

[REDACTED]

From: system@accelo.com on behalf of Michael Gray [REDACTED]
Sent: Tuesday, 6 November 2018 9:17 AM
To: [REDACTED]
Subject: Submission Details for company Gray & Walsh (org_comments)
Attachments: 293412_ORG Submission Details from Gray and Walsh 20181105.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements:

Name: Michael Gray
Organisation: Gray & Walsh (Partner)
Govt. Agency: No
Email: [REDACTED]

Address:
[REDACTED]
[REDACTED]
[REDACTED]

Content:
Please see attached.

IP Address: [REDACTED]
Submission: Online Submission from company Gray & Walsh (org_comments)
https://majorprojects.accelo.com/?action=view_activity&id=293412

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

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

Gray & Walsh Pty Ltd
15 Hollinsworth Road
Marsden Park
New South Wales 2765

31 October 2018

Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

**RE: HUGHES FAMILY ADAMS ROAD PRECINCT SUBMISSION
STAGE 1 LAND USE INFRASTRUCTURE IMPLEMENTATION PLAN**

This submission on the Stage 1 Land Use Infrastructure Implementation Plan (LUIIP) has been prepared by Gray & Walsh Pty Ltd on behalf of the Hughes family, and relates specifically to their land holdings. The submission considers the subject land in the context of the proposed LUIIP. This submission highlights concerns over the current proposed zoning and provides detail on the opportunities of the Adams Road Precinct to justify zoning as flexible employment and the lands inclusion in the Northern Gateway catchment release.

The Hughes Land Holding

This submission has been prepared on behalf of Ken, Wendy and Barry Hughes, who own [REDACTED]. [REDACTED] These lots are central to the Precinct and cover approximately [REDACTED]. This land is within the NSW Government's Western Sydney Priority Growth Area boundary and is immediately North West of the future Western Sydney Airport.

