

[REDACTED]

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**From:** system@acelo.com on behalf of Michael Stefanescu [REDACTED]  
**Sent:** Monday, 29 October 2018 3:00 PM  
**To:** [REDACTED]  
**Subject:** Submission Details for Michael Stefanescu of Eyecare Network (comments)  
**Attachments:** 290809\_Submission 1.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Michael Stefanescu

Organisation: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

29/10/2018  
THE DIRECTOR  
AEROTROPOLIS ACTIVATION  
DEPARTMENT OF PLANNING  
GPO BOX 39  
SYDNEY NSW 2001

Dear Director,

[REDACTED]  
[REDACTED] we have no intentions to move from here. We have worked for years to be able to afford the deposit and purchase this property. It has also taken the last few years to settle into our home and we are shocked to find out that the government has intentions to rezone our land from RU4 to either Non-Urban or Environmental.

We understand that a second airport is necessary for Sydney's continued growth and the required infrastructure that comes along with it. We welcome the changes, however the changes in the zoning of our land to become non urban was not done in consultation with the residents until after the information was published online. How is this just? And why is it ok for the government to decide without our consultation that these changes would occur? On the original plans our land was marked to be light industrial zoning.

Since we have moved here we have spent a lot of money renovating our home and we also have plans to build our final family home on this land within the next few years. If our land gets rezoned to non-urban, it is to our understanding that we will no longer be able to change or build any permanent structure on our land according to the definition provided by the government website. It is a joke for the government to change our zoning based on an imaginary flood line that was computer generated (maximum probable flood line).

We purchased this land knowing it was in a "flood free" (1:100 years) area and if the government had spent money to clean up and maintain south creek then future flash flooding would not occur. With more infrastructure in place there will be less chances of flooding to occur.

Our land has has 1 flash flood that lasted 20 minutes in the last 40 years and since our home is raised off the ground this did not cause damage to our property, so therefore when we rebuild we will also raise our new home off the ground when rebuilding.

We deliberately purchased this land due to the fact that we are next to a reserve, which offers the peace and quiet that is unheard of in the metropolis. At the same time, we are still able to get back to the suburbs within a short drive. One of our businesses is located not far from our home making it an easy commute back and forth. On top of that we operate a manufacturing business and we require our land to park trucks as well as shipping containers. To move our business to another property will be cost prohibitive and how would we be able to purchase another property of this size to if the government has decided to devalue our property over-night and/or force us to sell it.

We have also realised that since our property is closest to [REDACTED] that it is possible that our property may be reclaimed as part of the government's plan to provide water and wastewater infrastructure or even parkland. By rezoning our land and then reclaiming after the fact that the government devalued it is unjust and should be illegal.

Upon consultation with other residents we will take legal action to ensure that our livelihoods are not jeopardised. We have had many sleepless nights, stress and uncertainty as our financial future and security is at stake.

Knowingly our neighbours that have properties on the same street that are outside of the green 'non urban' zone will effectively be worth over \$2 Million per acre when rezoned while our property value will plummet along with our financial security. We have seen that a property in Austral with R2- R3 zoning was sold in April 2018 for approximately \$2.15 mil per acre and it is equivalent in land size to ours. On top of that the non urban classification the government has labelled our land has caused an immediate drop in the land value and there have not been any sales in the green zone since.

Please be mindful that the decision the government makes will affect many innocent Australians and we only ask to be treated fairly and if the government wishes to claim any of the land, then they will have to compensate the landowners so that they can relocate into a home that has the same quality, space and be within the vicinity that we currently are living in.

I would appreciate your comments and I am happy for you to contact me to discuss this further.

Kind Regards,

Dr. Michael Stefanescu [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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SYDNEY NSW 2001

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[REDACTED] of 155 Over the [REDACTED] in [REDACTED]  
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Dr. Michael Stefanescu ( [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

We have attached our submission as a PDF

IP Address: - 49.2.199.209

Submission: Online Submission from Michael Stefanescu of Eyecare Network (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=290809](https://majorprojects.accelo.com/?action=view_activity&id=290809)

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)



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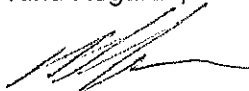
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