

This submission is prepared by landowners of [REDACTED] The Northern Road Luddenham in response to the publication of the Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan (WSA LUIIP), by the Department of Planning and Environment.

The draft WSA LUIIP is welcomed, as it provides invaluable guidance to landowners and the investment community in relation to the structure and roll out of the WSA. The draft is a positive step forward in the evolution of a vision and related planning controls.

Notwithstanding the positive contribution of the draft LUIIP, an opportunity exists to improve the draft, that will inevitably give rise to increased landowner support, private investment focus and commitment

This submission particularly seeks –

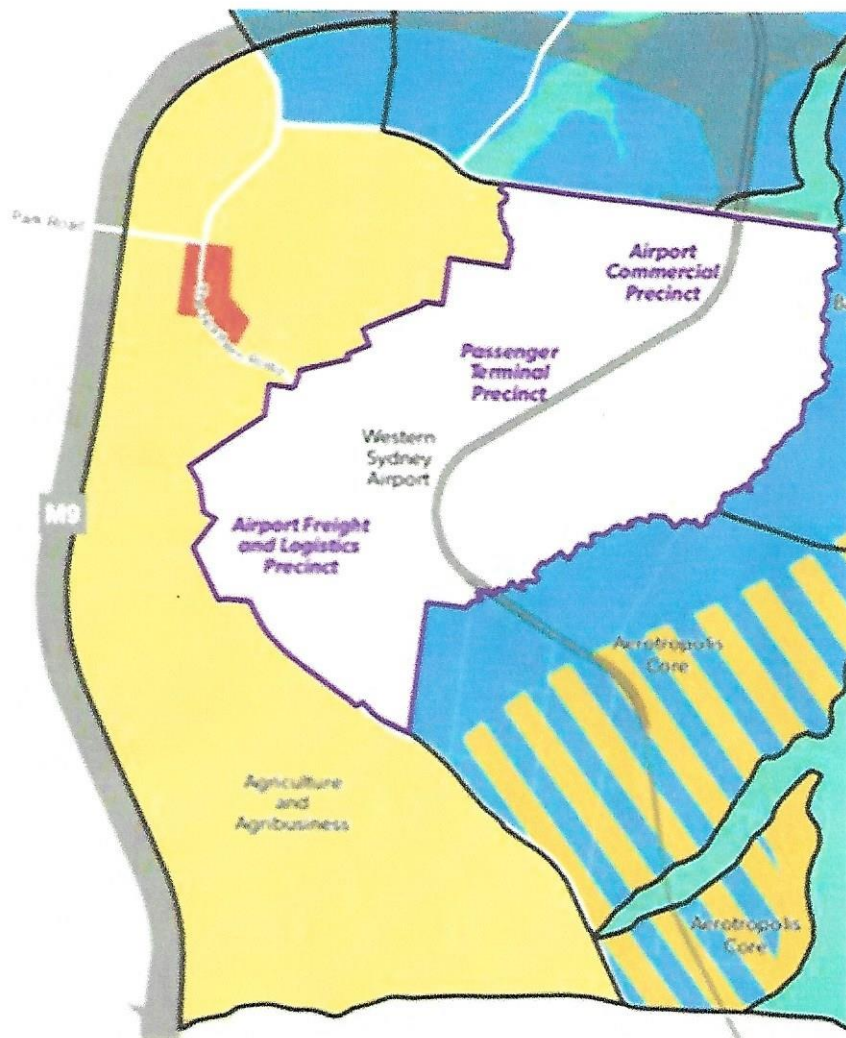
- Greater clarification in the LUIIP about the opportunities for the Luddenham Village, within the Agriculture and Agri-business Precinct to become a local centre that services the Precinct and provides a unique opportunity for food retailing, cultural activities, hotel and accommodation services to meet the needs of the local business population.
- The opportunity exists to provide a clearer vision in the WSA LUIIP for the Agriculture and Agribusiness Precinct that will motivate and inform investment at an early stage to time with the opening of the WSA.

