

THE DIRECTOR  
AEROTROPOLIS ACTIVATION  
DEPARTMENT OF PLANNING  
GPO BOX 39  
SYDNEY NSW 2001

05/02/2020

Dear Director,

My name is Michael Stefanescu and I am a resident of [REDACTED], Kemps Creek. I have been living at this property with my wife and 2 young children [REDACTED].

Following our first letter to the government. I would like to highlight that the recent published potential zonings have not made a difference to the original non-urban classifications. Now calling the south creek precinct an environmental zone does not really change the fact that our properties have been devalued as well as we do not have certainty of what we are able to do with our land. The lack of information that has been provided to us is appalling and even during meetings that were held last year with the government little information was given to detail the changes. Originally the runway was proposed in multiple different flight paths and now the final path is extremely close to our property and given we are not very far from the 2nd runway this will be a big problem for us in the future.

Since the first notification that our land will become non-urban we have lived in our property under complete stress as well as anxiety due to the fact that properties in our area will possibly be acquired by the government. During this time our oven broke down, our pool developed a huge crack in it and is now empty for the last 9 months as we did not go ahead with any of the repairs as we thought why invest more money into a property which we may not even be able to live in? And considering that selling was not an option as there is no way we would be able to sell and buy another property with this amount of land in sydney again. However we have recently also found out that the 2nd runway for the airport will have a direct flight path above our home. We will be in a 30-35 ANEC zone which is considered unacceptable for living according to AS2021.

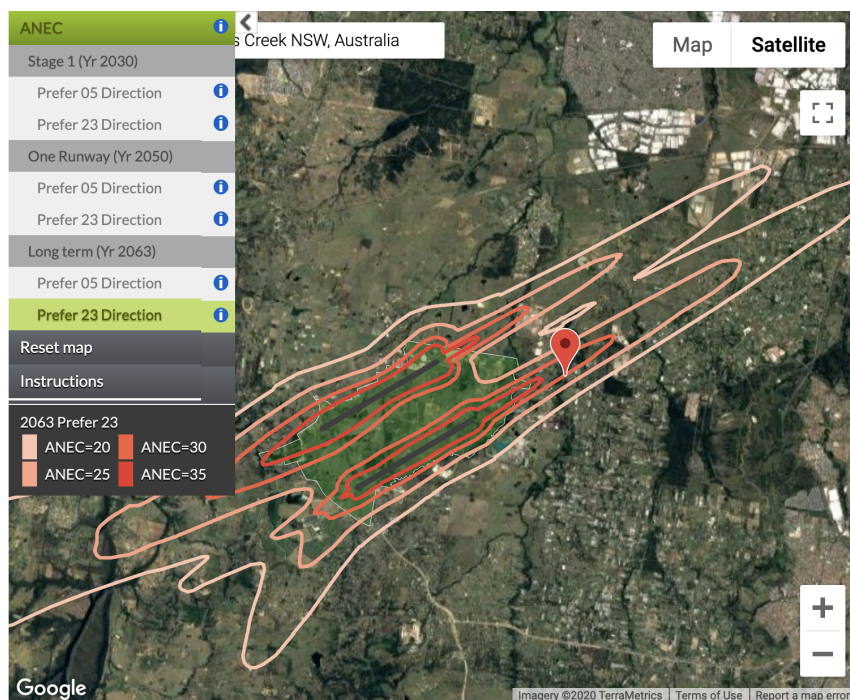


Table 5.1 AS2021 Table of Building Site Acceptability Based on ANEF Zones

Building type	ANEF Zone of Site		
	Acceptable	Conditionally Acceptable	Unacceptable
House, home unit, flat, caravan park	Less than 20 ANEF (Note 1)	20 to 25 ANEF (Note 2)	Greater than 25 ANEF
Hotel, motel, hostel	Less than 25 ANEF	25-30 ANEF	Greater than 30 ANEF
School, university	Less than 20 ANEF (Note 1)	20 to 25 ANEF (Note 2)	Greater than 25 ANEF
Hospital, nursing home	Less than 20 ANEF (Note 1)	20-25 ANEF	Greater than 25 ANEF
Public building	Less than 20 ANEF (Note 1)	20-30 ANEF	Greater than 30 ANEF
Commercial building	Less than 25 ANEF	25-35 ANEF	Greater than 35 ANEF
Light industrial	Less than 30 ANEF	30-40 ANEF	Greater than 40 ANEF
Other industrial	Acceptable in all ANEF zones		

