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From: system@acelo.com on behalf of Adam Byrnes [REDACTED]
Sent: Friday, 2 November 2018 3:50 PM
To: [REDACTED]
Subject: Submission Details for company Think Planners (org_comments)
Attachments: 292146_18 November_ Musico Land at Luddenham_ WSA LUIIP Submission.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

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Govt. Agency: No
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Content:

Please find attached a submission made on behalf of a landowner in Luddenham Village

IP Address: - 115.70.209.9

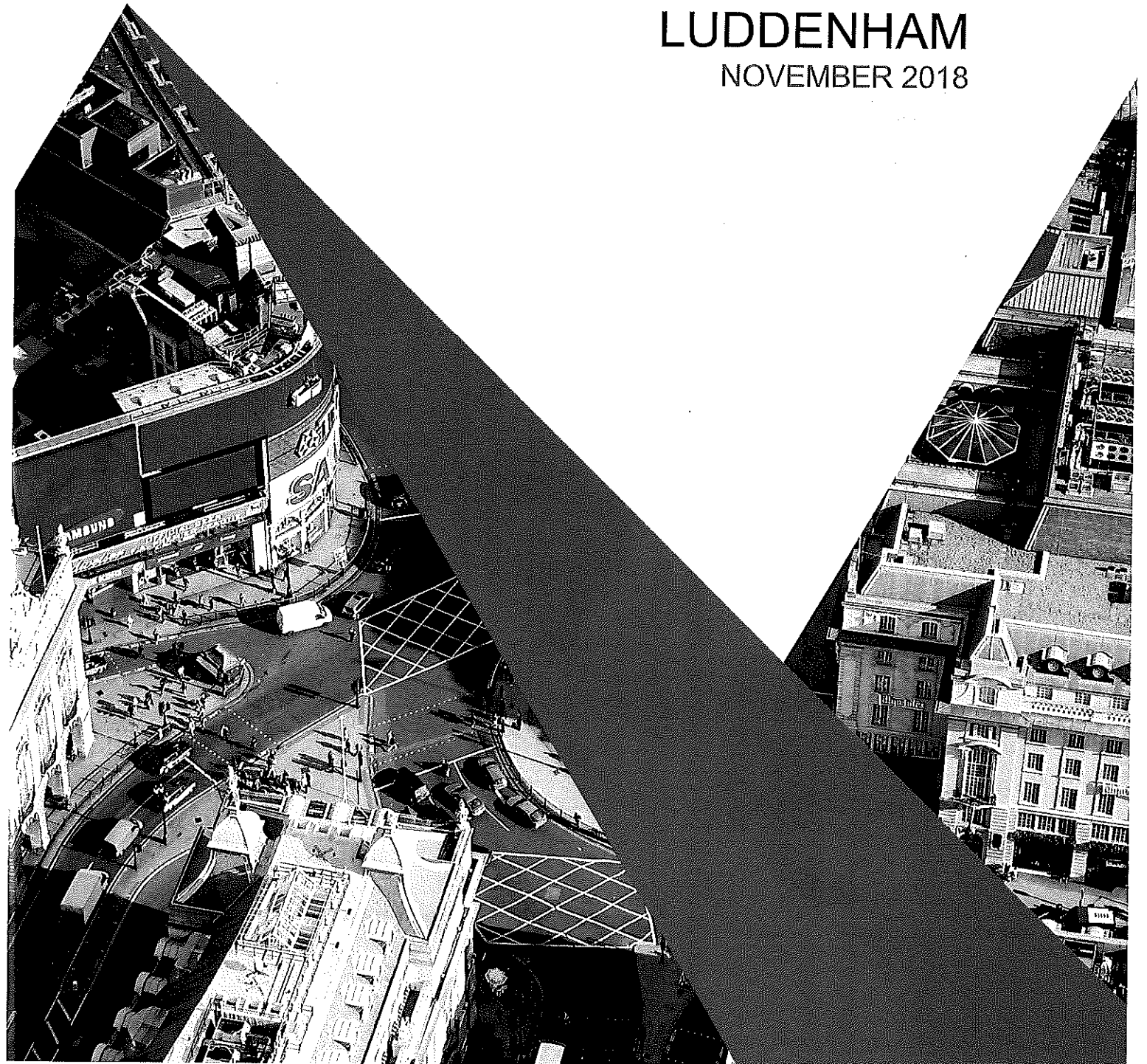
Submission: Online Submission from company Think Planners (org_comments)
https://majorprojects.acelo.com/?action=view_activity&id=292146

