

FERNHILL SUBDIVISION SURVEY FOR RESIDENTS – 29 OCTOBER 2013

SURVEY QUESTIONS	RESPONSE YES/NO
<p>In principle, do you support the subdivision of Fernhill as follows:-</p> <p style="margin-left: 40px;">a) Eastern Precinct of 54 residential lots on Mulgoa Road (approx. 13 acres)</p> <p style="margin-left: 40px;">b) Western Precinct 38 x 5 acre lots (approx. 195 acres)</p>	
<p>Amenity is defined as something <i>that contributes to physical or material comfort or has features that increase attractiveness or value, especially of a piece of real estate or a geographic location</i>¹.</p> <p>Things which may adversely impact on your amenity as a result of the DA are:- quiet enjoyment, environmental and rural character, increased traffic, village character due to expansion of village footprint, vistas, noise etc.</p> <p>Alternatively, things which may enhance your amenity as a result of the DA are:- construction of attractive homes, potential expansion of shopping precinct to incorporate more restaurants, visual attractiveness of Fernhill from Mulgoa Road, public access to Fernhill, more tourism, economic opportunities, new residents to add to the community, high profile name of Mulgoa etc.</p> <p>In considering the above impacts, on balance, do you think:-</p> <ol style="list-style-type: none"> 1. Your amenity will be adversely affected; 2. Your amenity will be enhanced. 	
<p>The proposed subdivision is in E2 and E3 zones which allow minimum lot sizes of 25 and 50 acres under Penrith 2010 LEP.</p> <ol style="list-style-type: none"> 1. Does it concern you that the minimum lot sizes are being reduced? 2. Would you support subdivision if it was consistent with the 2010 LEP minimum lot sizes? 3. Do you think the subdivision will have a negative impact on the rural and environmental quality/assets of Mulgoa Valley? 	

<p>As we understand, subdivision of the eastern and precincts is being sought by the applicant through utilising the heritage incentive clause set out in the 2010 LEP. Whether use of the heritage incentive clause is legal will be determined by expert legal opinion. The general purpose of the heritage incentive clause is to assist an owner of a heritage asset to maintain the asset. Some residents have asked why they can't also subdivide their property.</p> <ol style="list-style-type: none"> 1. Do you think the heritage incentive clause should be used for a major subdivision (\$20 million + in capital outlay)? 2. If the heritage incentive clause can be used for this subdivision do you think you should be entitled to subdivide your property into similar lot sizes? 	
<p>It has been advised by residents that the two subdivisions (eastern and western precincts) comprising 92 lots may create an over-supply of real estate in Mulgoa until that supply is taken up. If so, this has the potential to affect price and sale period of other properties being sold. Conversely, the additional high quality real estate resulting from subdivision may improve overall property values.</p> <ol style="list-style-type: none"> 1. Do you think the subdivision will ultimately improve the value of your property? 2. If you wished to sell your property do you think a 92 lot subdivision will affect your property's value and the time period to sell due to large land supply? 3. Do you think there should be more subdivision in Mulgoa Valley? 	
<p>One of the principal advantages of the DA is that it will consolidate the Fernhill Estate from fourteen titles into one title of 1,500 acres (600 ha) and incorporate a Conservation Management Plan to ensure future preservation.</p> <ol style="list-style-type: none"> 1. Is this outcome important to you for the preservation of Fernhill and Mulgoa Valley? 	
<p>Notwithstanding the subdivision component of the DA, preservation and maintenance of the Fernhill Estate will come from a proportion of the revenue generated by events. This model assumes that Fernhill will continue to hold events into the future and they are profitable. Some residents have said it will not guarantee the preservation of Fernhill because there is no guarantee the events will continue in perpetuity, eg if any new owner gets into financial difficulty.</p> <ol style="list-style-type: none"> 1. Do you think the business model of revenue from events will guarantee the preservation of Fernhill? 2. If the events lapse or fail in the future do you think this opens up the opportunity for further subdivision of Fernhill? 3. Do you think the heritage incentive clause should be used for subdivision when events revenue is the mechanism to preserve Fernhill (not subdivision)? 4. Are you concerned that subdivision of Fernhill may lead to more subdivision in Mulgoa Valley? 	

Using Fernhill for events will create local jobs in Mulgoa Valley and the wider Penrith LGA.	
<ol style="list-style-type: none"> 1. Is the creation of jobs in Mulgoa Valley important to you? 2. If you are a shopkeeper do you anticipate additional custom from Fernhill? 3. Do you support Fernhill being used for events? 4. Do you have any concern for large events such as Tough Mudder and the Picnic Races in terms of traffic, noise, alcohol, behaviour etc. 5. Do you intend to attend events at Fernhill? 	

¹ Reference: On-line Dictionary

OTHER COMMENTS [Please use this space if you want to make any further comments regarding the questions above or any other item which may be important to you in regard to this development application]

Please return the completed Survey by any of the following means:-

Post: P.O Box 71, Mulgoa, NSW 2745

Email: enquiry@mulgoaprogress.com.au

WEBSITE: The Survey can also be printed from the website www.mulgoaprogress.com.au, completed and posted or emailed to the above postal or email address.

RESIDENT'S NAME.....**DATE**.....