

Plan Spans

From: system@accelo.com on behalf of Boral Construction Materials Company
Sent: Tuesday, 30 October 2018 9:09 AM
To: James Sellwood
Subject: Submission Details for company Boral Construction Materials (org_comments)
Attachments: 290917_DPE Submission_ Western Sydney Aerotropolis Stage 1 Plan _181029_.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Boral Construction Materials Company
Organisation: Boral Construction Materials (National Land Development Manager)
Govt. Agency: No
Email: j.sellwood@boral.com.au

Address:

Unit 3, 40 Mount Street

North Sydney, NSW

1588

Content:

Refer attached written submission.

IP Address: - 175.45.116.85

Submission: Online Submission from company Boral Construction Materials (org_comments)
https://majorprojects.accelo.com/?action=view_activity&id=290917

Submission for Job: #9552

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

Site: #0

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

From:
Sent:
To:
Subject:
Attachments:

system@accelo.com on behalf of Boral Construction Materials Company
Tuesday, 30 October 2018 9:03 AM

Submission Details for company Boral Construction Materials (for comments)
290917_DPE Submission_Western Sydney Aerropolis Stage 1 Plan_181023_pdl

Confidentially Requested: no

Submitted by a Planner: no

Disclosure Political Donation:

Agreed to false or misleading information statement: yes

Name: Boral Construction Materials Company
Organisation: Boral Construction Materials (National Land Development Manager)
Govt Agency No:
Email:

Address:
Address:
Address:
Address:

Content:
Refer attached written submission.

IP Address - 175.45.118.85
Submission: Online Submission from company Boral Construction Materials (for comments)
https://improvements.accelo.com/action/view_activity?id=290917

Submission for Job: 95523
https://improvements.accelo.com/action/view_job?id=95523

Site No:
https://improvements.accelo.com/action/view_site?id=0



29 October 2018

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Mr Brett Whitworth
Executive Director, Aerotropolis Activation
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Brett

**WESTERN SYDNEY AEROTROPOLIS - STAGE 1 LAND USE AND
INFRASTRUCTURE IMPLEMENTATION PLAN**

This submission has been prepared by Boral in response to the NSW Department of Planning and Environment's exhibition of the Western Sydney Aerotropolis - Stage 1 Land Use and Infrastructure Implementation Plan. Boral supports the ongoing planning progression of this key growth area of Sydney, particularly with respect to establishing and protecting critical industrial zoned land and connection to planned freight corridors.

With over \$18bn already forecast to be invested in the Western Sydney Airport and associated Aerotropolis, demand for enabling construction materials will be high. Planning controls in the historically rural setting have restricted the ability to establish plants supplying concrete, asphalt and other construction materials in the area. As an example, there are no existing concrete plants across all suppliers within a 15 km radius of the Western Sydney Airport site. Unless prioritised rezoning supports and protects industrial uses such as these, this limitation will significantly impact the cost of construction and inhibit the supply of critical materials like concrete to required specifications and Australian Standards.

While planning for the Western Sydney Airport itself includes an opportunity to establish a concrete and asphalt plant on site, these facilities will be for the airport alone and not be able to supply the even greater demand outside the airport. From available information including the Stage 1 Land Use and Infrastructure Implementation Plan, the existing infrastructure commitment and available information from construction monitors, our preliminary estimates of demand over the next 20 years for the proposed Western Sydney Aerotropolis, excluding the airport, include:

- **4 million m³** of concrete;
- **2.5 million tonnes** asphalt; and
- **13 million tonnes** of quarry materials.

Priority planning which enables the establishment of industrial construction material facilities (notably concrete and asphalt plants) with direct access to key supply channels,



including road and rail, will ensure the availability and supply of critical construction materials to this high growth region when it is needed most. A key driver will be a clear and early definition of where industrial zoned land for these uses will be located within the proposed Flexible Employment areas of each precinct.

The Stage 1 Land Use and Infrastructure Implementation Plan reinforces the need for key transport corridors and a focus on freight line connectivity to global markets. In addition, Boral emphasise a need to support connectivity to local markets and regional NSW, particularly with respect to supply of construction materials. As is forecast above, the development of the Western Sydney Aerotropolis will see a significant demand of construction materials including quarry products, concrete and asphalt.

With most hard rock resources within the Sydney basin exhausted, our industry is moving to a regional supply model which will rely on adequate freight connectivity and handling facilities to receive and distribute critical construction materials. Freight facilities must ensure capacity is maintained for bulk materials required for the local Sydney market in addition to global opportunities, particularly with access to the proposed Western Sydney Freight Line.

In addition to the proposed prioritisation of the Aerotropolis Core, Northern Gateway and South Creek precincts, Boral supports the accelerated rezoning of areas which meet the principles of the strategic plan. In particular, Boral supports the accelerated rezoning of the Elizabeth Enterprise precinct. This site is proximate to the Western Sydney Airport and M12 corridor, includes capacity for industrial uses and can support operations which will work as enablers for the broader region.

We welcome the NSW Department of Planning and Environment's release of the Western Sydney Aerotropolis Stage 1 Land Use and Infrastructure Implementation Plan and look forward to working with Government and the private sector in delivering this important new region of Sydney and NSW.

Yours faithfully

A handwritten signature in black ink, appearing to read "Greg Price", written over a light gray circular background.

Greg Price
Executive General Manager
Boral Construction Materials (NSW/ACT)