

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

Name: Name suppressed

Date Received: 29 June 2021

Partially
Confidential

I would like to thank the Committee for the opportunity to make a submission.

My family has lived in the Kelvin Park Estate Bringelly for the last 19 years.

We had approximately 220 Sq meters of land acquired approximately 4-5 years ago by the RMS for the upgrade of Bringelly Road. We did not find the whole process particularly fair or stress free. We were frightened by the cost of taking the matter to the VG or the land & environment Court.

We now find ourselves looking at a possible second time of acquisition within the proposed Aerotropolis precinct plans, whereby we have been zoned mixed use BUT in proposed precinct plans overlay, we are now totally green space. Precinct plans dictate what is the permitted land use, our land is flood free & we are at a loss as to why we are being proposed as green space, when the whole pitch of the Aerotropolis is to create employment, 200,000 jobs.

Since finding out that we could be looking at now total acquisition of the remainder of our property for green space, it has affected me personally, as I cannot believe we could be going through this a second time & it has left me feeling anxious, depressed and withdrawn as My husband & myself are left wondering why we bothered working so hard from 16 years of age to have what we have worked for today.

I don't think the Just Terms Compensation Act is a fair level playing field especially when applied to greenfield areas. Not all the recommendations in the Russell review were taken up, especially "reinstatement" I think this recommendation was deliberately not taken up, and this has caused the imbalance in my opinion. Affected land owners who are required to provide their land for the supposedly "greater good of the Community" should not face sterilization, land locking for an indefinite period or financial ruin so the public can benefit, as the Government has not adequately budgeted for the green space & infrastructure.

The DPIE & PP should not be able to paint excessive green space around a 24hr airport without guaranteeing aircraft flight safety, & recognizing impacts on affected land owners as to how & when Government will be releasing so many land owners who find themselves land locked through no fault of their own depriving them of their freedoms under Human Rights Article 17.2 (that no one should be arbitrarily deprived of their property).

The consultation process has been a complete failure with the approx 2,000 submissions lodged since the stage 1 LUHP mostly going unanswered. Minister Stokes has engaged a Community Commissioner to try & sort through the many issues that have arisen & report to him directly, and we await a full public review/report.

I also do not agree with the discriminatory tax now being proposed by Minister Stokes, Perrettot & the NSW productivity Commission for a value capture/betterment tax on land owners who find themselves living within the Aerotropolis or near where the Government has recently decided to put infrastructure. These are our homes, our primary place of residency, to "cherry pick" and apply a new tax is discriminatory in my view and the Government should better manage stamp duty, land tax, increased rates, road tolls etc to provide infrastructure & green space or reduce it, to a more affordable level.

The whole of the State benefits from a second 24 hr Airport, in fact the State Government itself is being gifted the Airport by the Federal Government (which it will probably sell in the future) and all the taxes this will generate for the State Government with Stamp duty & employment taxes & building levies generated from development of the Aerotropolis, I think it is grossly unfair to expect the very people being dispossessed from their homes to be slugged with a discriminatory value capture tax/betterment tax that the Henry Tax Review concluded was subject to disputation and to be avoided in an efficient tax system, and has not been applied anywhere else - for example the inner City Metro line.

Thank you