

[REDACTED]

From: system@acelo.com on behalf of [REDACTED]
Sent: Friday, 2 November 2018 4:39 AM
To: [REDACTED]
Subject: 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]

[REDACTED]

Content:

The South Creek precinct appears to largely follow the Probable Maximum Flood boundaries as shown on the flood maps on the Liverpool Council website. It is unfair to impose the South Creek precinct on property in PMF areas as many people have purchased properties in PMF areas with the knowledge that development is never restricted in PMF areas. To restrict development in PMF areas (per the South Creek precinct) imposes an unfair and unprecedented financial burden on landowners in such areas. The South Creek boundary should therefore be aligned to areas below the 1 in 100 year flood level which is consistent with the NSW Floodplain Development Manual which only starts to impose development restrictions on areas below the 1 in 100 year flood level.

Further, imposing the South Creek precinct on land that is both within PMF areas and also within aircraft noise affected areas is not logical. Land affected by aircraft noise is hardly suitable for the parkland recreation objectives of the South Creek Precinct. Such land should therefore definitely be excluded from the South Creek precinct as the noise affectation makes it better suited to the Flexible Employment land use.

Some properties are only partially affected by the South Creek zoning and where the majority of the property is outside the South Creek area, the entire property should be excluded from the South Creek Precinct.

IP Address: - 108.171.134.189

Submission: Online Submission from [REDACTED] (hents)

https://majorprojects.acelo.com/?action=view_activity&id=291863

Submission for Job: #9552

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Site: #0

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