[redacted]

From: system@accelo.com on behalf of [redacted] @gmail.com>
Sent: Monday, 5 November 2018 12:48 PM
To: [redacted]
Subject: Submission Details
Attachments: 292988_Submission Details from [redacted]20181102.pdf

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements:

Name: [redacted]
Email: [redacted]

Address:
Address not provided

[redacted]

Content:
Please see attached. Please keep PRIVATE AND CONFIDENTIAL.

IP Address: - 141.243.33.161
Submission: Online Submission from [redacted] (comments)
https://majorprojects.accelo.com/?action=view_activity&id=292988

Submission for Job: #9552
https://majorprojects.accelo.com/?action=view_job&id=9552

Site: #0
https://majorprojects.accelo.com/?action=view_site&id=0

[redacted]

Wednesday, 24th October 2018

The Director,

Aerotroplis Activation

Department of Planning

GPO BOX 38

SYDNEY, NSW 2001

Dear Sir/Madam,

Re: Proposed Re-Zoning of South Creek Precinct to Non-Urban / Flood Zone water catchment

I am resident of Rossmore all of my life with the [redacted] I was committed knowing the more I helped the easier life will become for them in later years. I have never had an expectation to hold a financial claim to this property. I am a resourceful woman and can provide well for myself, however the release of the Western Sydney Stage One Proposal, highlighting South Creak Precinct, is proposed to be rezoned as Non-Urban and the 1:100 flood line boundary to be expanded swallowing the entire block of land [redacted] and rendering it worthless.

I am not opposing progress, nor the development of the Airport and the Aerotropolis. It will bring about better access to education, employment business opportunities even perhaps tourism. As a result there will be a need to cater for these, hotels, small businesses such as bed and breakfast accommodation for travellers heading out to see the world. Or those coming to see our world! However, to consider our district as non-developable land is just ludicrous. **The Environmental Planning and Asessment Act 1979,** provides for assurances prior to the development or zoning of land that it is done so having considered all other alternatives and it is clear this proposal has not.

It is my submission that the South Creek Precinct is not re-zoned as Non-Urban and removed permanently from the current and any future proposals for the South Creek Precinct for a number of reasons:-

1. Access to alternative investigations as to how water flow can be redirected to ensure it provides for the Airport and Aerotropolis such as the installation of hydro-systems.
2. There are number of small businesses already within this precinct that will be significantly affected by this rezoning from Ru4 to Non-Urban.
3. The financial impact this proposal has caused the value of [redacted] property to drop significantly. [redacted] It was for one day this land, which was purchased 1:100 flood line FREE and would be developed.

[redacted]

4. This land is my parent's superannuation as they always intended to sell at a profitable sum and now it has deemed worthless and valueless. Who would buy Non-Urban land?
5. The impact of such a proposal without prior community consult, has led to a deterioration [redacted] health, in particular [redacted]
6. The impact this proposal has had on [redacted] has deteriorated and I am witnessing them become frail with stress as a result. This not what [redacted] any other resident affected by this proposal should experience.
7. I [redacted] can honestly state our land has never flooded. It has experienced flash flooding but as a direct result of the poor up keep of South Creek Precinct, water levies been installed on the other side of Bringelly Rd off South Creek which may or may not have had significant affect to South Creek. In 2016 there was a significant amount of rain however the water rose at an incredible rate, it was unnatural for our area and for the terrain. I know my area and know raising water during the rainy season it has not and does not rise at such a rate as it did that day and although I am not a environmental expect of course but appears suspicious a sentiment reserved by many residents within the South Creek Precinct.
8. The term Non-Urban has proven to have negative affect on sales in the area. Up until September 2018 just prior to the announcement of the Proposal we would regularly, receive requests and notices of interest to sell our property. Since the announcement we have not received not one notice or flyer! If the market slumps now, this inevitably will impact the prospects of receiving a fair and equitable compensation for our property. It's a strategic measure by Government and other sectors to reduce financial outgoings and increase financial incomings.
9. Our land [redacted] clearly developable land. It is not within the flood lines as proposed by the Department of Planning and Environment.

In reference to the 1:100 flood lines and the inclusion of our property as flood zoned if ridiculous. Our property has never flooded. Even with flash flooding it has never covered our land and receded exceptionally quickly. This does not define flood plan, and certainly has not occurred as frequent as the current proposal suggests. In [redacted] I can only recall two such flash floods. This again does NOT equate to our land being included in the 1:100 line and tagged as a flood plan property.

I recognise that acquisition of land will occur, there is no avoiding this fact, however as it has been seen with the acquisition of land from residents in St Peters and closer to home in Edmonson Park and Leppington there has been a gross loss in compensation. **The Land Acquisition (Fair Compensation)Act 1991** provides scope for fair compensation however, the newly assented **Western Sydney and Aerotropolis Authority Act 2018** appears to award authority to secure our land regardless.

In summary our land is RU4, the 1:100 lines must returned to its original boundary, the term Non-Urban or once with of similar meaning or reference is removed from the proposal or any future proposals and zone our property as developable land. Any acquisition of land is compensated at a fair and equitable rate as our neighboring suburb. South Creek Precincit has been referred to as the "Spine of the Aerotropolis – it is the most important aspect of this development proposal yet

[redacted]

Department of Planning and Environment have deemed this Precinct as "Non-Urban" expanding the 1:100 flood lines across homes and properties which have never experience a flood.

I do want to take the opportunity to thank you for taking the time to consider my submission and look forward to your written reply in the very near future. However should you wish to speak to me further about the proposal and I am willing to meet at time convenient to you.

[redacted]

[redacted]