

## Sarah Ng

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**From:** Anthony Tavella on behalf of DPE PS ePlanning Exhibitions Mailbox  
**Sent:** Friday, 9 October 2020 11:20 AM  
**To:** DPE PS Biodiversity Mailbox  
**Subject:** FW: Webform submission from: Draft Cumberland Plain Conservation Plan  
**Attachments:** submission-from-aerotropolis-group-on-world-trade-center-sydney-proposed-at-[REDACTED]-bringelly\_0.pdf

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**From:** noreply@feedback.planningportal.nsw.gov.au <noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Thursday, 8 October 2020 10:36 PM  
**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>  
**Subject:** Webform submission from: Draft Cumberland Plain Conservation Plan

Submitted on Thu, 08/10/2020 - 22:33

Submitted by: Anonymous

Submitted values are:

Submission Type: I am submitting on behalf of my organisation

First Name: Jomon

Last Name: Varghese

Name Withheld: No

Email: [REDACTED]

Suburb/Town & Postcode: LEPPINGTON

Submission file:

[submission-from-aerotropolis-group-on-world-trade-center-sydney-proposed-at-\[REDACTED\]-bringelly\\_0.pdf](#)

Submission: Hi, Thank you very much for the public exhibition of Cumberland Plain Conservation Plan. We learned that as part of the Cumberland Plain Conservation Plan there is a suggestion for a "Strategic Conservation Area". We note that the proposed World Trade Center Sydney (WTC SYDNEY) land at [REDACTED] Bringelly also is proposed as Strategic Conservation Area. We request you to withdraw that proposal due to the reasons stated in the attached submission. We have presented the \$15 Bn WTC SYDNEY project to Dept. of Premier & Cabinet; Greater Sydney Commission, NSW Treasury, Western City & Aerotropolis Authority (WCAA), Western Parkland City Authority (WPCA), Dept. of Planning, Industry & Environment (DPIE), Camden Council, Local State and Federal MPs and Ministers. Further to that, based on the direction from the Deputy Secretary, Department of Planning, Industry & Environment; we are currently preparing the documents for Planning Proposal (Rezoning) to be submitted to Camden Council and then the SSD Documents to be submitted to DPIE. So we request you to kindly support the establishment of the \$15 Bn World Trade Center Sydney (WTC SYDNEY) that will contribute significantly to the growth of Sydney & NSW as an International Economic power, by removing the proposal for "Strategic Conservation Area" from the proposed WTC SYDNEY site at 203 & 270 Greendale Road, Bringelly. Looking forward to your support. Regards Jomon Varghese Managing Director & CEO Aerotropolis Group & WTC SYDNEY

URL: <https://pp.planningportal.nsw.gov.au/draftplans/exhibition/draft-cumberland-plain-conservation-plan>

# Aerotropolis Group

**Submission by Aerotropolis Group on the “Cumberland Plain Conservation Plan” in Western Parkland City and the proposed “World Trade Center Sydney (WTC SYDNEY)” at [REDACTED] Bringelly.**

