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From: system@accelo.com on behalf of Spencer Buchanan
[REDACTED]
Sent: Thursday, 11 October 2018 1:07 PM
To: [REDACTED]
Subject: Submission Details for company Tranteret Pty Ltd and Hi-Quality Group (org_comments)
Attachments: 284284_Submission to DPE_ Aerotropolis Stage 1_ Land Use and Infrastructure Implementation_ 181011 .pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Spencer Buchanan
Organisation: Tranteret Pty Ltd and Hi-Quality Group (Environmental Planning Manager)
Govt. Agency: No
Email: [REDACTED]

Address:
[REDACTED]
[REDACTED]
[REDACTED]

Content:
Please see attached document.

IP Address: - 202.86.213.37
Submission: Online Submission from company Tranteret Pty Ltd and Hi-Quality Group (org_comments)
https://majorprojects.accelo.com/?action=view_activity&id=284284

Submission for Job: #9552
https://majorprojects.accelo.com/?action=view_job&id=9552

Site: #0
https://majorprojects.accelo.com/?action=view_site&id=0

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TRANTERET PTY LTD

11 October 2018

Mr. Brett Whitworth
Director, Aerotropolis Activation
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Brett

Stage 1 – Plan for Western Sydney Aerotropolis – Submission

I refer to your correspondence dated 22 August 2018 advising of the initial exhibition of the above plan and make the follow submission as a property owner in this locality.

Property Details

Tranteret Pty Ltd (Tranteret) is the owner of Lot 1 DP1212980 and Lot 10 DP1087346 which are adjoining lots located at 1503-1519 Elizabeth Drive, Kemps Creek 2178 (the site). The combined lots have a total area of 15.105 Ha.

Whilst Tranteret is the holding Company for the property the site is being used by Hi-Quality Quarry (NSW) Pty Ltd (Hi-Quality) for an extractive industry (extraction of clay) and a waste (concrete, brick and sandstone) processing facility. Hi-Quality forms part of a larger group of Hi-Quality Companies, which are under the same Directorship as Tranteret and form an overall group of family owned companies providing services in extractive industries, waste management, landscape materials, and resource recovery.

Current Consents and Approvals

The site is subject to a development consent for the construction of an office building, workshop, truck parking area, extraction of clay and the processing of waste materials as indicated above. Consent was granted on 17 October 2012 and the extraction operations have commenced while other components of the approval are yet to come on line.

In addition to the site identified above Hi-Quality also has its corporate offices and other facilities located at the corner of Mamre Road and Elizabeth Drive at Kemps Creek. This site is currently the subject of negotiation between the owners and the Roads and Maritime Services (RMS) this will lead to the RMS acquiring the site for

construction of the M12 Motorway.

Site Zonings and Opportunities

With its continuing growth the Hi-Quality Group, in conjunction with Tranteret, will be able to make a positive contribution to the development of the Aerotropolis. This will be achieved by:

- Providing a range of employment opportunities within our corporate structure and as part of the future development program for our site;
- Ensuring that our location within an area designated as "flexible employment" will enable us to explore opportunities for the inclusion of additional land uses that allow for a range of development options to support the growing community and Aerotropolis;
- Seeking interim arrangements for zoning flexibility that will enable the approval of developments that would otherwise be prohibited under the current Local Environmental Plan zoning of RU4 – Primary Production Small Lots. This will enable our business and other businesses to commence operation, ensure establishment and growth, within a time frame that supports the overall development of the Aerotropolis; and
- Establishing and maintaining a Corporate objective that promotes and encourages compatible development within the Aerotropolis to provide positive outcomes within the community through site development options and employment opportunities.

State Environmental Planning Policy

I note within section 3.3.1 of the of the Land Use and Infrastructure and Implementation Plan that it is intended that a new State Environmental Planning Policy (SEPP) will be implemented to guide the future planning options for the Aerotropolis. The new SEPP will be administered by a new Authority for the Western City which will have powers and responsibilities for the future development of that area to which the SEPP applies. As part of those powers and responsibilities will be the ability to "acquire and consolidate land" (section 3.3.2).

The extent to which this acquisition and consolidation will apply is not defined within the current planning document and is open to interpretation. It is essential that any intention to acquire and consolidate land be clarified prior to the implementation of any legislation and planning controls. This will ensure that acquisition and consolidation remain a priority for the provision of critical infrastructure and services and not one that implements or facilitates the acquisition of freehold land for development for purposes that could otherwise be considered by the land owner.

Consultation and Discussion

During delivery of the initial precincts the Department has indicated that landowners, industry and members of the community will work together for these initial precincts to kickstart the creation of the Aerotropolis (section 3.3.1 Collaboration). The Hi-Quality Group and Tranteret would welcome any opportunity to take part in ongoing

discussions and community consultations that might form part of the overall development scenario for the Western Sydney Aerotropolis. In this way our Corporate group can establish a long-lasting involvement with a developing infrastructure and employment hub, that will provide a wide range of opportunities for all members of the community.

Please feel free to contact Mr. Spencer Buchanan, Environmental Planning Manager for the Hi-Quality Group on (02) 9826 1666, 0417 793713 or sbuchanan@hiquality.com.au to organise a meeting or to discuss this matter further.

Yours faithfully
Tranteret Pty Ltd



Greg Leghissa
Group General Manager

