

Submission from Aerotropolis Group and World Trade Center Sydney (WTC SYDNEY) on Western Sydney Aerotropolis Plan.

12/03/2020

Hi,

I take this opportunity to thank the Planning Department and Planning Partnership for delivering this document. The effectiveness of Aerotropolis will be better if we address the following points:

Aerotropolis boundary at the Southern side is only 2.5 km from the Airport.

As a guiding principle across the World, **Aerotropolis boundary will be up to around 20-30km from the boundary of the Airport and the effect of Aerotropolis will be up to 50-70km from the Airport. But in Western Sydney Aerotropolis, the boundary of the Aerotropolis at the Southern side is only up to just 2.5 km.** The Major developments like, the World Trade Center Sydney (WTC SYDNEY), The University of Sydney, McArthur Development, South Creek West, Leppington, Rossmore, South West Rail Link, etc are not part of the Aerotropolis. Not to include the WTC SYDNEY and The University of Sydney which is just 2.5 km from the Airport boundary, in the Aerotropolis is a major Planning Defect. All the Greenfield development near the Airport should have been part of the Aerotropolis. Currently no employment generation projects are planned in Camden Council, but Camden Council is the Australia's fastest growing LGA with more than 100 people added every week. There is no explanation given for not including these major development in the Aerotropolis, even though it is 100% in alignment with the Govt Vision of developing Western City as a Trade, Logistics, Advance Manufacturing, Education, Health and Tourism Hub. This non-inclusion of these critical Projects in the Aerotropolis creates issues for the economic development of surrounding areas of Airport.

The Western City and Aerotropolis Authority (WCAA) Act 2018 states the following:

3 Object of Act

The object of this Act is to encourage the economic growth and development of the Western Sydney Aerotropolis and the rest of the Western City, in particular:

(a) by creating active, vibrant and sustainable communities and locations that:

(i) support national and global business, and

(ii) support, and benefit from, the development of the Western Sydney Airport, and

*(b) by supporting the creation of **precincts that are focused on job intensive land uses** and which include knowledge, industrial, educational, commercial, retail and **mixed use precincts**, and*

*(c) by **promoting investment**,*

World Trade Center Sydney proposed at 203 & 270 Greendale Road, Bringelly in 220 ha land will create an **“ecosystem for International Trade of all types of Goods & Services”** in Western City by connecting Sydney with 320 Cities where there are WTCs. So it will **create Communities and**



Locations that support National and International Business. The impact of WTC MIAMI, WTC AMSTERDAM, WTC SCHIPHOL, WTC DUBAI, WTC SEOUL, etc on the International Trade from the respective Cities is a proof of what WTC SYDNEY can contribute to SYDNEY and NSW State.

WTC SYDNEY will **support the development of the Western Sydney International Airport** by providing **more Air Cargo** by the Goods Export, to the belly of the Passenger Aircrafts and Freight Aircrafts to 320 Cities in nearly 100 Countries where there are WTCs. The **International Convention & Exhibition Centre** planned as part of WTC SYDNEY will attract more **MICE Tourists** for the Conferences, Seminars, Trainings and Exhibitions from these 320 Cities, attracting the most paying **Executive and Business Class passengers**. The 12 Bn Dirham (AUD \$4.2 Bn) annual contribution by the delegates to the Conferences & Exhibitions of WTC DUBAI vouches for this effect. **The University and the Hospital** planned as part of WTC SYDNEY, as a Joint Venture with Philadelphia International Medicine (PIM) US, will attract more Foreign Students and Medical Tourists. **These all will support the success of Western Sydney International Airport and the Airlines operating from the Airport.**

