

**From:** system@acelo.com on behalf of [REDACTED]  
**Sent:** Friday, 2 November 2018 11:11 PM  
**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]

Address:  
[REDACTED]  
[REDACTED]

**Content:**

I am one of the residents in the proposed South Creek Precint. The proposed zoning has caused a lot of stress to my family as well as other residents who live along South Creek. We understand that the rezoning process is causing uncertainty and financial losses for many residents while creating financial gains for other land owners. We are writing to ask the government to create policies to ensure the rezoning process is fair and will not cause stress and financial losses for residents. Many residents in Bringelly like to continue living their rural lifestyle. They did not ask for rezoning, they did not ask for airport noise and/or urban development. If the government has to down zone any land for the benefits of the community and the benefits of other land owners, could the government please ensure that the affected land owners will not be financially affected.

Below are recommendations we wish to submit to the government:

1. Could the government please change the terminology 'non-urban' land in publications as advised by government officials during recent community meetings.
2. Could the government please study benefits v. costs of having the South Creek Precint and demonstrate that there are clear benefits of keeping significant land as South Creek Precint.
3. Could the government please try to minimise the impact the rezoning will have on the residents. For instance, the government should aim at minimising the land that will need to be taken as non-urban land. We have never seen floods along the creek, particularly around Thompson creek that is a small part of the South Creek.
4. Since the zoning proposal has created a lot of uncertainty and land devaluation for the land along the South Creek, residents of South Creek precinct can't sell their land or refinance their mortgage. Could the government please accelerate the rezoning process as well as make announcements that help to reduce or eliminate the uncertainty that the non-urban terminology has created.
5. If the government has to acquire land for the benefits of the community as well as for the benefits of the surrounding land owners, could the government please acquire affected land as soon as possible so that the affected land owners will not suffer financial losses and will be able to move into a new home that is not affected by land acquisition.
6. If the government has to down zone land for public purposes, could the government please create a system where beneficial land owners are required to compensate affected land owners. In particular, the airport and rezoning is expected to create financial gains for many land owners. This will ensure everyone will benefit from the government's proposed development and the government will not need to set aside a budget for compensation.
7. The government should also create policies to allow developers to purchase all land in the Aerotropolis core and South Creek precinct at the same price. This will ensure everyone is better off, everyone is treated fairly and the rezoning/ development process will be efficient and less time consuming.
8. The government could also consider a zoning plan that allow land owners of the South Creek Precint to have half of their land zoned for apartments while the remaining land is zoned as park land. This will help both the residents and the government (i) residents can sell part of their land to developers and money received can be used to buy a new home (ii) the government does not need to have a large compensation budget for affected land.
9. It is anticipated that many land owners will be significantly better off and a few residents will be worse off. Could the government please ensure the rezoning process is fair, efficient, no corruption and will not make anyone worse off.

There will be enough financial gains to be shared with affected land owners. And if the residents have to move because their rural lifestyle is affected, they should receive fair compensation so that they can purchase a similar rural property that is not affected by airport noise, development and/or land acquisition.

We thank you for giving us an opportunity to submit our comments.

IP Address: - 49.176.210.43

Submission: Online Submission from [REDACTED] (comments)

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