

From: system@acelo.com on behalf of [REDACTED]
Sent: Friday, 2 November 2018 5:30 PM
To: [REDACTED]
Subject: Submission Details for [REDACTED] of [REDACTED] (comments)
Attachments: 292229_Noise Exposure Forecast Map_Southern Gateway.pdf; 292229_Powerpoint Info for submission_2.11.18.pdf; 292229_Southern Gateway Residence Map.pdf; 292229_Submission 45 Dwyer Road.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Joanne Coyto

Organisation: [REDACTED] ()

Email: [REDACTED]

Address:
[REDACTED]
[REDACTED]
[REDACTED]

Content:

As property owners at [REDACTED] we would like to voice our support for the proposed Southern Gateway Precinct, Bringelly NSW.

As residents in the area, we chose to live and raise our families here with the hopes that we could enjoy the country lifestyle offered in the area. However, since the announcement of the Airport and the development of infrastructure around it, this area has now lost its charm in terms of being a quiet & tranquil area to live in.

Owing to the fact that the construction of the Airport was made official, we placed our property for sale and received a very reasonable offer. However, before the buyer could start the documentation pertaining to the sale, State government's plan was released and the buyer in question reversed his decision to purchase our property on the grounds that he was not interested in purchasing Agricultural and Agribusiness zones land. This has not only forced us to remain in the area because our property values are now diminished, but it has also meant that we are now forced to endure the changes happening in the area (such as road widening & other infrastructural construction works) that has significantly lessened the tranquil and peaceful lifestyle we have enjoyed in the area thus far. Accordingly, we would like to make it known that we would like to support the proposal that our land be zoned for mixed and varied land use which reflects the zoning rights of the Northern Gateway. We believe that owing to our proximity to the airport's southern service entry point and the fact that we fall within the ANEC/ANEF noise contours of the second runway and proximity to the entry and Exit points for the proposed M9; our property would best suite zoning in line with that of the Northern Gateway. Zoning options such as: Agribusiness, some residential, warehousing & logistics, Commercial enterprise/industry, Education centres, complementary offices, retail, health services, recreation and visitor accommodation zoning.

In line with the dynamics of the Northern Gateway, we believe that the uniqueness of the properties as compared to other areas within the Agriculture and Agribusiness precinct serves as a perfect location for the creation of the Southern Gateway Precinct; particularly because this area will be in close proximity to key road interfaces like the proposed M9, Northern Road and Bringelly Road; meaning that from the southern end of the airport and Aerotropolis, the Southern Gateway Precinct could serve as a strategic connection to the southern part of western Sydney and the southern part of NSW as a network for businesses and for the co-ordination and distribution of produce, goods and services. Proceeding with the concept of a Southern Gateway proposal means that there is more flexibility in land use options, not excluding agribusiness but widening opportunities inclusive of other industry and commercial ventures as well as residential. This is more in keeping with current land uses in the Bringelly area.

We would like to see the area or Bringelly and its surrounds boom and prosper owing to the presence of an Airport "as such, we sincerely hope that our support for the creation of the Southern Gateway Precinct and the zoning affiliated with such a precinct be given the due diligence it deserves because:

â€¢ The government's current proposal to have our area zoned as Agriculture/Agribusiness diminishes our

property prices and forces us to remain in the area. Should the zoning change to that of the Northern gateway, several residents that are in favour of a selling and moving to a more tranquil area could do so and in return interested property developers could acquire & develop what could one day be labelled the Southern Gateway Precinct.

Please note that we are in full support of the proposal submitted to government by Mecone and itâ€™s contents in relation to zoning changes in the area. Please see attached power point with images and documents for more info.

