

[REDACTED]
Res: [REDACTED] Glen Alpine, NSW 2560
Postal: [REDACTED] NSW 2560
Mob [REDACTED]
Tel [REDACTED]
Email: [REDACTED]

To: The Manager
Corner Queen and Broughton Streets, Campbelltown
Council@campbelltown.nsw.gov.au

Reference:
Draft Campbelltown Local Environmental Plan (LEP) 2014

10th of November 2015

Dear Council,

I am aware that the exhibition period has now closed however I respectfully request my letter to be taken into account in relation to the land release in the Greater Macarthur Area.

The land that this letter addresses is number [REDACTED] Menangle Road Glen Alpine. As support, I have requested R.W. Corkery & Co, geological and environmental consultants to review the objectives of the subject area. The area in focus is currently zoned as E4 Environmental Living. The objectives of this zoning have been addressed by the geological and environmental consultants in the attachment labelled 'Response for E4 Zone Objectives'.

The map identified as SEPP_SRGC_MP_MG_PCB_001_040_20150922 confirms that the two and a half properties in the block of seven properties have been included in the rezone. This boundary of growth centre is less than 300metres from my property, which carries the same current zoning and physical landscape. This boundary line placement does not follow any environmental logic or individual property boundaries. Could you please explain how the placement of the boundary line took place?

The direct areas surrounding this area have been rezoned into R2, R3 and R4. My outlook from my property will change from a rural hill landscape into a housing estate. I am not objecting to other surrounding rezoned areas, however am questioning the reasons for the subject area to not be harmonized with surrounding areas.

For your reference I have also attached the letter which I am submitting to the NSW Department of Planning and Environmental to be taken into account during their investigations into the land release in the Greater Macarthur Area.

If you have any further information, or if you have any queries, please contact me on [REDACTED].

Kind regards,

[REDACTED]

[REDACTED]
Res: [REDACTED] Glen Alpine, NSW 2560
Postal: [REDACTED] NSW 2560
Mob [REDACTED]
Tel [REDACTED]
Email [REDACTED]

To: The NSW Department of Environment, Housing Land Release
Community@planning.nsw.gov.au
GPO Box 39, Sydney, NSW, 2001

Reference:
Draft Campbelltown Local Environmental Plan (LEP) 2014

11th of November 2015

Dear NSW Department of Environment,

I respectfully request my letter to be taken into account in the investigation the Department is undertaking in relation to the land release in the Greater Macarthur Area. Please note that sections of this letter were replicated from a submission to council.

I understand the Council and the Department have performed a large land release in the Macarthur area however I believe that the land addressed in the attached letter to council would satisfy all the requirements for your approved land release. The release of this land will assist with the demand in the area, without distressing the community due to no environmental significance of the area, unlike areas such as Appin.

The land that this letter addresses is number [REDACTED] Menangle Road Glen Alpine. As support, I have requested R.W. Corkery & Co, geological and environmental consultants to review the objectives of the subject area. The area in focus is currently zoned as E4 Environmental Living. The objectives of this zoning have been address by the geological and environmental consultants in the attachment labelled 'Response for E4 zone Objectives'.

The map identified as SEPP_SRGC_MP_MG_PCB_001_040_20150922 confirms that the two and a half properties in the block of seven properties have been included in the rezone. This boundary of growth centre is less than 300 metres from my property, which carries the same current zoning and physical landscape. This boundary line placement does not follow any environmental logic nor follow the properties boundaries. Could the councils be transparent regarding the reasoning behind the placement of the boundary line?

The direct areas surrounding this area have been rezoned into R2, R3 and R4. My outlook from my property will change from a rural hill landscape into a housing estate. I am not objecting to other surround zoning areas apart from the logic behind the reasons for the subject area to not be harmonised with surrounding areas.

I have reviewed all the studies the council have undertaken and made public on http://planspolicies.planning.nsw.gov.au/index.pl?action=view_job&job_id=7263.

The 'Biodiversity Assessment Draft Final' document prepared by Ecological Australia confirms that the properties in focus were not identified in the vegetation zones in Figure 2. Figure 3 confirms that the subject land does not have any endangered ecological communities. This report also does not recognize the land as a red fagged area.

