



**From:** noreply@feedback.planningportal.nsw.gov.au on behalf of Planning Portal - Department of Planning and Environment <noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Monday, 1 March 2021 1:01 PM  
**To:** PPO Engagement  
**Cc:** eplanning.exhibitions@planning.nsw.gov.au  
**Subject:** Webform submission from: Western Sydney Aerotropolis Draft Precinct Plans  
**Attachments:** ccf\_000403.pdf

Submitted on Mon, 01/03/2021 - 12:38

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Alicja

**Last name**

Polbrattek

**I would like my submission to remain confidential**

No

## Info

**Email**



**Suburb/Town & Postcode**

Kemps Creek

**Submission file**

[ccf\\_000403.pdf](#)

**Submission**

My name is Alicja Polbrattek  Victor Avenu , Kemps Creek my Personal submission letter is attached as a file .

I am not objection to the airport or Aerotropolis , iam do stronly object to the rezoning you plan to change as a environmental and recreation Vinamatta - South Creek , I do not agree and am not happy with the proposed plans from NSW planing and I am strongly against zoning my farm as a environmental and recreation area , i belive the estate should be urban or industrial . There is room elsewhere for Green space , you have lot of gaverment land you can us for it . . I am strongly disagree with rezoning the land to the environmental and living it under private ownership to achived more green space at the expenses of the land owners and not expense to the goverment . I do not agree with the outdate flood study being used in this proposal . This area being flooded only 1:100 years and only part of my farm . Your decision has competly ruined and desecrated our semi - rural lifestyle . We need to be compensated for it . More information attached ( letter , price list in are ) . Thanks Regards Alicja Polbrattek

**I agree to the above statement**

Yes

## **Disclaimer**

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## Personal submission for rezoning 2021

Alicja Polbratak

Victor Avenue

Kemps Creek NSW 2178

Dear Sir / Madam

My name is Alicja Polbratak, I purchased a property in 2014, in this time I didn't know about an airport plan in this area.

I have no objection to the airport or Aerotropolis. I do strongly object to the rezoning you plan to change to an environmental recreation Vinamatta – south Creek.

We are RU4 and see no valid reasons for the changing except that it is de-valuing our land to try and make it cheaper for us to be bought out. I as a land owner want to be part of the Aerotropolis as a whole and not have a different zone. My main concern if you changed zone the value of my land will be considerably less than other parcels of land in Kemps Creek, Brinley or Rossmoor.

Rezoning for Winamatta – South creek – Environmental and recreation have a lot of restriction, we are not allowed to build anything; any granny - flats or swimming pool, shed, warehouse on my land. If my home burns down on my land I can't even re-build it.

How is that even allowed? Where am I supposed to live. Where my children or 6 grandchildren can live. I bought this property for mine and my children's financial future and for my retirement. Government are trading to take that away for minimal money which is extremely distressing for me. We are being grossly discriminated against.

If I wanted to sell the land no one will buy from me for the value that is in the area. I spoke with your planners' assistants and he told me you are planning to buy this land 10,12,15 years from now on. How can I live here if I can't do anything, not even improve my house, you are destroying my future and all my family's future?

Can you please buy this property for a fair price 1 million per acre - 5 million for 5 acres as a property around us and change zone after? (samples for prices in this area are attached). We need to be compensated for this.

There are hundreds of acres of land in the Aerotropolis core close to my property that is already owned by Government, use that land for your environmental plants – green space, not my land. I have done my bit already, I planted on my farm about 1500 trees and shrubs.

### To Summarize my submission,

I would like to stress the fact that I do not agree and am not happy with the proposed plans from NSW planning and I am strongly against zoning my farm as an environmental and recreation area, I believe the estate should be urban or industrial. There is room elsewhere

for your Green space. I am strongly disagree with rezoning the land to an environmental and living it under private ownership to achieved more green space at the expense of the land owners and not expense to the government. I do not agree with the outdate flood study being used in this proposal. This area being flooded only for 1:100 years and only part of my farm

Your decision has completely ruined and desecrated our semi- rural lifestyle

Thanks, Regards Alicja Polbrattek

Mob: [REDACTED]

Alicja Polbrattek

# Western Sydney Aerotropolis Update

## The Western Sydney Aerotropolis Draft Precinct Plans have been released with Cadastre Maps included.

- The Precinct Plans and Cadastre Maps have been released for the initial precincts that have been zoned.
- The maps show how each property is located relative to the Draft Precinct Plans

To access the information relating to the planning package visit the following website or contact Creek Property to receive the maps:

**<https://www.planningportal.nsw.gov.au/WSAPP>**

Draft plans for the Aerotropolis Core, Badgerys Creek, Wianamatta-South Creek, Agribusiness and Northern Gateway Precincts are now on public exhibition until 26 February 2021. Submissions are due by February 26th 2021.

