

**INQUIRY INTO ACQUISITION OF LAND IN RELATION TO
MAJOR TRANSPORT PROJECTS**

Name: Name suppressed

Date Received: 30 June 2021

Partially
Confidential

I have owned the property [redacted] Bringelly for over 20 years (in conjunction with my brother). I am writing to you with regard to the NSW governments recent precinct plans for the Western Sydney Aerotropolis. Our property has been rezoned to 'enterprise' under the State Environmental Planning policy - Aerotropolis - SEPP which was made official in October 2020.

The reason for our submission is in relation to the recent release of the precinct plans, in particular the overlay maps which depict ideal development outcomes for each precinct. However we are objecting to the excessive open space indications which have been placed on our land, detailed in these new maps. Our property is located in a very favourable location for development - given our zoning, and frontage to Mersey Road, and future access to Eastern Ring Road and surrounded by major Australian businesses who are setting up in the area.

The requirements to the open space network map are provided on page 82 of the Draft Precinct Plan. The following are of relevance to Mersey Road strip of properties:

- BG5 requires development to "integrate urban parks and pocket paths into the built form and locate within local 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.

As for our block at [redacted], Bringelly the only reason water flows through our block is because there is no curb and gutter on our street (no storm water systems). However at [redacted] there has been a gutter dug in along their side boundary from the street. It diverts water flow which comes across and down the street to top up their pond which in turn trickles down the adjoining properties and tops up our pond (which is less than 1 metre deep) and a lot of the time the pond on our property is completely dry. As for the rest of the properties at [redacted] on our side of the street many of our neighbours have been given permission by council to build in the areas that are being proposed for parklands. With so much green area behind our property and the last few blocks on the dead end of the street (which are marked for green space being they are flood zone) I believe there is no need to allocate so much green area especially on the non-flood affected blocks.

Being that our properties on [redacted] are situated on the boundary of the Airport the level of open space should be greatly reduced especially in the safety zone due to concerns that these proposed green areas will attract, harbour and be breeding grounds for bird life which will inevitably result in bird and bat strikes to aircraft (as reviewed by Avisure). We understand that parkland to a degree is needed in new developments and master planning, but that should be left to the developer of the land and not predetermined by infographic maps such as these precinct plans. Especially when we are zoned 100% Enterprise.

It is not acceptable to land-lock property owners as many are either elderly and others suffer health issues and are wanting to have these 'issues' resolved allowing them to sell and move on with their remaining lives without further stress that has been placed on them to accomodate for the Airport and surrounds.

We request a resolution of this matter with the following outcomes:

1. That the open space you are proposing be removed from the non flood affected areas and allow for development on the entirety of the land. In turn, this will allow us to sell our properties at market value which will allow to relocate and replace what we have in the surrounding areas.

"OR"

2. For the relevant governing body (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 our lands accordingly.

We look forward to your consideration in this matter and we look forward to seeing this issue resolved once the precinct plan is final.

Sincerely,