

## SUBMISSION – LEPPINGTON PRECINCT PLAN

27 November 2014

We are a: LAND OWNER

Donald and Maureen Kennedy  
14 Dwyer Road, Leppington NSW 2179  
LEPPINGTON PRECINCT PLAN  
LOT 10. DP 1172863

Yes – please inform me of the outcome of the exhibition.

Things of concern:

- Staging of rezoning
- The zoning proposed for my land
- Potential effect on council rates
- Compatibility with surrounding areas
- Infrastructure provision (eg sewer and drinking water, electricity)
- Roads and traffic
- Timing of development
- Environment and heritage
- Community facilities / services

Our key concern is with the **staging of rezoning**. There has been no publicised schedule commitment made by NSW Planning and Environment for the 5 rezoning stages, and this, I believe opens land owners up to being manipulated and defrauded by unscrupulous dealers who will see this as an opportunity to approach and frighten people into selling their property under its true value. Land owners could be coerced into selling under value because the later stages could be many years away. Then with a stroke of the pen this could change leaving many land owner having sold properties under value. We have recently seen the unlawful actions of the likes of Obeid and McDonald and I believe it is the responsibility of the department to protect the rights of the people who own the land in the area that the government is planning to rezone.

I request that you release the entire Leppington precinct within a publicised timeframe with committed dates for each of the 5 stages OR rezone the entire precinct at the same time with committed and publicised dates. This will provide land owners with guidance and reassurance that they will not be left in the dark for many years with the potential of being defrauded by property developers. It will also help stop the rumours and lies created by charlatans whose sole purpose is to manipulate and frighten people into signing away their property that they have owned for many years (ourselves have owned our land for over 40 years).

The Leppington area consists of many elderly (my wife and I included who are now in our seventies) who moved to the area 40+ years ago to raise a family and are now in retirement. You are obliged to protect our rights.

The rate relief is easily fixed by council only charging new land rates on properties sold for development, leaving people who stay on their land paying normal rates.