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Subject:
Date:

FW: Webform submission from: [webform_submission:source-title]
Monday, 23 March 2020 11:28:30 AM

[REDACTED]
[REDACTED]
[REDACTED]
Sent: Friday, 13 March 2020 9:57 AM

To: PPO Engagement <engagement@ppo.nsw.gov.au>; [REDACTED]

[REDACTED]
Subject: FW: Webform submission from: [webform_submission:source-title]

[REDACTED]
[REDACTED]
Sent: Thursday, 12 March 2020 4:13 PM

To: DPE PS ePlanning Exhibitions Mailbox [REDACTED]

Subject: Webform submission from: [webform_submission:source-title]

Submitted on Thu, 12/03/2020 - 16:11

Submitted by: Anonymous

Submitted values are:

Submission Type:I am submitting on behalf of my organisation

First Name: David

Last Name: Taylor

Name Withheld: No

Email: [REDACTED]

Suburb/Town & Postcode: Bringelly 2556

Submission file:
[REDACTED]

Submission: Dear Sir/Madam, Please find attached a submission in relation to the Aerotropolis Planning Package on behalf of Vitocco Enterprises. Regards, David Taylor General Manager - Property Vitocco Enterprises

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

12 March 2020

Western Sydney Planning Partnership
PO Box 257
Parramatta NSW 2124

Submitted via <https://www.planningportal.nsw.gov.au/draftplans/exhibition/western-sydney-aerotropolis-planning-package>

Dear Sir/Madam

This document is a submission by Vitocco Enterprises in relation to the publicly exhibited Aerotropolis Planning Package.

Vitocco Enterprises is a family owned property business based in Bringelly in south west Sydney. The company is delivering a range of land developments and retail assets in south west Sydney and therefore has a keen interest in the planning framework proposed for the Aerotropolis.

While none of the projects being developed by Vitocco Enterprises are located within the Aerotropolis boundary, a number of them are located in close proximity and will be influenced by the planning and infrastructure framework for the Aerotropolis.

The company is supportive of the strategic planning framework being established for the Western Sydney generally and for the Aerotropolis more specifically. Given the scale and location of our projects, we believe we can assist Government meet its objectives by delivering our projects and assisting in the delivery of key infrastructure.

Vitocco Enterprises would welcome the opportunity to further discuss the potential for our projects to contribute to the achievement of the Aerotropolis Planning Package planning objectives. Our contact in this regard is David Taylor, General Manager – Property. David can be contacted on [REDACTED] or on [REDACTED].

Yours sincerely



David Taylor
General Manager – Property
Vitocco Enterprises

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Aerotropolis Planning Package

**Submission to Western Sydney Planning
Partnership by Vitocco Enterprises**

February 2020



Vitocco

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Introduction

Vitocco Enterprises is a significant land owner and developer in South West Sydney. The family-owned business is based at Bringelly and is involved, via a range of joint ventures, in:

- Narellan Town Centre – a 72,000m² regional shopping centre at Narellan, with substantial capacity to further grow;
- Elyard Gardens – a proposed residential apartment development of up to 1,000 apartments, Stage 1 of which will commence construction in 2020;
- Gregory Hills – a 2,730 lot residential project which is about 90% complete;
- Gregory Hills Town Centre – a 12,000m² neighbourhood shopping centre, Stage 1 of which opened in April 2019;
- Central Hills Business Park – a 45 hectare business park at Gregory Hills;
- Emerald Hills – a 1,300 lot residential project at Leppington (about 80% complete);
- Emerald Hills Shopping Village – a 20,000m² neighbourhood shopping village, stage 1 of which is now complete;
- Lowes Creek Maryland – a 7,000 lot rezoning which is nearing completion and which is expected to commence development in 2021; and
- Newstead – a substantial rural holding south of Greendale Road, Bringelly, which is partly located within the Lowes Creek Maryland rezoning and partly located in a future South West Growth Centre rezoning.

In addition to these active projects and assets, the company recently purchased a 47.5 hectare site at 565 Bringelly Road, Rossmore. This site is on the southern side of Bringelly Road, and thus adjoins the Aerotropolis. The site is also traversed by the proposed extension of the South West Rail Link. The informal name of this project is Rossmore Central.

Given that none of the above projects are located within the boundary of the Aerotropolis area, this submission does not provide any comments on the proposed statutory planning framework for the Aerotropolis. Our submission, as outlined below, focuses on the opportunities for selected projects of ours to contribute to the broader planning and infrastructure objectives contained in the Aerotropolis Plan.

