

[REDACTED]

From: system@acelo.com on behalf of [REDACTED]
Sent: Thursday, 25 October 2018 1:50 PM
To: [REDACTED]
Subject: Submission Details
Attachments: 289485_Letter to Department of Planning and Environment dated 24 October 2018.pdf

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]
Rossmore, NSW
2557

Content:
Please find attached letter.

IP Address: - 110.141.218.163
Submission: Online Submission from [REDACTED] (comments)
https://majorprojects.acelo.com/?action=view_activity&id=289485

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

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

[REDACTED]
Rossmore NSW 2557

By Post

Also by Online Submission

24 October 2018

[REDACTED]
Director, Sydney West Region - Planning Services
Aerotropolis Activation Planning and Design
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Ms [REDACTED]

Property: [REDACTED] Rossmore NSW 2557
Request for Rezoning Review of Property

I refer to my above Property and the Aerotropolis meeting I attended at Austral on Friday, 19 October 2018.

Following my review of the proposed plans for zoning (as per the Stage 1 Structure Plan), I am of the view that the proposal by your office of my Property is inappropriate, and that it should be zoned as Urban (and not Non-Urban), as follows.

1. Current Proposed Zoning

- 1.1. A review of the Stage 1 Structure Plan (**Annexure 1**) highlights that my Property falls in two proposed zoning classifications; Urban Land and Non-Urban Land.
- 1.2. The majority of my Property falls within the Non-Urban proposed zoning (see **Annexures 2 and 3**).

2. Suitable Use and Zoning of my Property

- 2.1. It is my submission that an Urban-Land zoning would be most appropriate for my Property, for the following reasons:
- 2.2. Current Usage of my Property:
 - (a) My Property is currently being used as a residential premises and hobby farm.
- 2.3. My Property not necessarily 'environmental' or 'green'
 - (a) The current proposal intends to split the Property into two zonings, cutting the existing dwelling from the rest of the Property. The proposed boundary is positioned as close as possible to the existing dwelling.
 - (b) It is relevant to note there is no difference in the nature or quality of land falling on either side of the boundary between the two proposed zoning

Department of Planning and Environment

classifications. It is my submission that this boundary is drawn arbitrarily, merely to cut the house off from the rest of the Property, and without reference to the real nature of the land.

(c) I submit that my Property's current status being 'flood prone' should have no weight nor bearing on the decision to zone the Property as Non-Urban Land, for the following reasons:

- i. The classification of the land (and surrounding region) as flood prone (with 1 in 100 chance flood) has been made arbitrarily to the region generally, and not specifically in relation to my Property. No environmental testing has been conducted on my Property to determine if it is indeed flood prone.
- ii. In the alternative, the chance of flood has been deemed negligible, with only a 1 in 100 years chance of flood.
- iii. Further, the 'flood prone' status would be rectified through effective planning and design by engineers such as implementation of drainage and storm water.

2.4. Proposed zoning of surrounding properties

(a) I reject any suggestion that my Property should be classified as Non-Urban on the basis that water-flow exists on the Property, for the following reasons:

- i. Similar water-flow exists throughout the Rossmore region including properties zoned Urban, positioned immediately to the East and South East of my Property (see **Annexure 4**).
- ii. My Property is not dissimilar to the Properties mentioned in this subparagraph, and therefore should be zoned as Urban in the same manner.

2.5. Usage of comparable land in different regions

(a) There are many examples of properties situated extremely close to creeks which are zoned other than Non-Urban. For example, I draw your attention to the two properties which abut a major creek:

- i. [REDACTED] Cartwright NSW 2168 (see **Annexure 5**); and
- ii. [REDACTED] Hoxton Park NSW 2174 (see **Annexure 6**).

3. Impact of Proposed Zoning on value and use

3.1. I am deeply concerned about the loss in potential value of my Property resulting from its proposed zoning as partly Non-Urban, including:

- (a) The loss in value of the Property as a whole, resulting from its division into two sections;
- (b) The loss of value in the portion of the Property proposed to be Non-Urban, as the expected compensation from Government will be

Department of Planning and Environment

significantly lower than compensation received from property developers;
and

- (c) The loss of value in the portion of the Property proposed to be Urban, as a result of the extremely irregularly shaped boundary, negligible floor-space, and the associated difficulties in selling this portion of land.

