

[REDACTED]

**From:** system@acelo.com on behalf of Shane Spencer <[REDACTED]>  
**Sent:** Friday, 2 November 2018 1:18 PM  
**To:** [REDACTED]  
**Subject:** Submission Details for Shane Spencer (comments)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Shane Spencer

Email: [REDACTED]

Address:  
[REDACTED]  
[REDACTED]

Content:

My Name is Shane Spencer I alone with my [REDACTED] what you now are calling the NON URBAN Zone which I may add is in the direct area of the Aerotropolis Core. I have lived in [REDACTED] all my life (41 years) raised here since I was a baby.

I have known and supported the airport since I was a little boy, lived right next door to the airport land for over 30 years right up until I purchased my own land in [REDACTED]. Also knowing that purchasing this land was an investment in mine and my wife and our children's future. Before I purchased this property we knew what the future plans maybe as I grew up with some of remain property holders in this area and have known them and still know them my whole life.

My submission is based around the fact that you have included my land in the NON URBAN part of the development. While I understand fully your intentions my concern is the devaluation of my land. My location of my property is in the PRIME REAL ESTATE AREA. The new city which you have advertised is and will be the focus around your airport.

I know South Creek [REDACTED] it's a 1/100 flood which has been changed to a higher rating now since you have decided you need more land, or better still need a water supply / area for the Aerotropolis. This creek does not and has not flooded in the time we have been here. It also I may add has never been cleaned out by council or any government bodies and has lots of debris stuck through it.

Properties in our direct area were getting offers of over two million an acre before this rezoning came and now the offers are not only off the table but people can't even sell their total of 5 acres for anything over three and half million. The potential for myself, my wife and our children and our children's children to be financial independent for a lifetime is in jeopardy. THIS IS NOT OKAY. We feel we are being financially ruined by this.

My may concern as a land owner in this area if the re-zoning to non-urban goes ahead is the drop in value of my land which will be considerably less than other parcels of land in the same estate that has been marked as Mixed Flexible Employment / Urban Land. That and the fact in property in Leppington which is RU3 are getting massive amounts to build housing estates why will we suffer when our land is being built to build your "NEW CITY". Which will have high rise building of Mixed Employment / Business including Hotels, Restaurants and functions centres.

What I ask you is, what would a parcel of land, of say 5 - 6 acres, be worth in or around Mascot airport. This is what the value of our land should be. We deserve to have a windfall for the decision we made in purchasing our properties. This should not be taken away from us. Investors are the ones who will be paying for these properties and after building these High Rise buildings especially those with apartments that will sell anywhere from \$800,000.00 and up and be over 6 stories high.

In the public meeting at Bringelly Hall on Wednesday 24th October, Brett said that the NON URBAN label was a word

they should not have used, but it scared investors off. Another thing he indicated was the GREEN SPINE (South Creek Precinct) will not be worth any less, that it is the feature of the whole Aerotropolis / Western Sydney Airport, therefore we want to ensure that our property is valued accordingly.

What sane person purchase prime land in an area where they know a new airport WILL BE BUILT, struggles and bust their arses to ensure the property is paid for if they did not believe they were going to make substantial money from it when it eventually sellâ€™s

IP Address: - [REDACTED]  
Submission: Online Submission from Shane Spencer (comments)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=292019](https://majorprojects.accelo.com/?action=view_activity&id=292019)

Submission for Job: #9552  
[https://majorprojects.accelo.com/?action=view\\_job&id=9552](https://majorprojects.accelo.com/?action=view_job&id=9552)

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