

Bubb, Hannah

From: noreply@feedback.planningportal.nsw.gov.au on behalf of Planning Portal - Department of Planning and Environment <noreply@feedback.planningportal.nsw.gov.au>
Sent: Thursday, 11 March 2021 8:05 PM
To: PPO Engagement
Cc: eplanning.exhibitions@planning.nsw.gov.au
Subject: Webform submission from: Western Sydney Aerotropolis Draft Precinct Plans
Attachments: submission-2.pdf

Submitted on Thu, 11/03/2021 - 20:02

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Tanya

Last name

Stepanov

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bringelly NSW 2556

Submission file

[submission-2.pdf](#)

Submission

My name is Tanya Stepanov and I have lived in Kelvin Park Drive Bringelly for over 30 years.

I strongly oppose the Precinct Plan.

I am appalled at the behaviour of the Department of Planning and Planning partnership. For over 2 years we have tried to ascertain information about our property and there has been no transparency.

Our land which was zoned RU4 has been now zoned as environmental and mixed use. There is no definite plans and we are all left in limbo. Currently in Sydney there is a property boom...but not in Bringelly. In fact our land is now landlocked and sterilised...it has been devalued. They have taken away our rights for use. We are now unable to build and do anything on our land indefinitely and no one wants to buy our land...how is that fair? It is exactly how it was in the iconic movie The Castle. How can you just come along and like Mr Squiggle say it is now Environmental. It is all usable good land and you people just make it up as you go. Actually all you want to do IS devalue the land so then you can purchase it at a cheaper rate so YOU make money. Maybe check with Gladys...and the Maguire ICAC tapes.....or are they

shredded too? Actually you don't have to look to far back either to see other corruption with the government and land deals. Just look at Wran Medich and a Chinese property group. Land they purchased at a grossly undervalued price of 3.5 million and now sold for 500 million 24 years later.

<https://theurbandevolver.com/articles/medich-familys-344ha-badgery-creek-sitewestern-sydney>

Our land was never regarded as environmentally significant which is evident in the 2008 Liverpool Local Environmental Plan and embedded in legislation. Please view the map at the end of this submission. The RU4 zoning of our land prior to rezoning to Environmental and Recreational was developable land and we could and did build homes, sheds and other items within this zone, just like everywhere else in NSW. By saying now it is unsafe and we are not permitted to do any modifications with no time frame while we are landlocked is stripping away our land rights and our human rights!

There are people in the affected areas that want to sell their property but they cannotpeople with health issues, aged or personal reasons...and they just cannot do it. How can 5 acres of land be worth nothing in Sydney? In a time of uncertainty during Covid which is already stressful the Planning Department have only increased the stress for all.

There is no transparency....no communication.

Where are we living?

What has happened to our rights?

How can you just change the use of land because you want a park? Unbelievable!!!

The arrogance of the Planning Department. They are just going through the motions and ticking their boxes. There would be 1000 households affected at least.

The corruption and arrogance of the government is horrendous. Prime land next to the airport now rendered useless. As small landowners we are overlooked and only the large land owners are taken care of. There is no fairness and no equality...and it is really who you know.

We want is fairness and equality.

We are simple Mum and Dad landowners that chose to live a rural lifestyle are now fully or partly green, why isn't DPP putting in a Wianamatta South Creek open space (regional park) corridor as they do for all public spaces and offer Just Terms Compensation and give us the same certainty as they have given Thompson Creek residents?

Housing shortage & affordability, why is there so much good developable land being zoned as excessive Green space.

Government land has been zoned to achieve the highest use, surrounding residents have been classified as parks to offset the use even when the land is fully developable. Will there be

compensation for the lower order use? If not, there is no incentive to amalgamate and development will be slowed or stopped.

Due to current market conditions within our area and its surrounds, how do you expect us to buy another house close to our family, friends, doctors, schools, support when you will be severely hindering our ability to gain any capital to purchase back into the area or its nearby surrounds.

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

The documented amount of environmental significant land compared to the Environmental & Recreational precinct - clearly the bulk of it is recreational therefore it is public purpose, so why are they not being acquired.

Linear parks are overly wide (70m+) in areas that would otherwise be unincumbered and suitable for development.

Fragmented lands need to be amalgamated, in many circumstances entire properties have been marked as greenspace. These properties would not have any incentive to amalgamate. This will slow or stop development.

Who will maintain all the these extra parklands? Who will ultimately own them?

Council, State Government, private ownership etc.

