

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Wednesday, 11 March 2020 12:19 PM  
**To:** [REDACTED]  
**Subject:** FW: Webform submission from: [webform\_submission:source-title]

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**From:** [REDACTED] **On Behalf Of** DPE PS ePlanning Exhibitions Mailbox  
**Sent:** Monday, 9 March 2020 10:39 AM  
**To:** [REDACTED]  
**Subject:** FW: Webform submission from: [webform\_submission:source-title]

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**From:** [REDACTED]  
**Sent:** Monday, 9 March 2020 7:27 AM  
**To:** [REDACTED]  
**Subject:** Webform submission from: [webform\_submission:source-title]

Submitted on Mon, 09/03/2020 - 07:25  
Submitted by: Anonymous  
Submitted values are:  
Submission Type:I am making a personal submission  
First Name: Luigi  
Last Name: Mangogna  
Name Withheld: No  
Email: [REDACTED]  
Suburb/Town & Postcode: [REDACTED]  
Submission file:  
[submission-rossmore---2020---final.pdf](#)

Submission: My submission is in the file above.

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

DATE: 28-02-2020

The Director,  
Aerotropolis Activation  
Department of Planning

RE:- South Creek Precinct and Proposed Rezoning

## INTRODUCTION

I Luigi Mangogna am writing to you regarding the troubling news I have heard since the release of the draft Aerotropolis Core Rezoning plans in December. I am worried for the future of my property at [REDACTED] **Rossmore**, with majority of the property soon to be rezoned as Environmental and Recreation in the Western Sydney Aerotropolis Plan (WSAP) as part of the initial Wianamatta-South Creek Precinct (WSCP).

I was born in the small Sicilian town [REDACTED] during the height of the WWII, where ongoing hardship, devastation and destruction plagued the region for decades. The extent of this was so great that at the young age of 10, I finished my education in order to help my family by finding any work that I could. The ongoing turmoil from previous conflict and its effect on Southern Italy, forced myself at the age of 19 to move to this great country Australia in search of work and a better life.

I arrived in [REDACTED], with little money, possessions and no grasp of the English language, to start what would become the next chapter of my life in this blessed country I now call home. It is here where I reunited with my brother [REDACTED] as well as meeting the love of my life, [REDACTED]. Together we formed a partnership built on trust and hard work that resulted in our dream coming true in 1970, when we saved up enough money to put a deposit on a farm in Rossmore, i.e. [REDACTED] **Rossmore**. Upon purchasing the land we were told that it right at the back property was 1 in 100 year flood zone, but that was never an issue for my wife and I as we used the land. Together we planted vegetables while raising two children, saving up for a better life. We made many sacrifices, with long days consisting of selling the vegetables we grew in the Sydney Markets at 3am, before I

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Luigi Mangogna

[REDACTED] Rossmore, 2557

**NB:-**

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would start work in a factory at Auburn at 7am. I did this for 7 days a week, for many years.

## **IMMINENT REZONING TO ENVIRONMENTAL AND RECREATION: MAKING ROSSMORE AN INITIAL PRECINCT**

In accordance with the '*Aerotropolis-shaping objectives and principles*' on page 9 of the WSAP Draft released in December, the principle of 'Sustainability' and desire to 'Recognise Country' are understandably necessary for a successful Aerotropolis. To implement these principles it is reasonable that the Government would rezone land within the 11,200-hectare area as Environment and Recreation for reasons "conservation and biodiversity" (p.9, WSAP Draft 2019) in accordance with the **State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP)**. However, What I don't understand is how by the stroke of a pen, that majority of my land, I have worked on, grown crops on, which are still done to this day, through the use of Glasshouses at the back of the property can be deemed **ENVIRONMENTAL and RECREATION** and essentially **unusable**, limiting my ability to make changes to my own land, diminishing my capacity to hand this down as a business to my children. Which they have relied upon for their survival as a family unit to assist with their future.

My rights to make changes to my own my property which I have owned for over 48 years, will by the middle of this year be extremely limited in its use with the rezoning of the initial WSCP. This change would only allow myself to build structures such as **Environmental facilities, Information and education facilities, Kiosks, Recreation areas, Recreation facilities (outdoor), Water recreation structure and Roads**, being the only ones permitted with council consent. At a cost to be incurred by myself not council or other agencies in the form of riparian levies. There we oppose the WSAP draft identifying our land as Environment / Parkland. It has based the draft on outdated and inappropriate surveys completed by Liverpool Council. An aerial view cannot be sufficient planning to determine the future land ownership and land value to privately owned land!

