

DECEMBER 2020

SYDNEY METRO - WESTERN SYDNEY AIRPORT

**SUBMISSION ON BEHALF OF THE LUDDENHAM LANDOWNERS
CONSORTIUM**

LUDDENHAM LANDOWNER CONSORTIUM

BY: ANTHONY KRILICH

SYDNEY METRO - WESTERN SYDNEY AIRPORT

LUDDENHAM LANDOWNERS CONSORTIUM:

This submission is prepared in response to the exhibition of the *Sydney Metro – Western Sydney Airport* out for public comment. Our submission follows on from contact made with the Metro Project Team on this matter on the 20 November 2020 and also previously with Daniel Gorgioski.

This submission is on behalf of the **Luddenham Landowners Consortium**.

The Luddenham Landowners Consortium (the LLC) collectively owns approximately 270 hectares of land adjacent to the western boundary of the Western Sydney Airport (WSA) site and extends west to a line close to the eastern edge of Luddenham Village (the Consortium Lands). The Consortia with interests in this submission are listed in the Appendix. The general location of the Consortia in relation to the WSA is shown in the diagram below (courtesy of Cardno).

The LLC has provided comments previously for Stages 1 and 2 of the Aerotropolis Plan, for the Mamre Road Precinct exhibition (via Cardno) and for other matters associated with the Aerotropolis. The LLC has been closely working with the NSW Department of Planning Industry and Environment, the Western Sydney Planning Partnership, the Western City & Aerotropolis Authority and other agencies with respect to the development of the Agribusiness Precinct, seeking a beneficial outcome for both Government and landowners.

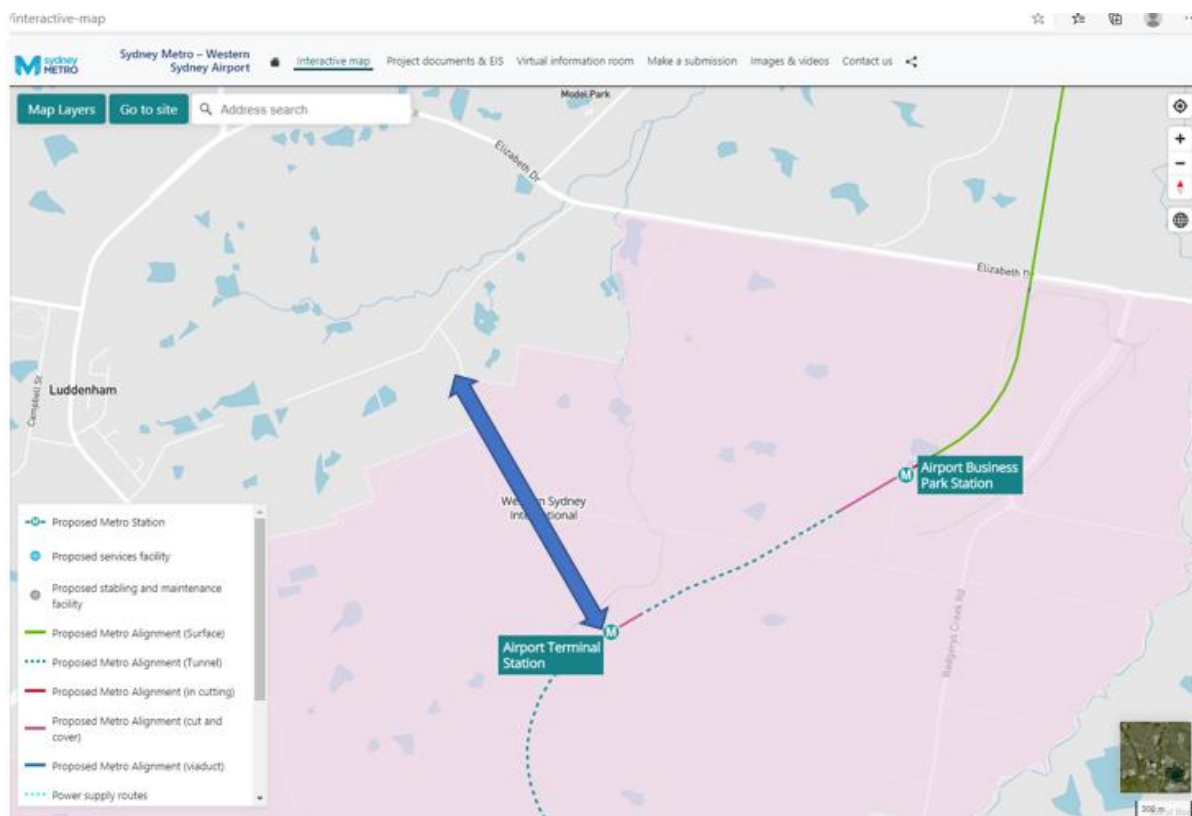
This submission **fully supports** the proposed *Sydney Metro – Western Sydney Airport* project and the overall benefits of such a project. We however propose some additional considerations in the design and construction of this project.



