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[REDACTED]

Name Withheld: Yes

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Suburb/Town & Postcode: Bringelly

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[submission-march-2020.pdf](#)

Submission: See attached pdf file

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

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Submission to the Draft Western Sydney Aerotropolis Plan

I wish to bring to your attention the following points after reading the Draft Western Sydney Aerotropolis Plan released in December 2019.

Our property at [REDACTED] Bringelly was originally placed in the South Creek Precinct in Stage 1 of the Aerotropolis Plan. After many submissions, we were extremely grateful to discover our property is now located within the **Aerotropolis Core Precinct** in the draft Aerotropolis Plan. My family and I would like to thank all staff in the Department who were involved in bringing about this change. This has brought about so much changes in our personal lives and we are ever so grateful.

Aerotropolis Core Precinct is one of the initial precincts to be developed in the Western Sydney Airport Aerotropolis with usage designated as being "mixed use". All land in this Precinct is highly developable and we envisage developers will one day create a business and residential Precinct which will be highly regarded around the world.

Therefore, we were puzzled to discover a grey oval hovering over our property and a number of other properties, in both Core and South Creek precincts. According to one of the maps in the Plan, this grey area is marked as "Regional Park (under Investigations).

While we understand the need for parks around all developments, we cannot understand why there has to be a regional park within Aerotropolis Core Precinct. From the Plan, this precinct has been earmarked for substantial commercial and residential development. Thousands of jobs will be created by the Precinct, but how can these jobs be created if the area is turned into a park? Why we need a park in the Core at all, as there are other substantial parks under the Plan. As I understand it, most properties backing to the Thompson Creek up to 52 Kelvin Park Drive will be acquired by the NSW Government under the Land Acquisition (Just Terms Compensation) Act 1991. Furthermore, it appears the Government intends to rezone all of South Creek Precinct as Environmental and Recreation. Should this happen, then I see no reason why the Core should also be used as a park.

The Government already owns substantial land in the region, I would recommend to utilise this land for the parks and let the Aerotropolis Core be developed as commercial and residential. I understand some of the land owned by the Government is the 114 ha OTC Land plus land in Rossmore owned by the Liverpool City Council.

Furthermore, parks can be a feature within a commercial and residential development by putting the onus on the developer to include parks in their development plans. Parks can be part of the streetscape as has been done in numerous similar developments.

As someone who has worked in the property industry, it is well known that Sydney suffers from a chronic shortage of developable land. In a recent report published by JLL, a prominent global enterprise that manages and invests in commercial properties around the world boasting revenues of over \$23 billion. This Report finds Sydney could run out of industrial land within as little as two years under a "worst-case scenario".

The Report also states there were just 646 hectares of "developable" industrial land remaining in Sydney.... The current supply of land would dry up in six years. The severe lack of developable land availability in Sydney has already contributed to a fall in the development pipeline over 2019 to 2021 ... Compared to 2018, the total projected floorspace to be added to the market by the end of 2019 will be a 37 per cent reduction. This will hinder the level of take-up activity over the next two years. This lack of developable land may result in Brisbane and Melbourne overtaking Sydney for commercial property developments. (Source JLL).

I would highly recommend to the Department to consider the above points before rezoning is set in concrete. Western Sydney has finally the opportunity to shine, please do not dim the light by ensuring substantial developments does happen in the Core while still having parkland on land not suitable for commercial and development. This is an opportunity that will never ever come again as the next few decades will be all about jobs, jobs and jobs.

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10 March 2020