

DATE: 28-02-2020

The Director,  
Aetropolis Activation  
Department of Planning

RE:- South Creek Precinct and Proposed Rezoning

## INTRODUCTION

I [REDACTED] am writing to you regarding the troubling news I have heard since the release of the draft Aerotropolis Core Rezoning plans in December. I am worried for the future of my property at [REDACTED] [REDACTED] [REDACTED] [REDACTED]

I was born [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[illegible]

\_\_\_\_\_

[REDACTED]

IMMINENT REZONING TO [REDACTED] [REDACTED] [REDACTED] [REDACTED]  
[REDACTED]

In accordance with the '*Aerotropolis-shaping objectives and principles*' on page 9 of the WSAP Draft released in December, the principle of 'Sustainability' and desire to 'Recognise Country' are understandably necessary for a successful Aerotropolis. To implement these principles it is reasonable that the Government would rezone land within the 11,200-hectare area as Environment and Recreation for reasons "conservation and biodiversity" (p.9, WSAP Draft 2019) in accordance with the ***State Environmental Planning Policy (Western Sydney Employment Area) 2009***

[REDACTED]

[REDACTED]

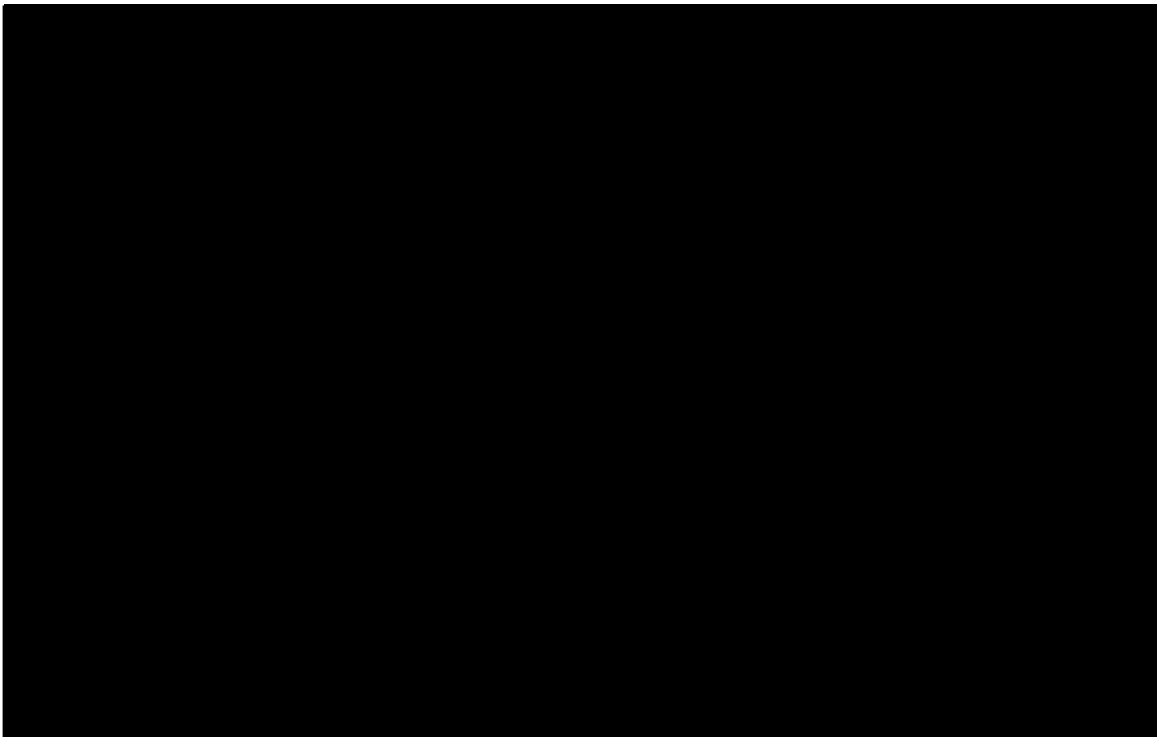
[REDACTED]



