

Bubb, Hannah

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**From:** noreply@feedback.planningportal.nsw.gov.au on behalf of Planning Portal - Department of Planning and Environment <noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Friday, 12 March 2021 7:55 PM  
**To:** PPO Engagement  
**Cc:** eplanning.exhibitions@planning.nsw.gov.au  
**Subject:** Webform submission from: Western Sydney Aerotropolis Draft Precinct Plans  
**Attachments:** pdf-street-letter-12-march-2021.pdf

Submitted on Fri, 12/03/2021 - 19:54

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Angelina

**Last name**

Ripepi

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

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Rossmore

**Submission file**

[pdf-street-letter-12-march-2021.pdf](#)

**Submission**

Street letter as attached

**I agree to the above statement**

Yes

## Disclaimer

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Department of Planning, Industry and Environment  
Western Sydney Aerotropolis Precincts Submission  
Locked Bag 5022,  
Parramatta NSW 2124

**To His Hon. Minister Stokes,**

**Re: Response to the Draft Initial Precinct plans for Draft Aerotropolis Precinct Plan** ( hereon referred to as the Draft Plan) with particular focus on Aerotropolis Core, Badgerys Creek and Wianamatta South Creek Precincts (Rossmore Side)

**Firstly, we note** while residents have lodged their personal response, the response below is a collective view and serious concerns held by residents along the Wianamatta South Creek (Rossmore) from Rossmore Ave West and East side of May Avenue and Wynyard Avenues.

As a collective group of residents, we support change, development and general maintenance for our suburb and the larger picture for the Aerotropolis. However, the Draft Plan presents with vague and ambiguous detail that requires further clarification prior to any rezoning or finalization of such a plan of this importance and magnitude.

We seek responses, in writing to the following concerns prior to finalizing of the Precinct plan: -

**Initial Precinct Draft plan: -**

1. The Initial Precinct plans are vague and ambiguous. Technological reports are cumbersome, unless you hire an expert – the average land owner will and has found it difficult to completely understand these reports. No real ground-truthed information, lacks impacts to privately owned land, lacks timeframes, maps themselves lack definition and accurate to scale mapping.

2. Residents who have asked for detailed mapping have been declined, yet advise these maps are INTERNAL maps only! Why have these "more detailed maps" not been included in the Initial Precinct plans? Why are legends in the Precinct Plan vague and incomplete?
3. Mapping and areas included in the Initial precinct plans are misleading: -
  - a. **One to One Meetings** with residents, facilitated by the Aerotropolis Planning team, with the DPIE, were advised not to dedicate too much time on submissions as anyone on the East the Initial precinct will not be considered. Yet the Precinct plan itself clearly includes and ultimately proposes an intention to increase zoning to privately owned land as either Environment Recreation or Parkland. There no timeframes for acquisition and compensation. Why has the DPIE been so ambiguous and seemingly deliberately misleading to residents regarding the future zoning of their privately owned land!
  - b. Representations made by the DPIE varied! Why is information sharing so difficult! Why can't a resident wanting to make an enquiry just ring and speak to someone. WHY the email tennis match?
  - c. Admissions made by DPIE staff noted the maps are vague and that there should have been two very distinct maps published to show the lines and boundaries clearly. Why was it not published in the first place – relieve hundreds of residents of stress?
  - d. Are residents going to be rezoned if Rossmore (WSC) or those on the firing line are ie: zoned are NOT going to be acquired at all.

#### **Environmental and Recreation Zoning:-**

4. Residents along the Wianamatta South Creek all the way up this area, including those along the "Kemps Creek area of Rossmore" have been left high and dry. Properties zoned Environmental and Recreation are not even in the running to be considered for acquisition.
5. In a one-to-one meeting it was noted by representatives from the Department of Planning ' "anyway east of the Wianamatta South Creek are not and will not be considered for acquisition". It was clarified – ANY ROSSMORE resident will not be considered! Yet they have lost financially and emotionally due to the rezoning. ACQUIRE THEIR LAND now not when its suites.

6. How will residents be compensated as the SEPP 2020 – permissible uses does not allow businesses to run on these properties. When will they be compensated? Will council guarantee to renew current DA's so these businesses can continue? Will Council/ DPIE acquire land from these residents now not later? What is the timeframe? How will residents be compensated?
7. Rossmore's like everyone else, can NOT be left in limbo! Acquire and compensate within a more reasonable timeframe instead of destroying our livelihood.