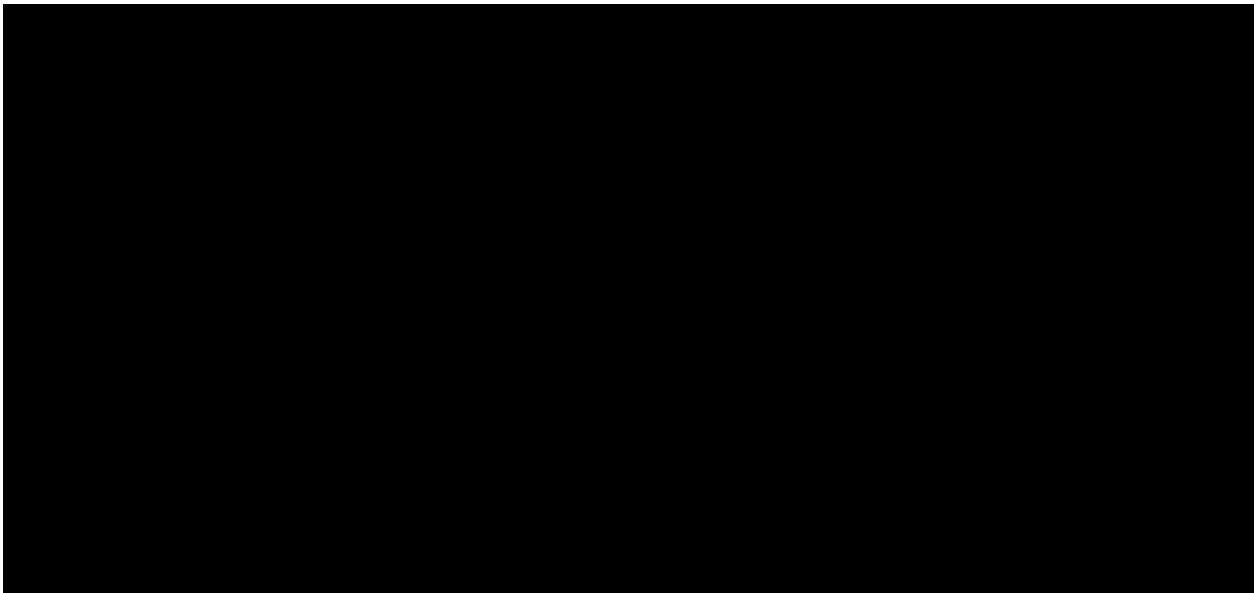
Hi,

Thank you very much for the public exhibition of **Cumberland Plain Conservation Plan**.

We learned that as part of the Cumberland Plain Conservation Plan there is a suggestion for a **“Strategic Conservation Area”**. We note that the proposed **World Trade Center Sydney (WTC SYDNEY) land at [REDACTED] Bringelly** also is proposed as Strategic Conservation Area.

**We request you to withdraw that proposal due to the following reasons:**

1. Establishing WTC SYDNEY in Western Sydney near the Western Sydney International Airport is **100% aligned with the NSW Government’s Vision** of developing Western Sydney as a Trade, Logistics, Advanced Manufacturing, Tourism, Health, Education and Science Hub.
2. The NSW Government’s Vision of **30 minutes City** can be achieved by establishing WTC SYDNEY in Western Sydney.
3. The daily **exodus of 300,000 people** from West to East in the morning and returning in the evening can be arrested by creating Jobs in Western Sydney. That will reduce the congestion in Road and Rail infrastructure.
4. The best use of this land is for the World Trade Center Sydney (WTC SYDNEY) which as per **Price Waterhouse Coopers (PWC) Economic Impact Analysis**, can create **54,500 Direct Jobs; 66,500 Indirect Jobs and 46,000 Induced Jobs**. As there is a huge Job loss due to the COVID-19 Pandemic, projects like this which can create good number of Jobs have to be promoted. WTC SYDNEY can create employment in various sectors like International Trade, Health Care, Education, Finance, Advanced Manufacturing, Research, Agri-Business, Aviation, Aerospace, Defence, Hospitality, Tourism, Research, Finance, Accounting, Primary Production, Internet of Things (IoT), Robotics, Block chain, Bio Technology, Nano Technology, etc.



5. WTC SYDNEY will deliver **\$22.7 Bn Direct Economic Output; \$21.5 Bn Indirect Economic Output and \$54.1 Bn Induced Economic Output**. This project will help in rolling the economic engine of Western Sydney.
6. WTC SYDNEY will provide **\$12.6 Bn Taxation Revenue** per year which will help the Government to find additional revenue.

### **Economic Output**

<b>\$22.7bn</b>	<b>\$21.5bn</b>	<b>\$54.1bn</b>
direct economic output	indirect economic output	induced economic output

### **Jobs**

<b>54,500</b>	<b>46,000</b>	<b>66,500</b>
direct jobs	indirect jobs	induced jobs

### **Tax**

<b>\$12.6bn</b>
taxation revenue

7. WTC SYDNEY will **connect Farmers and Local Businesses in Sydney with 320 Cities in nearly 100 Countries**. This will increase the export of Goods and Services from Sydney and NSW.

