



# Resilience and adaptability

Planning for resilience addresses several economic and social issues. Adapting to climate change will build resilience to higher temperatures, higher evaporation, changes to intensity and distribution of rainfall, and more frequent heatwaves.

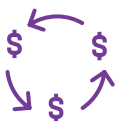
## 6.1 Circular economy

The circular economy gradually decouples economic activity from the consumption of finite resources. It is an approach that designs out waste and changes how goods are produced and sold to minimise waste and environmental impact. Circular economy is based on three key principles:

- design out waste and pollution
- keep products and materials in use
- regenerate natural systems.

The *NSW Circular Economy Policy Statement* and the Circular Economy Innovation Network (referred to as NSW Circular) guide NSW Government decision-making to transition to a circular economy. The Statement sets the ambition and approach for a circular economy in NSW and guides resource use and management. Decision-making and planning for the Aerotropolis will be governed by these principles.

Considering utility provision across all four domains of water, energy, waste and digital networks allows for new business models and technology solutions to be delivered in the Aerotropolis and the Western Parkland City more broadly.



***The NSW Government, with councils, will look to innovative utilities solutions and technologies to drive a circular economy, build resilience and optimise the sustainable management of resources.***

### 6.1.1 Waste and resource recovery and management

The NSW Environment Protection Authority's latest *Waste Avoidance and Resource Recovery (WARR) Strategy* establishes priorities for the next seven years. Drawing from this, planning for the

Aerotropolis will integrate sustainable energy, waste and circular economy design principles into development and operations. Requirements will be determined at the precinct planning and master planning stages.

### 6.1.2 Low carbon precincts

The Low Carbon Precincts Program, developed by the CRC for Low Carbon Living, aims to reduce the carbon footprint of urban systems. It will develop new knowledge and tools to enable the design of, and a market for, low-carbon, precinct-scale infrastructure.

Development requirements to ensure low carbon living and to meet the NSW Government target of net zero carbon emissions by 2050 will be established for the Aerotropolis at the precinct planning and master planning stages.

As part of working towards a low carbon precinct, energy efficient measures to implement energy infrastructure will be explored during precinct planning. This would include both local solutions such as encouraging use of solar power, and regional solutions in regards to the implementation of power infrastructure through the Aerotropolis.

A review of BASIX targets in the context of Sydney will also be explored during precinct planning to ensure that residential buildings in the Aerotropolis are contributing towards the creation of a low carbon precinct.

## 6.2 Urban cooling

Western Sydney is hotter and drier than other parts of Greater Sydney. To cool the Aerotropolis, planning will need to consider that:

- Water retained in the landscape requires a high level of pervious surfaces and better means to absorb rain and use water efficiently to increase transpiration.
- When water and the tree canopy are combined, the benefit is higher than if each is provided in isolation.
- In growing areas like the Aerotropolis, building mass can create significant urban heat island effects. Building



**Figure 27:**  
Number of  
days over 35°C  
in Greater  
Sydney in  
2018-19  
Source: Greater  
Sydney  
Commission

reflectivity may provide a higher degree of urban cooling than canopy and water alone.

The optimum solution is to integrate tree canopy cover, water retention, permeable surfaces and high solar reflecting building materials into urban design. These requirements will be enforced at the precinct planning stage and controls included in the DCP. Issues such as managing soil salinity will be addressed as part of this work.

### 6.3 Waterway health and management

Most of the small creeks that join Wianamatta-South Creek are characterised by ephemeral creeks with little flow between rainstorms. These pools and larger creek sections have deep pools of water year-round that water-based animals rely on.

Urban development could increase the volume and duration of flows entering waterways and increase pollution. Impacts could include erosion of creek banks and reduced aquatic and terrestrial ecosystems.

The *Western City District Plan* requires the application of a risk-based approach to manage the cumulative effects of development on the health of catchments. The NSW Government is using this approach to determine waterway health values for the Wianamatta-South Creek corridor in consultation with the catchment community. The values will be translated into appropriate water quality and flow

targets. Further, an effective regulatory and policy framework will be developed to protect the waterway's community environmental values. This will be detailed in precinct planning. Waterway health objectives controls are also contained in the Aerotropolis SEPP.

## 6.4 Hazard management and recovery

### 6.4.1 Climate change resilience

The effects of climate change pose challenges to ecosystems, communities and economy. All three levels of government have adopted mitigation and adaptation policies that acknowledge the need to plan for climate change.

The extent and severity of impacts will vary and includes more days of extreme heat, longer bushfire seasons, more regular drought, increases to flood events, depths and extent, sea level rise (inundation, storm surge and erosion) and more intense storms and cyclones. These are likely to impact biodiversity, food security, human settlements, wellbeing and economies.

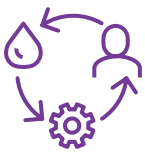
Adaptation minimises vulnerability to climate and other hazards. Adaptation responses can vary depending on the type and severity of the hazard and the capacity of the community to adapt.

The Aerotropolis DCP, precinct planning, master planning and the ongoing review of these documents will guide the planning for a resilient and adaptable Aerotropolis.



### 6.4.2 Floodplain management

The NSW Government's Flood Prone Land Policy aims to reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone land. The *NSW Floodplain Development Manual* (2005) guides the process of floodplain risk management. Floodplain risk management studies and plans identify and prioritise ways to reduce risk from flooding to life and property damage through appropriate mitigation and management measures.



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***Flood management should be integrated with urban and water system planning to leverage efficiencies and maximise community benefit.***

The Blue-Green Infrastructure Framework provides an ideal opportunity to accommodate and manage overland flow through innovative stormwater retention strategies without unnecessarily sterilising land.

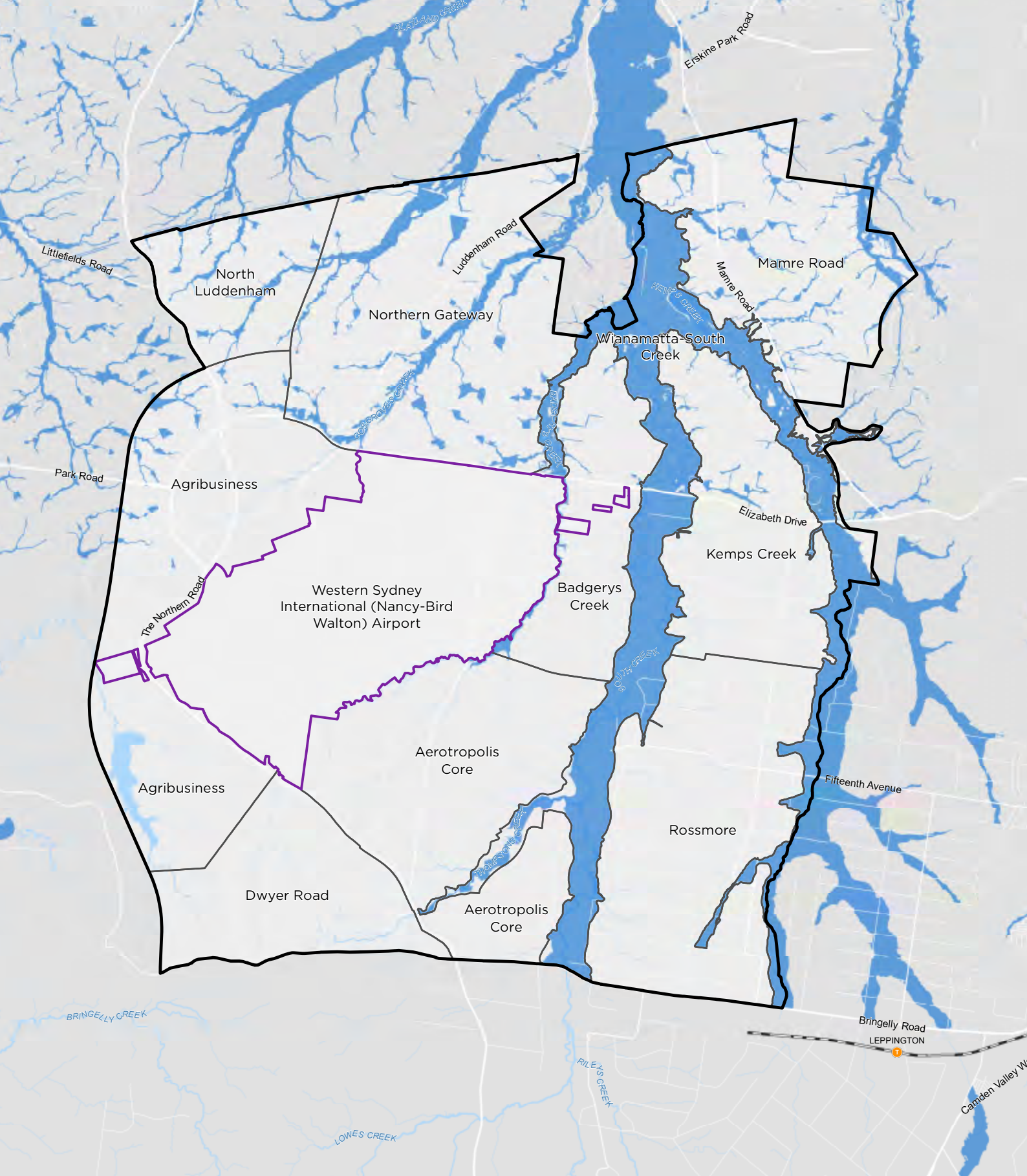
Flood mitigation infrastructure and planning should account for climate change and the reforestation of the Blue-Green Infrastructure Framework as part of the landscape-led approach. Reforestation will be planned so as to not impede flood management.

Precinct planning will need to consider floodplain risk management measures such as safe evacuation routes, cut and fill and development issues for the entire floodplain. Development controls will apply to land impacted by flooding in line with each Council's relevant policy.

The map on page 55 shows the flood extents for the Aerotropolis based on the 1 in 100 chance per year flood area. The flood extents are based on data from Liverpool and Penrith councils.





**Figure 28:** Example of naturalised creek edge  
Source: Sydney Water



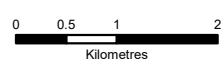


## Flood Extent

### Western Sydney Aerotropolis

-  Western Sydney Aerotropolis
-  Western Sydney International (Nancy-Bird Walton) Airport
-  Precinct Boundary
-  1:100 chance per year flood extent

*\*Flood extents are subject to detailed precinct planning*





# Precinct planning

This Plan identifies 10 precincts based on opportunities and constraints as well as likely future character and connectivity.

## Initial precincts

- Aerotropolis Core
- Northern Gateway
- Wianamatta-South Creek
- Badgerys Creek
- Agribusiness
- Mamre Road

## Remaining precincts

- Dwyer Road
- Kemps Creek
- North Luddenham
- Rossmore

Prohibit intensification of residential and other noise sensitive development within the ANEC/ ANEF 20 and above contours.

Embrace new and emerging technologies and support innovation in sustainable and resilient precincts.

Support the transition of existing agricultural industries.

Create places that support the right ecosystem for technology and innovation.

Appropriately stage and sequence development to align with infrastructure.

## 7.1 Common strategic outcomes and implementation strategies

### 7.1.1 Common strategic outcomes

While the Plan identifies expected planning outcomes and infrastructure strategies for each precinct, several strategic outcomes generally apply to all precincts.



### Productivity

Provide well-designed employment precincts with active street frontages and a well-considered landscape and built form.

Create buildings and landscaping of exemplary design and world-class energy efficiency.

Plan for building heights to meet airport operation requirements.

Adopt appropriate design and construction standards to reduce aircraft noise impacts in development within the ANEC/ ANEF 20 and above contours and within the boundary of the Obstacle Limitation Surface.



### Sustainability

Provide an urban tree canopy along open space corridors, major roads and streets to contribute to the 5 million trees for Greater Sydney by 2030 program.

Provide blue and green corridors of public open space with active and passive recreation and community facilities.

Maximise connections to the Wianamatta-South Creek corridor, biodiversity corridors, Green Grid and regional parks.

Enable innovative approaches to resource recovery and waste management, including appropriate urban design for collection facilities.

Protect and restore and health of the Western Parkland City's waterways.

Integrate natural water retention processes into development.

Leverage underlying topography and scenic values in development.

Enhance the efficient use of energy, water and other resources, and renewable energy generation to achieve net zero emissions for the Aerotropolis.

Improve the condition of native vegetation to support long-term viability and ecological connectivity.



### Infrastructure and collaboration

Design that encourages engagement and collaboration.

Adopt a finer grain layout to support movement and place outcomes for public transport, cycling, walking, local traffic and freight.

Identify and protect transport corridors and adjacent areas.

Provide well-integrated and accessible public transport hubs, interchanges and stops.

Meet broader transport network outcomes for the Western Parkland City (refer to 3.2).

Investigate how to achieve a high active and public transport mode share that balances car uses with public transport and amenity for cyclists and pedestrians.

Avoid encroachment of urban development so that future infrastructure does not limit development opportunities or incorporate upfront measures to mitigate noise and visual impacts.

Create active transport networks wherever possible to move away from private vehicle dependence.

Place 4G and 5G (or other future technology) radio cells on buildings, smart poles or other infrastructure, including public transport infrastructure.

Consider and facilitate connections across Wianamatta–South Creek from initial precincts to future precincts to ensure connectivity.



### Liveability

Create compact residential development that takes advantage of creek lines and other selected high amenity locations outside the 1 in 100 chance per year flood planning levels.

Provide affordable housing consistent with the Region Plan.

Integrate residential development with local services, public open and green space, retail and compatible commercial development to create great places.

Provide safe, activated, stimulating and healthy, green landscaped and shaded streets and prioritise pedestrian, cycle and public transport movements.

Create vibrant and liveable communities with public art and civic, community and cultural facilities that leverage high frequency public transport connections to the Airport and other centres in Greater Sydney.

Position local centres to maximise exposure to riparian lands, encouraging green public open space, human activity with passive surveillance and public safety.

Plan for flexible employment hubs with supporting uses that create and enhance a sense of place.

Ensure exemplary design quality and energy efficiency in all buildings, including requirements for articulation, visual interest and street interaction.

Celebrate Aboriginal culture and heritage, providing opportunities to connect to Country.



*The Aerotropolis Core will be a diverse, dynamic and sustainable global airport city.*

### 7.1.2 Common implementation strategies

In addition to these common objectives, common implementation strategies will be undertaken.

#### **Planning Partnership**

- prepare detailed precinct plans (with relevant agencies)
- prepare a DCP to guide the public domain and built form, servicing strategies and the Wianamatta–South Creek corridor interfaces (with relevant agencies)
- collaborate with utility providers and industry on best practice circular economy possibilities including energy generation, water recycling and liquid and solid waste solutions (with WPCA and relevant agencies)
- plan for an increase in the proportion of homes within a 10-minute walk of quality public green and open space (with Department of Planning, Industry and Environment, WPCA and relevant agencies)
- establish appropriate interfaces to the Wianamatta–South Creek corridor and maintain access to promote green open space and recreation uses (with Department of Planning, Industry and Environment, WPCA, local government and relevant agencies).

