



**Subject:**  
**Date:**




FW: Webform submission from: Western Sydney Aerotropolis Planning Package  
Monday, 9 March 2020 10:43:26 AM

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**Sent:** Wednesday, 26 February 2020 11:14 AM

**To:** PPO Engagement <engagement@ppo.nsw.gov.au>; 

**Subject:** FW: Webform submission from: Western Sydney Aerotropolis Planning Package

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**Sent:** Tuesday, 25 February 2020 3:27 PM

**To:** DPE PS ePlanning Exhibitions Mailbox <[eplanning.exhibitions@planning.nsw.gov.au](mailto:eplanning.exhibitions@planning.nsw.gov.au)>

**Subject:** Webform submission from: Western Sydney Aerotropolis Planning Package

Submitted on Tue, 25/02/2020 - 15:25

Submitted by: Anonymous

Submitted values are:

Submission Type: I am submitting on behalf of my organisation

First Name: Grace

Last Name: Macdonald

Name Withheld: No

Email: 

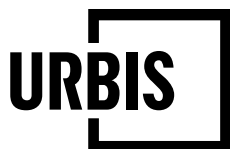
Suburb/Town & Postcode: Sydney 2000

Submission file:  


Submission: Please see the attached submission on behalf of Gazcorp.

URL: <https://pp.planningportal.nsw.gov.au/draftplans/exhibition/western-sydney-aerotropolis-planning-package>

25 February 2020

Mr Andrew Jackson  
Director  
Planning Partnership Office  
PO Box 257  
Parramatta, NSW 2124

Dear Andrew,

## **SUBMISSION ON WESTERN SYDNEY AEROTROPOLIS PLAN AND SUPPORTING DOCUMENTS**

This submission has been prepared by Urbis Pty Ltd (Urbis) on behalf of Gazcorp Pty Ltd (Gazcorp) in response to the release of the *Western Sydney Aerotropolis Plan* (draft Plan) and supporting documents including:

- Draft Western Sydney Aerotropolis Development Control Plan (Phase 1);
- Western Sydney Aerotropolis Proposed SEPP Discussion Paper;
- Draft Ministerial Direction; and
- Aerotropolis SEPP Maps.

Gazcorp welcomes the opportunity to comment on the draft Plan and commends the Planning Partnership Office for continuing the work on the Western Sydney Aerotropolis and rezoning the initial precincts by the end of 2020.

For ease of reference, this submission has been divided into the following key sections:

- **About Gazcorp and their site:** Overview of the company and planning history of their site in relation to the Aerotropolis
- **Comments and recommendations on Western Sydney Aerotropolis Exhibition Package:** Summary of comments and recommendations on the *Western Sydney Aerotropolis Plan* and supporting documents.

In summary, it is Gazcorp's submission for the Planning Partnership Office to adopt the following recommendations:

- 1. The Planning Partnership Office should incorporate the technical investigations provided in this submission to inform the Western Sydney Aerotropolis Plan and subsequent initial precinct planning. Strategic planning needs to be supported by an evidence base and clear understanding of the growth area's existing conditions.**

2. The Wianamatta-South Creek Precinct boundary at the subject site should be amended to reflect the 1:100 ARI Flood Extent as detailed in Figure 5.

