

[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, 31 October 2018 2:10 PM  
**To:** [REDACTED]  
**Subject:** Submission Details

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

**Name:** [REDACTED]  
**Organisation:** [REDACTED]  
**Email:** [REDACTED]

**Address:**

[REDACTED]  
Bringelly, NSW  
2556

**Content:**  
As attached

IP Address: - 27.33.125.240

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

31 October 2018

Director, Aerotropolis Activation  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Dear Sir,

In response to the Department's document *Western Sydney Aerotropolis Stage 1 Land Use and Infrastructure Implementation Plan*, we wish to submit the following:

1. We note that our property at [REDACTED] Bringelly is [REDACTED]  
[REDACTED] land currently owned by [REDACTED]  
[REDACTED] and [REDACTED]

[REDACTED]  
[REDACTED] k. In their submission to  
Western City District Plan dated 14 December 2017, they presented the many economic  
opportunities available for the area and their vision of the Western City Aerotropolis. In  
their submission they discuss as follows:

*"the scale and location of North Bringelly would enable the delivery of the following:*

*A fully integrated passenger rail and metro rail station at the junction of transit  
corridor investigation lines...*

*Over 3 km of mass transit investigation corridor...*

*A range of land use activities, including those that are centred on technology and  
aeronautics and defence activities at a significant transport hub. The capacity and  
location of North Bringelly will encourage corporate headquarters, business enterprise  
and associated services to be located at this key transport node"*

Furthermore, in their submission, the development of North Bringelly will include "a future city shaping Metropolitan Cluster" which will be only a walking distance from my property.

2. As our property and a number of properties next to our property are [REDACTED] to the above future North Bringelly development, we request that our properties are included in any zoning the Department may consider for the North Bringelly and / or alternatively re-zone our property as Aerotropolis Core. We believe our property is too valuable to be utilised as park land and other 'non-urban' land use. This is an enormous opportunity for the development of our land as visualised in the submission by Greenfields and Ingham. Including our land as part of North Bringelly and / or re-zoning to Aerotropolis Core will increase private investments, business opportunities and jobs in the area and therefore meet many governmental planning priorities.
3. As part of the submission by [REDACTED] they indicated that they were comfortable with the natural landscape adjacent to the South Creek. We assume that they will develop the South Creek (and Thompson Creek which runs through their property). Therefore, all flood issues near North Bringelly would be expected to be mitigated.
4. We intend to meet with residents living in [REDACTED] to form a block of landowners who are interested in the development of our land as part of North Bringelly or alternatively as part of Aerotropolis Core.

Yours faithfully

[REDACTED]

# Draft Greater Sydney Region Plan

Submission\_id: [REDACTED]

Date of Lodgment: 14 Dec 2017

Origin of Submission: Online

Organisation name: [REDACTED]

[REDACTED]  
Property Group

Organisation type: Industry

First name: [REDACTED]

Last name: McAndrew

Suburb: 2000

Submission content: Submission on behalf of [REDACTED]  
[REDACTED]

Number of attachments: 1



14 December 2017

Greater Sydney Commission  
PO Box 257  
PARRAMATTA NSW 2124.

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SYDNEY NSW 2000  
PO Box 1778  
SYDNEY NSW 2001  
P: (02) 9290 3636  
E: admin@dp-aus.com.au

**ATTENTION: GEOFF ROBERTS**

Dear Geoff

**RE: DRAFT GREATER SYDNEY REGION PLAN SUBMISSION FOR NORTH BRINGELLY**

**1. Introduction**

This submission has been prepared on behalf of [REDACTED] in response to the recently released Draft Greater Sydney Region Plan (draft Regional Plan). Our clients either own or have development rights over a [REDACTED] contiguous 400ha land area [REDACTED] immediately [REDACTED].

This submission outlines the strategic planning significance of North Bringelly, which has distinctive value due the large land area and the consolidated and coordinated ownership, presenting a unique opportunity to manage the delivery of the vision for the Western Sydney Aerotropolis and broader Western Parkland City.

We commend the Greater Sydney Commission (GSC) for preparing the Regional Plan to manage growth and change and guide infrastructure delivery for the Greater Sydney Region. In particular, we commend the GSC on releasing a vision for Western Sydney that identifies opportunities associated with the new Western Sydney Airport and emphasises the importance of connecting Western Sydney through strategic infrastructure planning and delivery.

**2. The Draft Regional Plan**

The draft Regional Plan for Sydney, *Our Greater Sydney 2056 – A metropolis of three cities*, presents the Western Sydney Airport and Badgery's Creek Aerotropolis as the economic catalysts for the Western Parkland City.

The Western Sydney Aerotropolis is shown as the Metropolitan City Cluster for the Western City, providing exceptional economic opportunities such as new advanced manufacturing, logistics and trade and a world class aerospace and defence industries precinct. These economic opportunities will attract vast amounts of other investment and employment opportunities, aided by the Western Sydney City Deal.

The Western Sydney Aerotropolis will require the delivery of city scale infrastructure, with a rail investigation corridor and South Creek providing two north-south corridors and central organising principles underpinning connectivity to the Aerotropolis and across the Western Parkland City.