Recently we were told that our property will not be acquired by the government. Fair enough we can live here for the next 30 years, then how do we even sell this property given that it is zoned environmental, there is no possible other types of land use available other than listening to the airplanes fly by every 15 minutes. It is a 24 hour no curfew airport. Also who would even consider buying this property now with the knowledge they will not be able to sleep?

If the noise level that we will receive is acceptable to build commercial, light industrial and industrial in the flight path we are in then why are we being zoned environmental to begin with? Due to this flight path we cannot live in it, we cannot develop residential property on the land and the land is our future investment for us and our children and when we do want to sell it how do we even do that?

I think it's fair to also say that our land was in a 1:100 flood zone which recently apparently got changed to a 1:20. Our neighbours bought their properties in the past when the land was classified as 1:100 chance of flooding.

But let us consider other areas like Hoxton park. The recent development of the Landmark Shopping village on cowpasture road, that land was in a 1:20 flood zone yet approval for the land to be raised in order to build multiple shops and restaurants. Properties all along hoxton park road are also in a flood zone. Another example would be properties located within chipping norton lake and many properties along Georges river (Milperra) have been flooded and developed with approval by council.



We live in a spot where south creek runs through and has a waterway close to our property and for this reason will be subjected to possible flooding of the land in extremely heavy rain. However our property is raised off the ground by 1 m and water has never breached the verandah. So keeping this in mind and the previous developments I have mentioned, why it is not possible to allow for development in the future so that a person that purchases our property will be able to develop and raise the land to mitigate future flooding. It makes no sense that other properties along the very same street are able to have industrial zoning, while our property and 11 others along our street will be classified as environmental.

Essentially you have put our family in a deep hole. We saved for many years to be able to purchase our family home in 2014 only to find out that we may not be able to live here in the future due to the amount of noise that will be created by flights that run 24 hours a day without curfew. How will we even sleep? And if we were to later on put our property on the market who would want to buy our property since they are not able to make use of the land for industrial use? Who would want to buy a piece of land in a 30-35 ANEC as this amount of noise is unacceptable for residential living. Essentially the decision that is made by the government has significantly devalued our property.

Some examples of how the new zoning has affected our property prices.

■ Overett Ave which sold for \$2.85 mil in 2018 which is \$950K per acre

On the other hand

■ Overett Ave sold for \$1.82 Mil in 2019 which is \$606K for acre

So for all properties that have been marked as environmental essentially have been devalued by at least 36% resulting in a devaluation over \$1 million for the 3 acres of land that we own. This will increase once the land zoning is finalised.

We originally purchased this property so that our family and children can live comfortably until we grow old and bought for future investment for our family. However by putting an airplane runway in the direct path of our home we will not be able to live here once the planes start flying over head.

We were recently told by the government that we may continue to live here and will have existing land rights. But the noise that will be created will not allow anyone living here to sleep?

From what I can see there are 2 options:

1. Rezone our land and allow for industrial development so that once the planes are here businesses that would like to be close to the airport can purchase and develop our land for their commercial use and allow for flood mitigation.
2. Keep it as environmental and then the government purchases the land from us for the same price as would be paid for the houses on our street that will be zoned industrial.

That way if the government would like to keep it as untouched and “environmental” then you can do whatever you like with the land. We would be happy to rent (for a fair price) it back off the government until the noise of the plane makes it impossible to sleep. At least then we would be able to move our hard earned money back into other investments to secure our families financial future.

Currently zoning of the land is not complete so please take our letter into consideration as it is unjust for our family go through this amount or stress and anxiety.

Regards

Dr. MICHAEL STEFANESCU [REDACTED]  
[REDACTED]