

Private

From: system@acelo.com on behalf of [REDACTED]
Sent: Thursday, 1 November 2018 10:01 PM
To: [REDACTED]
Subject: Submission Details
Attachments: 291830_AAL WSA LUIIP S1 October 2018.pdf

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]
Email: [REDACTED]

Address:
[REDACTED]

[REDACTED]

Content:
See attachment PDF "AAL WSA LUIIP S1 October 2018"

IP Address: - 101.191.152.45
Submission: Online Submission from [REDACTED] (comments)
https://majorprojects.acelo.com/?action=view_activity&id=291830

Submission for Job: #9552
https://majorprojects.acelo.com/?action=view_job&id=9552

Site: #0
https://majorprojects.acelo.com/?action=view_site&id=0

From: [REDACTED]
Sent: Friday, 7 November 2014 10:01 PM
To: [REDACTED]
Subject: Submission Data
Attachment: 501830_A44_WYA_1_08_21 October 2018.pdf

CC: [REDACTED] Requested yes

Submitted by [REDACTED] no

Declassified by [REDACTED] no

Agreed to be so in missing information state [REDACTED] yes

Form: [REDACTED]
Final: [REDACTED]

Address: [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

Comment:
One submission for [REDACTED] was L01P 21 October 2018

W Address: [REDACTED]
[REDACTED] (this is a submission from [REDACTED] commercial)
[REDACTED] (this is a submission from [REDACTED] active)

Submission for [REDACTED] 49-03
[REDACTED] 49-03

Site 30
[REDACTED]

1st November 2018

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

To the Aerotropolis Activation Team,

I am writing in response to the Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan (WSA LUIIP) Stage 1 published August 2018. I've allocated my feedback in three stand points to distinguish my disagreements, agreements, areas for improvement.

Disagree

Page 43 of WSA LUIIP maps land along Willowdene Avenue as "Potential and Existing Conservation Land." See image at right. In contrast Page 13 of the March 2018 Western City District Plan (WCDP) did not show any "Protected Natural Area" between M9 and airport boundaries.

I am in strong opposition to land of my family and neighbours being drafted as Conservation. For that reason, we have grouped together and sought an independent ecological study of our properties by Think Planners. My family and neighbours have and continue to experience distress about the Northern Road diversion and the M9 corridor. We now carry the burden of a drafted conservation label which would discourage industrial developments, devalue properties and limit options for owners in years to come. The conservation label drafted for these properties cannot be allowed to stand, it must be removed immediately and before next WSA LUIIP publication.



Page 62 of WSA LUIIP states "The transition of existing agricultural land to alternative uses is not envisaged in current planning. However, these issues will be considered as long-term planning for the Aerotropolis is reviewed and monitored." This wording confirms there is uncertainty in the future of land west of the airport. I realise three of five precincts are designated as priority at present for final plan and rezoning commencing 2019. Proposing a timeline regarding the Agribusiness precinct will give some guidance for planning by stakeholders. For example, home owners about lifestyle and family decisions, businesses for expansion and investment decisions, government for utilities and services decisions.

Page 62 of WSA LUIIP states "Residential development opportunities are only appropriate if ancillary to agriculture." This statement raises concern about limitation of what an owner can build whether it be a residence, shed, business other than agriculture. This statement should be clarified for next LUIIP.

Agree

Unfortunately, the March 2018 WCDP overlooked potential land uses westward of the airport zone by labelling it as Metropolitan Rural. Present inclusion of this land in WSA LUIIP study area has brought optimism that home owners are not excluded from future opportunities. The label of Agriculture and Agribusiness has caused some confusion amongst owners. I benefited by reading multiple KPMG reports and realising this label effectively means an agricultural industrial area.

Needs Improvement

Liverpool Council zone mapping presents Luddenham properties in the Agribusiness precinct as RU1 and RU4, Primary Production. The next publication of WSA LUIP should present what zone mapping possibilities Agribusiness precinct may deliver e.g. IN1, IN2, IN3. I believe there is some misinterpretation that Agribusiness means perpetual agricultural zoning, rather than seeing the land has potential for Industrial and Commercial zones. This is important to show home owners that investors will find their property of interest if selling was decided.

Page 19 of the WSA LUIP maps the Agribusiness precinct to east of proposed M9. I realise for the WSA LUIP Stage 1 publication the study area was restricted to eastern side. In further LUIP releases there needs to be acknowledgement about home owners to the west of M9. Resident to the west of M9 tend to be in favour of an Agribusiness precinct.

There is ambiguous wording of the value sharing mechanism on page 51 of WSA LUIP. This appears to be a tax on home owner and/or investor. Next release of WSA LUIP should clearly state with hypothetical example of what this means from perspective of home owners and investors.

A factor many home owners are still no wiser to is timing of events for the Agribusiness precinct, as mentioned in "disagree" section. Understandably this is first release of such a concept and details can't be supplied immediately, but upcoming publications should contain draft timeline of strategy. For example timing of zoning across all precincts, upgrade of utilities in the area like town water, gas, communications, future proof transport corridors. Artists impressions of transport corridors should not be single lane roads (page 53 WSA LUIP), rather design roads with kerbside parking and two lanes in each direction.

At the next LUIP publication in 2019 I will specifically be checking for:

- Scrapping of drafted conservation label for Willowdene Avenue properties.
- Agribusiness/Industrial study area expanded westward.
- More details about zoning, timing of events, value sharing mechanism.

I appreciate the Aerotropolis Activation team attendance on October 8th to the Luddenham Progress Hall. I and fellow members of the WSA Agribusiness Landowner Group look forward to seeing the response on these topics.

Yours sincerely