

[REDACTED]

From: system@acelo.com on behalf of [REDACTED]
Sent: Friday, 12 October 2018 1:12 PM
To: [REDACTED]
Subject: Submission Details
Attachments: 284555_Bringelly Submission [REDACTED].pdf; 284555_Map of [REDACTED].pdf; 284555_South Creek Peak of 1 in 100 Flood-marked.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]
Email: [REDACTED]

Address:
[REDACTED]
[REDACTED]
[REDACTED]

Content:
Please find attached my submission, as well as some maps

IP Address: - 27.33.125.240
Submission: Online Submission from [REDACTED]
https://majorprojects.acelo.com/?action=view_activity&id=284555

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

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

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[REDACTED]

9 October 2018

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

Dear Sir / Madam,

On behalf of my parents who live at [REDACTED] Bringelly, I would like to submit the following information about the proposed zoning around Kelvin Park Drive Bringelly:

Their property is within the planned South Creek Precinct. I request that the property be re-zoned to Aerotropolis Core and not South Creek Precinct and I submit for your consideration the following:

They purchased the property about twelve years ago. Their property has always been FLOOD FREE, this was how it was advertised when they first purchased it and this was what the Liverpool Council told them, that 60 Kelvin Park Drive was flood free and above the 1:100 flood line. The attached 1:100 flood map of South Creek clearly shows their property is above the 1:100 flood line.

By using Peak of Probable Maximum Flood Map (PMF), for the new zoning, the NSW Department of Planning and Environment has unfairly shifted the goal posts and this has resulted in substantial financial and emotional loss to my parents. This is totally unfair and very un-Australian.

I have spoken to numerous people on the social media and they were just as horrified that a State Government could do something like this. They believe if something like this can happen to my parents, then it can happen to them. Their trust in NSW Government has been shattered and they are prepared to help my parents to fight this injustice in every way they can.

Looking at maps of Kelvin Park Drive, my parents' property is substantially far from the either of the two creeks, Thompson and South. Both of them are more than [REDACTED] from the property [REDACTED] from South Creek). See attached map. I have had property developers have a look at the property [REDACTED] and in their opinion, our property is a very highly developable land and all flood issues (if any) can be easily mitigated at minimum cost. They understand the State Government will acquire some of the land around the creeks as part of their water management, but

our property, in their opinion, is quite far and should not be required as part of the water management. 20 Metres from the creek would be sufficient for water management requirements.

Whilst we have been very supportive of the Department's work undertaken thus far and its vision for the Western Sydney Aerotropolis which will benefit our local community and economy by increasing housing and jobs, increased funding for road, railway and utilities infrastructure and a new "gateway" into the proposed Western Sydney Airport, we are strongly of the opinion that my parents site (standalone residential lot with minimal environmental constraints) and other residential lots with rear boundaries that back onto South Creek and Thompson Creek are a significant and vital source of future housing and employment opportunities and should be included within the "Aerotropolis Core" zone.

Therefore, we request that the Department of Planning and Environment takes into consideration our local community views by reviewing and reconsidering the proposed zoning boundaries, more specifically land zoned non-urban such as ours that is unconstrained, unencumbered and able to be serviced; in other words, "urban capable".

The current zoning for our property is RU4 Primary Production Small Lots. Land use include the following:

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

Extensive agriculture; Home-based child care; Home occupations

Agriculture; Animal boarding or training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Cemeteries; Community facilities; Crematoria; Dual occupancies; Dwelling houses; Entertainment facilities; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Helipads; Home businesses; Home industries; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Veterinary hospitals; Water recreation structures.

Therefore, it is distressing to realise that under the proposed re-zoning, our property is proposed to be "down zoned" which will result in a reduction of density and limitation of land uses. In this instance, the proposed "down zoning" will have significant negative long-term implications for our property including: a limited development potential for existing and future land uses and structures, increased risk of land use fragmentation and land use conflict, significant social and economic ramifications such as a forced relinquishment of individual resource and property rights, significant decrease in property value, landowner's asset value and total revenue that could be generated from the development.

This "downsizing" is also having major emotional and psychological effects on my parents.

This submission is aimed at alerting the Department of Planning and Environment to the significant opportunities that our property presents for mixed use development, broader land use planning and

infrastructure commitments. We formally request that the proposed LUJIP be amended to include our property in the Aerotropolis Core Zone, as our land will be an anchor in delivering a variety of future commercial, residential and industrial land uses.

Also, we request that key land owners and land owner groups be consulted as part of ongoing planning and infrastructure decisions by the respective Collaborations.