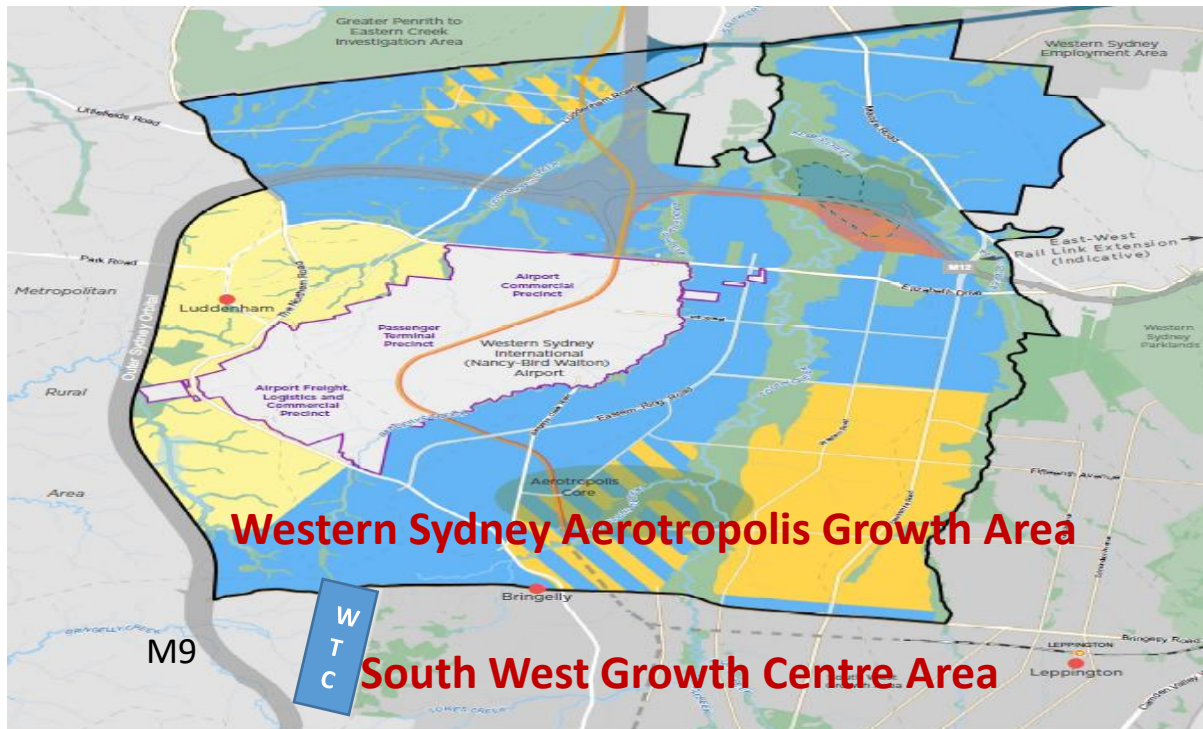
As an International Goods & Services Trade focussed Organization, WTC SYDNEY will **benefit from the development of the Western Sydney International Airport**. WTC SYDNEY needs the proximity to Airport for the seamless Goods export & import and also the Services export & import. This explains the location of the newly established WTCs across the world (WTC NEW DELHI, WTC SCHIPHOL, WTC HONGKONG, etc.) near Airports.

The WTC SYDNEY will **support the creation of a new Precinct (Bringelly Creek Precinct)** along with The University of Sydney, which is focused on Job intensive land uses, which include knowledge, educational, health care, commercial, retail and mixed use. This 450 Ha or 700 Ha Precinct which is just 3km from the boundary of the Western Sydney Airport will create significant number of jobs.

WTC SYDNEY will attract **\$15 Bn Foreign Direct Investment (FDI)** from US, Europe and Asia. As per the **Economic Impact Analysis by PwC**, the **\$15 Bn WTC SYDNEY Project will create 54,500 Direct Jobs; 46,000 Indirect Jobs and 66,500 Induced Jobs. Also \$22.7 Bn Direct Economic Contribution; \$21.5 Bn Indirect Economic Contribution and \$54.1 Bn Induced Economic Contribution; in addition to \$12.6 Bn Tax Contribution per Year.**

There are 320 World Trade Centers in nearly 100 Countries and Sydney was missing in the Map. Aerotropolis Group acquired the unique License for WTC SYDNEY from the World Trade Centers Association (WTCA), New York, USA in Feb 2018 and started attracting Businesses from 320 Cities to Sydney and empower the Local Businesses to trade with these 320 Cities. The establishment of WTC near the Western Sydney International Airport will facilitate the creation of an "Ecosystem for International Trade of all types of Goods & Services" by providing wings to the

Local Businesses in Sydney to reach up to 320 Cities across the world. The \$15 Bn **World Trade Center Sydney (WTC SYDNEY)** promoted by **Aerotropolis Group** as a Mixed Use Smart City in 550 Acres (220 Ha), with four WTC Towers, an International Convention & Exhibition Centre, Innovation & Incubation Centre, a Multi-Speciality Hospital, University, Retail and Residential components, at less than 3 km from the boundary of the Western Sydney International Airport, has to be included in the Western Sydney Aerotropolis or South West Growth Center Area.