#### **Department of Planning, Industry and Environment**

- manage the 5 Million Trees program to increase urban canopy cover
- create development and conservation areas and linkages to be consistent with strategic biodiversity certification approvals and the commitments and actions of the relevant approval including the Cumberland Plain Conservation Plan (with Planning Partnership, WPCA and Penrith and Liverpool councils).

## 7.2 Vision and land uses – initial precincts

### 7.2.1 Aerotropolis Core Precinct

The Aerotropolis Core will be a diverse, dynamic and sustainable global airport city with attractive places for workers, residents and visitors. It will be a place of choice to do business, a new employment-focused metropolitan centre with an industry focus on advanced manufacturing, research and development and industry led educational facilities. The Aerotropolis Core will also take advantage of its proximity to the airside and facilitate development of a cutting-edge aerospace and defence industries.

The Precinct will be centred around a new Sydney Metro station and supported by retail, creative industries, civil and cultural facilities, and world-class public open spaces. Residential communities and other noise sensitive land uses will be located outside the ANEC/ANEF 20 and above contours and within 800 metres or a 10-minute walk of the Metro station. The Wianamatta–South Creek corridor will be a shaded, central lifestyle feature. Housing will be integrated with local services, retail and compatible commercial development that activates the ground plane.

#### **Desirable land uses**

Advanced manufacturing, defence and aerospace, research and development activity, high technology industry and infrastructure, education (including vocational and tertiary education); professional services, business incubator hubs, creative industries including ‘pop-up installations’ and festivals/events, commercial offices, food and beverage, indoor and outdoor recreation and sports facilities, medium to high density residential near the Metro station; retail, community; civic, entertainment, cultural facilities; green open and public space on public and private lands; public and private medical services, visitor accommodation, integrated health hub.\*

**Refer to page 62 for more detail.**



### 7.2.2 Northern Gateway Precinct

The Northern Gateway will be a major airport interface, serving as a key strategic centre within the Western Economic Corridor – linking the Airport with the Western Parkland City Metropolitan Cluster through high frequency public transport, freight, road and rail connections. The Northern Gateway will harness existing and emerging economic opportunities catalysed by the Airport and build on the approved Sydney Science Park development to provide a variety of employment generating uses. Residential development will be located close to public transport and outside ANEC/ANEF 20 and above contours to ensure that airport operations are safeguarded, and residents have the opportunity to live in a 30-minute city. The Precinct will complement the Aerotropolis Core and will evolve as a centre focused on high technology incorporating health, education, knowledge and research.

#### **Desirable land uses**

High technology commercial enterprise/industry, warehousing and logistics, education, offices, retail, residential, health services, entertainment, tourism facilities, cultural and creative industries, green public and private open spaces, recreation and visitor accommodation.\*

Refer to page 64 for more detail.

### 7.2.3 Wianamatta-South Creek Precinct

The Wianamatta-South Creek Precinct is the heart of the Western Parkland City, a culturally rich environment providing critical landscape and ecology systems that help sustain Country. An ephemeral place, its water holes and pools provide important habitat for native wildlife. Part of the broader metropolitan water system, Wianamatta-South Creek will be an important local connector, ecological and community space. This precinct is generally defined by the 1 in 100 chance per year flood. In some areas, the

precinct boundary has been expanded to ensure there is sufficient useable open space areas.

The Precinct is an important part of the broader Wianamatta-South Creek corridor of creeks, tributaries, parks, walking trails and areas of conservation, defined in the Region Plan vision for the corridor as the defining spatial element of the Western Parkland City.



***Protection of the Wianamatta-South Creek Precinct and adjoining tributaries allows planning for the Aerotropolis to be structured around the landscape.***

The retention of water in the landscape, protection of significant remnant vegetation, and other Blue-Green Infrastructure Framework elements such as regional parks will enable the greening of the Aerotropolis. This will provide multiple opportunities for residents, workers and visitors to the area to benefit from improved amenity and liveability outcomes. Connectivity from Wianamatta-South Creek and its tributaries into the adjacent precincts will be landscaped to create extended green corridors, whilst noting the need to limit wildlife attraction within the vicinity of the Airport.

#### **Desirable land uses**

Water management, open space, recreation facilities, pedestrian and cycle connectivity, community and cultural facilities, environment protection and restaurants or cafes.\*

Refer to page 66 for more detail.

\*Desirable land uses are dependent upon noise limitations and ANEC/ANEF contours as well as other safeguarding requirements for the operation of the Airport.

#### 7.2.4 Badgerys Creek Precinct

Directly adjoining the Airport to the east, the Badgerys Creek Precinct will support airport operations, the new urban centre in the Aerotropolis Core to the south and the Northern Gateway to the west. The precinct will meet demand for a range of employment generating uses that benefit from its proximity to airport operations and the new urban centre, but do not require direct access to high capacity public transport. The precinct is not suitable for noise sensitive land uses such as residential, schools and hospitals. Defence and aerospace and technology-based industry which complements and supports the Aerotropolis Core may also locate here.

This precinct may initially support the infrastructure that enables the construction of the Airport and Aerotropolis, boosting the local economy and creating employment opportunities. Some land uses, buildings and structures may be temporary in the short to medium term and transition to higher order uses in the longer term. New enabling industries to facilitate construction of the Aerotropolis may be permitted subject to interface treatments and an ability for the site to transition to higher order uses. Interface treatments may be required between existing rural industries and new land uses until they either transition to other uses or are modernised to co-exist with adjoining land uses. The precinct will be in a green setting with new green linkages and active transport opportunities between Badgerys Creek to the west and Wianamatta-South Creek to the east. Development should take advantages of views to these creek lines surrounding the precinct.

##### ***Desirable land uses***

Defence and aerospace, advanced manufacturing activity, high technology industry, airport supporting development, local retail, Aerotropolis enabling industries, modernised resource recovery industries, light industrial, social infrastructure.\*

**Refer to page 68 for more detail.**

#### 7.2.5 Mamre Road Precinct

The Mamre Road Precinct is part of the WSEA and will be connected to the proposed Western Sydney Freight Line. Its proximity to the M4 Motorway and Elizabeth Drive as well as its generally flat terrain makes it suitable for large floor plate employment and logistics uses. The Mamre Road Precinct is largely affected by aircraft noise and those parts within the ANEC/ANEF 20 and above contours are not suitable for noise sensitive land uses. Therefore, the precinct will be an industrial warehousing and logistics precinct. The precinct also includes land for an intermodal terminal serviced by the proposed Western Sydney Freight Line.

The Mamre Road precinct has been rezoned under the WSEA SEPP and has its own Development Control Plan but remains within the boundaries of the Aerotropolis.

##### ***Desirable land uses***

Warehousing and logistics, high technology industry, manufacturing, intermodal facilities, circular economy uses.\*

**Refer to page 70 for more detail.**

#### 7.2.6 Agribusiness Precinct

The Agribusiness Precinct will skirt the western edge of the Airport and support the long-term retention and growth of agribusiness in the Aerotropolis. The Precinct will build high value agricultural operations retaining the precinct's natural landscape character, acting as a catalyst for agricultural export from the region. The Precinct will transition significant peri-urban agricultural lands for production enabling connections to a 24/7 international airport that will service an increasing demand nationally and internationally for high-quality fresh food, value-added pre-prepared meals and flowers. This high-technology precinct will drive opportunities for education and tourism. Being located within the Sydney basin and close to an international airport will also enable visitors locally,

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*\*Desirable land uses are dependent upon noise limitations and ANEC/ANEF contours as well as other safeguarding requirements for the operation of the Airport.*



domestically and globally to come and learn some of the cutting-edge processes occurring in the agribusiness industry across Western Sydney. Design-led place-based planning at the precinct planning stage will help support existing rural landscapes and ensure biodiversity protection for remnant bushland vegetation. Part of the Agribusiness Precinct to the north of Elizabeth Drive and to the east of The Northern Road will provide opportunities for flexible employment uses given its proximity to the Northern Gateway Precinct. The agricultural history, heritage and character of Luddenham Village will be celebrated and be a destination in its own right close to the fresh food markets.

Development within the Agribusiness Precinct will include uses that will benefit from opportunities for national and international trade. These uses may include:

- A world-leading integrated intensive production hub enabling the intensive production and value-adding of sustainable, high-quality fresh produce and pre-prepared meals
- A fresh food hub bringing a diversified and expanded fresh food marketplace to the Aerotropolis, becoming a major distribution centre for fresh produce to domestic and export markets
- A state-of-the-art integrated logistics hub creating land/air side linkages and a fully digital supply chain solution that will provide safe, secure and seamless connectivity for freight movements
- A value-added food and pharma hub to enable processing and manufacturing businesses to uplift value by shifting from a commodity-focused to a value-added sector approach
- A proposed Australian Centre of Excellence in food innovation creating an industry-led national powerhouse in food science, technology, engineering and mathematics (Food-STEM)
- Commercial and retail development ancillary to agriculture and agribusiness.

#### **Desirable land uses**

Agribusiness, Intensive fresh and value-added food production, food innovation technology and research, food production and processing, fresh food produce markets, warehousing and logistics, high technology industry, ancillary rural residential, complementary offices and retail, education, circular economy enabling infrastructure, biosecurity enabling infrastructure, integrated logistics hub.\*

Refer to page 71 for more detail.

### **7.3 Expected planning outcomes – initial precincts**

Key considerations, strategic outcomes and implementation strategies for the initial precincts are detailed on pages 62-73.

**Figure 29:** An example of what the agribusiness could look like

*\*Desirable land uses are dependent upon noise limitations and ANEC/ANEF contours as well as other safeguarding requirements for the operation of the Airport.*



### 7.3.1 Aerotropolis Core Precinct

#### Liverpool LGA



Total area  
**1,382**  
hectares



Potential jobs  
**50,000**  
to  
**60,000**



Potential residents  
**20,000**  
to  
**24,000**

#### Key considerations

- Aircraft noise and its impact on land uses.
- Connections across Thompsons and Wianamatta-South Creek.
- Safeguarding Airport operations.
- Gradual residential development to support the vibrancy, social cohesion and night-time economy of the centre.
- Transition from initial development types to higher order commercial development.
- Infrastructure servicing and phasing to optimise investment and delivery.
- Early activation.
- Opportunities to protect and create urban tree canopy.
- Business attraction and ecosystems.
- Higher mode share of public and active transport.
- Innovative and adaptable housing stock.
- Integrated land use and transport planning, as well as movement and place outcomes that activate the ground plane.

#### Strategic outcomes

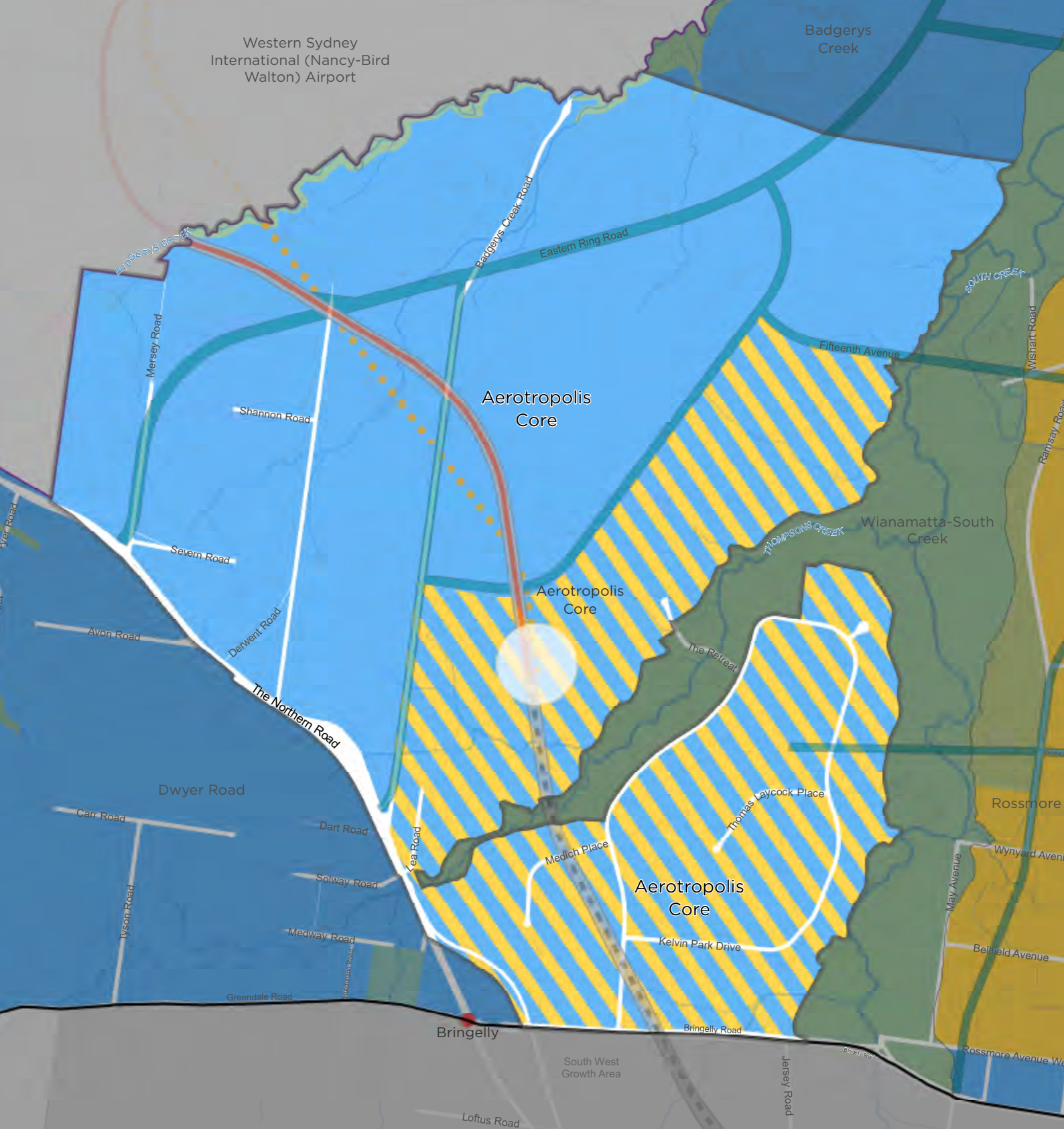
- Create a major metropolitan 24-hour, vibrant, global centre and robust local economy built around professional services, high technology advanced manufacturing, research, training, education and creative industries.
- Provide a centrally located integrated health hub (after 2030).
- Contribute to urban canopy and maximise connections to the Wianamatta-South Creek corridor and Green Grid.
- Weave digital technologies into all facets of the working, social and residential environment.
- Create an aerospace and defence research and development industry cluster in the fringe of the Airport.
- Provide high frequency public transport and efficient movement corridors to other centres in Greater Sydney.
- Plan for a centre for excellence in STEM-based education including secondary, vocational (VET) and tertiary education facilities.
- Include aviation industries supporting the Airport.
- Provide an entertainment quarter with opportunities to interface with the Wianamatta-South Creek corridor.
- Create opportunities for tourism and conference uses and facilities.
- Protect transport corridors early to minimise possible land use conflicts and

allow the orderly and timely provision of infrastructure.