If you would like to discuss where your property sits relative to the newly released maps or what is happening in the property market near your property, please contact:

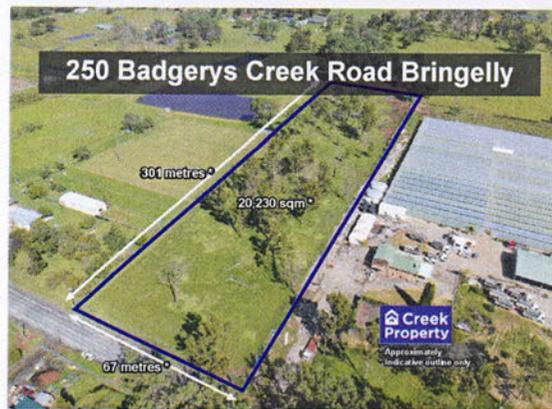
**Chris Brophy 0407 600 258**

[chris@creekproperty.com.au](mailto:chris@creekproperty.com.au)

Shop 4, 1455 Elizabeth Drive, Kemps Creek

(next to Mitre 10 Hardware - drop in for a cup of tea, Tim Tam and a chat)

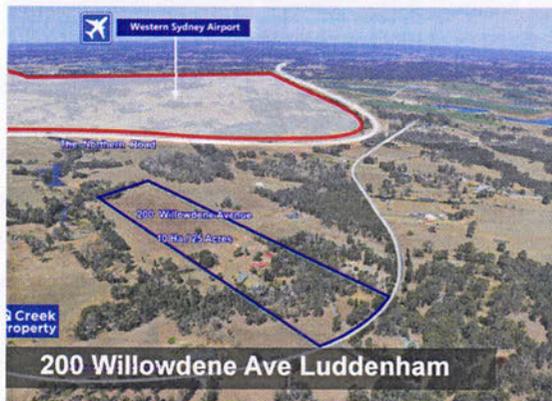
# Properties For Sale:



**5 acres**  
 \$5,750,000  
 Zoned:  
 Enterprise



**25 acres**  
 Expressions  
 of Interest  
 Zoned:  
 Agribusiness



**25 acres**  
 \$11,500,000  
 Zoned:  
 Agribusiness



**5 acres**  
 \$5,000,000  
 South Creek  
 West



**5 acres**  
 Asking Price  
 \$9,000,000  
 Zoned:  
 Enterprise



**10 acres**  
 \$15,000,000  
 Zoned:  
 Enterprise



**5 acres**  
 \$6,000,000  
 Zoned:  
 Enterprise



**10 acres**  
 \$15,000,000  
 Zoned:  
 Enterprise

## Also for sale off market (asking price):

- |               |                        |                  |                          |
|---------------|------------------------|------------------|--------------------------|
| Rossmore -    | 5 acres - \$4,200,000  | Rossmore -       | 5 acres - \$4,000,000    |
| Bringelly -   | 5 acres - \$15,000,000 | Kemps Creek -    | 25 acres - \$35,000,000+ |
| Bringelly -   | 5 acres - \$8,000,000  | Badgerys Creek - | 10 acres - \$17,000,000  |
| Kemps Creek - | 5 acres - \$8,000,000  | Luddenham -      | 25 acres - \$25,000,000  |

# Properties Sold and deals done:

115 Badgerys Creek Road Bringelly

5 acres

Sold

Zoned:  
Mixed Use

75 Watts Road Kemps Creek

5 acres

Sold

Zoned:  
Rural

**SOLD**

**SOLD**

Creek Property

Creek Property

Western Sydney Airport

25 acres

Under Contract

Zoned:  
Enterprise

Western Sydney Airport

5 acres

Sold

Zoned:  
Enterprise

**Under Contract**

**SOLD**

735 Luddenham Road Luddenham

Lawson Road Badgerys Creek

5 acres

Asking Price  
\$9,000,000

Zoned:  
Enterprise

Western Sydney Airport

5 acres

Under Contract  
\$7,000,000+

Zoned:  
Mixed Use

**Under Contract**

**Under Contract**

175 Lawson Road Badgerys Creek

Western Sydney Aerotropolis City Centre

5 acres

SOLD

Zoned:  
Enterprise

Western Sydney Airport

5 acres

SOLD

Zoned:  
Enterprise

**SOLD**

**SOLD**

Shannon Road Bringelly

Lawson Road Badgerys Creek

- We are currently receiving offers for some properties above \$1,700,000 per acre (\$425 / sqm)
- There is a broad range of buyers wanting to buy in the area
- Buyers include owner occupiers, developers and land bankers wanting to be a part of the Western Sydney Aerotropolis

**Creek Property**