

2 November 2018

Mr Brett Whitworth
Executive Director, Aerotropolis Activation
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

CC: Ms Catherine Van Laeren
Director, Aerotropolis Activation

Lodged Online: <http://planspolicies.planning.nsw.gov.au>

Dear Mr Brett Whitworth

Submission: Draft Aerotropolis Land use and Infrastructure Implementation Plan (Ref. 18-015)

Knight Frank Town Planning has been engaged to prepare this submission on the Department of Planning and Environment's (DPE) *Draft Western Sydney Aerotropolis Land use and Infrastructure Implementation Plan (Stage 1 initial precincts)*, which is hereinafter referred to as the LUIIP.

Our client is the owner and operator of [REDACTED]. Such [REDACTED] critical to both the development and ongoing servicing of the Aerotropolis and Western Sydney. These are [REDACTED] strategic to the development of Western Sydney that can otherwise be described as [REDACTED]. The specific operational needs of such [REDACTED] means they must be located central to future markets. The importance of the early establishment of such uses and their particular locational needs requires specific addressing and inclusion in the LUIIP.

Accordingly and on behalf of our client, we thank you for the opportunity to comment on the LUIIP, and provide the following recommendations for consideration by the DPE:

- The LUIIP should recognise the importance of enabling infrastructure such as [REDACTED] and provide certainty on the preferred locations for such [REDACTED] uses. These uses need to be accommodated in more than one precinct to ensure sufficient land is available.
- Adopt a planning approval framework that will include specific mechanisms to help facilitate the early establishment of key enabling infrastructure, such as:
 - Introduction of an alternative approval pathway that does not require the specific rezoning of land through the proposed precinct planning process.
 - A streamlined approval pathway to include provision for these uses within the: initial precincts; out-of-sequencing approval process; interim land uses; and exempt and complying development controls.

T+61 [REDACTED]
[REDACTED] NSW 2001

If you have any queries please do not hesitate to contact me and thank you again for the opportunity to make a submission.

Yours sincerely



Mark Grayson
Director, Knight Frank Town Planning

