

Western Sydney Airport Planning Partnership

12th March 2020

RE: Submission in response to revised Precinct Boundaries that can adversely affect my property at [REDACTED] Bringelly, NSW

Dear Western Sydney Planning Partnership,

I would like to take this opportunity to provide a submission regarding the proposed changes relating to the Western Sydney Aerotropolis and the effect it has on my property.

My Property

My property is located at [REDACTED] Bringelly. I purchased it in 2009, and when I bought it, it was part of the Kelvin Park estate subdivision, with a frontage onto The Northern Road in close proximity to Bringelly Road. I purchased it at a premium, due to the proximity of the major intersection of Bringelly Road and Northern Road, and due to the fact that it was located on the Eastern side of Northern Road rather than the western side. It has also been affected by the realignment of The Northern Road such that the new Northern Road goes through the back 1/3 of my property, which was purchased by the RMS in order to complete the Northern Road realignment.

Evidence that my property is part of Kelvin Park

Information sourced from the NSW Government Office of Environment and Heritage (OEH) website, which shows the history of the parcel of land known as Kelvin, or Kelvin Park, where the township of Bringelly and Bringelly school was taken from. My property, on the eastern side of The Northern Road, is part of what was historically known as Kelvin, or Kelvin Park, and is located across The Northern Road from Bringelly public school, which was once part of Kelvin.

“c1896 part of land resumed for development of urban infrastructure including roads, school and post office necessary for establishing the village of Bringelly (in Kelvin's south-west corner)

1896 land in southern boundary of farm resumed by Minister for Public Works to build Bringelly Road, and at farm's south-west corner, for the Northern Road and a school (which was operating by 1897). Residue of the farm was over 1187 acres (480ha).”

Source:

<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045191>

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Western Sydney Aerotropolis

Although generally supportive of the approach of the Western Sydney Aerotropolis land use infrastructure stage 1 initial precincts, I notice in this current set of Key Planning Documents, my property has been placed into the Dwyer Road precinct. My property was located in the Aerotropolis Core, and not in the Dwyer Road precinct. Figure 1 below shows the original location of the Aerotropolis Core, being bound by Northern Road and Bringelly Road in the south west corner.

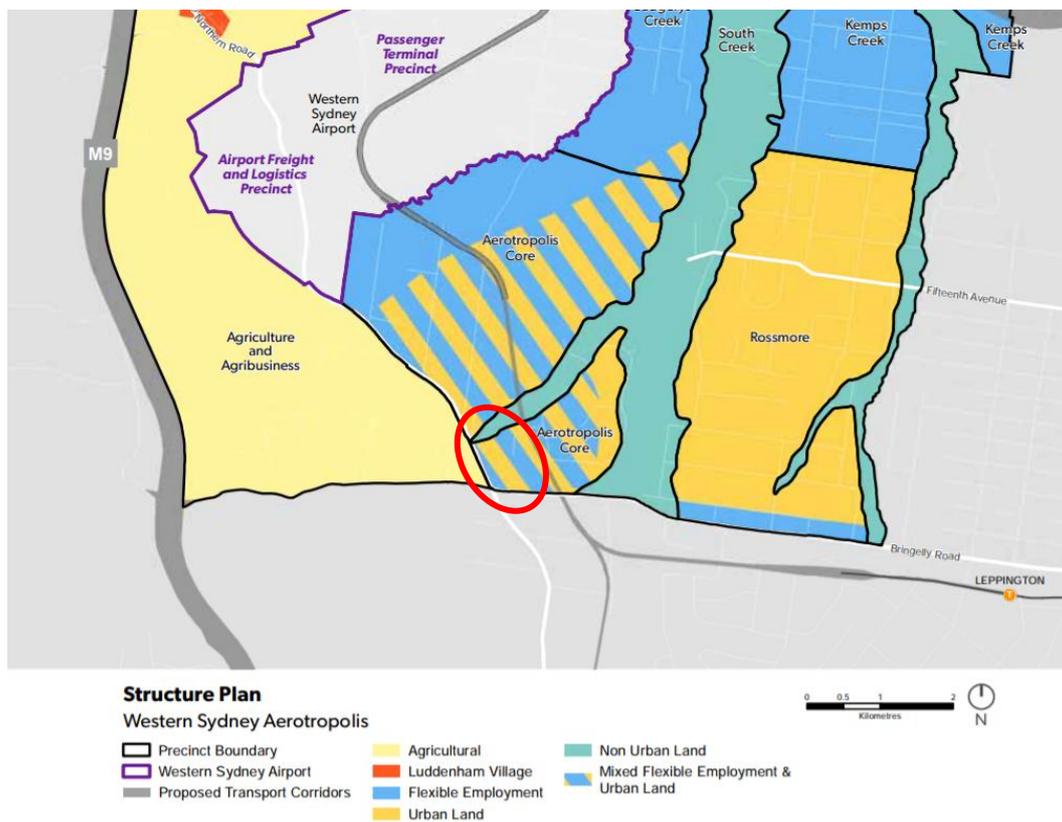


Figure 1: Taken from “Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan Stage 1: Initial Precincts” Page 19. The red outline shows the location of my property, and my neighbours’ properties, with frontage onto The Northern Road And formerly communicated as being part of the Aerotropolis Core.

