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Submission: Hi Planner Please see attachment for our submission for [REDACTED] BRINGELLY NSW 2556 If you cannot see or download the our submission, please contact me directly on [REDACTED] Regards Chris Neo

URL: <https://pp.planningportal.nsw.gov.au/draftplans/exhibition/western-sydney-aerotropolis-planning-package>

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Submission to the Western Sydney Aerotropolis Partnership In respect of the proposed new zoning and acquisition of [REDACTED] [REDACTED], Bringelly NSW 2556

Part 1. Self Introduction

A. Background:

Mr. Boon Chong Neo, founder of Lamyong Vegetarian Health food (Ref 1) has devoted all his time, energy and resources since coming to Australia in 1996 to promote and distribute vegetarian and vegan food. Starting from scratch with a very humble beginning, the company now stocks over 300 products ranging from vegetarian sauces & seasonings, finger foods, snacks to vegetarian food ingredients like vegan bacon and the business has grown from zero to a scale nationwide. We have regularly participated in various trade shows (Ref 2 & 3) to promote the sustainable lifestyle of having vegetarian diet.

We bought the property at [REDACTED], Bringelly NSW 2556 (Ref 4) in September 2016 and there are currently 3 families living on it namely, Mr. and Mrs. Boon Chong Neo with their 2 sons Chris & Jeff. While Jeff is still single, Chris & his wife have 3 children living under the same roof. We bought this property with a RU4 Primary Production Small Lots Zoning.

B. Our vision and passion when we bought the property in 2016.

1. To build a rural home with strong family values, where all our families could reside together and thus teaching and inspiring each other with the importance of sustainability living and making full use of the ample open space.
2. To experiment and research the science and art of growing food that will enhance and be integrated into our core business namely vegetarian and vegan food.

C. Our plan and action taken (as at Feb 2020)

1. Long term dwelling: After purchasing the property, we carried out very extensive renovations, costing us approximately \$250,000, with the aim of having a **long term dwelling** before moving into the property.

2. Carbon sinking: We have since planted about 650 conifer trees (Ref 5 & 6) to provide greenery and help **carbon sinking**. All trees are growing healthily and reaching a height of 2.5-3 meters. We currently have plans to plant an additional 500 of the world's fastest growing Paulownia trees by 2022 to achieve more carbon sinking.

3. Entertaining and socializing: Currently we have commenced building an extension to the said property with an area of 1000m² (construction work in progress)(Ref.7 & 8) to provide more space and a more conducive atmosphere and entertaining facilities to **entertain and socialise** with our customers. We are intending to bring in our customers and other interested people together and provide video shows, vegetarian food tasting, new product orientation and providing documentaries relating to the moral and ethics of meatless diet etc. These facilities will help to achieve closer bond and rapport and will harness goodwill together. This extension has been DA ([REDACTED]) approved by Liverpool Council and to date we have already spent in excess of \$650,000.

4. Healthy living showcase: We have set aside land for veganic orchards, greenhouse veggie gardens, playground, landscaping to make it into a very green and **healthy living showcase**. We aim to inspire our patronage customers with the value of this futuristic lifestyle and in return together we can enhance our promotion of vegetarian diet. (Ref 9 & 10)

5. Veganic compost: We have conducted research over a period of time and have now succeeded in making good **veganic compost** (vegan-organic) using grass clippings, saw dust, and soy residue only. The proven result is excellent. We intend to use this veganic compost to fertilize our orchard and veggie gardens, and absolutely no animal manure and chemicals are used. We are also starting to extend our experiment into planting nutrient rich trees and cutting the branches with leaves and chip them to make veganic compost. The result thus far is very encouraging and is far better. (Ref 11 & 12)

Our aim is to educate and teach our customers and others interested in making their own veganic compost.

Part 2. Our position and appeal

D. Our position

1. Great surprises and disappointments: The news of the proposed acquisition of our land, has completely devastated us and came as a **surprise and disappointment**. All our efforts spent during the past 3 years would go down the drain and in vain. We would need another 3-5 years to bring us back to the stage we are in now and again provided we are successful in finding a suitable property that meets all our requirements. This will definitely set us back by 8 to 9 years. Furthermore, I am now 72 years old and will find it extremely difficult to re-start from scratch in a new place.

2. Facing uncertainty: With the announcement of acquisition, and pending further announcements in six months time, or longer, we are **facing uncertainty** and everything is on hold. All our forward plans are held back, which will drastically affect our business.

E. Our appeal

1 We are pleading to stay on this land. Because as you can see from the aforesaid a lot of planning, labour, effort and resources has been invested in this land and no amount of money will be able to compensate us. This is the livelihood of me and my family. We will be devastated if we had to vacate this property.

