

Thursday, 11 March 2021

The Hon. Rob Stokes, MP  
52 Martin Place  
SYDNEY NSW 2000

Submitted online – <https://www.planningportal.nsw.gov.au/WSAPP>

Dear Minister,

RE: Submission – Draft Aerotropolis Precinct Plan

I support the vision and directions of the Greater Sydney Commission's Greater Sydney Region Plan: A Metropolis of Three Cities including the creation and development of the Western Parkland City. Likewise I support the vision of the Commission's Western City District Plan.

Further, I support the vision of the Western Sydney Aerotropolis Plan (WSAP) including the Aerotropolis being "framed around a landscape-led approach, where the Wianamatta-South Creek corridor and an expansive network of green and blue corridors shape the city's structure and building." The draft Aerotropolis Precinct Plan (APP) will allow for the WSAP vision to be realised.

What I don't agree with or support is the current process in place to realise the vision of the aforementioned Plans.

The WSAP changed the zoning on properties within the Wianamatta-South Creek Precinct Rural Zones to a new Environmental and Recreational zone. This new zone effectively sterilizes residents land from development where prior to the WSAP being 'made' on October 1 2020 residents were permitted to develop their in accordance with the relevant Rural Zones, including on 1:100 flood affected land.

The NSW Planning Minister has advised residents that land that will be used for “public purpose” will be acquired. There is no current timeframe as to when this information will be provided. This is in contrast to resident’s land being acquired in Thompson’s Creek.

The Minister has also advised residents that 1:100 flood affected land will not be acquired as it could not be developed, where prior to the WSAP being ‘made’ on October 1 2020 this was permitted under the relevant Liverpool City Council Local Environmental Plan (LEP).

The draft APP does not change the outcome for the Wianamatta-South Creek Precinct. However, what’s worse in my opinion, is that the draft APP proposes to change land that was zoned Enterprise when the WSAP was ‘made’ on October 1 2020, to Environmental and Recreational.

In summary, residents were concerned that parts, or the entirety of their properties are to be rezoned as Environment and Recreation Zone, effectively making this their land worth nothing. Understandably, they now not only concerned but they are angry with the process and the NSW Government.

It is my strong view that all residents within the Aerotropolis who have been negatively impacted by changes to zoning should have that land acquired under the Land Acquisition (Just Terms Compensation) Act 1991.

Thanks in advance for your consideration on this important matter.

Yours faithfully,

Peter Sidgreaves MP  
Member for Camden