We trust my contribution on behalf of my parents will be given serious consideration and would welcome the opportunity to work collaboratively with the Department of Planning and Environment for the future planning of the Western Sydney Airport.

I again sincerely request that the Department re-consider the status of my parent's property and zone it to Aerotropolis Core.

Yours Sincerely

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

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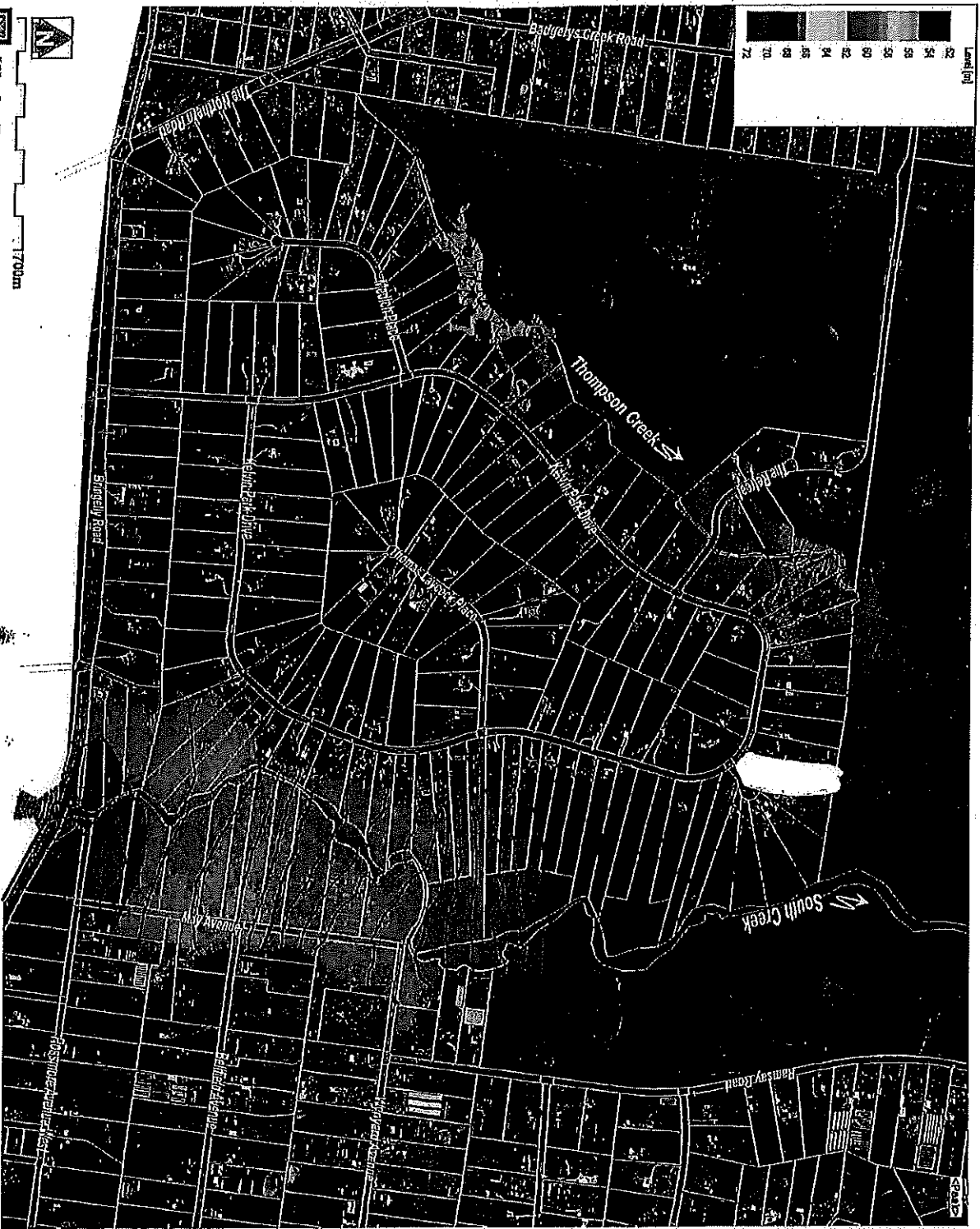





FIGURE 6.39


MorleyParsons
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PREDICTED FLOOD LEVELS AT THE
 PEAK OF THE 100 YEAR RECURRENCE FLOOD
 [EXTENT 1 OF 17]

LEGEND:
 Flood Level Contour at 1 metre Interval
 Flood Level Contour at 0.2 metre Interval



