

A BRIEF GUIDE TO WRITING YOUR SUBMISSION FOR THE EASTERN PRECINCT

- Keep it punchy. Use simple language and focus on the big ticket issues.
- It is OK to criticise elements of the DA. It can be helpful to recommend alternative action.
- Don't be overly emotive and challenge the applicant's claims if you disagree.
- Refer to relevant legislation, eg Penrith LEP 2010;
- A short point form submission is acceptable
- An email briefly opposing the DA is acceptable and relevant.

ISSUES WHICH MAY BE IMPORTANT TO YOU

1. The proposed subdivision is prohibited in the E3 zone;
2. Use of the heritage incentive clause 5.10 (10) is highly questionable;
3. The northern rural entry to Mulgoa is under threat;
4. The subdivision threatens the rural character of Mulgoa village and the vistas of Fernhill;
5. The subdivision impacts on the vistas of other heritage assets: Mulgoa Public School, Mulgoa Road;
6. The subdivision impacts on Mulgoa's rural and historic setting and compromises its aesthetic and cultural values;
7. There is a substantial impact on amenity for residents and visitors to Mulgoa Valley: loss of rural views, altered landscape, traffic, noise, congestion, pollution, lighting signage etc. The worry this has generated is having an impact on the well-being of some residents;
8. Subdivision was opposed by Council in 2010 for reasons of impact on amenity and the fact it was disjointed from Mulgoa village. These reasons today are just as valid;
9. The subdivision using the heritage incentive clause would create a precedent that potentially threatens other heritage assets in NSW including within Mulgoa Valley;
10. The subdivision robs future generations of the rural and environmental values of Mulgoa Valley;
11. It is a fabrication that Fernhill will fall into disrepair if the subdivision is not approved. The Picnic Races and bio-banking are better alternative uses to conserve Fernhill rather than subdivision;
12. The subdivision is about Angas Securities recovering bad or doubtful debts and Council should not be part of it;
13. Angas is seeking to extract profits from Fernhill many multiples of what it actually costs to maintain Fernhill. Subdivision is not the best use of the heritage incentive clause to conserve Fernhill;
14. In 2010 Council said it would not expand the Village footprint and, yet, are now considering going against this. Why? It is in contravention of Council's own 'Villages Plan';
15. Within the Village precinct there will be an increase of population closer to 30%;
16. Fernhill sits within Mulgoa Valley, Mulgoa Valley does not sit inside Fernhill;
17. A residents' survey overwhelmingly opposed subdivision. Council's first obligation is to listen to the community;
18. The proposal breaches 100m setbacks from Mulgoa Road and houses will be seen;
19. Tree planting and post, sandstone entrance and post and rail fencing is not designed to enhance the rural character but hide something which is ugly and out of character with Mulgoa.

- 20. The proposal deletes important wildlife corridors;
- 21. Urban subdivision will see pollutants (herbicides, insecticides, oils, coolants, detergents) and introduced species: dogs, cats, rats, noxious weeds and exotic plants;
- 22. The community does not want Glenmore Park to be transported into Mulgoa.

You do not have to comment on all the issues, only the ones which are most important to you.
There may be other issues which you may wish to add that are not part of the above list.