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From: system@accelo.com on behalf of Badgerys Creek Residents Company [redacted]
Sent: Friday, 2 November 2018 1:38 PM
To: [redacted]
Subject: Submission Details for company Badgerys Creek Residents (org_comments)
Attachments: 292034_new doc 2018-11-02 11.54.45_1.pdf; 292034_new doc 2018-11-02 11.54.45_2.pdf; 292034_new doc 2018-11-02 11.54.45_3.pdf; 292034_new doc 2018-11-02 11.54.45_4.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Badgerys Creek Residents Company
Organisation: Badgerys Creek Residents (Community)
Govt. Agency: No
Email: [redacted]

Address:
[redacted]

[redacted]

Content:
This submission is on behalf of residents in the Badgerys Creek Precinct.

Please find attached 2 pages of submission and 2 pages with signatures.
We wish our names to be withheld.

Kind regards

Residents

IP Address: - 49.180.167.36
Submission: Online Submission from company Badgerys Creek Residents (org_comments)
https://majorprojects.accelo.com/?action=view_activity&id=292034

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

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

As residents, we wish to make a submission and raise the following issues.

We think the Badgerys Creek Precinct should be part of stage 1 and not stage 2.

Our area is already in transition and being used for industrial purposes by Suez, Western Sydney Recycling Pty Ltd and ANL just to name a few. The area has now lost its rural aspects and is no longer in our opinion a quiet country rural area that attracted us to the area in the first place. A precedent has already been set with the approvals and out of sequence DA approvals which have been granted at [redacted] and [redacted] seeks approval and is currently going to JRPP.
This sort of industry might only be here for the interim but with this industry brings the need for rehabilitation which could be done successfully or not. With the uncertainty surrounding the timeline and rezoning large developers are hesitant to buy in the area. Large developers buying in this area would encourage long term use.

The last 2 roads of Badgerys Creek being Lawson Road and Martin Road are surrounded by stage 1 with northern Gateway, Aerotropolis Core, South Creek and Western Sydney Airport Corporation. These last 2 roads should be integrated with stage 1 to provide certainty for local residents and developers.
The 3 significant areas ear marked for stage 1 has left a small portion of Badgerys Creek behind. This has created uncertainty encouraging land bankers and speculative buyers.
Mirvac owns a significant portion of this area to the north of the Badgerys Creek Precinct which it proposes to develop into a business Park and is a positive step forward to encourage developers and large businesses to the area. Business owners want to be associated with this type of business development.

The impact on residence living in the Badgerys Creek Precinct from dirty industrial uses has increased and will continue to increase with more resource recovery centres wanting to be situated in this area. This type of industry will only create land that needs rehabilitation and should not be allowed. It is the residents opinion that there are a enough resource recovery centres in this area.
Early earthworks are set to start in November at the airport site adjoining the residents on Lawson Road. This will increase the noise, pollution, excessive traffic and vibration. Residents are wanting to be included in the 1st stage of rezoning as these industrial uses intensify.

The current situation is only creating uncertainty for the area and is not attracting enough large business or developers who would establish infrastructure and promote the area but land bankers and speculative buyers. The interim land uses occurring now are not in line with the vision for the Badgerys Creek Airport & the Aerotropolis.

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Non-compliance by some land owners in the form of clearing trees has already occurred. A compliance officer specifically employed for the area is needed for Western Sydney Aerotropolis and should be created. A singular person independent from either council. As Penrith City Council and Liverpool City Councils areas are so large and are experiencing rapid growth they will struggle to enforce compliance.

From a liveability point of view residents are needing to be included in the 1st stage of rezoning to flexible employment as they are surrounded by large businesses such as Suez, Australian Native Landscapes and multiple resource recovery centres.

Large companies are now wanting to lease only a small portion of land being the front portion facing Elizabeth Drive. They don't want to buy in the area now due to the uncertainty about rezoning to see which companies are attracted to the area and where.

Infrastructure is needed in the area to support the vision of the new Badgerys Creek Airport and Aerotropolis. Including upgrades to The Northern Rd, Elizabeth Drive, connectivity to M9, M12, sewage, drainage, bus services, and retail services to support new businesses in area and employment.

In our opinion Badgerys Creek in its entirety should be rezoned in stage 1 and planned for and developed over the coming years to be well established before the airport is operational in 2026.
This approach would facilitate a cohesive look to the area. It would encourage jobs in the interim for the area leading up to the opening in 2026 before its intended uses and tourism.

With the shortage of industrial land in western Sydney the government should include Badgerys Creek Precinct in the first stage of rezoning.
The Badgerys Creek Precinct has been excluded by the boundary of the Aerotropolis Core.
Landowners in the area which includes two large Australian listed companies would contribute to infrastructure and employment to create thousands of jobs for the local area.

It should cater to industries such as hirer car rentals, airline catering, manufacturing, warehouse solutions & logistics, petrol, convenience stores, food outlets and other airport related services as these should be located in close proximity to the airport.

It is of major concern to the residents why the Western City and Aerotropolis Authority Bill of 2018 has been passed by Parliament without residents knowing it's full impact prior to the closure of this submission.

It is also of major concern why there is no representation from residence in the Badgerys Creek and Penrith area on the FOWSA forum.

It is unclear to the residents why this small portion of Badgerys Creek has been left behind and ear marked for stage 2?