

Submission to: NSW Department of Planning and Environment

Re: Draft Leppington Precinct Plan

From: Dr John Vella, Leppington Speedy Seedlings and Supplies Pty Ltd

The draft Precinct Plan – employment and business losses

I note the draft Leppington Precinct Plan, now on exhibition and wish to register my strong objection to the Plan as currently designed.

This draft Precinct Plan significantly and detrimentally affects the Riley Road premises of my company and business.

Leppington Speedy Seedlings and Supplies Pty Ltd is a successful private business that employs over 60 people. The business is located across 6 contiguous properties in Riley Road Leppington.

The Precinct Plan seeks to include 1 of these 6 properties – 83 Riley Road, the largest of our properties – and to not include the other 5 properties. The property proposed to be included is vital to our seedling propagation business as it includes the business's water supply and storage facility.

A seedling business separated from its water supply and dam is obviously not functional. A water supply where the water quality is no longer controlled by our business is fatal to our business.

This business requires high quality water to ensure effective plant propagation. The proposed usage of our water storage facility and land as a drainage reserve for the polluted runoff of the precinct will make the water unusable for our purposes.

These are vegetable seedlings, grown for human consumption. Stringent water quality standards apply in this industry, lest we offend other government regulations and industry requirements.

Further, the proposed use of the remaining land on the single affected property as recreation land prevents us from receiving any significant offsetting benefit.

The result is that the Speedy Seedlings business will be unable to operate at its current location and unable to finance its relocation. This is plainly an unfair outcome of a government decision.

The Solution – a small amendment to the Precinct Boundary

In recognition of this looming reality, Speedy Seedlings and 36 of our neighbouring properties made a detailed technical submission to the Department in response to the earlier draft plan.

This was a thoughtful, co-ordinated attempt to put forward a sensible solution to the problem of the fragmentation of ownership of the small-holdings in the area, and to facilitate the re-location of Speedy Seedlings and the neighbouring businesses from this upcoming urban area.

I have attached that Submission again, for your reasoned consideration. You will note that it effectively addresses the Assessment Criteria as put in your earlier Growth Centres Commission Explanatory Note, and most importantly, solves the problems caused by the proposed boundary.

I ask that you now give this issue proper consideration and that the boundary be re-aligned as per the attached submission. Productive private sector jobs and businesses should not be so lightly dismissed in this current economy - particularly where a sensible co-ordinated solution has been developed by the affected landowners in this area.

I am happy to further elaborate on this and the attached submissions at your convenience, and invite the decision makers to visit our business so as to understand its scale and the devastating impact of the current planning proposal.

Yours sincerely

John Vella

19 December 2014