### 3. Permitted with consent:

- Environmental facility
- Information and education facility
- Kiosk
- Recreation area
- Recreation facilities (outdoor)
- Water recreation structure
- Road

Sourced from **Western Sydney Aerotropolis Discussion Paper on the proposed State Environmental Planning Policy p. 19**

I can't comprehend how so much of my private property has been consumed by this 'green' zone, which leaves only the frontage as usable and developable land that I can make changes to. It is worrying that by mid 2020 this portion of my land will be changed forever but there is no indication as to what will happen to the front of my property as Rossmore has not been made an initial precinct. How will the **Land Acquisition (Fair Compensation) Act 1991** guarantee that I will receive fair and equitable compensation for acquisition of my land when it occurs. I am especially concerned about this, as my property has suffered from devaluation since the delivery of the current rezoning proposal and any hope of receiving the same rates my neighbours on King St from a developer is dashed as a direct result of this possible rezoning.

Also, there is no indication by the current draft and by Aerotropolis committee that Environment and Recreation zoned land such as the portion on my property will be purchased by the Government to form parkland like what is happening at Thompson's Creek. This in addition to the recent transformation of the former parkland along Bringelly Road into the **Bringelly Road Business Hub** by the Liverpool Council and the Western Sydney Parklands Trust, points towards the devaluation of land by the State and Local Governments in order to aid their acquisition of land for parklands which they may then release to developers. This is unfairly punishing the owners of the land if such an event were to occur, as there are significant areas of land owned by government bodies within the precincts that could be utilised for this very need. Why are hard working residents like myself, being affected potentially loosing our life savings?

This rezoning just doesn't affect the value of my property, but my financial well being as this land is my source of superannuation and a major source of income for myself with the glasshouses at the back of the property. If majority of my property was to be rezoned as this draft suggests, I would be financially at a loss if any damage were to occur to the glasshouses as I would not be able to rebuild them and Insurance premiums and terms change on land zoned Environment. Furthermore, throughout the numerous meetings especially the Western Sydney Aerotropolis Planning Package one-on-one consultation session at Mulgoa Hall and the Aerotropolis Information Session at Twin Creeks with members of the Western City and Aerotropolis Authority (WCAA), I could not find answers as to how my **rates** would be affected by this rezoning. However I was told by WCAA members at the Twin Creeks session, that the Liverpool City Council **refused** to allow them to comment on rates of the properties affected by this change, ***"not even allowed to present prepared responses"*** (WCAA member at Twin Creeks), keeping owners in the dark as they attempt to permanently diminish our land.

As a resident, there is clear evidence that such actions suggested by this draft are with the purpose of devaluing private land. Page 26 and 27, of the draft indicates that the future '**vision**', which inherently lacks clarity and is deceiving in nature as the map on page 7 of the WSAP Draft 2020, does not identify that it is a probable vision and not an official zoning map and provides no insight as to what will happen to precincts such as Rossmore, or when such changes might occur. Therefore this demonstrates a lack of transparency, clear and concise details of the future zoning.

As a result of the plans to rezone the back portion of my property mid year as **Environment and Recreation** as part of the Wianamatta-South Creek Precinct, I put forward that Rossmore be made an initial precinct. This involves indicating as such in the plans, and providing clarity to residents, by rezoning the suburb as urban and mixed business, just like the other initial precincts. Such a rezoning must be legislatively staged over 5-8 years to provide residents such as myself whose property falls on two separate precincts, knowledge as to how our rates will be affected by such changes.

## FLOODZONES AND THE PROBABLE MAXIMUM FLOODLINE

I am also concerned about how the WCAA and Liverpool Council have in their work together, have decided upon highlighting areas deemed as floodzones to form the majority of the Environment and Recreation zoning that forms the Wianamatta-South Creek Precinct. Through my own one to one consultation at Mulgoa, prior the recent 'water bombing' Sydney was subjected to in early February, it was made clear that the borders the WSAP draft uses for the core flood line and environmental spine is centred upon Liverpool Council maps and data that were based on studies conducted in 2004. The use of 16 year old studies to be the foundation of the 40-50 year plan for the creation of a city and surrounding metropolitan area undoubtedly underlines a lack of proper analysis of the WSCP, negligence and improper water management by the Liverpool Council and the WSAP planning committee in their preparation of the Aerotropolis and the 2019 WSAP Draft. This was admitted by the WCAA members we talked in our one-to-one consultation, stating **"studies should be updated"** and that **"we are most likely to have further studies on flooding"** in relation to Kemps Creek, which evidently seems highly unlikely given WSAP's rush to meet their deadlines of finalising their plans by mid 2020.

