


[REDACTED]

From: [REDACTED]
Sent: Thursday, 18 October 2018 10:20 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: 9552 Western Sydney Aerotropolis Stage 1 Land Use and Infrastructure Implementation Plan: Online Submission from [REDACTED]

 Activity entry made by [REDACTED] for 9552 Western Sydney Aerotropolis Stage 1 Land Use and Infrastructure Implementation Plan

Time Logged: 01m **Class:** Question **Priority:** Medium **Visibility:** All

----- Forwarded message -----

[REDACTED]

Date: Mon, Oct 01, 2018 at 12:10:03 PM
Subject: Online Submission from [REDACTED]

SOUTH CREEK PRECINCT

I wish to strongly oppose the 1,950 hectares of private land owners land, being proposed to the South Creek Precinct based on the MFP. This plan is outdated and excessive and has not been backed up with field tests, & easily disputed.

The Planning Department's role here is to not cause stress, and hardship on private land owners, and devalue or discredit land through planning to achieve what you want - as we do not live in a dictatorship regime - we have existing land rights and should be treated with respect.

The Planning Department should listen to land owners much earlier in planning stage (much earlier than you have) to negotiate a positive outcome with private land owners, to achieve fair results for all parties, not for the betterment of some (government, developers & some Land owners) at the disadvantage of many others caught in an unrealistic idea South Creek Precinct....this is not legal.

It is also illegal to de-value land as our current zoning is RU4 small holdings workable land, and NO PRIVATE LAND OWNER will accept any devaluation through zoning, and will take this to the highest court. You would not like this for your land. At the very least you have to leave the land zoned a workable land - not lower or devalue to unworkable land or devalue it by restrictive Environmental Zones- no Private land owner will accept this!

The South Creek Precinct is valuable land, with very close proximity to the Airport and should be used for maximum benefit to stage showcase business and innovation for tourism, accommodation, employment, social etc - green space is also important, but needs to be scaled back to a manageable area - 1:100 flood risk plan, giving plenty of green space area, as all private land owners have built houses and their lives based on this information provided by Liverpool City Council - you cannot move the goal posts to suit another purpose for the betterment of others and detriment to Private Land Owners in the South Creek Precinct, especially by trying to use an outdated, PMF plan. You are being dishonest to trying to rezone Restaurants & cafes under Environmental Zones and trying to sell it to us as a great alternative. We are not stupid!! Separate zoning for Restaurants & Cafes and ALL developments within the Aerotropolis have a portion of land dedicated to landscaping to beautify the area, very easy negotiation/compromise to achieve the same results.

Take back the flood line correctly to 1:100 - this is not negotiable - you need to do your planning within this area as South Creek runs approx 70 Kilometres, through design and innovation, can be easily achieved and managed this - along its entirety using the Local Council Flood Risk plans. Because you want to store water within the South Creek for aesthetic reasons and also to cool the area, between Elizabeth Drive & Bringelly Road (which is one of the hottest, driest areas, with minimal rain fall in Sydney?? - you are then going to alter the natural flow of the water by trying to store it and again may not be legal and should definitely not be at the Private Land Owners detriment requiring more land to achieve this or increase its flooding risk - you need to make alterations to the Creek through engineering & design eg deeper etc. (when there is actually water in the Creek as we get very minimal rain fall - documented at the Rossmore South Creek weather station - so if your ridiculous MPF was to be used - Penrith & other lower areas would be totally consumed under water!

You say it is too late to change it back to the Creek line & 1:100 flood risk plan line, well it is suppose to be in planning stage 1 - and should be very easily changed if you are being truthful to private land owners that it is still in planning

and are waiting on feedback! It is your error not to involve Private Land Owners or a representative on their behalf much earlier in the process- , LCC is not a good representation for the private land owners, as they too never bothered to consult with land owners. Private land owners should be included much earlier (before you advertised it overseas trying to attract investment and make deals with developers at the private land owners detriment. TAKE THE FLOOD LINE BACK TO THE 1:100 FLOOD LINE and guaranteed 85-90% of residents will agree to this without being met with any opposition. Once again, a very easy compromise/negotiation - Hopefully a common sense approach can be achieved here from the Planning Department and you must be shown to be listening to the affected Private Land Owners within the proposed South Creek Precinct, and this does not get ugly!! there must be room for compromise!

[REDACTED]
[REDACTED]
NSW Department of Planning

P: (02) [REDACTED]
[REDACTED]

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