

Director Dept. Planning and Partnerships

Dear Andrew,

Re: Response Submission to the current Western Sydney Aerotropolis Draft 2 (WASP) issued December 2019.

Introduction:-

My name is [REDACTED] and [REDACTED] [REDACTED] (please redact name for privacy reasons).

I am writing with a view to address to comment in response to the current Draft 2 WASP as issued in December 2019 and express my significant concerns. This submission response is representative of my views and that of my wife. I understanding my daughter attempted to contact you or representatives from your team seeking further clarification with regards to questions however her requests have gone unheard and without response.

Our current views as per our previous submission with regards to the Aerotropolis remain the same. These being, we welcome change and progress, development of infrastructure however we oppose strongly the following key areas and of which will be expanded upon below:-

- Lack of information
- Urban zoning for the Wianamatta South Creek Precinct (W-SCP) has been removed and replaced with the term “Environmental / Recreational and Parkland”. STRONGLY OPPOSE the proposal to rezone privately owned land to Environmental and Recreation and leave under private ownership
- Flood Lines and Maximum Probably Maximum Flood lines
- Roads and Traffic
- Zoning and Land Release of Rossmore
- Zero Accountability by any Department of Infrastructure or Liverpool Council for South and Kemps Creek upgrades (Fire prevention and flooding management).

1. Lack of information:- I note the DRAFT 2 has detailed maps, information and general plan of the stages and initial precincts. I want to stress it is quite clear significant time and energy has been applied to present the document for public review and for that I am grateful. It is with this thought I am bothered to respond so negatively, however I accept this is the only opportunity to identify my solid and serious concerns [REDACTED]
[REDACTED]

- i) At all the LUIIP community meetings held of which I have attended with the exception of the last due to [REDACTED] these meetings have caused me to experience. The meetings are very delivered with a very specific agenda, question time is allowed however answers from any panel

member or representative has been vague, dismissive or simply not answered?

- ii) There is an appreciation that in general community meetings there must a designated structure, of course, however it is the dismissive nature experienced in particular by representatives of Liverpool Council who do not want to hear from long standing residents such as myself or in a position of awareness and business. Having a circle of influence is crucial in these situations and leaving the average private land owner to experience increase stress for limited answers.
- iii) The one to one meetings I was unable to attend due to illness I am yet to have an opportunity to meet with any representative from the WASP or DPP team as per my daughters attempts to have my voice adequately heard and questions answered! How is this a fair process? Yes the submissions, Listening panel and one to one sessions are all plausible, however how are for elderly residents such as myself with illness and hearing issues able to attend and comfortably absorb the information being provided? How does this process meeting appropriate natural justice for a real opportunity to make an informed and fair response to the proposed WASP Draft 2?

2. Urban zoning for the Wianamatta South Creek Precinct (W-SCP) has been removed and replaced with the term “Environmental / Recreational and Parkland” (hereon referred to as E/RP).

My wife and I STRONGLY OPPOSE the proposal to rezone privately owned land to Environmental and Recreation/ parkland and leave under private ownership. There is an acknowledge there is a need for preservation of the environment and planning for an urban environment “next door” to an Aerotropolis is a significant planning process. However, [REDACTED] [REDACTED] should the Draft 2 plan be approved and signed off without further open investigations being completed.

- i) The term “Environmental / Recreation or Parkland” is insulting our intelligence as residences to the W-SCP and Rossmore zone! Our age or culture is of no relevance to our calibre, intelligence and ability to have clearly predicted the removal of the term “Non-Urban” was a simple guise to reduce community push back and petition government. We submit that the document “what we have heard” issued for public viewing post the responses from Draft 1, is false and a dismissive attempt to provide residents with utter false hope and manipulation to agree to a plan ie Draft 2 that does not have all the completed and important facts.

- ii) We oppose our land or part thereof to be zoned Environmental / parkland as we reside on the [REDACTED] this should have no bearing on our land. We oppose this for proposed zoning for the following reasons
- a. The information relied upon by the WASP draft 2 has relied upon information provided by Liverpool Council of outdated and incomplete surveys of our area.
 - b. Further we have not been made privy to any new surveys and research currently being conducted or completed and therefore as this is a submission to comment on a publicised Draft on the rezoning and planning for the area, it is unjust and unfair to expect myself, my wife or other residents to respond having informed and clear concise information.
 - c. We oppose this being zoned Environmental / Parkland or Recreation land as this will significantly devalue our property. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
 - d. I further oppose the proposal to zone my land or part thereof as EP/R

What we are seeking:-

- a) We seek for the term Environmental/ Recreation and/ or Parkland to be removed from our property street lines.
- b) We acknowledge environmental needs are a requirement to preserve our future, therefore we submit that the environmental lines should be made equal to that entire W-SCP core for both sides. While this is not the best solution for individual residents it is one avenue to retain and preserve water gateway for the Aerotropolis, reduce entire privately owned properties being reduced to zero value
- c) We seek that that privately owned land is not made financially responsible to fund any form of riparian works in the form of council Levies for upgrades to the W-South Creek. This is publically owned lands and should be the responsibilities of privately owned land owners. However, should be required to pay such a levy that it is adjusted in accordance to any land portion zoned within the Environmental / Recreation / Parkland area.
- d) We seek that the zoning of the Environmental / Parkland / Recreation is not formalised at this stage until ALL environmental, biodiversity studies and research has been completed and issued for public comment. It is unreasonable and does not meet natural justice issues without the availability of sighting current research and surveys.

