

**Submission  
No 79**

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

**Name:** Mr Walter Di-iorio

**Date Received:** 2 July 2021

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# **Enquiry into Acquisitions Terms of Reference Section 7 - Other/ Lack of Acquisition**

2nd July 2021

## **Attention: Acquisition Enquiry Committee**

My name is Walter Di-iorio and I live on my property at  
NSW

Bringelly

I wish to express my concerns and anxiety to the recent Western Sydney Aerotropolis Precinct Plan, which went on Exhibition in September 2020.

As you can see from my address, my property is within the “Wianamatta South Creek Precinct” and as of the 1st October 2020 was rezoned ‘Environment/Recreation’ by your government, and at no time have we (all land owners that have had this Environmental Zone slapped on them) been advised as to by who or when we will be compensated. In actual fact, it’s been the opposite. We have been told that we will NOT be compensated at all for any Environmental Land, And being told that it will be left in private ownership and that we are expected to manage it as well, all because the zone was based on the 1:100 flood plain. This is just disgraceful and unjust as under our previous zone of RU4, we could still make improvements and build this this part of our property, where as now, under the new zoning of E&R, we cannot make any improvements or build on this portion of land, which in turn renders our properties STERILE AND UNSELLABLE.

After reading through the updated precinct plans and my 1:1 meeting with your department, I am totally dismayed and horrified how small landowners effected are being treated with such disrespect, contempt and with no care on how this is effecting, not only our mental health but also ruining our lives by stealing our homes.

My Wife and I bought our property in 1988 which was zoned RU4, also knowing that it had a very low risk of flood at the very back of the property, which we were happy to accept. We DID NOT buy Environmental Land or Parkland!!!! With the right development guidelines, we could still build and make improvements on all parts of our land. We moved here to live a peaceful rural lifestyle and raise our family, not to be stripped of our land rights by stealing the value of our property and our right to sell on the open market in order to protect our security of asset. The Existing Land Use Rights that your government is trying to convince us that we have is FALSE, as mentioned many times before, we cannot make improvements or build a second home for my ageing parents or our children on our property as we could under our previous zone of 33 years of RU4.

By placing these draconian Environment zonings on our land the LNP Government has contravened the Universal Declaration of Human Rights Article 17 number 2 where it states:

**NO ONE SHOULD BE ARBITRARILY DEPRIVED OF HIS PROPERTY.**

By the simple fact that the LNP Government has imposed this Environmental/Recreation Zone on my property, means that we are being deprived of using our land as it is held under freehold title, therefore **WE ARE** being **ARBITRARILY DEPRIVED OF OUR PROPERTY.**

Now that our land has been rezoned and restrictions placed on it, we **NEED** to be adequately compensated by the government. It is unreasonable that the government has restricted the potential of our land and **NOT** provide us with adequate compensation. LNP Government continually talk the big talk about the environment so to show their green credentials but are robustly reluctant to put funds to those causes. In this case they expect that the small land holders accept and take the burden for the greater good of New South Wales. This development is for the betterment of the State of New South Wales and will be enjoyed as such for many decades by all of its population therefore it is the right of such landholders to be adequately compensated by the state for their sacrifice of loss of life style and displacement. It should not be up to the land holders to compensate the State of NewSouth Wales for a development that has been thrust upon them that requires green and environment areas in order to appease planning requirements with out proper compensation.

Alternately, land zoned for Mixed Use across the Aerotropolis Core, should be utilised for development especially along Kelvin Park Drive which borders with Wianamatta South Creek. We believe that there is an excessive amount of green space in this area. Based on the Precinct Plans Map, there is a sports oval on the front Mixed Use portion of my property. I believe that any green space that is to be utilised by the public should be moved back and be placed with in the Environmental/Recreation Zone and Development be allowed on the front portion of the properties which will allow homeowners to sell on the open market and move on. As discussed earlier, With the approved guidelines, Development was always allowed on our land and therefore should be allowed to continue.

We therefore respectfully requested that all green/ environmental zoning cease immediately and that all land be clarified as developable as in reality weather in the final planning of such a project areas such as ovals, sporting venues, green space etc are required it is still a development and a requirement of the overall project.

Walter Di-iorio

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