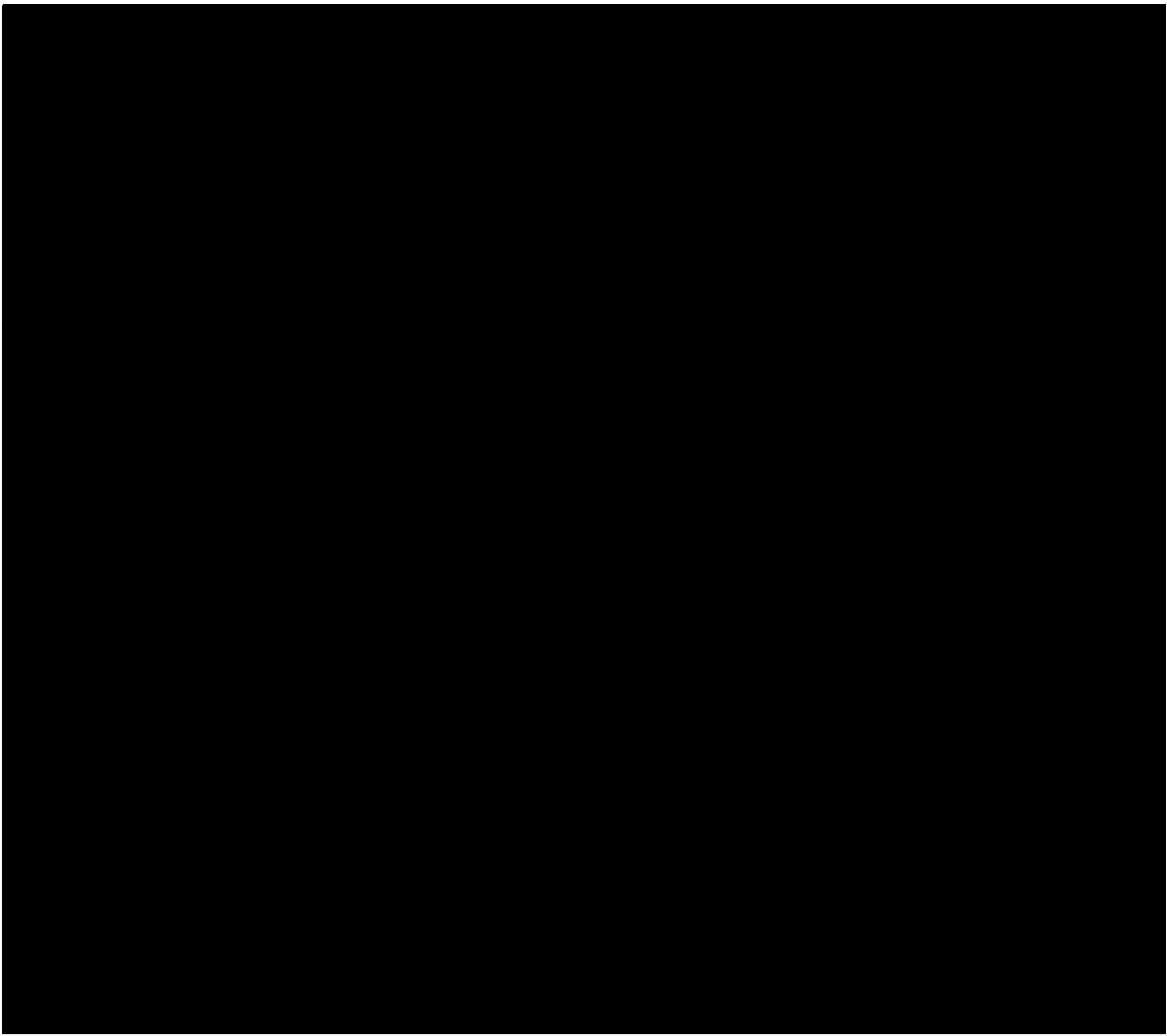
THE [REDACTED] LAND HOLDING

LOCATION

The [REDACTED] landholding is within the Luddenham Village at [REDACTED] The Northern Road Luddenham. The land is [REDACTED] Hectares in area and comprises –

- [REDACTED]
- [REDACTED]





LUDDENHAM VILLAGE VISION

The Luddenham Village is a unique opportunity to provide valuable support services to the Precinct and serve to contribute to its success.

It is requested that the LUIIP be enhanced by articulating a vision for the Luddenham Village

that would comprise –

- - Services to support the day to day needs of the Precinct. This will include typical local centre retailing such as supermarket, food and drink premises, newsagency, post office, chemist etc.
- - A destination for food-based visitors to access the best produce in NSW, such as fresh cut flowers, high end delicatessen, fruit and vegetables, and unique produce. Opportunity exists for the development of a unique food precinct that would become a destination, similar to places such as The Grounds of Alexandria and the Tram sheds in Glebe.
- - A place for Farmers Markets and produce showcasing.
- - Greater activity and functions for the Showground, which could include an annual fair based on Fresh Food produce.
- - The opportunity to leverage off large landholdings in and adjacent the Luddenham Village, such as [REDACTED] to develop the Village and deliver the vision.
- - A place to visit to understand the valuable role of the Fresh Food Precinct to the NSW economy and the cutting-edge production, processing, importing and exporting that occurs within the Precinct.
- Hotel and motel accommodation to support the Airport and traveling business that need to visit the surrounding industries

The Luddenham Village is perfectly suited to be the location for support services to the Precinct, and to develop a unique food-based destination, that will attract visitors and provide an opportunity to showcase the Fresh Food Precinct.

The refurbishment of the Luddenham Showground could provide a showcase for the Agribusiness precinct, by holding agriculture shows, fresh food markets and other entertainment events.

The subject property could be used tourist accommodation, function, retail and restaurant facilities that could support such events at the Showground or airport.

Luddenham village is still on a pump out system for its sewer. The area could greatly benefit from main sewerage lines which will promote development.

Conclusion

The subject property is an ideal position to provide support for the Agribusiness. [REDACTED]

We have the means and desire to build Cafes, Shops, hotels, restaurants, food outlets, mixed retail and office space which would be a great addition to the Luddenham Village and support the Agribusiness.