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Submitted on Fri, 13/03/2020 - 13:11  
Submitted by: Anonymous  
Submitted values are:  
Submission Type:I am making a personal submission

[REDACTED]

Name Withheld: Yes  
[REDACTED]

Suburb/Town & Postcode: Rossmore

Submission file:  
[REDACTED]

Submission: To His Hon. Mr Stokes, Thank you for taking the time to review my submission. I have attached it as unfortunately I am not sure it will all be recorded within this space. Please note I have a supporting documentation which can not be added and therefore will be lodging a further submission with a Title of "Supporting Information for the Submission prepared by [REDACTED]". Unfortunately this form of electronic submission does not allow for more than one attachment at a time. Thank you again for your time. Ward regards, [REDACTED] Resident of Rossmore, Wianamatta South Creek Precinct. Phone:- [REDACTED] ( do not advertise my phone number please)

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



Tuesday, 10<sup>th</sup> March 2020

His Hon. Rob Stokes

**Minister** for **Planning** and Public NSW

NSW Department of Planning, Industry and Environment.

Dear Mr Stokes,

Re:- Western Sydney Aerotropolis Planning ( WASP) Draft 2, Issued December 2019 for Public Comment and response.

My name is [REDACTED], I am long term resident of Rossmore and reside with my parents and extended family. Our property falls in line with the current Wianamatta South Creek Precinct currently under review for planning much of which is nominated to deemed privately owned developable land into Environmental Parkland or recreation replacing the previously noted term “non – Urban” rendering privately owned land valueless. Beyond this more privately owned developable land has been recommended to be now deemed within the Maximum Probable Flood risk when this land a) never floods and b) was purchase outside the 1:100 flood risk zone.

I further note that there has been decision accepted by the WASP not to include Rossmore or part thereof in any of the initial precinct land release. This is absurd. Rossmore is a direct line with the Aerotropolis, close proximity to Narrellan town centre, Leppington train station, schools, sporting and nursing care facilities and more importantly an important area increase employment by way of economic growth despite our current down turn as including Rossmore within the initial Precincts with a staged legislative land release will ensure timely, planned development occurs in line with the plans and timeline for the new Airport for Western Sydney. My submission will highlight key areas for your consideration and the planning bodies to take into account prior to any “sign off” so to speak of the final document. Key area that have clearly not been identified within the WASP draft either as they have not been considered,

dismissed as these were raised previously or not included within this WASP draft for public consideration and response. Some of the key areas my submission will highlight are the following:-

1. Maximum Probable Flood risk and the 1:100 flood risk
2. Environmental Parkland and Recreation land of privately owned
3. Rossmore being included as part of the initial Precinct as a legislative stage land release from December 2020 as Urban / Commercial land over the next 5 to 10 years.
4. Summary and Impact

However firstly, I would like to strongly commend my gratitude for the opportunity to respond and comment on the work of the WASP team. It is very clear that this round has been delivered in more detained and co-ordinated manner, there has been more opportunity for sharing of information, scant at times but increased opportunity nonetheless which is important to appease community unrest; and the document WASP draft itself clearly demonstrates significant design and planning has been undertaken for the future of Western Sydney as whole and for me personally, I am very excited to know this is what the future will look like for my family as they form their lives in years to come. So my submission although present negative is it not my intention to be scathing of the work that has been completed by the team. It is as per a submission process a response to the document of key areas I believe must be strongly taken into account prior to signing off on the final plan for the WASP and our future our land.

1. Maximum Probable Flood risk and the 1:100 flood risk

I have resided here at Rossmore since birth, with a vast knowledge of the world from travel and work experience. I work in government myself and due to my career it has afforded me more than some an amazing ability to understand change is necessary. However, I submit to you the plan to render the property purchase by my parents 50 years (approximately) outside the 1:100 zone or probable maximum flood risk and zoning it 95% Maximum Probable Flood risk must be pulled back to a minimum of 1% of our total land coverage.

I have attached a supporting letter from a long term friend of the family also in support of the fact our property does not flood. I submit this also as evidence in support of our

submission and for you to take into serious consideration and approve the MPF risk lines to be pulled right back to a minimum of 1%. I say 1% as I acknowledge there must be an over flow on large land of runoff water as Liverpool Council has failed to conduct any upgrades of the Wianiamatta South Creek on May Ave in over 40 years then there this 1% is a fair trade off.

