

From: system@acelo.com on behalf of JOMON VARGHESE
Sent: Friday, 2 November 2018 10:49 AM
To: [REDACTED]
Subject: Submission Details for company Aerotropolis Group Pty Ltd (org_comments)
Attachments: 291934_Submission from Aerotropolis Group for 203 Greendale Road _ LUIP 1.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: JOMON VARGHESE
Organisation: Aerotropolis Group Pty Ltd (Managing Director & CEO)
Govt. Agency: No
Email: [REDACTED]

Address:
[REDACTED]
[REDACTED]

Content:
Hi,

Please find attached submission from Aerotropolis Group.

Regards
Jomon Varghese
MD & CEO
Aerotropolis Group & WTC SYDNEY

IP Address: - 101.190.35.169
Submission: Online Submission from company Aerotropolis Group Pty Ltd (org_comments)
https://majorprojects.acelo.com/?action=view_activity&id=291934

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

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

[REDACTED]

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Dear Mr. Brett Whitworth, Mr. George Koshy and Ms. Catherine Van Laeren,

The map illustrates the layout of the Western Sydney Airport Aerotropolis Core. Key zones and infrastructure include:

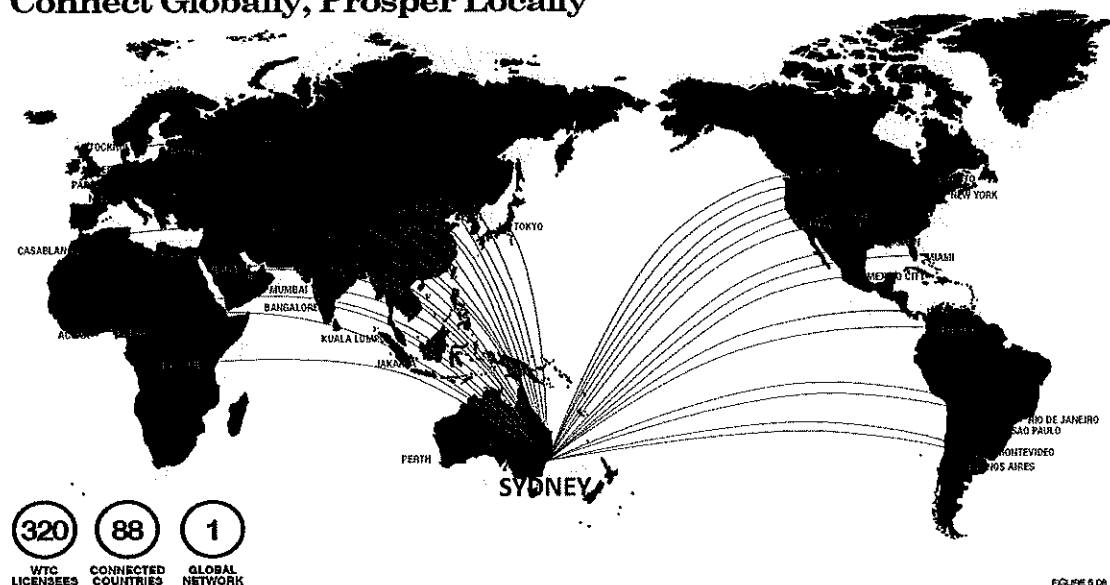
- Zones:** North Luddenham, Northern Gateway, Western Sydney Airport, Aerotropolis Core (two locations), Agriculture and Agribusiness, Rossmore, South Creek, Kemps Creek, and Mamre Road.
- Infrastructure:** The Northern Road, Park Road, Badgerys Creek, Kemps Creek, and Elizabeth Drive.
- Geographical Features:** The map shows the coastline and various creeks, including the Kemps Creek and Badgerys Creek.

Proposed Western Sydney Aerotropolis

World Trade Center Sydney (WTC SYDNEY) in Western Sydney

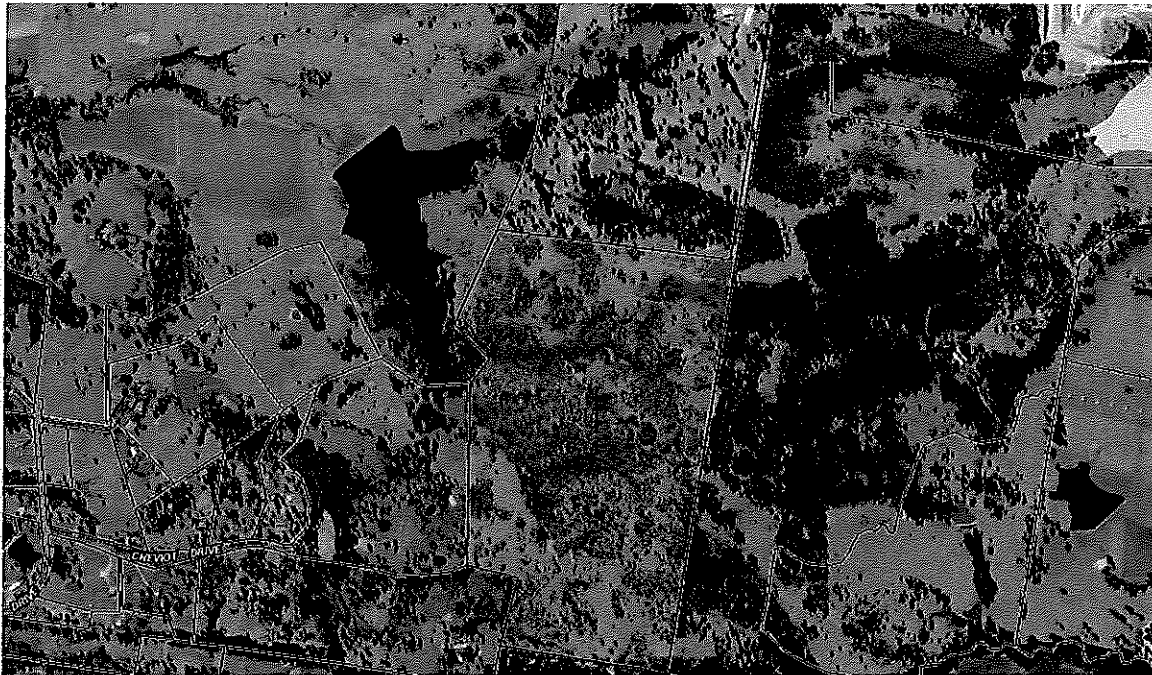
Aerotropolis Group got the Permanent License to establish the **World Trade Center Sydney (WTC SYDNEY)** from the **World Trade Centers Association (WTCA)**, New York, USA. WTC SYDNEY will create an **"ecosystem"** to connect Businesses in Sydney with Businesses in 320 Cities across the World, through the World Trade Centres' Network. The Trade, Economic and Employment growth achieved by Miami, Amsterdam, Seoul, Dubai etc. due to the presence of a WTC in those cities, is a great example what WTC SYDNEY can achieve in SYDNEY and NSW.

Connect Globally, Prosper Locally



The License enables us to establish WTC SYDNEY anywhere in Sydney, but Aerotropolis Group envisions to establish WTC SYDNEY in Western Sydney because of the following reasons:

- There is a job scarcity in Western Sydney and around 300,000 people are forced to travel daily from West to East for Work. So Job creation in Western Sydney is a priority.
- The daily commute of 300,000 people from West to East is creating enormous pressure on the Road and Rail Infrastructure. Employment creation in West will ease that pressure on Infrastructure.
- Federal Government has announced 24/7 Western Sydney Airport at Badgerys Creek which will facilitate International Trade on a 24/7 basis.
- There is a Coordinated Effort to build an Aerotropolis around the Airport.
- NSW Government has identified Western Sydney as an International Trade, Logistics, Innovation, Education and Tourism Hub.
- The Three City Vision and 30 minute City Vision of NSW Govt & Greater Sydney Commission.
- Infrastructure Plans for developing Western Sydney Aerotropolis Cluster are becoming clearer.



