

[REDACTED]

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**From:** system@acelo.com on behalf of Hussein and Samar Sukkarieh  
**Sent:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Submission Details for Hussein and Samar Sukkarieh (comments)  
**Attachments:** 281926\_Letter\_ Hussein and Samar Sukkarieh\_ 25.09.18.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements:

Name: Hussein and Samar Sukkarieh

Email: no email address provided

Address:

[REDACTED]  
[REDACTED]  
[REDACTED]

Content:

Please see attached submissions from Hussein and Samar Sukkarieh.

IP Address: - 141.243.33.161

Submission: Online Submission from Hussein and Samar Sukkarieh (comments)

[https://majorprojects.acelo.com/?action=view\\_activity&id=281926](https://majorprojects.acelo.com/?action=view_activity&id=281926)

Submission for Job: #9552

[https://majorprojects.acelo.com/?action=view\\_job&id=9552](https://majorprojects.acelo.com/?action=view_job&id=9552)

Site: #0

[https://majorprojects.acelo.com/?action=view\\_site&id=0](https://majorprojects.acelo.com/?action=view_site&id=0)



25 September 2018

Dear Ms Van Laeren,

**Property: [REDACTED]**  
**Request for Rezoning Review of Property**

Reference is made to our previous meeting with you and our concerns regarding the proposed zoning of our Property.

Following our review of the proposed plans for zoning, we are of the view that the proposal by your office is inappropriate, and that it should be zoned as Flexible Employment (as per the Stage 1 Structure Plan), for the following reasons:

1. Surrounding Properties

- 1.1. A review of the Stage 1 Structure Plan (enclosed) highlights that the strip from Kemps Creek along Bringelly Road is largely Flexible Employment. Upon closer review, we note that our Property falls squarely within the Non Urban Land proposed zone, and has been excluded from the Flexible Employment zone. It appears that only our property, and not the adjoining properties, fall within this zoning category.
- 1.2. We are concerned that the adjoining properties will eventuate with tall structures, which may adversely affect our property (e.g. by limiting sunlight, high noise levels, foot traffic, disturbance).
- 1.3. We are also concerned that zoning our Property differently to adjoining properties will render the Property unsightly.

2. Current Use

- 2.1. We confirm that the Property has three existing structures, two of which are commercial in nature.
- 2.2. The two commercial structures are in close proximity to the existing Kemps Creek.
- 2.3. The approval of these commercial structures on the Property suggests that their existence is not incompatible with the potential zoning as Flexible Employment.

2.4. A decision of the Department of Planning and Environment to rezone the Property to Non Urban zoning would be contrary to the current use of the Property, and would cause significant disruption to our ability to use and operate the two commercial structures.

2.5. This would result in significant loss to us, as follows:

- (a) Lost ability to receive rent from the commercial structures;
- (b) Lost ability to generate other income from the commercial structures;
- (c) The loss of value of the physical structures.

2.6. The proposed rezoning is prejudicial and counterproductive to the current usage of the Property.

### 3. Property not Green

3.1. We submit that the Property's current status being 'flood prone' should have no weight nor bearing on the decision to zone the Property as Non Urban, for the following reasons:

- (a) Only a portion of the Property (about one third) has been characterised as flood prone. The remainder of the Property is not flood prone, and should not necessarily be prejudiced by the portion of property characterised as flood prone.
- (b) In relation to the portion of the Property that is flood prone, it is relevant to note that the risk is only 1 in 100.
- (c) This chance has been further reduced upon the raising of the portion of the land closest to Kemps Creek to a level suitable for its use for the two commercial premises.

3.2. Following the recent compulsory acquisition of the land along Bringelly Road by the Roads and Maritime Services, the Creek has been commercial treated and upgraded with culverts, to prevent overflow of water onto adjoining properties. This treatment has been conducted for the purpose of the future development in the South West Region. Therefore, it would be counterintuitive to have regard to this factor.

