

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

Dear / Sir,

Re: Submission in relation to Western Sydney Aerotropolis Draft Precinct Plans (hereon referred to as "Draft Precinct Plan").

Introduction:

My name is Albertina Bajada I reside at [REDACTED] Ramsay Rd, Rossmore 2557 with my husband. Our property is currently Zoned as RU4 Rural Residential. We have lived on this property since 1998. We have run a business for many years on the property as well. We wish to raise, while we are competent and fluent in the English, it is still our second language. The DPIE during exhibition times does offer interpreters to help however to access these via Service NSW is next to impossible. We are at a disadvantage like many residents in the area. This process does not adequately meet natural justice, is an exercise to ensure legislative requirements were met and nothing more. Any future exhibitions must take these issues into account at greater scale.

We make the following submission in response to the **Draft Precinct Plan** and associated planning package. We believe the planning package should not be adopted at this stage as there are too many inconsistencies within the package and supporting reports identified for the Wianamatta South Creek and Rossmore residents. Our property line is along the far west boarder one small parcel of land within the Environmental and Recreation zone. (Refer to Fig 1 as per the current SEPP 2020). However, the **"Draft Precinct Plan"** mapping is vague with limited ground truthed information and virtually no explanations as to the implications as a result for our property and of our neighbors. The mapping is not scale and introduces roads which are wide and we understand will be more than 40 to 60 metre wide potentially encroaching on to our property as well as our neighbors. (refer fig 2- Map of the **"Draft Precinct Plan"**) . Again, further inconsistencies and with a potential conclusion there is a deliberate act by the DPIE to be evasive and ambiguous and vague in the delivery of this package so to rezone in the future with no regard to Rossmore residents. And a measure of land banking.

Roads/ Transport / Arterial Road:-

The mapping depicts that there are going to major arterial and connecting roads throughout Rossmore. This include a major upgrade for 15th Avenue from Liverpool into the Aerotropolis core. While this is a welcomed upgrade, the mapping is not to scale and causing significant stress to myself and family as it appears this road is intended to go through our lounge room. Yet the mapping is vague and ambiguous and Rossmore is not within the Initial Precinct planning. We would anticipate that any plans to conduct these necessary upgrades discussions regarding acquisition occur sooner than later.

Or alternatively as there is evidence of on ground truthed surveys and mitigation works then these maps for Rossmore should be omitted. However, as planning is important then consideration must be given to include Rossmore as an Initial precinct as clearly these roads are key for the upcoming development.

Currently our property is a corner block of which is of greater value transport and accessibility acquisition of our land must take this into consideration.

We would anticipate any form of acquisition and compensation is in accordance to the Just Terms Act, and that is paid at our current comparable market not at any rezoned devalued state.

Environmental and Recreation & Biodiversity Offset / Bird and wildlife/ Upgrade of Wianamatta South Creek Rossmore :-

The ecology reporting with the “Draft Initial Precinct plan and supporting technical reports” present as ambiguous and vague, open to significant interpretation with what seems to be little on ground truth evidence identified in the reports. In considering the current State Environment Planning Policy 2020, the lines fall just on the cusp of the Precinct plan for Rossmore and does not include my property.

Bird and wildlife issues identify that the Wianamatta South Creek and surround are to help reintroduce wildlife and fauna to the area. Yet there are significant works being conducted around the airport to ensure no bird / crash accidents occur while in flight. Rossmore and the Wianamatta South Creek is in extreme close proximity to the airport and recognised as a valuable asset for the development of the Aerotropolis city. This presents to be contradictory and requires further surveys and ground-truthed evidence prior to any release or finalisation of the Initial Precinct plan. In its current form this deliberately devalues land which has no easily identifiable and proven ecological sensitivity presented in the “**Draft Precinct Plan**”.

It is questionable now with the proposed increase Environmental and recreation zones in Rossmore, in particular my property as to meeting the necessity to use our land to offset development in the Aerotropolis and around the new airport. Without on ground-truthed surveys I would submit this mapping must remove or Rossmore should be included into the initial precinct planning and a new more detailed Initial precinct plan is publish. There are too many inconsistencies presented in the current Draft Initial Precinct Plan.

Therefore, it is concerning the mapping has been released when Rossmore in not intended to be included in any upcoming rezoning or planning. I would submit again to either remove these maps or include Rossmore into the Initial Precinct plan sooner than later.

Parkland and Zoning

Although **Draft Precinct Plan** indicates its focus is for other precincts, the maps are encroaching into Rossmore residents and no defined legends within the **Draft Precinct Plan** have been completed. IT there can be concluded the DPIE intends to move ahead introducing a newer zoning or ‘classification’ of Rossmore of increase parkland without providing evidence of ground truthed surveys.

