



Subject:
Date:

FW: Webform submission from: Western Sydney Aerotropolis Planning Package
Wednesday, 26 February 2020 11:27:15 AM

[Redacted]

Sent: Wednesday, 19 February 2020 8:16 AM

To: PPO Engagement <engagement@ppo.nsw.gov.au>; [Redacted]

Subject: FW: Webform submission from: Western Sydney Aerotropolis Planning Package

[Redacted]

Sent: Tuesday, 18 February 2020 9:10 PM

To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>

Subject: Webform submission from: Western Sydney Aerotropolis Planning Package

Submitted on Tue, 18/02/2020 - 20:36

Submitted by: Anonymous

Submitted values are:

Submission Type: I am making a personal submission

First Name: [Redacted]

Last Name: [Redacted]

Name Withheld: Yes

Email: [Redacted]

Suburb/Town & Postcode: rossmore 2557

Submission file:

[Redacted]

Submission: see attached file

URL: <https://pp.planningportal.nsw.gov.au/draftplans/exhibition/western-sydney-aerotropolis-planning-package>

[Redacted]

Date:-18 February 2020

Director, Aerotropolis aviation

Department of Planning and Environment, NSW

Relevant Council

To Whom it May Concern,

RE: Submission Draft 2 Proposed Zoning for the Western Sydney Aerotropolis and connecting zones as specified within the Western Sydney Aerotropolis Discussion Paper on Proposed Environmental Planning Policy.

Firstly, we would like to express our gratitude to the LUIP & Department of Planning, Environment and Development (DPED) in their efforts in providing community with a second draft of the proposed zoning and allow for further comment by way of submission from residents and other interested parties. It is clear from this draft significant consideration has been given to the numerous submissions lodged 2019 in response to the first draft. We also would like to acknowledge the detailed draft although does not specify exact and specific timeframes ultimately this is a strategic plan of huge proportions optimising growth, development and change. Something as residents of Rossmore we support.

However, our support and gratitude does not negate there are key factors within this draft which have both had further profound negative for some residents by way of increasing the flood zone from 1/3 to 100 % of land owned by small land owners. As well as land value depreciation has continued to plummet causing further stress on residents in particular my family. Rendering our land valueless.

Our submission will highlight our views both the benefits of the draft plan and impact to us as residents affected by the rezoning plans. However, it is your purpose to allow submissions for feedback we would like to also provide options which we seek for your strong consideration when reviewing our submission and finalizing the zoning of our area. These alternatives are both practical and progressive capturing the essence, we believe, of the rezoning and future development requirements.

Benefits of the Rezoning:-

There presents to be a consensus in community from our perspective, which welcomes the Aerotropolis and new Airport, change we personally support. We purchased in this area to provide a better life with the view one day the area would be developed. It is clear this development will place Western Sydney on an international map which is world class. Increased infrastructure, employment, educational opportunities, business centres, increased government revenue from the international trade market with the construction of the 24/7 airport at Badgry's Creek. The benefits are clearly endless.

However, the current Draft 2 comes with a significant personal and life altering loss.

Personal loss:-

However, 40 or so years ago the land at Badgery's Creeks was acquired for the construction of the new airport. Many land owners were poorly compensated many, unable to relocate and start again due to the cost and poor compensation as a result. The current draft which presents to be have the same traits. However, with different labels and titles but all to mean the same thing – Environmental/ Parkland as opposed to Non-Urban. Valueless land is Valueless land!

We are family of ?? and of whom reside in [REDACTED] Rossmore, having purchased our property in (year). At purchase it was clearly identified 1/3 or 1/5 (state how much) . The first draft proposed our land was (state what the first draft zoned your flood land as) while it LUIIP has skilfully being able to reduce flood lines by 28% it is clear other land owners have not only experience increased flood lines but now as private resident 100% of their land, rendering our land completely valueless.

Although the Draft indicates residents can continue on their land without issue, it is still valueless, undevelopable land. Is this not what the 3 tiers of Government approved for Badgery Creek land owners 40 years ago? How is this just? How will fair, equitable compensation be distributed to compensate for such a financial loss to our superannuation plan and our children's education fund. Our land was purchase with both their educational and financial future in mind as well as our retirement. How can we cater to this plan given the terms of the current draft.

More recently, late December 2019 at a Community Forum, the lead representative, we believe from the LUIIP, Andrew Jackson also identified the South Creek Precincts and "green spine" as he stated "has been reduced by 28%". In speaking with him we highlighted our concerns, he at that time admitted there was an abnormality to the new flood risk and flood lines.

Throughout the community forums it residents were advised, repeatedly, the green zone or spine had been reduced by 30% . My area, Kemps Creek Rossmore, stretch has been increased! As mentioned previously my own property is now 100% within the flood zone when it was purchased at 2006 We seek further clarification by way of a written response as what environmental survey's, quantity surveyors research and general investigations were conducted to mark our property as 100% flood zone. We seek a copies of such documents as to date I have no recollection of any person / representative approaching myself or my family members to enter our property and conduct such research.