Due to the realignment of The Northern Road, your latest documents on the Western Sydney Aerotropolis plan show my property is now located in the Dwyer Road precinct, simply because The Northern Road was shifted from the front of my property to the back of my property, and the boundary for the Aerotropolis Core seems to have shifted with the realignment of The Northern Road (see Figure 2 below).

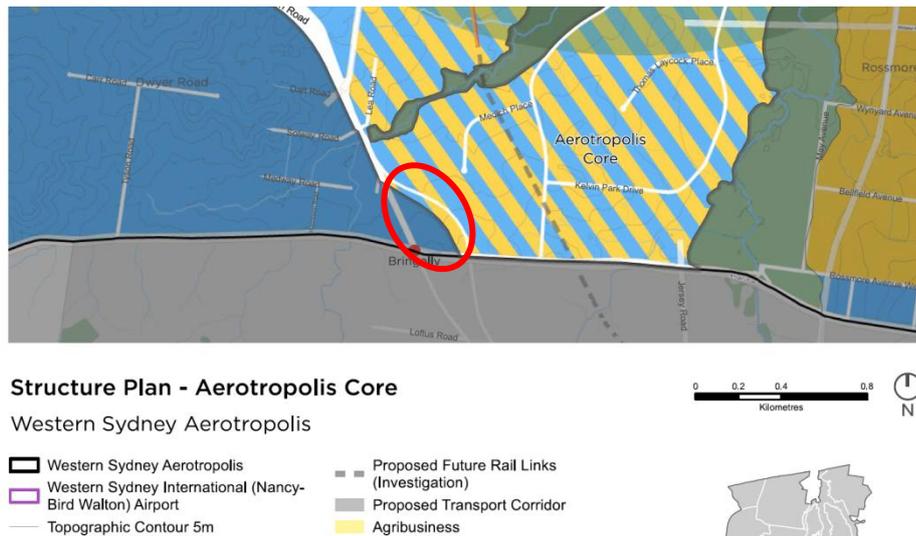


Figure 2: Taken from “Figure 1 Western Sydney Aerotropolis Structure Plan” page 9 of the Summary of Key Planning Document Dec 2019 WSPP. The red outline shows the area marked in blue, that would otherwise be Aerotropolis Core, had Northern Road not been realigned.

I can understand why the historic public school, fire station and community hall are located outside the Aerotropolis Core, due to the boundary being the Northern road, and their location being on the western side of Northern Road, however the same should not apply to my property which is only outside the Aerotropolis Core due to the realignment of The Northern Road.

The issue with my property being located in the Dwyer Road precinct, and therefore outside of the Aerotropolis Core.

The main concern that I have with the movement of the boundary of the Aerotropolis Core to the realigned Northern Road, is that essentially my property remains in development and precinct limbo. Although the movement of the boundary for the Aerotropolis Core to follow the realigned Northern Road may have been a simple oversight, it causes me great distress that I will not be able to recoup the premium I paid for this land. The land is currently serviced by town water and easily connected to sewer services in the aerotropolis core due to its elevation, as opposed to the Dwyer Road precinct which is largely not serviced by town water. The Northern Road, of which my property has frontage, has an allowance for road widening in future, which I believe this wide parcel of land, reserved for a future road widening, will continue to serve as a border between the Aerotropolis Core and the Dwyer Road Precinct.

My property is located adjacent to the major intersection between Northern Road and Bringelly Road with amazing access due to the new intersection with on/off ramps from The Northern Road and therefore has enormous potential and is a significant and vital source of future housing and employment opportunities. A redevelopment of the land between The Northern Road and the realigned Northern Road can be easily redeveloped into an area that can service the local and travelling community through the establishment of much needed commercial enterprise. The redevelopment is ideally located to service the local, construction and travelling community along The Northern Road.

I feel this shift in precinct boundary, to the realigned Northern Road, seriously devalues my property and makes it economically useless. It also creates a missed opportunity for the parcel of land, between The Northern Road and the newly aligned Northern Road on which my property resides, from being redeveloped into a function that can better service the community.

Request to return Aerotropolis Core back to the original Northern Road alignment

My request for the planning partnership is to return my property, and all affected properties located between The Northern Road and the realigned Northern Road that have been placed into the Dwyer Road precinct, to be returned to the Aerotropolis Core, in order to readily realise an opportunity in future to service the people moving along Northern Road.

I am available to discuss this further and can be contacted by email at [REDACTED]
[REDACTED]

Yours Sincerely



David Bonanno