

## **Submission: Dwyer Road Precinct - support of Southern Gateway MoU**

**Name: Ian Napier**

**Landowner/Resident: 32yrs**

My name is Ian Napier, [REDACTED] of age and I reside at [REDACTED] Dwyer Road Bringelly. I have lived here since October 1989. My property is currently zoned [REDACTED] I moved to Bringelly to have a more relaxed lifestyle.

### **What I have been told – Stage 2**

1. My land will sometime in the future be used for employment purposes
2. No timeframe – at best 10yrs, more likely 20-30yrs
3. Only reason is that other lands Govt wish to develop first (interestingly most of these lands are large landowner/overseas investors) and only when market ready will we be developed.

It goes without saying, that with the building of an airport, and residing relatively nearby, there would be changes with land zoning and land use and the proposed flexible employment makes logical sense. However, the lack of a timeframe and consideration to the strategic planning of an area that directly borders onto the southern border of the Airport, does not.

### **My concerns**

1. *I will be living next to an 24/7 operational airport* – with potential health hazards and significant impacts to lifestyle/amenity with no compensation. No other residential area within 3kms of the airport has been told they have to wait and to wait indefinitely for rezoning. If the most important objective is to safeguard the operations of a 24/7 Airport, then I would have thought dealing with potentially disgruntled landowners might be a start.
2. *Loss of amenity* - My land is zoned [REDACTED] – but what I am expected to endure for an indefinite period is years of infrastructure along with living in an ANEC 20-25 noise zone and a potential flight path over the top of my house. I do not see how that is in keeping with a semi-rural lifestyle. I personally find it unbelievable that the Plan can continue to refer to a strategy of maintaining a “rural village atmosphere”, when for the last 5yrs and even more so now that atmosphere is dwindling away and in the long term is simply not in keeping with a vision for a thriving aerotropolis.
3. *Continual inconsistencies in government decision making*. I have no confidence in playing the “waiting game” and trusting that Government will “do the right thing” or “get it right”. You only need to track the timeline of decision making over the Airport to realise that successive governments and ministers simply change their mind. One minute the Airport is happening, then off the agenda, then on again, then off again. When you then review State Government planning about the lands in the area, everything has been in “draft” form for so many years, again no definitive plans to be able to make decisions

concerning family, home and lifestyle. The statement that “well you live out here, you should have expected this”, I don’t accept. If I follow history there has been no certainty and this continues today and indefinitely. Given my age and need to sort out my future as I head towards retirement, this level of uncertainty has now reached an unacceptable level as it has for many of my neighbours.

4. *Lack of equity in planning and development outcomes.* What is particularly striking about Stage 2 and the inclusion of the new precincts, is the presence of large landowners in all the other precincts except ours. Yes can fully understand it is easier to progress the development of large areas of land mass and deal with only a few landowners, but to simply ignore a strategically placed area of land , as our Precinct is, because we are a bunch of small landowners and too difficult to deal with, is not only ignoring the *elephant in the room*, but is downright discriminatory.
5. *Where is the strategic thinking?* We border onto the Airport, with connections to the future M9 orbital , and developments on every side of us, all happening on some level by 2022. The wait and see mentality does not make sense and potentially sterilizes our lands because of lack of forethought and planning. How can we continue with existing zonings and submit DA’s, as if things will stay the same? There is simply no strategy in Stage 2 that provides any clarity of vision for future land use, when lands all around us do have that. The questions is .. Does Government have a vision for our Precinct? ..... Maybe we the current landowners must provide one!

### **What we have had to do**

We are a strong-minded community and recognize that we must work collectively and to that end I have signed an MoU with other landowners in the Precinct. The key objective being to progress the orderly and expeditious planning of the land within the Precinct for the purposes of increasing its value and marketability.

To my knowledge close to 90% of the landowners in the Precinct have agreed to the MoU. Our community via our large landowner group submission is aiming to provide some practical solutions to help resolve issues around the rezoning of our lands and through collaborative work with APP ( Property and Infrastructure specialists) aiming to articulate a vision for future land use examining synergies with other precincts and market viability.

### **What am I asking ?**

I can continue to write sentences about how this is affecting me personally, but it goes without saying, that when your life is in limbo, frustration and stress mount up, with subsequent effects on one’s emotional and physical health.

All I can ask is that you take what we are trying to do as a community – which I believe is constructive and allows for some of our frustration and stress to get redirected, we hope,

towards securing a better future for our families. If it continues to fall on deaf ears, when we feel we are trying to work with government to find the solutions to better define our families futures, then this is when we become disgruntled and angry fueling further anguish and concern.

The Plan talks about consultation, I believe we are really trying to do that in a collaborative way. Meet our community halfway. We need a timeframe. We need certainty. My family needs certainty. Give us that certainty so that we do not have to endure living next to an Airport with no idea of how we can exit in a way that affords us some security. Restore my faith in consultation, and equity in planning and development outcomes and government processes.

Regards



13<sup>th</sup> March 2020