- Create public spaces with civic, community and cultural facilities, public art, pop-up installations and creative placemaking.
- Activate the station precincts and respond to and leverage the high frequency public transport connections (including Sydney Metro) to the Airport and other centres in Greater Sydney.

#### Implementation strategies

- Prepare detailed city centre master plan and transport corridor protection (Planning Partnership and Western Parkland City Authority).
- Plan and deliver Metro station to service the centre (Sydney Metro, Transport for NSW).
- Continued investigations to confirm transport networks servicing the Aerotropolis (Sydney Metro, Transport for NSW).
- Investigate transport networks servicing the Airport and Aerotropolis Core including rapid bus connections to Liverpool, Greater Penrith, Blacktown, Parramatta and Campbelltown-Macarthur as well as rail connections to St Marys, Parramatta, Leppington and Macarthur (Transport for NSW).
- Investigate incentives for business investment (Western Parkland City Authority and Department of Planning, Industry and Environment).
- Use flexible land use zoning to maximise diversity and attract investment (Planning Partnership, Western Parkland City Authority and the Department of Planning, Industry and Environment).
- Develop and prepare a public art strategy and public domain strategy (Western Parkland City Authority and Department of Planning, Industry and Environment).
- Coordinated infrastructure and services plan (Department of Planning, Infrastructure and Environment and Western Parkland City Authority).
- Investigate best practice housing stock suitable for innovation and commercial districts (Planning Partnership, Western Parkland City Authority and Transport for NSW).
- Develop affordable housing strategy to deliver affordable housing as part of all residential development (Councils).
- Acquire land along Thompsons Creek to deliver regional open space and environmental outcomes (NSW Government).

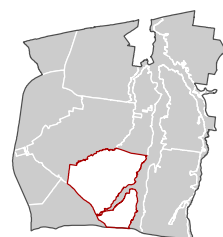


## Structure Plan - Aerotropolis Core

### Western Sydney Aerotropolis

- Western Sydney Aerotropolis
- Western Sydney International (Nancy-Bird Walton) Airport
- Topographic Contour 5m
- Key Network Upgrade
- Proposed Transport Corridor
- Metro Station
- Sydney Metro - Western Sydney Airport
- Sydney Metro - Western Sydney Airport Tunnel Alignment
- Proposed Future Rail Links

- North South Rail Line Corridor
- Potential East-West Rail Link and Stabling
- Agribusiness
- Environment and Recreation
- Enterprise
- Urban Land
- Mixed Use



## 7.3.2 Northern Gateway Precinct

### Penrith LGA



Total area  
**1,616**  
hectares



Potential jobs  
**19,000**  
to  
**21,000**



Potential residents  
**8,000**  
to  
**10,000**

#### Key considerations

- Creation of a permeable network of connected spaces.
- Early identification and protection of transport corridors.
- Treatment of major infrastructure corridors to complement the landscape and topography.
- Aircraft Noise – ANEC/ANEF restrictions
- Safeguarding for Airport operations
- Flood management
- Interface with creeks and riparian corridors.
- Supporting Metro investment with station focused developments and public places.
- Address the interface with Twin Creeks.
- Wildlife attraction.

#### Strategic outcomes

- Plan for and develop a major airport interface with attractive entry points to reflect the gateway to the Airport, and the first presentation to those leaving the Airport's main entrance/exit point.
- Support the Western Economic Corridor linking St Marys, the Airport and Aerotropolis Core.
- A higher order centre established around a future Metro station that focusses on education research and development and high technology.
- Minimise conflict between airport operations and land use/development outcomes.
- Limit private access points from Elizabeth Drive, The Northern Road and Luddenham Road.
- Configure road layout and subdivision pattern to support Elizabeth Drive and as an east-west city-serving corridor for moving people and goods. Transport for NSW to lead and collaborate on Elizabeth Drive upgrade, function and configuration.
- Limit residential development to the centre and locate near public transport in locations outside ANEC/ANEF 20 and above contours.
- Provide for medium density housing in walking distance to public transport with appropriate amenity to support the centre and integrate with commercial and employment opportunities.
- Locate educational establishments in close proximity to public transport and having regard to noise considerations.

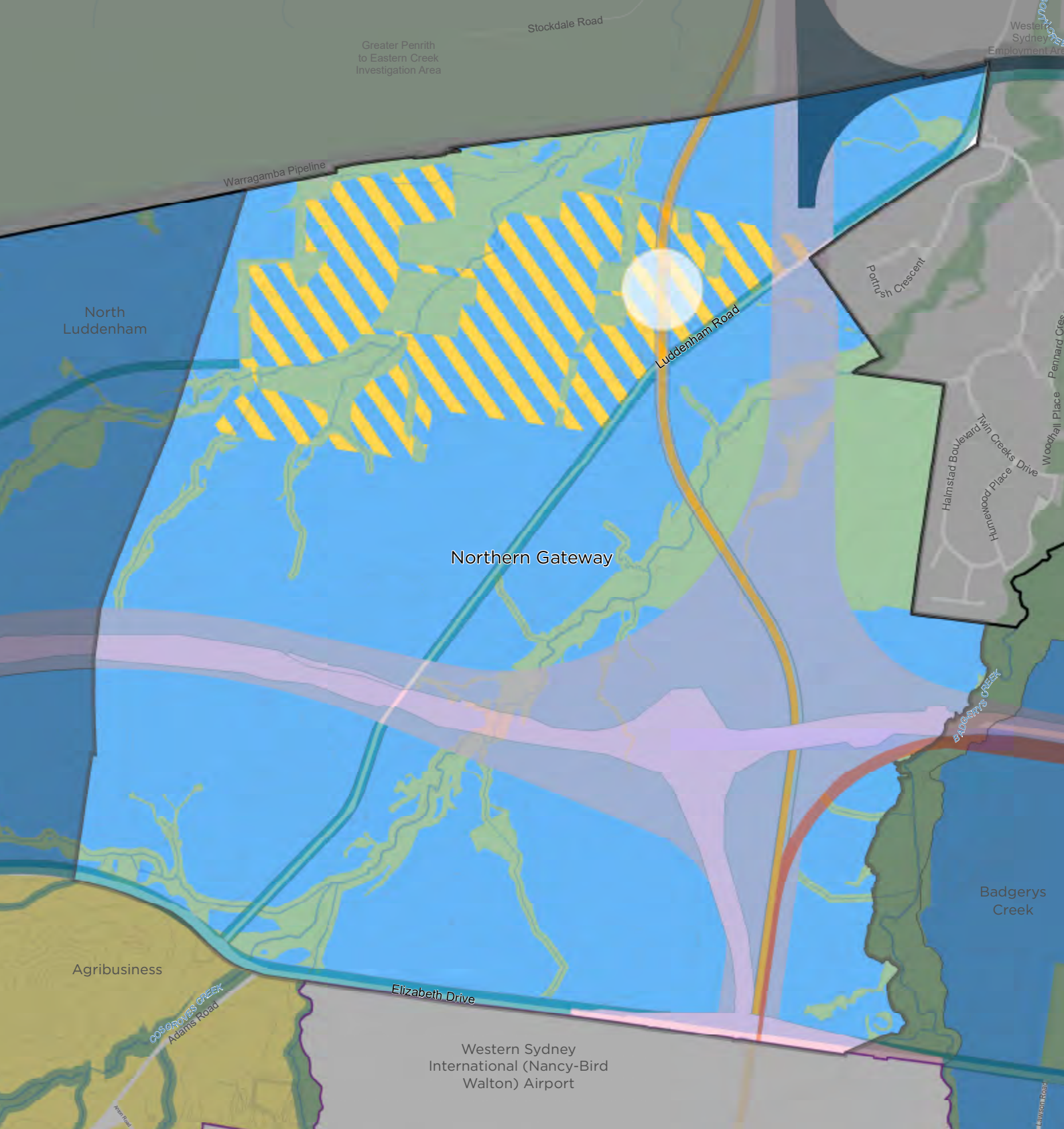
Where possible, educational establishments should be located away from major movement corridors and arterial connections.

- Provide safe, activated, stimulating and healthy, landscaped and shaded streets and urban canopy.

#### Implementation strategies


- Use flexible land use zoning to maximise diversity and attract investment (Planning Partnership, Western Parkland City Authority and the Department of Planning, Industry and Environment).
- Protection of transport corridors and prevent possible conflict with adjoining land use, including, but not limited to, Sydney Metro Western Sydney Airport, proposed M12 Motorway, Elizabeth Drive and potential East-West rail link (Transport for NSW and Department of Planning, Industry and Environment).
- All stages of development and sub-precincts are set in a grid layout to support public transport, cycling and pedestrians (Planning Partnership and Transport for NSW).
- Plan and deliver Metro station to service the precinct (Sydney Metro, Transport for NSW)
- Develop a public domain strategy along Elizabeth Drive (Department of Planning, Industry and Environment and Transport for NSW).
- Landscaping along major transport corridors, contributing to urban tree canopy and amenity, including mature trees retained along Elizabeth Drive, subject to road safety considerations and aviation/airport safeguarding (Planning Partnership and Department of Planning, Industry and Environment).
- Access points rationalised to connect via the new local street network to service private development. Minimise direct development site access from Elizabeth Drive, The Northern Road and Luddenham Road (Planning Partnership).
- Road layout and subdivision pattern supports Elizabeth Drive as an east-west city-serving corridor for moving people and goods (Planning Partnership).
- Collaborate with Transport for NSW (lead) on the Elizabeth Drive upgrade, function and configuration (Planning Partnership).










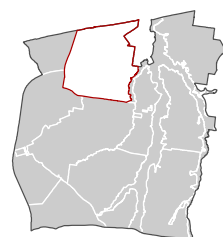


## Structure Plan - Northern Gateway

### Western Sydney Aerotropolis

-  Western Sydney Aerotropolis
-  Western Sydney International (Nancy-Bird Walton) Airport
-  Topographic Contour 5m
-  Key Network Upgrade
-  M12 Motorway Corridor
-  Proposed Transport Corridor
-  Metro Station
-  Sydney Metro - Western Sydney Airport

-  North South Rail Line Corridor
-  Potential East-West Rail Link and Stabling
-  Western Sydney Freight Line Corridor
-  Agribusiness
-  Environment and Recreation
-  Enterprise
-  Mixed Use



### 7.3.3 Wianamatta-South Creek Precinct

Liverpool and Penrith LGA



**Total area**  
**1,330**  
hectares



**Potential jobs**  
Minimal



**Potential residents**  
No additional dwellings – lawfully commenced uses (e.g. approved dwellings) are protected under existing use rights in the *EP&A Act 1979*.

#### Key considerations

- Connecting to Country and Caring for Country.
- Aircraft noise.
- Flood management.
- Wildlife attraction.
- Interface with proposed M12 Motorway, Sydney Metro Western Sydney Airport, the proposed Outer Sydney Orbital and proposed Western Sydney Freight Line.
- Opportunity for public acquisition to support the open space needs of the Aerotropolis.
- Providing amenity whilst in private ownership.
- Viable management regime.
- Safeguarding Airport operations.
- Infrastructure operation and maintenance access requirements.
- Aboriginal cultural heritage values.

#### Strategic outcomes

- Establish the Wianamatta-South Creek corridor as the structuring blue and green infrastructure spine of the Aerotropolis and broader Western Parkland City.
- Establish a landscape buffer on the western boundary utilising the Badgerys Creek corridor.
- Manage the health of the waterway to gain iconic ecological outcomes as detailed by the risk-based framework.
- Protect existing mature trees and enhance urban tree canopy.
- Improve waterway health.
- Provide high quality public green and open space with a particular focus on Elizabeth Drive to reflect the main approach to the Airport and Fifteenth Avenue to be upgraded to an attractive landscaped boulevard.
- Reforestation of riparian lands.
- Protect Aboriginal and non-Aboriginal heritage and appropriately manage care and conservation.

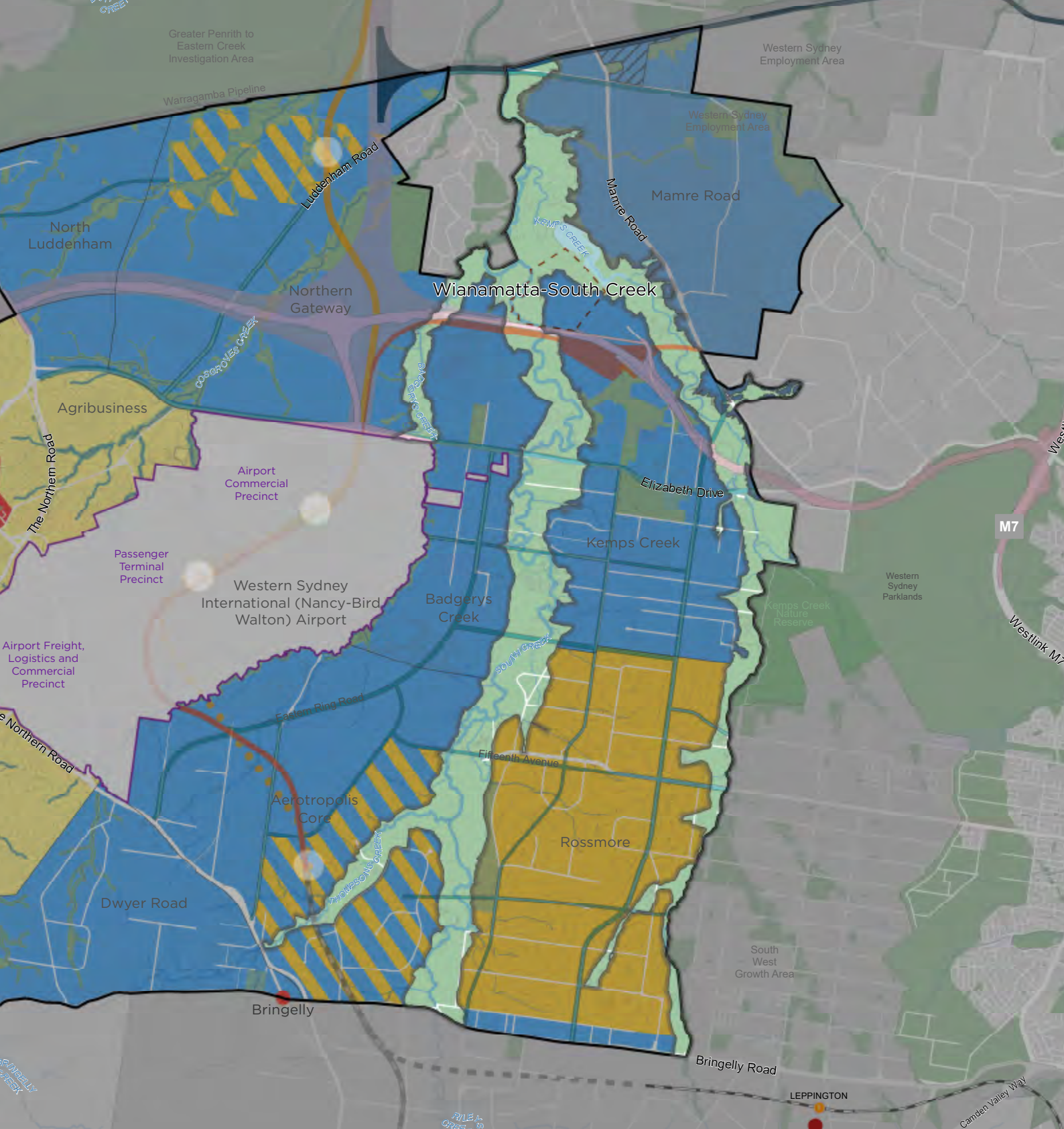
#### Implementation strategies

- Prepare a Wianamatta-South Creek Corridor Delivery Strategy (Department of Planning, Industry and Environment).
- Implement the *Cumberland Plain Conservation Plan* (Department of Planning, Industry and Environment).
- Address interface with and activate Wianamatta-South Creek open space corridor through precinct planning (Planning Partnership).
- Identify appropriate east-west crossings of Wianamatta-South Creek, particularly active and public transport connections (Planning Partnership and Transport for NSW).
- Prepare a public domain strategy for Elizabeth Drive (Department of Planning, Industry and Environment and Transport for NSW).
- Retain appropriate landscaping along existing streets (Transport for NSW).
- Develop stormwater management strategy which considers water in the landscape, waterway health, biodiversity conservation and stormwater retention strategies. A flood management strategy which considers new crossings, additional riparian corridor vegetation and climate change should also be developed (Planning Partnership).
- Acquisition of land along Thompson's Creek to deliver regional parkland and open space (NSW Government).

