

16th March 2016

Dear sir /
Madam,

Attention Bruce Colman, Community Planning Nicole Dukinfield, Penrith City Council

We are the owners of lot 209 no 65 to 73 Mandalong Close Orchard Hills.

We object to the Stage 1 development of Mamre Road West, however we agree that the development is a foregone conclusion.

We wholeheartedly object to any industrial re-zoning of Mandalong Close, (proposed stage 2 development) .

The newly released rezoning map identifies an area of grassland as stage 1 which we understand is almost ready to be developed., even though we are of the opinion that none of the Mamre West Land should be developed, certainly not for industrial purposes.

An extension to stage 1 is a proposed stage 2 rezoning dissecting Mandalong Close, a very convenient straight line parallel to Mamre Road and ending at Kemps Creek.

The original Mandalong Close development was sanctioned by Penrith Council and therefore sub-divided into Rural Residential acres. A most important aspect of allowing the development was an in-depth flood study. The study clearly outlines a 1 in 100 flood line, not a just straight line but a line following the contours of the of the land.

Penrith Council accepted our application to build and develop our land. Everything needed to satisfy council was in order, all the little idiosyncrasies attached to receiving building approval, including conformation that our building would be situated above the 1 in 100 flood zone line. Based on this most important information our insurance company was prepared to insure buildings and effects with the knowledge that we conformed to their strict policy of non insurance of buildings within a flood zone.

Then, about 18 months ago Penrith Council decided that the majority of Mamre West Land would be re-zoned flood plain, and even though the whole of Mandalong Close property owners were asked to comment at an organised meeting, and every property owner objected, the decision to re-zone had already been made. So much for inviting property owners to comment.

What has changed from the original flood study?.

The last major flood in early 2015 confirmed to myself and other property owners that the original 1 in 100 flood zone map is very close to being exact. Properties, lots 201, 202, 203, 204, 205, were subjected to flood water covering an area very close to the original 1 in 100 flood zone map, produced by Penrith Council.

We are now told that advances in technology has allowed a re-think of where the water flows, how the water flows, what areas may be effected as well as a lot of other information that we are supposed to accept. This all sounds reasonable, however observing what actually happens during flood would seem more precise than relying on technology alone. To the north of Mandalong Close Kemps Creek and South Creek collide, Kemps Creek ends, South Creek continues north. Kemps Creek is situated at the end of properties lot 201, 202 203 & 204 takes overflow water from Mamre Road East.

According to the 1 in 100 flood map lots 205 to lot 208 inclusive are partially flood effected, however a portion of each lot is above flood zone. Lot 209 has a very small area at the southern boundary (approx. 1/4 of an acre in the flood zone) which leaves 7 odd acres flood free. Lot 210 is completely above the flood zone.

Notwithstanding all of the above, in July 2015 all land owners of Mandalong Close attended a general meeting in Parramatta at the NSW Department of Planning & environment premises. We were advised of a possible development of Mamre road West and that all of the area would be investigated with the probability that re-zoning would/could proceed as a single development, which included all of proposed stage 1 and stage 2 collectively. All property owners present signed documents allowing designated specialists to inspect our land. Three specialists visited my property and spent about five (5) minutes each having a quick look around and then departing. What they each accomplished in the little time spent eyeballing our land, we have no idea.

Until a letter dated 25th February 2016 no communication from the department has been received by any of the Mamre Close land owners. No update of what was to be proposed as stage 1 and/or stage 2. We have conveniently been left in the dark.

All of the above and a great deal more land was designated flood plain including a substantial part of the Mamre Road West Stage 1 Development.

Why is Stage 1 allowed to continue? bearing in mind that so much of the land is designated flood plain

Where does the water flow to that would normally be soaked into the land?

Something is very wrong that justifies this development. I am informed that the original owner of the land lobbied various government departments for a number of years and through persistence was allowed to carve off the 100 acres now designated as stage 1.

Something is just not right

Yours faithfully

Trevor & Annabelle James.
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