

[REDACTED]

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**From:** system@accelo.com on behalf of Jackie Chen [REDACTED]  
**Sent:** Thursday, 18 October 2018 11:19 AM  
**To:** [REDACTED]  
**Subject:** Submission Details for Jackie Chen (comments)  
**Attachments:** 286230\_Letter\_Jackie Chen\_05.10.18.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements:

Name: Jackie Chen  
[REDACTED]

Address:  
[REDACTED]  
[REDACTED]  
[REDACTED]

Content:  
See attached.

IP Address: - 141.243.33.161

Submission: Online Submission from Jackie Chen (comments)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=286230](https://majorprojects.accelo.com/?action=view_activity&id=286230)

Submission for Job: #9552  
[https://majorprojects.accelo.com/?action=view\\_job&id=9552](https://majorprojects.accelo.com/?action=view_job&id=9552)

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



[REDACTED]

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[REDACTED]

From: [REDACTED]  
Sent: Friday, 5 October 2018 3:05 PM  
To: [REDACTED]  
Subject: Rezoning

Name: [REDACTED]  
Address: [REDACTED]  
Email: [REDACTED]  
Mobile: [REDACTED]  
FOR THE ATTENTION OF: [REDACTED]

Dear Sir/Madam,

We are concerned residents of Kemps Creek in regards to the South Creek Precinct. We have recently been informed that the proposed zoning is to be changed to Non-Urban.

Our understanding is that this was done due to the re-assessment of the flood plains in this area. The formula for measurement of a flood is 700mL of rain continuously for three days over the whole Warragamba Catchment Area. If a flood of this magnitude occurred it would be catastrophic. The drowning deaths in Penrith Valley and beyond would be at least 130,000 people and a major percentage of Western Sydney would be underwater. The interval for this occurring is 1:1000 years and hence our flood rating comes into play.

We purchased our freehold land as "Flood Free" in [REDACTED] as RU4 - primarily used for our agricultural business. We have resided at this land for 6 years and our property has never flooded. We also wish to bring to your attention the fact that floodplain rezoning was restructured in 2012 without public consultation or we, the ratepayers, being informed. We were only informed at the September 2018 rezoning information meeting.

Further, we were also informed at the same meeting that our land is being de-zoned from RU4 to Non-Urban, rendering our land valueless. Again, there was no consultation process.

In reference to the NSW Planning Website, Non-Urban land use has strict controls and requirements to follow. As an agricultural business with numerous employees, it will generate extremely difficult hurdles and hurts the efficiency of our business operations, which in turn, directly leads to financial burdens. We hear that even a simple dogpen is prohibited from construction, let alone structures for business use. The use of our rightfully owned land would also require senseless monitoring and confirmations of approval. As an agricultural business, this is completely unacceptable.

We have recently invested in the construction of two large sheds and only just received OC for operation. There are more works to be conducted as the location will serve as the Central Hub for our business. There were many years of financial planning and investing in order for this to occur and through the business' and our personal sacrifices, we do not accept this to be in vain.

At this stage, we cannot confirm if the buildings can be insured, a critical requirement for any business to operate. Non-Urban land use makes it near impossible for our property to be rebuilt in the event of a disaster. Not only do we lose our business, but we also lose our home, a risk we cannot afford to take.

We were told that de-zoning is necessary greenspace, all 1950 hectares of it. Hence 250 farms are rendered worthless, making this unsellable and extinguishes cashflow into the economy. Yet, our neighboring land would be near identical, but be valued in the millions. How would this make one feel? Previous zone plans detailed it to be

Urban Employment for 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.

Further, 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 an uncertain financial future when others have guaranteed financial security for themselves and their families.

Regards,

