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Submission: Please see attached submission

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

[REDACTED]

Dear Andrew,

I am a resident and businessman of Rossmore and have been all my life, buying 5 acres with my wife 25 years ago. At the time of purchase our property was not purchased as environmental / parkland or within the flood zone or Probable Maximum Flood lines (PMF) at all it is why we purchased our land. Therefore with the knowledge our land was not in a 1:100 flood risk or worse as it is currently being proposed.

I have attended the presentations and exhibits set up by your departmental delegates at Bringelly Community Hall and I have significant concerns about the inconsistencies of information shared to residents during that present. I have also attended the One2One meetings overseen by the WSAP group.

The Draft 2 WSAP provides more detail than plans previously issued and as per our previous submission we continue to support development, the airport and Aerotropolis future plan design. As a businessman and resident of Rossmore, my wife and I do not oppose the need for development, infrastructure and overall progress, however as previously raised, I continue to have significant concerns with regards to the most recent WSAP draft (2) for the following reasons:-

1. Environmental /Parkland:-

We oppose any aspect of our land been deemed Environmental /parkland. Our property is north of the Wianamatta - South Creek Precinct and while our road is in line with the W-SCP the lines for the Environmental / Parkland have crossed over to our land. We submit our land should be removed from these lines and place whole within the Urban zone. By virtue of these lines it devalues our property and limits our potential for land sale. Current formal market appraisal have proved to be a negative financial result due to these lines which are outdated and based upon Liverpool Council's recommendations.

We oppose this proposal within the WSAP draft 2 as the WSAP draft does not clearly identify the research and surveys conducted which cater to alternatives that would easily rectify this situation. This includes we have no trees or flora that would aid in bio-diversity or environmental /parkland protection.

We oppose the Environmental /parkland zoning as to date is has been undefined with zero upgrades overseen by Liverpool Council. It is oppose on the basis that Liverpool Council has made representations it does not own the Wianamatta South Creek and therefore not responsible for upgrades, yet there has been no other government body or agency I know of which has come forward to claim ownership.

We oppose that a riparian council rate will be charged to private land owners for the upgrade of the W-South Creek and environmental / parkland as private land owners this is public of which as private land owners in the area there is no scope to even provide upkeep our land.

We submit the lines for Environmental / parkland while necessary for any developmental area, are to be drawn back and evenly set on both sides of the South Creek all the way through to Kemps Creek. Enabling private residents opportunity to recoup and plan financially for their future, compensated at rate equal to the proposed zones with each of the specific precincts.

Proposed Option that has not been considered and document within the WSAP draft 2 :-

- a) Again I stress these lines must be pulled back and even out across both sides of the Wianamatta South Creek for Rossmore and Kelvin Park. This would make it fair and equitable resolution. Yes

diminish property value but it would ensure part of residential land for all residents retains value whether it be for Urban zoning or Aerotropolis development.

- b) It is proposed that any land identified for Environmental /Parkland must be acquired and these cost absorbed by the government entity or relevant agency set to acquire this portion of land and that current private land owner are NOT expected to pay additional riparian rates for land that it deemed valueless and undevelopable land. I submit that this should be at the experience of the DPP and WSAP not independent land owners.

2. Probable Maximum Flood Risk:-

We oppose these lines have and note that the WSAP draft 2 has based its proposed designed on outdated and disproportionate lines as presented by Liverpool Council in 2004. This is not an accurate or fair and equitable design and lines for this area. Our property has never flood even in the latest down pour, water only collated at the base of our driveway of which we could still drive in an out freely. Police attended and did not block the road, nor did we sight on any weather warning page, residents for our street must evacuate like many residents in other built and established urban areas – Penrith City being one example. North Sydney being another. Both experience extreme flooding. I observed our neighbors offering their property as refuge for cars to strangers – their land did not flood either and with zero impact to land the following day as there was no evidence of a residue of water or flood risk to either of our properties both on the North side of our road and the South Side in line with the South Creek.

Impact :- Liverpool Council making such representations are inappropriate and has caused us to loose opportunity for developers to purchase our lands as a small collective group; it has cause our land to be devalued. Increased stress and health between my wife and I, impacting my wife fighting a diagnosis of breast cancer – while this is not the cause of her cancer scare the stress of this situation exacerbated her health conditions.

