why you think it feasible to have an industrial estate visually boarder this estate.
- I ask you would you purchase land worth a million dollars opposite industrial land. I think not!!!!

In summary we ask.

- That the proposed development/re-zoning of industrial zoning up to Capitol Hill drive be abolished
- That the planners realise and acknowledge that there is in fact a natural aesthetically pleasing barrier already existing between the area of Bakers Lane and Capitol Hill (I refer in my correspondence to this being the hill that divides the area as shown in diagram 1' and that any industrial area be kept to the side of the hill so visually it can't be seen from Capitol Hill drive
- That there is acknowledgment and consideration given to the large prestigious executive style acreage homes within the Capitol Hill estate' and that any view of any industrial land would ruin the aesthetics of the area.
- That the planners realise and accept that it is not fair that people like ourselves who purchased acreage within the capitol hill estate as recent as 12 months ago were not made aware of any possible re-zoning of the area and therefore may choose to seek compensation to that avail. We are prepared to seek legal advice in relation to this issue and the lack of communication given to potential land owners.

In our opinion this is planning gone wrong. Please acknowledge these concerns and allow the area to stay residential as it should be.

Kind regards



The hill that divides the estate from the Baker lane side' a natural aesthetically pleasing barrier between rural and industrial



An example of the large executive style homes, and rural landscape. The red arrow points to where the industrial area will boarder. A disappointing aesthetics for anyone living in the estate

The purple area points to the most recent subdivision within the estate. This is where our property is . There are many acreage homes now built in this parcel of land all with a value of over 2 million dollars.



Examples of houses within the estate



Proposal to expand the Western Sydney Employment Area

We are inviting feedback on a proposal to amend the State Environmental Planning Policy (Western Sydney Employment Area) 2009.

A new precinct called the Broader Western Sydney Employment Precinct will be introduced, and the Land Application Map will be updated to identify the new precinct boundary. These changes will not rezone land in the precinct.

If approved the changes will allow the NSW Government to dedicate 4,537 more hectares to economic growth in Western Sydney, providing the potential for more of the region's residents to work closer to home.

Attachments & Resources

 [Proposal to expand the Western Sydney Employment Area \(4\)](#)

Key dates and other information

Exhibition Commences	21/08/2014
Exhibition Concludes	19/09/2014
Exhibition Location	Department of Planning & Environment: Level 5, 10 Valentine Ave, Parramatta; Department of Planning & Environment: 23-33 Bridge St, Sydney; Blacktown City Council: 62 Flushcombe Rd, Blacktown; Fairfield City Council: 86 Avoca Rd, Fairfield; Liverpool City Council: 12-33 Moore St, Liverpool; Penrith City Council: 601 High St, Penrith
Relevant Legislation	State Environmental Planning Policy (Western Sydney Employment Area) 2009
Exhibiting agency or agencies	Department of Planning & Environment
Type	Plans
Local Government Area	Blacktown City Council, Fairfield City Council, Holroyd City Council, Liverpool City Council, Penrith City Council
Relevant Hyperlink	http://www.planning.nsw.gov.au/wsea