# Connect Globally Prosper Locally



8. The WTC SYDNEY will create an **Ecosystem in Western Sydney for International Trade of all types of Goods and Services.**
9. WTC SYDNEY **signed MOU with 50 other WTCs across the world for Agriculture export from Sydney & NSW.** This will ensure more market access for the Local Farmers and Businesses. Economic viability and Profitability of the Primary Production activity and other businesses will increase.
10. WTC SYDNEY will **provide wings to the Start Up companies to reach to the world.**
11. WTC SYDNEY project will attract \$15 Bn **Foreign Direct Investment (FDI)** to Sydney from US, Europe, Middle East and Asia.
12. **WTC SYDNEY signed MOU with Philadelphia International Medicine (PIM), USA** to establish a world class **Hospital and Medical University** in the subject land. Philadelphia International Medicine (PIM) is a healthcare organization dedicated to bringing the services of ten prestigious Philadelphia area health systems to the international community. PIM's network includes Fox Chase Cancer Center, Temple Health, and Jefferson Health as anchor organizations and affiliate healthcare organizations include Wills Eye Hospital, Rothman Orthopaedics, Main Line Health, Nemours/Alfred I. duPont Hospital for Children, the Vincera Institute, Magee Rehabilitation Hospital and the Renfrew Center. Learn more about PIM by visiting [www.philadelphiamedicine.com](http://www.philadelphiamedicine.com)
13. **The Hospital and Medical University** proposed in the WTC SYDNEY in association with **Philadelphia International Medicine (PIM), USA** will cater to the healthcare needs of the people in Western Sydney Aerotropolis Area and South West Growth Area.

Adelaide has four major Hospitals. A city of the size of Adelaide is being built around the Western Sydney International Airport. So having a couple of major Hospitals is a necessity.

