

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [PPO Engagement](#)
Cc: planning.exhibitions@planning.nsw.gov.au
Subject: Webform submission from: Western Sydney Aerotropolis Draft Precinct Plans
Date: Thursday, 18 February 2021 8:39:20 PM

Submitted on Thu, 18/02/2021 - 20:39

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Kevin

Last name

Lewis

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Luddenham

Submission

Thank you for your reply but I do have a copy of the SEPP and the map you attached and I am very well aware of the numerous other documents available on-line regarding the Western Sydney Aerotropolis and the Northern Gateway Precinct Draft Plan.

Could you please refer to the Northern Gateway Precinct Draft Plan, and response from Krishti of your department, who has responded to me earlier by indicating "....."given that some of your land is zoned Enterprise under the Aerotropolis State Environmental Planning Policy, but that the draft precinct plan wholly identifies your property for the purpose of open space". So, no-one from your department can tell me what takes precedence in this matter, 1) that I have an Enterprise portion of my land (23%) which is able to be developed on under the SEPP (you), or 2) that 100% of my land will be retained for open space as Environment and Recreation and I have to hang onto the land at the grace of the State Government who will give me a pittance of compensation for the land (Krishti).

I have looked at the Northern Gateway Precinct Draft Plan and nowhere in that document, can I identify any other property that has been taken over entirely (100% of the property), unless you can show me otherwise. There are properties that have had portions of their property allocated as Environment and Recreation whilst retaining Enterprise zoning. This combination of zoning allows for those owners to sell their property to developers, unlike myself who will have to wait for the Government when they are ready.

You have indicated that, ".....your property has not been identified for acquisition....." Could you please advise me then, when "... a delivery strategy needs to be developed....." When is this likely to occur? After 2026 when the airport is open for business?

The 100% zoning of Environment and Recreation on my property is so unfair to a small property owner and just shows that the Western Sydney Planning Partnership is looking after the multi-millionaires like the Perish family with their Leppington Triangle. The "Partnership" in the Western Sydney Planning Partnership obviously refers to the partnership between that of the Government and millionaire land owners. There is no partnership between the Government and small property owners.

I just want what is right, and the current zoning on my property is just not right.

Hi Kevin,

Thank you for your correspondence.

In accordance with the State Environmental Planning Policy (Western Sydney Aerotropolis) 2020, your site at [REDACTED] Elizabeth Drive, Luddenham is zoned part Enterprise and part Environment and Recreation (see Figure 1 below).

Figure 1: Extract from State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 Zoning Map and [REDACTED] Elizabeth Drive, Luddenham (red outline).

A large portion of your site is flood affected. This is reflected by the Environment and Recreation zoning.

At this stage, the NSW Government has not committed to acquiring properties zoned Environment and Recreation (besides Thompsons Creek), as a delivery strategy needs to be developed in the first instance to confirm the appropriate delivery mechanism and the extent of land needed for public access.

Given your property has not been identified for acquisition, you will retain ownership of your site and still be able to use it as you have previously, prior to the rezoning of your site. This is known as 'existing use rights' which is governed under the Environmental Planning and Assessment Act 1979.

Kind regards,

I agree to the above statement

Yes

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