

[REDACTED]

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**From:** system@acelo.com on behalf of [REDACTED]  
**Sent:** Tuesday, 9 October 2018 11:43 AM  
**To:** [REDACTED]  
**Subject:** Submission Details

**Follow Up Flag:** Follow up  
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Confidentiality Requested: yes [REDACTED]

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

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Address:  
[REDACTED]  
[REDACTED]  
[REDACTED]

Content:  
PERSONAL DETAILS NOT TO BE PUBLISHED

#### SOUTH CREEK PRECINCT

I would like to oppose the planning layout for South Creek Precinct for the following reasons-

The proposed South Creek Precinct area is too large and not acceptable to private land owners - who should have been consulted in relation to planning a lot earlier than what they were in Sept, 2018, we should have been approached prior to advertising overseas for investors etc - we should have been contacted back in 2013 when original planning was taking place. Dr John Kasarda's modelling for Aerotropolis is being followed here, and his attendance at the Sydney Business Chamber's Preparing For Take Off Western Sydney Airport Conference should have involved private land owners representative or legal representative, more transparency. [REDACTED] states many times how important it is to be honest and have open communications with private land owners to avoid lengthy litigation.

The Commonwealth Government owns a 114 Hectare parcel of land (tax payer land) at the back of Kelvin Park, Bringelly (OTC Land).

This should be used first in its entirety before you would come looking for private land owners land! It is within the same suburb, Bringelly - you could quite easily pull back the flood line back to 1:100 through design & strategy solve any issues, and you would have enough green spine from Hawkesbury to Narellan and incorporate the C'wealth Land into your design layout to build your bike paths, playing fields, ponds or even a man made lake like Lake Burley Griffin in Canberra (smaller scale of course!).

You need to look at this with common sense and try and work with land owners to find solutions, acquisition is to be a "last resort option" as stated by Hon. Tim Wilson Mp in Parliament recently (July, 2018), you have other options here, one being the use of the OTC land.

You do not have open slather to access private property and will be put under scrutiny in the Land & Environment Court or Supreme Court. You also do not have the right to economically sterilise private property with restrictive Environmental Zones or Non Urban zones, causing financial hardship to private land owners for a lesser zoning than RU4 small holdings workable land use, this being illegal.

The C'wealth owned Land is closer to the airport. Bringelly/Kelvin Park is further away, not affected by aircraft noise and it is more sensible to be used to provide more employment and housing for people whose professions require

them to travel either interstate or overseas regularly! It is a waste of perfectly good developable land, we are lucky to have so much greenfield lands available for development so close to the airport, we should maximise the availability. Houses are already \$1 million+ for Catherine Park, Harrington Grove approx [redacted] Kilometres away from Bringelly, you can only imagine the cost of housing in Bringelly so close to the airport - it will be out of reach for many people and even worse if a limited supply!

You also don't appear to be putting so much emphasis on Lowes Creek within the Lowes Creek subdivision, as you are South Creek. The newly exhibited Lowes Creek Subdivision - there is a huge difference between the Lowes Creek RE2 Creek zoning layout to the PMF plan - the Environmental zones appear to be pushed up along the back boundary and a few scattered smaller RE1 zones with bigger RE2 zones (private) - I hope we are shown the same consistency in the South Creek Precinct, as this subdivision is also in Bringelly, so it will be good to compare. Why are we not so concerned about water retention for cooling off the area over at the Lowes Creek sub division?

IP Address: - 120.146.153.190  
Submission: Online Submission from [redacted] (comments)  
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