4. Impact of Proposed Zoning on my personal circumstances

4.1. I am deeply concerned about the impact of the proposed plans for zoning on my personal and financial circumstances.

4.2. How I came to acquire the property

- (a) My parents purchased the Property in 1976, and I have lived on the Property since.
- (b) I inherited a share of the Property along with my sister.
- (c) In 2016, my sister requested that we divide the Property. Having then lived on the Property for 40 years, I had a strong attachment to it, and decided to purchase her share in the Property.

4.3. Financial consequences

- (a) To effect the purchase, I was required to take out a large mortgage on the Property and begin making monthly repayments.
- (b) I had intended to remain on the Property until a suitable time to sell would arise, and at which point, I would be able to repay the mortgage and have a surplus to fund my retirement.
- (c) Since the announcement of the Stage 1 Plan, I have been concerned about the value of my Property and my ability to recoup a surplus sufficient enough to fund my retirement, after repayment of my mortgage.
- (d) Should I decide to remain on the Property, I will also face increased council rates.

4.4. Emotional and psychological consequences

- (a) As a result of the above concerns, I have had many sleepless nights, worrying about whether I had made the correct decision by remaining at my Property in Rossmore.
- (b) I have been extremely stressed and concerned about how I will be able to support myself during my retirement, particularly considering my mature age of 52 and impending retirement.

5. Request

- 5.1. I ask that you kindly consider my above submissions and request that the proposed zoning of my Property be reviewed from partly Non-Urban partly Urban, to wholly Urban zoned land.

Department of Planning and Environment

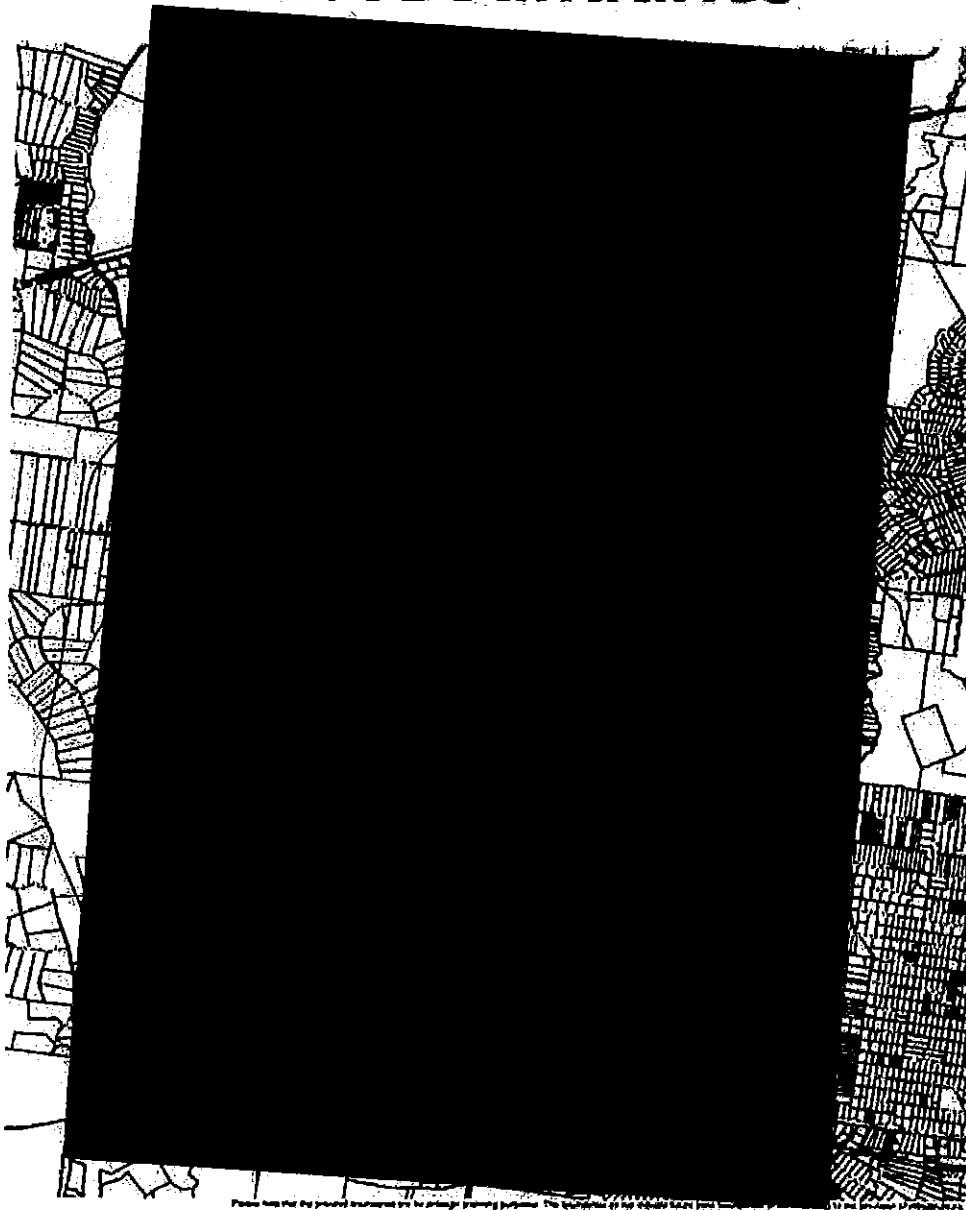
Please contact me if you wish to discuss any of the above on [REDACTED]