Rossmore Central

In October 2019, Vitocco Enterprises purchased 565 Bringelly Road, Rossmore. At 45 ha [REDACTED] large site in the Rossmore area. The site is immediately west of, and adjacent to, the stabling yards which serve the South West Rail Link (see Figure 1). Transport [REDACTED] identified a corridor for a potential future extension of this rail corridor which traverses the site. The site adjoins the southern boundary of the Aerotropolis and has a frontage of more than 700m to Bringelly Road. A further property purchase at 168 Graham Road has now also been negotiated, expanding the site to 47.5 hectares. Vitocco

Vitocco Enterprises is also in the process of negotiating a lease with Transport for NSW for 167

Graham Road, Rossmore, a site which Transport for NSW purchased in late 2019, and shown on the figure below with a red star.

Figure 1 – 565 Bringelly Road Landholding with adjacent Rossmore Stabling Yards



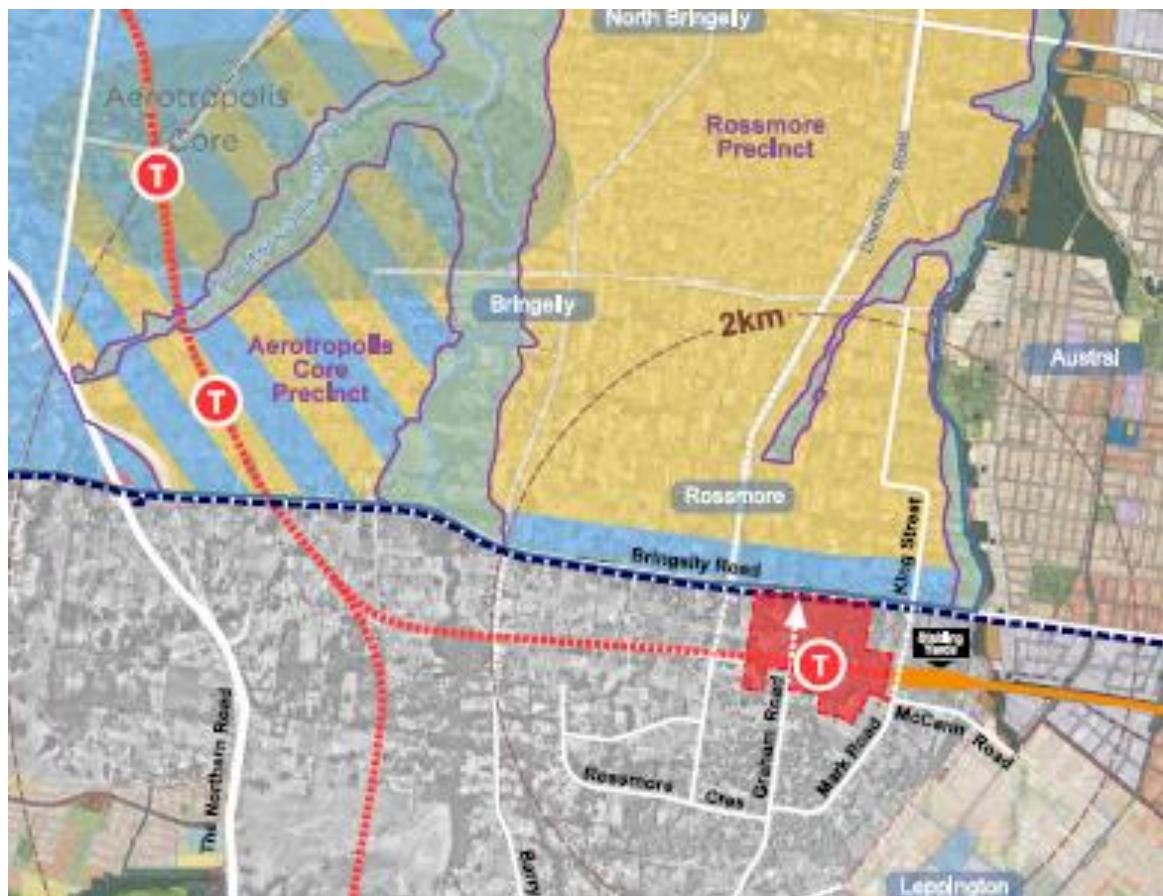
While recognising that the land use planning framework is not advanced at this stage for this site, Vitocco Enterprises has a vision for the site which involves developing a significant mixed use development with a strong emphasis on employment related land uses integrated with a potential railway station on the proposed extension of the South West Rail Link.

Preliminary discussions have been held with a range of Government stakeholders about this [REDACTED] recognise that any planning for the site and surrounds will, and should, be informed by discussions about the future of the rail link from Leppington to the [REDACTED] A [REDACTED] therefore awaiting the outcomes of the current business case work being jointly undertaken by the NSW and Commonwealth governments on the future of the Western Sydney rail network.

