

23 February, 2020

Western Sydney Planning Partnership,

PO Box 257,

Parramatta NSW 2124

Dear Sir/Madam

**RE: SUBMISSION TO THE DRAFT LAND USE AND INFRASTRUCTURE IMPLEMENTATION PLAN FOR THE WESTERN SYDNEY AEROTROPOLIS STAGE 2 RELATING TO LAND IN DWYER ROAD PRECINCT PREVIOUSLY INCLUDED IN THE AEROTROPOLIS CORE PRECINCT IN STAGE 1 OF THE LUIIP**

Whilst I support the vision for the Western Sydney Aerotropolis and the Department of Planning and Environment's work I wish to thank the Western Sydney Planning Partnership for giving me the opportunity to lodge a submission in regards to the Western Sydney Land Use and Infrastructure Implementation Plan (LUIIP) Stage 2 which was released on 6 December, 2019.

My family's property is located [REDACTED] and it is proposed that the zoning be changed from "Aerotropolis Core Precinct" in the Western Sydney Land Use And Infrastructure Implementation Plan (LUIIP) Stage 1 released on 21 August, 2018 to the "Dwyer Road Precinct" in the Western Sydney Land Use and Infrastructure Implementation Plan {LUIIP} Stage 2 released on 6 December, 2019. Under the Liverpool Local Environmental Plan 2008, my property is within the [REDACTED]

We are strongly of the opinion that [REDACTED]

[REDACTED] is a significant and vital source of future housing and employment opportunities and should not be included in the "Dwyer Road Precinct" zoning in the LUIIP Stage 2. We request that the Western Sydney Planning Partnership take into consideration our view and reconsider the zoning boundaries, more specifically land zoned "Dwyer Road Precinct" (future flexible employment) in Stage 2 of the LUIIP such as ours that is unconstrained and unencumbered by flood, bushfire, heritage, environmental and archaeological matters as well being able to be serviced, and restore our properties back into [REDACTED]

We deeply believe that [REDACTED] should not be part of the "Dwyer Road Precinct" in the latest LUIIP and should be included in the "Aerotropolis Core Precinct" (Mixed Flexible Employment and Urban Land) in the latest LUIIP for the following reasons listed hereunder :-

1. [REDACTED] removed from the Aerotropolis Core have town water, however all properties in the Dwyer Road Precinct are on tank water([REDACTED])

2. [REDACTED]

3. The Western Sydney Aerotropolis Indicative Wastewater Servicing Plan displayed at Community Information Sessions discloses that the Indicative layout for the sewerage system will proceed under the new Thompson Creek Bridge for a considerable length on the [REDACTED]. The Implementation Western Sydney City Deal December, 2018 document displayed online made Q4, 2026 the milestone for the completion of all enabling servicing infrastructure for the 114 hectares of Commonwealth land at North Bringelly. This infrastructure work covers most of the length of Thompson Creek to where it intersects with the bridge being built for the [REDACTED]. Combining this with the knowledge of the compulsory acquisitions of the properties bordering the southern side of Thompson Creek, it would be reasonably likely that servicing infrastructure including wastewater would be completed to the length of Thompson Creek as indicated on the exhibited Wastewater Servicing Plan. [REDACTED]

[REDACTED]

[REDACTED] was the impact of road widening on the Bringelly Public School and its Heritage School House and Residence it would be highly likely that the Bringelly Public School, Bringelly Park, Bringelly Rural Fire Station and Bringelly Community Centre would be connected to the new sewerage system.

4. [REDACTED]

5. [REDACTED]

6.

[REDACTED]

7. There are no heritage, fire, archaeological or environmental constraints [REDACTED] also not flood affected. This land is capable of being developed for commercial, industrial and urban uses.

8. I am deeply concerned about the loss of potential value of my property resulting from the reassignment of my property from the Aerotropolis Core zone in Stage 1 of the LUIIP to the Dwyer Road Precinct zone in Stage 2 of the LUIIP including the following matters:-

(i) The loss of value of my property resulting from the [REDACTED] a precinct which to date has no timeline for its release.

(ii) [REDACTED] from the difficulty in selling the land as my property and the adjoining three properties are isolated from all other properties in [REDACTED]

9.

[REDACTED]

9. (continued)

[REDACTED]

I request that the Western Sydney Planning Partnership take into consideration my submission and review and reconsider the proposed zoning boundaries more specifically land zoned Dwyer Road Precinct (Flexible Employment) [REDACTED]

Yours Sincerely

[REDACTED]