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

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



PLANNING SUBMISSION:
MUSICO LANDHOLDING
LUDDENHAM
NOVEMBER 2018



QUALITY ASSURANCE	
Project:	<i>Submission: Western Sydney Aerotropolis LUIP – Stage 1</i>
Author:	<i>Think Planners Pty Ltd</i>

Date	Purpose of Issue	Rev	Reviewed	Authorised
October 2018	<i>Draft Issue</i>	<i>Draft</i>	<i>LK/SF</i>	<i>AB</i>
November 2018	<i>Submission</i>	<i>Final</i>	<i>AB</i>	<i>AB</i>

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PRELIMINARY

This submission is prepared by Think Planners Pty Ltd on behalf of the landowners of 3019 – 3035 The Northern Road Luddenham, in response to the August 2018 publication of the Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan (WSA LUIIP), by the Department of Planning and Environment.

The landowner is a member of the Western Sydney Airport Agribusiness Landowner Group (WSAA LoG) which is united over a significant area of land, with a common interest, and willingness to collaborate with the Department of Planning and Environment, to deliver the Agriculture and Agri-business Precinct. The Landowner Group represents an area of some 1000 hectares of land that borders the future Western Sydney Airport (WSA), and benefits from designated infrastructure provision in the area.

In addition to concurrence with the submission made by WSAA LoG, this submission is made more specifically in relation to 3019 – 3035 The Northern Road Luddenham and the opportunity for the Luddenham Village within the Agriculture and Agri-business Precinct.

The draft WSA LUIIP is welcomed, as it provides invaluable guidance to landowners and the investment community in relation to the structure and roll out of the WSA. The draft is a positive step forward in the evolution of a vision and related planning controls.

Notwithstanding the positive contribution of the draft LUIIP, an opportunity exists to improve the draft, that will inevitably give rise to increased landowner support, private investment focus and commitment.

This submission particularly seeks –

- The WSA LUIIP will be improved by the inclusion of the Agriculture and Agribusiness Precinct into Stage 1, that will enable the Precinct to be operational in a timely manner that coincides with the opening of the WSA.
- Greater clarification in the LUIIP about the opportunities for the Luddenham Village, within the Agriculture and Agri-business Precinct to become a local centre that services the Precinct and provides a unique opportunity for food retailing, cultural activities, and services to meet the needs of the local business population.
- The opportunity exists to provide a clearer vision in the WSA LUIIP for the Agriculture and Agribusiness Precinct that will motivate and inform investment at an early stage to time with the opening of the WSA.

THE MUSICO LAND HOLDING

LOCATION

The Musico landholding is within the Luddenham Village at 3019 – 3035 The Northern Road Luddenham. The land is 2 Hectares in area and comprises –

- Lot 1 DP 1096388
- Lot 19 DP 1655

Luddenham Village is shown below in red in Figure 1 extracted from the LUJIP and the subject site is illustrated in Figure 2 sourced from GoogleMaps..

Figure 1: Extract from LUJIP, with Luddenham Village highlighted in red.