Yours Sincerely,

[REDACTED]

[REDACTED]

Lot Boundaries



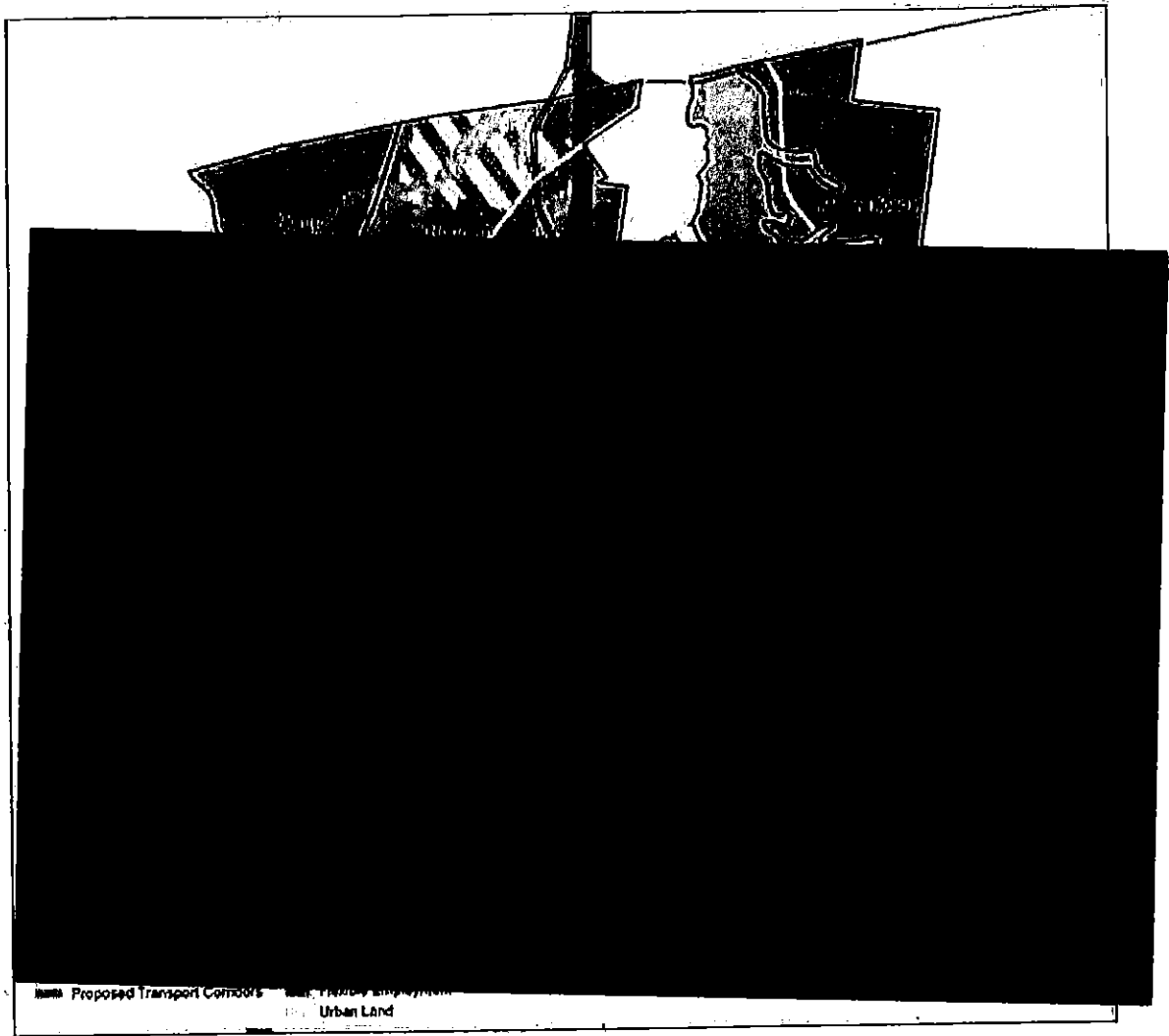
Western Sydney Airport
Project Boundary
Cadastre Lot