3.3. There is no evidence of environmental value on the Property as it is clear of trees and any natural habitats.

### 4. Commercial Value of the Property

4.1. We are concerned that the value of our Property will be adversely affected by the current proposed rezoning of the Property.

4.2. Our Property holds significant situational value, for the following reasons:

- (a) Broad street frontage (roughly 217 metres);
- (b) The Property is located less than 100 metres away from a Bus Stop;
- (c) The Property is located approximately 5km from the M5 motorway;
- (d) The Property is located approximately 2km from the Leppington Growth Centre and Train Station;
- (e) The Property is located approximately 900m from a Catholic Church;
- (f) The Property is located approximately 1km from Rossmore Public School;
- (g) The Property is located approximately 2.9km from a nursing home; and
- (h) The Property is located approximately 3.7km from the local shopping centre.

5. Suitable Use of the Property

- 5.1. We submit that the Property would be most suitable for B6 enterprise corridor zoning which applies to a range of employment and shop top housing along main roads. Northmead and Carrington Road Castle Hill are examples of these zones.
- 5.2. There are many examples of properties situated extremely close to creeks which are zoned as zones other than Non Urban. For example, we draw your attention to the two properties which abut a major creek:



We ask that you kindly consider our submission above and request that the proposed zoning of the Property be reviewed from Non Urban to Flexible Employment.

Please contact us if you wish to discuss any of the above on [REDACTED]

Yours Sincerely,

[REDACTED]

Enclosure 3



Camden Valley Way

Camden Valley Way



7

9

Camden Valley Way

15

Ryan Ave

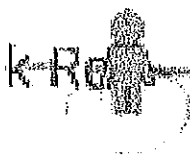
Ryan Ave



Enclosure 2



maxwells creek. joins to cabramatta creek.