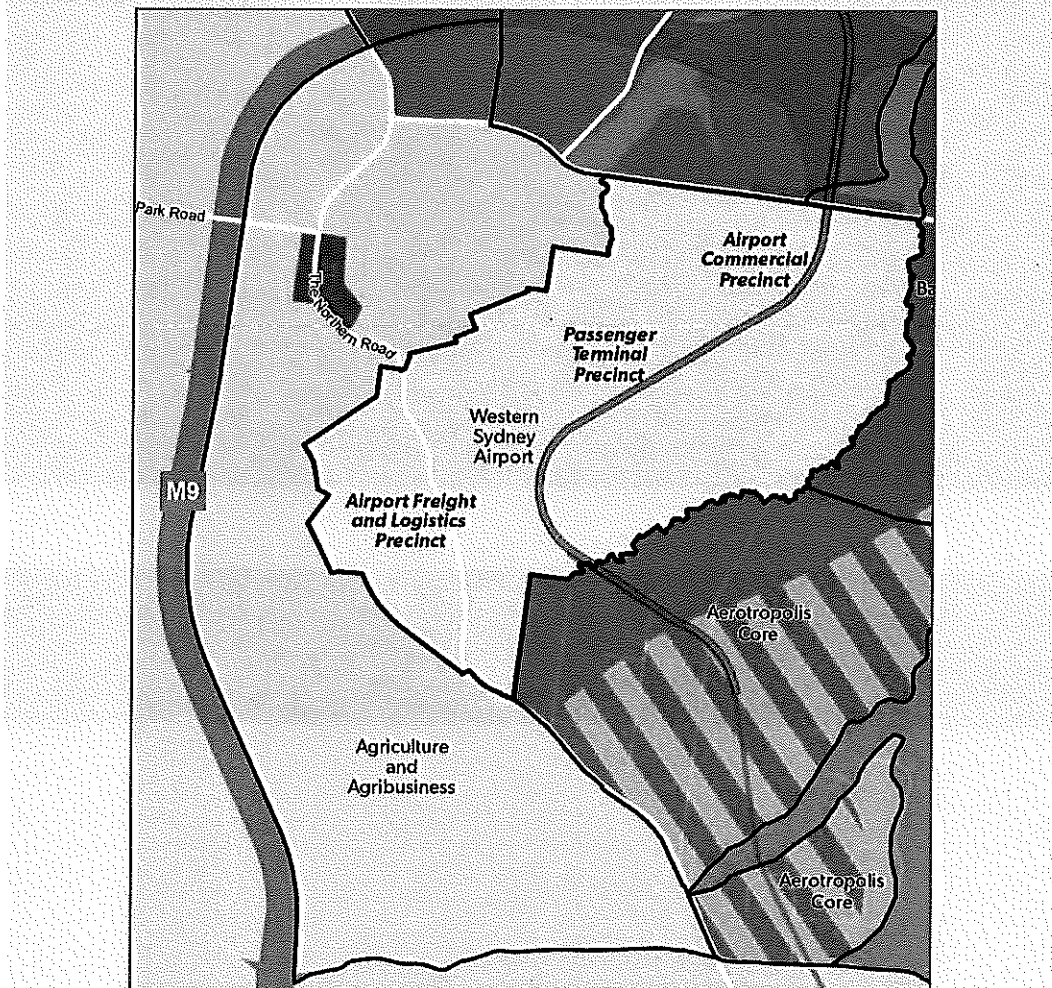


Figure 2: Subject site location in Luddenham Village (GoogleMaps).



A landowner committed to the Agriculture and Agri-business Precinct.

A landowner with a vision for the Luddenham Village.

ARTICULATING A VISION

The WSA LUIP should include a better articulated vision for the Luddenham Village that will ensure it makes a positive long term contribution, and plays an active and contributory role, to the Precinct.

To assist, Think Planners concurs with our clients vision for the evolution of the Luddenham Village into an area that can provide valuable support services to the Precinct, and be a destination within the Precinct, that will showcase the Precincts significant role and also its contribution to the NSW economy.

