

SUBMISSION

To whom it may concern,

RE: ■ Willowdene Ave Luddenham NSW

This submission relates to the above-mentioned property located in the Agribusiness Precinct. The following issues have been identified with the draft precinct plan:

- 1) There is a significant amount of proposed open space/green area on our property that has never had any environmental zoning and is therefore suitable for development. We are of the view that any land reserved for open space/nature parks/parkland in the Aerotropolis must be acquired by the Government as this land use has a detrimental impact on the value of this land and no commercial buyer would pay any consideration for land with this zoning. If the proposed open space/green area on our land goes ahead, we believe we should be compensated based on it being an agribusiness zoning.
- 2) We believe the maximum height of development on the land should be increased from “10-20m” to “20m” to encourage intensive agribusiness investment to maximise the productivity of land being used.
- 3) We are of the view that water can be brought to the above property quicker than other areas in the agribusiness precinct. There is existing water mains located approximately 600m from the property on Campbell St near “Sales Park”. Having the property connected to water would enable agribusiness development to be kick started well in advance of the planned opening of the Western Sydney Airport. Without water connected, the feasibility of most agribusiness developments is significantly diminished.