2. “Please do not acquire our land” : We notice that our existing plan fits in perfectly with the new zoning guidelines. With slight modification, we will be able to implement and enhance our plan in accordance with the new zoning “environment and recreation “ guidelines and we will open to public access and compliment the government's parkland activities. Do give us the opportunity to use our passion and enthusiasm to work together and no doubt the result will be win win situation for everyone.

Part 3. Our proposal to blend in with the new zoning

F. Our vision and passion on integration with the new zoning:

1.Experiment and research: To **experiment and research** into the science and art of growing food that is Environmentally Sustainable and Regenerative that will enhance and be integrated into our core business of vegetarian and vegan food.

2. Educational and informational services: To share the result of our experiment and research and to provide **educational and informational services** to the public.

G. Our proposed plan

1. Vegetarian food development and distribution:As our core business is **vegetarian food development and distribution**, we will pursue our company motto on promoting and distributing vegetarian and vegan food by:

- Vegetarian & Vegan diet Education Tours (tutorial, documentary video)
- Vegetarian & Vegan food Education Workshops (Cooking Class, food preparation)
- Veganic growing of Vegetarian and Vegan food ingredient (Planting demo)
- Setup a Vegetarian & Vegan Cafe/Kiosk (open to public)
- Build playground
- Build greenery landscaping (Ref 13) and Park with educational purpose.

2. Veganic composting: In-depth experiment and research in **Veganic composting** (vegan-organic composting) with Environmental Innovative and Regenerative consideration by growing fodder trees, deep rooted green trees etc, chipping them and compost it as fertilizer aiming to substitute man-made fertilizers and chemicals.

3. Carbon sinking: Engage in **carbon sinking** by planting fast growing trees and we shall be chipping the tree cuttings and use it as mulch or composting.

4. In-house workshops: Bringing awareness to the public by sharing the result of our experiment through **in-house workshops**.

Part 4. Our suggestion to the planning group

H: There are other lands available.

1. The government has numerous lands available to build parkland with the land behind Thompsons Creek and other surrounding non-residential lands.

I. Let the existing land owner affected by the acquisition to develop the land under the "Environmental and Recreation" zoning guidelines.

1. **Acquire 10 meter strip of land:** We suggest the land owners along Thompsons Creek affected by the rezoning to sell/donate 10 meters strip of land (measured from the creek) to the government for developing park land and landscaping along Thompsons Creek.

2. **. Let us develop:** We suggest the government to proceed with the re-zoning of those lands to "environmental and Recreation" but let the existing land owner to develop according to the guidelines. Collective effort will make it a very colourful and exciting development and could become an icon of aerotropolis. Last but not least, save the government many millions of dollars.

J. There is more practical use of Government money.

1. The money that the Government utilizes to buy our lands for the rezoning will be a very huge sum and it can be better spent somewhere else wisely.
2. The droughts and Bushfires highlight the point that Australia has very limited availability of fresh water even though our land cover area many times the size our neighbour New Zealand. More dams and reservoirs and even sea water desalination plants can be built to cater for the growing Australian population with Government money that are saved from buying our lands.

K. Waste of resources and un-environmental friendly.

1. If the proposed new zoning (Environmental & Recreation Zone) is to go ahead, the existing buildings (most of the buildings are very well built) and vegetations have to be cleared to make way for landscaping, parks and playground. The people affected will have to spend a lot of money to build their new homes. This is a waste of resources as these demolished buildings etc are going to landfills and very little can be recycled or reused.
2. There's nothing environmental in the process of buying all our lands and then clearing them by demolishing the vegetations etc and planting vegetations back on the cleared area/land. Instead, it will be wiser to build park land and playground from vacant and virgin land.

Thank you for your kind consideration and we sincerely trust that you would sympathetically consider our plight and allow us to continue to stay in the land and we on our part will strive to work with you to give effect and comply with the guidelines to the proposed zoning and complement it with our activities.

Yours sincerely,
Boon Chong Neo
Chris Neo and
Jeff Neo

Ref 1. Photo of Lamyong Vegetarian Health Food at Villawood NSW.



