

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 [REDACTED] Victor Avenue, Kemps Creek my Personal submission letter is attached as a file.

I am not objection to the airport or Aerotropolis, I do not strongly object to the rezoning you plan to change as an environmental and recreation Vinamatta - South Creek, 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 Green space, you have a lot of government land you can use for it. I am strongly disagree with rezoning the land to the environmental and living it under private ownership to achieve more green space at the expenses of the land owners and not expense to the government. I do not agree with the outdated flood study being used in this proposal. This area being flooded only 1:100 years and only part of my farm. Your decision has completely ruined and desecrated our semi-rural lifestyle. We need to be compensated for it. More information attached (letter, price list in arrears). Thanks Regards Alicja Polbrattek

I agree to the above statement

Yes

Disclaimer

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Personal submission for rezoning 2021

Alicja Polbrateg

Victor Avenue

Kemps Creek NSW 2178

Dear Sir / Madam

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

I have no objection to the airport or Aerotropolis. I do strongly object to the rezoning you plan to change as 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 others' parcels of land in Kemps Creek, Brinley or Rossmore.

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 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 Polbratsek

Mob: [REDACTED]

Alicja Polbratsek

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

Shop 4, 1455 Elizabeth Drive, Kemps Creek

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

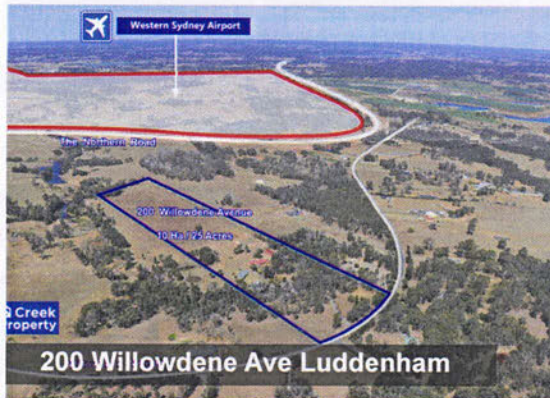
Properties For Sale:



5 acres

\$5,750,000

**Zoned:
Enterprise**



25 acres

\$11,500,000

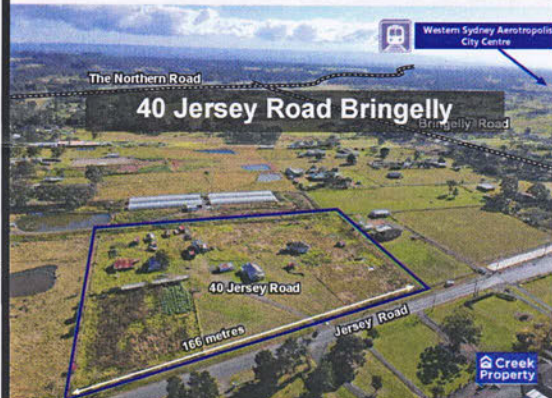
**Zoned:
Agribusiness**



25 acres

**Expressions
of Interest**

**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

Under Contract

25 acres

Under
Contract

Zoned:
Enterprise

SOLD

5 acres

Sold

Zoned:
Enterprise

175 Lawson Road Badgerys Creek

5 acres

Asking Price
\$9,000,000

Zoned:
Enterprise

Under Contract

Under Contract

5 acres

Under
Contract
\$7,000,000+

Zoned:
Mixed Use

SOLD

5 acres

SOLD

Zoned:
Enterprise

Shannon Road Bringelly

SOLD

5 acres

SOLD

Zoned:
Enterprise

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**