

[REDACTED]

From: noreply@feedback.planningportal.nsw.gov.au on behalf of Planning Portal - Department of Planning and Environment <noreply@feedback.planningportal.nsw.gov.au>
Sent: Friday, 26 February 2021 8:40 AM
To: PPO Engagement
Cc: eplanning.exhibitions@planning.nsw.gov.au
Subject: Webform submission from: Western Sydney Aerotropolis Draft Precinct Plans
Attachments: submission-122-mersey-road

Submitted on Fri, 26/02/2021 - 08:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Theo

Last name

Koutsomihalis

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bringelly. 2171

Submission file

[submission-\[REDACTED\]-mersey-road.](#)

Submission

Submission [REDACTED] Mersey Rd Bringelly
Please see attached file.

Thanks

Kind regards

Theo koutsomihalis

I agree to the above statement

Yes

Disclaimer

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, on behalf of **Liverpool City Council**.

To whom it should concern.

Name- Theo Koutsomihalis

Property- [REDACTED] Mersey road Bringelly ([REDACTED])

My submission for [REDACTED] Mersey Bringelly ([REDACTED])

As the precinct plan fails to identify my property or any property partly or in my case entirely affected by greenspace for acquisition I object to the proposed aerotropolis precinct plan and excessive greenspace proposed. Most of all I object to the proposed zoning change for my property which is currently Enterprise zoning. The precinct plan shows that it is proposed to change to 100% environmental/parkland with a WSUD basin sited on my property. I object to this entirely.

I do not see how this excessive greenspace is fair, legal or just.

It is obvious that we are being taken advantage of by the government. These plans devalue my land to acquire it cheaply or not even acquire it at all and intend to flood my land and use it for drainage purposes for the airport and surrounding development. As my property borders the airport site the basin that is proposed for my property should be placed on government land on the airport site and my land should be left to the Enterprise zoning that it is and be able to develop accordingly.

My property does not flood. There is a water course that runs down Mersey road from property to property. This water course joins all the dams along Mersey rd. We are not the only property along Mersey road that has a small dam on site. These dams were built for agricultural purposes and are not natural water bodies, There is an Entire zone in the Aerotropolis for agriculture (the agribusiness precinct). Our land is Enterprise zoning, therefore these small agricultural dams are not required anymore and actually contradict the land usage permitted in the Enterprise zone. The watercourse travels down hill, through my property, through my neighbours property and enters Badgerys creek which is situated on the airport site. This watercourse runs very rarely and only in cases of days of very heavy rain. It runs exactly like a suburban drain runs. The water course should be engineered by developers to be an actual drain and this would 100% fix any flooding that is falsely proposed for my property allowing development of my property.

As my property shares a border with the airport site I see the construction and moving of soil that is occurring. I can see massive drains under the Northern road facing directly towards my property. These drains are located near the Golden Triangle and are directed from the agribusiness precinct. These drains are located on the airport site. It looks as though my property is going to be flooded from the airport site and surrounding developments. The airport site is being built up with millions of tonnes of soil being moved and manipulated. I do not want or allow my property to be drainage for any purpose. The government should be protecting our land, not flooding it. If it is my land that you would like for drainage or water storage purposes then you need to buy it from us. We need to be compensated fairly at Enterprise rates. We need to be compensated quickly. And if this can not be afforded and

achieved then leave our land Enterprise zoning and allow us to develop our land and put your basin on land owned by the government already.

I have to state now that my property has never shown up in any flood study prior to the study performed in January 2020. Now magically my land shows up as being partly affected by the 1/100 year flood zone. Approximately 1.5 acres of land is affected. This 1.5 acres of land is the land that directly borders the airport site. As the airport land is being raised and manipulated any potential flooding of my western 1.5 acres would be caused by the development of the airport. We should be compensated for this devaluing of land otherwise we should be protected and removed from flood maps.

Even with the Western 1.5 acres of my property being falsely recognised in the 1/100 year flood zone, why should the remaining 8.5 acres of developable land be stolen from us? The proposed basin takes up all my land. It leaves nothing for development. If properties require greenspace for development purposes why not use the Western 1.5 acres of falsely identified flood land to be the greenspace which would allow development for my remaining 8.5 acres.

Our land is in Prime position The land is nearly 100% developable. The property shares a border with the airport site. It is located on the freight side of the airport and can supply multiple uses for the future development of the aerotropolis. This land has always been marked as future Enterprise/ industrial zoning. We have had offers of \$11 000 000 for our property 4 years ago and we have proof of this. The acreage was a wanted block of land for development and still has the potential for development except for these proposed precinct plans rendering our land unusable and 100% environmental. The precinct plans take this potential away and has caused my land to be worth nothing. We have lost all equity in our home. Myself and my family have put everything we have into this property and it has now been valued by Urbis as being worth \$1.00 if these precinct plans are not changed and our land remains 100 green with no promise of acquisition. There is no admittance to who, when or what amount or even if our property will be acquired. Until these promises are made or the plans change to allow us to develop our property will remain at a value of \$1.00 .

