

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

Dear Director,

My name is Hanh Stefanescu of [REDACTED] KEMPS CREEK NSW 2178.

I have resided here since 2017 and have enjoyed the peace and space that my property offers. With recent notice of badgery creek airport development and government reclaiming of property and land in neighbouring areas the peacefulness has certainly been detracted.

I understand that there is no current notice that my property will be reclaimed but I feel that I will inevitably be pressed to relocate given the insights into future airport development plans and restrictions of land use.

My children and pets especially love spending time outdoors and take every opportunity to engage in sports, playing fetch and gardening. We fear that we can no longer enjoy these activities and the tranquility of the acreage given that the aircraft noise level will reach above 30-35 ANEC as we are located on the direct flight path of the second runway (as illustrated in the images below). This is a huge concern given that my home of choice can no longer offer me the freedom and lifestyle I desire.

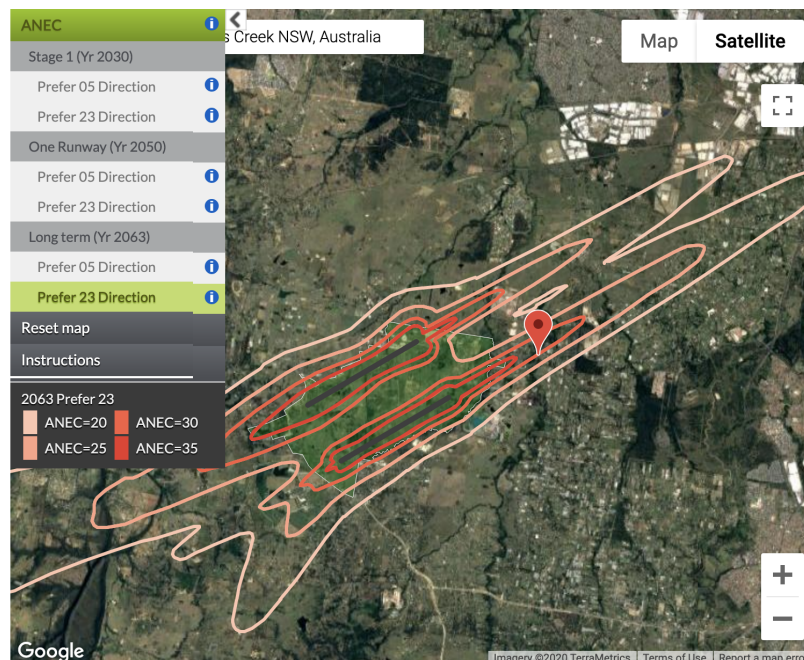


Table 5.1 AS2021 Table of Building Site Acceptability Based on ANEF Zones

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		

Even if I can continue to reside here, there are restrictions on my building rights and ability to raise and develop the land due to flooding mitigations. And yet, not so far away there is massive airport development that will only contribute additional stress to south creek further increasing the risk of flood. It does not make sense that limitations are placed on my land development when there are council approved undertakings in my local area that are incongruent to mitigating flood risk. As such, I feel that the government should settle for compulsory acquisition and do as they wish rather than make me stress over technical limitations that are conflicting and confusing.

Even more bizarre is that Liverpool Council flood assessment in 2004 made suggestions to reduce floodplain risk and damages at south creek but were never implemented. This showcases negligence and poor governance, which makes me question the current decision making process that is impacting my lifestyle and wellbeing. Inconsistent planning and approval of land development in flood risk areas can be seen along chipping norton lake and georges river (milperra). Similarly, the Landmark Village commercial development was constructed in a flood zone and yet received approval to be raised to build shops and restaurants.

I disagree with the public proposal to rezone my home for environmental and recreational purposes, when it is really best suited for industrial usage like the homes further up the street. The environmental rezoning has dramatically decreased the market value of my property, enough to scare off potential buyers let alone the uninhabitable aircraft noise levels. There is minimal chance I will get a fair price for my property based on recently sold homes on my street. For example, [REDACTED] sold for \$2.85 million in 2018 (\$950K per acre), whereas [REDACTED] sold for \$1.82 Mil in 2019 bringing it down to \$606K per acre. So properties that have been zoned for environmental usage have essentially been devalued by 36%, resulting in a devaluation over \$1 million for the 3 acres of land that we own.

I feel that my options are limited and being governed by the council and developers rather than my own life choices. This is an unfortunate situation to be in and I feel that I will be more at

peace and in control of my own future plans if the government can agree on compulsory acquisition by 2026 at the price of homes that are zoned industrial. This will give me the time and freedom to plan out my family's relocation to meet our livelihood and lifestyle requirements. It is not a simple and easy decision, so I would prefer to not to be under the pressure of uncertainty and anxiety when making these deliberations. At the same time, I can continue living my best life without restrictions to home improvements to meet my growing family needs. 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.

Alternatively, the government can rezone my property for employment (Industrial) usage.

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.

Kind Regards,

Dr Hanh Stefanescu [REDACTED]  
[REDACTED]