**NSW Transport:-**

8. The Draft Precinct plans are ambiguous and not to scale.
9. No timeframes as to when ground truthed surveys will be completed.
10. Representative from DPIE overseeing NSW transport issues, identified that the "only reason the roads have been identified in Rossmore "is to alert Council when a DA is lodged Council will be aware the development should not be approved". Yet Residents have been repeatedly told – You can still do as did before on your land. While forward planning it optimum, again these roads have been added to the Initial Precinct Plan for Rossmore yet no intention to develop or rezone to Urban land.
11. Hard to sell land – would you buy land where there is a potential 40m wide road going through the property?
12. How does the DPIE and Council justify the value of constrained land vs developable land? Who determined this calculation? Why is there such a huge discrepancy? How do you justify \$85 pr sq metre for constrained land vs \$365 – \$385 for developable land. How shameful!

**DPIE's intention to "Adopt" the recommendations made in the Draft Flood Study for the Aerotropolis:-**

13. Who is responsible for these studies? DPIE identifies Department of Infrastructure and Environment; Department of Infrastructure claims Liverpool Council sought to have these studies based on requests made that old studies can't be relied upon, but then stated it is the Department of Infrastructure who acquired Advisian to complete the studies? Who is it?
14. Why has Liverpool Council failed to provide adequate services to residents who are affected by flooding? Why has mitigating work not been commenced? Why has Liverpool Council failed to conduct these upgrades for more than 30 years! Why are they dismissive of residents even



qualified with engineering/ building backgrounds or expert report lodged to Council and to DPIE, to conduct necessary work to mitigate flood risk and therefore seemingly happy to continue to sit and Risk the life of residents! IF these are so bad, Council has an obligation to conduct immediate mitigation works! And it has NOT!

15. Why zone land increase flood affection yet suburbs such as "Brighton Lakes" – off Heathcote Rd, were established yet notorious for severe flooding. Given the zoning impact for residents of these streets, the Government must acquire the land in Rossmore asap or withdrawn the Environmental and Recreation boundaries immediately along the Wianamatta South Creek (Rossmore residents) and for residents in Rossmore generally.
16. Why is there are proposal for Georges River Marina on an area of land notorious for flooding, an area that many years ago was nothing but a rubbish dump! Why are Rossmore residents and nearby suburbs having to pay the ultimate price both within the Liverpool Council and Camden council precincts? Not to forget other precinct such as Orchard Hills!
17. If Liverpool council recommends the Flood report for 2020, to be adopted by the DPIE for increased flood affectation, and ignore residents' submissions – will council compensate these residents in accordance to the Land Acquisition (Just Terms Compensation) Act 1991 ASAP! Will DPIE acquire these lands and compensation private land owners in accordance to Land Acquisition (Just Terms Compensation) Act 1991?
18. IF the DPIE want our LAND – come and take IT NOW!
19. Mapping identifies development is intended to occur within the Initial Precinct of Kelvin Park area, which we support, however what is concerning development is proposed to occur all the way to the Wianamatta South Creek edge. However, this therefore suggests a creek that is only 2 metres at best in some areas at the moment, has supposedly only one side of environment ecological sensitive area with the majority falling on the Rossmore side? Again, identifying inconsistencies in The Draft.

We submit the current Draft Aerotropolis Precinct Plan, is so grossly ambiguous, poor mapping and depicts future controls in the Rossmore Precinct which is not an initial precinct and is inconsistent with the current zoning. Therefore, on this basis these proposed additional controls should be omitted, often most of it not proven and outside the SEPP 2020.

We also submit the Draft Aerotropolis Precinct focus to increase "green zone", Environmental and Recreation, this Draft is incomplete and must be withdrawn until further studies are completed.

Thanking you in advance for taking the time to review and provide written feedback to our concerns.

Yours sincerely,

Residents (signed as per below):-

1. Name: NEDA BALOV Address: [REDACTED]  
Date: 11.3.2021 Signature: Neda Balov

2. Name: Rachel Attard Address: [REDACTED]  
Date: 11.3.2021 Signature: Rachel Attard

3. Name: Gabriella Cordella Address: [REDACTED]  
Date: 11.3.2021 Signature: Gabriella Cordella

4. Name: Julie Adam Address: [REDACTED]  
Date: 11.3.2021 Signature: Julie Adam

5. Name: Katie Regent Address: [REDACTED]  
Date: 11-3-21 Signature: K Regent

6. Name: SAM ALOI Address: [REDACTED]  
Date: 11.3.21 Signature: SAM ALOI

7. Name: James Grimes Address: [REDACTED]  
Date: 11/3/21 Signature: James Grimes

8. Name:- Angelina Ripepi Address:- [REDACTED]  
Date: 11/03/2021 Signature:- [REDACTED]

9. Name:- RAY GAYED Address:- [REDACTED]  
Date: 12/03/2021 Signature:- [REDACTED]

10. Name:- Address:-  
Date: Signature:-

11. Name:- Address:-  
Date: Signature:-

12. Name:- Address:-  
Date: Signature:-

13. Name:- Address:-  
Date: Signature:-

14. Name:- Address:-  
Date: Signature:-

15. Name:- Address:-  
Date: Signature:-