Thankyou
Joanne and Paul Coyto

IP Address: - 1.129.105.209

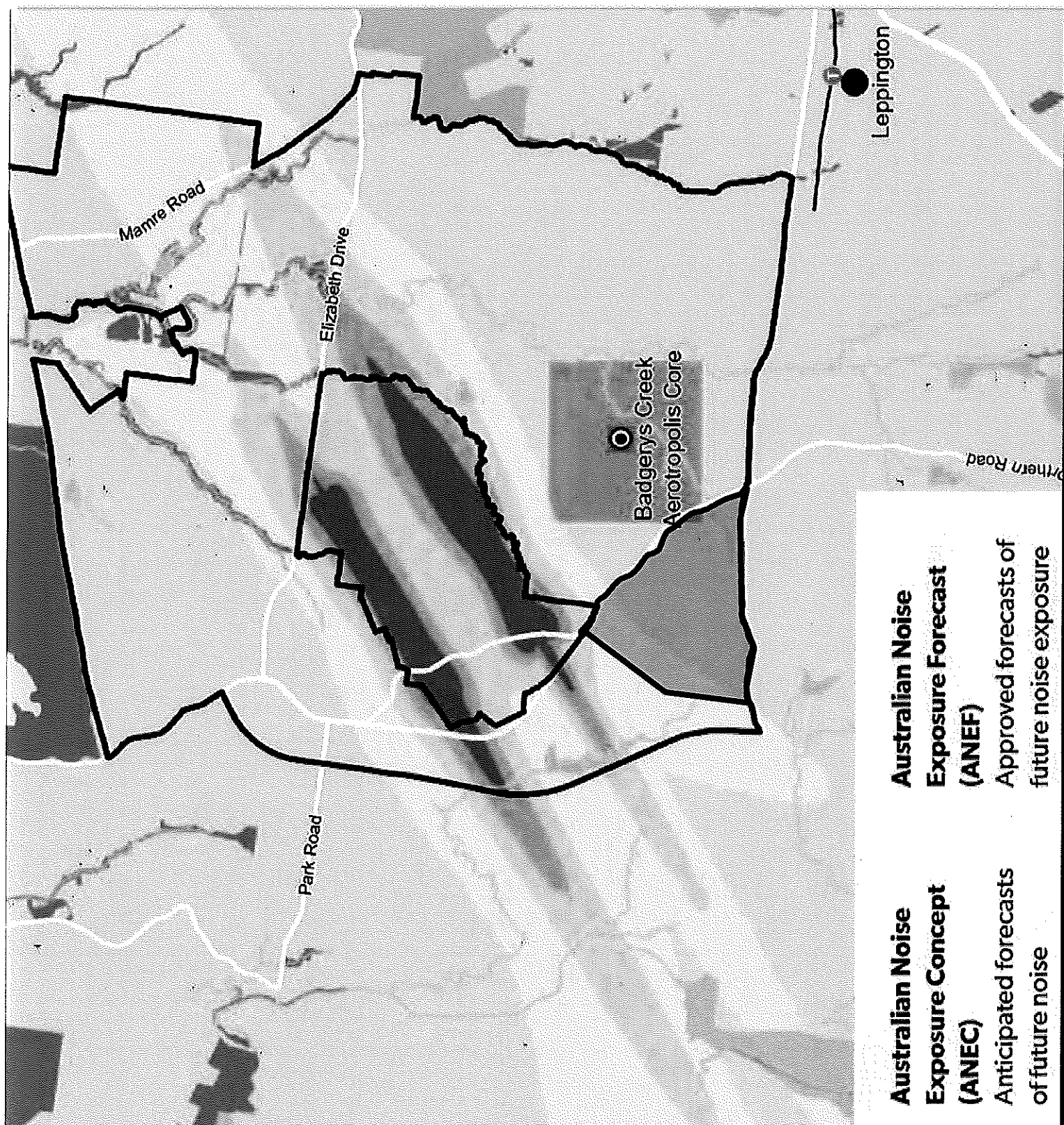
Submission: Online Submission from [REDACTED] (comments)
https://majorprojects.accelo.com/?action=view_activity&id=292229

