

[REDACTED]

---

**From:** system@accelo.com on behalf of [REDACTED]  
**Sent:** Thursday, 1 November 2018 4:07 PM  
**To:** [REDACTED]  
**Subject:** Submission Details  
**Attachments:** 291749\_submission-aerotropolis.pdf

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:

Dear Sir/Madame

Please find attached my submission on the Western Sydney Aerotropolis - Stage 1.

[REDACTED]

attached file: submission-aerotropolis.pdf

IP Address: - 125.168.202.197

Submission: Online Submission from [REDACTED]  
[https://majorprojects.accelo.com/?action=view\\_activity&id=291749](https://majorprojects.accelo.com/?action=view_activity&id=291749)

Submission for Job: #9552

[https://majorprojects.accelo.com/?action=view\\_job&id=9552](https://majorprojects.accelo.com/?action=view_job&id=9552)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

1<sup>st</sup> November 2018

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

Dear Sir/Madam

**RE: Submission on the proposed re-zoning in Bringelly -  
Stage 1 Plan for the Western Sydney Aerotropolis**

Thank you for the opportunity to view and submit comments on the above proposal at the early stage of its planning.

I am the land owner at [REDACTED]. After perusing the proposed planning and attending community meetings in Bringelly organised by the Department of Planning NSW, I wish to oppose to the re-zoning of our land to become part of the new Agriculture /Agribusiness Precinct.

1. When the South West Growth Area was announced by the NSW government, our land was shown as future employment land. This section of the land was also included in the proposed Western Sydney Priority Growth Area announced by the NSW government in 2015. The new plan hence restricts what the land can be developed into. We would like to see a continuation of the original planning direction for our land.

2. Our land is in immediate proximity to the core Aerotropolis and the new South Creek West residential precinct, and is well outside the 20 ANEC/ANEF noise contours. In addition, its larger size (25 acres) when combined with neighbouring properties of same size will make it easier for investors to acquire and develop into sizable projects. As such, it will potentially have higher economic value than other lands in the new Agriculture /Agribusiness Precinct.

3. In fact, we already had offer from investors early on to purchase our land and six other neighbouring properties. We had accepted the offer and engaged a solicitor to prepare sales contract. However the investors pulled out of the agreement when the Stage 1 Plan for Western Sydney Aerotropolis was

announced, effectively making the land no longer attractive to investors.

4. My understanding is that land at and around our property is mostly clay with poor top soil which is why PGH Brick pits is located at 60 Greendale Road Bringelly. The majority of properties in this area rely solely on rainwater as there is no town water. Bringelly has a very low yearly rain fall, no where near enough to sustain growing food or produce. Borewater, if available, is found to be saline, not suitable for irrigation or domestic use.

Hence agricultural activities on our land can be expensive and may not bring the desirable economic/planning outcomes.

We believe the following two alternative land uses are worth exploring to provide better economic/social outcomes:

1. Extend the core Aerotropolis Precinct boundary to include our land and neighbouring properties. The new boundary would cover lands that were in the original future employment land concept of the South West Growth Area. This provides planning consistency with the Western Sydney Priority Growth Area.

2. Create a Southern Gateway Precinct with the boundary defined by The Northern Road, Greendale Rd and Dwyer Rd. This is similar to the Northern Gateway Precinct concept where the land can be used for mixed activities such as commercial, retailing, light industrial, residential, etc. We believe such Southern Gateway Precinct would attract more investors as surrounding lands are already re-zoned residential (Rossmore, South Creek West).

I hope the above comments are constructive and that they be given careful considerations in your planning for the area.

Yours Faithfully,

[Redacted signature]

email: [Redacted email address]