Proposed options:-

- a) Maximum Probable Flood risk to be removed as per the information provided by the WSAP during community information sessions and as per other residents within the W-STH Creek Precinct.
- b) Maximum Probable flood risk lines to be removed to the south side of my property with the flood lines been reduced and W-STH creek upgrades to be conducted asap driven by Liverpool Council or the WSAP within the next 12 months which will address any risk of future flood risk or probable maximum flood risk.

Benefits:-

- a) Such upgrades implemented quickly and efficiently will reduce residential fury of having to pay any form of riparian levy to council.
- b) Increased to employment/ education and traineeships with a view increase NSW being a trained skilled work force in a variety of vocational roles; economic growth; as a business owner and sole trader these types of skilled workforce is so critical yet costly. A joint approach will assist all business owner and provide an increase willingness for recruiting junior or inexperience staff for supported training should these options be adequately adopted within the final draft before official sign off.
- c) Finally, recruiting and training of staff will assist to further educate on the importance of accurate planning with respect to development, bio-diversity considerations and the requirement of environmental/parklands.

3. Roads and Traffic

The WSAP draft 2 does not provide adequate information pertaining to potential roads for future planning. To explain the Draft 2 page 27 shows a road – Masterfields Rd proposed to be extended across Rossmore Avenue through my property joining 15th Avenue and eventually Elizabeth Dr. I support progress is required, we oppose the plan has been published as “implementing the vision” only map! This has limited any opportunity to sell my land, it has diminished value due the risk of a road potentially going through our family home – who wants to buy a property where a road may go through their lounge room area. I apologize for being blunt however it is to stress the point that the WSAP draft although detailed in many areas, lacks information which will assist residents and myself in particular, with knowing the timeframes, where the road is designed to be constructed.

Proposed Option that has not been considered and document within the WSAP draft 2 :-

- a) Confirmation to be obtained from RMS and Traffic NSW of the likelihood as to when these road projects will be commence.
- b) Any land which is schedule for acquisition occurs at the rate of the proposed zone of Urban land not as the current rate.
- c) Further research and better infrastructure is development pertaining to the impact of water flow with a view to decrease any potential maximum flood risk.

The WSAP One2One meetings were unable to identify any information which could answer these concerns. Information provided by RMS and council has been limited and inconsistent.

I have a trucking business of which I established my property as the depot for my vehicles, I have also been made aware that a road is proposed to run straight through my work warehouse on my property. This work station is where all my trucks are parked and all mechanical are conducted on a weekly basis.

The financial and economic strain of this proposed re-zoning of my property will destroy me financially and cause stress which will impact my super and my family. I have built this business up over 20 years with the support of my wife managing all our business administration.

I understand the land acquisition (fair compensation) Act 1991 is available to ensure fair and equitable acquisition of land occurs. However, I am significantly concerned with the Western City and Aerotropolis Authority Act 2018 No 53 and the power this enables Department of Infrastructure and other departments to acquire our land for the benefit of “Progress” prior to the re-zoning. I and my wife are seeking for our property to be zoned as commercial/industrial or medium to high density zoning, along with receiving fair compensation at the same value to our neighbours like Austral, Leppington and those within the Aerotropolis and other close neighbourhoods, that are less than 2 – 3 kilometres away and are being compensated between 5 – 10 million for 5 acres. However, we would like any acquisition of land to be acquired at the Urban rate or equivalent to the Aerotropolis neighbours who are within the South Creek Precinct. Liverpool Council have unfairly recommended Rossmore not be zoned Urban land for past 40 years.