Consultation & transparency is a complete FAILURE The lack of information and transparency and obvious complete lack of any coherent planning and budgeting for land acquisition of green space throughout the area within a reasonable time frame is mind blowing that the Department of Planning can consider this acceptable to put forward to affected land owners as a plan. Considering most government projects have a history of running over schedule and massively over budget, as well as corruption allegations & ongoing ICAC investigations.... Is it any wonder, land owners have no confidence in all levels of government involved!

There doesn't seem to be any acceptable plan or strategy on how the excessive green space within the initial precinct land release will be transferred from Private Ownership to Public purpose and within what time frame. We keep being told, "at this stage the only land identified for acquisition is Thompson's Creek" Liverpool City Council has also acknowledged the excessive amount of green space and has no idea when Council will be in a position to be able to afford to acquire any green space! This is not acceptable and deprives land owners from their basic right to

freedom to move on with life.

The local rural community and residents of NSW expect better from representatives elected to represent them and would welcome a full PUBLIC inquiry.

Current exhibited precinct plans are too inconsistent, and in its current form will clearly benefit major developers and cripple land owners saddled with enormous tracts of green space unnecessarily.

Who will be responsible for the mental health of land owners and their families captured in green zones, being forced to stay "prisoner" on their property for an undisclosed period of time? The loss of basic human rights to get on with life that is available to the rest of Australia.

(BREACHING OF HUMAN RIGHTS)

The subject landowners' human rights are being breached by NSW Government.

How So? The Universal Declaration of Human Rights ("UDHR") provides:

Article 17

1) Everyone has the right to own property alone as well as in association with others.

2) No one shall be arbitrarily deprived of his property." The injurious affection caused by imposition of recreation and environmental zoning, which impairs landowners' ability to use their land held under freehold title (or indeed leasehold title) is a deprivation of property rights in breach of Art.17 (2)

Why did the Department of Planning & Environment & Planning Partnership engage Avisure to do a Western Sydney Aerotropolis Draft Wildlife Management Assessment Report and inform Avisure what visions were "not negotiable" in enabling the vision for the Parkland City to be achieved? Safety should always be put first, it would seem a landscape led approach with planning cannot be compatible with safe operations of 24hr airport that meets Government standards or legislation.

The Avisure report suggests that the precinct planning conflicts with airport operation and it is a safety risk to aircraft having so much greenspace in close proximity.

Lack of a detailed register of bird/bat & wildlife & migration – a recommended 6 year assessment appears to be missing – we appear to have a 3 day assessment around 2018 & a 6 month assessment in 2020 & that assessment being done on "what we do know"....there could be a whole lot of "what we don't know" Since the roadworks

all native wildlife and birds are now distributed in a smaller area and the local bird population has increased 3 kms away from the airport. Keeping and increasing environmental land so close to the airport just doesn't make any sense.

The increase in water retention areas/wetlands that don't already exist & millions of tree planting to attract bird/bat/wildlife? Who is held responsible?

Precinct plans look to keep farm dams in close proximity to the airport which is a bad idea, dams are not suitable in urban environments.

Creek lines have been retained even where no creeks appear and have gone overboard with the mapping. Catchments have been changed as a result of the road layouts and many will have less or piped water.

The ecology reporting is significantly underdone. No ecology technical report has been prepared. How can it be master planned without considering ecology? The Precinct Plan apparently sits on the SEPP, this is state level documentation which is overly restrictive especially since the reporting is not complete.

Major Developers are given the opportunity to 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 & 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.

Please understand we are not against the new airport. But we are against the way we have been treated and they way our good developable land has been rendered useless just by a flick of a pen. You have 300 acres of Government land at The Grange if this is an Environmental land you want. Again, this is too close to the Airport...3 kms but could be used as that land. But in all fairness the habitat is rife with birds and bats and would be a big problem for landings.

So we want the Government to remove the new zonings of Environmental and green areas so these zones cannot force down our land values. We can then continue to live and utilize our properties until we choose to sell. The Government is to step back and we should be able to sell to developers. No time restrictions, no pressure to sell and we choose when and at what price we sell. From the very outset at the very first meeting Kathryn Van Learen told us that they wanted to keep the speculators out and the prices down and she also said you will get back what you paid for it. OMG!!! How is that fair when there is a property boom in Sydney but the Government has dropped the value of our homes. Land rates are to remain as is. Times frames to be given and yes honesty and transparency. The Government has restricted and controlled the area with an iron first...truly a socialist move but yet they call themselves conservative. They are anything but!!!!

I agree to the above statement
Yes

Disclaimer

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