

[REDACTED]

From: system@acelo.com on behalf of [REDACTED]
Sent: Monday, 5 November 2018 2:19 PM
To: [REDACTED]
Subject: Submission Details

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements:

Name: [REDACTED]
Email: Email not provided

Address:
[REDACTED]
[REDACTED]

Content:
PRIVATE AND CONFIDENTIAL submission - please do not publish my personal or address details for public display.
Please see attached submission.

IP Address: - 141.243.33.161
Submission: Online Submission from [REDACTED] (comments)
https://majorprojects.acelo.com/?action=view_activity&id=293025

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

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

[REDACTED]

Friday, 26 October 2018

The Director,
Aerotropolis Activation

Department of Planning and Environment

Dear Sir/Madam,

Department of Planning
Received
5 NOV 2018
Scanning Room

RE:- South Creek Precinct and Proposed Re-Zoning

My name is [REDACTED] and am a resident of Rossmore affected by the proposed rezoning from RU4 to Non-Urban flood zone. [REDACTED]

[REDACTED]

Over the years we made many sacrifices to develop our land, we became owner builders of our now large full brick family home. With the help from friends we set out the foundation 3-4 foot deep, under the direct supervision of our builder and weekly visits from council inspectors. The construction was long, tiresome with many sacrifices made so we could build and develop our land. We were driven by our children, the financial legacy we were preparing for their future and their children's future. But in doing so the sacrifices were costly, often leaving our children to support each other or be cared for by close trustworthy friends. [REDACTED]

[REDACTED] I remember the day we became debt free, it was one of the proudest achievements in my life. It ratified this home was now our superannuation, the financial future to our children and their children had been ratified. It was financial security in its finest form. Until now! This proposal has derailed hope and significantly, rendering my property worthless! We have made many improvements, from [REDACTED]

[REDACTED] We cultivated our land [REDACTED]

[REDACTED] I appreciated their help and support knowing [REDACTED]

[REDACTED]

one day I would be able to provide a financial future for them. The re-zoning has since cause the market to slump, having residual effect on the value of property. Which for acquisition of land and compensation this benefits those with Authority greatly as it appears to provide these liberties within the newly assented **Western Sydney and Aerotropolis Authority Act 2018**.

I do not oppose any development in fact I was excited with the prospect of development as with my neighboring suburb of Austral, Leppington, and Oran Park and am in support of the Aerotropolis. The creation of this city in our area over the next few years is a wonderful creation of many opportunities from employment, business to tourism.

However, I do not support that the 1:100 boundary extends across my entire property or that of my neighbors. I am a long term resident of Rossmore and am very aware of the terrain and water flow especially in wet weather and submit for your consideration to restore the 1:100 boundary back to the original form permanently. I based this submission on the following:

- a) I have never witnessed such a flood,
 - b) Our property and never been affected by or overwhelmed by water from torrential rains
 - c) There has been poor up keep of the South Creek West of Bringelly Rd, for many years. This has not assisted water flow.
 - d) Deliberate and obvious changes to natural water easements with or without the expressed permission causing further water flow issues. However clearly not policed.
 - e) **The Environmental Planning and Assessment Act 1979**, requires consideration to be given to plausible alternatives to manage environment issues. The proposal does not provide evidence at all this has occurred. In the [REDACTED] years I have resided here I have never witness flooding. I have witnessed suburbs which synonymous for flooding now rezoned to medium to high density residential developable land with enormous efforts made to alter the terrain to minimise the risk of flooding.
 - f) What alternatives have been considered to manage the water flow along South Creek and ensure that there is ample water supply to the Airport and Aerotropolis? I appreciate [REDACTED] recognises this term must be removed from the proposal however can I have it writing please. I am curious as to how "river bank levies were constructed on side of Bringelly Rd, Rossmore to manage water flow or any flash flooding. An answer that is still pending a response. I am further curious about the expansion of Bringelly rd and the 3rd Bridge being constructed at the cross over of South Creek. Where are the Environment Impact Surveys? I have been advised these are still being prepared. I query
- [REDACTED]

[REDACTED]

– construction of that magnitude was approved without the appropriate and necessary surveys?

g) At the time of purchase our land was not within the 1:100 flood boundaries at all. The proposal includes our entire [REDACTED] block.





Rossmore is a suburb full of varying businesses, from agriculture, to child care, small business facilities and therefore clearly developable land. I am extremely disappointed the proposal has deemed the South Creek Precinct as a Non-Urban and flood zone area. This is the most unfounded, deliberate act of aggression to devalue property for the enrichment of the Authorities and the silent investors. It proposes land fragmentation and inequality to fair and equitable compensation to that of our neighbors in surrounding suburbs and those within the Aerotropolis which is only a stone throw from my home!

I understand that in accordance to the **Land Acquisition (Fair Compensation) Act 1991**, it provides for opportunity to receive compensation, I am seeking that compensation for acquisition of all or part of land and property is at a rate which is not only **fair** but also **equitable** to that of my neighbors in surrounding suburbs, [REDACTED]. I appreciate that Mr [REDACTED] indicated at the Council Forum held at Bringelly Community Hall on Wednesday 24 October 2018, compensation for acquisition of property will be provided in accordance to market value at the time, naming suburbs like outer Camden and Luddenham. This is an outrageous comparison! Some of my neighboring suburbs are Hoxton Park, Leppington, Austral Oran Park, Cobbity, Bringelly, Kelvin Park, Kemps Creek and Catherine Fields. Camden is another precinct altogether so is Luddenham!

[REDACTED] also made reference land acquisition will occur prior to rezoning of land, yet Minister Roberts, allegedly noted, in a meeting with residents from neighbouring suburb of [REDACTED] advised this was an in fact illegal. Acquisition of land prior to re-zoning was not appropriate and felt sick to his stomach knowing this had occurred! The financial damage to the value of our property the proposal has cause for South Creek Precinct is significant. It has cause me undue and additional stress. From sleepless nights, to a recent admission to emergency, my family are now taking increased steps to ensure my wellbeing is attended to and monitored at all times. They should not have endure this additional pressure and stress.

I make a further submission to you to remove the term Non-Urban proposed for rezoning of South Creek Precinct and re-zone our land to and suburb as developable land. I submit this request based on the following reasons:

[REDACTED]

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- a) This term has caused immediate market depreciation devaluing our land and property by substantially ridiculous amounts.
 - b) Risk to insurance premiums is huge many company's will not insure Non-urban land
 - c) The impact to increased dependence on government support. I am a man, 
 I have am experiencing sudden and increased health issues due to the stress and do not want to become a burden to my children. I made sacrifices in my life so my children would be provided for and feel financial freedom as a result not to worry about my health.
 - d) I am aware that as a direct result of the announcement of this proposal residents in surrounding suburbs have experienced financial losses in legal fees due to offers of sale not proceeding and corporate developers withdrawing. This proposal was issued with a view to slow land banking to a complete halt – denying many residents who are at either retirement age or want a better financial future for the children the opportunity to move forward.
 - e) It is clear for the Aerotropolis there is always the need to cater for biodiversity and ensure there are parks and recreational areas.  from my home is what is known as Rossmore Grange – this is 200 acres of vacant government land. Clearly open for parks and recreation. There are many other areas set aside and considered "government land".

On a final note, I would like to thank you for taking the time to review and consider my submission. Progress and change is invaluable to our future and that of our children however it should be at the expense of our health and personal financial loss. I look forward to receiving a written reply to my submission in the near future