ACCESS TO AIRPORT TERMINAL STATION FROM WESTERN SIDE OF AIRPORT:

The LLC asks that consideration be made to accessing the **Airport Terminal Metro Station** directly for **pedestrians and cyclists** from the western boundary the Airport.

This is shown in the diagram below as an extract from the Interactive Map showing potential direct access:

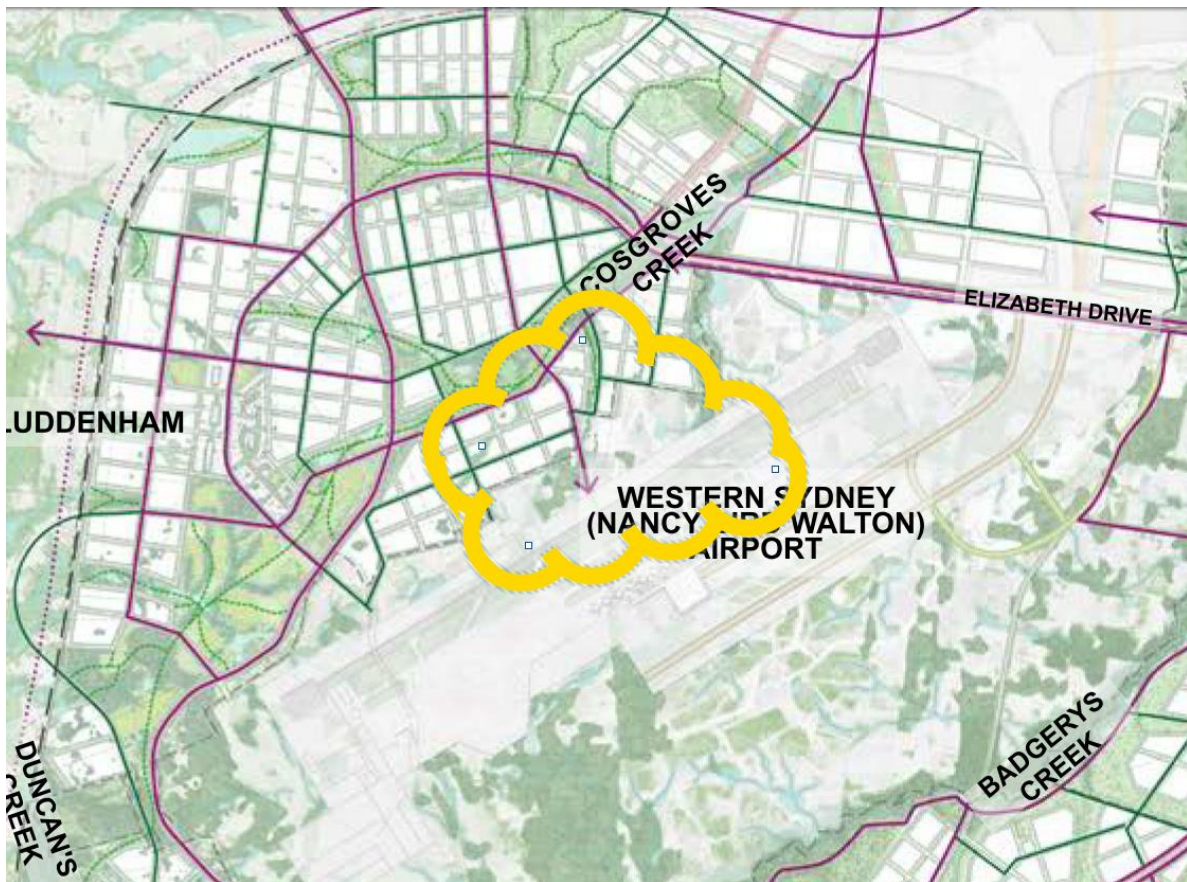


Access to the Agribusiness Precinct for its thousands of workers of this area could therefore be achieved if access were provided to this Metro Station. This could be achieved (for example) by a pedestrian/cyclist tunnel under the western runway.

We believe that this seriously needs to be looked into as not considering this option would be an enormous, missed opportunity for the *Sydney Metro – Western Sydney Airport*.





