



Our Ref: 110470-03-Department of Planning Letter

15 November 2018

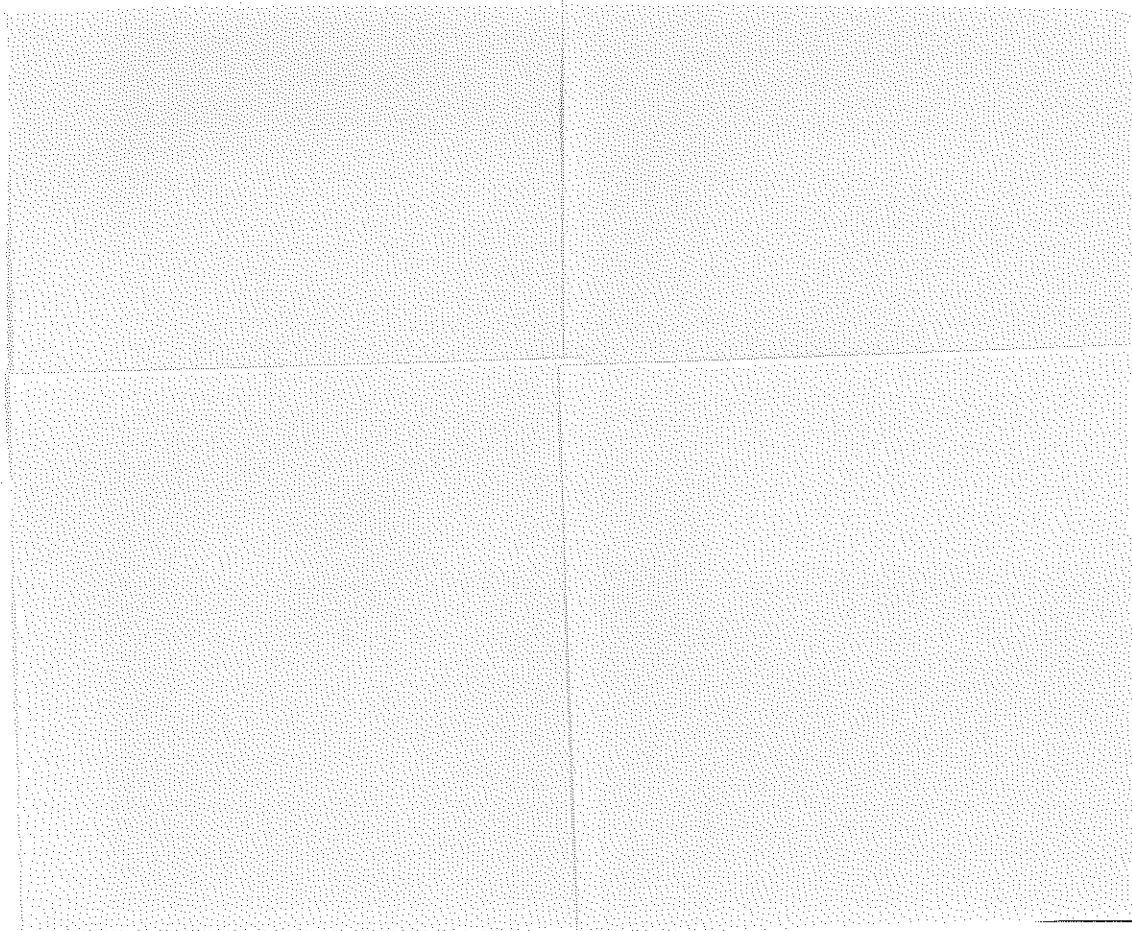
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attn: Catherine Van Laeren

Subject: Submission to the Exhibition of the Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan, Stage 1

Dear Catherine,

We are making this submission to the exhibition of the Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan, Stage 1: Initial Precincts on behalf of Pazit Pty Ltd, the owner of a site at [REDACTED]. The site is shown on the below sketch. The site has an area of approximately [REDACTED] in one ownership, across two lots.



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Firstly, thank you for taking the time to meet with us over the past few weeks. This submission follows from those meetings.

We understand the Department's significant driver to reduce the potential impact on the WSA from noise complaints and note the Ministers' decision about restricting housing in areas within the ANEF20-25 contours bands.

The purpose of this submission is to enable us to continue in discussions with the Department regarding the highest and best use of the site, having regards to the current approvals.

The site at [REDACTED] is included within the Western Sydney Priority Growth Area but is [REDACTED] of the Precincts indicated in the WSA LUIP. The current Western Sydney District Plan, identifies the site as part of an Urban Release Area, but not part of the adjacent Urban Investigation Area of Mt Vernon and Horsley Park. The Mamre Road Precinct of the WSA-LUIP immediately [REDACTED]

The site is not unconstrained; it includes the upper sections of Ropes Creek and 2 transmission easements, however the current approvals (valid and active) for subdivision into approximately 100 x 1 hectare (and larger) rural residential lots of the site adequately respond to these constraints. Immediately to the north of the site is [REDACTED]. This development was recently undertaken by Goodman and provides no access to the Capitol Hill site.

Accordingly, our client is prepared to meet and discuss opportunities with the Department to help them achieve their objectives and our client's security should the site be rezoned for industrial purposes.

There are three important stipulations for proceeding;

1. The right to proceed with the rural – residential subdivision and subsequent dwelling construction is preserved until an agreed time, (not earlier than approval of a development application for an industrial development).
2. The rezoning (by mutual agreement) to take place prior to other precincts as we have services (especially sewer) available on the adjoining site.
3. The Department facilitating access to the recently constructed [REDACTED] within the [REDACTED] with potential to provide an alternate [REDACTED]

Obviously, we would need to further discuss the applicability of any State Infrastructure Contribution, as this will have a significant impact on the feasibility of an industrial rezoning.

Our client will consider entering into a Voluntary Planning Agreement to formalise these matters if necessary.

We look forward to further discussions with you.

Yours faithfully

J. WYNDHAM PRINCE

[REDACTED]

DAVID JOHNSON

Director