



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

18 December 2020

Mr Andrew Jackson
Director
Western Sydney Planning Partnership
PO Box 257
Parramatta, NSW 2124

Dear Andrew,

SUBMISSION - DRAFT AEROTROPOLIS CORE PRECINCT PLAN

Urbis Pty Ltd (Urbis) has been engaged to prepare a coordinated plan for the undersigned landowners and developers (**Landowners Group**), who each represent major parcels of land in the Aerotropolis Core Precinct at Badgerys Creek. Each of the undersigned will make their own comprehensive submission on the Precinct Plan and associated planning package. However, this joint submission requests that the Western Sydney Planning Partnership and the Department of Planning Industry and Environment (**DPIE**) consider:

1. our attached coordinated plan, supported by the landowners; and
2. the need for coordinated whole-of-government engagement with the major landowners.

1. COORDINATED PLAN BETWEEN MAJOR LANDOWNERS

The vision of the Aerotropolis Core Precinct Plan (**Precinct Plan**) is supported by the Landowners Group. The attached plan seeks to build upon the principles of the exhibited Precinct Plan but also proposes modifications that would better facilitate early on-the-ground investment. Accordingly, the attached plan illustrates the following proposed amendments:

- Include the CSR property in the Aerotropolis Core Precinct and first development phase;
- Improve local connections between the Ingham Property and CSR lots. Our review of the Precinct Plan has highlighted the lack of integration between the two properties due to the Government's separate planning process across precinct boundaries;
- Amend the alignment of the Eastern Ring Road;
- Align significant urban structure to cadastral boundaries such as the north-south connector between the Ingham Property and Greenfields Development Company No. 2 lots;
- Extend mixed-use northwards along the western bank of Wianamatta - South Creek to mirror the residential development proposed in the Rossmore Precinct; and
- Better plan for the phased delivery of key infrastructure such as the early delivery of rapid transport along an extension of Fifteenth Avenue.

2. COORDINATED ENGAGEMENT WITH A MAJOR LANDOWNERS WORKING GROUP

Each of the landowners will make individual investment decisions about when, where and what to develop, but all agree that a minimum level of coordination is mutually beneficial. The collective desire of the Landowners Group to improve productivity of the land over time is aligned with Government's objectives.

The undersigned are experienced and respected local corporates who now request that Government arrange for ongoing consultation with the Aerotropolis Core Landowners Group, in order to:

- Listen to feedback regarding the draft Precinct Plan and work proactively on improvements to the implementation framework;
- Consult with the Landowners Group about servicing strategies and forecast demand;
- Work with the Landowners Group to better understand the opportunity for the phased delivery of regional and local infrastructure over time and the improved efficient use of capital;
- Coordinate best practice placemaking and shared design language and public space continuity;
- Coordinate environmental programs to improve water and energy efficiency across the precinct; and
- Share and / or coordinate social programs (especially transport and education) that assist employment creation in the early phases of development.

The benefits of collaboration across major landowners is obvious and not limited to the above highlighted opportunities. It is in the public interest for Government to engage more directly with major landowners and discuss with greater transparency the opportunities and challenges presented by the implementation framework.

MAJOR LANDOWNERS GROUP

Total Land Area	683.84 ha
Ingham/Lendlease	182.08 ha
CSR	198.60 ha
Greenfields	303.16 ha

NSW DPIE / Planning Partnership defines a 'major landowner' as any parcel greater than 100 ha.



Together we can work more efficiently to bring the place vision alive whilst accelerating the achievement of our aligned productivity goals.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Carlos Frias".

Carlos Frias
Director



This submission is endorsed by the Major Landowners Group.

Andrew Mackenzie
General Manager,
CSR



Michael Parkinson
General Manager
Ingham Property



Jeheon Son
Head of Development
NSW
Lendlease



Mark Perich
Project Director,
Greenfields
Development
Company



CC: Hon. Stuart Ayres MP, Minister for Jobs, Investment, Tourism and Western Sydney
Cllr Wendy Waller, Mayor, Liverpool City Council
Dr. Jennifer Westacott AO, Chair, Western City Parkland Authority
Jim Betts, Secretary NSW Department of Planning, Industry and Environment

COORDINATED PLAN BETWEEN MAJOR LANDOWNERS