Submission for Job: #9552

https://majorprojects.accelo.com/?action=view_job&id=9552

Site: #0

https://majorprojects.accelo.com/?action=view_site&id=0

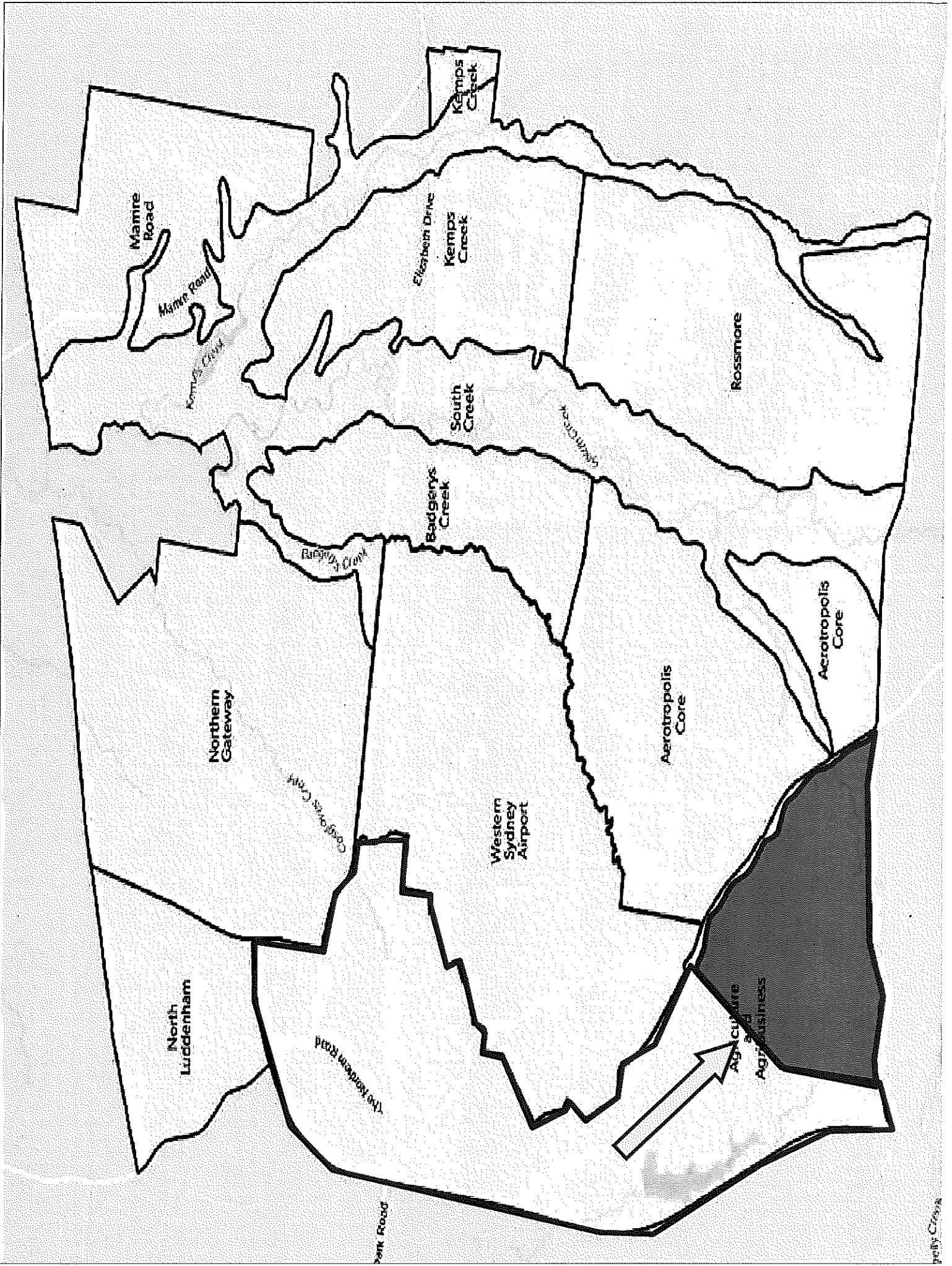


Australian Noise Exposure Concept (ANEC)

Anticipated forecasts of future noise

Australian Noise Exposure Forecast (ANEF)

Approved forecasts of future noise exposure



Other stakeholders in Precinct:

Luddenham Progress

Association →

1. Support Agriculture/Agribusiness

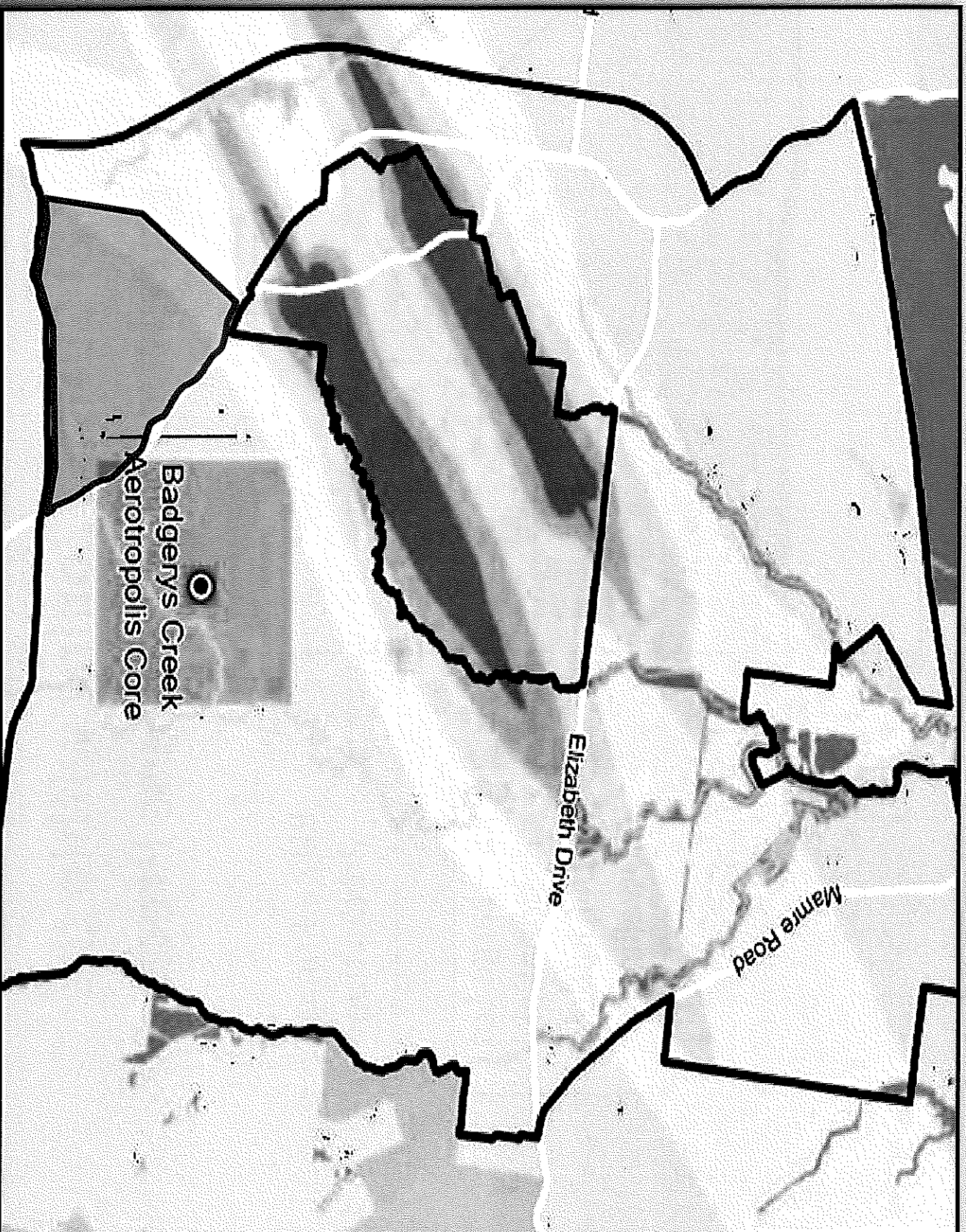
2. Want boundaries that exclude Bringelly