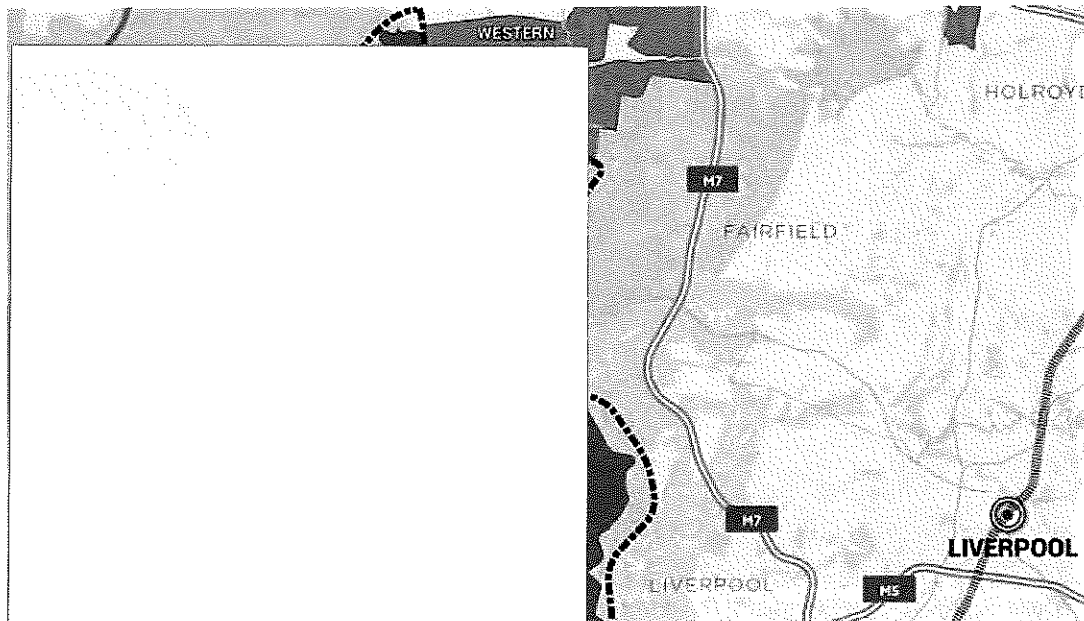


Figure 1. Subject Property Location within Western Sydney Propriety Growth Area

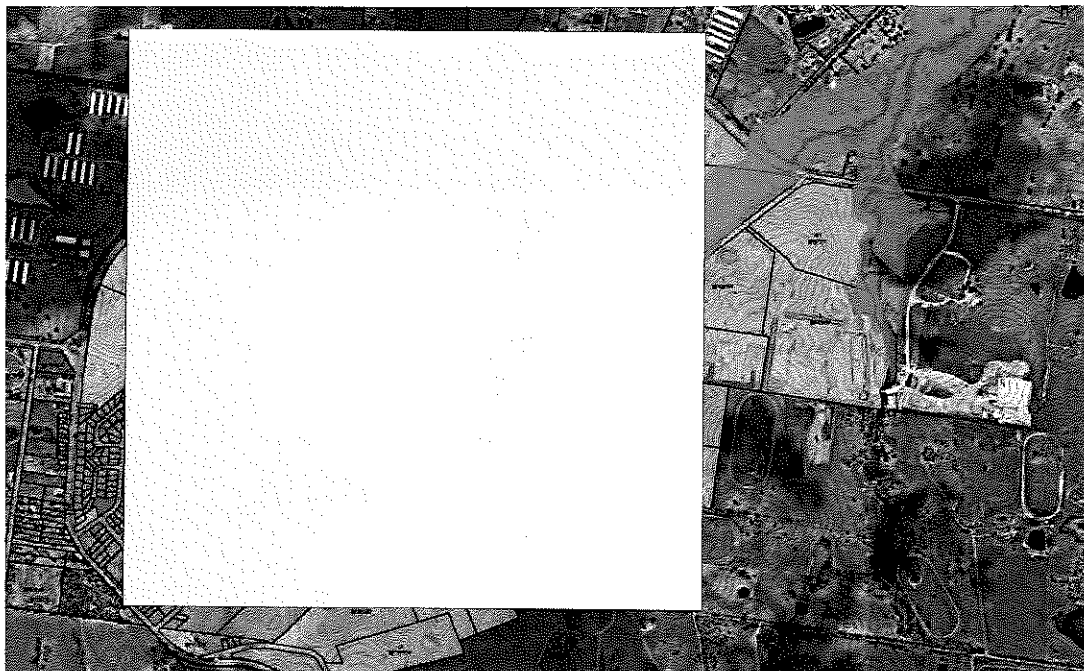


Figure 2. Subject Property and existing zoning of the Adams Road Precinct

History and Context

The Hughes family have owned and farmed their land in the Luddenham area since 1840. Originally a larger landholding supporting mixed crops and agriculture in the early years, which made way for dairy farming in the later 1800's. Successful dairy farming in this area was eroded by deregulation of the industry leading to the eventual demise of this land use. Fragmentation of the landholding and increases in land cost have led to the use of the farm for a small stock of cattle which sees farmers struggling to make a sustainable income in this vicinity. Economies of scale in the agriculture industry on affordable land have rendered the current land for agriculture as uneconomic.

