

[REDACTED]

From: system@acelo.com on behalf of [REDACTED]
Sent: Monday, 29 October 2018 11:19 PM
To: [REDACTED]
Subject: Submission Details
Attachments: [REDACTED]

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

Please see attachment for the full submission.

IP Address: - 120.152.167.43

Submission: Online Submission from [REDACTED]
https://majorprojects.acelo.com/?action=view_activity&id=290893

Submission for Job: #9552

https://majorprojects.acelo.com/?action=view_job&id=9552

Site: #0

https://majorprojects.acelo.com/?action=view_site&id=0

29 October 2018

To

Director, Aerotropolis Activation
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Cc to Penrith Council

Re: The Stage 1 Plan for the Western Sydney Aerotropolis

Sir/ Madam

[REDACTED] and a long-term property owner in Sydney west, I write to you with my feedback on Stage 1 plan with particular emphasis on transport corridor to St Marys and surrounding area.

I have spoken to many local property owners of St Mary's area and we are quite pleased with the focus this new Airport brings to our area- which has long been ignored.

I make following recommendations for you to consider:

- Strategic **planning for proposed St Marys train station** and surrounds need to start sooner rather than later to ensure residents have clarity around train pathway and access including any property acquisitions (if applicable)
- Train connection from St Mary's to Aerotropolis should be **operational well before 2026**, so the construction trades and business people have train travel access to and from during Airport construction phases.
- In collaboration with Penrith Council, **high density and affordable housing availability** within walking 1.5 km distance from St Marys train station should be top priority for future proofing against housing shortages that may arise.

Request you to work in conjunction with Penrith Council now to identify and qualify appropriate areas for medium / high density rezoning ... so the precincts are already identified zoning ready well before 2026.

Attached is a sample zoning map from your Dept. Of Planning website highlighting one such strategic area that is available for **potential rezoning**. As highlighted, this R2 zoned area near **Vincent St, Smith st, Wilson St in St Marys** is surrounded by R3 zoned town houses from three sides and creek on the other side. This area is comfortable 10-minute walk to St Marys train station and is close to M4 Motorway access.

South creek levy /banks remedies have been implemented with flood control measures and this area is now prime to take more higher density

housing approvals to assist with influx of people coming to St Marys due to the Western Sydney Airport.

Uniform and fair re-zoning of residential land here via strategic planning controls is key to long-term viability of this key transport corridor.

Request you to please consider above feedback and recommendations.

Thank you in advance

(Names withheld)

[REDACTED]

[REDACTED]

ATTACHMENT NEXT PAGE: ST Mary's Rezoning feedback map

POTENTIAL REZONING AREA HIGHLIGHTED (R2): situated between Vincent St, Pages Rd, Wislon St and Schleicher St (ST MARY'S)
(REFERENCE: Dept of Planning Website 29/10/18)

St Mary's Train Station -
1.5 kms from this R2 focus
area

EXISTING MIXED USE

EXISTING R3
TOWNHOUSES - already
utilised medium density

Existing R3 Townhouses -
already utilized medium
density

M4 Western Motorway less
than 1km away from the
focus R2 area

