

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: Wednesday, 3 March 2021 11:34:06 AM

Submitted on Wed, 03/03/2021 - 11:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Margaret

Last name

Leonello

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Luddenham

Submission

I strongly object to the green space proposed for our address at Cnr Northern Rd and Elizabeth Drive for the following reasons:-

1. Our land has been zoned half as Enterprize under the SEPP and half as Environmental Greenspace.

The current proposed precinct plan has nominated our site as green space which is inconsistent with the zone objectives and restricts my ability to develop my land in the future.

It is also unacceptable to burden land owners with green space within the enterprize use zone, fully knowing developers will approach land owners and negotiate a price based on the those controls, severely impacting land owners.

Major Developers are then given the opportunity to then master plan a 100 ha location and simply lodge an amendment to precinct plans under a planning proposal for consideration or ultimately a Land & Environment Court determination, if they are not happy with the existing controls. This creates opportunity for corruption, bullying and unreasonable pressure on inexperienced land owners and unconscionable conduct.

If developers are going to buy land and develop they make enough money from their sales and it should be their responsibility to provide open space as part of their planning proposal which meets the DOP & PP requirements, which could be done through a VPA arrangement, it should not be the burden of mum & dad land owners by voiding all development potential from their land, when there are so many other alternatives that should be considered.

I believe the currently exhibited precinct plans are a disgrace and inconsistent, and in its current form will clearly benefit major developers and cripple land owners saddled with enormous tracts of green space unnecessarily. The local rural community and residents of NSW expect better from representatives elected to represent them and would welcome a full PUBLIC inquiry.

I agree to the above statement

Yes

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