

[REDACTED]

From: system@acelo.com on behalf of Lillian Pangallo
<lillian.pangallo@aue.salvationarmy.org>
Sent: Thursday, 18 October 2018 11:59 AM
To: [REDACTED]
Subject: Submission Details for Lillian Pangallo (comments)
Attachments: 286319_Letter_ Lillian Pangallo_ 09.10.18.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements:

Name: Lillian Pangallo

[REDACTED]
[REDACTED]

Address:

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Content:
See attached.

IP Address: - 141.243.33.161

Submission: Online Submission from Lillian Pangallo (comments)
https://majorprojects.acelo.com/?action=view_activity&id=286319

Submission for Job: #9552
https://majorprojects.acelo.com/?action=view_job&id=9552

Site: #0
https://majorprojects.acelo.com/?action=view_site&id=0

1. Einleitung

Norme Lillian Pengalis

Address

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 9 October 2018 12:11 PM
To: [REDACTED]
Subject: RE: Non -Urban Land Zoning in Kemps Creek (South Creek Precinct)

[REDACTED] [REDACTED]

Dear [REDACTED]

My husband and I are one of approximately 250 families being directly affected by the re-zoning of our land now known as the South Creek Precinct. We currently reside at [REDACTED]. We have been recently informed (not consulted) that proposed zoning of our area has changed from Urban Employment (light industrial) to Non-Urban land. This changed zoning will have significant negative impacts on our family and feel compelled to not only write this letter but join with other residents in order to gain full clarification and assurance that we as the residents will NOT be disadvantaged economically due to this re-zoning.

Our understanding thus far, is that South Creek Precinct has been chosen as Non-Urban land due to the flood zone maps used by local councils. We bought our property as predominately flood free and have noted from Council flood maps that our property is 65% completely flood free and 35% would require 50cm adjustment for development structures to be approved. Also note that if South Creek was maintained appropriately that the flood percentage would go down substantially.

In order to make a response to this letter more efficient, I will note all our other concerns in numbered point form;

1. The proposed South Creek Precinct which comprises of 1950 Hectares (5000 acres) or 250 farms for the proposed Non-urban land (or green space). This amount of land seems quite excessive given the purpose would be for waterways, sewerage, walkways and green space. This begs the thought, is the Government going to acquire land from residents for bargain basement prices and then change the zoning down the track?? We want to know well in advance if this entire South Creek Precinct will be zoned NonUrban and the time line. The time line is extremely important factor as we have been told by **yourself** at a meeting held on Tuesday 25th September 2018; **that development would not take place before 5 years and that this project "is a 50 years plan vision"**. You also stated that our area **"WILL NOT BE ZONED NON-URBAN"**; Does that mean it will be called something else in order to appease residents but then re-zoned green zone anyway? How are residents supposed to live and plan for their future with all this uncertainty? Does this mean we will be re-zoned and then be sitting ducks until the government is ready? No-one should be expected to live this way. We as the residents understand that developments for Sydney's 2nd Airport is a wonderful opportunity for Western Sydney but this should not be at the cost and detriment of the residents.

2. **Acquisition of our land in the future?** Residents of the new Non Urban land would be highly disadvantaged due to strict government regulations as it stipulates that **NOTHING** can be built or improved on it. Also it would render our land unattractive to any potential buyers, putting our lives on hold and at the mercy of the government. This is not how anyone should be living in Australia. **We bought this property with the view we would be able to build dual occupancy to help our children secure a financial future; but this new re-zoning would make this not possible.** Also this property was going to be our retirement fund: My husband and I lost a substantial amount of our superannuation through our self-managed fund years ago. The amount in our super will not fulfil our dream of being self-managed retirees instead we may have to live on the aged pension and join the poverty line of this country.


3. Another major point we would like addressed is: **Will NSW Planning be going to acquire land prior to re-zoning??** The residents were told that re-zoning was going to happen by the end of 2019; however Ray Hadley announced on Wed. 3rd October 2018 on his morning radio segment that **"All Land"** referring to both Non-Urban (green zone) and Flexible Employment (blue zone) would be acquired by the government prior to the re-zoning. He also goes on to explain that the government will provide residents a fair market value price (which is currently falling drastically and will continue to do so for

at least next 18mths as property economic experts have stated); to then acquire our land for bottom basement prices only to then, re-zone and sell to developers for substantial profits. This is so unfair and un-Australian!! His words exactly were: "There will be NO rezoning until government acquires the land". What is the TRUTH!! WE the residents are asking pertinent questions of all the right bodies/people but yet getting varied answers which only leads to confusion, fear, anxiety and very unhappy people.

Lastly I am adding this as it has come up again (I thought it was not going to go ahead but has been proposed again); Is the government going to be adding a "value tax" on residents when we sell if there is a substantial profit??? Why are residents from Western Sydney targeted for such a tax when other areas around Sydney have profited enormously from selling land for various developments!!! I live my life proudly and don't jump up and down often but if this tax is going to be legislated, then the government is going to have a HUGE fight on their hands because the residents of this precinct will NOT take this lying down.

I would appreciate to be contacted via email regarding the matters raised and look forward to your support in the not too distant future.

Kind Regards,


concerned resident

This email (including attachments) may contain personal information and is intended solely for the named addressee. It is confidential and may be subject to legal or other professional privilege. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake. If you have received it in error, please let us know by reply email, delete it from your system and destroy any copies.

This email is also subject to copyright. No part of it should be reproduced, adapted or communicated without the written consent of the copyright owner. Any personal information in this email must be handled in accordance with the Privacy Act 1988 (Cth).

Emails may be interfered with, may contain computer viruses or other defects and may not be successfully replicated on other systems. We give no warranties in relation to these matters. If you have any doubt about the authenticity of an email sent by us, please contact us immediately.