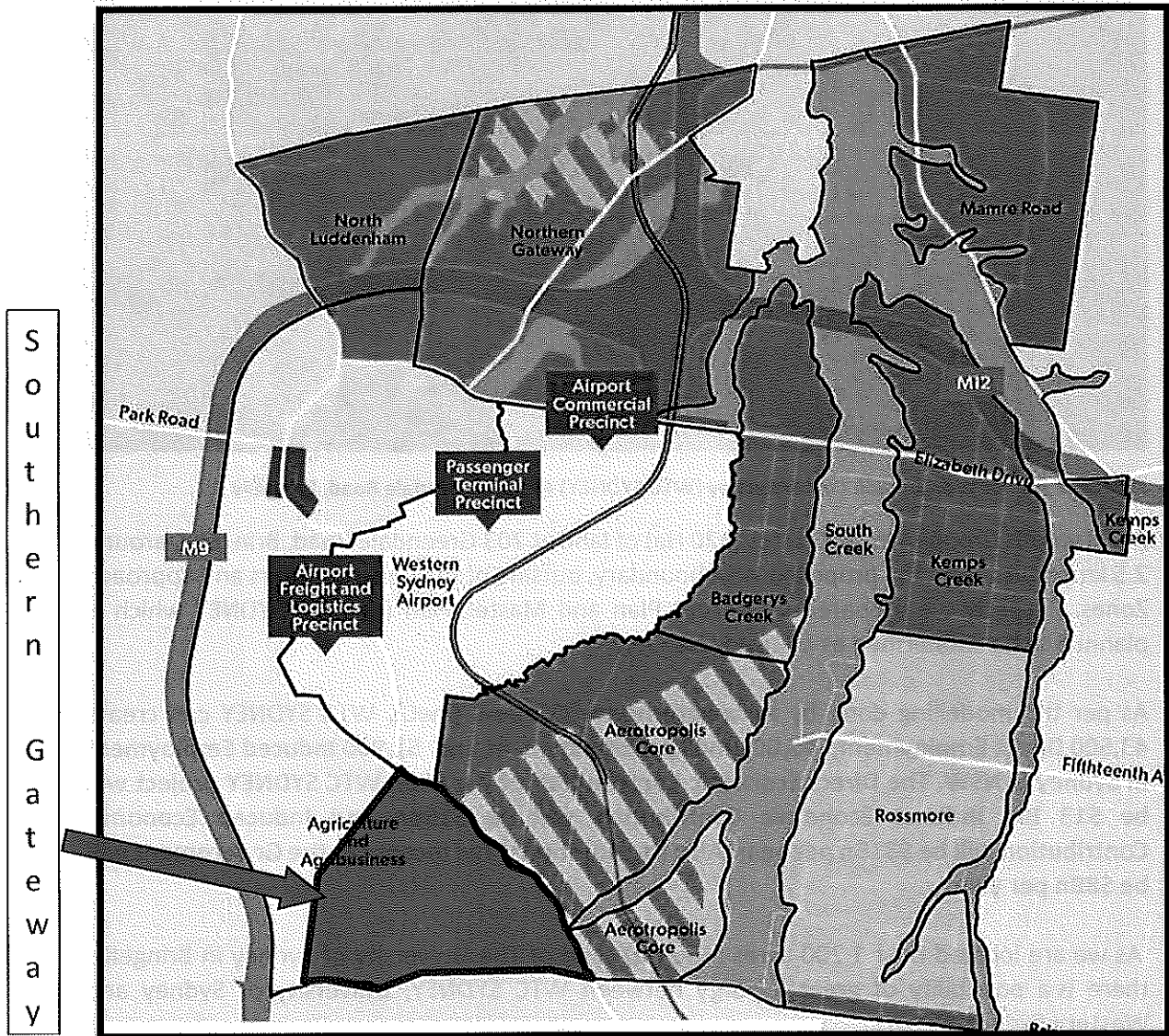
Proposed site for World Trade Center Sydney (WTC SYDNEY) @ 203 Greendale Road, Bringelly

Aerotropolis Group owns 300 acres (120 Ha) of land at 203 Greendale Road, Bringelly, around 2.5 kms South from the proposed WSA boundary, outside of the noise contours and approach Zones. Recently we prepared a Concept Plan and Master Plan for WTC SYDNEY which is planned to be established as a Mixed Use City.

As per the modelling done by Pricewaterhouse Coopers (PwC), WTC SYDNEY can create **43,500 Direct Employment; 45,000 Indirect Employment and 52,900 Induced Employment in Sydney & NSW.** The **Direct Economic Contribution** of the \$8Bn WTC SYDNEY project will be **\$13 Bn**; **Indirect Economic Contribution** will be **\$15Bn** and **Induced Economic Contribution** will be **\$31Bn** per year. Also the **Additional Tax Income** to the Government will be **\$8Bn** per year.

As we are located near 1,200 acres (466 Ha) Land of The University of Sydney in Bringelly, there is a possibility of great Synergy between WTC SYDNEY, University of Sydney and Western Sydney Airport.

We came to know that there is a Submission to Create: **Southern Gateway Precinct**