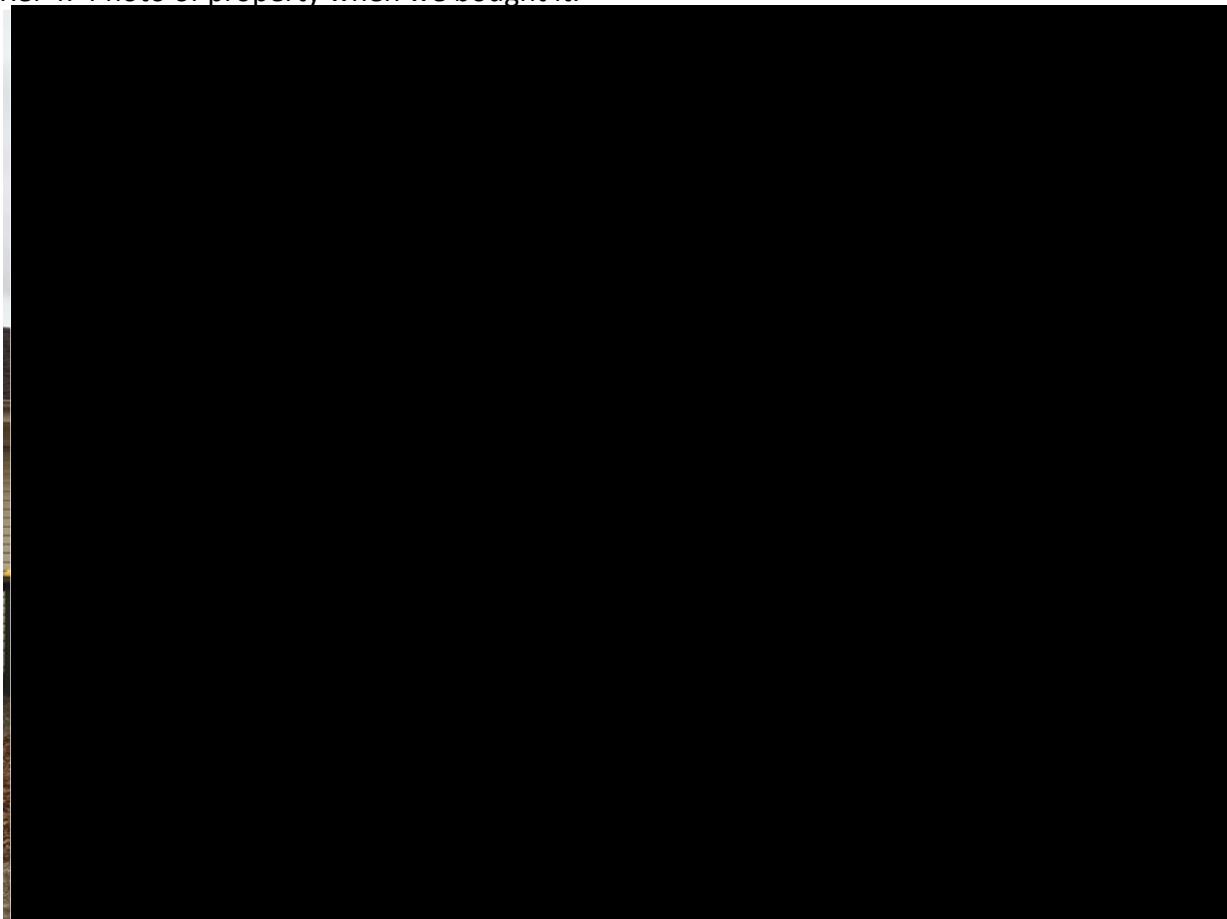
Ref 2. Photo of Lunar New Year 2019 event at Liverpool Bigge Park.



