

[REDACTED]

---

**From:** system@accelo.com on behalf of Madison Winnel  
[REDACTED]  
**Sent:** Friday, 2 November 2018 2:46 PM  
**To:** [REDACTED]  
**Subject:** Submission Details for company MacroPlan (org\_comments)  
**Attachments:** 292086\_MP\_Aerotropolis Core\_WSA LUIP submission\_021118.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Madison Winnel  
Organisation: MacroPlan (Urban Planner)  
Govt. Agency: No  
Email: [REDACTED]

Address:

[REDACTED]  
Sydney, NSW  
2000

Content:  
Please find attached MacroPlan's submission on behalf of a landowner on Badgerys Creek Road

IP Address: - 122.102.98.129  
Submission: Online Submission from company MacroPlan (org\_comments)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=292086](https://majorprojects.accelo.com/?action=view_activity&id=292086)

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)



2 November 2018

[REDACTED]  
Executive Director, Western Sydney and Aerotropolis Activation  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear [REDACTED]

**RE: Aerotropolis Core, Submission to the Western Sydney Aerotropolis Stage 1 Land Use and Infrastructure Implementation Plan.**

MacroPlan has been engaged by a landowner located on Badgerys Creek Road, Bringelly to make representations on their behalf with respect to the Western Sydney Aerotropolis Stage 1 Land Use and Infrastructure Implementation Plan (LUIIP).

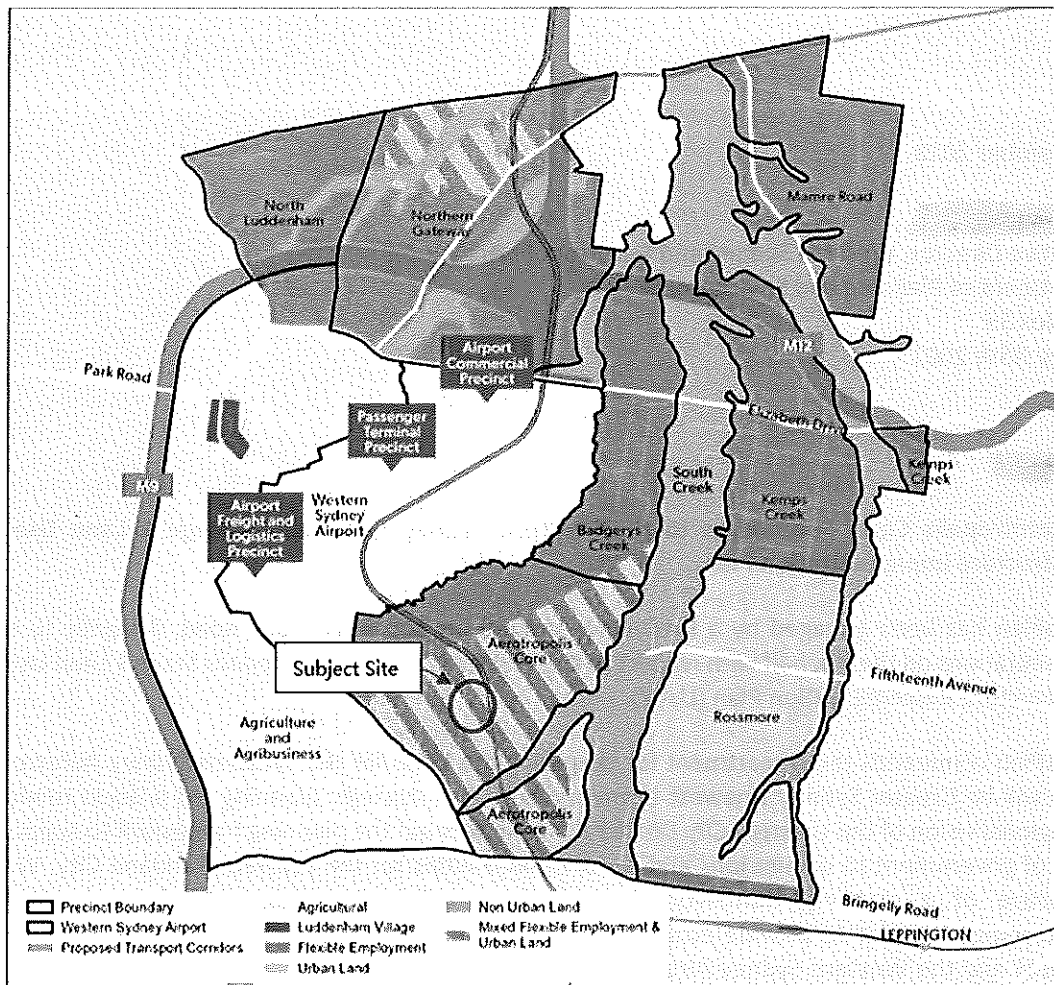
MacroPlan commends the Department for preparing the LUIIP for the Western Sydney Aerotropolis which will be Greater Sydney's newest economic hub. This strategic planning led process reinforces the regional vision of the *Western City District Plan* and sets out the planning framework to support all levels of government to deliver jobs and social opportunities for the Western Parkland City. We are supportive of a planning framework being prepared for the Western Sydney Aerotropolis (Aerotropolis) in order to provide economic, development and community benefits for businesses, residents and the Western Sydney Airport. Importantly, the LUIIP provides further certainty for the private sector to invest in western Sydney and deliver on the vision for the region.