#### Moving forward

The NSW Government is preparing the Wianamatta-South Creek Delivery Strategy. The Strategy will confirm how the vision and strategic outcomes for the area will be delivered. Options for this include consideration of land uses, access, ownership and management arrangements for the corridor. The NSW Government will consult as the Strategy is developed later this year.

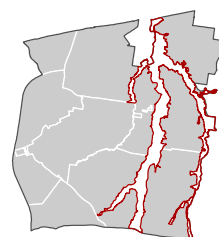
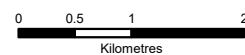




## Structure Plan - Wianamatta-South Creek

### Western Sydney Aerotropolis

- |  |  |
|--|--|
| Western Sydney Aerotropolis                              | Sydney Metro - Western Sydney Airport Tunnel Alignment |
| Western Sydney International (Nancy-Bird Walton) Airport | Proposed Future Rail Links                             |
| Topographic Contour 5m                                   | North South Rail Line Corridor                         |
| Upper South Creek Advanced Water Recycling Centre        | Potential East-West Rail Link and Stabling             |
| Key Network Upgrade                                      | Western Sydney Freight Line Corridor                   |
| M12 Motorway Corridor                                    | Luddenham Village                                      |
| Proposed Transport Corridor                              | Agribusiness   |
| Potential Intermodal Terminal                            | Environment and Recreation                             |
| Metro Station  | Enterprise   |
| Sydney Metro - Western Sydney Airport                    | Urban Land   |
|  | Mixed Use  |





### 7.3.4 Badgerys Creek Precinct

Liverpool and Penrith LGA



Total area  
**634**  
hectares



Potential jobs  
**9,000**  
to  
**11,000**



Potential  
residents  
No additional  
dwellings

#### Key considerations

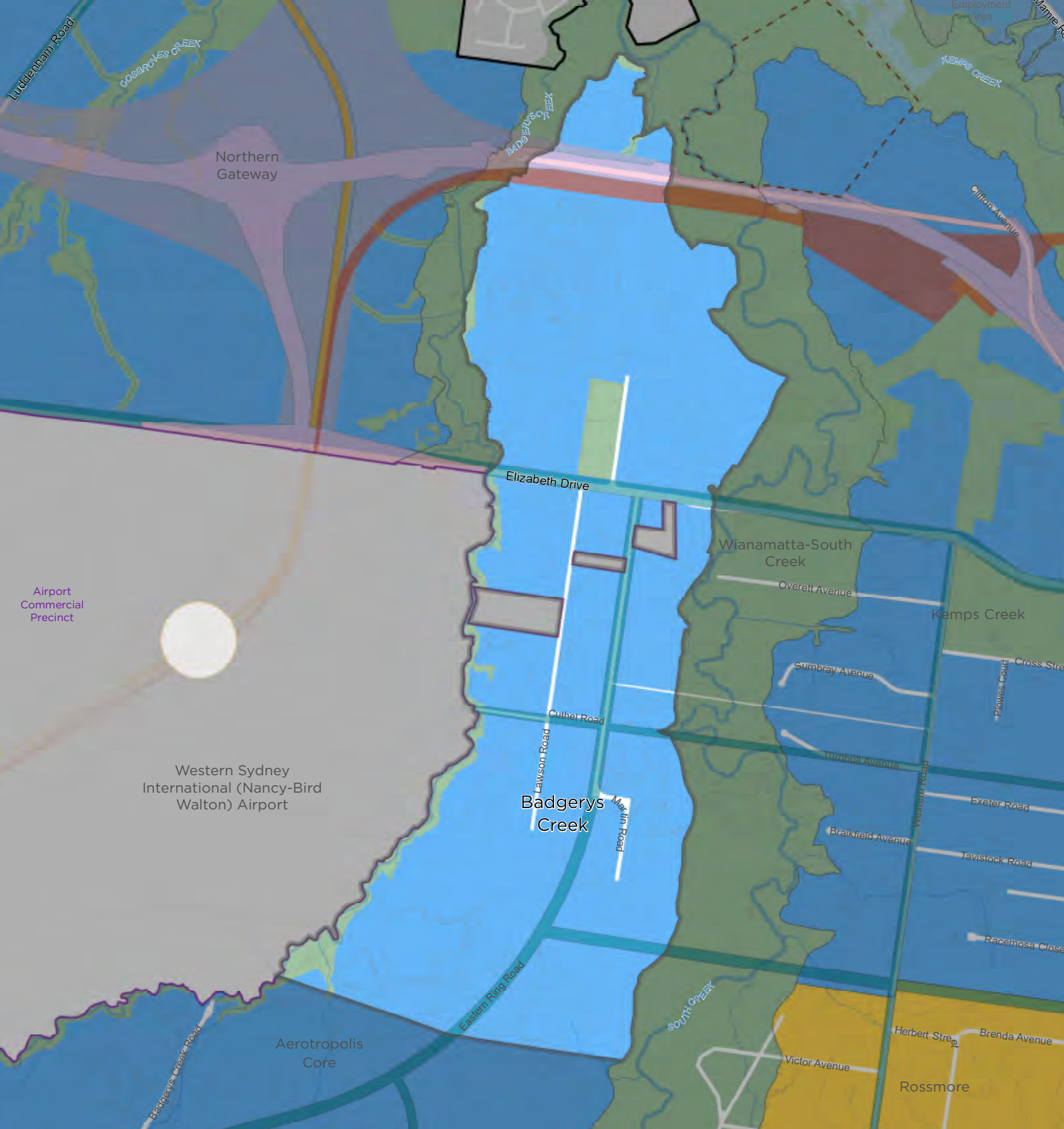
- Aircraft noise
- Interface with Badgerys Creek and Wianamatta-South Creek.
- Aboriginal cultural significance of the convergence of the creek and tributary.
- Supporting existing rural industry during the gradual transition to other employment uses.
- Safeguarding Airport operations.
- Opportunity for heavier industries that require larger buffers and to more sensitive uses.
- Wildlife attraction

#### Strategic outcomes

- Provide an appropriate and activated interface with Wianamatta-South Creek.
- Airport Ring Road(s) and access to Airport Commercial Precinct.
- Consider interface treatments between existing quarrying operations and adjoining development.
- Allow enabling industries to facilitate construction of Aerotropolis to locate here with appropriate interface treatments to adjoining development.
- Provide a mix of commercial and light industrial activities to support the Airport which can adapt to higher order uses over time
- Facilitate high technology industrial development which may include defence and aerospace to support the operations in the Aerotropolis Core.
- Provide appropriate landscaping along Elizabeth Drive to reflect a major entry to the Aerotropolis, subject to Aviation/Airport safeguarding requirements.
- Rationalise access points on Elizabeth Drive and connect to the local road network to service private development
- Support Elizabeth Drive as a city serving road corridor through an appropriate road layout and subdivision pattern.

#### Implementation strategies

- Deliver development and conservation areas in accordance with the approved strategic biocertification and strategic assessment consistent with the biodiversity conservation measures and commitments identified in the Strategic Biodiversity approvals (Department of Planning, Industry and Environment).
- Protect transport corridors and prevent possible conflict with adjoining land uses, including the proposed M12 Motorway and potential East-West rail link (Planning Partnership, Department of Planning, Industry and Environment and Transport for NSW).
- Investigate economic incentives for business investment (Department of Planning, Industry and Environment and Western Parkland City Authority).
- Use flexible land use zoning to maximise diversity and attract investment (Planning Partnership, Western Parkland City Authority and the Department of Planning, Industry and Environment).



## Structure Plan - Badgerys Creek

### Western Sydney Aerotropolis

- Western Sydney Aerotropolis
- Western Sydney International (Nancy-Bird Walton) Airport
- Topographic Contour 5m
- Upper South Creek Advanced Water Recycling Centre
- Key Network Upgrade
- M12 Motorway Corridor
- Proposed Transport Corridor
- Metro Station
- Sydney Metro - Western Sydney Airport

- Sydney Metro - Western Sydney Airport Tunnel Alignment
- North South Rail Line Corridor
- Potential East-West Rail Link and Stabling
- Environment and Recreation
- Enterprise
- Urban Land

0 0.2 0.4 0.8  
Kilometres



### 7.3.5 Mamre Road Precinct

Penrith LGA



Total area  
**1,021**  
hectares



Potential jobs  
**17,000**



Potential residents  
No additional dwellings

#### **Key considerations**

- Aircraft noise.
- Safeguarding for Airport operations
- Interface with sensitive land uses to north, east and west.
- Interface with rural residential development in Mount Vernon.
- Interface with Wianamatta–South Creek.
- Appropriate staging of development to align with infrastructure provision.
- Implementation of WSEA uses.
- Management of vehicle movements.

#### **Strategic outcomes**

- Opportunities for logistics and distribution, connecting Western Sydney to the broader freight network.
- Support the future operations of the Airport through enabling export freight and logistics.
- Protect the 24-hour operation of the airport by enabling industrial uses and prohibiting noise sensitive uses only to locations outside the ANEC/ANEF 20 and above contours.
- Zoning to prioritise warehousing and distribution to support freight and logistics movements.
- Provide for the possible future provision of a new Western Sydney Intermodal Terminal, with direct connections to proposed Western Sydney Freight Line and quality connections to the motorway network.
- Protect a Western Sydney Freight Line corridor to preserve freight and distribution opportunities.
- Protect the future operations of the proposed intermodal terminal from encroachment by incompatible land uses.
- Promote connectivity between the WSEA and other precincts in the Aerotropolis.

#### **Implementation strategies**

- Development to occur in line with zoning of precinct in WSEA SEPP and guided by Development Control Plan for Mamre Road Precinct.
- Minimise potential for land use conflict by restricting incompatible land uses (Department of Planning, Industry and Environment).
- Establish a buffer on eastern boundary with rural-residential development to ensure an appropriate interface (Department of Planning, Industry and Environment).
- Ensure delivery of warehouse development to support the proposed intermodal terminal through timely rezoning (Department of Planning, Industry and Environment).
- Make provision for a possible for Intermodal Terminal to operate within the precinct in the future (Department of Planning, Industry and Environment).
- Maximise flexibility in operating conditions for future development. (Department of Planning, Industry and Environment).
- Continue planning for the Southern Link Road Network (Department of Planning, Industry and Environment).

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***The Department of Planning, Industry and Environment was responsible for planning the Mamre Road Precinct, which was rezoned under the WSEA SEPP in June 2020.***



### 7.3.6 Agribusiness Precinct

Liverpool and Penrith LGA



Total area  
**1,560**  
hectares



Potential jobs  
**8,000**  
to  
**10,000**



Potential residents  
Minimal,  
subject to  
detailed  
precinct  
planning

#### Key considerations

- Aircraft noise
- Safeguarding for Airport operations
- Supporting existing rural industry to minimise land use conflicts
- Incorporating existing rural landscape, sustainability and biodiversity values
- Recognition of existing communities, such as Luddenham
- Wildlife attraction
- Biosecurity
- Heritage values

#### Strategic outcomes

- Provide a world-class agriculture and agribusiness precinct that will deliver fresh and value-added Australian food production from farm gate to the global market.
- Provide an integrated intensive production hub and state of the art integrated logistics hub to deliver a multi-modal supply chain solution for agricultural products to Greater Sydney, NSW and Australia.
- Enable smart city and digital integration into research, education and logistics.
- Protect and celebrate the character and history of the Luddenham Village.
- Accommodate agricultural value-added industries and freight and logistics facilities that benefit from access to the proposed Outer Sydney Orbital and air-side access to the Airport.
- Integrate sustainable energy, waste and water as well as circular economy design principles into development and operations.
- Support and add value to the effective ongoing agricultural industry operations and viability across the Western Parkland City and beyond (across NSW).
- Provide for the movement and storage of agricultural commodities that should be connected to the commercial entrance of the Airport.
- Allow for the development of integrated food supply chain related industries particularly those that rely on the skills of and proximity to a growing population in the Western Parkland City.
- Facilitate education, research and development and high technology land uses associated with food production and processing.
- Capitalise on the increasing domestic and international demand for high-quality fresh food and value-added pre-prepared meals.
- Enable a road layout and subdivision pattern that supports the movement, storage and processing of agricultural goods and produce into and out of the Western Parkland City.
- Allow for limited residential development that is ancillary to Agricultural and Agribusiness operations outside of the ANEC/ ANEF 20 and above contours.
- Address any potential for land use conflict between adjoining land uses as a result of future development, including airport operations.
- Deliver an urban tree canopy along important corridors to contribute to the amenity of the area.
- Enable innovative approaches to sustainability outcomes including water sensitive design, resource and liquid and solid waste management and adaptable and durable credentials as a key driver for the design and function of the precinct.
- Allow for the sustainable and holistic development of agritourism product and experiences within the precinct.
- Early protection of transport corridors to minimise possible land use conflict with adjacent areas and ensure the orderly and timely provision of infrastructure.
- Produce food for the Greater Sydney area.



