

Friday, 28 February 2020

The Director,
Aeotropolis Activation
Department of Planning
RE:- South Creek Precinct and Proposed Re-Zoning

I [REDACTED] am writing to you regarding the troubling news I have heard since the release of the initial Aerotropolis Core Re-zoning plans, draft 2 in December 2019. I am worried for [REDACTED]; [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] in the Western Sydney Aerotropolis Plan (WSAP) draft, as part of the
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED]

cannot make any changes to his property when the plans are finalised mid-year. It is unfair to punish private owners [REDACTED] [REDACTED], who has owned and used the land successfully without any issues of flooding. Even to this day there has been no issues of flooding even after the recent downpour earlier in the month, [REDACTED] [REDACTED]

[illegible]

being inhibited. Any rezoning of such land should be compensated and acquired equally to its current value or that of its urban neighbours not at the value post final rezoning.

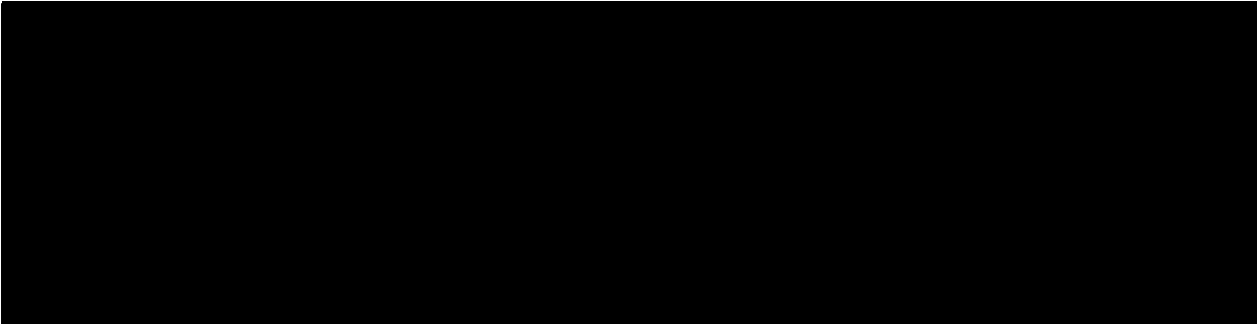
After attending the numerous meetings held by the Western City and Aerotropolis Authority (WCAA) as well as the Western Sydney Aerotropolis Planning Package [REDACTED] [REDACTED] [REDACTED] [REDACTED] I feel as though this is inherently unjust as there has been no certainty given to owners [REDACTED] at these meetings that the land will be acquired under Just Terms Compensation. This 'certainty' has only been given to residents Thompson's Creek which leaves private owners [REDACTED] [REDACTED] [REDACTED] stuck with a majority of their property under this new zoning, making it essentially unusable and unsellable to possible developers due to the restrictive nature of the zoning. If the Government does not have the funds or the intention to acquire all of the land in the initial Wianamatta-South Creek Precinct marked Environment and recreation under Just Terms then the WSCP should be scaled back dramatically to a more reasonable and affordable size until the government has the funds to compensate owners justly. Without such a measure [REDACTED] [REDACTED] and other owners will be landlocked on properties that will become valueless as they continue to pay rates.

As a direct result of this attempt to change the zoning of the initial precinct, [REDACTED] [REDACTED] I attempted to seek answers as to what would happen to the council rates for the property if the change was to go through. Throughout the numerous encounters with WCAA members we could not get a straight answer as to the changes to rates that would occur under the new possible zoning, as a majority of the land would be essentially 'dead' land that my father would be unable to make any changes too due to the strict regulations of the Environment and Recreation zoning. At the Aerotropolis Information Session at Twin Creeks we attended, [REDACTED] were told by WCAA members at the Twin Creeks session, that the Liverpool City Council **refused** to allow them to comment on rates of the properties affected by this change, "**not even allowed to present prepared responses**" (WCAA member at Twin Creeks), keeping owners, [REDACTED] [REDACTED] [REDACTED] in the dark as they attempt to permanently diminish [REDACTED] land and restrict [REDACTED] use, while charging [REDACTED] exorbitant rates.

Furthermore, [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] have not experienced flooding, let alone the flooding necessary to affect the land deemed to be 1:100 in accordance with Liverpool Council. It was brought to [REDACTED] attention at the one-on-one consultation session at Mulgoa Hall that this WSAP draft was based off of a 16 year old studies conducted by Liverpool Council in 2004, without the WCAA performing actual studies in the WSCP prior to attempting to rezone the WSCP by mid 2020.

The WCAA members at that consultation told [REDACTED] that ***“more studies need to be done”***, but given the limited time set by the Authority’s deadline, this seems extremely unlikely. To actively attempt such a massive scale, 40-50 year plan without proper studies and surveys of the topology of the land, while releasing drafts, is highly negligent and suggests the government may have ulterior motives to turn for properties such as [REDACTED] into devalued parkland, only to create a massive business and industrial hub like what has occurred with the recent **Bringelly Road Business Hub**. This situation seems eerily similar to the actions taken by Liverpool Council and the Western Sydney Parklands Trust, to acquire cheap parkland, in order to sell it off this to developers, hurting the private owners that once owned this land.

I do not oppose the change but do submit that our land is zoned as **developable land**. I propose that the proposed lines that cut my [REDACTED] property be pushed back, actively supporting a **15% floodline** and submit the flood lines be drawn back **85%**, as a result of [REDACTED] [REDACTED] and never flooding in [REDACTED] long history of owning it, even with the lack of upgrades to Kemps Creek. I 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, my house as well as the whole street, Packard Place in Horningsea Park, was similarly within the 1:100 zone, many years after my house had been completed and my family and I had been living there, yet it was developed and raised not to flood causing Liverpool Council to remove it from the 1:100 zone. These are only to name a couple of surrounding suburbs where **“flood and low lying land”** was approved as developable land.



In conclusions I would like to thank you for taking the time to review my submission to remove the proposal of rezoning majority of the property as Environment and Recreation, by pushing back the zone to take up less private land in addition to the lack of answers from the WCAA as to what will happen to the property and the rates the council will charge following a change to the zoning.