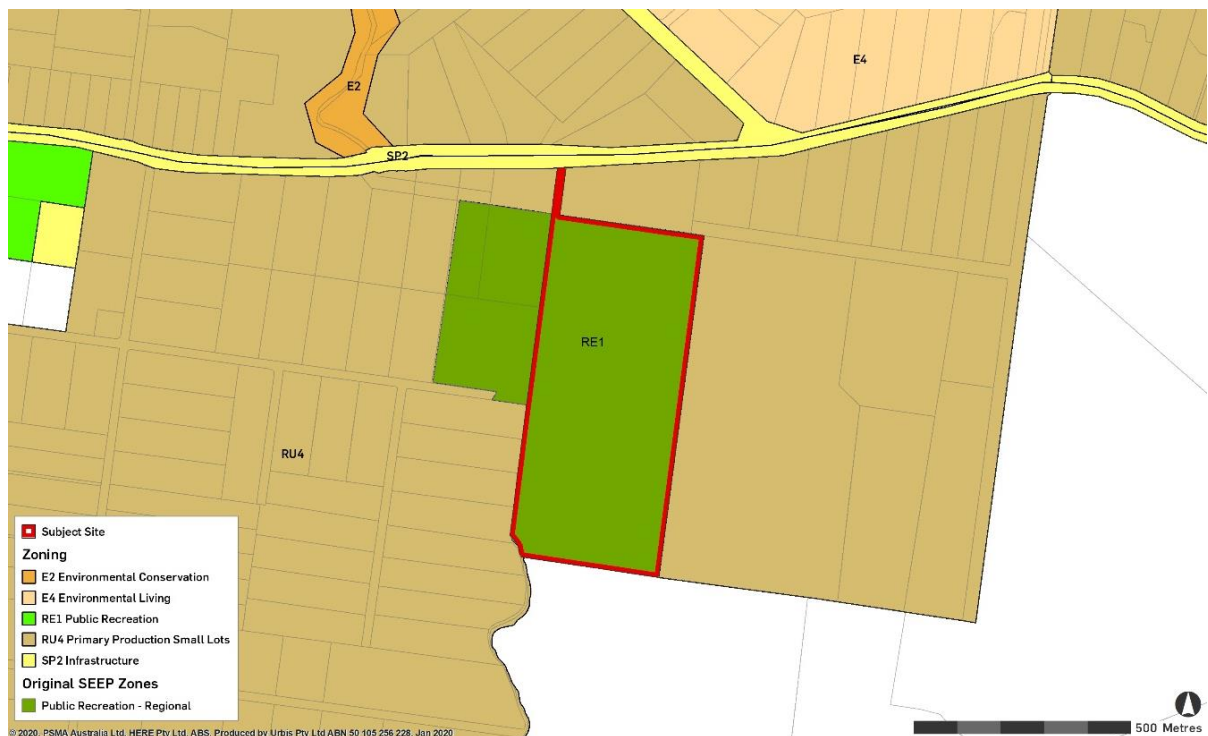
## 1. ABOUT GAZCORP

Gazcorp Pty Ltd is a multi-sector real estate investment company. The company was established in 1971 and has completed and owns projects all over the world. Gazcorp specialises in planning, financing, project management, construction and development. They own and manage several large commercial properties throughout Sydney.

### 1.1. ABOUT THE SITE

Gazcorp owns land along Elizabeth Drive, known as [REDACTED]. The site area is approximately 28 hectares. The site was one of two parcels in the South West Growth Area to be rezoned in 2007 under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centre SEPP) to Public Recreation - Regional (refer to **Figure 1** below).

Figure 1 Current zoning



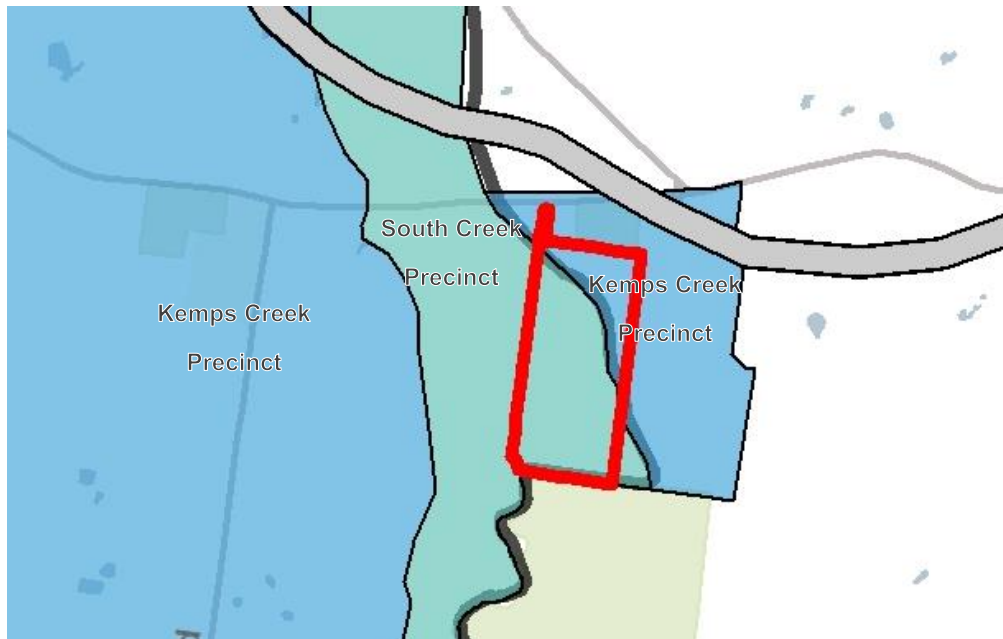
Source: NSW Legislation (2020)

In 2007, Gazcorp contacted the Department of Planning, Industry and Environment regarding the rezoning noting limited consultation occurred with the landowners. While identified for public recreation – regional, the site has not been acquired by the NSW Government and limited technical investigations were used to inform the rezoning.

