

Submission:
Western Sydney Aerotropolis
Wianamatta- South Creek Precinct

25th February 2020

Attention: **Department of Planning**

Dear Sir/Madam

We wish to express our concerns and anxiety to the recent announcement of the Western Sydney Aerotropolis LUIP (Second Draft) that the Government released mid December 2019. In this draft, the Planning Department have indicated that any land situated within the medium and high flood zones along South Creek, which were obtained from Liverpool Council's flood maps study from 2004, are going to be rezoned as Environmental/ Recreation and left in Private ownership, thus destroying the value of this land and sterilising it.

We also express our frustration on the matter as the Department of Planning have been conducting superficial consultations that lack any substance and the ability to provide us with any clear understanding of the proposed zonings ie: how these zonings have been determined and how it will ultimately affect the way we continue to use our land once it has been rezoned, therefore leaving us disadvantaged on how the rezoning will affect the land resale values.

During our one on one meeting with the Department of Planning we were told that we would continue to have 'Existing RU4 Land Rights' on our property after rezoning's are completed and activated. But after questioning them on what that actually meant, it was explained that we would NOT be able to build any new structures, alter the existing ones that are already on the property, keep any new grazing animals, additional crops or storage of additional machinery as we do now under our current RU4 zoning.

So in a nutshell.... We WON'T have existing land rights at all !!! And, again, you will be destroying the value of our property and sterilising it.

Proposed Rezoning

Approximately 50% of our property will be affected by this Environmental /Recreation rezoning.

- The proposed Environmental Zoning will restrict our capacity to enjoy our property and the ability to improve or build on it, as we are able to now with the current RU4 Zoning.
- Our property has an existing dwelling and other structures located on it, has direct access to a sealed road, electricity and town water. In addition it is a few minutes drive from the local schools and shopping centres. All of these features are consistent with an urban setting and not an Environmental/Recreation zoning.
- The proposed rezoning has utilised out of date (2004) flood map studies provided by Liverpool Council. These studies are of no relevance to the current development being proposed as the complexity and scale of this proposed development will ultimately alter any future flood studies previously undertaken, therefore any flood risk areas currently documented is invalid.
- Green Space requirements for this development is affecting us by having partial land being rezoned Environmental. This issues is of concern that any future developer will not want to acquire the full parcel of land at the market value due to its Environment restrictions. It is our opinion that any property that has any portion of land within the Environmental zone has that Environmental portion acquired by Government, should the Government not have the funds to acquired that land then it should be zoned as developable land. Alternately the land that that has been identified as a high flood risk (Refer to 2004 Liverpool Flood mapping shaded in Dark blue), that this portion ONLY be acquired by Government for the Environmental zone if required.

Compensation & Equity

Should our land be rezoned and restrictions placed on it, we should be compensated by the Government. We believe it is unreasonable that the Government will restrict the potential of this land by re zoning without providing us with adequate compensation. The degree of compensation should not be tied to the proposed zoning but to the highest adjoining zone value.

Personal Circumstances

We purchased this property in 1988 which was and still is zoned as RU4. We moved here with the expectation that we could live on an acreage lifestyle and raise our family with reasonable access to a major city for employment opportunities for ourselves and our children and to continue utilising the land in its current zoning. We have spent considerable time and financial resources to secure this lifestyle. Any relocation for us to obtain a similar property will require considerable additional travel and will disadvantage our family's choices on future employment.

If the Government is seeking to make these rezoning changes, then we should be adequately and fairly compensated in line with the highest adjoining zone value. Changing life style, displacement and re-establishing a family in a new community will be a daunting experience with added stress and no doubt additional expenditure required.

Future Outcomes

We do understand that development is required and that a second airport is necessary along with all its surrounding infrastructure and development of an Aerotropolis for the future of the State of NSW and we support this endeavour. However we do not agree that land values and lifestyles should be reduced based on zoning to have areas put aside for Environmental requirements. It is our understanding that the environmental aspects of such a development is an area of major importance and as such should attract the highest land value. Should the Government not have the funds to acquire the Environmental land for this project, then the development of such a project can not proceed. As this is to be a major restructure that will benefit all of the greater Sydney area and the State of NSW the planning should be looked at as a whole and compensation for all land is to be equal across all areas being rezoned, as each area has a mutualistic relationship, all land areas being of equal importance.

We wish to be kept fully informed of the proposals and process that will be undertaken to rezone and acquire our property. We specially request that we be kept informed of any public meetings, or other forums where we can express our views. We also request an acknowledgement that this letter has been received and reviewed.

Regards

Walter Di-iorio

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