I would submit that a direction of sorts is overseen with Liverpool Council and the RMS and Sydney water to immediately initiate works to upgrade the south end of May Ave, Rossmore and WYNARD Ave so that the water runoff can better managed. The WASP draft fails to identify what works will be complete to manage workflow, in 1 to 1 sessions it was noted that the Planning committee are basing the WASP draft "solely on the recommendations made by Liverpool Council for Rossmore on flood plans which are more than 20 years old". These plans are complete out of date, there has been unreasonable level of failure to provide a service to residents of Rossmore and complete critical upgrades to May Ave to manage water flow. I understand in speaking with representatives from Sydney water, Liverpool Council have absolutely no "intention to ever complete any upgrades". I therefore submit for your consideration to allow for private owned residents to employ their contractors to complete works to improve our street and water ways.

In February 2020 there was the Sydney downpour. Yes in some areas over 200mm of rain fell. I note in the North Shore there was flooding, Sydney and areas of the inner city and Sutherland Shire expired flash flood and road closures. Penrith City was hardest hit as with other key suburbs in and area Liverpool, Campbelltown and Narrellan. Rossmore too, however I note on a public announcement May Ave was NOT a street that on the alert for road closure, and in fact I had local traffic request to leave their cars on our property over night for safe keeping. Which true to the Australian way we more than happy to oblige. Local people I had never met before in all my years residing in Rossmore! I submit how is reasonable ot deem my parents land 95% MPF risk? I submit for this to formerly removed and for this to be noted in writing to us at your earliest convenience. Further submit that any acquisition of land is done so as per the legislation and at the rate of " Vision for Rossmore which is Urban land".

I submit as noted above alternatives / options which the WASP draft has not identified for comment did not include considerations for:

- a) Water catchment zones as those built in the United States. Such as the LA River it is a cement almost 3 kilometre area that is 180 km approximately Long River for “those flash floods”. It’s quite famous Grease had a very famous car scene in this LA River! Additionally, parking stations and schools, suburban areas in Pennsylvania USA have the same water flow and MPF risk management systems so that privately owned land is not rendered valueless or devalued at best. I submit prior to formalising any such draft rendering my parents property within the MPF risk that this must be taken into consideration.
- b) Upgrade of the South end of May Ave / Wynard Ave Rossmore and along public easements of May Ave will void the need for MPF risk for residents and that of the North side of May Ave to zoned Urban land. It will also provide better water and waste management planning from the beginning at half way through planning which ultimately saves on budgetary requirements.

## 2. Environmental Parkland and Recreation land of privately owned

As per any development and planning and good planning environmental parkland and recreation is important. However I strongly oppose privately owned land to be zoned Environmental / Parkland. It is clear this is the term replacing the previously used term “Non-Urban land” still leaving good developable land valueless and eventually uninhabitable. As a long term resident of Rossmore I am very aware of the hundreds of acres available for parkland and recreation all of which is Government owned land and none of which is being included as part of the “ Environment / Parkland and recreation sites. I submit that the WASP draft does not adequately address this issue and further submit this must adequately reviewed with appropriate surveys and research being formerly available to all resides within Rossmore. I note Rossmore is an older community mainly, and English is a second language for many, I strongly recommend any outcome made from these response by myself and other residents within the area are done so both electronically and in writing.

I submit that further consideration must be given prior to the signing of any final plan with Environmental Parkland to consider the following:

- a) Release any privately owned land from the term or any term in line with or to mean the same as “Environmental Parkland/ Recreation” along Rossmore W-South Creek Precinct. Based upon the 100s of acres available of government owned land available and currently used for public recreation just not upgraded every by Liverpool Council in 48 years. This land is commonly known as “The Grange” Ramsay Rd Rossmore!
- b) As Per part a should this not be enough that the WASP draft fails to highlight the options to pull back privately owned proposed zoned for Environmental Parkland / Recreation by a minimum of 75% of the total for each private owned property along the entire North and South side of the Wianamatta South Creek Precinct. And such land be formerly acquired by the Department to assuming full responsibility for upgrades and public works and not at the private expense of residents as it is planned for Liverpool Council and other councils to charge privately owned residents a riparian levy for land that is deemed worthless.
- c) That any portion of land zone or identified to be zoned Environmental Parkland is acquired by December 2020 and at a comparable rate fair and equal to the neighbours of the Aerotropolis precinct and Urban / Commerical areas.