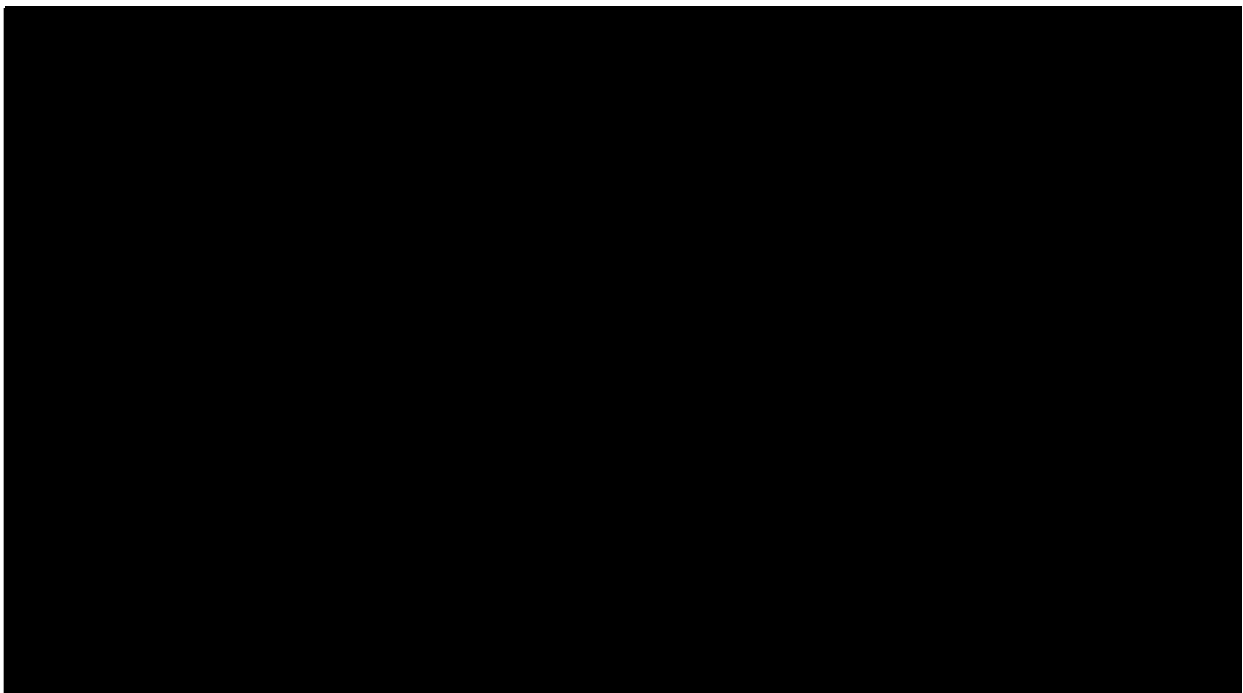
[REDACTED] [REDACTED] [REDACTED]  
[REDACTED] [REDACTED] It is worrying that by mid 2020 [REDACTED] [REDACTED] will be  
changed forever but there is [REDACTED] [REDACTED] [REDACTED] [REDACTED]  
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] How will the Land

[illegible]

\_\_\_\_\_



As a resident, there is clear evidence that such actions suggested by this draft are with the purpose of [REDACTED] private land. Page 26 and 27, of the draft indicates that the future '**vision**', which inherently lacks clarity and is deceiving in nature as the map on page 7 of the WSAP Draft 2020, does not identify that it is a probable vision and not an official zoning map and provides no insight as to what will happen to precincts such as [REDACTED] or when such changes might occur. Therefore this demonstrates a lack of transparency, clear and concise details of the future zoning.



## FLOODZONES AND THE PROBABLE MAXIMUM FLOODLINE

I am also concerned about how the WCAA and Liverpool Council have in their work together, have decided upon highlighting areas deemed as floodzones to form the majority of the Environment and Recreation zoning that forms the Wianamatta-South Creek Precinct. T [REDACTED] [REDACTED] [REDACTED] prior the recent 'water bombing' Sydney was subjected to in early February, it was made clear that the borders the WSAP draft uses for the core flood line and environmental spine is centred upon Liverpool Council maps and data that were based on studies conducted in 2004. The use of 16 year old studies to be the foundation of the 40-50 year plan for the creation of a city and surrounding metropolitan area undoubtedly underlines a lack of proper analysis of the WSCP, negligence and improper water management by the Liverpool Council and the WSAP planning committee in their preparation of the Aerotropolis and the 2019 WSAP Draft. This was admitted by the WCAA members we talked in our one-to-one consultation, stating "**studies should be updated**" and that "**we are most likely to have further studies on flooding**" in relation to Kemps Creek, which evidently seems highly unlikely given WSAP's rush to meet their deadlines of finalising their plans by mid 2020.

[REDACTED]

the mid 2020 deadline to finalise the WSAP, have been told by the leaders of the WCAA to press forward with rezoning, "***we've been told to move forward and rezone things***". To be told by your staff that "***I am in total agreeance with you, it's not right***" is extremely disheartening considering how long I have been the owner of this property and have used it to it's fullest without signs of flooding in my time here.

