

## **GENERAL ADVICE ON LAND VALUATION IN DRAFT AEROTROPOLIS PLAN 2020**

Land values listed in the plan are generic estimates based on anticipated land use. They are not intended to represent any specific site.

The schedule of generic land values is prepared from research of superlot development sites in Western Sydney. Generic rates are developed from analysed sale rates of development sites by their proposed use. They are intended to represent developable land that is not flood affected.

The Aerotropolis SEPP incorporates land use zones different to elsewhere in Greater Sydney. These land use zones permit a range of uses. On a land use zone basis, the Aerotropolis zones are not directly comparable to other land use zones in Greater Sydney. The generic rates are therefore developed by land use.

Due to the flexible nature of land use zones in the Aerotropolis, the schedule of land values (by use) is not mutually exclusive between zones. For example, warehouse uses could be accommodated within the Enterprise or the Agribusiness zone.

Institutional uses (e.g. health and education) are assumed to be within special purpose zones.

Some land uses have the potential for higher densities (e.g. commercial and residential uses) and the schedule of land values reflect potential densities for those land uses. Potential densities could be subject to change as precinct plans are refined.