

13 March 2020

Western Sydney Planning Partnership,
PO Box 257,
Parramatta NSW 2124
Via email: engagement@ppo.nsw.gov.au

Dear Sir or Madam,

Re: Western Sydney Aerotropolis Plan Submission – [REDACTED] Shannon Road, Bringelly

This submission has been prepared on behalf of Nexus Horizon Australia Pty Ltd (Nexus Horizon) owner of the property located at [REDACTED] Shannon Road, Bringelly legally described as Lot [REDACTED] [REDACTED] (the site) in response to the Western Sydney Aerotropolis Plan. The figure below identifies the location of the site in context of the Western Sydney Aerotropolis.

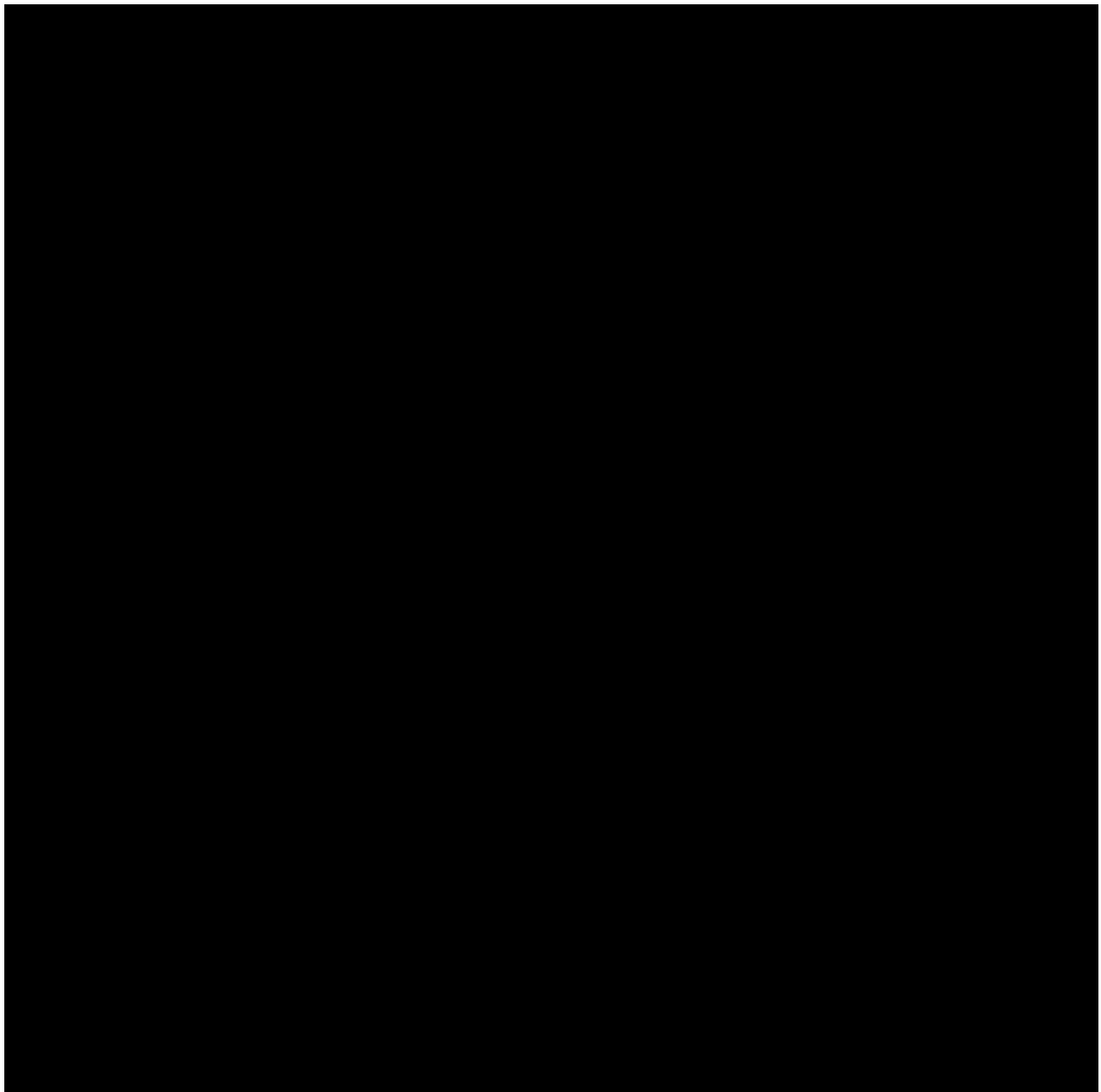


Figure 1. Site location within the Western Sydney Aerotropolis

This submission supports the Western Sydney Aerotropolis on the basis that no amendments are made to the currently exhibited and proposed permissible uses found under the Enterprise Zone. Justification for supporting the Western Sydney Aerotropolis Plan is provided in detail below

