

**Submission
No 27**

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

Name: Mr Jacob Farrugia

Date Received: 19 May 2021

Thank you for reviewing my submission,

I am Jacob Farrugia, a land owner in one of the initial precincts around the Aerotropolis. I speak on behalf of a majority of the land owners who are currently suffering great emotional and psychological toll, due to the way they are being treated and the way the Aerotropolis has left them in limbo for an indefinite amount of time.

The residents of the Aerotropolis are screaming out for help and to have their voice heard regarding their property rights around the Aerotropolis. I am reaching out on behalf of my community as they currently feel helpless, deserted and are very distraught by the current evolving situation. Please see below summary of the current situation:

- Recently the Aerotropolis initial precincts have been rezoned from Rural to either Environment, Enterprise or Urban
- The precinct plan for the Aerotropolis has just been released which outlines the NSW Department of Planning's vision for the area:
<https://www.planningportal.nsw.gov.au/WSAPP>
- Under this precinct plan there has been enormous and unprecedented amounts of "open space"/public place allocated in land owners properties, that is not reflected in the SEPP rezoning.
- After speaking to the Department of planning they have informed the community that only "Thompsons Creek" is reserved for acquisition and that there is no plan for any compensation for land owners in the Winamatta South Creek or for land owners that are zoned urban or enterprise, but in the precinct plan have their properties allocated for open space. They announced this in a Webinar that can be found here:
<https://vimeo.com/481633554>
- Some residents properties, although zoned enterprise or urban, have 100% open space rendering their blocks unsellable. Others have a portion of open space in their property under the precinct plan reducing their potential sale price. Other residents where their property falls in Winamatta South Creek, also face the issue that their blocks are not sellable.
- Due to the rezoning, residents can't get council approval to do what they previously could have done on their land, i.e horse stables, farming, build a second home, granny flat etc.
- There are many land owners, all with their own personal circumstances; some are old and need to move into aged care and health care facilities, others have worked their whole life and their property is their nest egg or they have planned their retirement based on one day selling their property.
- Currently many land owners are stuck in limbo with their properties unsellable or worthless with no clear compensation/acquisition strategy in place. Their lives have literally been put on hold.
- The community is urging the committee to look into the issue. If our land is either zoned as environmental under the SEPP, or marked as "open space" under the precinct plan, the

community wants a fair compensation plan by the government to compensate for this open space for all land owners, not just those of Thomsons Creek. We understand that not every land owner may be able to be compensated immediately, but if we can have a clear strategy in place with families suffering from hardship given priority that would make all land owners feel much more reassured.

Kind regards Jacob Farrugia & Family.