3. Have larger lot sizes already engaged in Agriculture

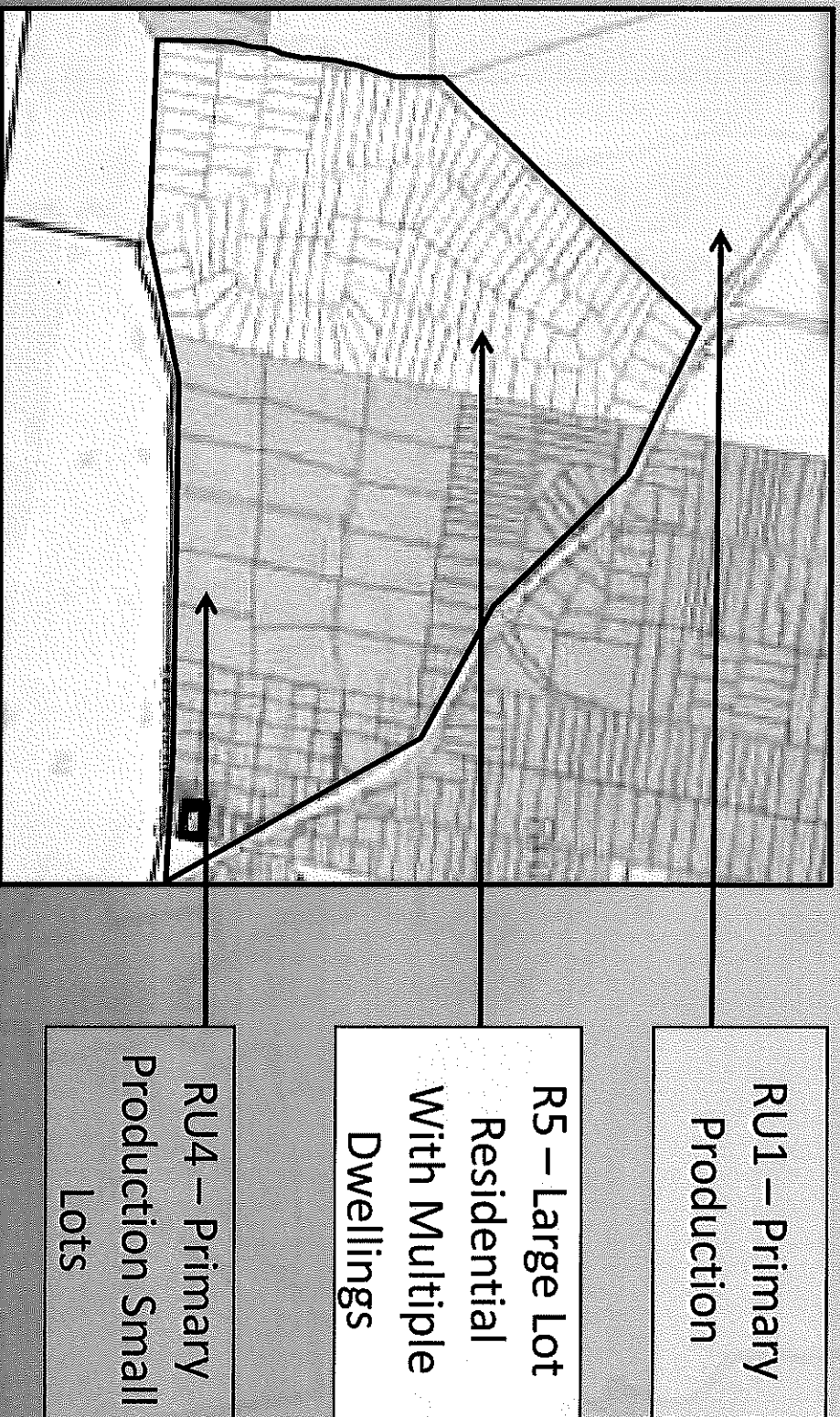
4. Already considering AGRI-Business concepts