We believe that a second rail link to the airport via Leppington and Rossmore is essential at the earliest opportunity. Such a link would also provide a more direct connection between Sydney's two airports. We also believe that a rail link via Rossmore and Leppington is a relatively cost effective, but strategically significant, addition to the Sydney rail network. Locating a station on the only large parcel in Rossmore will enable a transit-oriented development to be delivered in a manner consistent with the Government's strategies elsewhere in Sydney, particularly in relation to employment creation in the region surrounding the airport.

We wish to signal our intention to work collaboratively with Transport for NSW and all the relevant planning agencies in the coming years to deliver on the potential and vision for our site.

Figure 2 – Rossmore Central in relation to Aerotropolis



Note: Rossmore Central is shown in red. Station locations shown with a T are indicative proposals.

Whether this would involve a potential amendment to the Aerotropolis boundary to take in the area between Bringelly Road and the rail corridor, or whether a separate planning framework would be established is a matter for Government. However, it is clear that the Bringelly Road corridor will play a key role in linking the existing urban areas of Liverpool, Campbelltown and Camden with the Aerotropolis and Western Sydney International Airport. This potential has already been recognised by the NSW and Commonwealth governments, and is reflected in the substantial existing investment in the Bringelly Road upgrade and the planned future extension of the South West Rail Link. This potential is also reflected in the proposed flexible employment uses in this corridor, as identified in the Aerotropolis Plan.

At the appropriate time, and subject to decisions by government, Vitocco Enterprises would seek to work with the NSW Government and Camden Council on a planning framework for the Bringelly Road corridor, including our holdings, with the objective of delivering a station on the site and a land use planning framework which maximised the benefits of transport accessibility and proximity to the airport and Aerotropolis.

Lowes Creek Maryland and Newstead

In partnership with the Cameron Brae Group, Vitocco Enterprises is finalising the rezoning of the Lowes Creek Maryland precinct at Bringelly. This precinct will deliver 7,000 dwellings, a town centre, community assets and open space and a major heritage restoration of the historic Maryland homestead. Development is expected to commence in 2021. The precinct will be a key source of housing supply in close proximity to the Aerotropolis as it is less than 2km south of the Bringelly Road southern boundary of the Aerotropolis.

The site is also located in close proximity to a potential future station on the Sydney Metro Greater West, and Vitocco Enterprises would support the earliest possible delivery of this important rail link to support the development of the Lowes Creek Maryland precinct.



Figure 3 – Lowes Creek Maryland



The Newstead farm forms part of the Lowes Creek Maryland precinct. Part of Newstead lies within the current rezoning area, but the majority of the property (280 hectares) is part of a future rezoning within the South West Growth Centre. The site adjoins the southern boundary of the Dwyer Road precinct of the Aerotropolis, and is only 400 metres from the upgraded The Northern Road.

The Newstead property has the potential to deliver a mix of uses. We believe that it should be developed as high density employment land complementing the Dwyer Road precinct within the Aerotropolis. In the medium to long term, this would form part of a proposed enterprise corridor centred on Greendale Road linking The Northern Road and the future Outer Sydney Orbital, a concept consistent with the planned approach for the Bringelly Road corridor to the east.

A key element in realising the site will be the future upgrade of Greendale Road, a key link between the Outer Sydney Orbital and the upgraded The Northern Road. The future rezoning of the Newstead property along with the Dwyer Road precinct and other nearby landholdings would support this upgrade.

Narellan Town Centre

Narellan Town Centre is a 72,000m² regional shopping centre with further potential to grow. The centre is jointly owned by Vitocco Enterprises and Perich Group. The centre is the closest existing major retail facility to the Aerotropolis and will thus play an important role in meeting retail needs, at least during the early phase of the development of the Aerotropolis. A future Metro station is proposed in close proximity to Narellan Town Centre. The earliest possible connection of this NSW Government identified strategic centre to the Aerotropolis with high quality public transport services (initially buses and then eventually rail) is supported by Vitocco Enterprises.

Figure 4 – Narellan Town Centre



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Conclusion

Vitocco Enterprises is an established developer based in south west Sydney with a track record for delivering high quality developments. A number of our future projects are located adjoining, or close to, the Aerotropolis, including Rossmore Central, Lowes Creek Maryland and Newstead.

Key transport infrastructure (both road and rail) which will serve the Aerotropolis either adjoins our projects or in the case of Rossmore Central, traverses the site. We believe that the planning framework for the Aerotropolis should recognise the importance of these key transport links, even if they are located outside the Aerotropolis boundary.

Vitocco Enterprises is keen to work with Government agencies (including Transport for NSW, the Planning Partnership and Western City and Aerotropolis Authority) and Camden Council and Liverpool City Council to ensure that transport and development outcomes are delivered in such a manner as to support the development of the Aerotropolis. In particular, we urge the earliest possible delivery of the future rail network so that future communities we are involved in are effectively linked to the employment opportunities planned for the Aerotropolis.



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