

From: [Sarah Holley](#)
To: [PPO Engagement](#)
Subject: FW: Placeholder - Talk to a planner about the Draft Aerotropolis Precinct Plan
Date: Tuesday, 2 March 2021 9:13:23 AM
Attachments: [Consolidated Submission- Greendale.pdf](#)
[01_RPT_Agribusiness Precinct - Vision Statement 190823.pdf](#)
[Waterhouse Western Sydney Aerotropolis Plan WSAP Report FINAL.pdf](#)

From: Paul Walker [REDACTED] >
Sent: Monday, 1 March 2021 3:44 PM
To: [REDACTED]
Cc: 'Louise Waterhouse' [REDACTED] >; 'Paul Walker' [REDACTED] >
Subject: RE: Placeholder - Talk to a planner about the Draft Aerotropolis Precinct Plan

Hi Sarah

We are interesting in discussing the properties at:

- [REDACTED])
- [REDACTED] and
- [REDACTED]

We would also like to discuss the Draft Cumberland Plain Conservation Plan and the agribusiness precinct planning in general.

By way of further background, I have attached our submission to the Draft Cumberland Plain Conservation Plan incorporating responses from Mills Oakley, Willowtree Planning and Cumberland Ecology.

Also attached is a submission to the Department regarding the draft WSAP during the previous exhibition process and our vision for an agribusiness precinct.

Given there is a lot of information within these submissions, our key points are summarised below.

We look forward to the discussion on Friday.

Thanks

Paul

SUMMARY / KEY POINTS

The Waterhouse Group supports the Government's vision for the Agribusiness Precinct. We believe the vision is best able to be achieved if the draft WSAP Agribusiness Precinct boundary expands West for the following reasons:

- The Agribusiness Precinct with its Agri-Port needs to be strategically located beside the cargo area of the WSA for exports to be seamless and incorporate 'state of the art' practices. A Precinct which extends to the North away from the cargo area of the airport loses efficiency and would require double-handling of exports to transfer them back into the airport once processed.
- The Draft Agribusiness Precinct is currently dominated by one large landowner to the southwest and the remainder within the north of the Precinct is constrained by existing smaller lots and residential homes and a community township with local roads. This renders that Northern area unsuitable for large scale Agribusiness operations.

- Extending the Precinct to the West would make up for the non-usable areas in the North of the Precinct and would also add back approximately 780ha to the Precinct – replacing the 748ha which was removed from the previous draft Precinct Southern area. Reinstating the Agribusiness Precinct's original size to ensure its flexibility for smaller land lot fragmentation and economic feasibility.
- Public Interest, Transparency and Competitive Tension is essential if Government wishes to take the lead in helping to set up an Agri-Port and Agribusiness Precinct on private, non-Government land. Numerous larger landowners need to be able to tender to be part of the Agribusiness development. Extending the Agribusiness precinct West brings six other significant landowners into play.
- Agribusiness/Business should not only be adjacent to the airport, it would also be best placed under the Airport ANEF Corridors - so as to give a viable use to this affected area and be kept away from existing residential uses.
- The Agribusiness Precinct should support airport cargo logistics operations by incorporating strategic, flat land on its cargo border
- The Outer Sydney Orbital (OSO) is better placed further West towards the Nepean River and not adjacent to the newly built Northern Road
- There is likely to be no significant additional Infrastructure cost to Government as a result of the reshaped Agribusiness Precinct
- Having several land owners who are ready to act without delay is critical to deliver the Agri-Port by the Airport's Freight Operational Date of 2025.

Paul Walker

Managing Director, WalkerDevelop

M: [REDACTED]

E: [REDACTED]

A: P.O. Box 238 North Sydney, NSW 2059

PA: Dani Portelli <[REDACTED]>

-----Original Appointment-----

From: Sarah Holley <[REDACTED]>

Sent: Monday, 1 March 2021 9:31 AM

To: [REDACTED]

Subject: Placeholder - Talk to a planner about the Draft Aerotropolis Precinct Plan

When: Friday, 5 March 2021 11:00 AM-11:30 AM (UTC+10:00) Canberra, Melbourne, Sydney.

Where: Microsoft Teams Meeting

Hello Paul Walker

Thank you for registering to talk with a member of our planning team about the draft Aerotropolis Precinct Plan.

Details of this meeting is included below:

Friday 05 March 11.00am – please note this is a 20 min timeslot

Address of property of interest:

To help us prepare for this discussion, could you please provide the address, lot and DP number (where known) of the property/s which is of interest to you before Close of Business Wednesday 03 March?

Confirming this will be an online meeting, details to join this meeting as per below:

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Join with a video conferencing device

dpiensw@m.webex.com

Video Conference ID: 133 153 305 0

[Alternate VTC dialing instructions](#)

Or call in (audio only)

[+61 2 8318 0003,159037393#](tel:+61283180003159037393) Australia, Sydney

[1800 568 994,159037393#](tel:1800568994159037393) Australia (Toll-free)

Phone Conference ID: 159 037 393#

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