**3. North Bringelly**

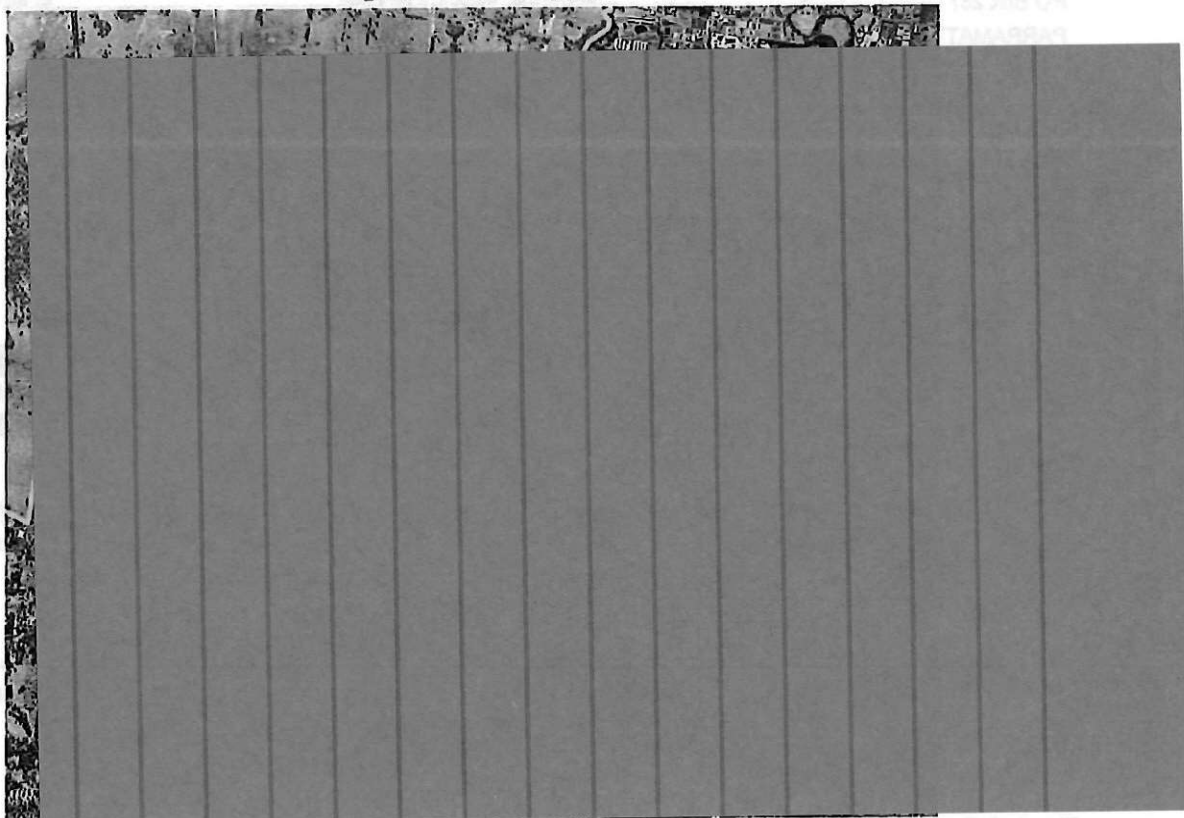
North Bringelly is located approximately 16km west of Liverpool, 19km north-west of Campbelltown, 17km south-east of Penrith, and 26km south west from Parramatta, within the Western Sydney Priority Growth Area. North Bringelly is strategically located:

- Adjacent to the future Western Sydney Airport and proposed North Bringelly Railway Station;
- Close to the future M9 Orbital Investigation Corridor; and
- West of the Western Sydney Parklands.

North Bringelly is shown in Figure 1 below. The scale of the landholding is unique, with surrounding lands largely containing small semi-rural lots.

Recently released strategic planning documentation has identified that a future South West Rail Link extension between Leppington/Western Sydney Airport and Narellan/St Marys would traverse the site for a length over 3km (refer Figure 2).

**Figure 1: North Bringelly**



#### **4. Opportunities**

North Bringelly is exceptionally well located to accommodate the economic opportunities envisioned for the Western City Aerotropolis and north-south and east-west transit corridors to be investigated. The scale and location of North Bringelly would enable the delivery of the following:

- A fully integrated passenger rail and metro rail station at the junction of transit corridor investigation lines as identified on the draft Regional Plan.
- Over 3km of the mass transit investigation corridor, extending from the existing station at Leppington to the Western Sydney Airport.
- A range of land use activities, including those that are centred on technology and aeronautics and defence activities at a significant transport hub. The capacity and location of North Bringelly will encourage corporate headquarters, business enterprise and associated services to be located at this key transport node.

North Bringelly is not significantly affected by airport runways, flight paths and associated noise impacts allowing the accommodation of a range of large scale buildings.