[REDACTED] [REDACTED] [REDACTED] [REDACTED], the Liverpool Council have neglected upgrade 'flood' prone areas of Rossmore nor has maintenance or notifications by council to access areas near Kemps Creek to provide such upgrade. Which again points to the council being negligent in supporting regions they deem flood prone. Consequently, it is obvious that the information provided by Council and WSAP group during Community Forums and during one-on-one consultations has been inconsistent. Information we received that the PMF risk has been removed, is not true and we have been advised that this continues to be part of the

[REDACTED]

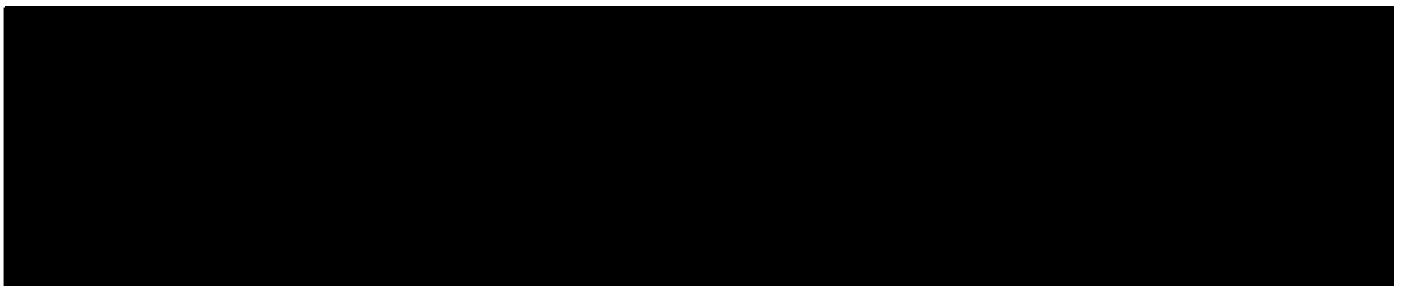
recommendations made by Livepool Council. Furthermore, through my experiences I am aware that our street does not flood as aided by the recent **Bringelly Road Upgrade**. Through my discussions with neighbours and other business owners in the area around [REDACTED] I have become aware that their properties no longer experience water over flow. Thus I submit these flood lines must reduced and the PMF risk also reduced considerably

During Australia's recent history of drought, Kemps Creek, the WSCP and Warragamba Dam have been consistently low, however after the recent downpour in February which saw Warragamba Dam rise 36.6% to 80.4% did see water flowing again in areas that had been drained of any water flow.



Sourced from **WaterNSW's Twitter**

However it should be noted that [REDACTED] did not flood as a result of the downpour, in contrast to such places as Hoxton Park Rd, Catherine Fields Rd the recent developments in Austral as well as the order of evacuation of Moorebank, Chipping Norton and Milperra by the SES.



🚧 ROADS UPDATE 🚧 9:25am

🛑 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, Bringley
- 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.

Above is a Facebook post by the **Camden Council** reporting the roads affected by the recent downpour.

It is on the basis of my property and [REDACTED] as a whole not experiencing the effects of the recent 'freak' rain in combination with the lack of studies conducted by the WCCA, together with the lack maintenance and upgrades to the creeks by Liverpool Council over the [REDACTED] [REDACTED] [REDACTED] [REDACTED] that I oppose the recent WASP Draft. I oppose it's heavy reliance on out-dated studies and recommendations by Liverpool Council and that a major portion of my property should be zoned Environment and Recreation, due to the 1:100 zone. I do not oppose the need for land in the Aerotropolis to be zoned Environment and Recreation, to meet the focus on landscape led approaches to design and plan the new city outlined by the 'Sustainability principle on Page 9. But I do submit that more of my land is zoned as **developable land**. I acknowledge that their needs to be a requirement for waterflow, but myself and my family do not support the lines proposed making our land

[REDACTED]



fundamentally valueless and limit the opportunity for us or a future developer to make use of land you wish to make 'possible' parkland. I would also like to note Oran Park was once flood land yet this same land is now medium to high density residential land with a major shopping centre. Likewise, Horningsea Park, suburb of which my daughter lives was similarly within the 1:100 zone, yet it was developed and raised not to flood as done by Liverpool Council. These are only to name a couple of surrounding suburbs where "**flood and low lying land**" was approved as developable land by councils aiding in the planning of the WSAP. Thus if feel that the lines that cuts my property should be pushed back. As such we would actively support and recommend a **15% floodline** and submit the flood lines be drawn back to **85%** of the property, as a result of my land never flooding in my long history of owning it, even with the lack of upgrades to Kemps Creek.

## **CONCLUSION**

In conclusion, I would like to thank you for taking the time to review my submission to make Rossmore an initial precinct as well as reducing the Environment and Recreation Zone proposed by the WSAP Draft due to the lack of studies and proper water management by Liverpool Council. I appreciate that you are extremely busy, however would greatly appreciate a written reply to my submission in the near future.

Yours sincerely,

