



5 July 2023

Dear Neighbour,

## **SOUTHERN GATEWAY BUSINESS PARK MENANGLE - PLANNING PROPOSAL**

Mirvac, in partnership with Benedict Industries and the Halfpenny family is about to lodge a Planning Proposal with Council to amend the Wollondilly Local Environmental Plan 2011 (WLEP 2011) for the site located along Moreton Park Road, Menangle, referred to as Southern Gateway Business Park (SGBP). Refer attached locality plan.

Mirvac is a leading ASX-listed property company, which has been designing, constructing, and managing a diverse portfolio of assets across office, retail, industrial and residential sectors for over 50 years.

The SGBP proposal seeks to rezone approximately 150 hectares of RU1 Primary Production and RU2 Rural Landscape land to E4 General Industrial zoning and associated uses. The site is strategically located off Moreton Park Rd at the location of the future planned intersection of the Outer Sydney Orbital and the Hume Motorway, an area identified by the State Government as a future employment precinct.

### **The Southern Gateway Business Park (SGBP):**

Our vision for the SGBP is to create a thriving employment hub for warehousing and distribution facilities for industries such as transport, postal and wholesale trade, contributing to the economic growth and prosperity of the Wollondilly Shire. If approved, proposed benefits for the local community include:

- Provision of an estimated 290 jobs annually throughout construction and an additional 4,500+ local jobs once operational<sup>1</sup>: helping reduce The Wollondilly Shire deficit of 12,452 local jobs<sup>2</sup>
- Delivery of a new interchange with the Hume Motorway at the existing Moreton Park Road overpass which will provide direct access to the site and, with the State Government's future proposed east west connection over the Nepean River, connect Menangle to the Greater Macarthur Area.
- Access to almost 3 hectares of public open space, including a proposed viewing park looking over the Nepean River, pathways and cycleways for exercise and active transport.

This initial Planning Proposal is to rezone the land only. If approved, Mirvac will determine how best to take the project forward. This will likely include a series of staged Development Applications (DAs) for the roads, drainage and services infrastructure, along with the buildings. All future DAs will include further supporting technical assessments, more detailed designs and further community consultation.

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<sup>1</sup> Urbis Economics & Property, May 2023

<sup>2</sup> ABS Census, 2021

**Community information session:**

As a neighbour to the site, we would like to invite you to a community information session which will be held during Council's formal exhibition period to provide an overview of the proposal as well as respond to any questions you may have.

We have engaged Urbis to assist us with community engagement for the SGBP, Menangle project. If you would like to attend the community information session, please register your interest via the below QR code, or by contacting Urbis.



T: 1800 244 863  
E: [menanglebusinesspark@urbis.com.au](mailto:menanglebusinesspark@urbis.com.au)

We look forward to continuing to work with Council and the broader community to progress plans for the site.

Yours sincerely,

Aaron Barker  
Project Director – Development  
Mirvac

