

[REDACTED]

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**From:** system@acelo.com on behalf of Silvana and Walter Di-iorio  
**Sent:** [REDACTED]  
**To:** Thursday, 18 October 2018 12:53 PM  
James Sellwood  
**Subject:** Submission Details for Silvana and Walter Di-iorio (comments)  
**Attachments:** 286412\_Letter\_ Silvana and Walter Di-iorio\_ 16.10.18.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements:

Name: Silvana and Walter Di-iorio

Email: [REDACTED]

Address:

[REDACTED]  
[REDACTED]

Content:  
See attached.

IP Address: - 141.243.33.161

Submission: Online Submission from Silvana and Walter Di-iorio (comments)  
[https://majorprojects.acelo.com/?action=view\\_activity&id=286412](https://majorprojects.acelo.com/?action=view_activity&id=286412)

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

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



[REDACTED]  
[REDACTED]  
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15 October 2018

Attn: Director Aerotropolis Activation Planning and Design.

Dear [REDACTED]

**Re: Submission for the Western Sydney Aerotropolis – South Creek Precinct**

We wish to express our concerns and anxiety to the recent announcement that our properties are intended to be rezoned as Non-Urban development. We also express our frustration on the heavy handed Government bullying approach being experienced with the total lack of consultation with the affect land owners by Local Council and State Government planning and Infrastructure bodies.

**Proposed Rezoning**

Our property will be total affected by this Non-Urban rezoning. We purchased the property in [REDACTED] and built our family home in [REDACTED]. We moved here with the expectation that we could live within in a rural lifestyle environment with easy access to a major city for employment opportunities for ourselves and our children.

- The proposed rezoning will restrict our capacity to enjoy our property and the ability to improve or build on it in any way for the future.
- Our property has an existing dwelling and other structures located on it, has direct access to a sealed road, electricity and town water. In addition it is a few minutes' drive from the local schools. All of these features are consistent with an urban setting and not a Non-Urban zoning.
- The proposed rezoning will make our property virtually worthless on the open market.
- There has been a statement by a State Government Minister of a proposal for government to acquiring all the land. This seems to be a land grab that will only profit Government and severely disadvantage current land owners by reducing the real potential value of these properties.

### **Inadequate and rushed documentation.**

We have been living here for many years and have received numerous correspondence over the past few years in relation to the development of the Badgerys Creek airport and the ongoing upgrades to the road infrastructure but at no time have we had any information in relation to this Non-Urban rezoning of our properties. Only in recent weeks has there been a booklet available "Western Sydney Aerotropolis" from the NSW Government. This document shows a vast area that South Creek water would flow and become some sort of water recreational area. As we have been in the area several decades I do not understand where this amount of water will be coming from, South Creek holds very little water on the wettest of seasons and this is also evident by the bridge building currently being undertaken by the widening of Bringelly road, it is not going higher or wider than the current roadway to accommodate this factious water flow event. It seems that plans have been develop without any surveying of the area. Any minor water overflow from South Creek that has occurred over the years is clearly attributed to Councils total lack and negligence in maintenance of the creek, you will find that there are blockages from large trees and vast invasive vegetation growth throughout the creek and there are also several concrete structures that have been there I understand from the 1940's which also block the flow.

### **Compensation & Equity**

Should our land be rezoned and restrictions place on it, we should be compensated by the Government. We believe it is unreasonable that the Government will restrict the potential of this land by re zoning without providing us with adequate compensation. The degree of compensation should not be tied to the proposed zoning, rather it should be tied to the highest adjoining zone value.

### **Lack of Consultation**

Residence were only notified 5 weeks ago that the Aerotropolis was to be built in Bringelly, Kelvin Park, no prior knowledge or consultation from any State or Federal Government body and definitely no information from the Local council (which all residence in the area pay a hefty amount in rates annually) on the proposed rezoning. A hastily organised community meeting was setup for residence to attend to view what was planned, unfortunately the representatives in attendance had no adequate answers or information to respond to property owners concerns. The level of consultation has been vastly inadequate and less than what one would expect otherwise from a Local Council for a small development let alone a major redevelopment. As a resident we are to notify neighbouring properties on any minor build constructions we may want to undertake on our properties, but it seems that a major State infrastructure development has no requirement to advise or consult property owners being affected.

**Personal Circumstances**

We purchased this property with the reasonable expectation that we could live in an acreage lifestyle with reasonable access to a major city. We have spent considerable time and financial resources, securing this life style. It is unreasonable that Government should, firstly, not adequately inform property owners of the proposed changes. Secondly, we consider the Government should have with property owners a full open consultation process prior to any proposal being presented. Thirdly, if the Government is seeking to make these rezoning changes, then the property owners should be adequately and fairly compensated in line with the highest adjoining zone value.

**Future Outcomes**

We do understand that development is required and that a second airport is necessary along with all its surrounding infrastructure and development for the future of the State of NSW and we support this endeavour, however we do not agree that land values and lifestyles should be reduced based on zoning to have areas put aside for Non-Urban development. As this is to be a major restructure that will benefit all of the greater Sydney area and the State of NSW the planning should be looked on as a whole and compensation for all land is to be equal across all areas being rezoned, as one area benefits the other as a total infrastructure build. That is all land areas are equally important.

We wish to be kept fully informed of the proposals and the process that will be undertake to rezone and acquire our property. We specially request that we be kept informed of any public meetings, or other forums where we can express our views. We also request an acknowledgement that this letter has been received and reviewed.

**Our contact details are as follows:**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Yours sincerely

[REDACTED]