1. Maximum Probable Flood lines:-

I oppose the Maximum flood lines [REDACTED]. I note the 1:100 flood lines have been drawn back and [REDACTED]. I submit that the Maximum Probable flood lines should be removed completely in line [REDACTED]. These lines are based upon significantly outdated surveys completed by Liverpool Council. The DPP appears to have approved the RMS and Transport NSW to complete road expansions of Bringelly Rd through Rossmore to Northern Rd; a welcome change. However these changes and design are deliberate method to increase MPF lines for the area as the compacted raising of the land is causing the natural water way to be altered. Liverpool Council and the RMS have failed to complete and implement appropriate water catchment facilities as per the designs within the United States such as the LA River and many schools, parking areas, suburban area in West Pennsylvania, USA. I submit that the MPF lines are to be formerly removed [REDACTED].

Alternatives we would like to submit of which have not been identified or considered:

- i) [REDACTED]
- ii) I submit further investigations are required as to other alternatives to manage any risk of flash flooding such as the water catchment facilities as set up within the United States. These have proven successful to manage MPF risk when constructed well including ensuring management of debris and environmental hazards are minimised so not to affect the natural waterways local and distant.
- iii) I submit strong recommendations are made to Liverpool Council and the RMS to immediately approve upgrades to May Ave and Wynard Ave as this will immediately address the MPF risk to this area. Liverpool Council have failed to complete any sustainable upgrades [REDACTED].
- iv) I submit that should option ii) be rejected or dismissed that any rates for this area are set so private land owners are compensated for loss of appropriate use or roads, public space and compensated for any MPF risk during flash flooding.
- v) Alternatively to pts ii and iii, I submit for WASP and DPP to limit the rezoning of the Environmental / Parkland and Recreation area for Rossmore until further investigations are completed.
- vi) I submit that costs for the upgrade to May Ave is considered via other Dept of infrastructure such as Sydney Water, RMS and Liverpool Council, Dept of Environment and Parklands this will significant reduce the cost of such an important upgrade. A school bus was stranded at this end of the street what will it take for head of planning to direct such changes. The last flash flood to occur in Catherine Fields in a low lying area requiring overdue upgrades resulted in a death of local resident!
- vii) I submit, [REDACTED]. Many suburbs who are not zoned as MPF experienced flooding, Penrith, Parramatta, North Sydney. With evacuations and road closures occurring all over Sydney. We did not experience any such road closure, police even attended and did not issue a road closure. Further, [REDACTED] Refer to table 1.1 – An announcement made by Liverpool Council on Facebook :-

⚠️ **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, Bringelly
- 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.

4. 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 a neighboring property however at present it appears the road is in [REDACTED] I submit that should this continue we are compensate in accordance to the proposed [REDACTED] value in the future and at a rate equal to value to rebuild at the our home at the rates in accordance to today's cost or of a total which is close to and considerable fair, reasonable and just.

I also submit the information provided is exceptionally vague and limited to make informed decisions. As mentioned earlier I am unwell and not able to attend meetings anymore. I further note there was an open house so to speak whereby we could speak representatives from the various departments regarding the proposed changes and rezoning, however how is it expected for natural justice to be represented when such private land owners as myself are unable to attend meetings? I am yet to be provided an update from my daughter regarding my enquiries however I understand her attempts to contact the Director of WASP have failed and as this submission is now due I respectfully could not wait any longer to hear from him. My voice will not be heard otherwise!

Alternatives I believe should be taking into consideration by the WASP and DPP and LUIP group and any other governing body such as the RMS:-

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

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. [REDACTED]

I have an awareness of 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 Infustructure and other departments to acquire our land for the benefit of "Progress" prior to the re-zoning.

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 property 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.
 - May Ave is a main thorough fare between Elizabeth Drive, 15th Avenue and Bringelly Rd
 - The expansion of Bringelly Rd, enables more follow of traffic management to cater for the area to become industrial /commercial
 - As the W-SCP is literally across the road meeting of two minds ie: preservation of environment / recreation and parkland is equally important and should zone at the same time and or acquired at the same time at the equal to a part there of to Industrial commercial zoning.

In conclusion:-

[REDACTED]

[REDACTED] I purchase this property with this knowledge and expertise knowing it was not zoned MPF or in the 1:100 risk. I submit this status must remove as it is invalid and based upon extremely old incorrect data provided by Liverpool Council who have sought to deliberately fail to provide a service to its residents by completely and maintaining appropriate upgrades such as implementing water catchments as those within and around the United States. I submit the WASP draft while comprehensive lacks details and research on how it draws upon its proposed further design. That the draft itself is illusive and provide false hope to myself and many residents who are now yet again left with nil answers and zero development opportunity to our suburb while other suburbs are zoned accordingly.

I submit that the points I have made above are critically analysed and seriously consideration is given to the both the requests and options / alternatives prior to any final rezoning is conducted.