k-R

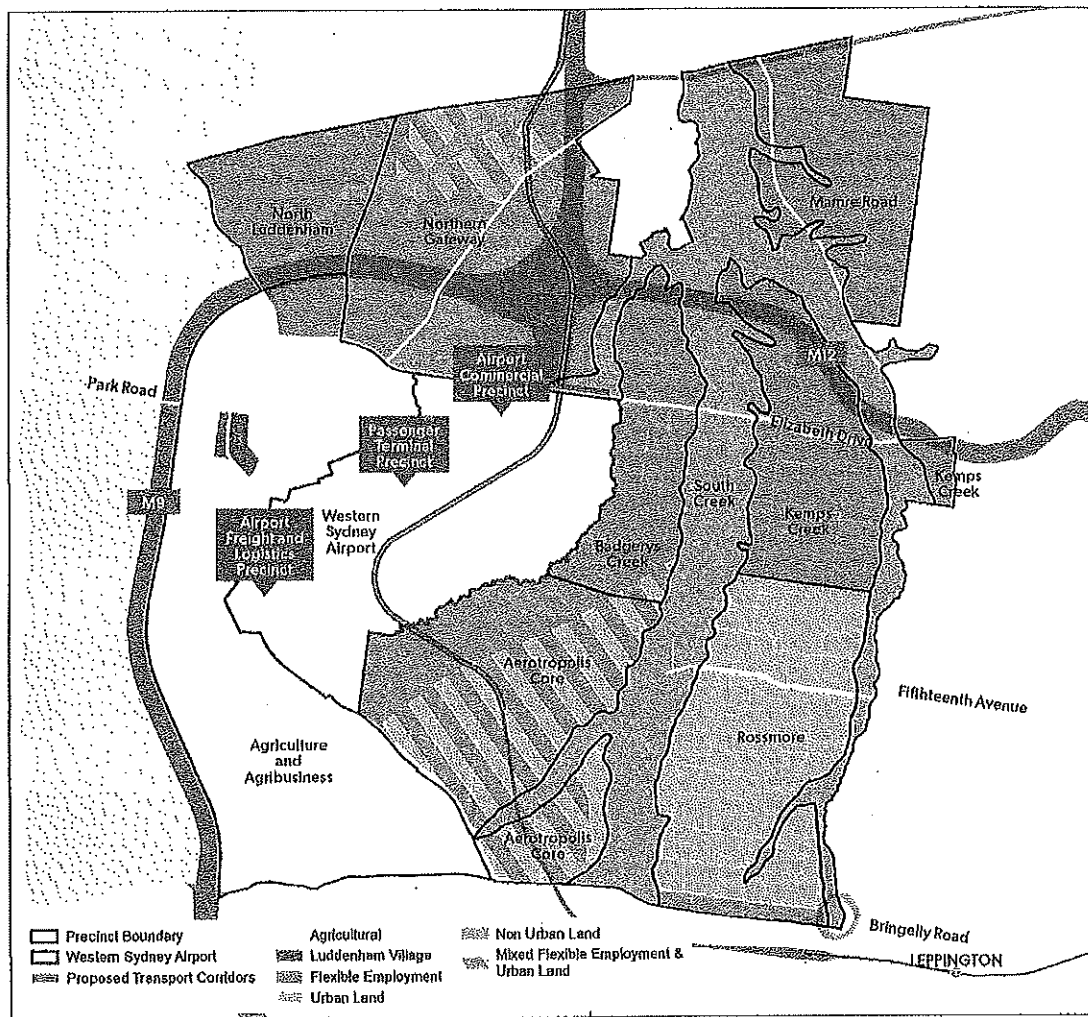
Hoxton



*[REDACTED]*

[illegible]

# Enclosure 1



Google Maps



100%

100%

Steve Frost Farm Eggs

King St

Bringelly Rd

Bringelly Rd

Bringelly Rd

Bringelly Rd

Bringelly Rd

Bringelly Rd

Bringelly Rd

Bringelly Rd

Eds N' Lighs

130-23

Kemps Creek



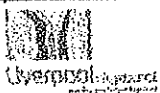
Kemps Creek

Google

Dudley R. Jones

Map data ©2018 Google

50 m



# LIVERPOOL CITY COUNCIL FLOOD REPORT

Owner Name:



Property Address:

Property Key:

Property Title:



Area (sq metres):