**3. Rossmore to be included within the initial Precincts and zoned Urban land as a stage legislative land release over the next 5 to 10 years. Including North Side of the Wianamatta South Creek Precinct stripe all the way up and including “The Grange” on Ramsay Rd.**

The WASP draft identifies further plans for Rossmore to be zoned Urban land. A welcome relief for this area. However, what the WASP draft failed to do is not the timeframes of such a plan. It does not identify clearly that this a proposed future plan and there has been a lack of transparency accuracy of information giving at any of the 1 to 1 meetings I attended for my parents and as a support with my neighbors regarding the timeframes. I note in these meetings I heard comments from the team ( who for all intense and purpose tried very hard to appease everyone)

- "oh Rossmore will never be developed get our now". That caused a significant amount of stress for my mother who is unwell and has been deteriorating since these comments were made
- "no I am not sure when Rossmore will be developed I think may in 10 years but its not in this plan and not part of the initial precinct at all"
- "Rossmore in on the plan only show the future plan for may be 30 years time!"
- "Rossmore hasn't been included because Liverpool Council have made recommended to exclude Rossmore. Liverpool Council have advised us that Leppington and Austral failed so they are not wanting the same for Rossmore and focussed on other areas. Rossmore is not going to be zoned it is staying as it is".

All of these statements have been extremely stressful, and have cause an incredible amount of stress and increased ill health for my ailing parents. Therefore as their carer increased my responsibilities and stress to manage their needs. I submit that the WASP had not and should soley rely upon Liverpool Council recommendations as Liverpool Council has based its recommendations for Rossmore on old information, surveys and research. OR information and research that is not yet complete. I submit that a formal sign off on the plan is not sufficient until such times all surveys and research and public review is undertaken.

As noted above I understand for every opposed statement a rational or alternative and critical in order to reach a reasonable and fair resolution. Therefore I submit you and your team and all the Departments seriously take the following into consideration prior to finalising the current plan for the zoning of my area, my home:-

- a) Rezoning Rossmore as Urban/ mix employment provides for amazing opportunities as it will support economic growth.

**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 is to be finalised this year as per the commitment made by the DEPD. That this will include a legislated stage land release for residents within the Rossmore

Wianamatta South Creek Precinct and Rossmore area as Urban or even Commercial land.

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 15<sup>th</sup>, Ramsay Rd, May Ave inclusive of the w-SCP and Kemps Creek. That this staged land release finalised no later than July 2026. Or Vice Versa. But staged as this will in urban planning requirements as well local privately owned resident opportunity to acquire funds to pay for such zoning levies by way opportunity to sell to developers or various departments of infracture, reducing financial burdens of many residents in this area who are retirees and or nearing retirement.

I submit that the WASP daft has not considered the Benefits and respectfully submit that these should be strongly considered and actioned:-

- a) Reduction of a reliance on stress related illnesses due to loss of value/ income from the devaluation of property.
- b) Reduction in potential dependencies on Federal, state and local supports as value of propertied will be equal to neighbouring precincts of the Aerotropolis by residents
- c) Opportunities for residents to afford increase council rates which will certainly be charged to residents after gazetting of the new zoned area.
- d) 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 15<sup>th</sup> Avenue to the Aerotropolis. These are to list just a couple examples.
- e) May Ave is a main thorough fare between Elizabeth Drive, 15<sup>th</sup> Avenue and Bringelly Rd
- f) The expansion of Bringelly Rd, enables more follow of traffic management to cater for the are to become industrial /commercial

g) 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.

### **Summary and Impact:-**

In conclusion, I submit that Rossmore should be included as part of the Initial Precinct as a stage legislative land release. That further review is required regarding the 100s of areas of available land for Environmental Parkland and recreation which government owned land and therefore submit that privately owned land is not zoned as such and or the lines are reduced to a minimum of 75% of the current proposed plan for each privately owned property for the entire Wianatta South Creek Precinct. I further submit that the proposed MPF risk of 95 % for my parents land is reduced and drawn back to an absolute minimum of 1% of the total land mass for our property.

I have noted above the benefits and alternative for all the key areas and I strongly support the change development however also strongly request my submission is taken into serious account and that of my parents as they both raise extremely valid and fair alternatives that have not been included within the current WASP draft. The stress this situation has caused on my parents believing the MPF risk was removed as previously identified by your department to only be advised that it has not only increased, has seen their health deteriorate and increase my stress to care for them. This should not have occurred.

I am have and continue to have many sleepless nights as I wonder how I will provide adequate financial care for my parents. We are a proud Italian family and our culture is to ensure the care of our elder and aging relatives is maintained at a high standard. However to do so it requires the financial support of which I do not possess. This land was their retirement, this land was their health care system however by approving the proposed plan to zone if 95% MPF will fail my obligations a proud daughter to adequately care for her parents and forcing increase pressure on government financial support and care in the very near future. An already over load health system which can not continue to sustain its current pressures to provide appropriate and good health care.

I do thank you however, and appreciate this submission is long, however I know you will appreciate the important that all key areas are responded to and addressed and am grateful for the opportunity.

Kind regards,

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