

[REDACTED]

From: system@acelo.com on behalf of [REDACTED]
@gmail.com>
Sent: Wednesday, 31 October 2018 9:32 PM
To: [REDACTED]
Subject: Submission Details
Attachments: 291523_805_[REDACTED].1.10.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]

[REDACTED]

Content:
Please see attached submission in Attachment 1

IP Address: - 101.190.152.194
Submission: Online Submission from [REDACTED] (comments)
https://majorprojects.acelo.com/?action=view_activity&id=291523

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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31st October, 2018

Dear Sir/Madam,

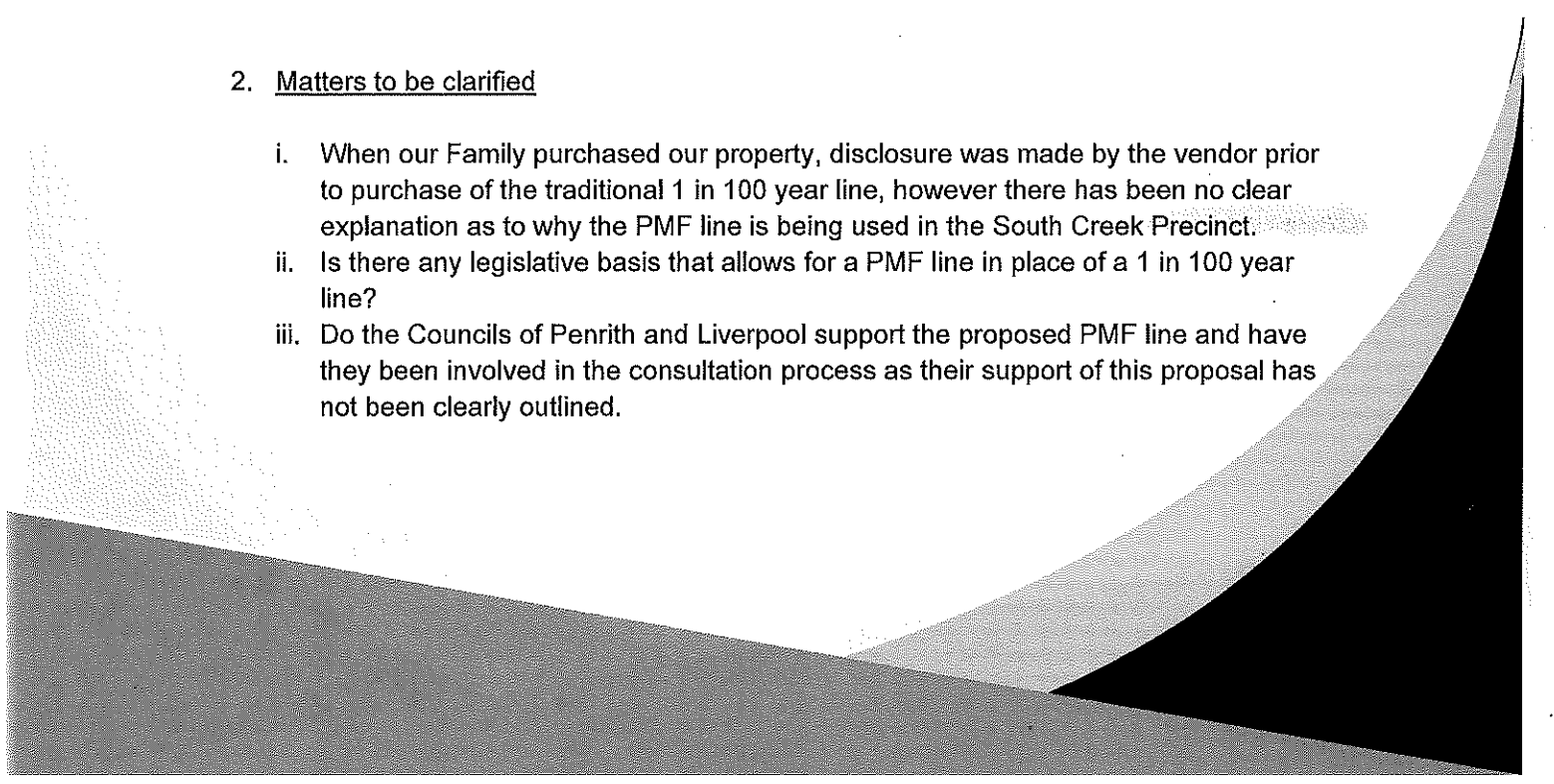
RE: Proposed zoning and PMF line

During a recent Community Consultation meeting, I became aware of the proposed zoning and PMF Line within the Aerotropolis inner and outer precincts and I wish to provide below submission in response.

1. Proposed PMF line

- i. Based on the cadence map displayed during the Community Consultation period and my subsequent follow-up with the Planning Department, I have been advised that 70% - 75% of our property is adversely affected, however properties to the north are not affected although they are lower than our property Lot 26 DP 258414.
- ii. The cadence map presents a PMF line that appears to have been randomly drawn and is somewhat arbitrary.

2. Matters to be clarified

- i. When our Family purchased our property, disclosure was made by the vendor prior to purchase of the traditional 1 in 100 year line, however there has been no clear explanation as to why the PMF line is being used in the South Creek Precinct.
 - ii. Is there any legislative basis that allows for a PMF line in place of a 1 in 100 year line?
 - iii. Do the Councils of Penrith and Liverpool support the proposed PMF line and have they been involved in the consultation process as their support of this proposal has not been clearly outlined.
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- iv. Twin Creeks Estate borders our property and is exempted from the study of the PMF line. This property lower than our property and is impacted by the South Creek flooding. Clarification is sought on the basis of criteria on which exemption was granted.

3. Additional feedback

There are many positive attributes for land located on the western side of Mamre Road between the Sydney water supply pipeline and up to 2km south of the water pipeline [to 915 Mamre Road, Kemps Creek]. Of note:

- i. These landholdings have not flooded above the 1 in 100 year flood line.
- ii. These landholdings adjoin the Mamre Road West Precinct which is under current development.
- iii. These landholdings are flat and level, both of which are positive attributes for development and project timelines.
- iv. Electricity and town water are currently servicing these landholdings.
- v. A large portion of the land is outside of ANEC/ANEF 20/25.
- vi. The location of these landholdings is in close proximity to local residents looking for employment closer to their home base to reduce travel time. Planned future public transport links will further reduce travel time due to increased local employment opportunities.

Overall, there is a significant development opportunity for landholdings which are currently impacted by the proposed PMF line. Withdrawal of the proposed PMF line will benefit both Local Governments from a revenue perspective, in addition to creating significant future employment opportunities close to existing and proposed arterial road infrastructure.

Seeking your consideration of above and a reconsideration of the PMF line for the better of our Local Community and growth of our LGA.

Yours faithfully,

