

[REDACTED]

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**From:** system@accelo.com on behalf of Scott Barwick [REDACTED]  
**Sent:** Thursday, 1 November 2018 9:42 AM  
**To:** [REDACTED]  
**Subject:** Submission Details for company Wallacia Trust (org\_comments)  
**Attachments:** 291603\_8534\_4\_DP&E\_WS Aerotropolis Land Use Plan\_181101.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Scott Barwick  
Organisation: Wallacia Trust (Consultant)  
Govt. Agency: No  
Email: [REDACTED]

Address:  
[REDACTED]  
[REDACTED]  
[REDACTED]

Content:  
On behalf of Wallacia Trust, please refer to the attached submission to the Western Sydney Aerotropolis Stage 1 Land Use and Infrastructure Implementation Plan.

Kind regards,

Scott Barwick  
Director  
SJB Planning

IP Address: [REDACTED]  
Submission: Online Submission from company Wallacia Trust (org\_comments)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=291603](https://majorprojects.accelo.com/?action=view_activity&id=291603)

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)



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

31 October 2018

Re: Land Use and Infrastructure Implementation Plan

SJB Planning have been engaged by Wallacia Trust to review the Western Sydney Aerotropolis Land Use and Infrastructure Plan (Land Use Plan).

The review is in the context of a landholding at Wallacia known as [REDACTED] with a legal description of [REDACTED]

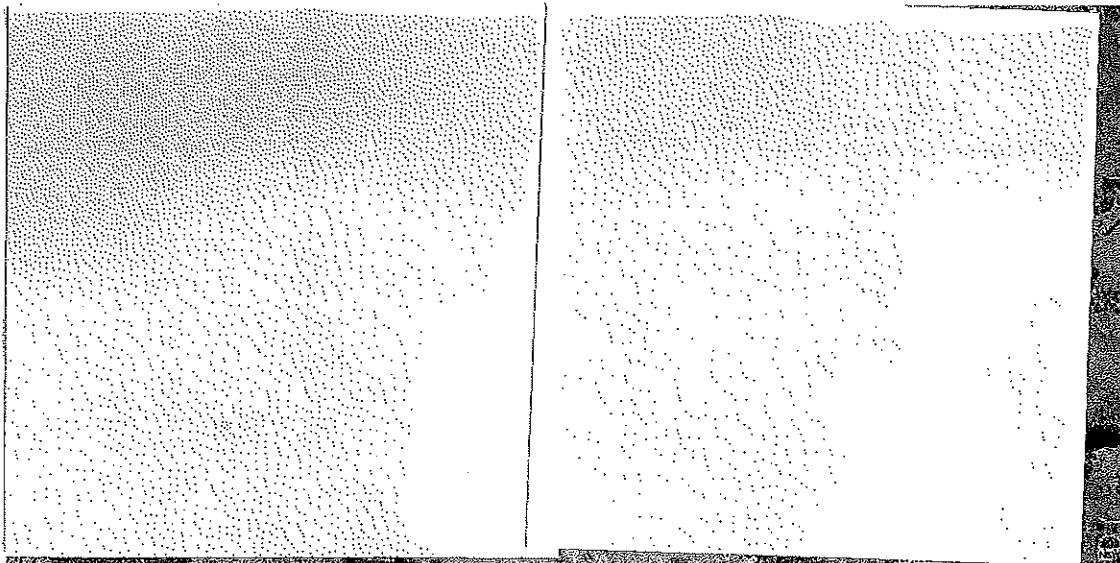


Figure 1: Aerial view of subject landholdings (Source: SIX Maps)

The holding has an area of approximately [REDACTED]

The land is open agricultural land that slopes gently from east to west, and contains scattered vegetation, [REDACTED]

The Land Use Plan that has been released for public comment focuses upon the land surrounding the Western Sydney Airport and land that is located to the east of the proposed M9 Outer Sydney Orbital.