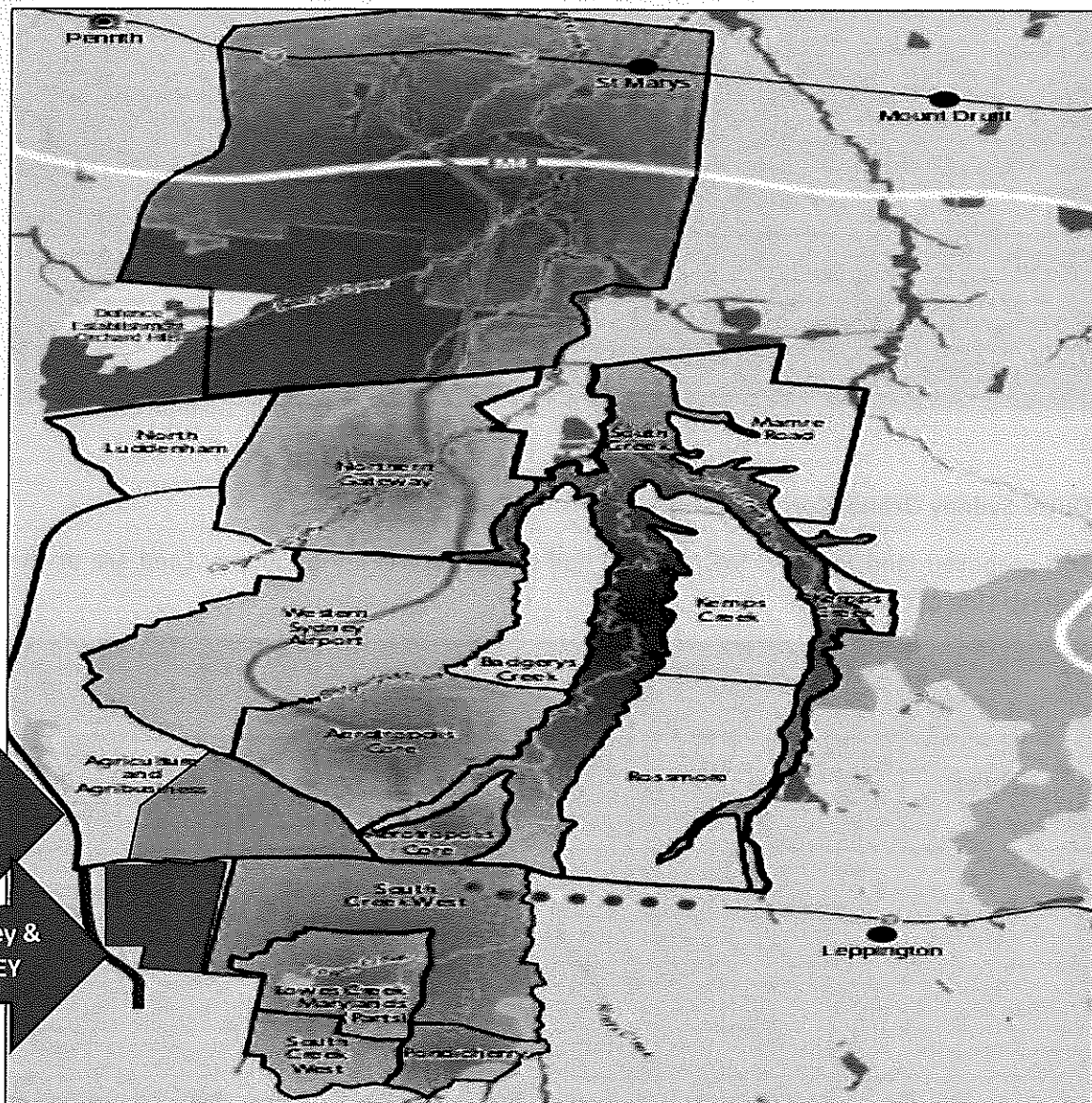


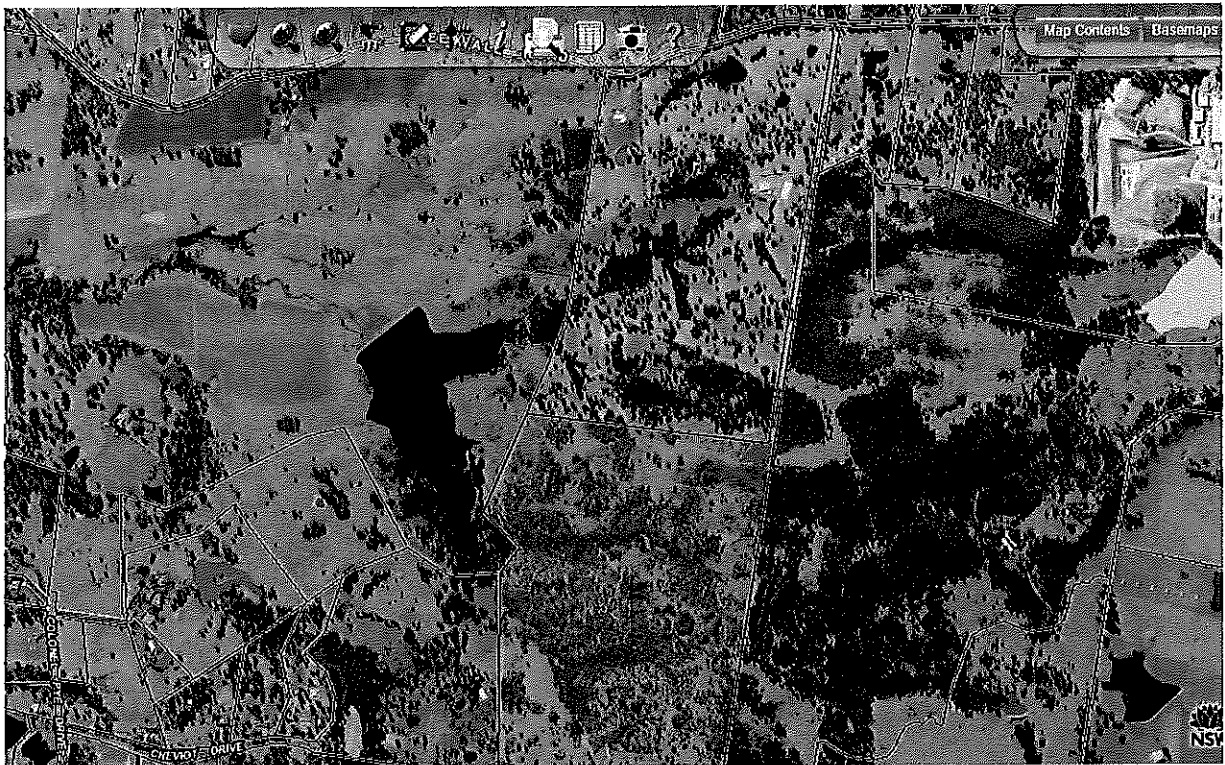
Western Sydney Aerotropolis– Some Limitations in LUIP-1

- Keeping the Southern boundary of Aerotropolis just 2.5 km from the Airport boundary is a planning short coming. This is a 40 year Master plan that is being prepared, so the entire Greenfield Development that is happening in Western Sydney has to be part of Western Sydney Aerotropolis.

- Bringelly Road that is being developed at \$509 Mn, The Northern Road that is being developed at \$1.6 Bn from Oran Park to M4, the South West Rail Link (SWRL) extension from Rossmore to WTC SYDNEY at around \$1 Bn, etc have to be part of Western Sydney Aerotropolis.

AS the Western Side boundary of the Aerotropolis is taken up to M9, the Western side boundary of South West Growth Centre also needs to extend up to M9.





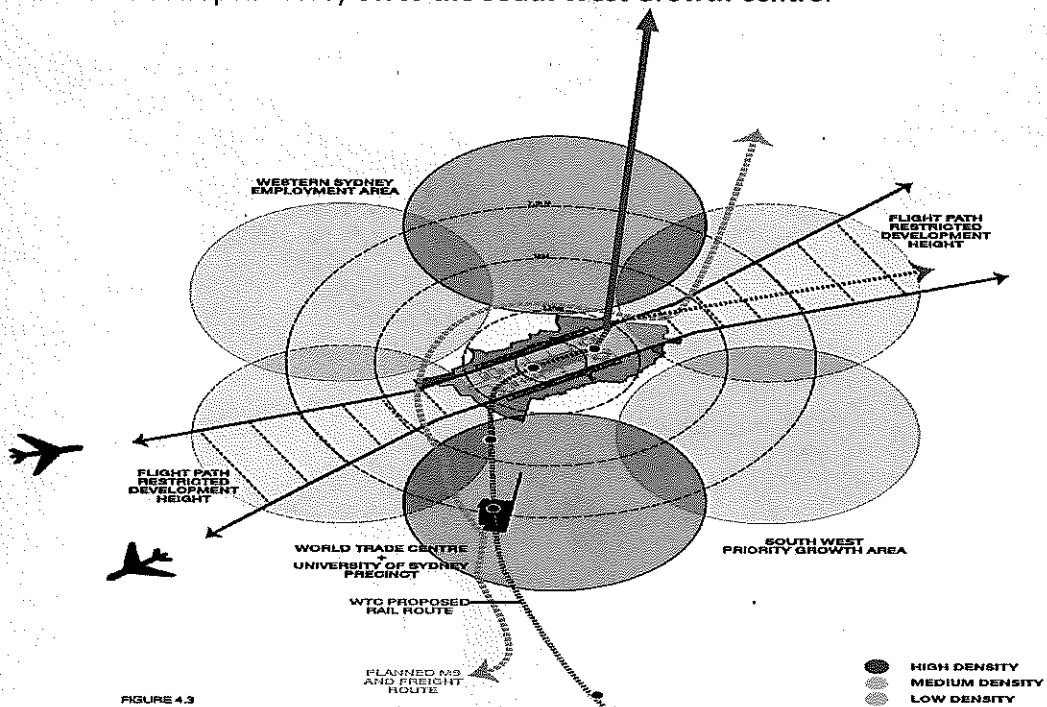
Outer Sydney Orbital Corridor (M9)

The proposed land for WTC SYDNEY and half of The University of Sydney Land are at the eastern side of the M9.