1) Noise Contours of the 2 runways



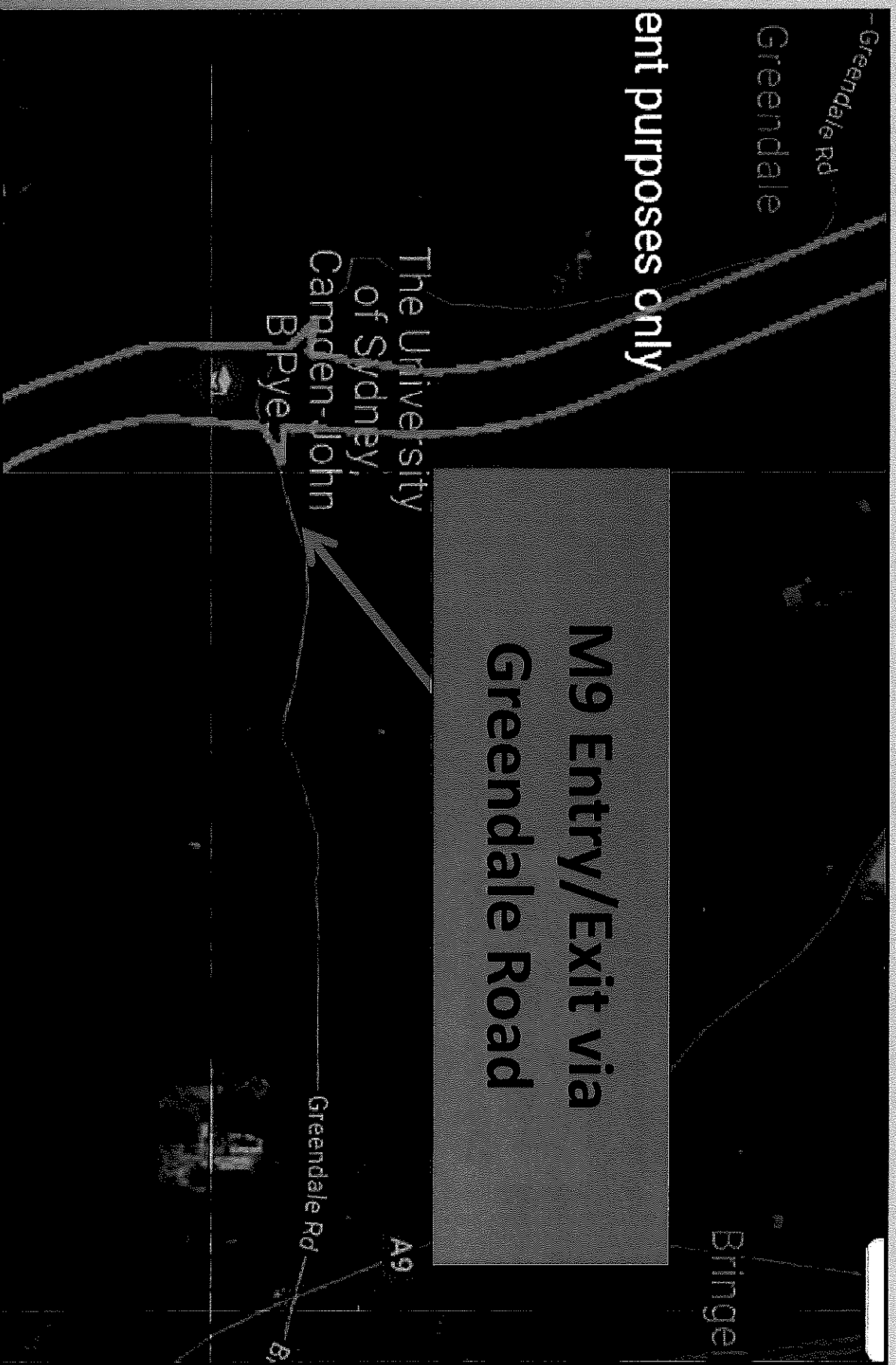
2) Current Zoning within the Agriculture/Agribusiness Precinct?