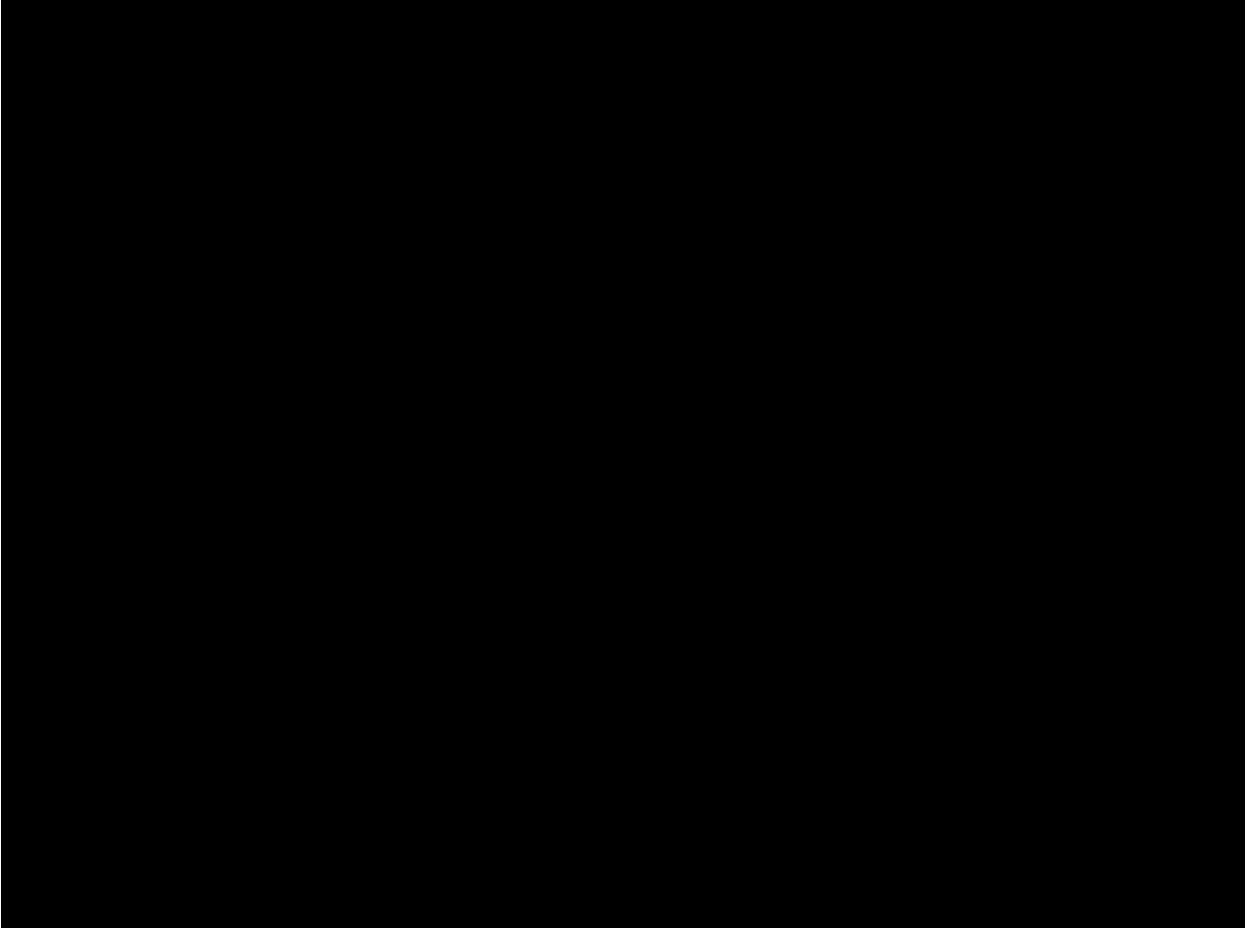
Ref 3. Photo of Buddha Birthday Festival 2019 event at Sydney Tumbalong Park/Darling Harbour.



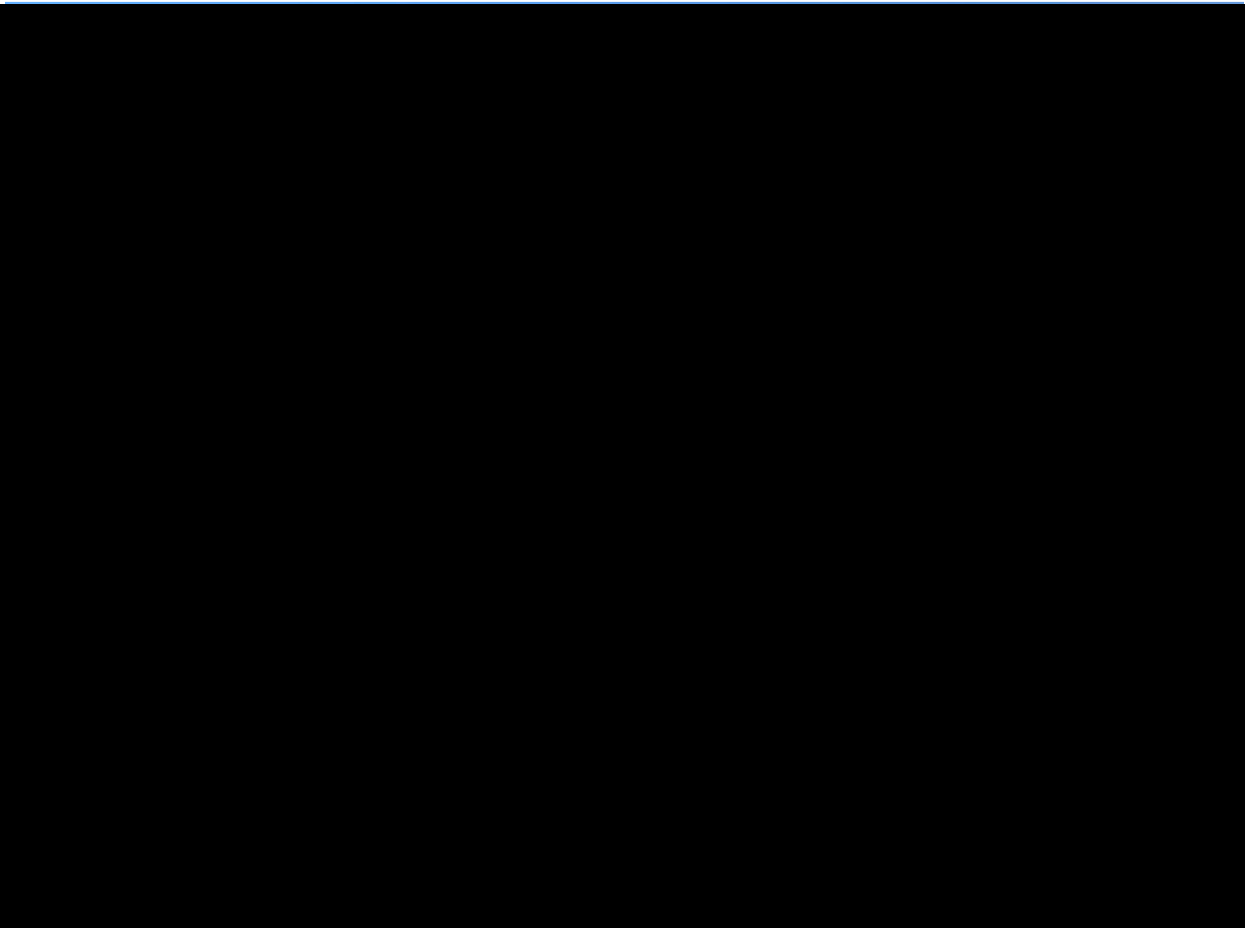
Ref 4. Photo of property when we bought it.