Given the site's strategic location on Badgerys Creek Road within the Aerotropolis Core Precinct, this submission presents support for various elements of the Stage 1 Plan, particularly the planning fundamentals for the Aerotropolis Core.

This submission finds that:

- The location and strategic objectives of the Aerotropolis Core are strongly supported;
- The staging of the initial precincts to form a north-south spine is key in supporting the Aerotropolis' sustainable growth; and
- Detailed planning to ensure a coordinated approach to land use and infrastructure delivery must involve engagement with the private sector, key stakeholders and relevant landowners.

The sites locality within the Aerotropolis Core is shown on the map extract overleaf and marked in red.



### Strategic Context

The release of the draft Stage 1 Aerotropolis LUIP has confirmed the sites inclusion in the Aerotropolis Core and consequentially, highlighting that the site has a role to play in the future development of the Western Sydney Airport Growth Area. As the Stage 1 LUIP states:

*All three levels of government, along with landowners, industry and the community, will work together for these initial precincts to kickstart the creation of the Aerotropolis.*

The Western Sydney Aerotropolis LUIP identifies nine precincts for development in stages subject to precinct plans being prepared. The three initial priority precincts are logical but are totally dependent on the completion of major infrastructure elements.

The Aerotropolis Core, South Creek and Northern Gateway (the three initial precincts) will be key in forming a north-south axis supported by core infrastructure to anchor the future growth of the broader Aerotropolis. This approach recognises the opportunity north and south of the airport to create thriving and innovative urban environments that don't inhibit Airport operations. Given the alignment of the Airport, maximising the lands that are not affected by ANEC is essential to the successful delivery of the Aerotropolis Core.

Therefore, the Structure Plan's allocation of 'Mixed Flexible Employment & Urban Land' is logical and supported. Smart residential opportunities within this zone will be paramount to the development of

a thriving city. Additionally, further consideration needs to be given in the LUIP as to the type, location and mix of necessary residential development and integration with the high-intensity uses envisaged for the Aerotropolis Core. The relationship between this core precinct and the precincts that surround, namely South Creek, Rossmore, Agriculture/Agribusiness and the South Creek West Land Release Area must be made clear, so as to ensure the primacy of the Aerotropolis Core is established.

### **The Aerotropolis Core**

The key objective of the Aerotropolis Core is to be a '24-hour, global centre for workers, residents and visitors coming to and from the Airport.' Enabling a broad range of accommodation options that include innovation in housing product will provide the high intensity urban environment that is envisaged by the Plan. This will assist in developing the critical population mass that generates a thriving after-hours economy that supports entertainment, arts and cultural experiences. It should be noted that a residential population is key to sustaining a 24-hour economy, however, compatible land-use planning is required so the two (high amenity residential areas and a thriving 24-hour city) may co-exist.

MacroPlan generally supports the fundamentals of the Aerotropolis Core. Amongst other things, it is largely outside the Australian Noise Exposure Concept 20 contour and therefore able to freely anchor the future Aerotropolis from a land-use perspective. It will be a commercial mixed-use core with approximately 80% commercial uses, located in conjunction with, or in close proximity to the growing residential areas of the South Creek West Precinct, Leppington and Austral and therefore satisfy the vision of jobs close to homes.

These residential areas will enhance the centre's vitality, complementing the operation of the Airport and 24-hour economy that it will accommodate. Additionally, noting that the Aerotropolis Core includes 114ha of Commonwealth-owned land, managing public and private sector interests will be key to the development of an Aerotropolis Core that achieves its strategic vision.

As such, the expected planning outcomes for the Aerotropolis Core in general are supported, including:

- Development of 60,000 jobs and 8,000 homes within the Aerotropolis Core.
- Managing the key challenge of aircraft noise and high intensity development that does not inhibit the Airport operations.
- The importance of the North-South Rail Link, and a Rail Link extension from Leppington Station to support the connectivity of the future Aerotropolis community with the growing suburbs of Western Sydney.

The landowners are committed to collaborating with the Development Authority and Planning Partnership to ensure the delivery of a high quality 24-hour Aerotropolis Core. Detailed planning for each precinct should be done in conjunction with the landowners.

We look forward to working with yourself and the Department in the progression of a land use plan that enables this stage 1 vision to be delivered for Sydney's Western City.

Yours sincerely,



Michael Tilt  
Chief Executive Officer - NSW

