

Director, Aerotropolis Activation
Department of Planning and Environment
**RE: Western Sydney Aerotropolis- Stage 1 Land Use and Infrastructure
Implementation Plan.**

In relation to the above exhibited stage 1 plan the following submission is in relation to a specific region within the 'Agriculture and Agribusiness Precinct'. More specifically this submission is in relation the nominated area as depicted in Figure 1 and 2 with reference to the objectives of the *Greater Sydney Region Plan- A Metropolis of Three Cities- March 2018* as well as the directions of the *Our Greater Sydney 2056- Western City District Plan- March 2018*.

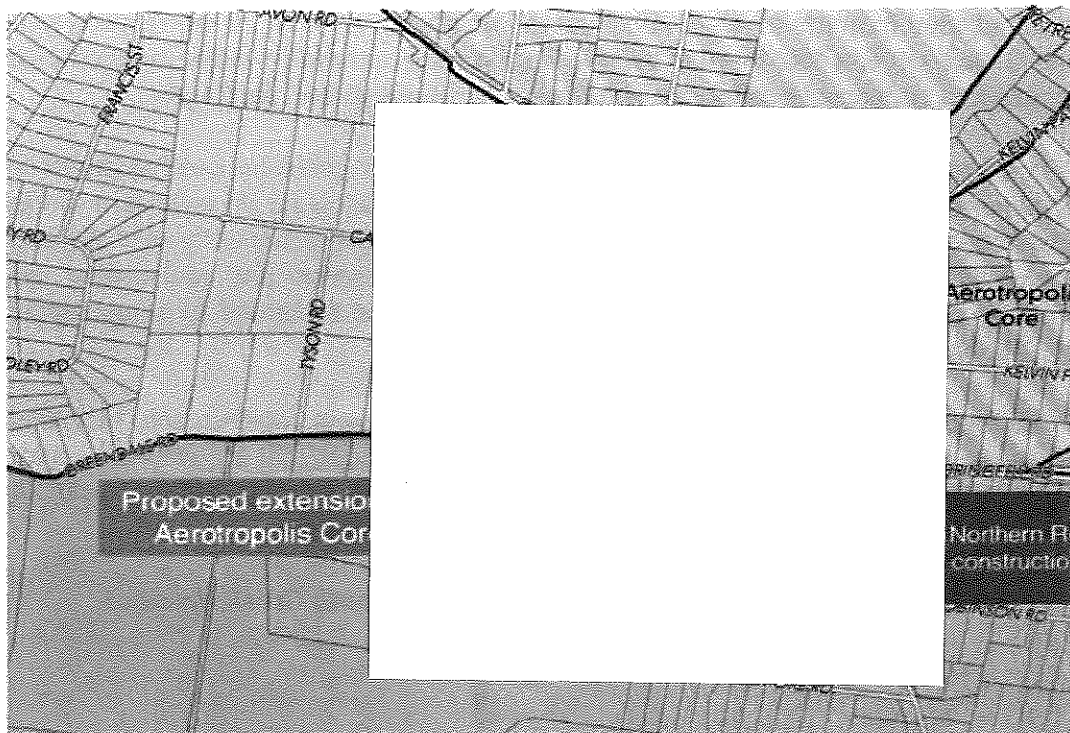


Figure 1- Proposed Extension of Aerotropolis Core

This submission is proposing the extension of residential zoning in the area indicated in Figures 1 and 2. This may be achieved via the extension of the Aerotropolis core and/or amendment to the current agriculture and agribusiness precinct boundaries for the following reasons:

- *Allow for a 'Bringelly Community Village' to be developed to allow for the increased alternative residential development, continued operation of the heritage listed Bringelly Public School and consideration of the current amendments to the Northern Road.*
- *To allow for greater connections to the South Creek Precinct.*

Each will be discussed in turn:

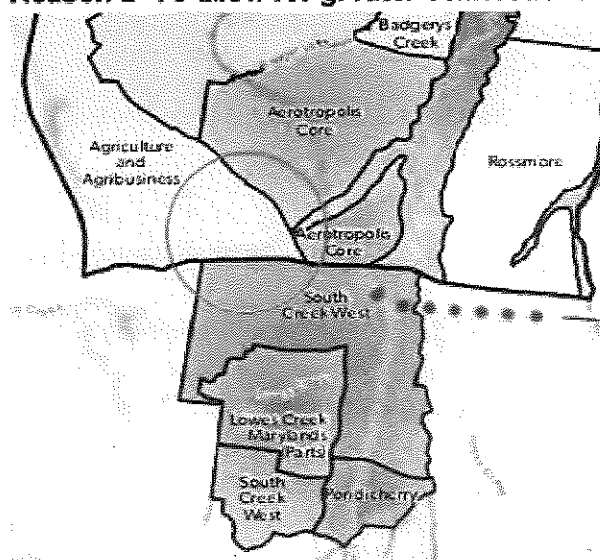
Reason 1- Allow for a 'Bringelly Village' to be developed to allow for the increased alternative residential development, continued operation of the heritage listed Bringelly Public School and consideration of the current amendments to the Northern Road.

The current area highlighted in Figure 1 includes the location of Bringelly Public School and surround small 2-3 acre blocks of land currently zoned RU4. It is understood that the current exhibited plan is not considering the alteration of any schools with the Aerotropolis. However rezoning of this area to meet the principles of the current proposed precinct would mean that this school in this location will be disconnected from the core community and therefore this would be inconsistent with the Objective 20 of the *Greater Sydney Region Plan* in relation to the creation of a livable and connected community with access to education and parklands.

It is suggested that this specific boxed area in figure 1 could be used to create a community village, namely 'Bringelly Village' which will allow for an extension of the outskirts of the Aerotropolis core and provide an alternative community style of living that could encompass aspects of the traditional landscape and maintaining the existing school and fire service buildings. This could be facilitated by a residential R1, R2 or R3 zoning.

Furthermore this would still be consistent with the access requirements to public transport as well as encompass the Northern Road changes that are currently under construction as the current exhibited plan is using the existing northern road to border this precinct which will be obsolete in the next 12 months.

Reason 2- To allow for greater connections to the South Creek Precinct



In consideration of the extension of residential area outlined in reason 1, figure 2 depicts the possible extension in relation to the access to the proposed South Creek Precinct which will facilitate open space, recreational facilities, community facilities, cafes, restaurants as well as pedestrian and cycle connectivity. The extension of residential housing to the area outlined in Figure 1 and 2 would allow for greater accessibility by the community to this precinct.

This suggestion is also consistent with the planning priority W3 and W4 of the *Western Sydney District Plan* in relation to providing social infrastructure to meet people's changing needs as well as fostering socially connected communities.

Figure 2- Better Connections to the South Creek West Precinct

The extension of the residential zone illustrated in Figure 1 is not directly impacted by Australian Noise Exposure Concept forecast and there have not been any additional environmental studies released as part of this exhibit that contradict or inhibit the suggestion within this submission.

It is important that in times of tremendous change to the greater western district that future planning attempts to accommodate the heritage of its local community. This submission allows for a slight variation to the precinct boundaries yet significant prosperity and preservation of the heritage of the town Centre of Bringelly and its public school.

Kind Regards