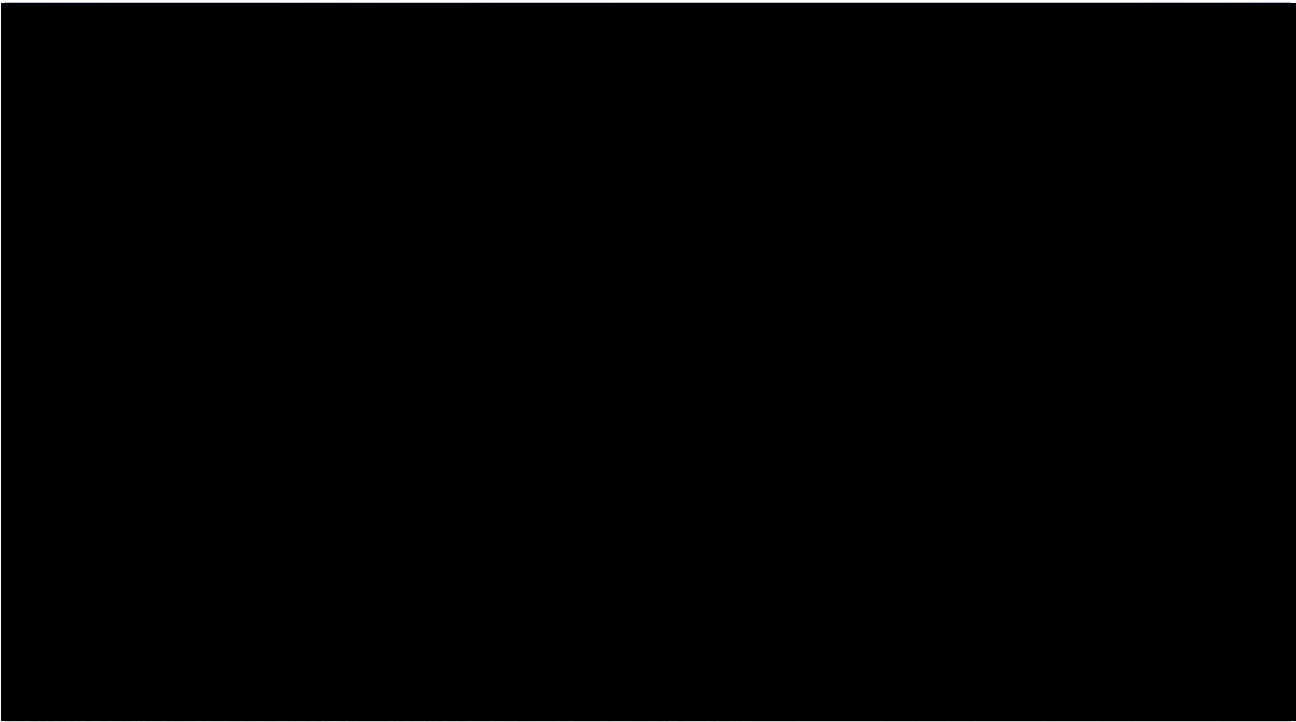
Ref 5. Photo of 2 rows of Conifer Trees planted.



