

[REDACTED]

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**From:** system@acelo.com on behalf of [REDACTED]  
**Sent:** Wednesday, 31 October 2018 9:00 PM  
**To:** [REDACTED]  
**Subject:** [SPAM DETECTED BY EXO] Submission Details

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:  
The Director,  
Aerotropolis Activation  
Department of Planning and Environment  
Dear Sir/Madam,

RE:- South Creek Precinct and Proposed Re-Zoning

My name is [REDACTED] and am a resident of Rossmore affected by the proposed rezoning from RU4 to Non-Urban flood zone. My land at the time of purchase was not within the 1:100 flood lines and other than a small unliveable dwelling it a vacant corner block. Over the years we made many sacrifices to develop our land, we became owner builders of our now large full brick family home. With the help from friends we set out the foundation 3' 4' foot deep, under the direct supervision of our builder and weekly visits from council inspectors. The construction was long, tiresome and arduous but driven by our children, the financial legacy we were preparing for their future and their children's future. But in doing so the sacrifices were costly, often leaving our children to support each other or be cared for by close trustworthy friends. Family was not an option as my wife was also born in Italy and left to come to Australia for holiday but never returned taking us a further 14 years before we could have a family holiday and my wife This home is our superannuation. Until now! This proposal has derailed hope significantly, rendering my property worthless! as with many others in the South reek Precinct. We have made many improvements, from landscape to installing, grey water septic system, extensions, car ports, large patios to name a few, making this our personal oasis and private work base, we built an extension for our daughter and grandson to join us permanently in 2002. We cultivated our land and built a successful market garden for many years where our daughters as were able to contributed greatly to the running of it and the household. I appreciated their help and support knowing one day I would be able to provide a financial future for them. The re-zoning has since cause a market to slump in the area having residual effect on the value of property. Which for acquisition of land and compensation this benefits those with Authority greatly as it appears to provide these liberties within the newly assented Western Sydney and Aerotropolis Authority Act 2018. However despite these views, I in fact do not oppose any development, I was excited with the prospect of development as with my neighoring suburb of Austral, Leppington, and Oran Park and am in support of the Aerotropolis. The creation of this city in our area over the next few years is a wonderful creation of many opportunities from employment, business to tourism.

However, I do not support that the 1:100 boundary extends across my entire property or that of my neighbors. I am a long term resident of Rossmore and am very aware of the terrain and water flow especially in wet weather and submit for your consideration to restore the 1:100 boundary line back to the original form permanently. I based this submission on the following:

- a) I have never witnessed such a flood,
- b) Our property has never been affected or overwhelmed by water from torrential rains
- c) There has been poor up keep of the South Creek West of Bringelly Rd, for many years. This has not assisted water flow.
- d) Deliberate and obvious changes to natural water easements with or without the expressed permission causing

further water flow issues. However clearly not policed.

e) The Environmental Planning and Assessment Act 1979, requires consideration to be given to plausible alternatives to manage environmental issues. The proposal does not provide evidence this has occurred. In the 10 plus years I have resided here I have never witness flooding. I have witnessed suburbs which were synonymous for flooding now rezoned to medium to high density residential developable land with enormous efforts made to alter the terrain to minimise the risk of flooding.

f) What alternatives have been considered to manage the water flow along South Creek and ensure that there is ample water supply to the Airport and the Aerotropolis? How can the flood lines be moved to such incredulous boundaries when it would take the down pour of Noah's arch to flood this far! I am curious as to how river bank levies were constructed on oneside of Bringelly Rd, Rossmore to manage water flow or any flash flooding. My curiosity continues with respect to the expansion of Bringelly Rd and the 3rd Bridge being constructed at the cross over of South Creek. Where are the Environment Impact Surveys? I have been advised these are still being prepared. I query " construction of that magnitude was approved without the appropriate and necessary surveys?

g) At the time of purchase our land was not within the 1:100 flood boundaries at all. The proposal includes our entire 6 acre corner block. Why has our property been proposed for flooding? Please provide me with the actual environmental studies which confirm and justify such a proposal. If these have not been completed how as a Department do you justify causing so much in residents like myself where we suffer a deterioration in our health leading to admissions to emergency.

