

[REDACTED]

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**From:** system@accelo.com on behalf of [REDACTED]  
**Sent:** Friday, 2 November 2018 9:42 AM  
**To:** [REDACTED]  
**Subject:** Submission Details  
**Attachments:** 291892\_I wish to make a submission and raise the following issues.pdf; 291892\_new doc 2018-11-02 09.20.11.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] MORE PARK NSW

Content:  
see attached

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (comments)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=291892](https://majorprojects.accelo.com/?action=view_activity&id=291892)

Submission for Job: #9552  
[https://majorprojects.accelo.com/?action=view\\_job&id=9552](https://majorprojects.accelo.com/?action=view_job&id=9552)

Site: #0  
[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

From: [redacted]  
Sent: Friday, 3 November 2018 9:45 AM  
To: [redacted]  
Subject: Submission Details

Attachments: doc 2018-11-03 09:50 11.pdf  
2018952\_1.pdf to make a submission and raise the following issues.pdf 2018952\_new

Confidentiality Requested: yes

Submission C: a Planner no

Associated a Political Donation

Agreed to give or releasing information statements: yes

Name: [redacted]

Address: [redacted]

Content: [redacted]

File attached

IP Address: [redacted]

Submission: Online Submission from [redacted] (home-fs)  
<https://unimaps.ports.academy.com/action-view/40&1-9552>

Submission for Job #9552

<https://unimaps.ports.academy.com/action-view/40&1-9552>

Site #0

<https://unimaps.ports.academy.com/action-view/40&1-9552>

I wish to make a submission and raise the following issues.

I think Badgerys Creek Precinct should be part of stage 1 and not stage 2.

As our area is already in transition and being used in parts for [REDACTED] purposes by [REDACTED] Western Sydney Recycling [REDACTED] just to name a few. Out of sequence DA approvals have already been granted [REDACTED] seeks approval and is currently going to JRPP.

The last 2 roads of Badgerys Creek being Lawson Road and Martin Road are surrounded by stage 1 with Northern Gateway, Aerotropolis Core, South Creek and Western Sydney Airport Corporation. These last 2 roads should be integrated with stage 1 to provide certainty for local residents and developers.

The 3 significant areas earmarked for stage 1 has left a small portion of Badgerys Creek behind. This has created uncertainty encouraging land bankers and speculative buyers. Mirvac owns a significant portion of this area to the north of the Badgerys Creek Precinct which it proposes to develop and is a positive step forward to encourage developers and large businesses to the area. Business owners want to be associated with this type of business development.

With the shortage of industrial land in Western Sydney, I don't understand why the Badgerys Creek Precinct has not been included in stage 1 which would contribute to employment & infrastructure in the area. It is unclear what land uses are permissible in the interim. In my opinion, hi tech jobs of the future will only employ a small percentage of the population and more needs to be done. In the interim as our population ages this will not be obtainable.

The impact on residence living in Badgerys Creek Precinct from dirty industrial uses has increased and will continue to increase with more [REDACTED] wanting to be situated in the area. [REDACTED] will only create land that needs rehabilitation and should not be allowed. Early earthworks are set to start in November on the Airport site adjoining residents on Lawson Road. This will increase the noise, pollution, excessive traffic and vibration. Residents are wanting to be included in the 1st stage of rezoning as these industrial uses intensify in the area.

The current situation is not attracting enough developers who would establish infrastructure and promote the area but land bankers and speculative buyers. The interim land uses occurring now are not in line with the vision for the Badgerys Creek Airport & the Aerotropolis. Non-compliance by some land owners in the form of clearing trees has already occurred.

From a liveability point of view residents are needing to be included in the 1st stage of rezoning to flexible employment as they are surrounded by large businesses such as [REDACTED]

Large companies are now wanting to lease only a small portion of land being the front portion facing Elizabeth Drive approximately 4000 sqm<sup>2</sup> of a larger parcel of land. They don't want to buy in the area now due to the uncertainty about rezoning to see which companies are attracted to the area and where.