The impact of being so ambiguous with mapping has caused significant anxiety, stress, increase poor health including depression in overseeing and being 100% available to my family especially my son who has recently being diagnosed with cancer. The thought that these maps are introducing a mechanism to devalue my land to assist with land grabbing when acquired is disgraceful and extremely concerning on this basis we also request that the **Draft Precinct Plan is either withdrawn or put on hold until all surveys, studies and feedback by way of public exhibition is completed.**

Thank you for taking the time to review the details and I request a written response at your earliest convenience with respect to my submission.

Yours sincerely,

Albertina Bajada

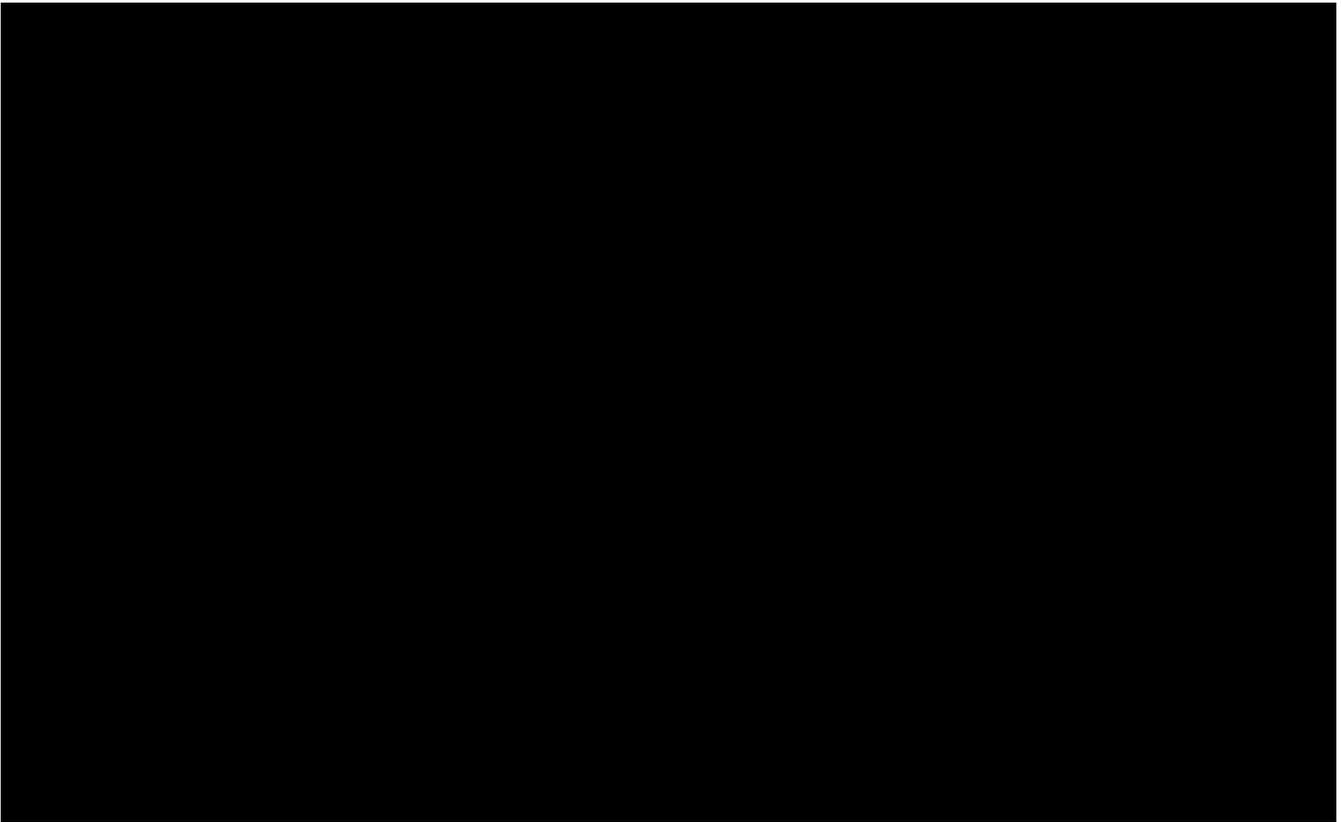


Fig 2: - The Draft Precinct plan pg. 9 shows that there is an intention to expand the “green space / parkland into Rossmore however Rossmore is not part of the Initial Precinct plan. Again, further inconsistencies and with a potential conclusion there is a deliberate act by the DPIE to be evasive and ambiguous and vague in the delivery of this package so to rezone in the future with no regard to Rossmore residents.