Rossmore is a suburb full of varying businesses, from agriculture, to child care, small business facilities and therefore clearly developable land. I am extremely disappointed the proposal has deemed the South Creek Precinct as a Non-Urban and flood zone area. This is the most unfounded, deliberate act of aggression to devalue property for the enrichment of the Authorities and the silent investors. It proposes land fragmentation and inequality to fair and equitable compensation to that of our neighbors in surrounding suburbs and those within the Aerotropolis. only a stone throw from my home!

I understand that in accordance to the Land Acquisition (Fair Compensation) Act 1991, it provides for opportunity to receive compensation, I am seeking that compensation for acquisition of all or part of our land and property is at a rate which is not only fair but also equitable to that of my neighbors in surrounding suburbs, such Austral. I appreciate that Mr Bret Whitworth indicated at the Council Forum held at Bringelly Community Hall on Wednesday 24 October 2018, compensation for acquisition of property will be provided in accordance to market value at the time, naming suburbs like outer Camden and Luddenham. This is an outrageous comparison! Some of my neighboring suburbs are Hoxton Park, Leppington, Austral Oran Park, Cobbity, Bringelly, Kelvin Park, Kemps Creek and Catherine Fields. Camden is another precinct altogether so is Luddenham!

Mr Whitworth also made reference land acquisition will occur prior to rezoning of land, yet Minister Roberts, allegedly noted, in a meeting with residents from neighbouring suburb of Kelvin Park, advised this was an in fact illegal. Acquisition of land prior to re-zoning was not appropriate and felt sick to his stomach knowing this had occurred! The financial damage to the value of our property the proposal has cause is significant. It has cause me undue and additional stress. From sleepless nights, to a recent admission to emergency, my family are now taking increased steps to ensure my wellbeing is attended to and monitored at all times. They should not have to endure this additional pressure and stress in their lives.

therefore make a further submission to remove the term Non-Urban proposed for rezoning of South Creek Precinct and re-zone our land to and suburb as developable land. My submission for this is based on the following:

a) This term has caused immediate market depreciation, devaluing our land and property by substantially ridiculous amounts.

b) Risk to insurance premiums is huge many company's will not insure Non-urban land

c) The impact to increased dependence on government support. I am a man, 73 years of age, I am experiencing sudden and increased health issues due to the stress and do not want to become a further burden to my children. I made sacrifices in my life so my children would be provided for and feel financial freedom as a result and be rendered helpless;

d) I am aware that as a direct result of the announcement of this proposal residents in surrounding suburbs have experienced financial losses; left with immense legal fees due to offers of sale not proceeding and corporate developers withdrawing. This proposal was issued with a view to stop investors coming in an offering a fair and equitable value for our homes and land. And an opportunity for Government and other sectors to form entities which will feed off this announcement. the impact to those, such as myself, who are at either retirement age or want a better financial future for the children the opportunity to move forward has been stripped from them,

e) It is clear for the Aerotropolis there is always the need to cater for biodiversity and ensure there are parks and recreational areas. Less than 1 kilometre from my home is an area of approximately 200 acres backing onto the South Creek Precinct, this is the Rossmore Grange " vacant government land. Clearly open for parks and recreation and other parcels of land in the area which are set aside and considered "government land"

In conclusion, I believe and welcome the progress of the Aerotropolis, but submit our land is developable land and is not and should not at any time be included as part of the 1:100 flood lines. Finally, the term NON-Urban must removed formerly from, this proposal and any future proposals.

On a final note, I would like to thank you for taking the time to review and consider my submission. Progress and

change is invaluable to our future and that of our children however it should not be at the expense of our health and personal due to the financial loss we are experiencing and will continue to experience should the area remained a proposed Non-Uran precinct.

I look forward to receiving a written reply to my submission in the near future.

Regards,  
M. Condello.

IP Address: - 49.195.90.64

Submission: Online Submission from [REDACTED]

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Submission for Job: #9552

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