

[REDACTED]

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**From:** system@acelo.com on behalf of Jason Montes de Oca  
**Sent:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Submission Details for Jason Montes de Oca (comments)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Jason Montes de Oca

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

Content:

Bringelly Agricultural and Agribusiness Proposed Land use

My name is Jason Montes de Oca, one of the owners of [REDACTED] NSW 2556

I am opposed to the current proposed land use of Agriculture and Agribusiness that has been proposed for this land. We are very concerned with this proposal and I seek an immediate review of this to be fair to us and all other residents effected by this proposal.

I am concerned about this for a number of reasons.

Firstly, as an agricultural area, this area does not suit agriculture at all. The land is not suitable to any type of grazing and there are bigger lots that can be utilised for such activities.

Another concern is the uncertainty of what agribusiness actually means and even the lack of knowledge the NSW planning department has on the subject also.

I am afraid that this area may be earmarked to suit processing of agriculture products to export overseas, if so, I believe this is nothing but a sham to have our land sold under its highest and best use to only have the land used for large commercial purposes. Which would mean all the land owners in the area will be selling for under what they should have if the NSW planning department correctly zoned this for what it would be used for, commercial/industrial purposes.

It is not uncommon to see land that it rural or even residential be rezoned to a zoning that gives this property a higher value for acre once it is purchased by a large scale business or overseas investors.

I believe this area is better suited to be zoned for commercial/industrial or to become a business precinct much like we see at Norwest Business Park.

This parcel of land (Bounded by Northern Rd, Greendale Rd, Dwyer Rd) is in a perfect location to be the southern entry to badgerys creek airport making it a perfect location for employment on a large scale.

The area as stated above had minimal noise, environmental and heritage impacts which makes it suitable employment ad urban development.

I would like to see this zoning changed to something that is fair for all residents of the area. I would like to see this area zoned for its best use which I have stated above.

We are situated as the southern entry point to the airport and opposite from the city so I believe we deserve higher priority and we should be considered like the Aerotropolis Core and the Northern gateway.

Regards

Jason Montes de Oca

IP Address: - 210.8.95.90

Submission: Online Submission from Jason Montes de Oca (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=291431](https://majorprojects.accelo.com/?action=view_activity&id=291431)

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)

[Redacted]

From:

Sent:

To:

Subject:

Confidentially Requested to

Submitted by a Partner to

Debatable Political Decision

Agreed to false or misleading information statements. Yes

Name: Jason Montes de Oca

Email: [Redacted]

Address:

[Redacted]

[Redacted]

Content:

Bringing Agricultural and Agribusiness Proposed Land Use

My name is Jason Montes de Oca, one of the owners of [Redacted] NW 2500

I am opposed to the current proposal and use of Agriculture and Agribusiness that has been proposed for this land. We are already concerned with the proposal and have an immediate review of this to be fair to us and all other residents affected by this proposal.

I am concerned about this for a number of reasons. Firstly, as an agricultural area, this area does not suit agriculture at all. The land is not suitable to any type of grazing and more the higher the land can be utilized for such activities. Another concern is the uncertainty of what agribusiness actually means and even if a lack of knowledge the first planning department has on the subject also.

I am afraid that it is also very common to see processing of agricultural products to export overseas, it is not believe this is nothing but a claim to have our land used under its highest and best use to only have the land used for large commercial purposes. Which would mean all the land owners in the area will be selling for under what they think is the NW planning department. I really think this will be used for commercial purposes.

It is not uncommon to see land that is sold or even residential be turned to a zoning that gives in a property a higher value than it is purchased for. Large scale business or various investors.

I believe this area is better suited to be zoned for commercial/industrial or to become a residential area. We see a lot of business here.

The parcel of land (bounded by North and Granddale Rd) Lower Rd is a perfect location to be the southern entry to a large area making a perfect location for employment on a large scale. The area as shown above has minimal trees, an industrial and heritage impact which makes it suitable employment as urban development.

I would like to see this zoning changed to something that is fair for all residents of the area. I would like to see this area zoned for its best use which I have stated above. We are situated at the southern entry point to the airport and opposite from the city so I believe we deserve higher priority and we should be considered like the Airport Core and the Northern gateway.

Regards

Jason Montes de Oca