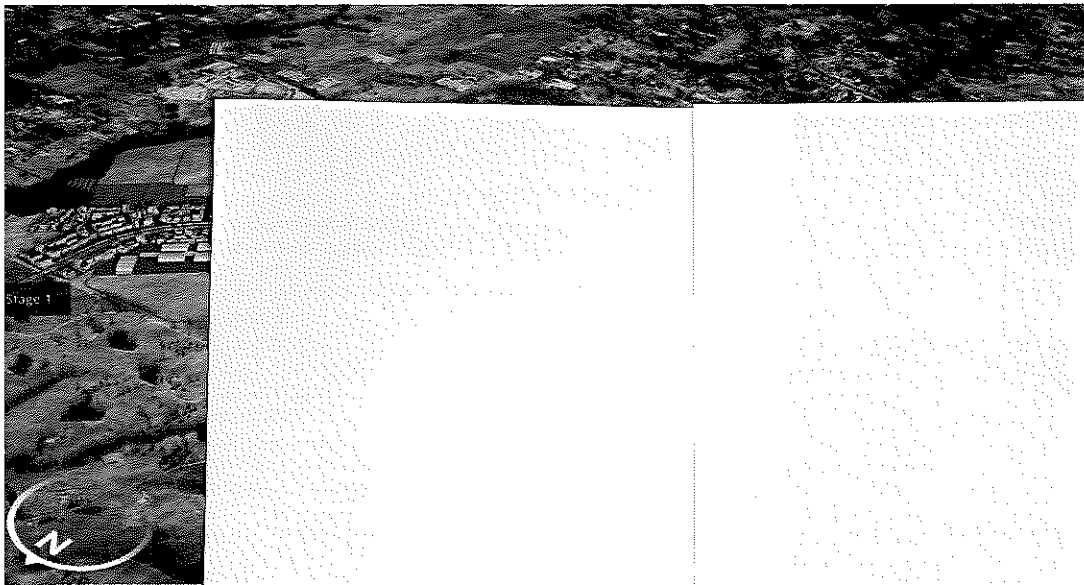


Figure 3. Sub
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The LUIP contemplates a zoning of agribusiness suggesting intensive agriculture or horticulture. Examples of these types of activities generally occur in areas where land is affordable and is easily converted to this type of use (i.e. where the topography is better suited).

In addition, many of the intensive farming activities are not compatible in close proximity to an airport, indeed the National Airports Safeguarding Framework (NASF) seeks to exclude agriculture close to airports. Intensive agriculture or horticulture is likely to attract birdlife, intensive chicken farms (which currently exist in the area) present biosecurity concerns and noise levels affect all forms of intensive agriculture. Even current farming activity including farm dams and cropping present increased risk to aviation activity.

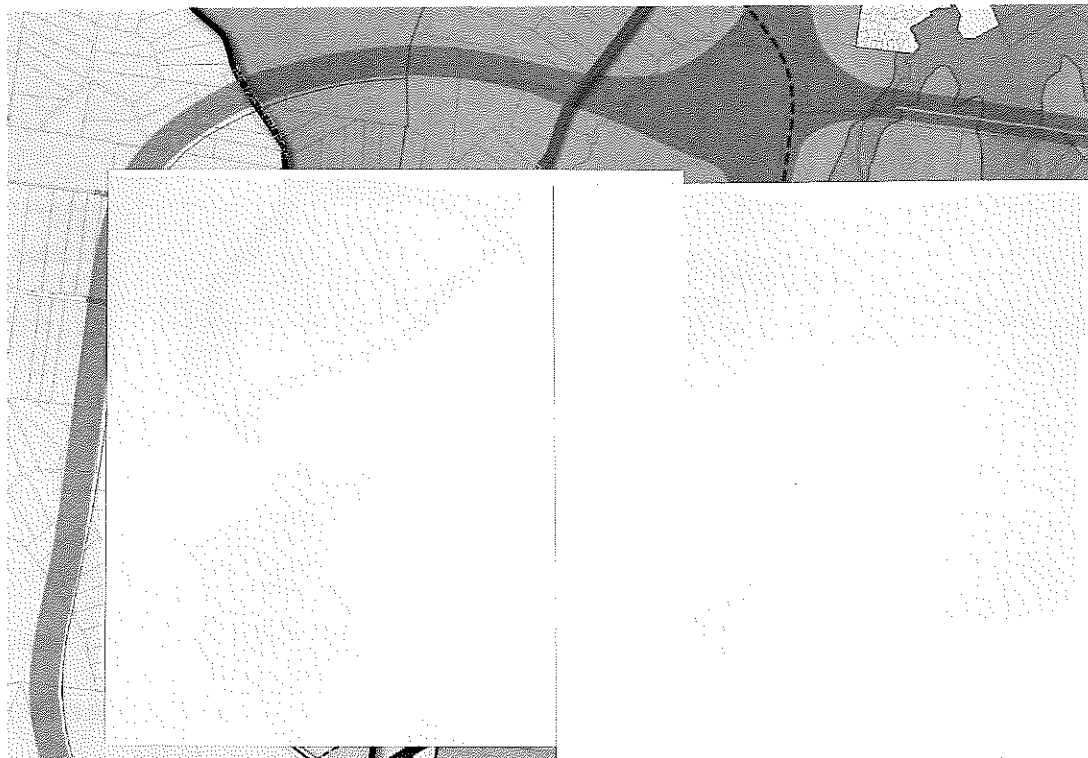


Figure 4. Subject property (red outline) with the existing LUIP Structure Plan for the Adams Road Precinct

Location & Access

The properties have existing access from The Northern Road and Adams Road and have recently been through a partial acquisition by RMS to facilitate The Northern Road Stage 4 realignment.

