

[REDACTED]

From: system@acelo.com on behalf of Bruno and Maria Morabito [REDACTED]
Sent: Monday, 5 November 2018 12:51 PM
To: [REDACTED]
Subject: Submission Details for Bruno and Maria Morabito (comments)
Attachments: 292990_Submission Details from Bruno and Maria Morabito 20181102.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements:

Name: Bruno and Maria Morabito
Email: [REDACTED]

Address:
[REDACTED]
[REDACTED]

Content:
Please see attached.

IP Address: - 141.243.33.161

Submission: Online Submission from Bruno and Maria Morabito (comments)
https://majorprojects.acelo.com/?action=view_activity&id=292990

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

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

10/10/2023

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Monday, 29th October 2018

The Director of Aerotropolis
Activation Department of Planning.
GPO BOX 39
Sydney NSW 2001

Dear Sir/Madam,

We are writing to you regarding the South Creek Precinct Aerotropolis development proposals as concerned land owners, who will be affected by this proposed development.

We purchased our land [REDACTED] (South Creek Precinct) over [REDACTED] for farming, knowing that we had a small section of our land called 1 in 100 floods. During this time, we have had to repair fences after only minor flash flooding due to non-maintenance of the South Creek. All [REDACTED] Residents and their families have lived in this zone without any major disasters or catastrophes due to the flood lines.

We have recently been informed that our proposed zoning has been changed from Urban (Light-Industrial) to Non-Urban due to the re-assessment of the flood plains in this area. The floodplain rezoning was restructured in 2012 without public consultation and in addition, we rate payers have only become informed this year in, September 2018 at a rezoning meeting. Unfortunately, that comes across somewhat deceiving, and for the gain of the Government/Council, and sadly, not the land owner. All [REDACTED] residents in this area were not made aware of this change which has a massive impact on our family's security and futures.

We currently are zoned RU4 which is primary production, small lots in Liverpool Council NSW, however, with the new rezoning that the Government/Council are proposing, there will be over [REDACTED] residents, zoned, NON-URBAN. We feel we are being sacrificed for the Aerotropolis Core to proceed. The Government is advertising on how beneficial this development would be to ALL landholders, not for ONLY some of them.

The rezoning of our land to E (Non-Urban) has rendered our land valueless, unsellable and in some cases un-insurable in case of natural disaster. It is very disheartening that we are to be classed as Non-Urban, which means, a significant land value drop, and our neighbours, in the same district will be developed into sky rises and infrastructure. High blood pressure, sleepless nights, high stress and anxiety over this issue has personally affected us. Many of us have lived here for decades and this issue is seriously concerning as it is causing anxiety and a major concern for our futures.

We understand and accept that a second airport is necessary along with all its infrastructure. We believe, we were accepting of the fact, that our land could and would, be worth enough to leave our longstanding homes to allow a new precinct and for us to move on, with a little extra in our pockets to compensate the life altering decision that has been forced upon us. There would have been a much larger protest and rallying against the new airport, if it hadn't been for the fact, that our land would have been worth a substantial amount, due to the development that was to come.

We personally have been counting on this compensation to use for our superannuation as we are both not eligible for pension. We have continued to pay land rates and insurances over the years waiting patiently for our section of the Aerotropolis to be valued. Our land rates have risen a substantial amount and as of [REDACTED] we are now paying [REDACTED] more for insurance in the case of flood due to the change in flood zoning.

We are unable to do anything about this issue as Non-Urban means that nothing can be done to improve the land and in fact no one should reside on Non-Urban lands.

As shown on the maps, the non-urban zone is affecting a substantial number of properties which equates to [REDACTED] as they class this as flood, hence the land is to be Zoned "Non-Urban". I'm sure you can appreciate, the considerable dent in our land value.

The first stage structure plan defines the South Creek Precinct as Non-Urban. It is not clear what Non-Urban means in this situation. However, the South Creek Precinct is described in the following terms;

- Central Green Spine
- Central organising structure
- Interface with surrounding development
- Open Space
- Amenity

- Biodiversity
- Wellbeing
- Development facing the creek
- Network of walking catchment
- Waterfront activities
- Rehabilitation of the South Creek
- Permeant water bodies

According to the above-mentioned points the plans for the South Creek appear to be highly lucrative and once the South creek is rehabilitated for the necessary Green Space, flash flooding would be minimal.

We need help to ensure that the mentioned Government bodies are held accountable and treat the average Australian land owner in the Aerotropolis Core development fairly and with dignity. If the government needs this green-space land for the developments in order to proceed, then it is clear that our land is just as valuable to the government in order to continue further development in which case we as land owners, should, **MUST**, be compensated at the same market value of the land in the blue/yellow stripe zones which will be developed into high rises and other types of developments.

We would appreciate to be contacted regarding this matter and happy to supply further information.

Kind Regards,


Concerned Land Owners