Initial Plan we were classified as priority growth area , and our subject land as per your draft plan were in the yellow and green,

Proposed Options:- (

1. We seek for the original flood lines to be returned of (state what they were at purchase).
2. We seek a commitment from both the DEPD and Liverpool Council to undertake urgent and critical environmental upgrades as this will reduce any flood risk factors. Based on Community knowledge, environmental upgrades have not occurred in over 40 years. This naturally will increase the "flood risk "and ultimately the water flow and flood lines for any new zoning area. This is inadequate and negligent on behalf of the Liverpool City Council.

Environment/ Parkland:-

There is a general understanding with respect to preserving our environment to ensure there is obvious compliance with adhering to reduction or limiting carbon footprint on the environment. This is achieved namely through preservation of parklands, and ensuring developed areas have specific environment/ parkland areas. Australia is a vast country with one of the world's most spectacular landscapes. This should be preserved. But at what cost to land owners basic human rights to preserve our future?

From general research Liverpool Council has not provided for the environment yet are in support of the environmental plan proposed for W-SCP and Kemps Creek and even Thompson Creek in Kelvin Park. In summary

1. Liverpool council never put effort to conserve south creek or kemps creek

You can't see any more flora fauna.

Turtle

Frogs

Snakes

Nil action from council

Nil conserve effort

IMPACT:-

During last year attendance at the Community Forums there were numerous occasions you assured us That NO ONE WILL BE WORSE Off and that if you end up acquiring our land you will compensate us same as the CORE. We believe you want to comply with whatever requirement needed for creating huge urban area and putting Rossmore as green buffer is a must in term of DA requirement. During one to one meeting with planning NSW Ben and Rachel you guys admitted the abnormality when we showed Ben the different between the two draft plan and how it went wore for us and you asked us to right to you which we doing now.

Nil ability to build, expand or arrange our land so generate any form of income now or in the future due to this current draft zone strategy. Impact to probably insurance should we experience any disasters to our property.

Over 40 years Liverpool Council and in the years since we have owned our property has not engaged in ANY environmental upgrades to preserve the environment. The stress of being advised our land is 100% flood zone and now the risk of our property also being zone 100% part of the environment /parkland has caused significant emotional distress in our household.

Resale of our land is impossible, devalued and limiting prospects of being our planned future retirement fund therefore I am experiencing the humiliation of coming to terms with the fact in my retirement I and my wife will be seeking financial support placing increased burden of all 3 tiers of Government.

FLOOD Lines:-

In terms of flood risk and flood lines for the Green Spine along Kemps Creek Rossmore and Winiamatta South Creek Precinct, Rossmore there has not been such floods recording. There have

never been such floods of this calibre since we purchased our property. According to the DEPD there is a drive to conserve the environment however, to expand Bringelly Rd, Rossmore the RMS has been allowed to remove minimum of 100 trees along that the path to Northern Road. Additionally, the RMS has been allowed to compact land so to ensure the new expansion of Bringelly is made flood resistant, forcing water flow to now bleed into residential properties. These properties were not below the road line and now by the virtue of Bringelly Rd Expansion, the DEPD have allowed the RMS to rezone the natural water flow. At Community Forums representatives from the Aerotropolis have advised land has been compacted in some areas by 12 metres. Again forcing landscape changes to the natural water flow and organic environment structure. Therefore causing flood to increase for residents that would otherwise not be at risk and have never been.

The DePD have approved the RMS to still we can apply to put greenhouse which mean we can cut all the trees onsite how that is conservation of nature.

Options:-

1. Should our land remain zoned as 100% flood zone, environment/parkland we seek for our Green Spine of Rossmore to be included in the land release in conjunction with all of the Rossmore and SCP zone and / or;
2. Gazetting of Rossmore precinct, to include SCP properties and Kemps Creeks properties within Rossmore to immediate follow the zoning of Rossmore Precinct, and Areotropolis by December 2020 but no later than June 2026. Benefit of this will clearly provide ample opportunity for Government to provide for the Carbon printing and which will mainly be cater to by the Rossmore Grange located on Ramsay Road, Rossmore.
3. Confirmation from DEPD green spine and public/private owned land is to be zone environmental/ parkland.
4. We accept acquisition of land will be required, this part of the natural course of development however we propose acquisition of land now or in the future that compensation of our land or surrounding properties within Rossmore is comparable with our neighbour and new zoned area of Rossmore and Aerotropolis.
5. Allow the compacting of land for residents to protect their property from flood risk as it is now more apparent the RMS will continue to raise roads forcing the natural water flow to change and therefore increasing water risk. We seek approval for fair and equitable land rights to make changes as they are allowed by major corporations such as the RMS.
6. That compensation is awarded to residents within the W-SCP and green spine such as us, along Kemps Creek spine by the DEPD for approval of land compacting of key areas such as the new airport and Bringelly road to us and Rossmore residents as it is clear the DEPD and Liverpool Council have approved such changes and forcing the devaluation of our property and surrounding residents of Rossmore.