## University of the Future

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## Hospital of the Future

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### University of Sydney



### University of New South Wales



### Prince of Wales Hospital



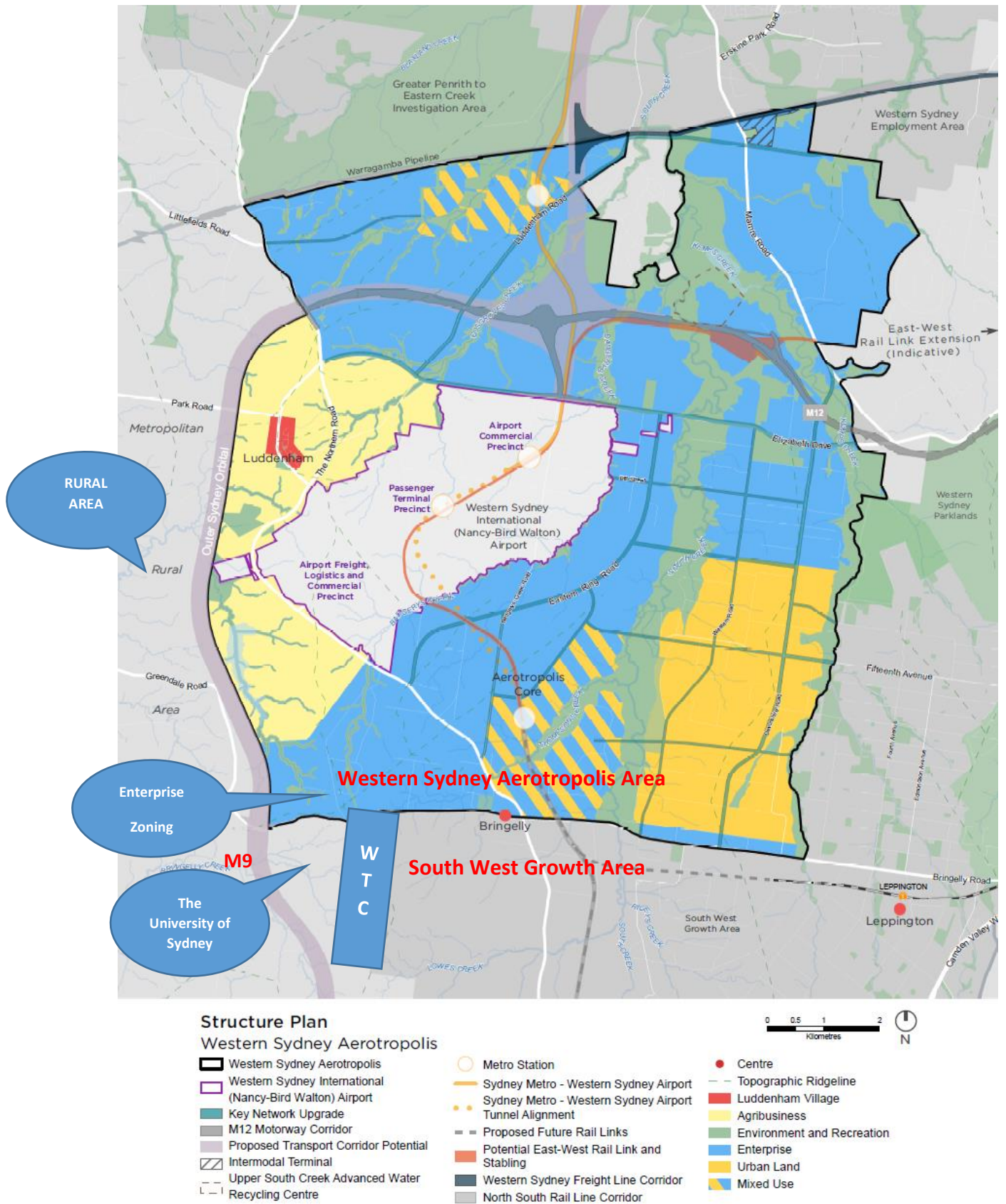
### Royal Prince Alfred Hospital



14. The Conventions, Conferences, Seminars and Exhibitions that will be conducted in the **International Convention & Exhibition Centre** proposed in conjunction with WTC SYDNEY will help the **success of Western Sydney International Airport and the Airlines** operating from it, by attracting First Class and Business Class passengers from the 320 WTC Cities in nearly 100 Countries.
15. The 550 acres (220 Ha) land at [REDACTED] Bringelly is at the **Eastern side** of the proposed **Outer Sydney Orbital (M9)** and very close to Western Sydney Aerotropolis and South West Growth Area. Strategic Conservation Area can be identified at the Western side of M9.
16. As per the **Structural Plan of Western Sydney Aerotropolis**, Metropolitan **Rural Area** is identified at the **Western side of M9**. So it is the best area for Strategic Conservation.
17. Also the **land opposite to this land** on the northern side of Greendale Road is identified as **Flexible Employment/Enterprise Zoning**. And the **Land on the eastern side** of this land in the SWGA area will be **Residential Zoning**. So it is natural to have a mix of Enterprise and Residential Zoning on this land.
18. **Camden Council** already requested to plan **employment** in the Camden LGA also, not just in Aerotropolis Area where 200,000 employment is proposed, which is part of Liverpool, Penrith and Fairfield LGAs. By having the WTC SYDNEY in the Camden Council Area, this request from Camden Council for Jobs in Camden LGA also can be addressed.



