

[REDACTED]

From: system@acelo.com on behalf of [REDACTED]
Sent: Wednesday, 26 September 2018 4:26 PM
To: [REDACTED]
Subject: Submission Details
Attachments: 282088_Bringelly Submission.pdf

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

[REDACTED]
[REDACTED]

Address:
[REDACTED]
[REDACTED]
[REDACTED]

Content:
Please see my submission as attached

IP Address: - 27.33.125.240
Submission: Online Submission from [REDACTED]
https://majorprojects.acelo.com/?action=view_activity&id=282088

Submission for Job: #9552
https://majorprojects.acelo.com/?action=view_job&id=9552

Site: #0
https://majorprojects.acelo.com/?action=view_site&id=0

1. Introduction

2. Conclusion

[REDACTED]

26 September 2018

Director, Aerotropolis Activation
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Sir / Madam,

I have reviewed the Department's document *Western Sydney Aerotropolis Stage 1 Land Use and Infrastructure Implementation Plan* and wish to submit the following:

- a) I live in Bringelly and my address is [REDACTED]. My property is within the planned South Creek Precinct. I request that my property be re-zoned to Aerotropolis Core and I submit for your consideration the following:

- c) The effect of this proposed zoning would substantially affect my family financially and psychologically. I bought my property at a great cost, and made a lot of sacrifices to do it. I have lived here for a long time, raised my family here and in all of this, preparing for the day I can develop my land. Now I am being told my land will be non-urban which will destroy any chance my family has of ever being able to develop our land. My family is devastated. We have always trusted the governments to look after us and always had total faith in their considerations. We are very shell-shocked and are unable to do anything else.

Because our land is far away from the South Creek [REDACTED] and Thompson Creek [REDACTED], it seems very perplexing why our land is zoned South Creek. I can understand this may be the case for land that has either of the two creeks running through their properties, but our land is a beautiful and highly developable land.

The distance between my property and Thompson Creek is [REDACTED], yet the property two houses on my left [REDACTED] is [REDACTED] from Thompson Creek. Our lands are exactly the same, being both flat land. Therefore, it is unfair

that my property will be zoned South Creek while [REDACTED] will be zoned Aerotropolis Core and I can see no reason why this is so.

- d) All land in [REDACTED] are currently zoned RU4 Primary Production Small Lots (an operational use) and zoning it to Non-Urban would change it to a non-operational use, hindering its development potential. All properties within [REDACTED] were zoned years ago (I bought the land as RU4), and therefore all should be zoned as the same or similar.

- e) Future development of my land will be non-existent after it is zoned as non-urban. Non-urban means no developer will want to touch it. Why should they? They expect a return on investments and I cannot see how they can get any returns whatsoever.

- f) Just by printing that map on the Stage 1 Plan, my land has immediately lost substantial value. I am unable to sell my land now even if I wanted to. How will the Department compensate me for this loss? As it stands, one land owner can receive a financial windfall due to favourable rezoning and their neighbour could be compensated for only a fraction of the amount. How is this fair go?

- g) It appears the line for South Creek Precinct was drawn based on the Peak of the Probable Maximum Flood map. PMF is defined as *the largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation, and where applicable, snow melt, coupled with the worst flood producing catchment conditions*. I believe this is excessive, unnecessary, and incorrect and therefore should not have been applied.

If 1:100 or 1:200 years were used, my property would not be in that Precinct. Furthermore, many cities in Australia are within PMF and yet, they are thriving residential communities. A better outcome would come if 1:100 flood line is used. A floodplain management plan with proper and well planned drainage infrastructure would mitigate all risks of flooding. Some measures that could be implemented by developers include construction of levee banks, widening of the creeks in certain places, retarding basins and upstream flood mitigation storages, etc.

- h) While I applaud that there should be some parklands and recreational and community facilities near the new airport ("the Green Spine"), land up to 200 metres of either side of the South Creek should be sufficient for this. On the other hand, Thompson Creek is only a minor tributary to the South Creek. Thompson Creek is not even a creek, it is only a stream. The Department should zone all land around Thompson Creek as mixed use (Aerotropolis Core) and let the private sector develop innovative solutions to utilise all of the land around Thompson Creek.

The maximum width of the Thompson Creek is not more than three metres and yet it is affecting the potential development of many properties around my property, including mine, worth hundreds of millions of dollars. My property [REDACTED] is on highly valuable land and would be better utilised for mixed use,

comprising commercial and residential. Large portions of highly valuable land will be wasted just for the sake of a few cycleways, some café and restaurants and some recreational facilities.

Yours Sincerely

[Redacted signature block]