The changed alignment of The Northern Road provides nearly 1km of frontage to the western boundary of the Hughes property. This frontage provides excellent exposure for blue chip business which will increase the opportunity for high density employment in this precinct. This, together with access to Adams Road and the potential to provide direct connection between Elizabeth Drive and the western landside precinct of the airport via Anton Road provide an efficient and robust access network close to the airport - refer to the Proposed Road Hierarchy for Adams Road Precinct in figure 5.

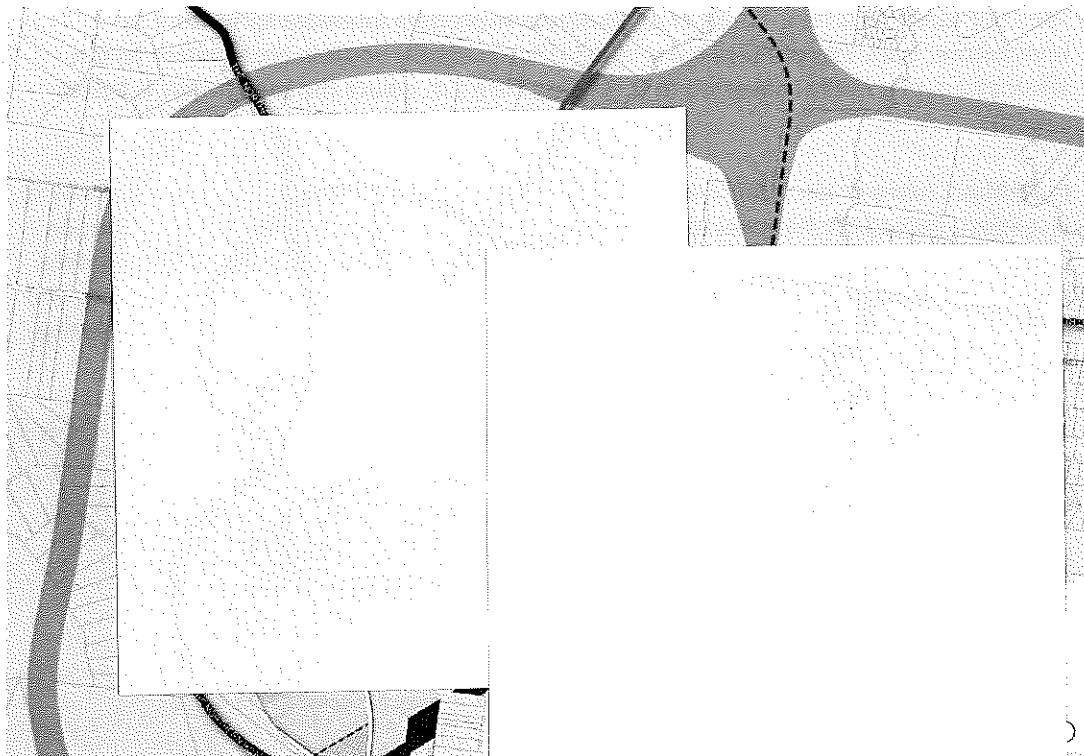


Figure 5. Proposed Road Hierarchy for the Adams Road Precinct

Land Use and Infrastructure Implementation Plan Opportunities for the Adams Road Precinct

The Adams Road Precinct consisting of the Hughes properties and those areas east of the realigned The Northern Road present a real opportunity for the government to maximise its return on investment in infrastructure. This precinct released as suggested in the draft structure plan presented at figure 6 is the logical location for the highest employment density for the following reasons:

- *Location* - The area east of The Northern Road realignment is immediately adjacent to the airport landside operations;
- *Access* - The Northern Road transport corridor provides efficient access to the broader state road network including the M12 and M9 motorways. Access to The Northern Road is facilitated by the current planned and committed upgrades of Adams Road and intersection treatments onto The Northern Road. Opportunities for access via Anton Road to the Airport land side and road structure improvements such as those suggested in the draft structure plan (by realigning the intersection of Adams Road and Luddenham Road where they currently intersect Elizabeth Drive) complete an efficient and robust road structure plan;
- *Employment Density* - Proximity to the airport, significant infrastructure spending in the vicinity of the precinct and exposure facilitate significant interest from airport support service industries which maximise employment density;
- *Exposure* - Significant exposure to The Northern Road will attract blue chip employers to this area seeking to be recognised in this precinct. Intensive activity as exemplified by growth adjacent to Richmond Road, Windsor Road and Camden Valley Way upgrades reinforce this opportunity;