As shown in Figure 20 on Page 95 of the draft Precinct Plan on current exhibition, consideration for cycle path access to the WSA at Anton Road is proposed with a continuation of this path hinted in this diagram.

This is shown in the extracts below. It would only make sense that access to the Airport Terminal Station should be provided for both pedestrians and cyclists from this western boundary of the Airport.



Active Transport Corridors

Western Sydney Aerotropolis

-  Principal regional cycle path network (off road)
-  Cycle paths through open space
-  Cycle paths within the streetscape
-  Wianamatta - South Creek Crossing

There are **many benefits** from committing to such a proposal. These include the following:

- The Airport Terminal Metro Station could be utilised and patronaged with workers of the nearby Agribusiness Precinct and existing residents of Luddenham. The Metro station would therefore not only rely on air travelers for patronage, but local workers.
- The proposal would allow for better achievements of the underlying principle for the Western Parkland City of a 30-minute city.
- It would directly connect the Agribusiness Precinct with the rest of the Sydney Metro system.
- The proposal would provide for a direct linkage of pedestrians/cyclists from the Agribusiness Precinct to other parts of the Aerotropolis.
- The proposal would provide for a fully integrated and connected Aerotropolis.
- The proposal would especially provide for a direct linkage through to the Aerotropolis Core without traveling around the whole Airport site.

- Bus services are noted in the draft Precinct Plan as being on a *principal route* on Anton Road outside the WSA site. Pedestrians would therefore be able to utilise this bus connection with a Metro connection nearby.
- The connection through a tunnel under the western runway would be the most direct route and would be a very inexpensive/cost effective way of achieving direct and safe access to the public areas on Anton Road.
- It would connect Luddenham and other suburbs and villages to the west of Luddenham into Sydney's Metro line system.
- The draft Precinct Plan also shows a proposed future employment activity hub ("Neighbourhood Hub" No. 4 area) in the location on Adams Road. Such a proposal would therefore marry well with the Precinct Plans vision for this area.

Not undertaking this option would omit this as a future option for all time. It needs to be decided upon now and done prior to Metro line construction work commencing on the WSA site.

We believe this submission makes sense and it should form part of the *Sydney Metro – Western Sydney Airport* project.

AUTHOR:

This submission has been prepared by Anthony Krilich.



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Anthony Krilich, on behalf of the Luddenham Landowners Consortium

APPENDIX:

The Luddenham Landholders Consortium members are as follows. These areas are based on landholdings that were identified as future employment lands within the previous *State Environmental Planning Policy (Western Sydney Employment Lands) 2009*. Some individual landowners therefore hold larger areas on these holdings than specified below.

Address	Legal Title	Area (Ha)
2600 Elizabeth Drive, Luddenham	Lot 1 DP 220176	11.62
2550 Elizabeth Drive, Luddenham	Lot 2 DP 220176	11.61
2680 Elizabeth Drive, Luddenham	Lot 9 DP 1240511	11.33
2448 & 2450 The Northern Rd, Luddenham	Lot 8 DP 1240511	7.77
2422-2430 The Northern Rd, Luddenham	Lot 7 DP 1240511	10.28
2422-2430 The Northern Rd, Luddenham	Lot 6 DP 1240511	13.27
2422-2430 The Northern Rd, Luddenham	Lot 5 DP 1240511	13.52
140 Adams Road, Luddenham	Lot 4 DP 1240511	14.20
140 Adams Road, Luddenham	Lot 3 DP 1240511	15.86
180 Adams Road, Luddenham	Lot 30 DP 1251450	15.12
230 Adams Road, Luddenham	Lot 106 DP 846962	43.71
2382 The Northern Road, Luddenham	Lot 1 DP 232996	16.18
2310 The Northern Road, Luddenham	Lot 2 DP 827223	12.95
2292 The Northern Road, Luddenham	Lot 2 DP 1240511	9.06
90 Adams Road, Luddenham	Lot 2 DP 519034	1.01
65 Adams Road, Luddenham	Lot 9 DP 1240153	7.04

40 Eaton Road, Luddenham	Lot 4 DP 1234822	9.31
70 Eaton Road, Luddenham	Lot 70 DP 1091926	6.88
105-115 Adams Road, Luddenham	Lot 10 DP 1240153	9.51
145 Adams Road, Luddenham	Lot 5 DP 250030	10.12
1 Anton Road, Luddenham	Lot 1 Sec C DP 1451	6.88
205 Adams Road, Luddenham	Lot 2 DP 623799	10.12
25 Adams Road, Luddenham	Lot 1 DP 215715 Lot 1 DP 1234822	2.18
Total Area		269.53 Ha