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The purpose of this land to be held for a biodiversity corridor is not apparent due to figure 5 displaying the area is not in a biodiversity corridor nor has the ability to evolve into one. The final significant figure in the report is number 7 displaying the area in focus is rated as a low or nil Biodiversity Constraint.

The other report which I feel holds strength to not rezone is the 'Water Management Report' prepared by GHD has classified the subject land as 'developable area'. Ultimately deems this area suitable to rezone to follow surrounding areas.

In conclusion from the reports I personally cannot find reason for the placement of the boundary for growth centre and with the remaining four and a half properties to be included in the growth centre and rezoned in a harmonized manner with the surrounding area.

If you have any further information or if you have any queries, please contact me on [REDACTED].

Kind regards,

[REDACTED]



18 November 2015

Sent by email to:

Dear [REDACTED]

Re: Draft Campbelltown Local Environmental Plan (LEP) 2014

Thank you for your enquiry regarding the objectives of the Zone E4 Environmental Living as it relates to your property and those of your neighbours adjacent to Menangle Road, Glen Alpine.

I note that your property forms part of an area referred to in this correspondence as the "subject land" (designated by a red line on the attached **Figure A**). The subject land is located immediately east of the M5 Motorway, south of the main southern railway line and adjoins Menangle Road, east of which is located the Glen Alpine Estate.

I have reviewed the objectives of the E4 Zone within the Draft LEP 2014 and provide the following commentary based upon my review of the 30 May 2015 NearMap aerial photography and a range of other searches.

Objective 1: To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.

*Based upon my research, I have been unable to identify any ecological, scientific or aesthetic values that genuinely provide the basis for the E4 Zone. **Figure A** attached clearly displays that the bulk of the subject land within the proposed E4 Zone is cleared with a range of both exotic and native vegetation but predominantly open grassland.*

Objective 2: To ensure that residential development does not have an adverse effect on those values.

Given ecological, scientific or aesthetic values cannot be genuinely ascribed to the subject land, it is inappropriate for this objective to be considered relevant.

Objective 3: To conserve the rural and bushland character of land that forms the scenic eastern edge of the city of Campbelltown's urban area.

The subject land, whilst containing some remnant native vegetation, is not located near the eastern edge of the city of Campbelltown's urban area – hence this objective does not apply to the subject land.

Objective 4: To protect and enhance areas of scenic value and visual amenity of the prominent ridgelines.

Given there are no prominent ridgelines within the subject land and the generally flat topography of the subject land, claims of scenic value appear highly overstated.

Objective 5: To maintain significant stands of native vegetation and wildlife and riparian corridors.

A review of the NearMap aerial photograph (Figure A) identifies that there are no significant stands of native vegetation. A review of the wider NearMap aerial photography identifies that the subject land is not located in an area that would provide a meaningful connection for wildlife passage via a corridor given the absence of significant stands of native vegetation adjacent to the subject land. Finally, there are no watercourses with substantial riparian vegetation, etc. within the subject land that could be considered to support a riparian corridor. It is noted that considerable vegetation has been retained adjacent to the M5 Motorway to the west of the subject land which more appropriately provides the wildlife corridor in this area.

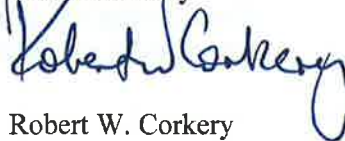
Objective 6: To ensure the preservation and maintenance of environmentally significant and environmentally sensitive land.

It is clearly evident from Figure A that the subject land is not environmentally significant given the extent of vegetation clearing and development within the subject land and searches have established that there are no attributes that would allow Council to consider the subject land to be environmentally sensitive.

In light of the above, I consider that the inclusion of the subject land in draft Campbelltown LEP 2014 to be somewhat tenuous. I would suggest that a zoning that would allow a greater density of housing within the subject land would be appropriate given its proximity to the Menangle Road which I understand is soon to be upgraded (with access to the subject land??).

I trust this commentary assists you in your discussions with Campbelltown City Council to achieve a zoning more consistent with the surrounding land.

Yours sincerely



Robert W. Corkery
Principal/Managing Director

Encls: Figure A



Figure A
10-46 MENANGLE ROAD GLEN ALPINE