

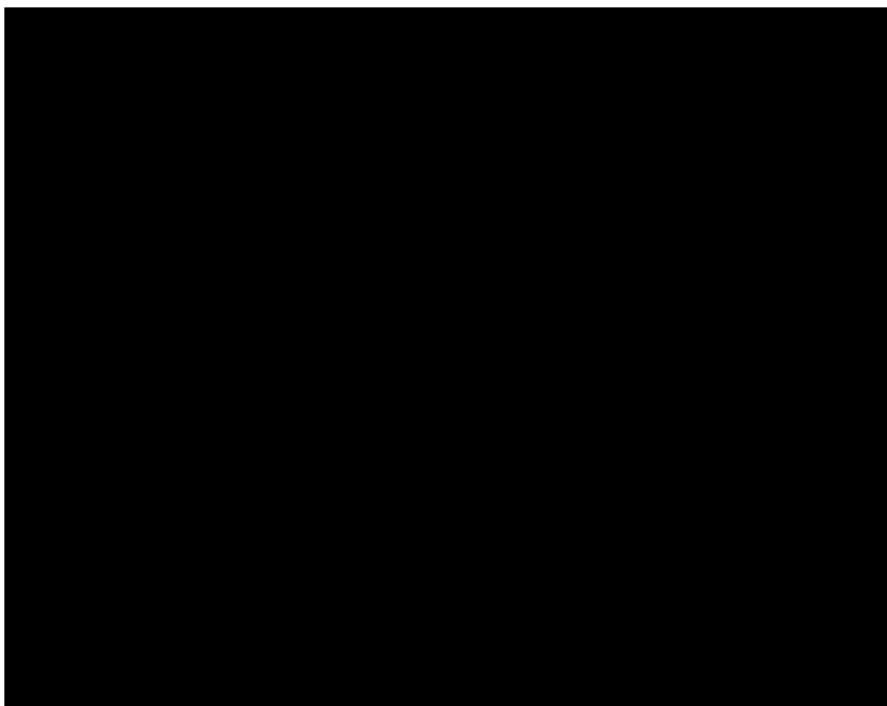
10/03/21

Department of Planning, Industry and Environment
Western Sydney Aerotropolis Precincts Submission
Locked Bag 5022,
Parramatta NSW 2124

Dear Director of planning,

In addition to our previous letters we are now in a state of confusion about our land. Changing our zoning to Environmental will limit any development or use of our land. We currently use our land as our home and a linked importing/exporting and ecommerce business. Changing the zoning will mean we will not be able to conduct business from these premises and on top of that once the 2nd runway for the airport is up and running we will be in a 30-35 ANEC zone 24 hours a day. This will mean we will not sleep as planes will be flying over our home all day and night.

We have been under constant stress and on top of the pandemic that we all have had to endure this has added to the uncertainty we have in our lives and we cannot see a future here.



- Red dot marks our land within the ANEF contours.

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		

- Clearly based on this table it will be unacceptable for us to live within this 24 hours a day flight path.

How can you expect us to live here once this happens and this was by no choice from us? By changing the zoning not only have you made our property no longer a desirable purchase but if we were to leave there is no way we would be able to afford to purchase another property with similar land size in the area. You have devalued our home, please take responsibility.

We deliberately purchased this land as 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 an importing/exporting ecommerce business and we require our land to park trucks as well as shipping containers. Moving our business to another property will be cost prohibitive and how would we be able to purchase another property of this size if the government has decided to devalue our property over-night and/or force us to sell it.

Our neighbours that have properties on the same street that are outside of the green “Environmental” 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.

A clear example of what the changes in zoning have caused. We have an existing fibreglass pool at our home which we have decided to replace with a concrete pool. Our pool builder (Blue Haven Pools) assured us that this would not be complicated and they will use a private certifier to have the approvals made so we could have our pool built by Jan 2021.

Due to the current zoning changes in place we are not able to have a private certifier to give us CDC and we have been told that we must go through council. The council application was put in early Dec 2020 and it has been 3 months since the application and yet we have not heard from or gotten any approvals for the build.

This is exactly what we were afraid of. We are trying to have our pool rebuilt which should be a simple process yet it has taken over 3 months for an approval which would normally take 3 days. Not only is summer now over and even if we build our pool in the coming month it is unlikely we would be able to swim in it until next season towards the end of 2021.

I can't even imagine how it will be to rebuild our home as it too is an older style home which in time will need to be rebuilt. I am certain this will not be an easy process due to the restrictions that have now been placed on our land.

Clearly there are biased rules around development as in many instances such as the HOXTON PARK Landmark Shopping village which was built next to a creek which has flooded in 2015 and more recently in 2020. How it is possible for Land there to be backfilled and raised so that an entire shopping village can be built. Does this not "affect" the water flow and may even lead to future flooding downstream from this same creek? Clearly this is unjust as the land owners of this particular site are able to develop commercial real estate and then sell it for a large profit while landowners of most part of Overett Ave have been rezoned and even a simple pool built is difficult.

The uncertainty and lack of communication from the government is not only appalling, but also very frustrating and has caused detrimental effects to our health from stress and anxiety. Surely living here will not be good for our family's health and wellbeing and it will be the government's fault to have caused this.

Also if you wish to zone an entire area of home environment then the government should also be responsible and purchase back the land from all landowners within this zone at a price that would be bought if they are in the zoning next door which will be industrial. That will be the only way we are able to relocate and purchase another property of a similar land size to continue doing business and live the lifestyle we have worked years to create.

Sincerely,

Dr Michael & Hanh Stefanescu (Optom)
Director of Eyecare Network & Mscor Pty Ltd
Residents of [REDACTED] Overett Ave, Kemps Creek, NSW 2178