

**From:** system@acelo.com on behalf of Paul Coyto  
**Sent:** Saturday, 3 November 2018 12:00 AM  
**To:**  
**Subject:** Submission Details for Paul Coyto (comments)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Paul Coyto

Email:

Address:

Content:

Submission relating to proposed Agriculture/Agribusiness zoning of . I am 43 years old married with three kids.  
Name is Paul Coyto and I am the property owner of .

\*Since I finished school in 1993 I have had plan and worked very hard to have our forever house that we can call home. In 2013, I Moved from a granny-flat in Fairfield to our dream home with 6 acres of beautiful land in peaceful Bringelly. Along with my growing family, home renovation started as I envisioned living here for a long time.

In April 2014, announcements of the second international Airport in Sydney was announced and happened to be at Badgerys Creek; less than 5 kilometres away from my home. From 2014 and 2017, my family and I have enjoyed living in this property. However, our happy time have now come to an end. The immediate surrounds of our home are dramatically changing as a result of the numerous works around Airport infrastructure. These works cause a great deal of air, noise, soil and water pollution, traffic congestion and has severely diminished the natural beauty once associated with our area.

In 2018, we placed our house on the market in anticipation of a sale before Sept -Oct 2018. We expected to gain a decent offer for our home owing to our proximity of the airport. However, in late August 2018, after the announcement of the State government plans, we find out that houses in the area will fall within the proposed Agricultural/Agribusiness Precinct. Overnight, the sale price of our home dropped and it was a direct result of the government's proposal. There have been several property owners in the area that all faced the same predicament as I did. Please see attached documents as proof via the experiences, knowledge and expertise of real estate agents in the area.

At present we are living in limbo and it's not viable for us to put our home on the market. Following the State government proposal, 2 fellow residents in the area and I formed community group titled the Aerotropolis Agribusiness Action Group. After several community consultations, meetings and correspondences with State/Local government personal and advice from Town Planners; we now believe that owing to several factors, our best option to move forward would be to propose that my property and those surrounding be zoned as mixed employment; i.e the Southern Gateway Precinct.

Factors that make the proposal for the creation of the Southern Gateway Precinct include:

1. Our positioning being at the mouth of the southern service entry to the Airport.
2. Our Proximity to the proposed entry and Exit points for the proposed M9
3. Proximity to major arterial roads such as the Northern Road & Bringelly Road
4. The proximity to the Aerotropolis Core and Airport.
5. The proposed Southern Gateway Precinct could serve as a strategic connection to the southern part of NSW via the proposed M9 orbital, should an Agriport require fresh food supplies from farmers down south.

Furthermore, I believe that the proposal of Agribusiness/Agriculture zoning to my area would be unfavourable owing to the fact that:

1. The rainfall levels in the area are minimal.
2. The lack of town water and or easy access to rivers, creeks etc.
3. The poor quality of soil in the area which is classified as class 3 meaning it has moderate agricultural capacity. Please refer to EIA reports conducted in the area thus far.
4. Current zoning in the area (RU4 & RU5 Residential) with small blocks of land that are not engaged in any form of agricultural operations.

Since the publication of the State plan, residents in the area and I are were extremely irate and frustrated with the zoning proposals for our area; but after consultations and extensive research into the viability of creating the Southern Gateway Precinct, we are now grateful to be included in the Aerotropolis Precinct, to have been given a chance to voice our evidence based proposals and are now hopeful that the government will give our individual and group proposal (drafted by Mecone) the appropriate consideration it deserves.

Please note that my proposal has been drafted at the 11th hour, as I have been busy assisting and coordinating our group submission. The overwhelming support of people within the area and their eagerness to have our zoning changed is a reflection of how important this is to us...

Thankyou  
Paul Coyto

IP Address: - 1.129.105.209

Submission: Online Submission from Paul Coyto (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=292317](https://majorprojects.accelo.com/?action=view_activity&id=292317)

Submission for Job: #9552

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