

[REDACTED]

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**From:** system@acelo.com on behalf of Robert & Lee-Anne Shepherd  
[REDACTED]  
**Sent:** Tuesday, 25 September 2018 10:43 AM  
**To:** [REDACTED]  
**Subject:** Submission Details for Robert & Lee-Anne Shepherd (comments)  
**Attachments:** 281821\_Letter\_ Robert and Lee-Anne Shepherd\_ 24.09.18.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements:

Name: Robert & Lee-Anne Shepherd

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

Hi

Please see attached letter regarding Bringelly Aerotropolis Core Re-Zoning, from concerned residents in Bringelly.

Thank you

Robert and Lee-Anne Shepherd

IP Address: - 141.243.33.161

Submission: Online Submission from Robert & Lee-Anne Shepherd (comments)

[https://majorprojects.acelo.com/?action=view\\_activity&id=281821](https://majorprojects.acelo.com/?action=view_activity&id=281821)

Submission for Job: #9552

[https://majorprojects.acelo.com/?action=view\\_job&id=9552](https://majorprojects.acelo.com/?action=view_job&id=9552)

Site: #0

[https://majorprojects.acelo.com/?action=view\\_site&id=0](https://majorprojects.acelo.com/?action=view_site&id=0)

[REDACTED]

24<sup>th</sup> September 2018

Dear Sir/Madam,

We are concerned residents of [REDACTED] (South Creek Precinct). We have recently been informed that our proposed zoning has been changed from Urban-Employment (light Industrial) to Non-Urban.

It appears that this was done due to the re-assessment of the flood plains in the area. The formula for measurement of a flood is 700ml of rain continuously for three days over the whole of the Warragamba Catchment Area. If a flood of this magnitude occurred, it would be a catastrophic event. The drowning deaths in Penrith Valley and beyond would be at least 130,000 people and the west of Sydney as we know it would be underwater! The feasibility of this happening is 1:1000 years and hence our flood rating comes into play.

We purchased our freehold land as "Flood Free" (1:100 years) in 1996 as RU4 – a small parcel of land for farming (or hobby farming as it was known). We have lived here for 22 years and our property has had minor flash-flooding due to non-maintenance of Thompsons Creek and South Creek.

We also bring to your attention the fact that the floodplain rezoning was restructured in 2012 without public consultation or we, the ratepayers, being informed. We found out in September 2018 at a rezoning information meeting.

At this same meeting we were also informed that our land is being de-zoned from RU4 (Primary Industrial) to E (Non-Urban) rendering our land valueless. Again, there was no consultation process.

According to the government zoning website, Non-Urban equates to non-use of our land, NOTHING can be done to improve it, NOTHING can be built or added to it, not even a dog pen! In the event of a disaster (e.g. storm damage, fire, accidental damage) our property cannot be repaired or rebuilt. At this stage we do not even know if we can get insurance on our property. It may even be illegal for the residents of the South Creek Precinct to live in their own dwellings on their own properties! It is our understanding that no-one should reside on Non-Urban Lands, yet the State Government has said that we can stay on our land and DO NOTHING, making us stagnant beings.

We were told that this de-zoning is necessary green space, all 1950 hectares (5,000 acres) of it. Hence 250 farms are rendered worthless, making them unsellable, yet our neighbours are worth millions due to their rezoning to Urban Employment. All previous available maps of our land showed that it was to be rezoned Urban Employment or Housing. For this to occur, the South Creek Precinct flood lines would need to be brought back to 1:100 year flood lines. It is our understanding that once South Creek is rehabilitated, flash flooding would be minimal.

Furthermore, advice has been sought and received. We are working with professionals to ascertain whether there is compliance with the Environmental Planning and Assessment Act of 1979, Section 4.15.

There must be a way for the government to achieve its desired outcomes and to alleviate the uncertainty, stress and anxiety of the residents of the South Creek Precinct. All land owners in this area should be entitled to equitable remuneration for their properties. It is unfair that some of us have uncertain financial future when others have guaranteed financial security for themselves and their families.

[REDACTED]