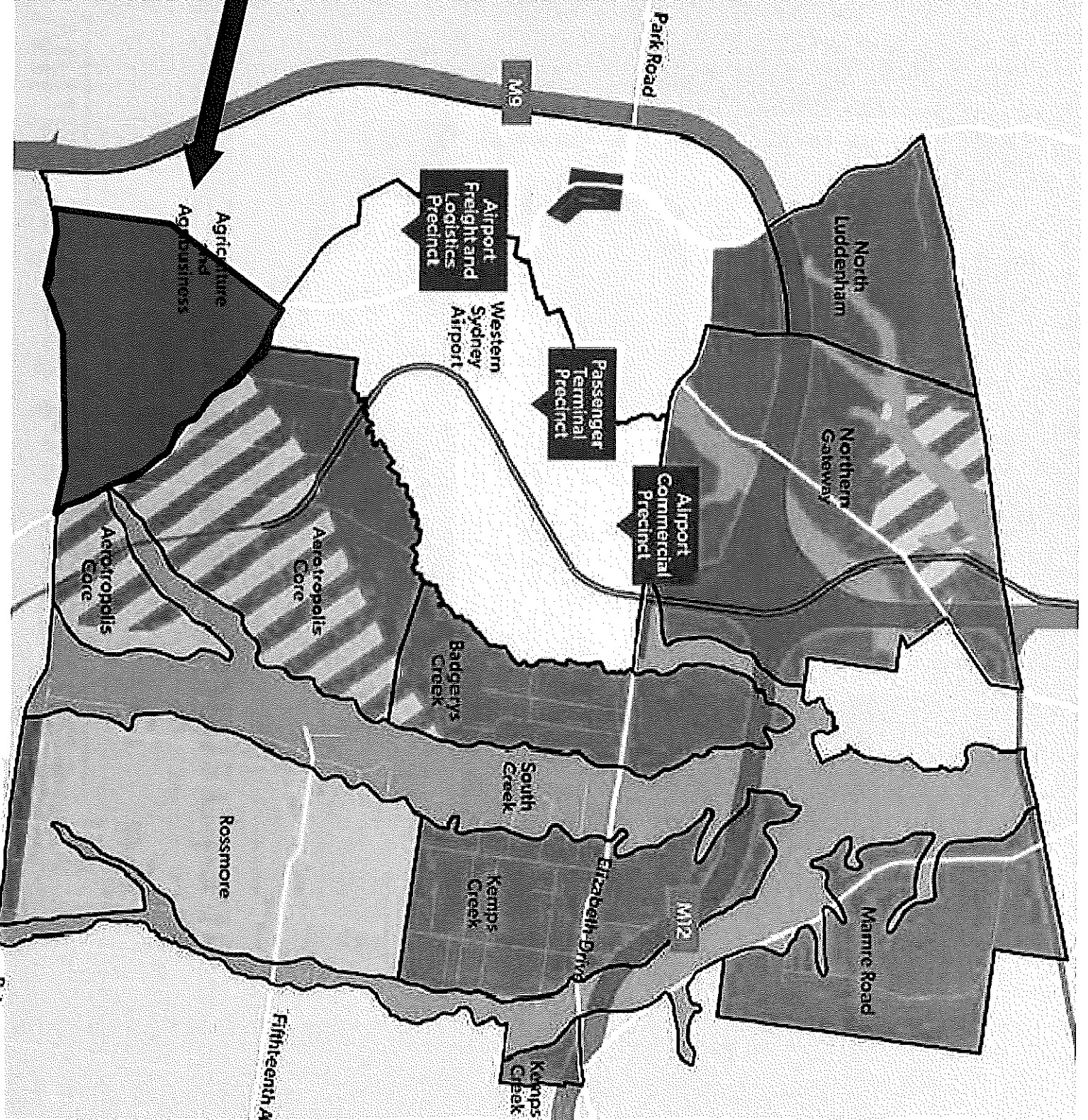
3) Southern Service Entry to Airport



4) M9 Entry/Exit Point



Submission to Create: Southern Gateway Precinct



What is best for our area?

