

Our Ref: PW:215444

1 February 2021

The Director
Aerotropolis Activation
Department of Planning NSW Government
GPO Box 39
SYDNEY NSW 2001

Dear Director,

**RE: Stage 1 Plan for Western Sydney Aerotropolis on Exhibition.
PROPERTY: [REDACTED] (Bringelly Road, Bringelly)**

We advise we act for Mr Stephen Andrew Thompson and Doris Pauline Thompson the owners of the property at [REDACTED] Bringelly Road, Bringelly.

We refer to your invitation extended to our clients to “Hear what you think of the Stage 1 Plan for Western Sydney Aerotropolis.”

Our clients instruct that they have viewed the proposed development and changes to the re-zoning of the area.

Our clients currently reside within the proposed area that is intended to be zoned mixed use and is to be within the Aerotropolis precincts.

Our clients do not oppose the re-zoning of the land, which is understandable given the proximity of their property to the airport and surrounding area. However, our clients are concerned that in accordance with the diagram described as “Land Use Plan”. Our clients’ land appears to fall within three separate allocated land use zones.

According to the draft proposal, the land will be burdened by an Easement for a Transport Link which runs directly across the land, there appears to be a small portion allocated to Enterprise and Light Industrial and the remainder of the land appears to be allocated as Green Space.

Our clients are concerned that if the draft proposal becomes legislated, they will have limited options in developing and or disposing of the land in the future given the variation in the land use zoning for their property.

Our clients' are particularly concerned that not all current neighbouring land holders can be treated equally on their land once the land has been re zoned. In particular where the land is to be acquired for transport and/or green space at a lower value or light industrial which will increase the value of the land. Our clients' property can potentially be zoned all three, where does this leave the value of his property?

Our clients' are seeking reassurance from the Department of Planning and Environment that they would receive the same monetary compensation as the neighbouring land holders who are wholly within the enterprise and Light Industrial Zone.

Our clients' instruct they will oppose the "*Land Use Plan*" as currently drafted and do not agree with the "*Land Use Plan*" if the Department of Planning and Environment cannot guarantee that all land holders within the current proposed plan will be treated equally in relation to monetary compensation regardless of the land use type.

We seek your advice.

Yours faithfully
WALKDEN LAW & MEDIATION

Paul Walkden
Solicitor