Proposal

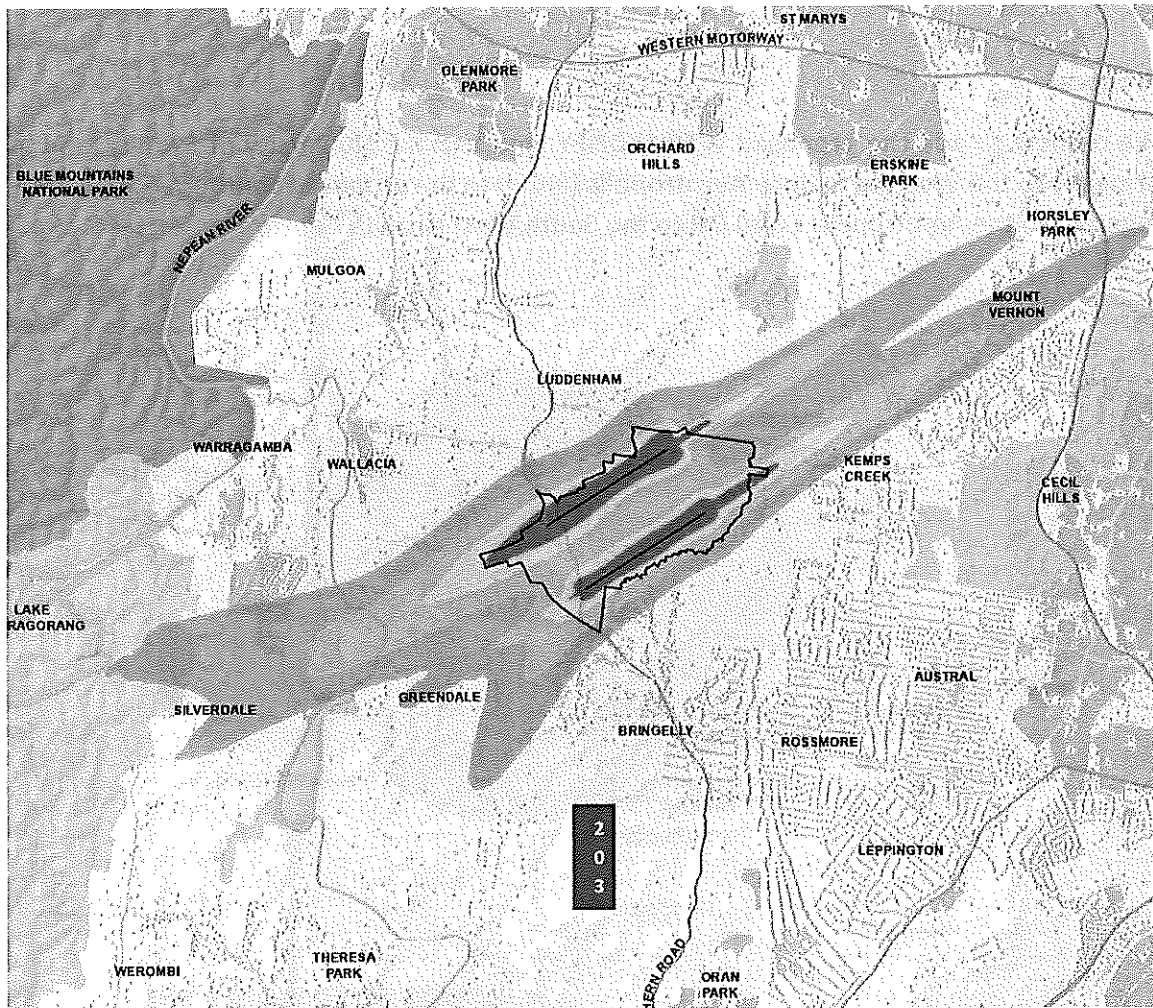
We request to add the proposed WTC SYDNEY land and the University of Sydney land at Bringelly to the Western Sydney Aerotropolis (either to the proposed Southern Gateway OR together to the Aerotropolis Core) OR to the South West Growth Centre.





WORLD TRADE CENTER®
SYDNEY

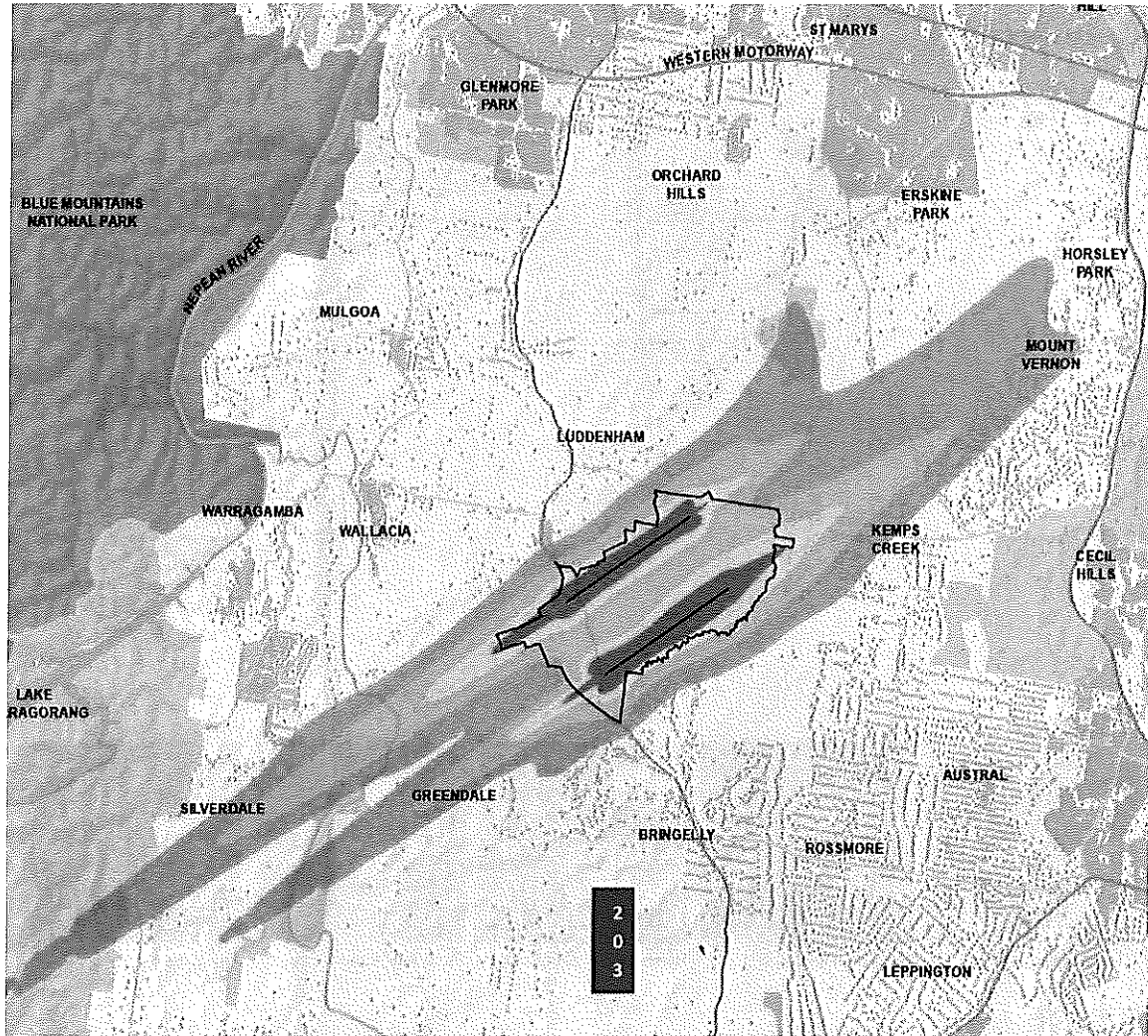
AEROTROPOLIS
GROUP



The proposed land for WTC SYDNEY is well outside of the Noise Contours in both directions.



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Connectivity

- Strong connection between the university and the World Trade Centre / Economic Core

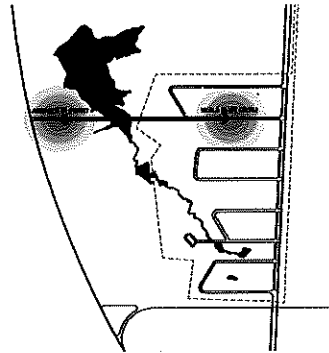


FIGURE 4.16

- Hierarchy of movement
- Multi-modal transport hub in the heart of the economic core
- Green spine over the rail corridor connecting all precincts through the site
- Civic spine connecting the various anchors and sub-centers of the precinct - Singing Creek, cultural and education precinct, light rail and railway station, World Trade Centre towers, hotels
- Potential for roads to be extended to the east for future growth and development

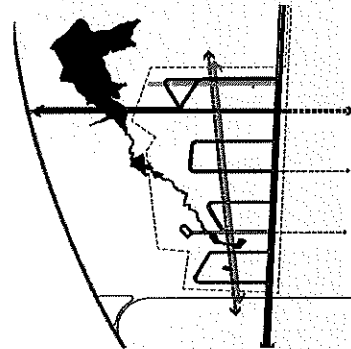
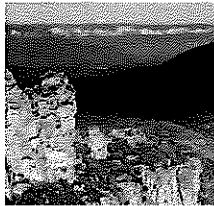


FIGURE 4.17

 CIVIC SPINE
 GREEN SPINE
 PROPOSED RAIL
 PROPOSED LIGHT RAIL
 PRIMARY ROAD
 SECONDARY ROAD
 TERTIARY ROAD

Place.