## Western Sydney Aerotropolis Structural Plan – Sept 2020



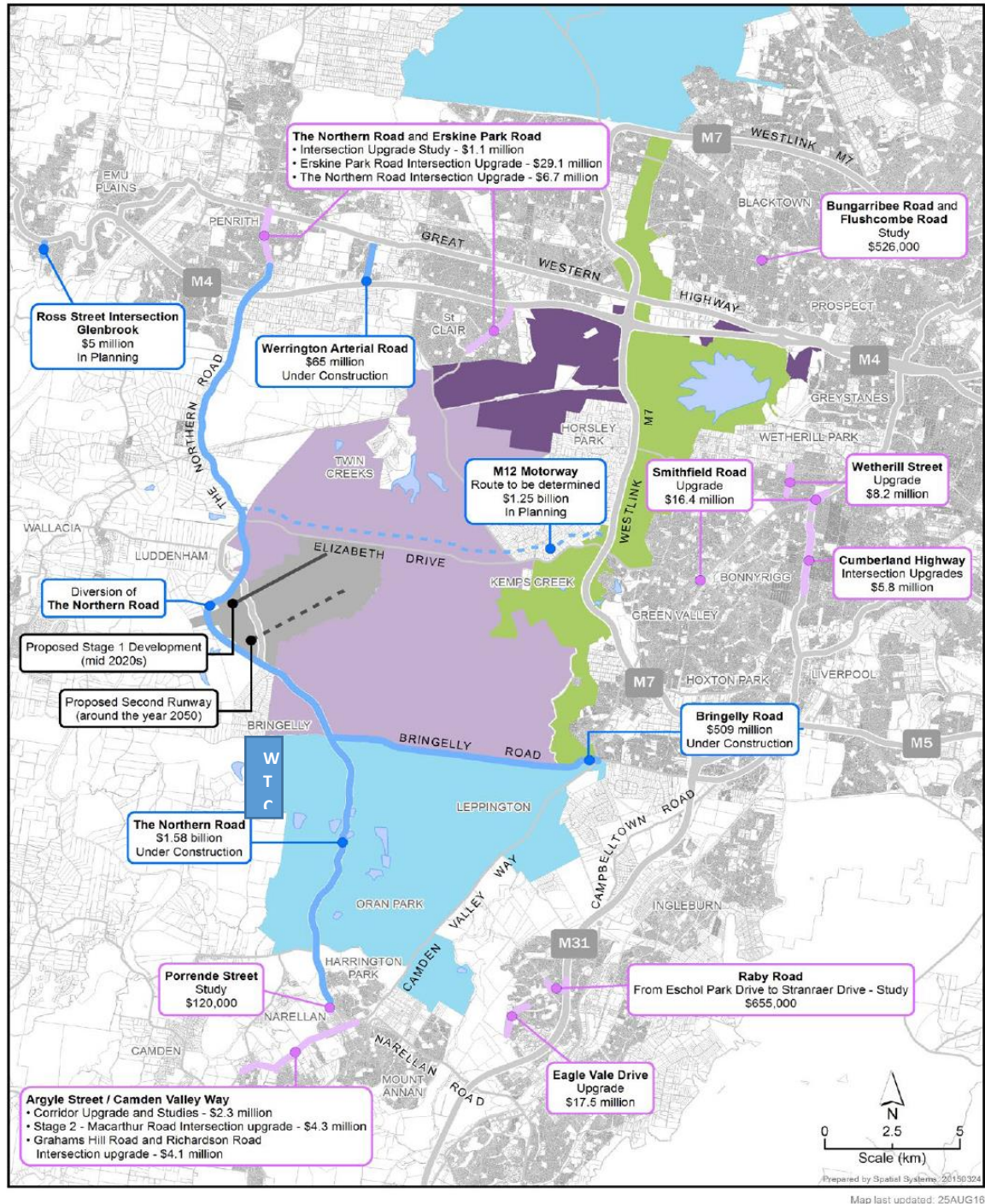
19. The boundary between Aerotropolis and South West Growth Centre near the M9 is the right place to have the **Mixed Use development** of World Trade Center Sydney.

20. The Western side of proposed WTC SYDNEY is the Land of **The University of Sydney**. The Western Sydney Airport, the World Trade Center Sydney and The University of Sydney will create a synergy in the development of Western Sydney.
21. This land is just **2.5 km from the boundary of the 82 million pax per year Western Sydney International Airport** of which first stage is being constructed at \$5.7 Bn. i.e., It is close to the Airport, but reasonably away from the Airport Operations and Noise Contours. So ideally located for establishing a Mixed Use Smart City like WTC SYDNEY.
22. By the merits of the Hospital, University, International Convention & Exhibition Centre and P-12 STEMB School that are proposed in this development, we got the advice that it qualifies to become **State Significant Development (SSD)**.
23. Due to the **COVID-19 Pandemic** there is a huge Job loss and economic crisis in Australia. Creating economic activity and Jobs in Sydney, NSW and Australia is a great priority now. World Trade Center Sydney will be one of the significant projects that can create Jobs, Economic Activity, revitalise the Local Businesses and start new Businesses by promoting the International Trade of all types of Goods and Services.
24. During the meeting with the officials of Port Botany, it came out that **85% of the containers that are coming to Port Botany are going back empty**. This is creating a huge loss to the NSW economy. If we can increase our export to double of what we are exporting now, that will be a huge economic benefit to the Country and the Local Farmers and Businesses. As WTC SYDNEY will connect Sydney with 320 Cities in nearly 100 Countries, demand from these Cities will flow to Sydney and NSW and we can reciprocate to the needs of the world.
25. Establishing the WTC SYDNEY near the 24/7 Western Sydney International Airport (WSIA) will increase the **Air Cargo** and the profitability of Airlines by increasing the belly Cargo. This will help in the **economic viability and success of the WSIA and the Airlines operating from WSIA**.
26. The boundary of **the Western Sydney Aerotropolis is already moved up to the Outer Sydney Orbital (M9)** and it is natural to extend the South West Growth Area (SWGA) up to the M9. The Land on the eastern side of the M9 is mainly for Employment generation and Residential development. So it is natural to plan the WTC on the eastern side of M9.