Zoning and Land Release of Rossmore:-

Rossmore is yet again being forced to remain locked. At the last Community Forum held at Bringelly Community Hall, it was announced Rossmore is at least maybe number 9 even 10 on the list for land release. In 1 to 1 meetings it has been establish there is no intentions for Rossmore to be approved for land release for a minimum of 10 to 15 years.

Rossmore residents were not included or provided an opportunity to lodge a submissions for the rezoning of Austral, Leppington, Hoxton Park and surrounding suburbs. Rossmore has continually been overlooked by the DEPD and Liverpool Council for land release for over 40 years.

Fifteen years ago, it was communicated to residents by representatives of Liverpool Council and DEPD via community awareness forums and council meetings Rossmore was to be "next in line for land release". Rate increases, nil or significant upgrades during this time. Yet there has been land release in all surrounding suburbs and now again Rossmore is to scheduled to wait a further 10 to fifteen years.

Failure by the DEPD and Liverpool Council to accept Rossmore to be gazetted directly after zoning will cause significant financial trauma to residents many of whom are older either retired or nearing retirement. Other utilise their property for personal hobby use and income generated from their property is limited. This will most likely guarantee a significant financial burden to Government as residents will not be able to afford the council rates.

On 24 October 2018 Brett Whitworth (Acting Deputy Secretary , planning , design at department of planning and environment told us and on too many times that no one will be worse off and if we acquire the green spine it will be compensated same as core. However, the current draft proposes we will be significant impacted upon. This has caused increased stress in my family and impact our health and relationships due to this level of stress.

OPTIONS:-

1. Rossmore along with the W-SCP and Kemps Creek boundaries of Rossmore zoning to be treated fairly and equally to other precincts with respect to land release.
2. Gazetting of Rossmore Precinct should immediately follow zoning which to be finalised this years as per the commitment made by the DEPD.
3. As part of the Gazetting of Rossmore precinct at zoning and as per good planning it is only reasonable to consider such land release within Rossmore to be staged in segments starting from the parameters Rossmore ie: Bringelly Rd, Kind Streets, through to 15th, Ramsay Rd, May Ave inclusive of the w-SCP and Kemps Creek. That this staged land release finalised no later than July 2026.

Benefits :-

1. Reduction of a reliance on stress related illnesses due to loss of value/ income from the devaluation of property.
2. Reduction in potential dependencies on Federal, state and local supports as value of propertied will be equal to neighbouring precincts of the Aerotropolis by residents
3. Opportunities for residents to afford increase council rates which will certainly be charged to residents after gazetting of the new zoned area.
4. Gazetting Rossmore immediately after zoning, will increase revenue for DEPD, Liverpool Council who will be able to adequately afford essence upgrades which have not occurred in Rossmore for 40 years. Increase council rates post the Gazetting of the new zoning for Rossmore will also provide for critical finances to cater for the proposed changes which Liverpool Council have presented a variety of Community Forums including funding the transport link from Liverpool along 15th Avenue to the Aerotropolis. These are to list just a couple examples.

Summary:-

In summary the personal impact of this draft proposal issued by the LUIIP is significantly costly to us.

It has affected us in the following manner:-

1. On human, personal site we are impact hugely but we don't show it up and put brave face because our kids even though we can't hide it totally as they see it on our daily behaviour. Stress effecting our relation as husband and wife and our relation with our kids as we are always on edge and we hate that but you guys put us on that position.
4. [REDACTED] diagnosed lately with a disease called (Pemphigus vulgaris) immune system deficiency . And my treating professor think it because the stress I am going through and currently I am going through intense chemical, biological treatment.
5. [REDACTED] I recently developed sleep apnoea and doctors believe part of it is the stress I am going through and its changing my behaviour negatively with my husband, kids and extended family, and negatively on my employment. I even thought of driving my car to a pole thinking this live is not worth it seeing no matter how much you work hard to build good future for us and kids and seeing it taking from us simply by some decision of more power hand.
6. There is a clear injustice towards small time residents who are not part or members of the larger corporations involved in the design, development and on sale of the land in the future post the gazetting of the new zones and Aerotropolis. We simply seek to be paid equal compensation/ awarded the same benefit to our neighbors.
7. As migrants we are proud new Australians and believe in the progress and change the LUIIP are proposing however it is an extreme expense to us and my family. We as residents have always worked and always ensured we pay our taxes, working hard for ourselves and country decently, never deceived, stole or commit a crime in any sort. Our aim was never to become a burden of society in seeking Government financial supports for our retirement this was our superannuation, this property was our children's future.

In conclusion as noted above we strongly support the LUIIP and the draft 2 what we do not support is the very clear injustice to us personally and the entire Rossmore yellow precinct as well as the Environmental/Parkland W-SCP and Kemps Creek core. Gazetting of land release must immediately follow the zoning which is due to be finalised by December 2020.

We sincerely thank you for the time and effort you have taken to read, consider and hopefully action the various options we have offered as means of moving forward and establish positive outcome.

Yours sincerely,

[REDACTED]