**Figure 30:**

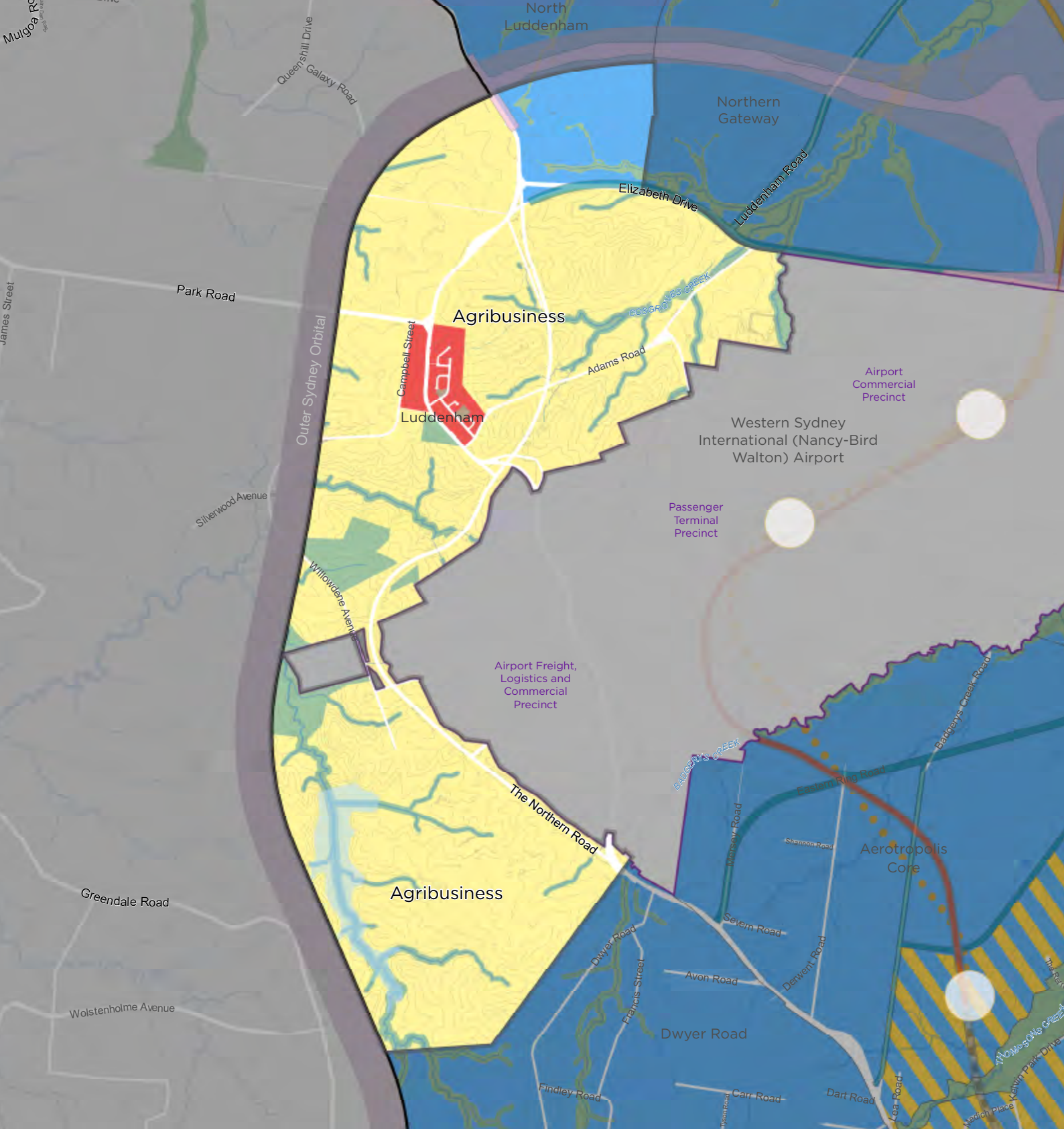
The Agribusiness precinct will service an increasing demand nationally and internationally for high-quality fresh food

### **Implementation strategies**

- Consult with the Luddenham Village community as part of precinct planning to understand and manage expectations of village character and the rate/extent of change (Planning Partnership).
- Use flexible zoning to maximise diversity and attract investment (Planning Partnership, Western Parkland City Authority and the Department of Planning, Industry and Environment).
- Encourage fresh food markets in appropriate locations with direct access to the Airport and associated tourism opportunities. (Planning Partnership and Western Parkland City Authority).
- Establish a transport network layout that facilitates the timely movement and processing of goods and produce, as well as supporting public transport, cycling and pedestrians with appropriate amenity (Planning Partnership, Western Parkland City Authority and Transport for NSW).
- Address the interface between the proposed Outer Sydney Orbital and The Northern Road through precinct planning to ensure the Agribusiness Precinct retains connection with the rural land and Biostrategic Agricultural Land to the west (Planning Partnership and Transport for NSW).
- Address the interface and relationship with the Western Sydney Airport freight services and airport logistics through precinct planning (Planning Partnership and Western Parkland City Authority).
- Enable an interconnected relationship between the Agribusiness Precinct and MRA and their planning requirements (Planning Partnership, Western Parkland City Authority and Department of Planning, Industry and Environment).
- Provide a public domain strategy for the entire precinct (Planning Partnership and Western Parkland City Authority).
- Put in place measures to prevent conflict with adjoining land uses as a result of future development, including aircraft noise and airport operations, by restricting incompatible land uses (Planning Partnership and Department of Planning, Industry and Environment).
- Investigate the development of an agritourism strategy for the precinct (Planning Partnership and Western Parkland City Authority).

### **Why is Luddenham Village shown differently?**

The future vision, role and function of Luddenham Village will be explored further during precinct planning, including detailed investigation of certain land uses (in appropriate locations outside of the ANEC/ANEF 20 and above contour) that are sympathetic to the character, history and heritage values of the village. In the interim, the Aerotropolis SEPP will include provisions allowing development that would otherwise be prohibited to be carried out if it would have been permitted with consent in the former LEP that applied to the land.

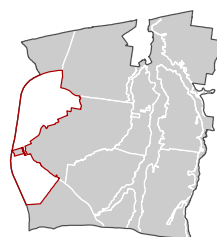


## Structure Plan - Agribusiness

### Western Sydney Aerotropolis

- Western Sydney Aerotropolis
- Western Sydney International (Nancy-Bird Walton) Airport
- Topographic Contour 5m
- Key Network Upgrade
- M12 Motorway Corridor
- Proposed Transport Corridor
- Metro Station
- Sydney Metro - Western Sydney Airport
- Sydney Metro - Western Sydney Airport Tunnel Alignment

- Proposed Future Rail Links
- North South Rail Line Corridor
- Potential East-West Rail Link and Stabling
- Luddenham Village
- Agribusiness
- Environment and Recreation
- Enterprise
- Mixed Use





## 7.4 Vision and land uses – remaining precincts

Although not initial precincts, planning for the remaining precincts will continue to be informed based on development uptake in the initial precincts, sequencing and availability of infrastructure, as well as market and industry studies supporting their geographic and locational characteristics.



***The timing of precinct planning for the remaining precincts will be determined by the timing of infrastructure provision and the amount and nature of development in adjoining areas.***

Existing land use zones will be retained until precincts are rezoned but will remain subject to Ministerial Directions 3.5 (Development Near Regulated Airports and Defence Airfields) and 7.8 (Implementation of the *Western Sydney Aerotropolis Plan*) (as amended from time to time). The vision and desirable land uses for the remaining precincts is provided below.

### 7.4.1 Dwyer Road Precinct

The Dwyer Road Precinct is located south of the Agribusiness Precinct, west of the Aerotropolis Core and north of the South West Growth Area. It is anticipated that the Dwyer Road Precinct will be a flexible employment precinct adjacent to the major economic centre of the Aerotropolis Core and the Airport. Precinct Planning will acknowledge the existing rural village character of Bringelly and support current agricultural operations with a plan for a sustainable transition to employment uses over time. A pedestrian and cycle network will be provided to the Aerotropolis Core and upgrades to The Northern Road, Bringelly Road and the proposed Outer Sydney Orbital will provide improved vehicle access.

### ***Desirable land uses***

High technology Industry, Commercial offices, Small and medium enterprises, Urban services, Warehousing and logistics, Food technology and research, Food production and processing, Agribusiness and Fresh food produce markets.\*

**Refer to page 76 for more detail.**

### 7.4.2 Kemps Creek Precinct

The Kemps Creek Precinct will create opportunities for flexible employment development connected to residential communities in the south, Aerotropolis Core, the Airport and other centres such as Liverpool CBD. It is anticipated that the precinct will be appropriate for mixed commercial development such as smaller innovative and creative industries that seek more affordable, out of centre accommodation with accessibility and amenity. The precinct will also be home to the Upper South Creek Advanced Water Recycling Centre and encourage new circular economy opportunities. The adjoining Wianamatta–South Creek corridor will provide opportunities for recreation and amenity and link to the broader Western Sydney Parklands.

### ***Desirable land uses***

Small and medium enterprises, Creative industries, High technology industries, Urban services.\*

**Refer to page 78 for more detail.**

### 7.4.3 North Luddenham Precinct

The North Luddenham Precinct will leverage from its proximity to the proposed Outer Sydney Orbital the Agribusiness and Northern Gateway precincts and the Airport to be an area focused on uses such as high technology, research and development associated with food production and processing.

\*Desirable land uses are dependent upon noise limitations and ANEC/ANEF contours as well as other safeguarding requirements for the operation of the Airport.

### ***Desirable land uses***

High technology Industry, Commercial offices, Small and medium enterprises, Urban services, Warehousing and logistics, Food technology and research, Food production and processing, Agribusiness and Fresh food produce markets.\*

**Refer to page 80 for more detail.**

#### **7.4.4 Rossmore Precinct**

The Rossmore Precinct is located close to the Aerotropolis Core and the expansive open space network of Wianamatta-South Creek. Rossmore will be home to mixed living communities, nestled within a productive peri-urban landscape, with a diversity of housing provided to meet changing needs. Housing and jobs will be provided around key compact mixed-use centres served by high-frequency public transport and open space, creating walkable and amenity-rich communities. There is significant residential development capacity in residential areas adjoining the precinct outside of the Aerotropolis meaning that development in this precinct is unlikely to occur in the short to medium term. There will be a focus on providing smart and sustainable housing with connectivity and green design at the forefront of new developments. Affordable housing will be provided to meet the needs of key workers and those on low-incomes. A generous open space and creek network will create opportunities for walkability and amenity.

### ***Desirable land uses***

Residential, Small and medium enterprises, Creative industries, High technology industries, Urban services, Community and cultural facilities, Market gardens, Local health and education, retail, open space, schools\*

**Refer to page 82 for more detail.**

## **7.5 Expected planning outcomes – remaining precincts**

Key considerations, strategic outcomes and implementation strategies for the remaining precincts are detailed on pages 76-83.

**Figure 31:** The open space and creek network will create opportunities for walkability and amenity.  
Source: Sydney Water



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*\*Desirable land uses are dependent upon noise limitations and ANEC/ANEF contours as well as other safeguarding requirements for the operation of the Airport.*

## 7.5.1 Dwyer Road Precinct

### Liverpool LGA



Total area  
**748**  
hectares

#### **Key considerations**

- Interface with the proposed Outer Sydney Orbital and Metropolitan Rural Area.
- Fragmented land ownership.
- Supporting existing agricultural operations and transition to flexible employment over time.
- Aircraft noise.
- Safeguarding airport operations
- Interface with Aerotropolis Core and Agribusiness precincts.
- Interface with creeks.
- Community vision and aspirations for the precinct.
- Interface with the South West Growth Area.

#### **Strategic outcomes**

- Provide employment opportunities close to Aerotropolis Core Precinct.
- Encourage opportunities linking to Agribusiness Precinct.
- Acknowledge the existing rural village character of Bringelly.
- Utilise and expand the existing social and cultural infrastructure.
- Manage the interface and relationship with South West Growth Area.
- Provide public transport and active transport connections to the Aerotropolis Core.

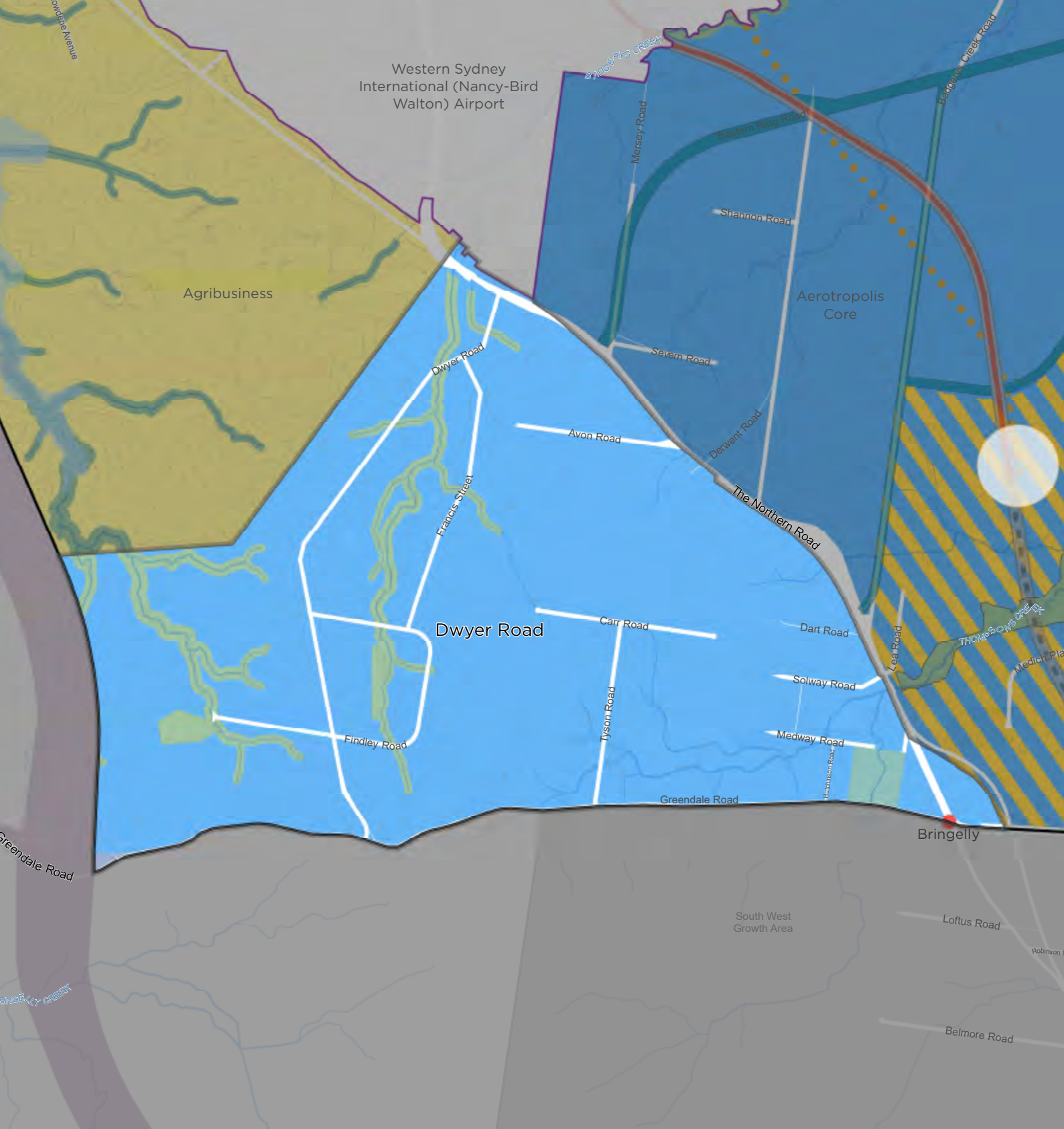
#### **Implementation strategies**

- Consult with landowners and the local community to develop the precinct plan (Planning Partnership, Department of Planning, Industry and Environment, Liverpool City Council)
- Consider alternative names for the precinct during the precinct planning stage (Planning Partnership, Department of Planning, Industry and Environment, Liverpool City Council).
- Use flexible zoning to maximise diversity (Planning Partnership, Western Parkland City Authority and the Department of Planning, Industry and Environment).
- Put in place measures to prevent conflict with adjoining land uses as a result of future development, including aircraft noise and airport operations, by restricting incompatible land uses (Planning Partnership, Department of Planning, Industry and Environment).