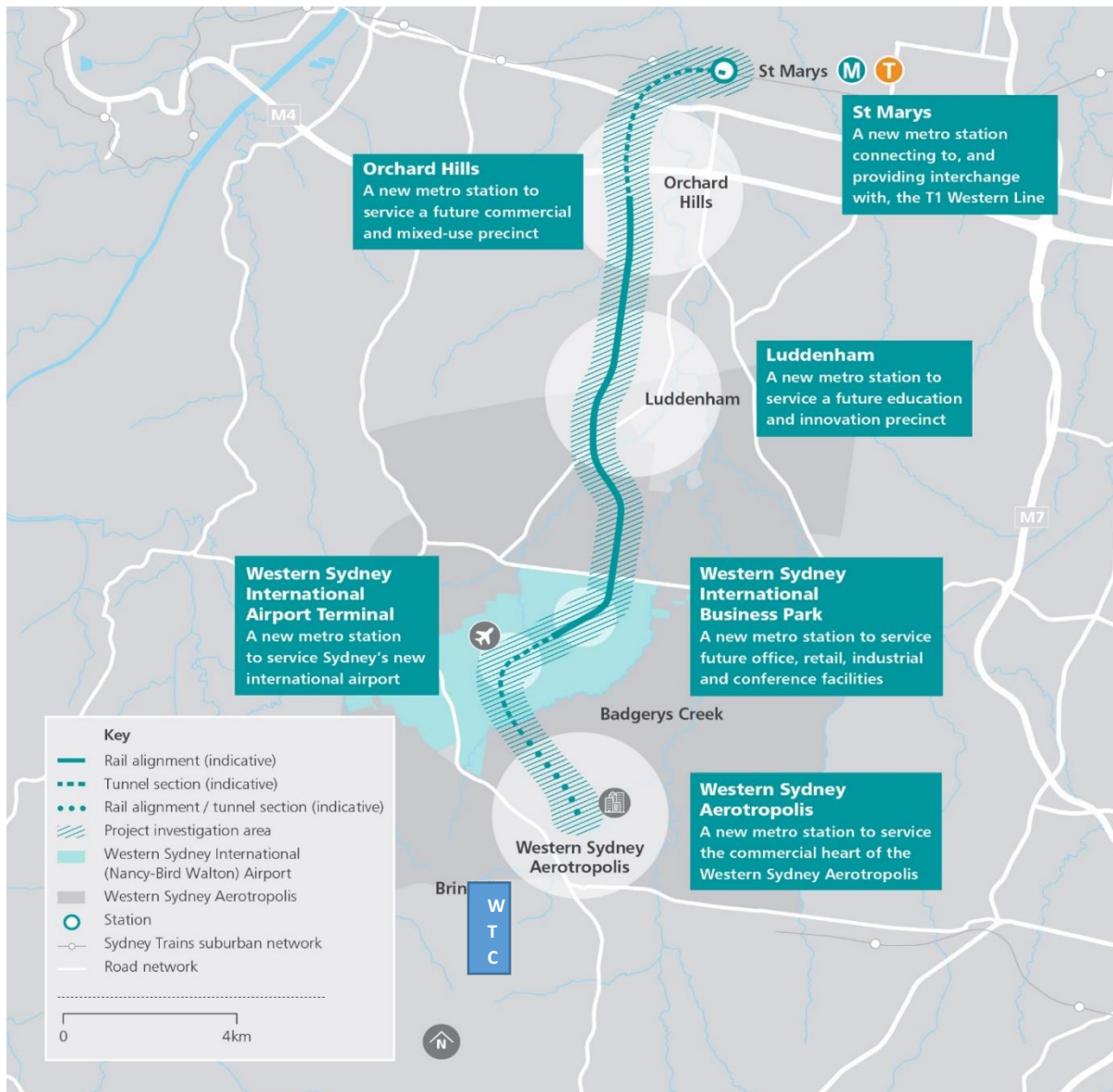
27. **\$3.6 Bn** is being invested by both Federal Govt and State Govt together for Road development in this Area. This property is just 2 km from the Bringelly Junction where Bringelly road which is being upgraded at \$509 Mn and The Northern Road being upgraded at \$1.6 Bn.

Figure 6 Western Sydney Infrastructure Plan





28. This land is just **2.5km from the North Bringelly Railway Station** in the **Sydney Metro Western Sydney Airport** for which Govt is investing \$11 Bn.