The WTC site is located on the **Eastern side of the Outer Sydney Orbital (M9)**. As per the Structural Plan for Aerotropolis released in Dec 2019, the **Western side of M9** is identified as **Metropolitan Rural Area** and the **Eastern side of M9** is **Flexible Employment Area / Enterprise Zoning**. So it is natural to add the WTC Site either in to Aerotropolis Area or South West Growth Centre Area to create Employment. The site is well outside of the Noise contours and approach zones of the Airport, which makes it suitable for Mixed Use development. Adding the WTC SYDNEY to the current “Dwyer Road Precinct” and renaming it as **“Southern Gateway Precinct”** is the best possibility, as Dwyer Road Precinct is Flexible Employment / Enterprise Zoning.

In April 2018, WTC SYDNEY signed MoU with other WTCs for the export of Agricultural Products from Sydney & NSW. This MOU open ups the opportunity to export Agricultural products to 320 WTC Cities. Local farmers will be getting the benefit of exporting their Primary Produce to these 320 Cities in nearly 100 Countries.



Import - Export disparity at Port Botany

As per the Port Officials, 85% of the Containers coming to Port Botany are currently returning empty which creates a huge economic loss for NSW State. WTC SYDNEY can bridge this gap by augmenting the Goods export from Sydney to 320 Cities across the world, where there are WTCs. A new breed of entrepreneurs with focus in International Trade will be formed by the Conferences, Conventions, Seminars and Exhibitions that will be run by WTC SYDNEY. Local Farmers and Businesses will get wings to reach up to 320 Cities across the world.

World-class Hospital and University

On 7th Feb 2020, WTC SYDNEY signed MoU with **Philadelphia International Medicine (PIM)** which is a healthcare organization dedicated to bringing the services of **ten prestigious Philadelphia area health systems** to the international community. PIM's network includes **Fox Chase Cancer Center, Temple Health, and Jefferson Health** as anchor organizations and affiliate healthcare organizations include **Wills Eye Hospital, Rothman Orthopaedics, Main Line Health, Nemours/Alfred I. duPont Hospital for Children, the Vincera Institute, Magee Rehabilitation**

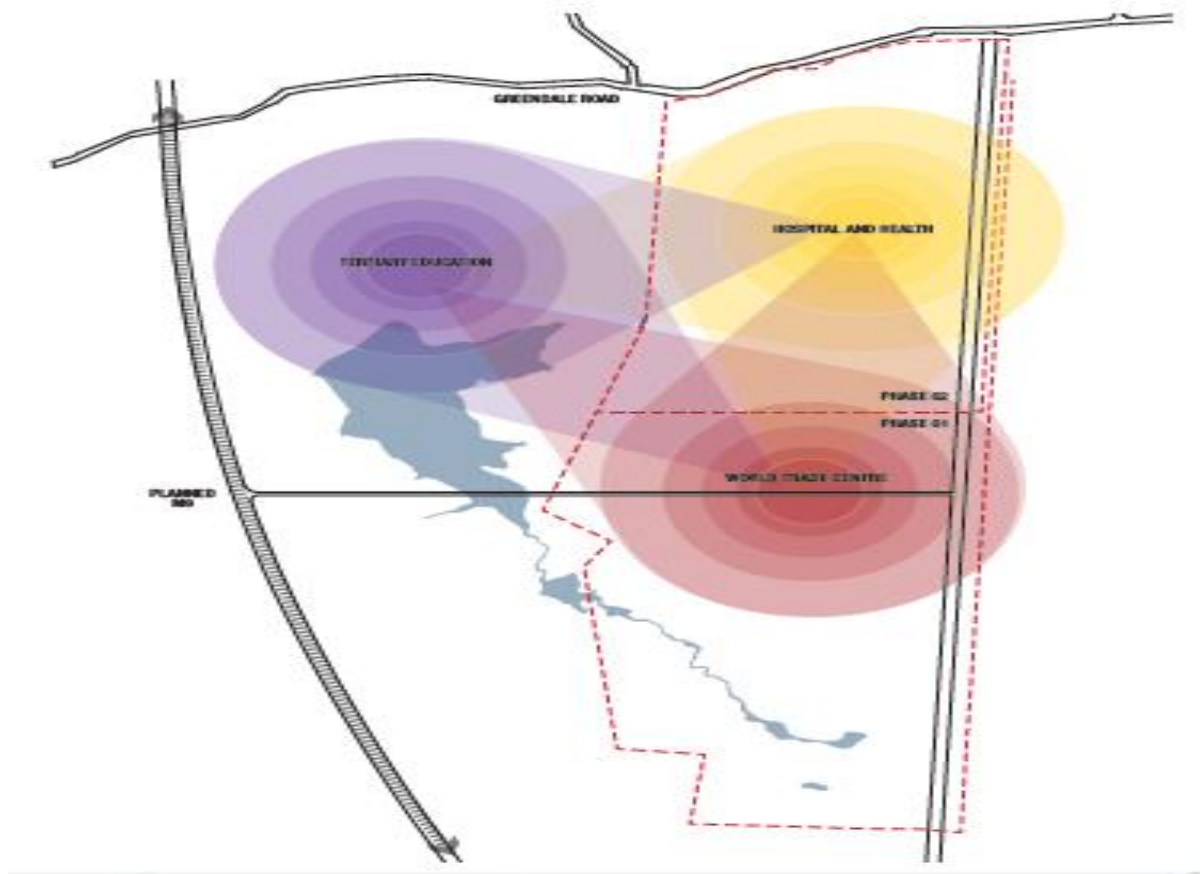
Hospital and the Renfrew Center. The MOU is to establish a world-class Hospital and a University along with the World Trade Center Sydney.



