

[REDACTED]

From: system@acelo.com on behalf of Nikolai Stepanov [REDACTED]
Sent: Friday, 2 November 2018 12:37 AM
To: [REDACTED]
Subject: Submission Details for Nikolai Stepanov (comments)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Nikolai Stepanov

Email: [REDACTED]

Address:
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Content:

I have lived in [REDACTED] for 22 years, having built my home on the 5 acres purchased in 1988. We paid a premium price at the time, as it was a new estate connected to town water supply with high quality homes to be built. The land is currently zoned RU4 primary production small farm lots, a zoning which allows us to have dual occupancy and operate home industries, bed and breakfast amongst other approved land uses. Although we have greatly enjoyed raising our family here, we accepted that one day our area will be earmarked for urban development, whether residential or industrial and that we would financially benefit from this as everyone else has when in the same position. We have watched as land 10 mins away has been rezoned at Austral, Oran Park and the soon to be released Marylands/Lowes Creek release. Landowners in these areas have received over \$1 Million per acre. However, with the release of the proposed Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan it soon became apparent that we are in for a fight for our rights. The first problem was that ALL our property fell into one of the initial precincts, the South Creek Precinct with a proposed land use described as "Non-urban". Research was conducted into exactly what this "non-urban" meant in terms of how it affected our land values. Everyone we contacted stated that it was very detrimental as no one would be interested in land described as non-urban. This was confirmed when at one of the so-called community consultations held in Bringelly, one of the representatives from NSW Planning stated that the properties that fell into the South Creek Precinct were flood prone and could not be developed. This caused much angst among the residents of Kelvin Park. The release of this first implementation plan has placed all property owners in limbo as no-one would purchase these properties whilst under threat from a "non-urban" future zoning which according to the information on the NSW Planning website and implementation plan is expected to be gazetted in 2019. We have examples of property owners in the street having purchasers pull out of the sale solely because of the stigma attached to the proposed "non urban" future land use. Some property owners suspect that this was an intentional tactic used by NSW Planning to negatively affect land values, using the excuse that it would keep speculators out of the market. The residents of Kelvin Park aren't speculators, having owned their properties for 30 years, putting their life savings into them, their super and so we all deserve to be treated justly and to reap the rewards that come with urban development. Our approach to Mark Latham for assistance confirmed our fears that we were being ripped off because of the arbitrary application of the probable maximum flood line (PMF) to our properties which placed them ENTIRELY into "non-urban" swamp zone. This is despite the fact that nearly half our land is above the 1-100 year flood line, and only a small portion below the line. And when you take into account the positive affects of cleaning out the debris in the creek through dredging and widening, deepening it would have on any flood levels. It makes no sense as to why perfectly good land unaffected by flood, would be slated for "non-urban" land use. Careful analysis of the application of this blue "PMF" line shows that large land holdings such as Rossmore Grange, which despite being much lower land than ours and more flood prone, is nearly all slated for future urban development. Furthermore, as you follow the blue, "PMF" line along the south creek outside of Kelvin Park, you can see that other large tracts of land have the PMF line very close to the creek, (Not 600 metres from the creek as in our situation), thereby providing a "urban" land use to nearly all their property. Why is there this discrepancy and inconsistent application of the PMF? Our initial consultations with environmental lawyers and town planners confirmed this was a concern. We won't accept that ALL

our land has no 'urban' development value and insist that a realistic and logical line such as the 1 in 100 year line be used.

Another major concern came to light when representations made on our behalf by Mark Latham resulted in Alan Jones and Ray Hadley contacting the NSW Planning Minister, Anthony Roberts. They were informed that the residents in South Creek and adjoining precincts would not be "advantaged" or "disadvantaged", 'no winners' and "no losers", as the properties whether slated for industrial, residential, environmental or infrastructure would be acquired before any re-zoning, at the current RU4 zoning market value. This is of great concern as we would be robbed of the true market value for land slated for development. In meetings since held with Anthony Roberts, it was made clear to us that we would not be disadvantaged as far as being able to sell at the increased value a developmental zoning brings. Furthermore, if only part of our properties were required for infrastructure/environmental/parklands (eg the back of the property closer to the creek), the balance of developable land will be left in our possession to deal with interested parties such as developers. We hope this remains the case as concerns have been raised regarding the extensive powers provided to seven yet to be named individuals under the Western City & Aerotropolis Authority Bill 2018, particularly in terms of acquiring land, developing it themselves or through joint ventures and profiting from commercial land dealings, (as long as it is Not at the expense of Kelvin Park landowners).

Another concern we have is the timeframe as we are unable to get anyone to provide an estimate. However, when you here Alan Jones, Ray Hadley, Brett Whitworth say that land (some or most?) in the initial precincts will be acquired BEFORE any re-zoning, and then apply the stated projected gazettal of any rezoning as "by the end of 2019", does this mean potentially some of us residents are expected to move out within a year?

The manner in which we have been treated in terms of the 'non-urban' swamp zone debacle, the arbitrary application of the "PMF" line to some properties and not others has created great stress for our family and other residents in Kelvin Park.

We expect to be treated in an honest, just, and transparent manner by our representatives in all levels of government. We are not against the benefits that a world class Aerotropolis brings to the greater community, we just demand to be able to sell our land at the the normal market rate for developable as evidenced in recent residential releases within a 10 km radius, and not at the lower rates quarantined at RU4 "pre-rezoning" values or less (in terms of the "non urban" label). We expect any urban/non- urban boundary to be based on realistic flood levels and to be applied in a consistent logical manner. In any event, any land acquired from South Creek precinct should attract no lesser value as the properties across the road, earmarked for flexible employment/urban land.

IP Address: - 49.2.247.9

Submission: Online Submission from Nikolai Stepanov (comments)

https://majorprojects.accelo.com/?action=view_activity&id=291856

Submission for Job: #9552

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Site: #0

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