29. WTC SYDNEY will contribute to the **success of Western Sydney Aerotropolis** by attracting International Businesses from 320 Cities in nearly 100 Countries and creating more than 100,000 Jobs in the Aerotropolis Area as Indirect and Induced Jobs, in addition to the 54,500 Direct Jobs in the WTC SYDNEY development.

30. WTC SYDNEY will act as the **second engine** along with Western Sydney International Airport for Economic Activity and Job creation in Western Sydney, the 3<sup>rd</sup> CBD.

31. A **new breed of Businesses focussing on International Trade of all types of Goods and Services will be initiated** as a result of the Conferences, Seminars, Conventions and Exhibitions that will be happening in the International Convention & Exhibition Centre in the WTC SYDNEY development.

## **Biodiversity Offsets Scheme**

**For facilitating developments in NSW, there is a “Biodiversity Offsets Scheme” as part of Biodiversity Conservation Act 2016 (BC Act) commenced on 25 August 2017.**

The Biodiversity Offsets Scheme creates a transparent, consistent and scientifically based approach to biodiversity assessment and offsetting for development that is likely to have a significant impact on biodiversity.

### **We understand that there are 2 key elements to the Biodiversity Offsets Scheme**

Part A. **Developers and landholders** who undertake development or clearing, generating a **credit obligation** which must be retired to offset their activity

Part B. **Landholders** who establish a biodiversity stewardship site on their land, **generating credits to sell to developers or landholders** who require those credits, to securely offset activities at other sites.

And there is a process laid out for this with below steps.

#### **Part A: Undertaking development or clearing and retiring credits**

There are 5 key steps for participating in the Scheme for developers or landholders (‘proponents’) who want to undertake development or clearing.

Step 1: The proponent determines whether the Biodiversity Offsets Scheme applies.

Step 2: An accredited assessor applies the Biodiversity Assessment Method and offsetting rules to the activity.

Step 3: The consent authority assesses the application and determines whether to approve or refuse the application.

Step 4: The consent authority determines the application and sets the offset obligation.

Step 5: The proponent satisfies its credit obligation and can begin the approved activity.

For the World Trade Center Sydney project we are ready to go through the process laid out by the Biodiversity Act 2016.

Currently we engaged Biodiversity and Environmental Impact Assessment experts to conduct detailed study on this Land.



#### STEPS TAKEN SO FAR

- Acquired the **World Trade Center Sydney (WTC SYDNEY) License** from the **World Trade Centers Association (WTCA)**, New York, USA in Feb 2018.
- Acquired **300 acres (120 ha) land** just 2.5 km away from the Western Sydney International Airport.
- In the process of acquiring **further 250 acres (100 Ha) land** adjacent to this.

- **Signed MOU with 50 other WTCs** for the export of **Agricultural products** from Sydney & NSW.
- **Signed MOU with Philadelphia International Medicine (PIM)** for establishing a **Hospital and University** along with WTC SYDNEY.
- Town Planners, Architects, Economic Impact Analysts and Transport Consultants were engaged to prepare a Draft Master Plan.

## **ADDITIONAL DOUMENTS**

### **CONCEPT DESIGN REPORT – WORLD TRADE CENTER, SYDNEY (171 pages):**

<https://drive.google.com/open?id=1jdBilfcMx3zfMFkXiMNggUBfPc1CIKBH>

### **WTCA VIDEO:**

<https://drive.google.com/open?id=1GOLn9gU0Fx0ayxzorfS7Eb2k3dFupHUf>

### **WTC SYDNEY VIDEO:**

<https://drive.google.com/file/d/14NeZ6xngWcc5s3pAkuCfnZEDWwJxDzvN/view>

We have presented the **\$15 Bn WTC SYDNEY project** to **Dept. of Premier & Cabinet; Greater Sydney Commission, NSW Treasury, Western City & Aerotropolis Authority (WCAA), Western Parkland City Authority (WPCA), Dept. of Planning, Industry & Environment (DPIE), Camden Council, Local State and Federal MPs and Ministers**. Further to that, based on the direction from the **Deputy Secretary, Department of Planning, Industry & Environment**; we are currently preparing the documents for **Planning Proposal (Rezoning)** to be submitted to **Camden Council** and then the **SSD Documents to be submitted to DPIE**.

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Looking forward to your support.

Regards

**Jomon Varghese**  
**Managing Director & CEO**  
**Aerotropolis Group & WTC SYDNEY**