Aerotropolis Group signed Agreement to buy additional 100 Ha land for this purpose, in addition to the 120 Ha already acquired in 2015. The 2 million people living in the Western Sydney Aerotropolis and South West Growth Center will be benefitted by the Hospital and University, in addition to the 82 million passengers travelling through the Airport.

The International Trade of Goods through WTC Network will improve the Air Cargo from Western Sydney International Airport significantly. Also the delegates to the Conferences and Exhibitions organised by the WTC SYDNEY at the International Convention & Exhibition Centre, will attract the highly paid First Class and Business Class passengers from these 320 Cities. Both of these will help the success of Western Sydney International Airport. Tourism in Western Sydney also will be greatly benefitted by these MICE Tourists.

Synergy between the Airport, WTC SYDNEY and The University of Sydney can be possible by establishing the WTC SYDNEY near the Western Sydney International Airport. WTC Site can be added to **South Creek West Precinct**, which is already released for Rezoning OR together with The University of Sydney Site, a separate precinct, ie **Bringelly Creek Precinct** can be created in 450 Ha or 700 Ha.



As per the **Economic Impact Analysis** by **PwC**, WTC SYDNEY will create **54,500 Direct Jobs; 46,000 Indirect Jobs; 66,500 Induced Jobs and contribute AUD 12.6 Bn Tax Revenue per year**. The NSW Govt vision for Western Sydney is to develop it as a Trade, Logistic, Health, Education, Advance Manufacturing and Tourism Hub. So establishing the WTC SYDNEY in Western Sydney is in full alignment with the Govt Vision. Moreover WTC SYDNEY will contribute significantly to the Govt Vision of '30 Minutes City' by creating employment, education, healthcare, recreation and residence in this Mixed Use, Sustainable, Smart City.

The International Brand, the Physical Infrastructure, the Network of 320 WTCs and the 1,000 – 75,000 Companies Associated with each WTCs, make this Ecosystem of International Trade very agile. The contribution of WTC MIAMI, WTC AMSTERDAM, WTC SEOUL, WTC DUBAI etc. to the success of respective cities is a clear evidence of what WTC SYDNEY can offer to Sydney & NSW. More over the new WTCs that are being developed at Singapore, New Delhi, London, Perth etc. shows how world Cities are catching up to establish this Ecosystem of International Trade. WTC SYDNEY can act as the second Economic Engine for Western Sydney, along with the 24*7 Western Sydney International Airport.