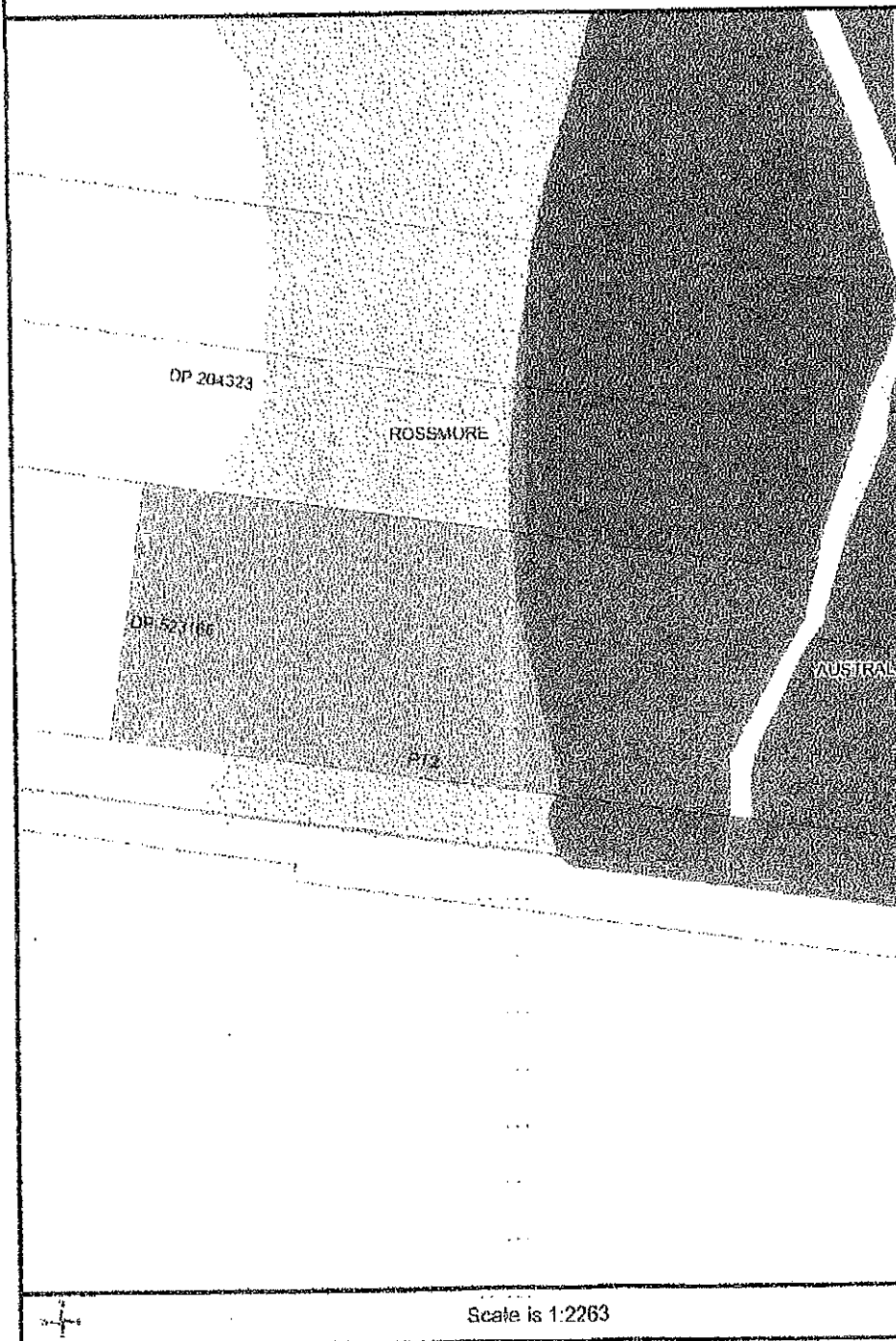
20290.00000

Zone Description:

RU4 Rural Small Holdings

Soil Classification:

Assessment No:



## LEGEND

- Suburbs
- Waterways
- Lot Text
- Lot Boundary Lines

- Isane
- LGA
- ROW
- Stratum
- USL

- Lot Boundaries
- Flooding

- Indicative Extent of inundation for 1% AEP Flood
- Indicative Extent of inundation for 5% AEP Flood
- Indicative Extent of 1% Floodway
- High Ground
- Indicative Extent of inundation for 10% AEP Flood

## NOTES

1 Map data supplied by Land Information Centre, N.S.W. May 1994 and subsequently modified and updated by Liverpool City Council. Information is current for the map of date shown.

2 FLOOD RESULTS - existing assessment data is not FLOODING/INUNDATION assessment and not an assessment of the extent of inundation for 1% AEP Flood. This information is provided for information only. The extent of inundation may not be the same as the extent of inundation for 1% AEP Flood. The extent of inundation for 1% AEP Flood is indicated by the following notes.

3 The flood zone on this map and legend INDICATIVE EXTENT OF INUNDATION is not the information and data on Council's register for flood zone flooding only. The extent of inundation may not be the same as the extent of inundation for 1% AEP Flood. The extent of inundation for 1% AEP Flood is indicated by the following notes.

