

11 March 2021

ATTN: Department of Planning, Industry and Environment

I am writing regarding the NSW Government's recent precinct plan for the Western Sydney Aerotropolis. My property (■■■■ Mersey Rd, Bringelly) has been rezoned to "Enterprise" under the State Environmental Planning Policy- Aerotropolis-SEPP which was made official in October 2020.

The reason for the submission is in relation to the recent release of the Precinct Plans, with the requirements to the open space network map of the draft precinct plan relevance to Mersey Rd, Bringelly (future Eastern Ring Road).

BG5 requires development to "integrate urban parks and pocket parks into the built form and locater within local neighbourhood centres". The broader Mersey Road strip of properties do not form a local or neighbourhood centre and the location of the urban park shown on the Open Space Network Map does not appear to be Warranted given the lack of a direct correlation with a connected local or neighbourhood centre.

Lack and/or inadequate storm water system infrastructure in the area as opposed to a natural occurring waterway across this side of Mersey road is the only reason why water passes through our properties. With proper drainage water would not be forced onto the properties from the road.

Many properties have been surveyed when building and the properties do not contain any characteristics of a natural waterway, depressions or signs of connectivity with a natural waterway, in fact in the area allocated for "open Space" most residents have build the houses and sheds.

Review by Avisure has revealed outstanding concerns with regard to the risk for bird and wildlife strikes to aircraft. Concerns and objection are raised with the extent of open space and landscaping envisaged for the Aerotropolis Precinct and the risk of bird and wildlife strikes this would pose on the adjoining airport.

Base on the above I urge a revision of the open space allocated in the precinct plan for Mersey Road as it is unwarranted and is limiting optimal developable land in direct proximity to the airport.

I recommend that it is either removed or reduced to a narrow corridor with the majority of "open Space" and park opening in the undevelopable flood affected area of Mersey Road towards the dead-end part of the street.

Main Concern : Acquisition and Contribution

Request for the relevant governing bodies (NSW Government, Western Sydney Planning Partnership, Liverpool City Council) to commence the acquisition of open space areas under the Land Acquisition(Just terms Compensation) ACT 1991 and therefore acquire all lands designated for green zone and recreational areas accordingly.

Looking forward to consideration to this matter and seeing this issue resolve once the precinct plans are final.

Sincerely,

Bernardo Rebollo