This loss of equity is theft. These precinct plans have stolen everything that I am worth. But the problems with loss of equity do not stop with just the property at 122 Mersey Rd Bringelly. I have other properties and business linked to the equity in 122 mersey road Bringelly. I can not refinance for business purposes while my property remains at \$1.00 value. What happens at my next bank review?, which occurs annually now due to covid and uncertainty in the economy. When the banks see my current value of 122 Mersey Rd Bringelly, what does that mean for my business? Who is going to explain to them why my property has lost millions in value over night? There is a domino effect that is caused by these precinct plans stealing the equity in our home. The problem doesn't just sit with the named property of 122 Mersey rd Bringelly and the millions erased from property value. We will be holding these precinct plans accountable for any loss in business or equity. As i have stated already, this loss of equity is not fair nor just.

Surrounding suburbs such as Glenmore park, Oran park, Camden, Jamison town, Penrith etc have all seen massive increases in property value due to their proximity to the airport. A 4 bedroom home on a 400 square meter block sells for around \$800 000- to 1.5 mill. Our

property has 2 large double story family homes totalling 12 bedrooms. These homes are worth over \$2 000 000 in material and construction alone. There is a large industrial shed that would cost \$120 000 to build. My property is 40 000 square meters in size. My property shares a boundary with the airport, my property is located in the bEnterprise zone of the aerotropolis yet my property has been valued by Urbis as being worth \$1.00 . Surrounding suburbs are increasing in value located 20 km from the airport site and will continue to increase closer to the opening of the airport yet our property is worthless. This is disgusting, it is theft and it is unjust!

Land rates are increasing drastically. Because of the ownership structure of my property we have been paying land tax which has also increased massively. We have been paying approximately \$42 000 annual land tax for the property. This land tax is for 10 usable quality acres, yet this plan has rendered the property worthless. Who is going to compensate us for the land tax spent over previous years if our property is worth nothing?

There are many contradictions in these proposed precinct plans. The most obvious that relates to our property is the zoning. We are currently zoned Enterprise. Yet on certain maps we are shown as 100% Environmental. There is a contradiction with the location of the WSUD basin proposed for our block. This contradicts council flood study performed in January 2020 where it identifies the western 1,5 acres as potential flood zone. The excessive greenspace being located so close to the airport contradicts the safety guidelines for potential bird strikes. Trees house birds. Birds fly high, birds cause planes to crash, planes have people on board.

We do not believe for one second that the proposed greenspace will remain forever green. Once all private land has been sold, land that the government has forced to be handed over to them or land that the government has devalued and acquired cheaply will begin to sell off to the highest bidder for massive gains in the future. Everybody can see that the proposed greenspace is excessive and nothing more than a land grab from the government. This is theft and can not be legal.

Properties over 2 hectares need to pay capital gains which is the case for my property. On top of this the government wants a 6.5% revenue tax. On top of this you want us to hand over large portions of our land or entire properties such as our case without acquiring them. This can not be legal or just!

Brief history of property and ownership-

My family has owned the property ■■■ Mersey rd Bringelly for over 40 years. I have grown up on the property riding motor bikes, camping etc and helping my father farm and care for the land. Both my parents passed away 12 years ago leaving the property to myself, my brother and my 2 sisters. I remember when the Keating government announced the Badgerys creek airport site. I remember my dad cracking a beer in celebration. Every decision in business and in life my parents made and hence myself and my siblings have made since my parents passing has been based around this airport and the knowledge of our property being marked for future zoning. There was never any notification of our property being a future Basin or environmental land. Rather than sell the property my parents kept working until the day they died, even struggling at times financially. They would not sell the

property and live the retirement life they deserved because of the knowledge of future zoning. The week before my father died he sat us down and made us promise to not sell the property until the proposed zoning came through and we have kept that promise. Since that announcement 30 plus years ago our lives have revolved around this airport. Our business decisions, our personal decisions , everything based on the knowledge of future zoning.

With one proposed map this has all been for nothing!

Conclusion- Whomever is reading this submission I ask that you please put yourself in my family's shoes. I ask, would you like your property stolen by the government?

I ask could you still function if you lost 100% of your equity overnight?

I ask would you just sit back and let this happen to you and your family without a fight?

No?

Well neither will we!

Please also take note of our submission and valuation we had Urbis put together for us.

Thank you.

Kind regards-

Theo Koutsomihalis