4 These maps are estimates only and do not have been drawn after consulting.

5.1 Flood zone is indicated on the map.

5.2 Levels of the land as represented on the map.

5.3 The elevation of the information from 5.1 and 5.2 to indicate the extent of inundation for 1% AEP Flood.

5.4 Information between the points indicated in 5.3 to produce the map.

6.1 The information is not a guarantee of accuracy.

6.2 The information is not a guarantee of accuracy.

6.3 The information is not a guarantee of accuracy.

6.4 The information is not a guarantee of accuracy.

6.5 The information is not a guarantee of accuracy.

6.6 The information is not a guarantee of accuracy.

Scale is 1:2263

Google Maps



Imagery ©2018 Google, Map data ©2018 Google 20 m

Google Maps



Imagery ©2018 Google, Map data ©2018 Google 10 m



Google Maps

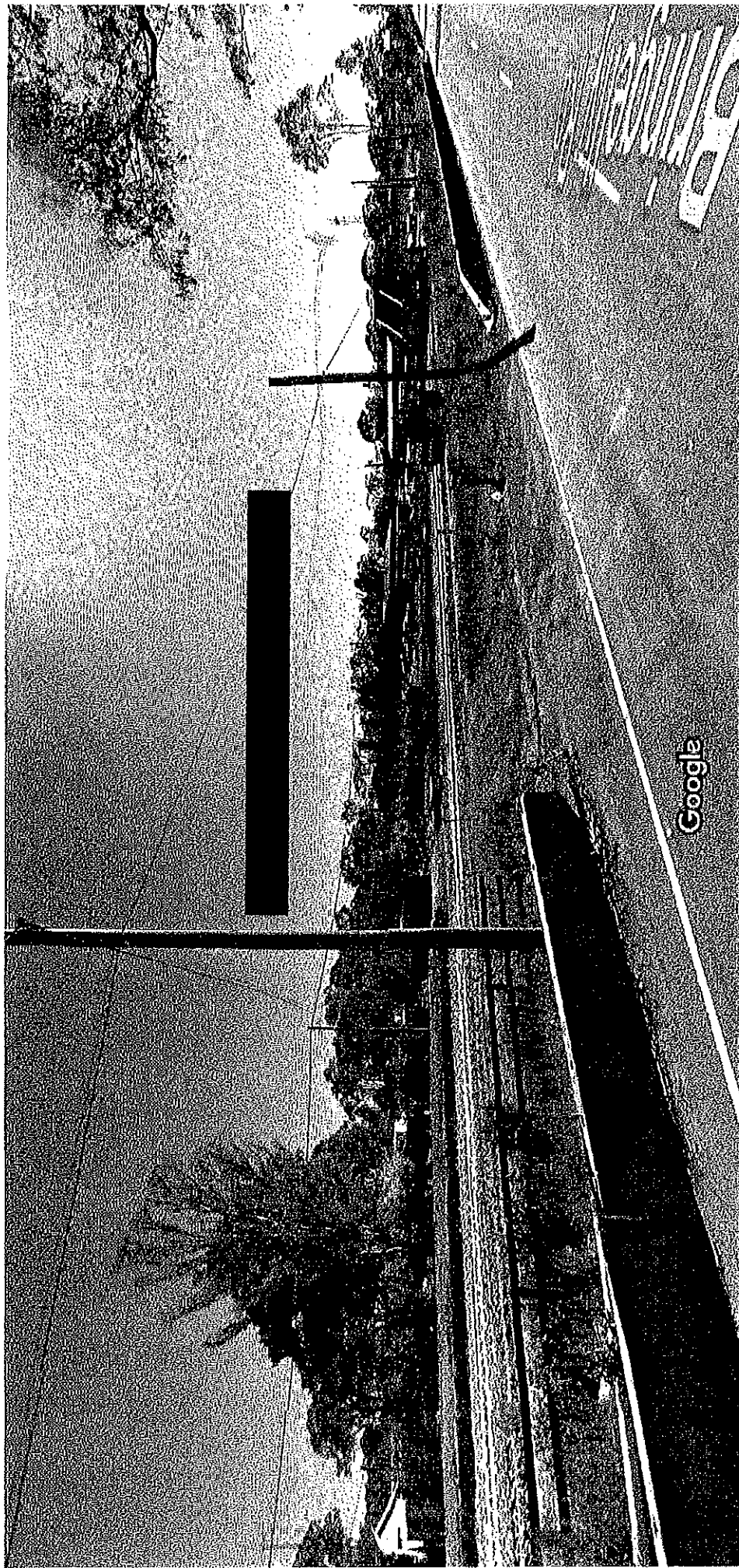
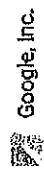


Image capture: Feb 2017 © 2018 Google

Rossmore, New South Wales



Street View - Feb 2017

