

## Attachment Four – Summary of Issues Raised at Rural Forum on 24 October 2018

### South Creek:

Opposition to the non-urban zone because it:

- ◆ reduces the value of the land. In fact, many residents believe that the government are conspiring to down-zone the land in order to acquire it at reduced value and then subsequently rezone it higher value used in order to capture the value uplift;
- ◆ extends too far: residents are opposed to the use of the PMF boundary as the delineator of the precinct. The consensus was that the Q100 is more appropriate.
- ◆ threatens the continuance of resident's lifestyle. Many residents are afraid they will not be able to extend their homes or continue existing activities;
- ◆ creates uncertainty and pessimism about opportunities for current residents, especially elderly residents looking to sell and downsize;
- ◆ creates uncertainty about composition acquisition of the land. Numerous questions related to the timing of acquisition, the process, people's rights and rate relief.

### Early release precincts:

Residents of the Badgerys Creek and Agriculture and Agribusiness precincts questioned why these precincts were not being prioritised.

### Agriculture and Agribusiness Precinct

- ◆ What activities will be allowed in this precinct?

### Engagement:

- ◆ residents felt excluded from the process to date. There was a perception that large landowners were being consulted but residents were not;
- ◆ there was criticism of a lack of responsiveness to enquiries and submissions.

### Road network

- ◆ a number of questions related to future roads, including the future alignment of Badgerys Creek Road, extension and widening of Fifteenth Avenue, Ramsey Avenue etc.