#### **Moving forward**

Detailed precinct planning for the Dwyer Road Precinct will consider alternative precinct names and a range of appropriate employment-focused landuses taking into consideration airport operations and aircraft noise. Landowners and the local community will be consulted through the process. The timing for the rezoning of non-initial precincts will depend on infrastructure provision and the amount and nature of development in adjoining areas.



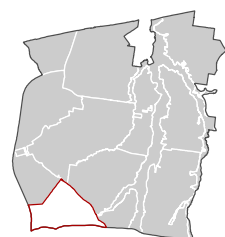
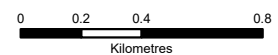


## Structure Plan - Dwyer Road

### Western Sydney Aerotropolis

- Western Sydney Aerotropolis
- Western Sydney International (Nancy-Bird Walton) Airport
- Topographic Contour 5m
- Key Network Upgrade
- Proposed Transport Corridor
- Metro Station
- Sydney Metro - Western Sydney Airport
- Sydney Metro - Western Sydney Airport Tunnel Alignment
- Proposed Future Rail Links

- North South Rail Line Corridor
- Potential East-West Rail Link and Stabling
- Agribusiness
- Environment and Recreation
- Enterprise
- Mixed Use



## 7.5.2 Kemps Creek Precinct

### Liverpool and Penrith LGA



Total area  
**935**  
hectares

#### **Key considerations**

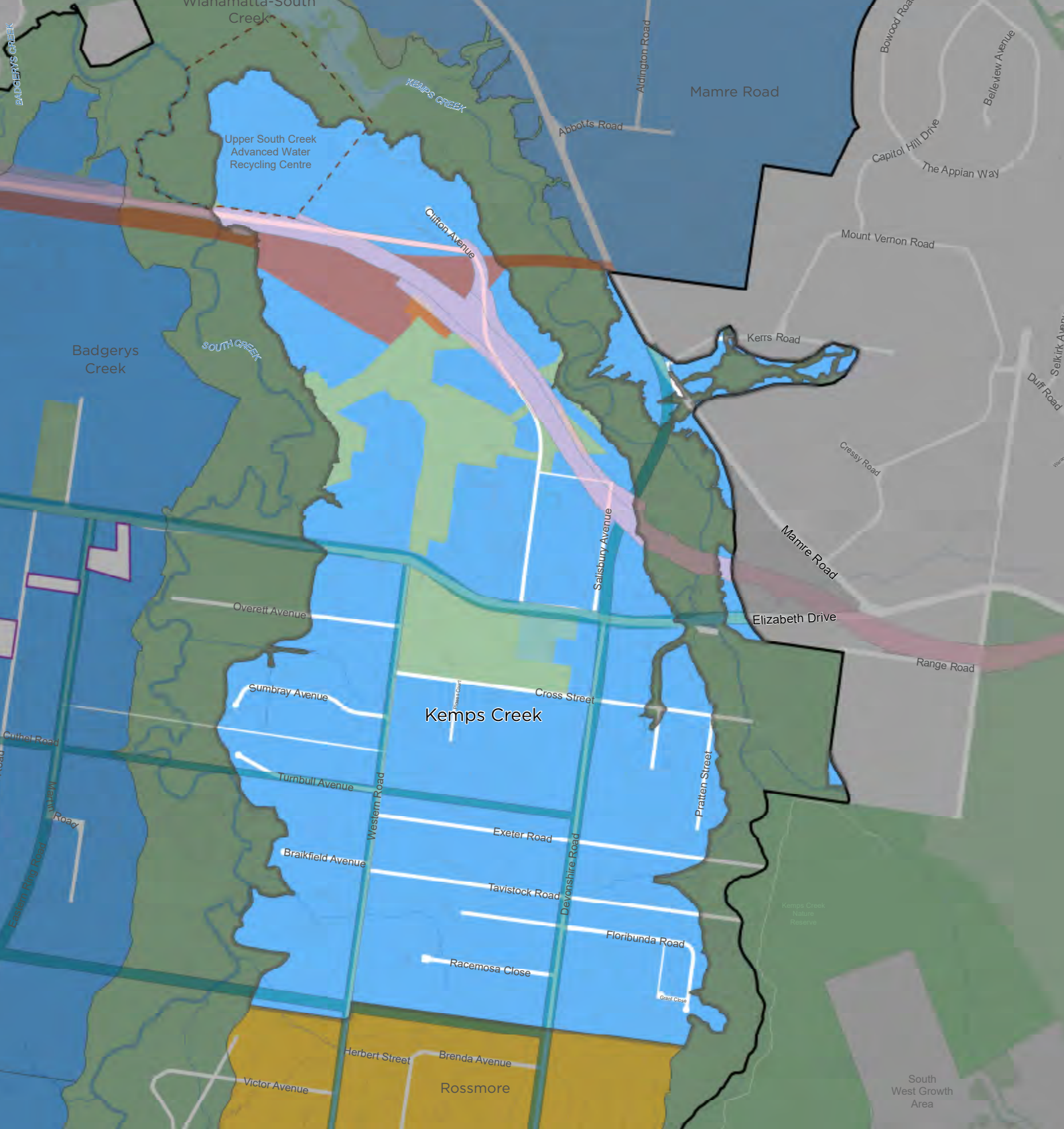
- Interface with Wianamatta–South Creek corridor
- Aircraft noise
- Safeguarding airport operations
- Upgrade of Elizabeth Drive.
- Connection to proposed M12 Motorway.
- Potential upgrade of Western Road and Devonshire Road.
- Potential road connection to Airport via extension of Pitt Street.
- Cycle networks to the Airport and rest of the Aerotropolis.
- Potential east-west rail link including potential stabling and maintenance facility.
- Water and wastewater infrastructure
- Resource Recovery Facility.

#### **Strategic outcomes**

- Focus on employment generating uses.
- Connect across Wianamatta–South Creek to employment precincts further west.
- Locate noise sensitive uses in appropriate locations.
- Manage an appropriate and activated interface to Wianamatta–South Creek, Kemps Creek and Western Sydney Parklands.
- Plan for high-quality development and public domain with Elizabeth Drive appropriately set back to reflect the main approach to the Airport.
- Rationalise access points on Elizabeth Drive and connect to the local road network to service private development.
- Protect transport corridors to prevent possible conflict with adjoining land and ensure the orderly and timely provision of infrastructure.

#### **Implementation strategies**

- Reserve road corridors for the Western Road and Devonshire Road upgrades. (Planning Partnership, Transport for NSW and Department of Planning, Industry and Environment).
- Protection of transport corridors and prevent possible conflict with adjoining land use, including the proposed M12 Motorway and potential East-West rail link (Planning Partnership and Department of Planning, Industry and Environment).
- Address interface with and activation of Wianamatta–South Creek and Kemps Creek. (Planning Partnership).
- Identify east-west crossings of Wianamatta–South Creek, particularly active transport connections. (Planning Partnership).
- Explore connections to Western Sydney Parklands. (Planning Partnership and Department of Planning, Industry and Environment).
- Avoid direct access to development from Elizabeth Drive. (Planning Partnership).
- Prepare a public domain strategy for Elizabeth Drive (Department of Planning, Industry and Environment and Transport for NSW).
- Use flexible zoning to maximise diversity (Planning Partnership, Western Parkland City Authority and the Department of Planning, Industry and Environment).
- Provide the Upper South Creek Advanced Water Recycling Centre (Sydney Water).

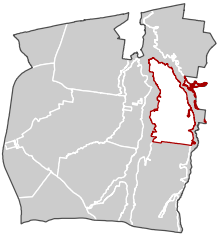
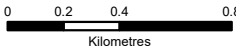


# Structure Plan - Kemps Creek

Western Sydney Aerotropolis

- Western Sydney Aerotropolis
- Western Sydney International (Nancy-Bird Walton) Airport
- Topographic Contour 5m
- Upper South Creek Advanced Water Recycling Centre
- Key Network Upgrade
- M12 Motorway Corridor
- Proposed Transport Corridor

- North South Rail Line Corridor
- Potential East-West Rail Link and Stabling
- Environment and Recreation
- Enterprise
- Urban Land





### 7.5.3 North Luddenham Precinct

Penrith LGA



Total area  
**490**  
hectares

#### **Key considerations**

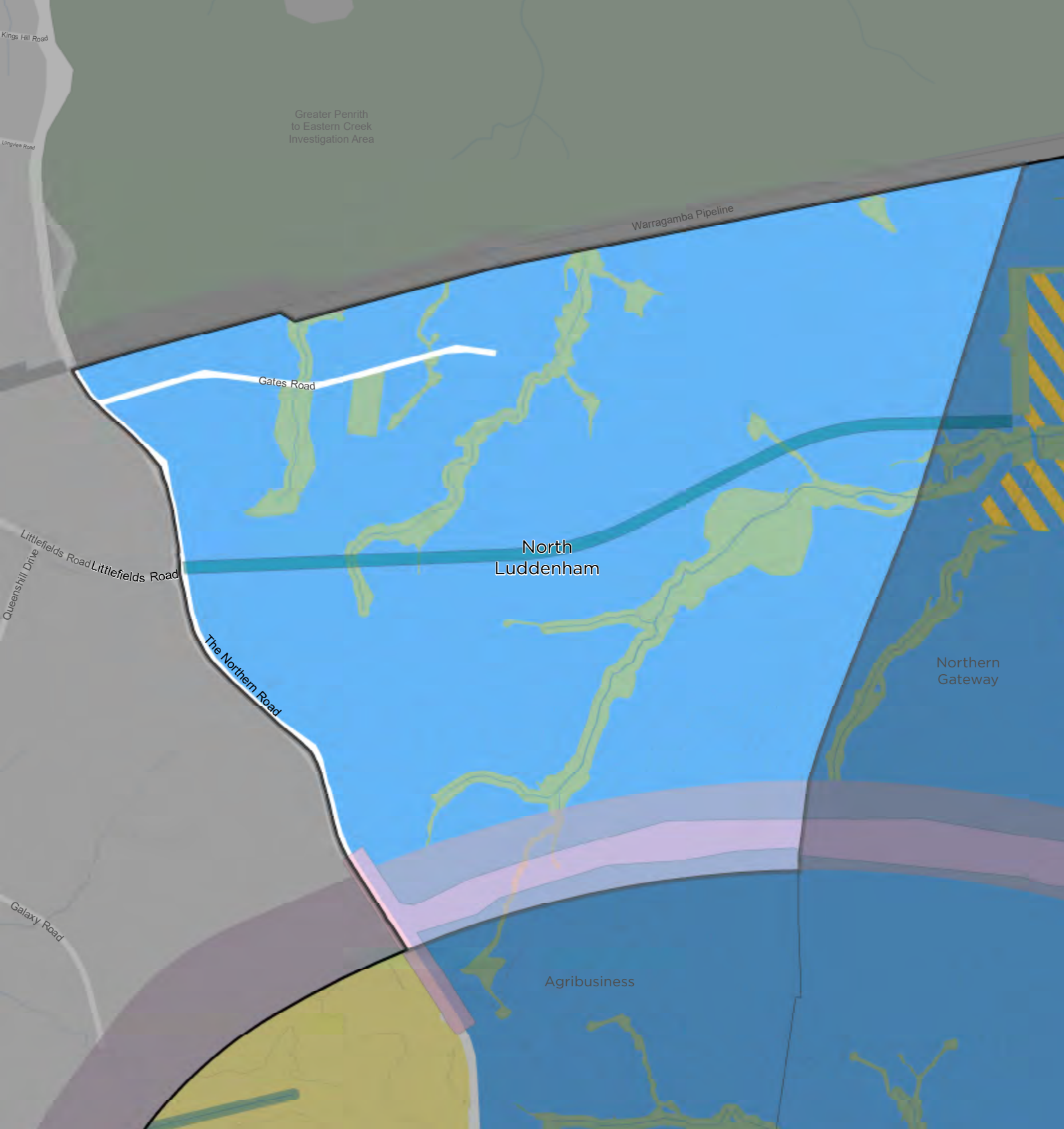
- Interface with creeks
- Proposed M12 Motorway
- Interface with Warragamba Pipeline
- Potential circular economy hub
- Aircraft noise
- Safeguarding airport operations
- Interface with sensitive land uses to north and east.

#### **Strategic outcomes**

- Connect to the Sydney Science Park and proposed Metro station within the Northern Gateway precinct.
- Focus on research, development and high technology with links to food production and processing.
- Access the Airport via the Agribusiness Precinct.
- Plan for a fine grain street network to support public transport, cycling and pedestrians.
- Take advantage of underlying topography and scenic values.
- Protect transport corridors to prevent possible conflict with adjoining land and ensure the orderly and timely provision of infrastructure.

#### **Implementation strategies**

- Encourage fresh food markets in appropriate locations. (Planning Partnership, Western Parkland City Authority).
- Encourage permeability and connectivity to the adjoining Agribusiness Precinct, Northern Gateway Precinct and land to the north and west (Planning Partnership).
- Infrastructure funding – State and Local (Planning Partnership, Department of Planning, Industry and Environment, Penrith and Liverpool Councils).
- Protection of transport corridors and prevent possible conflict with adjoining land use, including the proposed M12 Motorway (Planning Partnership, Department of Planning, Industry and Environment and Transport for NSW).
- Address interface with riparian areas. (Planning Partnership).
- Use flexible zoning to maximise diversity (Planning Partnership, Western Parkland City Authority and the Department of Planning, Industry and Environment).

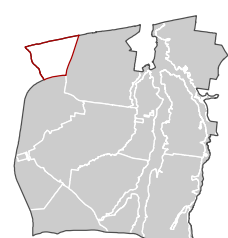


## Structure Plan - North Luddenham

### Western Sydney Aerotropolis

- Western Sydney Aerotropolis
- Western Sydney International (Nancy-Bird Walton) Airport
- Topographic Contour 5m
- Key Network Upgrade
- M12 Motorway Corridor
- Proposed Transport Corridor

- Potential East-West Rail Link and Stabling
- Agribusiness
- Environment and Recreation
- Enterprise
- Mixed Use



## 7.5.4 Rossmore Precinct

### Liverpool LGA



Total area  
**1,361**  
hectares

#### **Key considerations**

- Interface with South West Growth Area
- Interface with Wianamatta–South Creek corridor
- Aircraft noise
- Safeguarding airport operations
- Land fragmentation
- Supporting existing agricultural operations as interim uses
- Ensuring development density supports transport infrastructure investment.

