

[REDACTED]

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**From:** system@acelo.com on behalf of [REDACTED]  
**Sent:** Thursday, 1 November 2018 11:00 AM  
**To:** [REDACTED]  
**Subject:** Submission Details  
**Attachments:** 291650\_Stage 1 Submission.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]  
[REDACTED]

**Content:**

The vast area in which you intend to expand the size of the South Creek Catchment area is unnecessary to the point of ridiculous and unbelievable. The flood levels on your maps are extremely over exaggerated. They are incorrect and obviously collated by someone who has no idea of the area and the land contours. Many high lying areas on the map are shaded as flooding!!! How does that work? Yet in low lying areas, homes have been allowed to be built. Look at the low areas of Twin Creeks Estate. Keep the 1/100 flood lines as they are. They are much more accurate. In the 30 years that we have owned our property, the flooding has never reached the levels that you are predicting on your maps.

You have suggested that you would like to rezone the South Creek Catchment area to non-urban, however this should be rezoned as Industrial. If you are considering zoning the area non-urban because of the fact that there are creeks & the 1/100 flooding, then it makes no sense because if you follow those same creeks 500 metres down the road, you have allowed Altis Consulting to develop Mandalong Park to industrial & that property is bordered by the same creek & 1/100 year flooding. Actually, it is much worse as it is a lower lying area than upstream and the flooding is worse, yet you approved it for development & have zoned it industrial land. Look at the number of factories built there now! Based on your Stage 1 Report, you should have made that area non-urban as well. Why didn't you?

In addition to this, Altis & Fraser Property Group have joined forces to develop multiple properties alongside the Sydney Water pipelines (neighbouring Mandalong Park land) on Mamre Road. According to their submission, they intend to develop the area with factories up to the South Creek, yet according to your maps, a large portion of that land should be non-urban & therefore they should not be allowed to build in that area. How does that work???

Buoyan Holdings have just announced a \$22 billion dollar Northern Gateway City featuring retail, entertainment quarters hotels, commercial activities with lakes and community facilities which will be enhanced by native parklands and waterways in a walkable urban environment. When it is approved (which I no doubt it will), 'who' would want to utilise the South Creek Catchments as recreational? I know that I would rather spend my recreational time at the Northern Gateway as there are so many more amenities and facilities.

Your plans for the South Creek catchment are a complete waste of tax payer's funds. Furthermore, if you zone the area to non-urban, you will significantly devalue the properties that are affected by this zoning to the point that no one will want to buy the land and the landowners will be forced to practically give it away. In all the years that the broader area has been under the spotlight, it was always alluded in previous reports by your Department & at your Departmental meetings that the area would become industrial. It was never once mentioned that the area would be considered as non-urban. And now, out of the blue there is a South Creek Catchment area proposed as non-urban!

You are playing with people's livelihoods. For years, we and other landholders have been holding onto our land,

knowing that the day would come that the Department would zone the land as industrial, however now, that appears to no longer be the case. Our land value had increased x5 over the last few years and this is reflected in the exorbitant rates that we are currently paying. Yet your staging proposal will make it worthless.

IP Address: - 203.13.3.90

Submission: Online Submission from  
[https://majorprojects.accelo.com/?action=view\\_activity&id=291650](https://majorprojects.accelo.com/?action=view_activity&id=291650)

Submission for Job: #9552

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Site: #0

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The vast area in which you intend to expand the size of the South Creek Catchment area is unnecessary to the point of ridiculous. The flood levels on your maps are extremely over exaggerated. They are incorrect and obviously collated by someone who has no idea of the area and the land contours. Many high lying areas on the map are shaded as flooding!!! Keep the 1/100 flood lines as they are. They are much more accurate.

You want to make the area non urban, however it should be zoned as industrial. If you are considering zoning the area non urban because of the fact that there are creeks & the 1/100 flooding, then it makes no sense because if you follow those same creeks 500 metres down the road, you have allowed Mandalong Park to be rezoned to industrial & that property is lined by the same creek & 1/100 year flood levels. Actually, it is much worse as it is a lower lying area and the flooding is worse, yet you approved it for industrial land. Look at the number of factories built there now!. Why didn't you make that area non urban as well?

Buoyan Holdings have just announced a \$22 billion dollar Northern Gateway City featuring retail, entertainment quarters hotels, commercial activities with lakes and community facilities which will be enhanced by native parklands and waterways in a walkable urban environment. When it is approved (which I no doubt it it will), who would want to utilise the South Creek Catchments as recreational? I know that I would rather

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