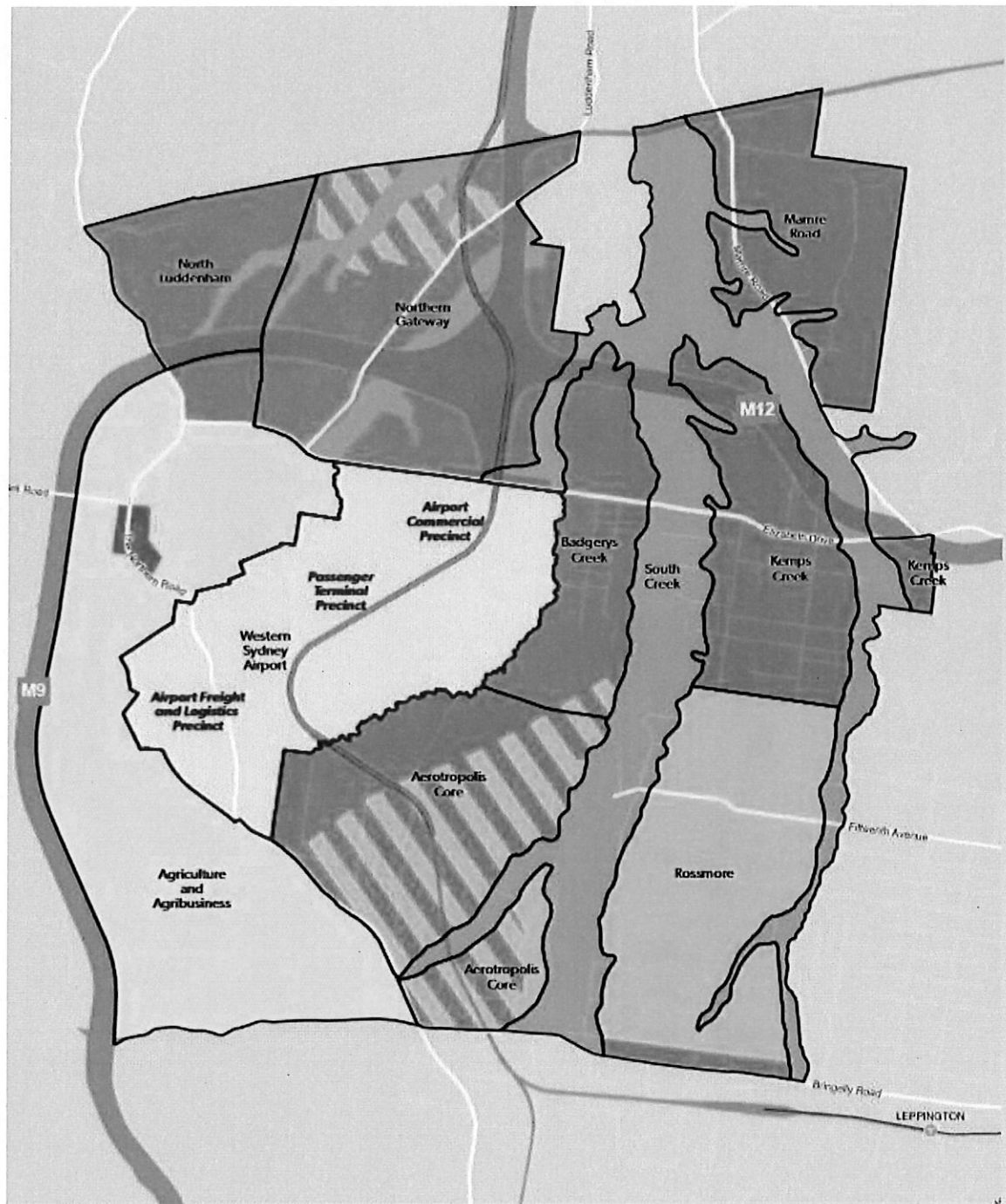
Infrastructure is needed in the area to support the vision of the new Badgerys Creek Airport and Aerotropolis. Including upgrades to The Northern Rd, Elizabeth Drive, connectivity to M9, M12, sewage, drainage, bus services, and retail services to support new businesses in the local area and employment.

In my opinion Badgerys Creek in its entirety should be rezoned in stage 1 and planned for and developed over the coming years to be well established before the airport is operational in 2026. This approach would enhance a cohesive look to the area and not a hotchpot approach for its intended uses and tourism.

It should cater to industries such as hirer car rental businesses, airline catering, warehouse solutions & logistics, petrol and other airport related services as these should be located in close proximity.

It is also of major concern why there is no representation from residents in the Badgerys Creek and Penrith area on the FOWSA forum.

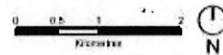
It is also unclear to me why this small portion of Badgerys Creek has been left behind and earmarked for stage 2?



# **Structure Plan**

## **Western Sydney Aerotropolis**

- |                              |                     |  |
|------------------------------|---------------------|--|
| Precinct Boundary            | Agricultural        | Non Urban Land                         |
| Western Sydney Airport       | Luddenham Village   | Mixed Flexible Employment & Urban Land |
| Proposed Transport Corridors | Flexible Employment |  |
|                              | Urban Land          |  |





Geoff Roberts  
Deputy Chief Commissioner  
Western City District Commissioner  
Greater Sydney Commission

Draft Western City District Plan

Dear Geoff,

This submission has been prepared by myself in response to the Greater Sydney Commission (GSC) exhibition of the revised draft Western City District Plan. I welcome the Commissions vision for the emerging Western Parkland City and growth of Western Sydney Airport within the Western Economic Corridor.

I wish my details to be withheld.

Please see attached my concerns for the area & its residents.

Regards