A vision for North Bringelly has been developed, encompassing the exceptional strategic planning opportunities the land presents. This vision is as follows:



North Bringelly is a dynamic and innovative 21<sup>st</sup> Century 'world-class smart Major Strategic Centre'. The opportunity exists to deliver a seamlessly integrated, culturally diverse and highly liveable place, which can become a hub for multi-national technology and aerospace business activity fostered by the Western Sydney Airport.

The Major Strategic Centre will develop into a fully integrated urban space affording a unique blend of land uses which functions as an exciting service centre for the broader region, transforming and defining Western Sydney.

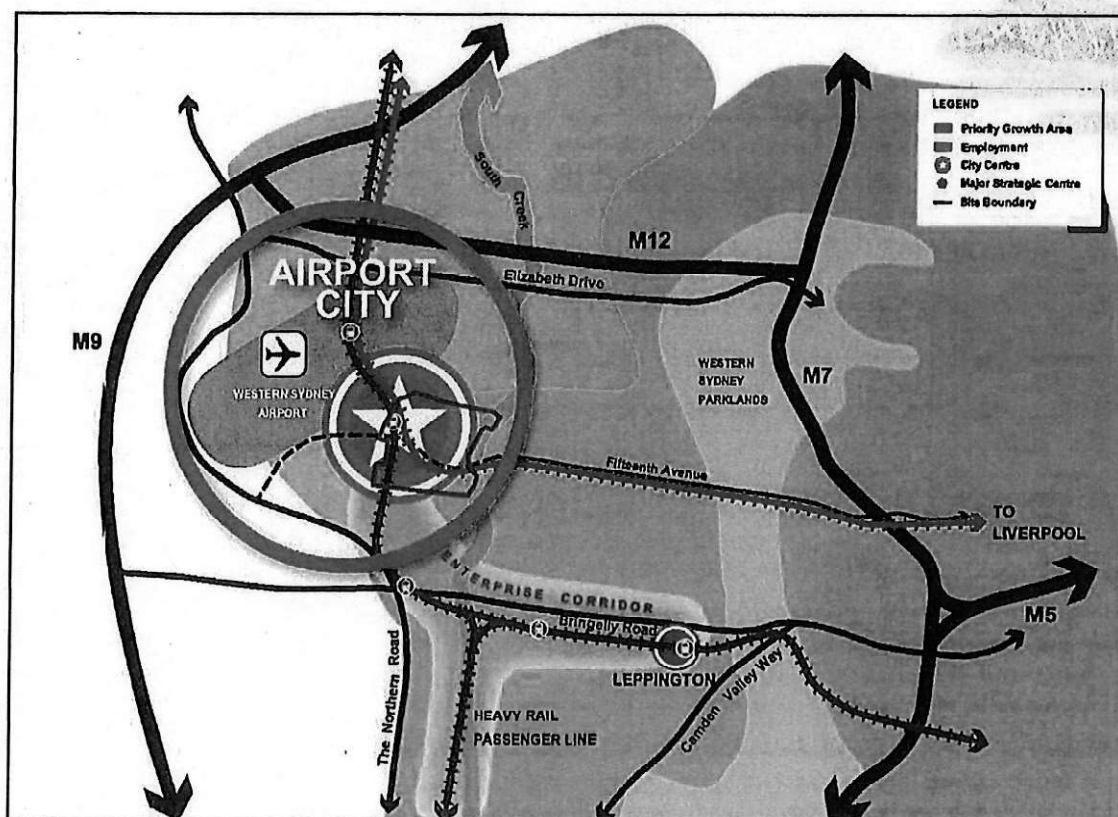
North Bringelly will be known for its modern communications and multi-modal transportation which sustains the community it serves, synthesising a multi-faceted hub of vibrant and rich interaction between trade, retail, entertainment, education, accommodation and employment activities; nestled comfortably within the natural landscape adjacent to South Creek and building on the metropolitan 'green and blue grid', connecting to the remainder of Sydney.

The Centre will attract global business enterprise to synergise with local businesses and deliver a diverse range of products and services around the world.

This new Major Strategic Centre will comprise land uses that integrate opportunities to achieve a vibrant 24-hour centre that embraces smart technology and is 'highly adaptable and sustainable for future generations'

An Indicative Structure Plan has been prepared which articulates this broad vision for North Bringelly, as shown in Figure 2.

Figure 2: North Bringelly Structure Plan



## 5. Conclusion

The draft Regional Plan presents a robust and exciting framework for the Western Parkland City and the Western City Aerotropolis. North Bringelly is exceptionally well located to accommodate the economic opportunities envisioned for the Western City Aerotropolis and north-south and east-west transit corridors to be investigated.

North Bringelly has the capacity to deliver a transit orientated hub for the Western City Aerotropolis as well as a full range of new employment, retail, entertainment and living opportunities built on the foundations of creating interactive places where people want to work, live, educate, recreate and play.

The North Bringelly land owners are committed to working closely with all levels of government to enable early identification and delivery of land uses for the Western City Aerotropolis and the alignments of transit corridors and station hubs.

Our clients would welcome the opportunity to further discuss the above, their contact details are listed below:

[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]

Yours faithfully

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

