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Submission: This submission is regarding a property located at [REDACTED], Bringelly NSW 2556

URL: <https://pp.planningportal.nsw.gov.au/draftplans/exhibition/western-sydney-aerotropolis-planning-package>

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# **PERSONAL SUBMISSION**

## **PROPERTY ADDRESS:**

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BRINGELLY NSW 2556

**Owners** are the descendants of the **Late August & Late Vera Najdek**

**Helen Jasenko** (nee Najdek)

**Johan Najdek & Nevenka Najdek**

**Franjo Najdek & Rose Najdek**

**Anne Martinovic** (nee Najdek) & John Martinovic

This property, 5 acres of land, was bought by The Late Mr and Mrs Najdek in August 1989. They build a house and lived there until their passing, August Najdek in 1995 and Vera Najdek in 2016.

Prior to Vera Najdek passing she was in a Nursing home and the house was rented to supplement her care.

Once the rental contract expired and Probate was finalised the property was intended to be sold but due problems caused by the tenant, the clean-up process turned out to be much longer and more extensive than anticipated. The property was eventually put on the market to be sold by auction but did not sell. Due to the Airport being built at Badgerys Creek and the uncertainty with what was going to happen in the surrounding areas, there was little interest in the property. This property is part of the South Creek Precinct as it has Thompson Creek at the back of it.

A buyer did eventually show interest but took a long time to commit, he also asked for 2 extensions which pushed settlement back 9 months. The buyer terminated the sale when the second extension expired in September 2019 stating that Council wouldn't tell him what he could or couldn't build on the land.

The property was put back on the open market but no further interest was shown. As there was no buyers the decision was made to rent the property so that it could cover its overheads such as council rates and land tax. Even finding a tenant has been a challenge as one couple who showed interest but pulled out of the agreement as they wanted a definite long rental period but we couldn't guarantee that.

The uncertainty of what is going to happen in the surrounding areas around the new Airport as well as the South Creek Precinct classification and proposed zoning had greatly affected any chance of selling the property within the stipulated 2 years after the passing of Mrs Vera Najdek. The children of Mr & Mrs Najdek will now have to pay Capital Gains Tax as well as Land Tax.

All this has caused great stress to all concerned with this property.

With the government owning over 114 hectares of land behind Thompson Creek, what is the significance of deeming the 25 properties along Thompson Creek as flood zone? Thompson Creek has not flooded in over 30 years therefore deeming the properties a flood zone beyond the 1 in 100 years is laughable.

We don't agree with environmental zoning for the protection of the areas flora and fauna when clearly it's for the benefit of the Aerotropolis and all other future surrounding developments.

We do not agree on Re-zoning land Environmental/Recreational to achieve more green space for the Aerotropolis at the expense of Land Owners and no expense to the Government.

Any land that gets re-zoned Environmental/Recreational Zone (Green Belt) must be zone RE1 and acquired by the Government as per the Just Terms Compensation Act as would happen with any other development in NSW.

We are very aware that the Government deems land within the Wianamatta South Creek Precinct and Thompson Creek as valuable for the development of the Aerotropolis, therefore the Government should compensate land owners fairly and adequately by buying their land just like any other developer.

Landowners in the area are well educated and know their rights, they will not be handing over their land for anything less than what it's worth and they deserve.

This airport will be of great benefit to NSW as well as to our area. Our family is not opposed to the new Airport as it will bring employment opportunities, housing, business and life in the area will thrive but we won't let it happen at our expense.

This process has been extremely stressful and upsetting. It has created distaste and distrust in the management of this land acquisition and of the Government's responsibility to look after its people.

**Signed,**

John Najdek (Executor of the Estate of late Mrs Vera Najdek) on behalf of all named above.