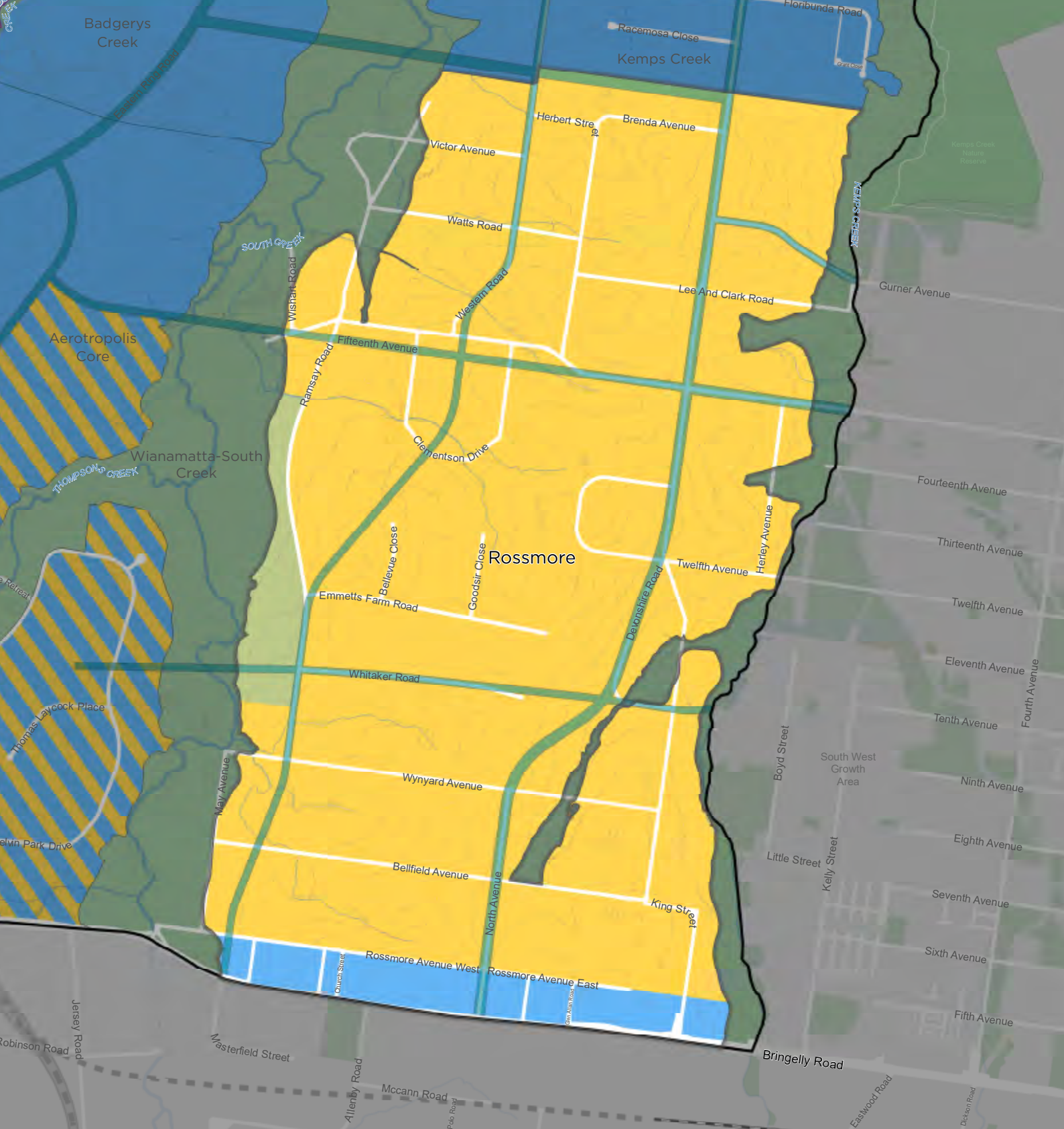
#### **Strategic outcomes**

- Provide for mixed-use communities with a diversity of housing and maximising access to retail, cultural and community services.
- Connect communities via frequent public transport to the new Airport and surrounding centres including Aerotropolis Core, Leppington and Liverpool.
- Maintain productive rural and peri-urban activities alongside compact urban centres.
- Plan for an appropriate and activated interface to Wianamatta–South Creek, Kemps Creek and Western Sydney Parklands.
- Connect the Precinct to the Aerotropolis Core via active transport.
- Locate local employment and live/work opportunities in local centres and along key corridors such as Fifteenth Avenue.
- Develop Fifteenth Ave as a shaded landscaped transport boulevard with public transport priority.
- Locate higher-density development along Fifteenth Avenue transport nodes, recognising its role as a centre serving corridor.

#### **Implementation strategies**

- Use flexible zoning to maximise diversity (Planning Partnership, Western Parkland City Authority and the Department of Planning, Industry and Environment).
- Link staging of rezoning and development to the market viability of medium density housing types and infrastructure provision. (Planning Partnership).
- Stage the delivery of frequent public transport services along key corridors including Fifteenth Avenue (Transport for NSW).
- Deliver retail and community/cultural facilities upfront to service residential development early. (Planning Partnership, Transport for NSW and Department of Planning, Industry and Environment).
- Reserve road corridors for Ramsay Road and Devonshire Road upgrades and potential Tenth Avenue link (Planning Partnership, Transport for NSW and Department of Planning, Industry and Environment).
- Address interface with and activation of Kemps Creek and Wianamatta–South Creek (Planning Partnership).
- Investigate connections to Western Sydney Parklands (Planning Partnership and Department of Planning, Industry and Environment).
- Prepare a public domain strategy for the entire precinct (Planning Partnership and Department of Planning, Industry and Environment).
- Investigate the viability of an affordable housing scheme to deliver affordable housing (Planning Partnership, councils)
- Develop an affordable housing strategy to deliver affordable housing as part of all residential development (Councils).



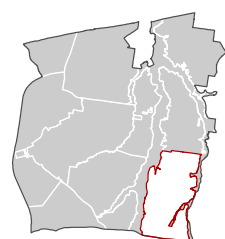


## Structure Plan - Rossmore

### Western Sydney Aerotropolis

- Western Sydney Aerotropolis
- Western Sydney International (Nancy-Bird Walton) Airport
- Topographic Contour 5m
- Key Network Upgrade
- Proposed Transport Corridor
- Proposed Future Rail Links
- North South Rail Line Corridor

- Potential East-West Rail Link and Stabling
- Environment and Recreation
- Enterprise
- Urban Land
- Mixed Use



# Infrastructure funding and provision

## 8.1 Place-based Infrastructure Compact

Beyond the infrastructure already identified in this Plan, more detailed infrastructure needs will be identified during precinct planning. This will be informed by the Western Sydney Place-based Infrastructure Compact (PIC) process led by the Greater Sydney Commission.

The process will strategically identify and estimate the cost of infrastructure and services that will be required to support growth in the Aerotropolis over time. This will increase understanding of the relative costs and benefits of development across the initial precincts to then inform how to most effectively stage and sequence development.

The process will consider funding sources for the infrastructure and services identified, including from the NSW and Australian Government, State infrastructure and local developer contributions, the customer base of utility providers and other sources.

The Place-based Infrastructure Compact process will inform precinct plans and a Special Infrastructure Contribution (SIC) for the Aerotropolis and combined with local infrastructure needs identified by Liverpool City Council and Penrith City Council to inform staged servicing and development in each precinct. Sequencing will also consider wider planning work outside the Aerotropolis, in consultation with councils and the PIC process.

The NSW Government is committed to ensuring affordability and value for money when considering infrastructure investments in the Aerotropolis. Identified priority projects would be subject to NSW Government's Infrastructure Investor Assurance Framework prior to investment decisions being made.

## 8.2 Infrastructure funding

The system of development contributions allows for the levying of contributions towards state and local infrastructure under the *EP&A Act*. Broadly, the means for securing development contributions through the planning process are:

- Special infrastructure contributions
- Local infrastructure contributions

When setting development contributions, all levels of government must ensure the cumulative amount of contributions payable does not make development unfeasible.

### 8.2.1 Special Infrastructure Contributions

A SIC is a financial contribution paid by developers to help fund some key State and regional infrastructure.

A SIC considers the cost of infrastructure generated by a development and balances this with development feasibility and the need to achieve desired development outcomes.

The Department of Planning, Industry and Environment is preparing a SIC for the Aerotropolis to create a State infrastructure contributions framework to deliver critical State infrastructure which will support the proposed new growth. The SIC seeks to fund and deliver State and regional infrastructure projects through developer contributions such as state and regional roads, active and public transport, open and public spaces, biodiversity, blue and green infrastructure and social infrastructure within or immediately outside the nominated Special Contributions Area.

The preparation of the Aerotropolis SIC is aligned with the Western Sydney City Deal and government priorities and objectives. The Aerotropolis SIC will create opportunities to support the delivery of the Sydney Metro Western Sydney Airport. A contribution catchment around the metro stations will be

established which will incorporate a charge mechanism with differential contribution rates which supports the infrastructure and place shaping outcomes delivered by the Metro.

The Department is responsible for the preparation and management of the SIC program including designing the plan, revenue collection, funding prioritisation and disbursement of contributions revenue towards project delivery. Delivery agencies are responsible for nominating projects for SIC funding and all aspects of project delivery including planning, design, construction, operation and asset management.

### **8.2.2 Local infrastructure contributions**

Local infrastructure contribution plans will fund local infrastructure such as local parks, local roads and community facilities. The Planning Partnership, including Penrith and Liverpool councils, will guide each council's local infrastructure contribution plans for the Aerotropolis as precinct plans are finalised. This will likely lead to a consistent approach to the preparation of local infrastructure contributions for both councils.

## **8.3 Sydney Metro Western Sydney Airport alignment**

The Aerotropolis SEPP and precinct planning will appropriately reflect the alignment of Sydney Metro Western Sydney Airport and the location of stations. Two stations will be located on the Airport site with one station in the Aerotropolis Core precinct and another station in the Northern Gateway precinct.

## **8.4 Utilities and services**

With limited trunk infrastructure in the Aerotropolis, significant planning and investment is required to unlock development and activate precincts. Investigations must consider how utilities and services will be funded, the timing and impacts of any infrastructure maintenance on road corridors, and infrastructure sequencing, optimisation and adaptability.

A flexible servicing strategy will ensure certainty of utility supply and allow for alternative servicing solutions as technologies and hybrid servicing methodologies evolve. Precinct planning and master planning will build in low-carbon ambitions and recognise how urban design and smart infrastructure will manage energy, water and liquid and solid waste.

Whilst Sydney Water is planning to service the entire Aerotropolis, this does not prohibit private sector solutions.

The Aerotropolis presents a unique opportunity to efficiently and collaboratively plan for and explore alternative and innovative servicing solutions including integrated and co-located utility approaches. The NSW Government will continue to work with utility providers to develop an innovative and sustainable servicing strategy that commits to circular economy principles such as smart and net zero carbon cities and smart grid systems.



The following documents work together in planning for the Aerotropolis:



Western Sydney  
Aerotropolis Plan  
(this Plan)



Western Sydney  
Aerotropolis SEPP  
2020



Western Sydney  
Aerotropolis  
Development Control  
Plan - Phase 1



Western Sydney  
Aerotropolis Master  
Planning Guidelines

## 9.1 Monitoring

To provide a valuable evidence base to inform service and infrastructure delivery as precincts redevelop over time, the Department of Planning, Industry and Environment will monitor and report annually on the rate of development activity such as:

- housing approvals, construction commencements and completions
- pipeline for additional housing
- jobs created in the Aerotropolis
- contribution towards 5 million trees for Greater Sydney by 2030.

The Greater Sydney Commission has a statutory requirement to report on the implementation of the Region Plan. This will be implemented through the annual review of performance indicators drawn from the 10 Directions of the Region Plan and include the areas within the Aerotropolis.

The community will also be able to track progress on the Aerotropolis and Western Parkland City through annual reports on Western Sydney City Deal implementation.

## 9.2 Next steps

### 9.2.1 Precinct plans for initial precincts

The Planning Partnership will undertake detailed precinct planning, including sequencing within the initial precincts, responding to the timing of infrastructure delivery. Precinct Plans for the initial precincts and development contributions will be released for community consultation well before the end of the 2020.

Following exhibition, the Planning Partnership will make any required amendments from the public exhibition process prior to finalisation and prepare a Submissions Report that summarises the feedback received. Amendments to the Aerotropolis SEPP and release of the Phase 2 DCP will occur once the initial precinct plans are finalised.

**Figure 32: Process for next steps**

Released  
August 2018



Stage 1 Land Use and  
Infrastructure  
Implementation Plan

Released  
September  
2019



What We Heard  
Community  
Consultation  
Report

Released  
December  
2019



Draft Western  
Sydney  
Aerotropolis  
Plan



Draft State  
Environmental  
Planning Policy  
Discussion  
Paper



Draft  
Aerotropolis  
Development  
Control Plan  
- Phase 1

Early 2020


Community consultation

September  
2020

Finalisation of Western Sydney Aerotropolis Plan, Phase 1 DCP and Aerotropolis SEPP (including rezoning of initial precincts) & release of Finalisation Report and Master Planning Guidelines


*We are  
here*

Quarter 4  
2020

 Initial Precinct Plans and Special Infrastructure Contributions released for community consultation

Community consultation

 Final Precinct Plans - initial precincts  State and local infrastructure contribution

 Updated Aerotropolis SEPP and Development Control Plan finalised (following consultation)

Following  
finalisation of  
Precinct  
Plans

### 9.2.2 Development

Development will align with this Plan, the SEPP, precinct plans, master planning and the Aerotropolis DCP together with ministerial directions 3.5 Development Near Regulated Airports and Defence Airfields and 7.8 Implementation of the Western Sydney Aerotropolis Plan as amended. The speed of development will depend on market forces and the staging of infrastructure provision.

### 9.3 Review of Plan

This Plan will be reviewed every five years to ensure that it remains relevant and aligns with Government policy, development trends and infrastructure provision.

## 9.4 More information



Contact us at  
[engagement@ppo.nsw.gov.au](mailto:engagement@ppo.nsw.gov.au) and  
[engagement@planning.nsw.gov.au](mailto:engagement@planning.nsw.gov.au)



Visit  
[www.wscd.sydney/  
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and  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)



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- Speak and Listen (speech to speech relay users), call 1300 555 727 and ask for 1300 305 695.
- Internet relay users, connect to the NRS ([relayservice.com.au](http://relayservice.com.au)) and ask for 1300 305 695.



Please telephone 131 450 and ask for an interpreter in your language to connect you to 1300 305 695.