View Southward



WTC SYDNEY Master Plan



This Ecosystem is being made of 4 elements:

- a. **The Brand** – The WTC Brand demands an International Standard for everything we do and build.
- b. **The Physical Infrastructure** – The WTC Towers, International Convention & Exhibition Centre, Business Innovation & Incubation Centre, Separate Office Space for Head Quarters for Multinational Companies, Retail Space, Hospitality Facilities like Five Star Hotels, Hospital, University, etc provides the **hardware** for augmenting International Trade.
- c. **The Network of 320 WTCs** – The Network of more than 320 WTCs in nearly 100 Countries is the **software**. There is **reciprocity in the uses of facilities between the WTC Members across the world** which makes the International Business easy and safe. The Conferences, Seminars, Exhibitions, Certifications, Networking conducted by the WTC provides platform for sharing the demand between the members. These events organised by WTCs creates a big flow of delegates and MICE Tourists from these 320 Cities.
- d. **The Companies Associated with each WTCs** – The 1,000 - 50,000 Companies Associated with each WTC in a City make this Network more agile. Demand from these 320 Cities flows to other Cities and resource (Goods or Services) rich Cities, can fulfil that demand through the Local companies. More and more International Export oriented companies will be formed in each Cities in different Sectors which will create more Jobs.

An alternative Proposal - Southern Gateway Precinct

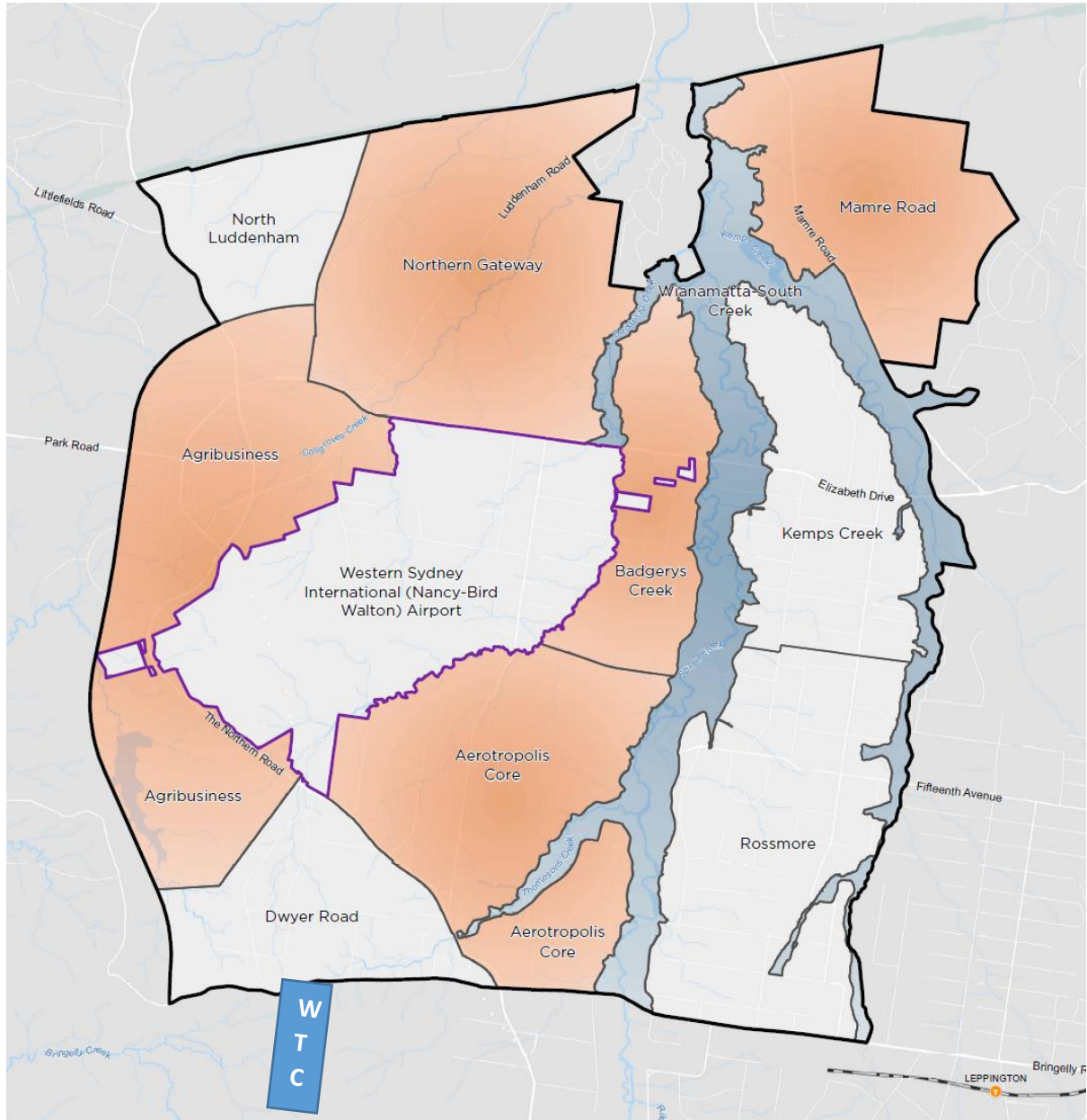
As the Dwyer Road Precinct is proposed to be Enterprise/Flexible Employment Zoning, urges the Planning Partnership to include the WTC SYDNEY and The University of Sydney area also in to that and name it as **Southern Gateway Precinct**. So together with the 700 Ha of Dwyer Road and 450 Ha of WTC SYDNEY and the University of Sydney, this precinct can be 1150 Ha.