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 established there is no intention 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 submission 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 scheduled to wait a further 10 to fifteen years. However this information has also been inconsistent with other residents of Rossmore being advised by staff from the WSAP and in the One 2 One meetings that Rossmore may not be zoned for a further "20 years" .. others advised Rossmore won't be zoned ever" and other resident advised "Rossmore will not be zoned for at least 20 to 30 years". The WSAP draft plan notes on page 27 "Implementing the Vision" this is a wonderful vision and we support in part not all aspect, as noted above, the vision for Rossmore to be zoned Urban land. However we oppose Rossmore has not be included as part of the Initial Precincts for land release over legislative stage release over the next 5 to 8 years. This is opposed for the following reasons:-

- a) 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.
- b) 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 significantly impacted upon. This has caused increased stress in my family and impact our health and relationships due to this level of stress.
- c) The WSAP draft has relied upon Liverpool Council's recommendation not zone Rossmore as Urban land with no timeframe to be placed on this as it determined it is within a low risk zone. This has yet to be adequately qualified in layman terms for the local residents to understand the impact of such zoning rules and that they will not be able to develop their land.
- d) WSAP draft has relied upon Liverpool Council's recommendation not to include Rossmore in the initial precinct land release and we oppose this is incorrect and unfair. That these decisions are based on inconsistent information and research.
- e) WSAP draft has relied upon Liverpool Council's recommendation not to include Rossmore in the initial precinct land release and zoning Urban land due to removing the Business Hub from Leppington and moving it to Badgerys Creek area. Diminishing opportunity for growth in Rossmore which would provide critical financial support to local government and various agencies to support upgrades, infrastructure and design.

Benefits and Options to Include Rossmore as part of the Initial Precinct as a legislative staged land release over 5 to 8 years:-

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, King Street, through to Fifteenth Ave, 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 as this process is currently causing.
 2. Reduction in potential dependencies on Federal, State and Local supports as value of properties 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 essential 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.
- d)** In light of Sydney Water pipe lines, water sewerage and Safe water lines, RMS proposed roads and Rail/ metro, by including Rossmore as Urban zoned land within the Initial Precinct and Stage as legislative land release over the next 5 to 8 years provides amazing benefits which have not been identified or adequate research. These benefits include:-
- increased to employment/ education and traineeships with a view increase NSW being a trained skilled work force in a variety of vocational roles;
 - economic growth; as a business owner and sole trader these types of skilled workforce is so critical yet costly.
 - a joint approach will assist all business owner and provide an increase willingness for recruiting junior or inexperienced staff for supported training should these options be adequately adopted within the final draft before official sign off.

Summary:-

In summary the personal impact of this draft proposal issued by the WSAP 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 children even though we can't hide it totally as they see it on our daily behaviour.
2. 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 in that position.

4. My wife was diagnosed with breast cancer and although cancer is not solely caused by stress, the lack of transparency and consistent information, increased and continues PMF risk and zero opportunity for zoning as Urban land staged over 5 to 8 years has caused incredible stress for my wife and is clearly slowing her recovery and remission status.
5. There is a clear injustice towards small time residents who are not part or members of the larger corporations and business owners 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 neighbours within and in line with the South Creek precinct and or identify Rossmore is to be zoned as Urban land with a 5 to 8 stage legislated land release. This will reduce risk of fear pertaining to council rates and allow for opportunity for developers – Australian based developers to work with Councils, WSAP and the Airport design team to ensure the Vision is upheld while allowing residents in Rossmore to move forward and financial opportunity to release their land. This will lead to more equitable and easier negotiations in the future.
6. My parents work hard to instill strong work ethics in me as their son. And the same for my wife. As a result our aim was to ensure we never became a financial burden on society and Government agencies later in life by virtue of having opportunity for a fair and equitable chance to have our land zoned as identified in the WAAP draft as Urban land and for it to be zoned with legislative land release staged over the next 5 to 8 years.

In conclusion as noted above we strongly support the WSAP draft 2 in part what we do not support is the very clear injustice to us personally and the entire Rossmore yellow proposed urban 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 finalized by December 2020. The PMF risk lines must be withdrawn from our property altogether. There must be a fair and even Environmental / Parkland line for both sides of the W-Sth Creek precinct as a whole giving fair and equitable opportunity to private residents to have zoned developable land. For Traffic / RMS to provide detailed and timely roads and acquire land at the rate of Urban planning not at the current zoned rate.

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,

Signed:..

Signed:..

Name:.....*Michael ATTARD*

Name:.....*Rachel Attard*

I thankyou for taking the time to read my submission and requesting to reconsider the current proposal.