Mixed flexible Employment and Urban Land – Similar to

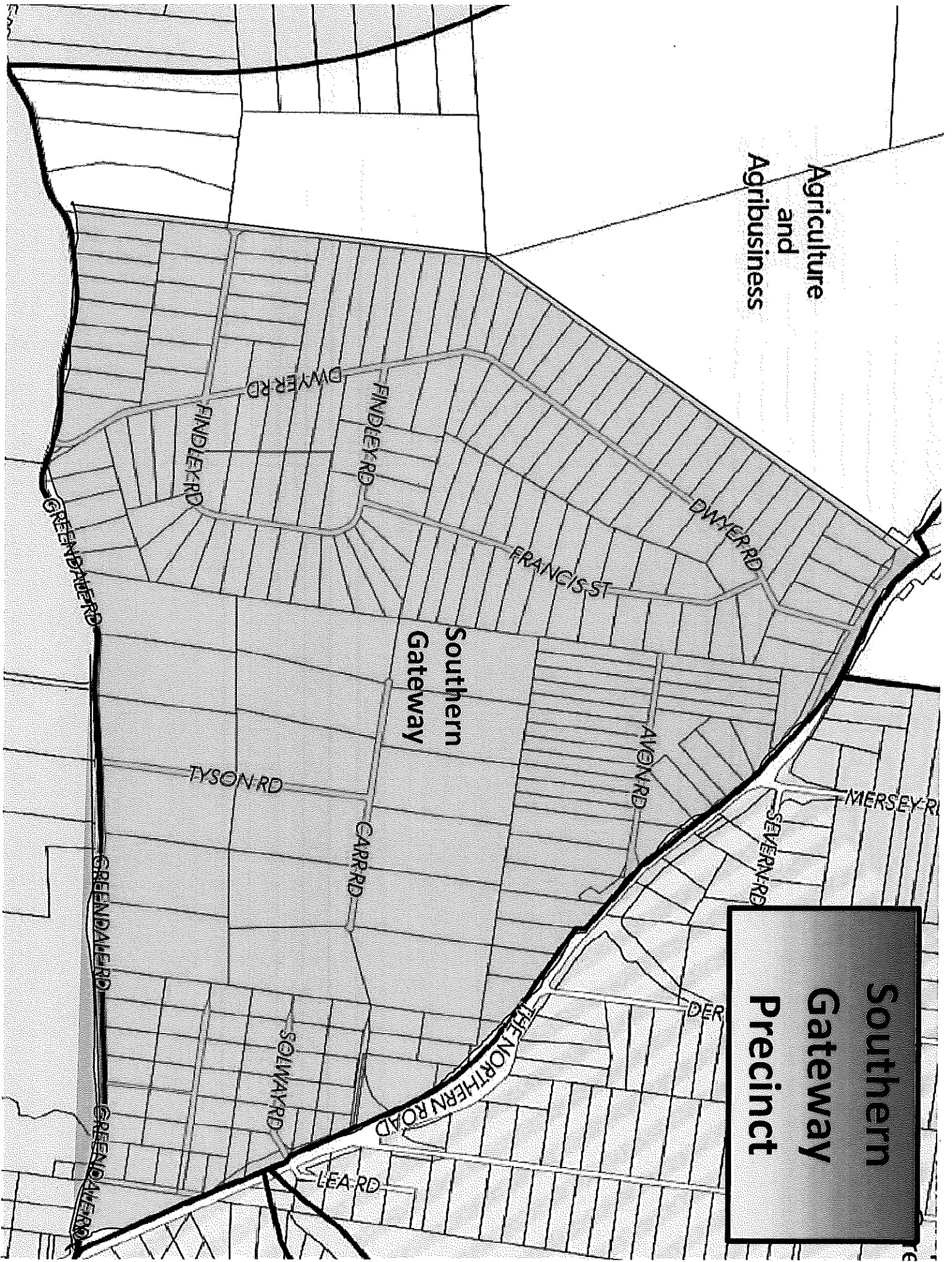
Northern Gateway

1. Agribusiness
2. Warehousing and logistics
3. Commercial enterprise/industry
4. Complementary offices
5. Residential
6. Education
7. Retail
8. Health services
9. Recreation
10. Visitor accommodation

Agriculture
and
Agribusiness

Southern
Gateway

Southern
Gateway
Precinct



Submission on proposed zoning in Bringelly

As property owners at [REDACTED], we would like to voice our support for the proposed Southern Gateway Precinct, Bringelly NSW.

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Thankyou

Joanne and Paul Coyto
[REDACTED]

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