In addition to this, the members we talked to admitted that **"most of the creek had no water in it at all,"** behind our property and that the committee in order to meet the mid 2020 deadline to finalise the WSAP, have been told by the leaders of the WCAA to press forward with rezoning, **"we've been told to move forward and rezone things"**. To be told by your staff that **"I am in total agreeance with you, it's not right"** is extremely disheartening considering how long I have been the owner of this property and have used it to it's fullest without signs of flooding in my time here. Likewise during the 48 years I have owned this property, the Liverpool Council have neglected upgrade 'flood' prone areas of Rossmore nor has maintenance or notifications by council to access areas near Kemps Creek to provide such upgrade. Which again points to the council being negligent in supporting regions they deem flood prone. Consequently, it is obvious that the information provided by Council and WSAP group during Community Forums and during one-on-one consultations has been inconsistent. Information we received that the PMF risk has been removed, is not true and we have been advised that this continues to be part of the

recommendations made by Livepool Council. Furthermore, through my experiences I am aware that our street does not flood as aided by the recent **Bringelly Road Upgrade**. Through my discussions with neighbours and other business owners in the area around King St I have become aware that their properties no longer experience water over flow. Thus I submit these flood lines must reduced and the PMF risk also reduced considerably

During Australia's recent history of drought, Kemps Creek, the WSCP and Warragamba Dam have been consistently low, however after the recent downpour in February which saw Warragamba Dam rise 36.6% to 80.4% did see water flowing again in areas that had been drained of any water flow.



Sourced from **WaterNSW's Twitter**

However it should be noted that King St did not flood as a result of the downpour, in contrast to such places as Hoxton Park Rd, Catherine Fields Rd the recent developments in Austral as well as the order of evacuation of Moorebank, Chipping Norton and Milperra by the SES.

ROADS UPDATE 9:25pm

ROADS CLOSED

- Anthony Rd, Catherine Fields
- Catherine Fields Rd, Catherine Fields between Deepfields Rd and Springfield Rd
- Rossmore Crescent, Rossmore
- Barry Ave, Catherine Fields
- Robinson Rd, Bringley
- McCann Rd, Leppington
- Cobbitty Rd, Cobbitty between Macquarie Grove Rd to Governor Dr
- Smalls Rd at Sickles Creek, Grassmere
- Kirkham Lane, Kirkham
- Little Sandy Bridge, Camden
- Macquarie Grove Rd, Camden between Exeter St and Cobbitty Rd

ROADS IMPACTED BY WATER OVER ROAD

- Heath Rd, Leppington
- Jersey Rd, Leppington
- Eastwood Rd, Leppington
- Cawdor Rd, Camden
- Sheathers Lane, Camden one lane closed
- Camden Valley Way, Narellan at Camden Golf course and at Kirkham Oval
- Mark Rd, Leppington

For flood assistance call NSW SES Camden Unit on 132 500. If it is an emergency call 000 immediately.

Above is a Facebook post by the **Camden Council** reporting the roads affected by the recent downpour.

It is on the basis of my property and King St as a whole not experiencing the effects of the recent 'freak' rain in combination with the lack of studies conducted by the WCCA, together with the lack maintenance and upgrades to the creeks by Liverpool Council over the 48 years I have owned that property, that I oppose the recent WASP Draft. I oppose it's heavy reliance on out-dated studies and recommendations by Liverpool Council and that a major portion of my property should be zoned Environment and Recreation, due to the 1:100 zone. I do not oppose the need for land in the Aerotropolis to be zoned Environment and Recreation, to meet the focus on landscape led approaches to design and plan the new city outlined by the 'Sustainability principle on Page 9. But I do submit that more of my land is zoned as **developable land**. I acknowledge that their needs to be a requirement for waterflow, but myself and my family do not support the lines proposed making our land

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Luigi Mangogna

Rossmore, 2557

**NB:-**

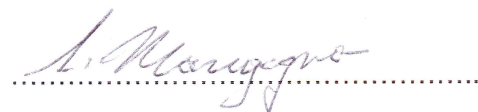
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fundamentally valueless and limit the opportunity for us or a future developer to make use of land you wish to make 'possible' parkland. I would also like to note Oran Park was once flood land yet this same land is now medium to high density residential land with a major shopping centre. Likewise, Horningsea Park, suburb of which my daughter lives was similarly within the 1:100 zone, yet it was developed and raised not to flood as done by Liverpool Council. These are only to name a couple of surrounding suburbs where "**flood and low lying land**" was approved as developable land by councils aiding in the planning of the WSAP. Thus if feel that the lines that cuts my property should be pushed back. As such we would actively support and recommend a **15% floodline** and submit the flood lines be drawn back to **85%** of the property, as a result of my land never flooding in my long history of owning it, even with the lack of upgrades to Kemps Creek.

## CONCLUSION

In conclusion, I would like to thank you for taking the time to review my submission to make Rossmore an initial precinct as well as reducing the Environment and Recreation Zone proposed by the WSAP Draft due to the lack of studies and proper water management by Liverpool Council. I appreciate that you are extremely busy, however would greatly appreciate a written reply to my submission in the near future.

Yours sincerely,



Luigi Mangogna