- *Catchment Based release Planning* - The Adams Road precinct release is consistent with the water, sewer and stormwater servicing catchments of the Northern Gateway release. Inclusion of the Adams Road Precinct in the stage 1 Northern gateway release facilitates whole of catchment planning for the most reasonable and efficient infrastructure planning; and
- *Development Constraints* - Previous studies undertaken by Council and the State have found this area to be free of significant development constraints, i.e. no endangered vegetation or fauna communities, suitable soil types, no flooding, no heritage constraints, no significant bushfire impacts etc.

Alignment with LUIIP Vision

This submission has been prepared to align with the Governments visioning for success. Suggested changes to the draft structure plan contained in the Land Use and Infrastructure Implementation Plan - Stage 1 as identified in figure 6 provide for a productive precinct able to deliver a high employment density in a compact area adjacent to the airport landside operations which is aligned with committed infrastructure spending and catchment based release planning.

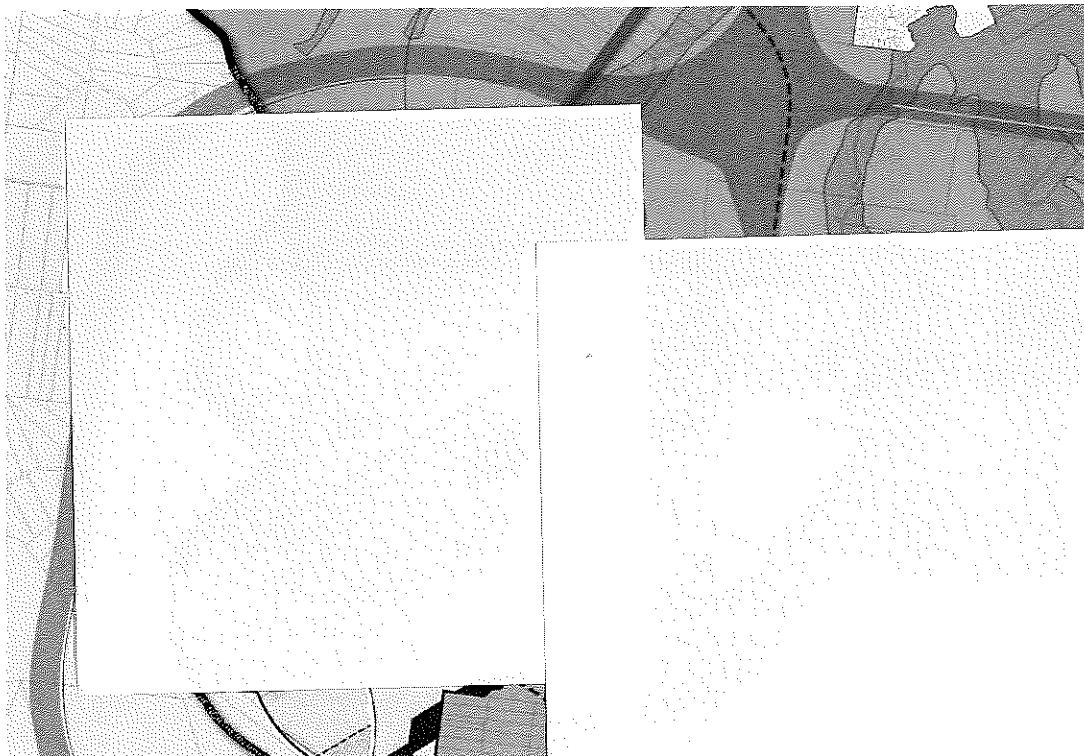


Figure 6. Proposed LUIIP Structure Plan

We welcome the opportunity to submit on the draft Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan – Stage 1. In consideration of our submission we would welcome further discussions with the Greater Sydney Commission.

Should you have any queries regarding this submission, or wish to organise a meeting, I am available on 0413 442 096 or owen.walsh@g-w.com.au.

Yours faithfully
Gray & Walsh Pty Ltd



Owen Walsh
Director

Attach

- Existing LUIIP Structure Plan for the Adams Road Precinct
- Proposed Road Hierarchy for Adams Road Precinct
- Proposed LUIIP Structure Plan for the Adams Road Precinct



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