Agriculture:
Lidderham Village
Public Employment
Urban Land

Non Urban Land
Mixed Public Employment
& Urban Land



Annexure 1



Department of Planning and Environment

Annexure 3

Western Sydney Aerotropolis Stage 1 Structure Plan with Cadastre Map
Extracted close-up of my Property ([REDACTED] Rossmore NSW 2557)



Annexure 4

Extract from Google Map, illustrating the presence of water-flow in surrounding property which falls within the proposed Urban Land zoning



Farm

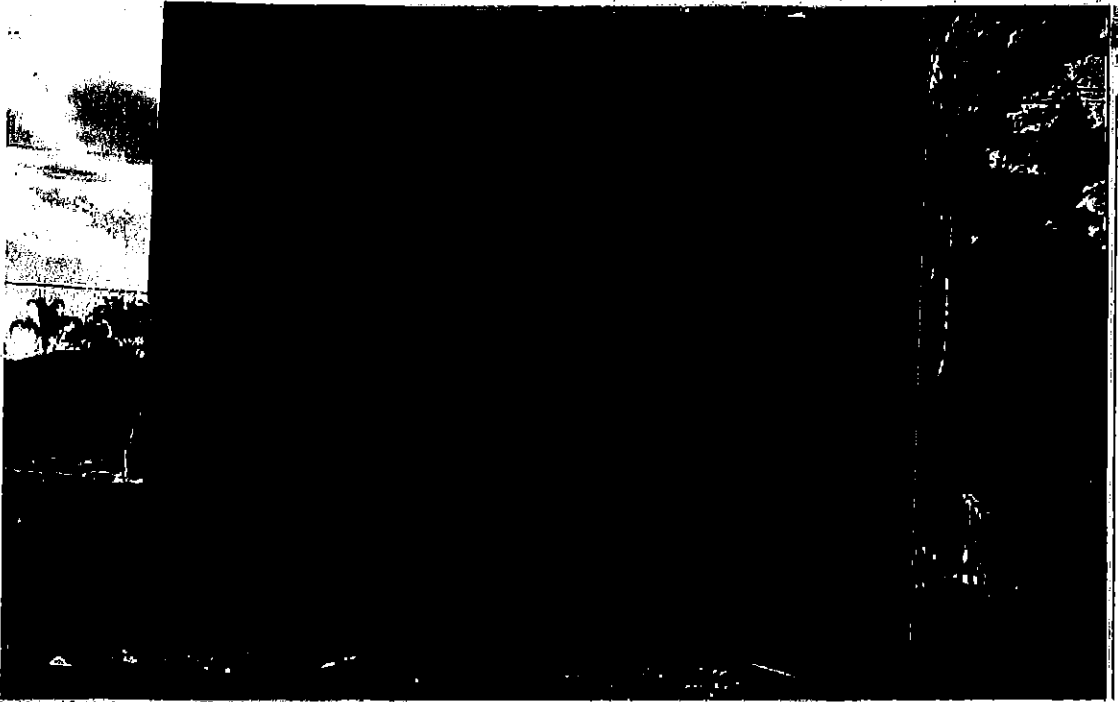
