

[REDACTED]

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**From:** system@accelo.com on behalf of Maria Zucco [REDACTED]  
**Sent:** Saturday, 27 October 2018 12:22 PM  
**To:** [REDACTED]  
**Subject:** Submission Details for Maria Zucco (comments)  
**Attachments:** 290272\_Submission M Zucco.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Maria Zucco

Email: [REDACTED]

Address:

[REDACTED]  
[REDACTED]  
[REDACTED]

Content:  
as attached

IP Address: - 1.158.41.132

Submission: Online Submission from Maria Zucco (comments)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=290272](https://majorprojects.accelo.com/?action=view_activity&id=290272)

Submission for Job: #9552  
[https://majorprojects.accelo.com/?action=view\\_job&id=9552](https://majorprojects.accelo.com/?action=view_job&id=9552)

Site: #0  
[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)



**Title** Submission Re: Western Sydney Aerotropolis  
Stage 1 Land Use and Infrastructure  
Implementation Plan

**Minister** Anthony Roberts  
Planning & Environment

**Date of Submission** 27 October

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**Status** Final

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**Priority** That the reasoning be to the equal value as the date prior to the draft plan being released or all land to be reasoned to industrial and employment prior to acquisition to restore the land value before acquisition.

**Financial impact** The proposed plan has devalued the land to up to 70%

**Contacts** Mrs Maria Zucco  
Resident

[REDACTED]

[REDACTED]

## 1 Recommendation(s)

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It is recommended that:

- a) The parameter involving the flood area be brought back to 1:100.
- b) That alternative solutions be explored.
- c) The value of the land to be acquired be based on the value prior to the release of the draft plan August 2018 which has significantly reduced the market value.
- d) That land acquisition be acquired in line with the Russell review whereby land acquired will be acquired on just terms and equal to the surrounding area.

- e) That amendments be made to the Western City Aerotropolis Authority Bill 2018 "The Bill" to restore fairness in the acquisition process and not target Kemps Creek and surrounding area.
- f) That small land owners be included as a representative of the community on the ongoing development.
- g) That the proposed plan be withdrawn with the non-urban zoning be removed and replace with urban/employment as a matter of priority.

## **2 Purpose of the Submission**

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- 2.1 The purpose of the submission is for the Minister to take into account the damages suffered as a result of the release of the proposed reasoning with respect to South Creek Precinct.
- 2.2 [REDACTED]
- 2.3 Since the proposed plan has been released, the offer was withdrawn and the value of the land has now been reduced by approximately 400K per acre.
- 2.4 The difference represents a decrease of 50% since the proposed plan was released in August 2018.

## **3 Proposal**

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- 3.1 That discussion be entered into on an individual basis so that fair compensation be awarded in the acquisition process noting the matters in 2.2 -2.4 above.
- 3.2 That a proper mechanism be put in place to ensure that an independent party acts as a mediator to ensure fair process and that residents are not subjected to bullying in the process.

## **4 Consultation**

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### **External stakeholders**

- 4.1 That proper consideration be given to alternative proposal i.e. as in 1(a) above.

### **NSW Government agencies**

- 4.2 That regular updates be provided by the Agency to residents by way of community meetings on a monthly basis.
- 4.3 That fair and transparent consultation occurs.

## **5 Risks**

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- 5.1 As it stands, the risk to the value of my property means that by passage of the Bill, the Agency is to profit from the acquisition by having devalued the land through the release of the plan, then pay market value at the devalued rate.

5.2 If land is acquired on the devalued rate, residents will find it impossible to pay the remaining debts on the land and buy another similar property.

## **6 Other impacts**

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### **Impact**

- 6.1 The individual circumstances be taken into account including but not limited to severely delayed retirement and adverse health impact caused by the lack of fairness in the process and the financial distress caused by the unfair acquisition.
- 6.2 The proposal as it stands means that it is impossible to sell the land for fair value.
- 6.3 The current plan is holding residents back after decades of hard work for no reward.
- 6.4 The stress caused by the current plan is slowing destroying family cohesiveness and interactions are tense.

### **Regulatory impact**

- 6.5 The Bill as it stands has sought to discriminate a segment of the society to benefit the administrators and or the Agency.