FRESH FOOD PRECINCT VISION

The Luddenham Village will sit within and beside The Fresh Food Precinct. The Fresh Food Precinct will comprise –

- A 1000Ha Agri-Precinct.
- An Agri-Port.
- Direct connection of the Precinct to the Freight and Distribution Precinct of the WSA, to allow for automated and secure movement and delivery of produce via underground and/or at grade automated systems.
- High value food production, using high tech production methods.
- Best food processing and packaging technology for local and imported food.
- Bio-security and Quarantine facilities to ensure that the FFP will comply with the necessary Australian Quarantine regulations and the regulations of key export market destinations, so that food processed in the FFP is immediately cleared for export, avoiding double handling of produce and increasing efficiency and export speeds.
- Complementary businesses and industry, education institutions with R&D associated with food and agriculture.
- Receive inbound produce from other nations in the region (eg Vanilla from Tonga) for processing, packaging and use locally or exported elsewhere.

We concur with Matt Brand, CEO of the NSW Farmers Association in the report Growing NSW's Food Economy – Linking Western Sydney and the Central West, which stated *“Ambition is required to transform New South Wales’ food and agriculture sectors into world beating industries that can be the engines for economic growth for state and country”*.

LUDDENHAM VILLAGE VISION

The Luddenham Village is a unique opportunity to provide valuable support services to the Precinct and serve to contribute to its success.

It is requested that the LUIP be enhanced by articulating a vision for the Luddenham Village that would comprise –

- Services to support the day to day needs of the Precinct. This will include typical local centre retailing such as supermarket, food and drink premises, newsagency, post office, chemist etc.
- A destination for food based visitors to access the best produce in NSW, such as fresh cut flowers, high end delicatessen, fruit and vegetables, and unique produce. Opportunity exists for the development of a unique food precinct that would become a destination, similar to places such as The Grounds of Alexandria and the Tramsheds in Glebe.
- A place for Farmers Markets and produce showcasing.
- Greater activity and functions for the Showground, which could include an annual fair based on Fresh Food produce.
- The opportunity to leverage off large landholdings in and adjacent the Luddenham Village, such as 3019 – 3035 (2Ha), to develop the Village and deliver the vision.
- A place to visit to understand the valuable role of the Fresh Food Precinct to the NSW economy and the cutting edge production, processing, importing and exporting that occurs within the Precinct.

The Luddenham Village is perfectly suited to be the location for support services to the Precinct, and to develop a unique food based destination, that will attract visitors and provide an opportunity to showcase the Fresh Food Precinct.

Luddenham Village can showcase the Fresh Food Precinct by creating a destination for visitors to access the best produce in Australia.

Luddenham Village can provide a valuable role in providing services and facilities to the precinct, from lunchtime retailing to showcasing the Precincts activities and value to the NSW economy.

CONCLUSIONS

The landowners of 3019 – 3035 The Northern Road Luddenham embrace the vision for the delivery of a Fresh Food Precinct within the Agriculture and Agribusiness Precinct.

This submission is intended to assist the NSW Government in finalising the WSA LUIIP and positively contributing to the success of the Aerotropolis.

Opportunity exists to better articulate in the LUIIP a vision for the Luddenham Village, which is a unique opportunity to provide invaluable services and facilities to support the broader Precinct. A unique opportunity exists to showcase the precinct, to draw visitors to the precinct, and to illustrate the value of the precinct to the NSW economy.

The following recommendations are made –

- The WSA LUIIP will be improved by the inclusion of the Agriculture and Agribusiness Precinct into Stage 1, that will enable the Precinct to be operational in a timely manner that coincides with the opening of the WSA.
- Greater clarification in the LUIIP about the opportunities for the Luddenham Village, within the Agriculture and Agri-business Precinct to become a local centre that services the Precinct and provides a unique opportunity for food retailing, cultural activities, and services to meet the needs of the local business population.
- The opportunity exists to provide a clearer vision in the WSA LUIIP for the Agriculture and Agribusiness Precinct that will motivate and inform investment at an early stage to time with the opening of the WSA.

Our client looks forward to continuing to work with the Department of Planning and Environment on further refinements of the WSA LUIIP and associated precinct plans. We welcome the opportunity to work further with the Department of Planning and Environment and are available for further collaboration.