Land Use Zone

This submission welcomes the proposed Enterprise Zone as the future land use zone over the subject site. Nexus Horizon's intent is to create employment on the subject site following the NSW State Government's rezoning and implementation of the Western Sydney Aerotropolis. Moreover, Nexus Horizon requests that the NSW State Government ensures that the following uses are retained in the Enterprise Zone as identified in the *Western Sydney Aerotropolis Discussion Paper on the Proposed State Environmental Planning Policy, Draft for public comment, December 2019*:

- Centre-based child care facilities;
- Commercial premises;
- Function centre;
- Hotel and motel accommodation;
- Neighbourhood shop; and
- Serviced apartment.

The above uses area suitable for the land identified to be zoned as Enterprise Zone, as identified Figure 2, page 11 of the *Western Sydney Aerotropolis, Summary of Key Planning Documents December 2019* because the majority of the land is found outside the ANEF 20-25 noise contour. Moreover, the subject site is found outside of the ANEF 20-25 noise contour and therefore there is no risk of the future Western Sydney Airport generating noise impacts on the subject site should any of these uses be realised on the site.

Importantly, Nexus Horizon's vision is to create employment on the subject site that would meet the NSW State Government's vision for the future city that would be created within the Western Sydney Aerotropolis.

Future Roads and Water Infrastructure

On 1st February 2020, Nexus Horizon attended the Western Sydney Aerotropolis Open Day held by the NSW Department of Planning, Infrastructure and Environment (DPIE). At the Open Day, Nexus Horizon met with Sydney Water and Roads and Maritime Services (RMS) representatives to seek clarification on the future road network and water infrastructure that would be delivered near the subject site.

The Sydney Water representative confirmed that the proposed Sydney Water mains will be located within the road network and not impact the subject site. Hence, Sydney Water does not seek any easement of land acquisition over the subject site to deliver the relevant water mains. We support this outcome and welcome the proposed Sydney Water mains concept plan.

The RMS representative confirmed that there are no plans to alter Shannon Road. The representative also confirmed that there are no plans for any future land acquisition for new roads over the subject site. We support this outcome and welcome the proposed road network concept plan.

Green Infrastructure

This submission supports the proposed 'Environmental and Recreation' parkland to be located within the Aerotropolis Core. Locating a large, 'Central Parkland' within the Aerotropolis Core promotes a high level of amenity for future residents, employees and visitors of the future city within the Aerotropolis Core.

It is understood that the Western Sydney Planning Partnership are investigating opportunities for open space corridors (linear parks) through the entire Precinct. We also understand that these investigations will continue beyond the rezoning and implementation of the Western Sydney Aerotropolis Plan. We agree that the future investigation of these linear park corridors should be undertaken well after the rezoning and implementation of the Western Sydney Aerotropolis Plan as significant detail environmental assessment is required to properly understand where the opportunities exist for open space, details as to the size and form of the open space and use of the open space that would support a broad range of activities within the Western Sydney Aerotropolis.

While we don't object to linear parks as a concept, our preference is that any proposed linear parks should not be located in the Shannon Road block as this area is proposed to be zoned as an Enterprise Zone, where we understand that no residential development will be permitted. We are of the view that linear parks would be better located closer to residential uses and more closely arranged near the Aerotropolis Core and Central Parkland.

Conclusion

Based on the justification provided in this submission, this submission:

- Supports the proposed Enterprise Zone over the subject site whereby the identified proposed uses are retained;
- Supports the proposed Sydney Water mains concept plan;
- Supports the proposed road network concept plan; and
- Request that the future investigation of open space corridors be undertaken after the rezoning and implementation of the Western Sydney Aerotropolis Plan.

Yours sincerely,



Michael Gheorghiu

B.Eng (Civil & Bldg.), MURP, MUDD