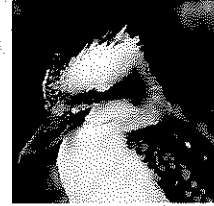
The Blue Mountains



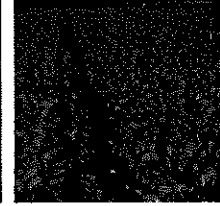
National Parklands



Rivers and Waterways

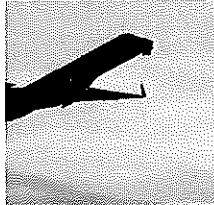


Flora and Fauna

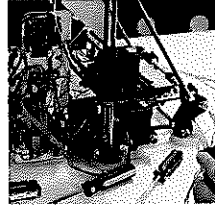


Agriculture

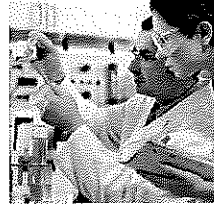
The Future.



Aviation + Aerospace



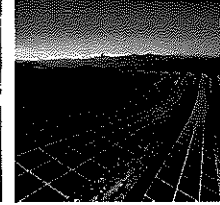
Innovation & Education



Health + Science



Trade & Logistics



Sustainable Development

Aerial View Looking South West

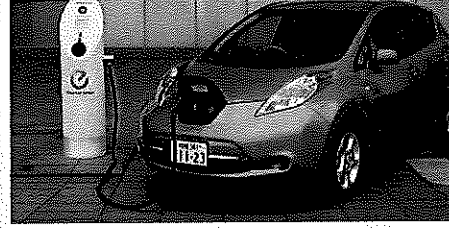
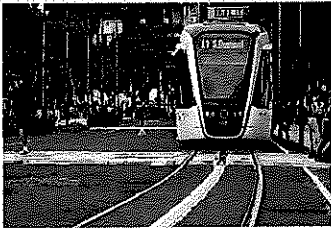
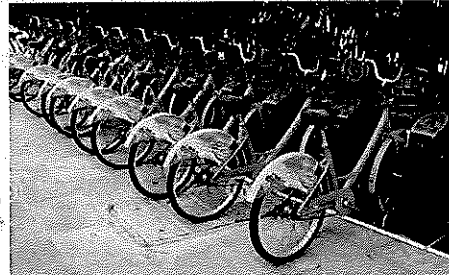
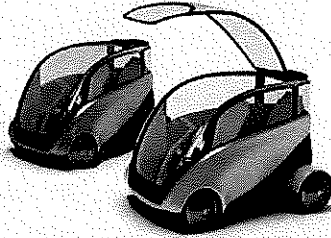


View Southward



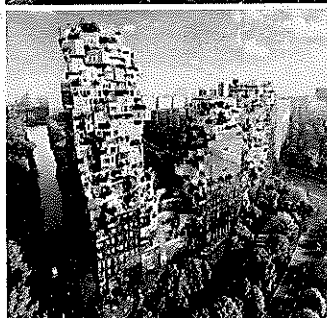
Transport.

- Multi-nodal transport hub at the economic/ World Trade Centre Hub connecting all three cities of Sydney.
- Metro Rail network through Airport, Aerotropolis, and WTC.
- Internal Light Rail network connecting WTC with University, and future developments East of site.
- Network to support alternative energy vehicles

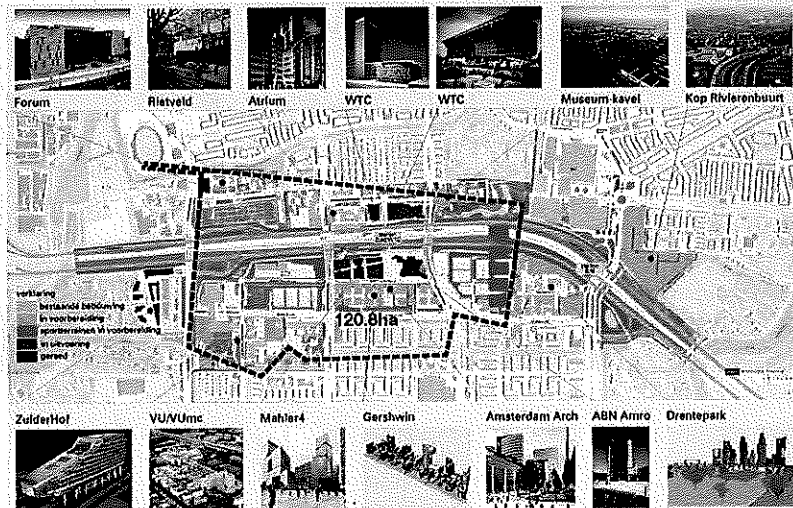


International Benchmarking

Amsterdam - Zuidas

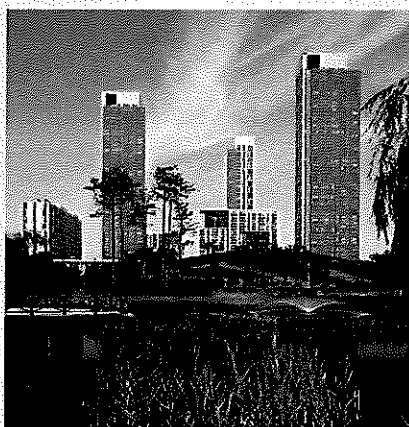


MVRDV - 75,000sqm due completion 2021



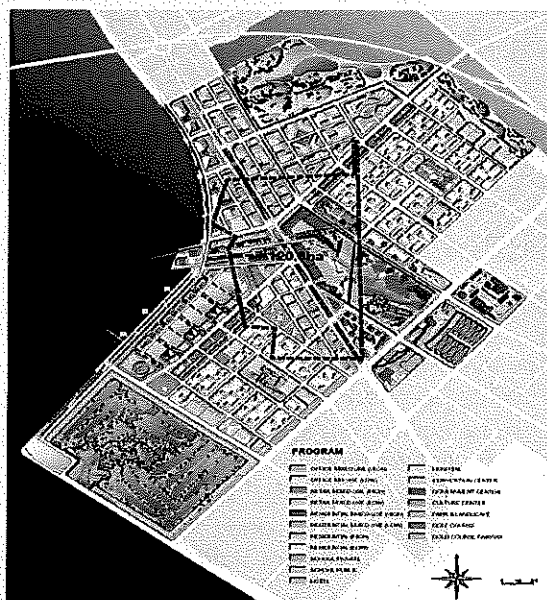
Concentration of Services	Redevelopment Impact	Economic Impact
WTC Amsterdam calls itself a "miniature commercial city populated by a few hundred internationally active companies." WTC Amsterdam members are admitted to on-site trade events; participate in international trade courses, seminars and workshops; receive access to data on regional products and market conditions; and are introduced to local business contacts.	WTC Amsterdam has catalyzed development in Zuidas, now one of the most vibrant areas of Amsterdam, offering world-class business facilities as well as restaurants, retail and services. The WTC has inspired plans for a land bridge that will cover 1.2 kilometers of adjacent highway and rails, as well as the expansion of the Zuid/WTC rail station, to be fully inter-modal by 2020.	WTC Amsterdam attracts an estimated 193,600 overnight visitor-days and 14,600 day-trip visitor days annually. The combined estimated direct, indirect and induced spending associated with WTC Amsterdam equals \$150.9 million annually (2006 dollars). Fiscal impact (i.e. new city taxes): \$43.6 million.

Seoul - New Songdo City



SONGDO WORLD TOWERS

WORLD TRADE CENTER, WESTERN SYDNEY



Concentration of Services	Redevelopment Impact	Economic Impact
WTC Seoul is a comprehensive mixed-use development with full-service trade facilities within a single complex. Its mission is to support members' import, export and investment activities with international exhibitions, trade delegations, a World Trade Academy, state-of-the-art convention space, and office space for domestic and foreign corporations.	Thanks largely to WTC Seoul and the associated development it spawned in the southwest Kangnam Business District (KBD), the KBD is now predicted to surpass the Central Business District (CBD) as the city's commercial and financial center. The KBD is home to new-economy type businesses, such as Information technology and pharmaceuticals, and recently announced plans to build a \$205 million, 6.7 kilometer monorail.	WTC Seoul attracts an estimated 2.1 million overnight visitor-days and 1.1 million day-trip visitor days annually. The combined estimated direct, indirect and induced spending associated with WTC Seoul equals \$1.9 billion annually (2006 dollars). Fiscal impact (i.e. new city taxes): \$386.9 million.