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# Glossary

Term	Definition
1 in 100-year flood	A flood that has a 1% chance of occurring in any given year within a 100-year cycle.
5G	Fifth-generation cellular network technology.
Aerospace	The branch of technology and industry concerned with the research, design, manufacture, operation and maintenance of aircraft, space craft, and their components and supporting services.
Aerotropolis	A metropolitan area where infrastructure, land uses and economy are centred on an airport and includes the outlying corridors, and aviation orientated business and residential development that benefit from each other and their accessibility to the airport.
Aerotropolis Core	This is the central city at the core of the Aerotropolis activity associated with the Airport. The combination of uses, activities, development and places are reliant on and complementary to the operation of a global airport.
Agribusiness	Businesses associated with the production, processing, marketing and distribution of agricultural products, especially at a large and integrated scale.
Airside	All parts of an airport around aircraft and buildings only accessible to authorised personnel.
Australian Noise Exposure Concept (ANEC)	Anticipated forecasts of future noise exposure patterns based on indicative flight paths around an airport that constitute the contours.

Term	Definition
Australian Noise Exposure Forecast (ANEF)	Approved forecasts of future noise exposure patterns around an airport that constitute the contours on which land use planning authorities base their controls.
Biodiversity offsets	Measures that compensate elsewhere for the adverse impacts of an action, such as clearing for development. Biodiversity offsets protect and manage biodiversity values in one area in exchange for impacts on biodiversity values in another.
Blue-Green Infrastructure Framework	An interconnected network of natural and semi-natural landscape elements (sometimes referred to as blue or green infrastructure), including water bodies, urban canopy and open spaces.
Circular economy	A whole-of-system approach that accounts for the full cost and lifecycle of materials and retains the value of materials in the economy for as long as possible, reducing the unsustainable depletion of natural resources and impacts on the environment.
Climate change	A change of climate attributed directly or indirectly to human activity that alters the composition of the global atmosphere in addition to natural climate variability.
Country	For Aboriginal peoples, Country relates not only to the cultural group and land to which they belong, it is also their place of origin in cultural, spiritual and literal terms. Country includes not only the land but also waters and skies, and incorporates the tangible and intangible, knowledges and cultural practices, identity and reciprocal relationships, belonging and wellbeing.

Term	Definition
Cumberland Plain Conservation Plan (CPCP)	Will address impacts on biodiversity from urban growth through a conservation program that includes commitments and actions designed to improve ecological resilience and function over the long-term. The CPCP will enable land to be certified for development and areas avoided from development conserved. The CPCP will enhance a network of green spaces, natural and semi-natural systems in Western Sydney.
Defence	The branch of industry concerned with the research, design, manufacture, operation and maintenance of military equipment, supplies and services.
Development	As per the <i>EP&amp;A Act</i> , development includes any of the following: the use of land; the subdivision of land; the erection of a building; the carrying out of a work; the demolition of a building or work; or any other act, matter or thing that may be controlled by an environmental planning instrument.
Development application	An application for consent under Part 4 of the <i>EP&amp;A Act</i> to carry out development (not including an application for complying development) such as change of use of land, subdivide land, or building, landscaping and other work.
Development Control Plan	Provides detailed planning and design guidelines to support established planning controls.
Floodplain	An area of land which is subject to inundation by floods up to and including the probable maximum flood event, that is, flood prone land.
Greater Sydney	The local government areas within the boundary shown on the map in the <i>Greater Sydney Region Plan</i> and Schedule 1 of the <i>Greater Sydney Commission Act 2015</i> .

Term	Definition
Green Grid	The network of high quality green spaces and tree lined streets that supports walking, cycling and community access to open spaces. It will provide cool, green links throughout the Aerotropolis and connect more broadly to the Western City District and Greater Sydney.
Growth Area	Identified by the NSW Government as major greenfield development or urban renewal areas.
Local Centre	Smaller-scale places that vary from a few shops on a corner to a vibrant main street and generally serve a local population.
Local Environmental Plan	Defined in the <i>EP&amp;A Act</i> . Guides planning decisions in local government areas through zoning and development controls.
Master Plan	An optional plan created under the Aerotropolis SEPP for large sites or landholdings of 100 hectares or more.
National Airports Safeguarding Framework	National land use planning framework to improve community amenity by minimising aircraft noise-sensitive developments near airports and improve safety outcomes by ensuring aviation safety requirements are recognised in land use planning decisions on various safety related issues.
Obstacle Limitation Surface (OLS)	Designed to protect aircraft flying in visual conditions close to an airport by defining a volume of airspace to be protected from development, primarily modelled on the layout and configuration of proposed runways.
Peri-urban lands	Land for agriculture undertaken in places on the fringes of urban areas.
Permeable surface	A surface that permits or facilitates the infiltration or penetration of water such as grass, landscaping or porous paving.

Term	Definition
Precinct planning	Identifies the development intent and development capacity across a precinct by allocating land uses, densities, housing types, built form, infrastructure and environmental and open space.
Procedures for Air Navigation Services – Aircraft Operations Surfaces (PANS-OPS)	The primary surface for protecting aircraft operating under non-visual (instrument guided) conditions generally located above the OLS. Separate procedures for each runway and for the type of navigation system being used and the multiple surfaces are combined to form the PANS OPS.
Public domain	Any publicly or privately owned space that can be accessed and used by the public and/or is publicly visible.
Public space	Includes parks, green spaces, plazas, libraries, streets, landscapes, museums, and public transport.
Riparian corridor	The channel which comprises the bed and banks of a watercourse (to the highest bank) and the vegetated riparian zone adjoining the channel.
State Environmental Planning Policy (SEPP)	Environmental planning instruments that address planning issues of State significance.
Strategic centre	Characterised by a high proportion of knowledge-intensive jobs, existing or proposed major transport gateways and increased economic activity.
Upper South Creek Advanced Water Recycling Centre	A new Sydney Water facility that will collect and treat wastewater from the Aerotropolis and South West Growth Area. It will produce advanced quality treated water and provide for a wide range of re-use and substitution opportunities including supplying water for agriculture and environmental flows. It will also support the Circular Economy via the production of renewable energy and bioresources.

Term	Definition
Urban typologies	Precinct-scale snapshots of various forms of urban development incorporating built form, roads and subdivision pattern and open space.
Western Economic Corridor	New economic agglomerations around the Airport, including the Aerotropolis.
Western Parkland City	Broadly, Penrith, Liverpool, Campbelltown, Hawkesbury, Wollondilly, Camden, Fairfield and Blue Mountains LGAs, anchored around Liverpool, Greater Penrith and Campbelltown–Macarthur, with the new Airport and Aerotropolis geographically at its centre.
Western Parkland City Authority (WPCA)	A NSW Government body (formerly the Western City & Aerotropolis Authority) established to facilitate the delivery of the Western Parkland City. The WPCA works across all three levels of Government to jointly plan, design and deliver the best possible outcomes in infrastructure, liveability, investment attraction, job growth and sustainability.
Western Parkland City Metropolitan Cluster	Aerotropolis, Liverpool, Greater Penrith and Campbelltown–Macarthur.
Western Sydney Airport	A Commonwealth business enterprise established in August 2017 to build the new Airport.
Western Sydney Planning Partnership	A local government-led initiative comprising of representatives of all eight Western Parkland City councils as well as Blacktown Council, and representatives from the NSW Department of Planning, Industry and Environment, Transport for NSW, Sydney Water and the Greater Sydney Commission.



# Appendix – Planning Principles

These principles apply to all planning for the Aerotropolis.

## Overarching objective

### Recognise Country

Acknowledge Traditional Custodians and provide opportunities for Connecting with Country, Designing for Country and Caring for Country in all stages of planning for the Aerotropolis.

## Productivity

### Objective 1

#### An accessible and well-connected Aerotropolis

- |     |   |
|-----|---|
| PR1 | Ensure walking or cycling is the most convenient option for short trips around centres and local areas.                       |
| PR2 | Prioritise public and active transport in centres with general through traffic and freight directed outside of these centres. |
| PR3 | Match car parking with the level of public transport access.  |
| PR4 | Limit direct property access to classified roads and rationalise or orient to the local street network.                       |

### Objective 2

#### High-value jobs growth is enabled, and existing employment enhanced

- |     |  |
|-----|--|
| PR5 | Develop vibrant centres with high quality public domain, a rich urban tree canopy, and well designed buildings and places that attract workers and investment. |
| PR6 | Establish a centres hierarchy, including future centres, in line with the Region Plan (Strategy 22.2).   |

### Objective 3

#### Safeguard airport operations

- |     |  |
|-----|--|
| PR7 | Appropriately design, construct and locate development to safeguard 24/7 airport operations. |
|-----|--|

- |     |  |
|-----|--|
| PR8 | Require development up to the 20 ANEC/ANEF contour to adopt appropriate design and construction standards to reduce aircraft noise impacts and prohibit intensification of residential development within the ANEC/ANEF 20 and above contours. |
|-----|--|

## Sustainability

### Objective 4

#### A landscape-led approach to urban design and planning

- |     |   |
|-----|---|
| SU1 | Retain and enhance natural features such as waterways, vegetation, landform and culturally significant landscapes.  |
| SU2 | Integrate Blue Green Infrastructure links with public open spaces and the Green Grid, maximising opportunities for connections, an urban tree canopy and active use of the floodplain.  |
| SU3 | Retain water in the landscape by maximising appropriate permeable surfaces, reusing water and developing appropriate urban typologies.  |
| SU4 | Orient urban development towards creeks and integrate into the landscape through quality open space, a high degree of solar access and tree canopy.   |
| SU5 | Develop a connected parkland network linking with the Wianamatta-South Creek corridor that shapes the Aerotropolis and provides amenity and ecological value and create a high quality ridgeline and linear parks adjacent to, and integrated with, riparian corridors that retain water. |

SU6	Retain and increase the urban tree canopy and green cover across the Aerotropolis consistent with the Region Plan target of 40% and the Premier's Priority for Greening our city.
SU7	Retain, enhance and co-locate vegetation on ridgelines with active open space and use it to guide building heights.
SU8	Identify and protect scenic and cultural landscapes and develop a street grid based on landforms, with long north-south blocks in urban areas to attain good solar performance, and east-west streets to capture long views to the Blue Mountains.
SU9	Meet the requirements of the biodiversity conservation program in the <i>Cumberland Plain Conservation Plan</i> and approved strategic biodiversity certification and strategic assessment protecting land with biodiversity value, and provide a sensitive urban interface that supports and enhances corridors and reserves.
SU10	<p>Avoid, minimise and mitigate impacts on threatened species and endangered ecological communities, habitat corridors, and riparian and aquatic habitats to prioritise length, connectivity and representativeness to maintain ecological function. Protect the integrity and continuity of wildlife by:</p> <ul style="list-style-type: none"> <li>• protecting priority habitat corridors to support migrating species, birds and arboreal mammals</li> <li>• using public land for biodiversity conservation with an appropriate management regime</li> <li>• expanding vegetation corridors if impacted by utility installations.</li> </ul>
SU11	Retain and protect wetland environments to support plant animal communities and to mitigate wildlife attraction or wildlife strike.
SU12	Provide open space buffers and asset protection zones to conservation areas wholly within urban capable footprints.
SU13	Plan stormwater and wastewater in the Wianamatta-South Creek Catchment to minimise potential hydrologic and hydraulic impacts on ecology, creek structure, infrastructure, water quality and the natural water cycle. Integrate water sensitive urban design and use stormwater or recycled water to irrigate

streets and public open space to support public amenity and urban cooling. Co-locate industrial water users, where appropriate.

## Objective 5

### A sustainable, low carbon Aerotropolis that embeds the circular economy

SU14	Use low carbon, high efficiency strategies to reduce emissions and energy use in line with NSW net zero emissions target and mitigate urban heat through urban development and building design. Use innovative and integrated approaches to achieve higher standards of resource recovery, waste management, water management and renewable energy.
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## Objective 6

### A resilient and adaptable Aerotropolis

SU15	Plan for compatible land uses within the floodplain, provide safe evacuation and egress from flood events and consider climate change, culvert blockage and floodplain revegetation.
SU16	Prohibit cut and fill to alter the 1% AEP flood extent.
SU17	Design, build and manage flood mitigation assets to provide where feasible native habitat, aesthetics, public recreation and amenity, whilst not impacting on flood behaviour.
SU18	Protect, maintain and improve the water quality and flow to meet the NSW Government waterway health targets.
SU19	Protect high value terrestrial and aquatic ecosystems to enhance biodiversity and protect environmental values.

## Infrastructure and collaboration

### Objective 7

#### Infrastructure that connects and services the Western Parkland City as it grows

IC1	Integrate passenger and freight transport with urban design at the Aerotropolis-wide, precinct and local scale, connected more broadly to the Western Parkland City, to achieve quality movement and place outcomes.
IC2	Locate and stage high quality active and public transport, utility and digital networks to align with projected land uses and secure corridors and sites early.

IC3	Develop the Aerotropolis as a Smart City supported by fast and reliable and adaptable digital connectivity.
IC4	Ensure the interoperability of systems align with NSW Government connected infrastructure and Internet of Things policies.
IC5	Dimension local and town centre networks to allow tree planting, lower vehicle speeds and intuitive and safe walking and cycling infrastructure.
IC6	Plan for car parking, setbacks and intersections to allow easy crossing of streets and maintain compact, consistent built form edges.
IC7	Adopt an integrated water management approach that considers urban form and streetscape, trunk drainage land and assets, waterway health, stormwater, wastewater and recycled water.

## Objective 8

### A collaborative approach to planning and delivery

IC8	Adopt a collaborative approach to precinct planning and master planning with all three levels of government, the community, industry, utilities and landowners.
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## Liveability

### Objective 9

#### Diverse, affordable, healthy, resilient and well-located housing

LV1	Create a compact urban form in areas of high accessibility with a rich urban tree canopy and along creeks so that residents live within a 10-minute walk of quality green, open and public space consistent with the Premier's Priority for Greener Public Spaces.
LV2	Provide affordable rental housing in line with the <i>Western City District Plan</i> targets.
LV3	Provide for a diverse range of housing types and price points.
LV4	Avoid residential development on major roads, freight or public transport corridors.

### Objective 10

#### Social and cultural infrastructure that strengthens communities

LV5	Provide multi-purpose and intergenerational community and cultural facilities and services which meet the needs of the community and bring people together.
LV6	Integrate health and education infrastructure into local centres with supporting public transport services.
LV7	Locate health, education, residential and other sensitive land uses away from major road, rail and freight movement corridors.

### Objective 11

#### Great places that celebrate local character and bring people together

LV8	Plan for a mix of high quality, fine grain places that engage and connect people and attract residents, workers, visitors, enterprise and investment.
LV9	Create a strong sense of place through a well-designed built environment, a fine grain urban form, a diverse and flexible land use mix, high levels of amenity and legibility of movement through the place.
LV10	Integrate development with precinct-wide place and public domain outcomes.
LV11	Design streets, neighbourhoods, centres and employment areas to be people friendly and promote local connection.
LV12	Create valued public and private places that demonstrate a high degree of design excellence and activate open spaces in line with Better Placed, Greener Places and the Premier's Priority for Greener Public Spaces.
LV13	Celebrate open space areas as places of shared importance to Aboriginal and non-Aboriginal people and maintain important landscapes and views. Provide opportunities for connection to Country.
LV14	Acknowledge and celebrate Aboriginal culture, history and heritage, alongside non-Aboriginal heritage.
LV15	Design major streets as green active parkways and places supporting new technology.



**Figure 32:** Artist's impression of manufacturing and research uses  
Source: Cox