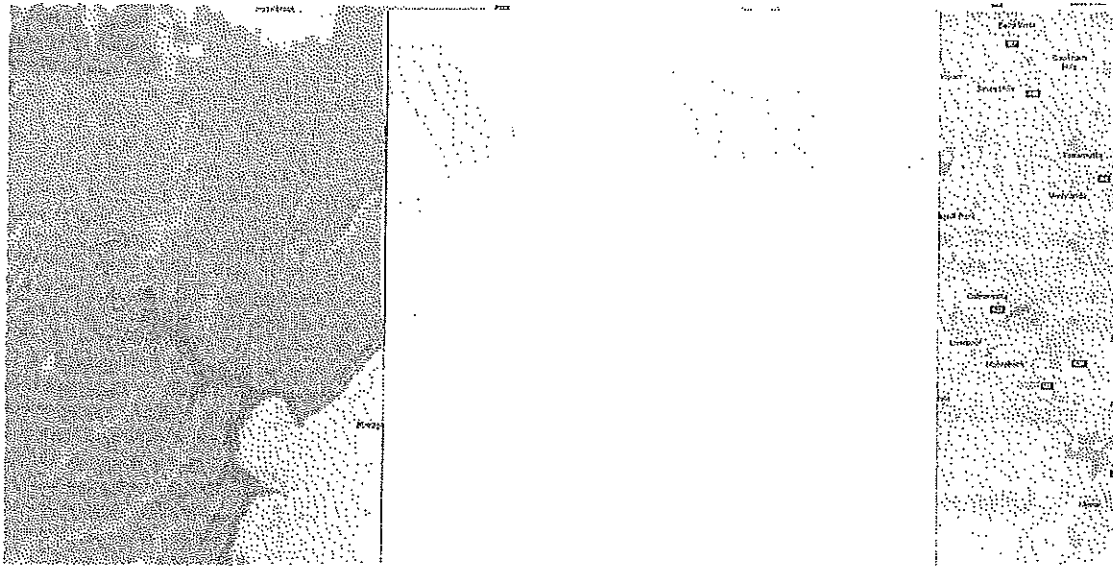


Figure 2: Context map of land surrounding subject site (Source: Google Maps)

The subject land is to the west of the future orbital. Nonetheless, submissions have been sought on the future of these lands.

#### ***Future Context***

The Western Sydney Aerotropolis and surrounds is planned to be major economic catalyst for the Western Parkland City. The Aerotropolis will grow to be a major employment and economic generator for Western Sydney and New South Wales.

The current focus of the Land Use Plan that has been prepared is for the land use and infrastructure delivery for the Aerotropolis.

The process of finalising the land use plan for the Aerotropolis also raises the issue of land use planning for the lands in the vicinity of the Aerotropolis.

This future context of a significant aerotropolis and intensive agriculture will dramatically alter the character of the area. With this change of character, substantial opportunities arise and should be explored for complementary land uses on land such as [REDACTED]. It is the investigation of these opportunities that our client wishes to explore.

#### ***Site Attributes***

##### Slope

The site is located on land with a gentle topography that present few obstacles to alternate development uses.

##### Vegetation

The site is largely cleared, and is land that has been utilised for low intensity agricultural uses.

The vegetation that is on the site is generally associated with riparian lands. The site extent is such that these attributes could be incorporated into future development of the land.

### ANEF -- Noise Impacts

The land is located outside the ANEF confines. Broadly, the areas impacted by noise exposure from the future flight path are to be avoided for potentially noise sensitive land uses. As shown in the current noise exposure test, the subject site is not predicted to be adversely impacted by aircraft noise from the new airport:

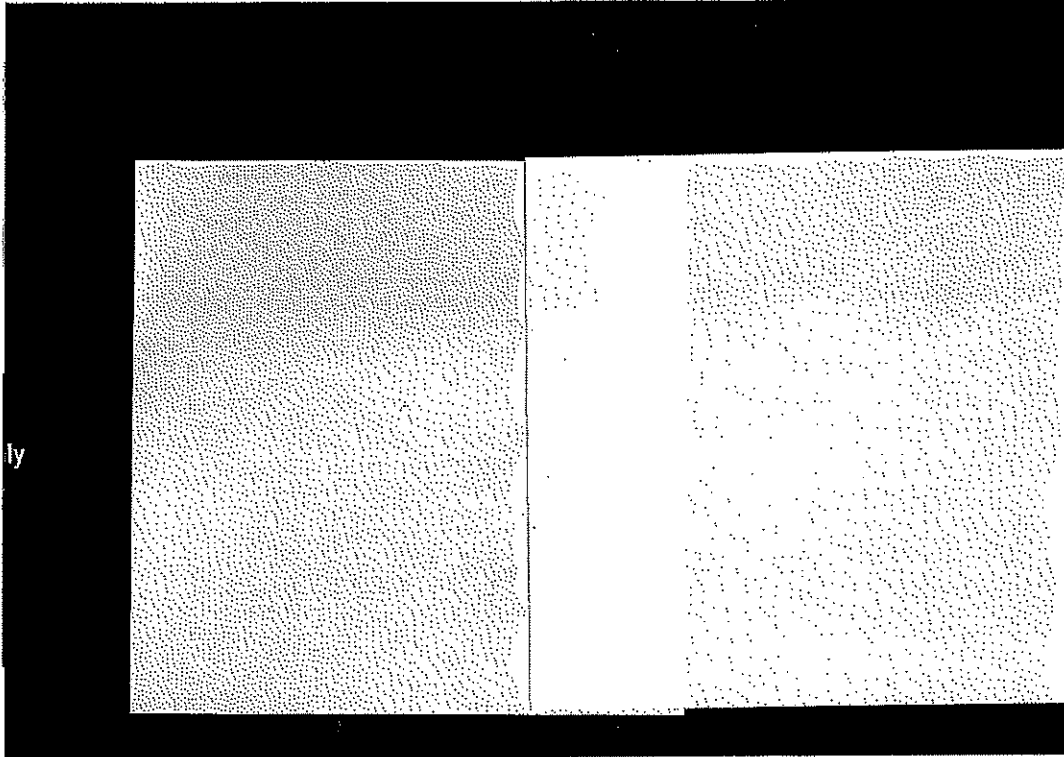


Figure 3: Updated noise exposure forecast for [redacted] (source westernsydneyairport.gov.au)

### Utility Servicing

The size and configuration of the property is such that alternate options for site servicing are viable for consideration.

These could include solar generation to augment electricity that is able to be supplied.

Water supply and waste water treatment could also be explored in a self sufficient manner with current water entitlement of the land being utilised for water supply to future use and development of the land.

Technologies are rapidly evolving that should be explored as an alternative to larger trunk infrastructure systems. These energy and water supply options may also assist use and development on adjoining lands.

### ***The Opportunity***

The Aerotropolis will become a major employment lands hub. The noise impacted areas around the airport and to the west of the future orbital are envisioned to accommodate employment lands and intensive agricultural land uses.

With the range of potential employment land uses to evolve in the locality, land such as the subject land that is free of noise constraint is viable for consideration as housing that is close to these future employment opportunities.

8534\_4\_DP&E\_WIS Aerotropolis Land Use Plan\_191101

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It is appreciated that the current strategic framework is not yet contemplating this outcome.

The landowners are therefore requesting that future planning frameworks give consideration for areas for future alternative housing that is:

- Free of adverse aircraft noise impacts;
- Substantially free of ecological constraints; and
- Within proximity of the Aerotropolis.

The subject site represents an opportunity to explore residential redevelopment opportunities for the site, with servicing potentially pursued as a self sufficient model.

This submission therefore serves as an expression of interest on behalf of the landowner to work with State and local government towards exploring planning options that could deliver housing opportunities to supplement and provide alternative housing options in the vicinity of the Aerotropolis.

Should you wish to discuss any of the above matters, please do not hesitate to contact me on (02) 9380 9911 or by email at [REDACTED]

Yours sincerely



Scott Barwick  
Director