WTC DUBAI



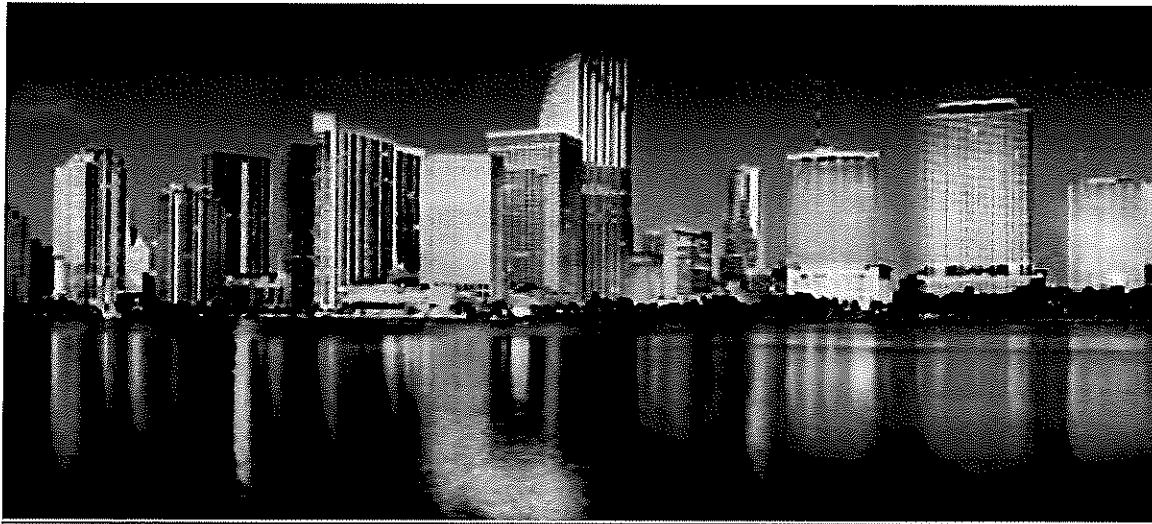
Concentration of Services	Redevelopment Impact	Economic Impact
The Dubai World Trade Centre (DWTC), erected in 1979, is a purpose-built complex for events and exhibitions. With over 1.3 million square feet of covered exhibition and event space, comprising 21 halls and over 40 meeting rooms across 3 floors, Dubai World Trade Centre hosts over 500 events annually.	Three million visitors from 185 countries were received by Dubai World Trade Centre in 2016, marking an annual growth of 11 per cent. More than 51,000 exhibitors, 70 of whom represent global entities, participated in 298 functions hosted by the DWTC throughout the year, 100 of which are world events that wooed up to 2.3 million participants, around 1.5 million of whom are business travellers who came to Dubai and accounted for around 45 per cent of the total turnout garnered by the leading activities organised by the centre.	Estimating the total economic output at over AED 20.9 billion for the 2015 period, the study further makes the case that nearly 57% of all the layers of spend generated by these events has been retained within the domestic economy, reflecting the strength of the MICE Sector value chain in Dubai.



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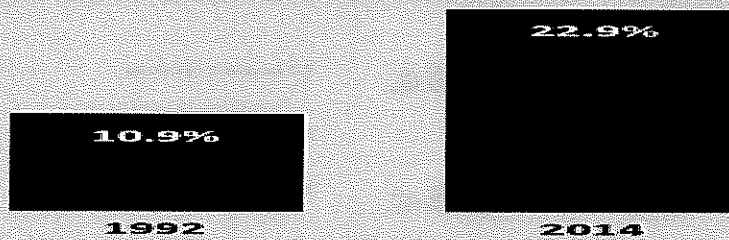
WTC MIAMI



2,502,500

**Number of Jobs in Florida
Supported by Trade**

**Share of Jobs Tied to Trade
Increased 110 percent from 1992 to 2014**



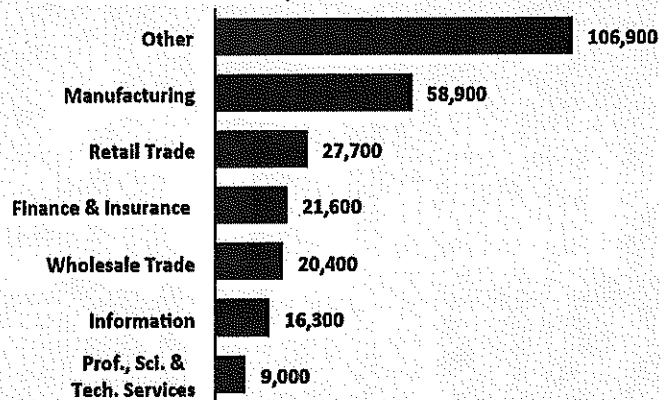
**Jobs Tied to Trade
Top Sectors, 2014**

Retail	288,300
Management, Admin. Services	214,800
Professional, Scientific, Tech. Services	164,300
Real Estate, Rental Services	153,500
Finance, Insurance	140,200



- 49,500 workers employed by companies based in the United Kingdom;
- 31,300 workers employed by companies based in Canada;
- 25,900 workers employed by companies based in Japan;
- 25,300 workers employed by companies based in Germany;
- 25,100 workers employed by companies based in France.

Foreign-Owned Companies Employ 260,800 Florida Workers Across Many Industries



PwC Economic Impact Assessment of \$8 Bn WTC SYDNEY

Employment

	43.5k	Direct jobs
	45k	Indirect jobs
	52.9k	Induced jobs

Tax revenue

	\$8b	Additional tax revenue
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Gross Regional Product (GRP)

	\$13b	Direct economic contribution
	\$15b	Indirect economic contribution
	\$31b	Induced economic contribution