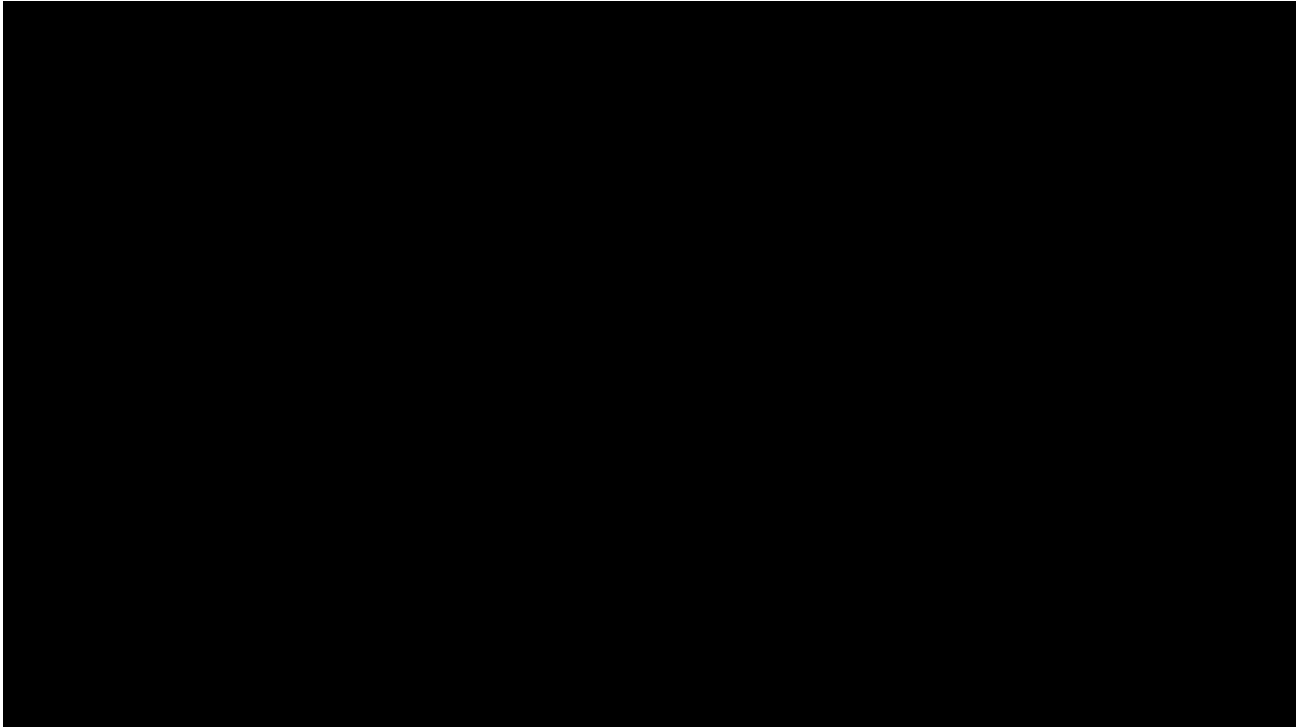
Ref 6. Photo of Red Ribon along front gate.



