

5 February 2021

Western Sydney Aerotropolis Team

NSW Department of Planning, Industry and Environment

Dear Sir / Madam

We are writing to provide our commentary to the Draft Aerotropolis Precinct Plan which is currently on public exhibition until 26 February 2021. Blacktown Workers Club are the owner of Hubertus Country Club at [REDACTED] Adams Road Luddenham [REDACTED], a Club which has operated successfully since its construction in 1995 and which continues to provide for the local community to this day.

With the airport currently under construction the Club recognises that change to the area is inevitable but remain firmly committed to operating Hubertus Country Club for the local community now and into the future.

Generally we support the strategies proposed in the Draft Aerotropolis Precinct Plan including the delineation between *employment zone centre* and *agribusiness*, however there are some aspects that specifically affect our land that we remain concerned over.

1. **Road Network.** The indicative road network shown on figure 22 of the draft precinct plan shows a street hierarchy and network from primary arterial roads to local streets. C13.3.8 of the draft precinct plan notes that "*higher order roads are fixed*", and referencing figure 22, relevant higher order roads appear to be Adams Road and Anton Road. This is understood and supported.

However figure 22 also indicates a *lower order* road directly through the existing club building which we do not support. The operation of the Club, together with the community events that the Club operates, requires a spatial configuration of the land that would be severely disadvantaged by a proposed road through the middle of it.

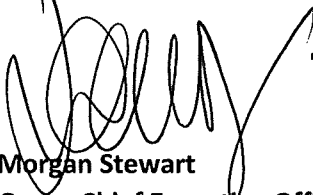
Imposing a road structure onto land is understood where land may be currently undeveloped, which is generally the case of much of the precinct, and particularly where those uses will change with the application of the agribusiness zoning. However in the case of the Club, there is quite a substantial building already on the site and the use of that land and existing club building will not change. The Club will continue to operate and as such we do not support the application of a road through the Club.

2. **Existing Dam.** The Club currently has an active sub-group that uses the existing dam extensively for model boating purposes. The precinct plan appears to completely remove this dam, replacing it with a far narrower green strip and two roads.

The existing dam is an important part of the Club's cultural and community and we do not support the aspect of the draft precinct plan proposal that requires its effective removal.

Thank you for the opportunity provide our commentary. We recognise that this process is at its beginning and would welcome the opportunity for more detail discussion over the intentions for the land.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Morgan Stewart', with a large, stylized flourish extending to the right.

Morgan Stewart
Group Chief Executive Officer
BLACKTOWN WORKERS CLUB GROUP