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SYDNEY

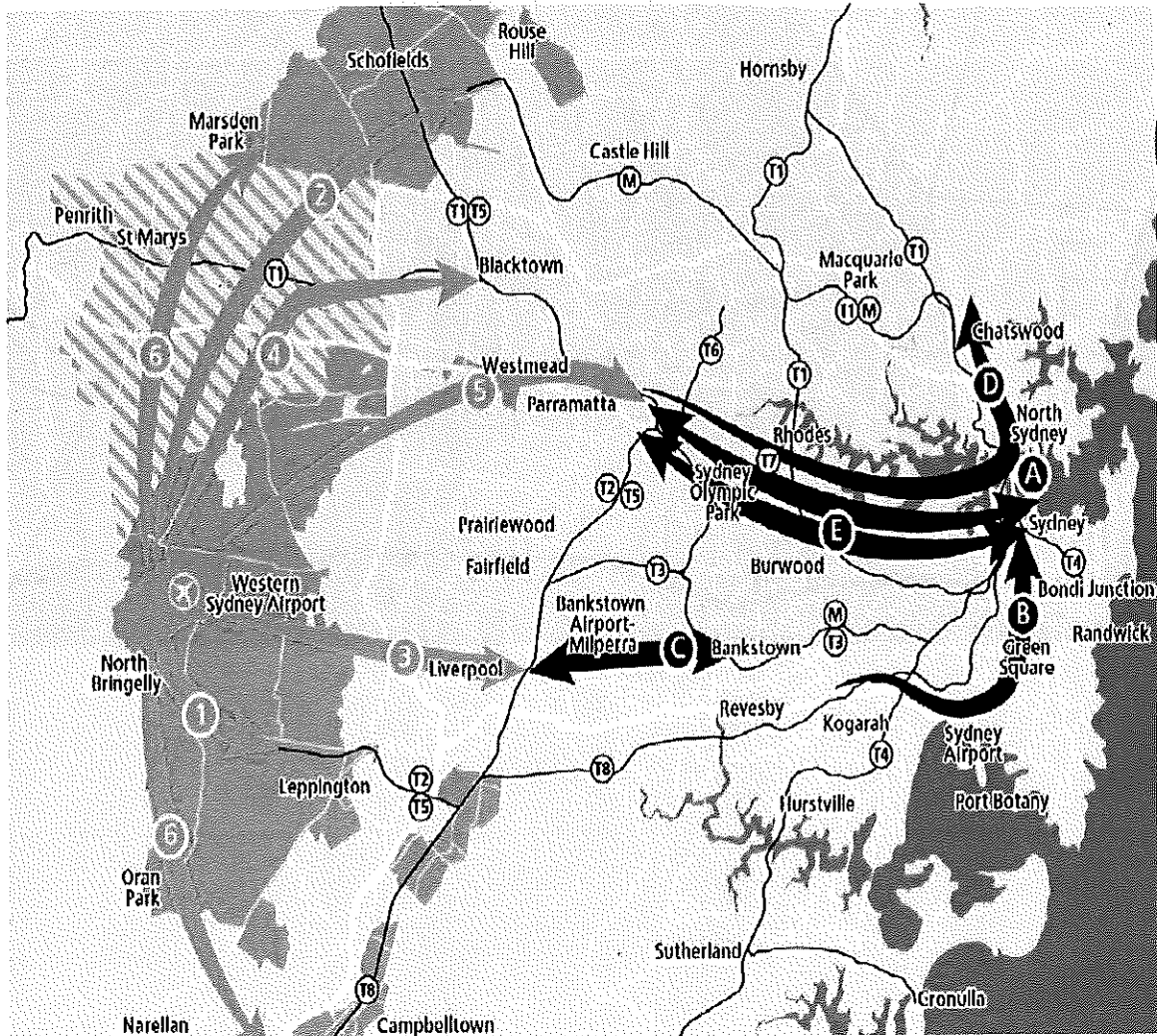


AEROTROPOLIS
GROUP

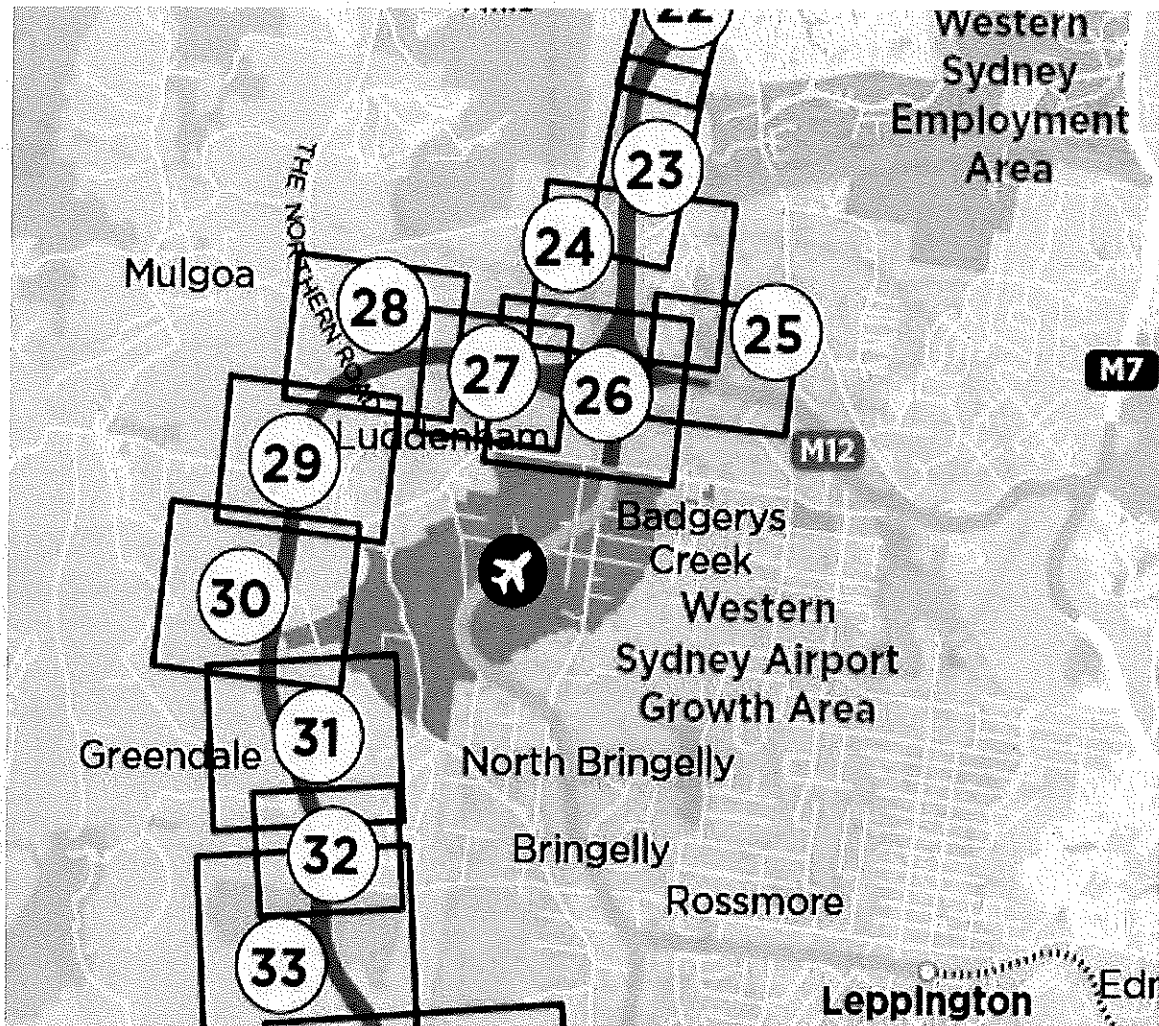
Proposed Southern Gateway



As per the 6th Option in 2017, the North - South Rail Line will pass through this land for WTC SYDNEY

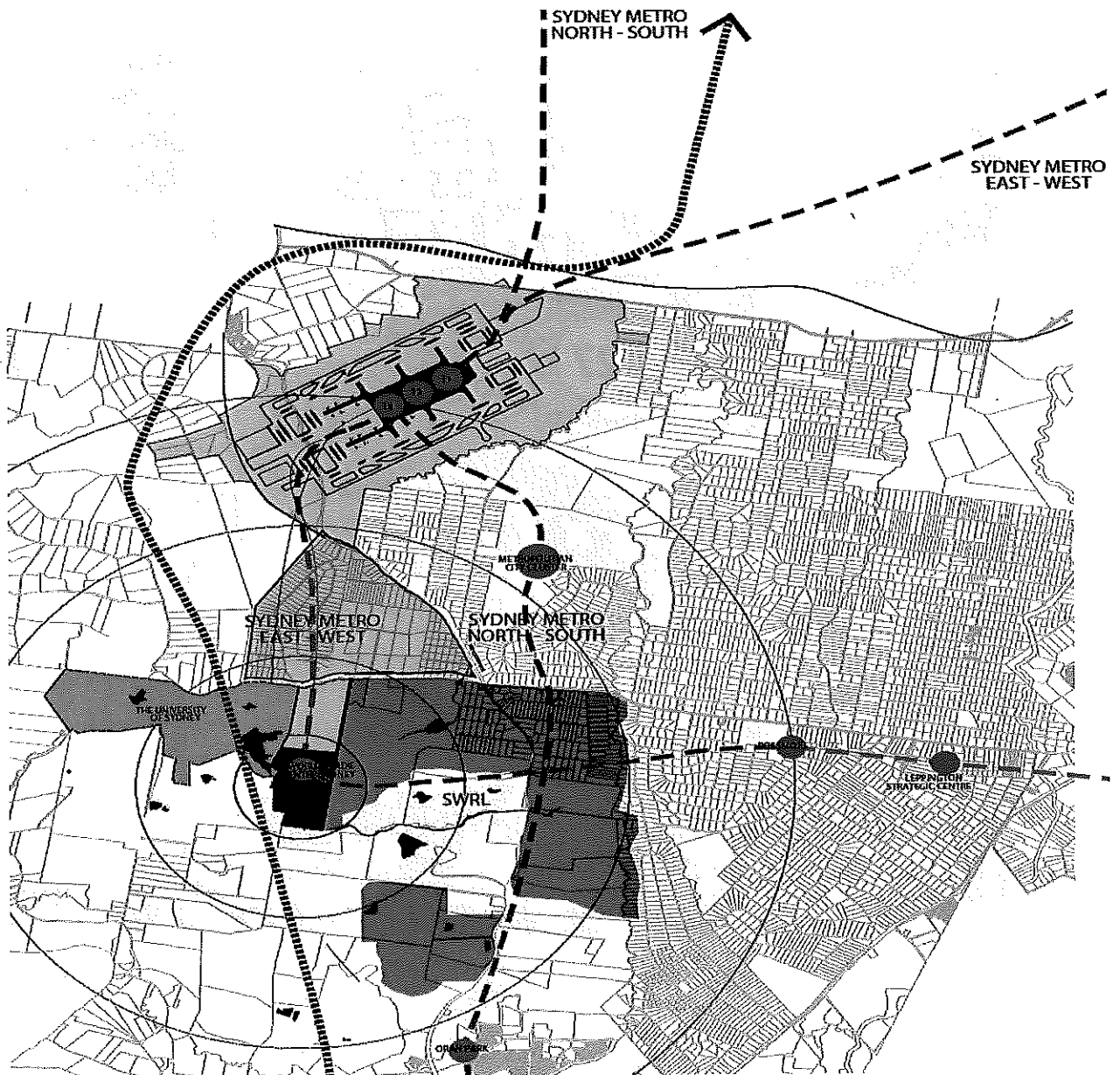


The latest proposal in March 2018, with a tunnel under second runway and with NO Western side access for Airport.