Considering the Economic and Employment impact WTC SYDNEY will be making by the establishment of WTC Towers, International Convention & Exhibition Centre, Hospital and University, NSW's First P-12 STEMB (Science, Technology, Engineering, Maths & Business) School,

M9 and Greendale Road Construction

As the **Agribusiness Precinct is now Initial Precinct**, request the Govt to **build the Outer Sydney Orbital (M9) stretch from M12 to Greendale Road**, which is on the western boarder of Agribusiness Precinct and the Greendale Road from there to Bringelly Junction. This will help to form a loop from M12 through M9 and Greendale Road up to Bringelly Road. This can ensure that the Truck Traffic for the export of Agriculture products will not affect the Passenger Traffic to & from the Airport. Also this will also facilitate the International Trade of Goods & Services through the World Trade Center; the delegates' movement to the International Convention Centre; the patients' movement to the world's leading Hospital in WTC, the students' movement

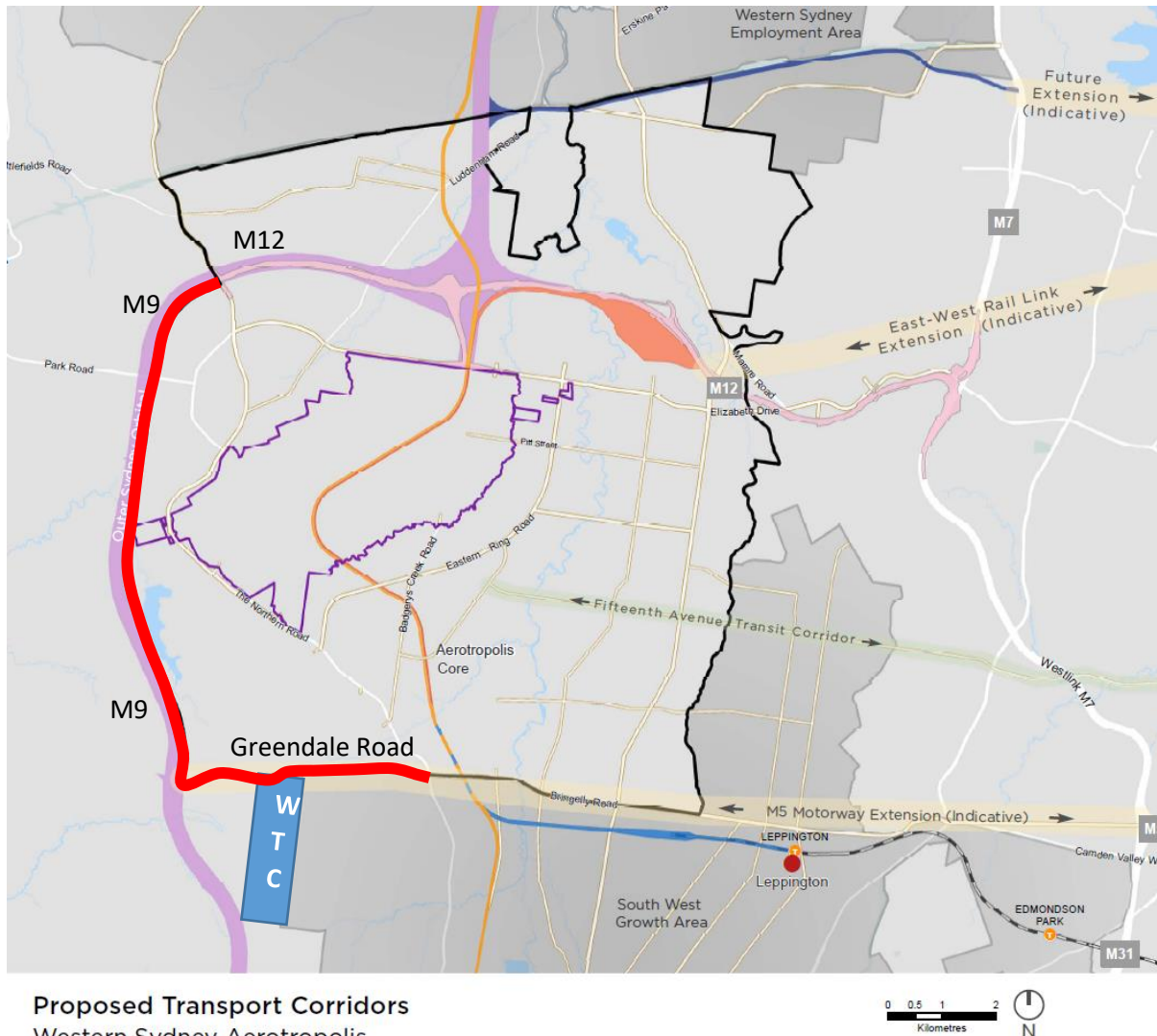
to the University in the WTC and the Tourists' movement to the WTC from the Airport. Even with the current The Northern Road, this is possible, but this extension up to Greendale Road/M9 junction will ensure seamless traffic.



M12



Completing a Loop



Rather than stopping the M12 Motorway at The Northern Road, if we continue the Motorway through M9 and Greendale Road, up to Bringelly Road, **a Loop will be completed**. The M9 from Cobbitty onwards is already marked as Tunnel. So the above ground level motorway can be constructed before the opening of Airport.

Camden Council Proposals

The Key Opportunity identified for Camden LGA by the Camden Council in their submission LUIIP-1 was as follows:

- **“DPE should ensure that the planned LUIIP for the South West Growth Area (SWGA) includes appropriately zoned land for employment generating land uses with a mix of Job densities where the SWGA interfaces with the WSA.”**
- **The Camden LGA could accommodate world-class health and education facilities”**

It again states **“The SWGA LUIIP should consider opportunities to locate key health and education infrastructure with in the Camden LGA which is currently the fastest growing LGA in Australia.”**

The Camden Council submission to the Western Sydney Aerotropolis Plan (February 2020) identified the Key issue as follows:

“Western Sydney needs a projected 200,000+ new Jobs, across a range of Industries/vocations. These Jobs must be available both in the Western Sydney Aerotropolis and Locally ie in the Camden LGA.”

So the WTC SYDNEY proposal to establish the WTC SYDNEY with four WTC Towers, world-class Hospital and University in Camden LGA, at the SWGA and WSA interface, that too near the Flexible Employment/Enterprise Zoning area of Dwyer Road Precinct, is in full alignment with the stated vision and desire of Camden Council.

One of the Strategic Outcome expected from ‘Dwyer Road Precinct’ in the WSA LUIIP is “Manage the interface and relationship with South West Growth Area.” So, having a similar kind of Zoning with Residential Zoning (Mixed Flexible Employment and Urban Zoning) for the WTC SYDNEY Area is the natural outcome.

Looking forward to Government support for the establishment of WTC SYDNEY as a Mixed Use Smart City with four WTC Towers, an International Convention & Exhibition Centre, a multi-speciality world-class Hospital, a University, P-12 STEMB school, Retail and Residential components.

Regards

Jomon Varghese

Managing Director & CEO

Aerotropolis Group & WTC SYDNEY