

From: [REDACTED]
To: [REDACTED]
Subject: FW: Webform submission from: Western Sydney Aerotropolis Planning Package
Date: Friday, 14 February 2020 3:12:39 PM

From: [REDACTED] **On Behalf Of** DPE PS
ePlanning Exhibitions Mailbox
Sent: Monday, 13 January 2020 9:41 AM
To: PPO Engagement <engagement@ppo.nsw.gov.au>
Subject: FW: Webform submission from: Western Sydney Aerotropolis Planning Package

From: noreply@feedback.planningportal.nsw.gov.au
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Monday, 23 December 2019 11:13 AM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Subject: Webform submission from: Western Sydney Aerotropolis Planning Package

Submitted on Mon, 23/12/2019 - 11:12

Submitted by: Anonymous

Submitted values are:

Submission Type: I am submitting on behalf of my organisation

First Name: Sam

Last Name: Kennard

Name Withheld: No

Email: [REDACTED]

Suburb/Town & Postcode: Macquarie Park NSW 2113

Submission file: [webform_submission:values:submission_file]

Submission: Re: [REDACTED] Bringelly Dear Sir/Madam, I am writing this submission in response to the recent Draft SEPP Discussion paper (December 2019) for the Western Sydney Aerotropolis. My company is Kennards Self Storage. A subsidiary company of ours is the owner of a property at the address above. We have acquired this property in anticipation of the development of the airport and aerotropolis core with intentions to develop a self storage centre and business enterprise spaces. Our Enterprise Spaces are unique offer ideal for start-ups and emerging businesses. In short, Kennards Enterprise Spaces are offered for casual short term rental with "No Lease, No Bond, No legals". The entry cost and risk for the users is very low which is appealing for entrepreneurs. The project will be unique and an important part of the commerce mix for the area, as well as being supportive of the economic endeavour and objectives of the Aerotropolis Core. Our review of the recent Draft SEPP has us concerned now. The exhibited document shows that our property is probably covered by a green layer labelled "Regional Parkland (Investigation)". Although we are also shown as Enterprise Zone. We would like to formally object to the Parkland proposition and urge that our property retain the Enterprise Zoning. I would like to make the following propositions to support the Enterprise Zone for 140 Badgerys Creek Rd Bringelly: 1. Badgerys Creek Road frontage - the existing road

frontage means that the land offers commercial value. Being visible to passing traffic and easy to access is an important consumer attracting attribute. It also enables the immediacy of the development of the land, without requiring further infrastructure development. In contrast, parkland gets no value from busy street frontage. Indeed, the amenity of a parkland is diminished by this. Parkland will be better suited to land away from busy roads, and nested with watercourses or established bushland areas.

2. Imminent Development Intentions - my company intends to develop as soon as the zoning and property services practically permit. We are also long term owners and intend to be an enduring and integral part of the Aerotropolis. We have not acquired the land as a speculative land bank hold and flip. In contrast, there are speculators buying land around the Western Sydney Airport who intend to just hold and wait. By endorsing the Enterprise Zoning, you will see a prompt development outcome which is supportive of the activity ambitions for the Aerotropolis.

3. Supportive Use - our development of a state of the art Kennards Self Storage centre and our business enterprise spaces is aligned with the objectives for the development of the area. We are a known business and proven developer which means that the authority can be assured that a supportive use and high quality development will be undertaken on the property. If our property is back-zoned to Parkland, then it is unlikely that we can secure a suitable alternative in the area. The opportunistic speculative land grab happening would make it very difficult. I hope you view the merits of this submission favourably. I am more than happy to discuss. Regards, Sam Kennard Chief Executive Officer Kennards Self Storage

Phone: [REDACTED] Email: [REDACTED]

URL: <https://pp.planningportal.nsw.gov.au/draftplans/exhibition/western-sydney-aerotropolis-planning-package>

[REDACTED]