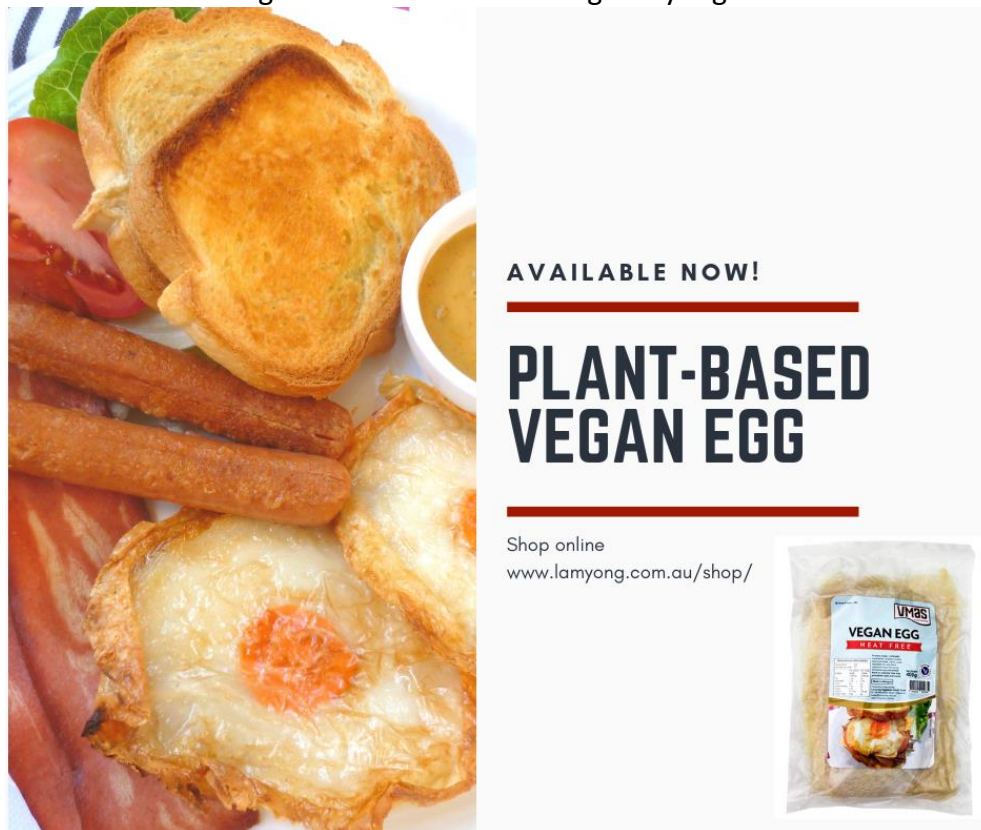
Ref 7. Photo of construction in progress



Ref 8. Photo of concrete slab



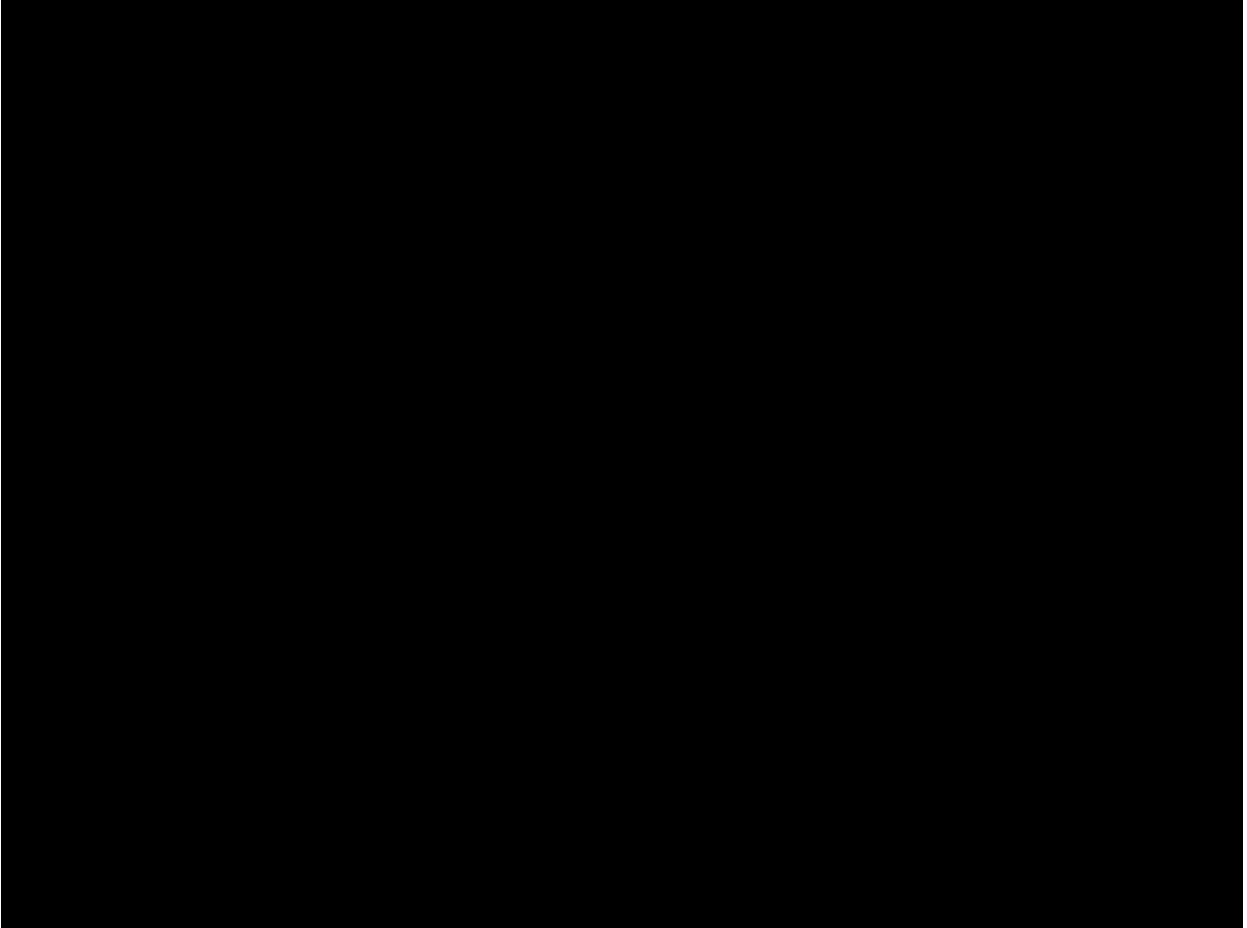
Ref 9. Photo of a Vegan Aussie Breakfast using Lamyong Products.