WTC SYDNEY – WESTERN SYDNEY AIRPORT – RAIL CONNECTIVITY PROPOSAL

Connecting the WTC SYDNEY-UNIVERSITY OF SYDNEY – SOUTHERN GATEWAY area through SYDNEY METRO EAST-WEST and SOUTH WEST SWRL.



Advantages of this alignment of Metro Rail through WTC SYDNEY

- This alignment will connect all major clusters in Western Sydney Aerotropolis like Western Sydney Airport, Aerotropolis Core, WTC SYDNEY, The University of Sydney,



Southern Gateway, South Creek West, Sydney Science Park, Northern Gateway, etc to Liverpool, Camden, Campbelltown, Penrith, current Sydney Airport, Parramatta CBD and Eastern CBD.

- WTC SYDNEY is expected to generate 150,000 Total Jobs in NSW. So Metro Rail North South Connectivity & SWRL extension up to WTC SYDNEY will help the congestion free transportation of Employees and help to achieve the Govt vision of "30 minutes City".
- Exodus of 300,000 people from Western Sydney to Eastern CBD can be avoided which will reduce pressure on Road and Rail.
- People from **178 existing Railway Stations in Sydney** will get **Public Transport Connectivity to WSA & WTC** by extending the SWRL from Rossmore to WTC SYDNEY.
- Ensure the establishment of \$8 Bn FDI from Private Sector in Western Sydney from across the world through the WTC Network.
- Provide multiple connectivity in different Terminals of Airport (Future Proofing for expansion up to 82 million pax) .
- Provide connectivity through **Western Side of the Airport** also, which will link around 50,000 Direct Employees in WTC SYDNEY & 100,000 Indirect & Induced Employees, around 50,000 students in University of Sydney Campus in Bringelly & Cobbitty and People from Greendale, Silverdale, Cobbitty, Blue Mountains, Camden, Illawara, Campbellton, Macarthur, etc
- Most importantly, on a Safety, Security, Traffic and City Development Point of view, it is good to have Road & Rail entry from both East and West side of the Airport .
- **Connects both the Federal Govt land in North Bringelly and WTC SYDNEY, The University of Sydney & SOUTHERN GATEWAY in Bringelly.**

Observations

- WTC MIAMI is a good example of what a WTC can achieve in Sydney.
- Florida which **exported USD 56.5 billion in Goods and USD 38.5 billion in Services** shows the way for NSW which **exported USD 28.44 billion (AUD 36 Bn) in Goods and USD 22.5 billion (AUD 28.5 Bn) in Services** in FY 2015-16.
- There is scope for doubling our Goods and Services export by being part of the ecosystem of 323 World Trade Centres across the world.
- The much needed employment generation in Western Sydney can be achieved by establishing World Trade Centre Sydney (WTC SYDNEY) in Western Sydney.



- The 2.5 million Trade related Employment achieved by Florida through WTC MIAMI, is a clear indication of what NSW can achieve by WTC SYDNEY.
- The Western Sydney Aerotropolis will be a reality by establishing the World Trade Centre Sydney in this Aerotropolis, with proper Rail connectivity.
- WTC SYDNEY will be an Economic and Employment engine for Western Sydney.

Aerotropolis Group's commitment:

By the establishment of WORLD TRADE CENTER SYDNEY, Aerotropolis Group will:

- bring minimum **\$8 Bn Foreign Direct Investment (FDI)** from US, Europe, Middle East and Asia-Pacific Regions to NSW for the WTC SYDNEY project.
- increase the **Export from NSW by 25% from the current level within 10 years of establishment of WTC SYDNEY** by providing connectivity to existing local businesses to 320 international Cities and augmenting the creation of a new breed of Young Businesses for International Trade.
- create a minimum of **42,500 Direct Jobs, 45,000 Indirect Jobs and 52,900 Induced Jobs (around 150,000 Total Jobs)** in NSW, once fully developed.
- facilitate a **Tax Contribution of \$8 Bn per Year, a Direct Economic Contribution of \$13 Bn, an Indirect Economic Contribution of \$15 Bn and Induced Economic Contribution of \$31 Bn per Year** to NSW Economy.
- contribute significantly to the success of Western Sydney Airport by attracting **MICE Tourists from 320 Cities** across the world to Western Sydney and International Cargo from Western Sydney Airport.
- facilitate the establishing of **Western Sydney Aerotropolis and 30 minutes City Vision** of NSW Government.

Government Support Expected

Request the Government to:

- add the proposed WTC SYDNEY land and the University of Sydney land at Bringelly to the Western Sydney Aerotropolis (either to the proposed Southern Gateway OR together to the Aerotropolis Core) **OR to the South West Growth Centre.**
- speed up the Rezoning and DA Process for WTC SYDNEY & Western Sydney Aerotropolis, so that WTC SYDNEY can be established within 6-8 years' time. This will augment the creation of around 150,000 Employment in Western Sydney and \$59 Bn Economic Contribution to NSW Economy per year.



- **provide Rail connectivity to WTC SYDNEY by aligning the Sydney Metro North – South through WTC SYDNEY and extending the SWRL further 7 kms from Rossmore up to WTC SYDNEY in the First Stage.** This last mile connectivity of SWRL will form a LOOP and will help people from 178 existing Railway Stations in Sydney to access the Western Sydney Airport and WTC SYDNEY through Public Transport system. Taking the 11.4 km stretch of SWRL from Glenfield to Rossmore at a cost of \$1.8 Bn (\$158 Mn per km) as bench mark; this 7 km extension of SWRL Extension up to WTC SYDNEY, will cost around \$1 Bn. People from cities like Campbelltown, Liverpool, Bankstown, Fairfield, Camden, South West Growth Centre, Eastern CBD and Transfer passengers from existing Kingsford Smith Airport will get a Public Transport connectivity to the 24/7 WSA and WTC; rather than stuck in the already congested M5, M4 & M7.
- **ensure direct Road connectivity to WTC SYDNEY by constructing the “6 km stretch of M9 between WTC SYDNEY to Western side of Airport and further 3 kms up to M12” by 2026.** This will help in Logistics movement as part of International Trade from the **International Trade & Logistics Facility for WTC SYDNEY** being planned in Bringelly at the Western side of M9. This will help the local Businesses in increasing the Export from NSW to 320 Cities across the world. Taking the \$1.2 Bn tag for the 16 km stretch of proposed M12 (ie \$75 Million per km) as a bench mark; this 9kms stretch of M9 may cost around \$675 million. The Economic Return to the State by the construction of this 9 kms stretch of M9 will be high in terms of Export Revenue increase, success of Western Sydney Airport through International Cargo Export and Job creation in Western Sydney. This will also provide the much needed Western side Access to the Western Sydney Airport, which is essential for uninterrupted Airport Operation and open up the Western side of Airport for Business.

Looking forward to the Government Support in establishing the World Trade Center Sydney in Western Sydney.

Regards

Jomon Varghese

MD & CEO

Aerotropolis Group & World Trade Center Sydney (WTC SYDNEY)

[REDACTED]

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Figure 1. The effect of the initial concentration of the monomer on the polymerization of *N*-vinylcarbazole initiated by *N*-vinylcarbazole. The polymerization was carried out at 60 °C for 24 h in the presence of 0.05 mol/L of *N*-vinylcarbazole. The initial concentration of the monomer was 0.05 mol/L (○), 0.1 mol/L (□), 0.2 mol/L (△), 0.3 mol/L (◇), 0.4 mol/L (×), 0.5 mol/L (◇), 0.6 mol/L (▽), 0.7 mol/L (▽), 0.8 mol/L (▽), 0.9 mol/L (▽), 1.0 mol/L (▽).