105th Ave

100th Ave W

Department of Planning and Environment

Annexure 5

Frontage of [REDACTED] Cartwright NSW 2168



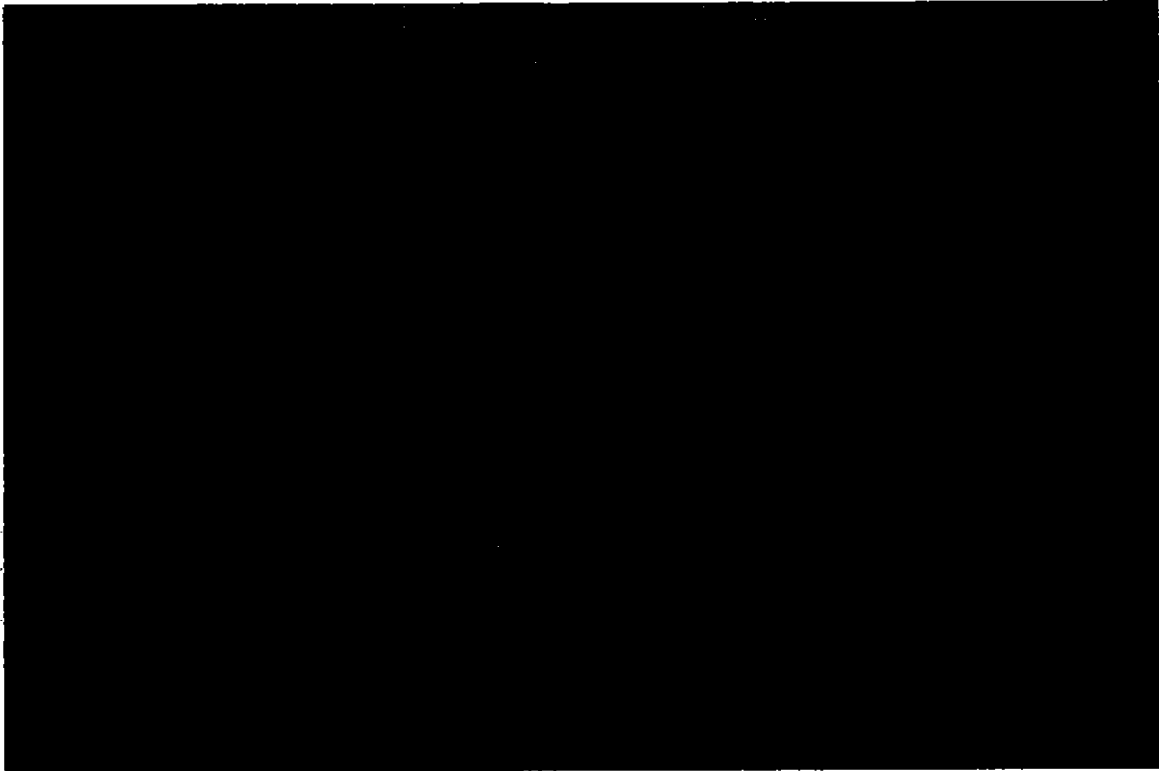
Google Maps extract of [REDACTED] Cartwright NSW 2168 (indicating the presence of a creek directly across the property)



Department of Planning and Environment

Annexure 6

Frontage of [REDACTED] Hoxton Park NSW 2174



Google Maps extract of [REDACTED] Hoxton Park NSW 2174 (indicating the presence of a creek directly adjacent to the property)