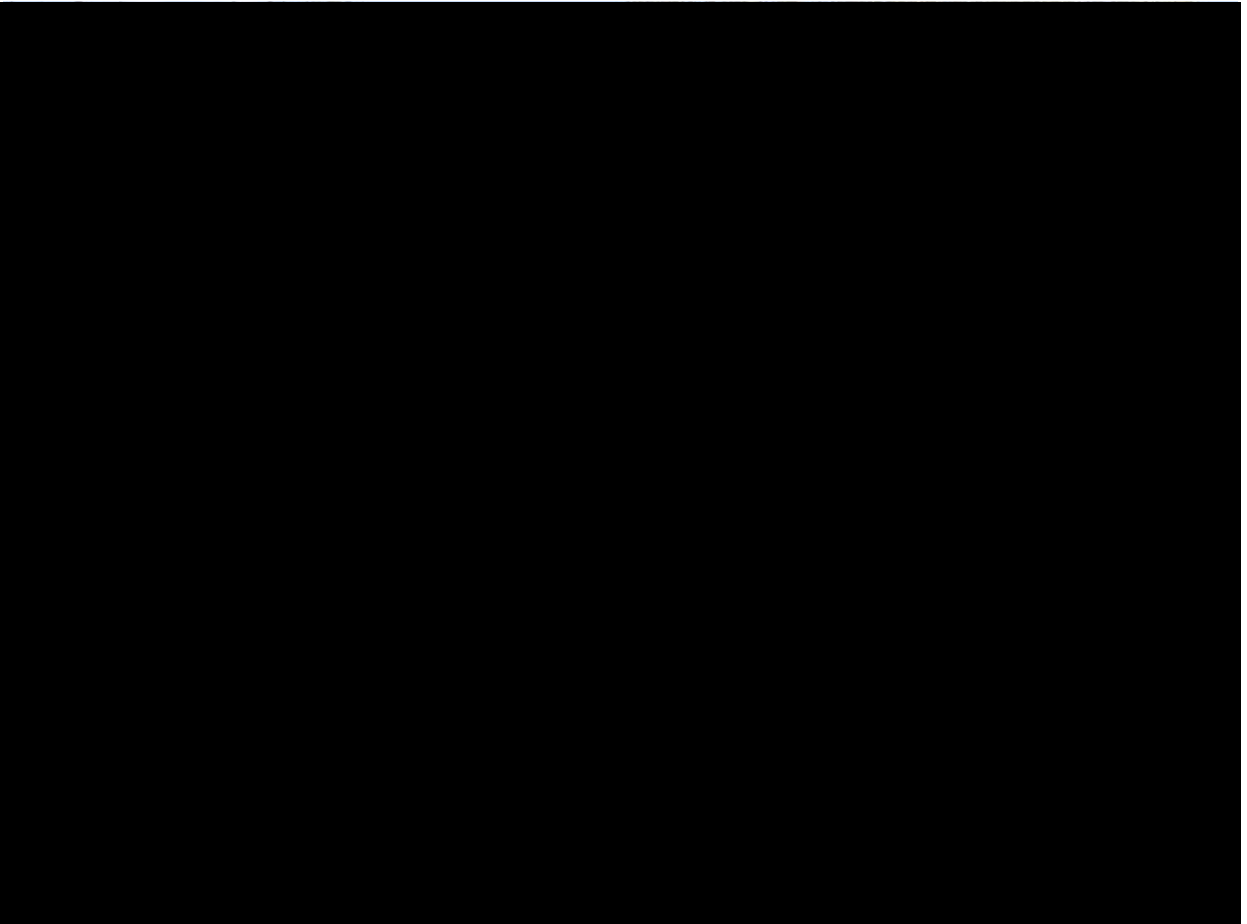
Ref 10. Photo of a Vegan Christmas Lunch using Lamyong Products.



Ref 11. Photos of Matured batch of veganic compost.



Ref 12.photos of new batch of veganic compost



Ref 13. Current and Future Landscape Plans.