Since this rezoning, the strategic context has evolved. With the announcement of the Western Sydney International (Nancy-Bird Walton) Airport and Aerotropolis, the South West Growth Centre has split to a revised South West Growth Centre boundary which includes Austral and Leppington North and precincts south of Bringelly Road. The remaining precincts north of Bringelly Road form part of the Western Sydney Aerotropolis Growth Area.

In the Western Sydney Aerotropolis Stage 1 Land Use and Infrastructure Implementation Plan (Stage 1 LUUIP), the site was identified to be partially within the South Creek Precinct and Kemps Creek Precinct. South Creek Precinct was identified for Environment and Recreation land uses. The boundary was based on the Probable Maximum Flood (PMF) event. In comparison, Kemps Creek Precinct was identified for flexible employment (refer to **Figure 2** below).

Figure 2 Stage 1 LUUIP Structure Plan (Subject site shown in red boundary)



**Structure Plan**

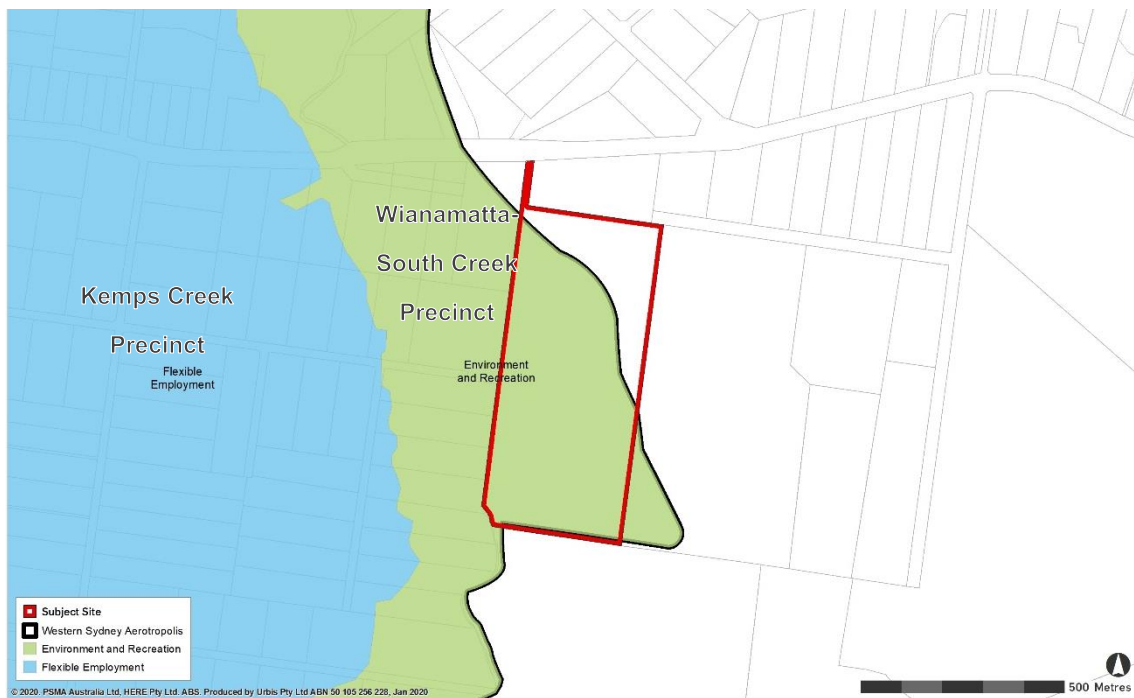
Western Sydney Aerotropolis

- Precinct Boundary
- Western Sydney Airport
- Proposed Transport Corridors
- Agricultural
- Luddenham Village
- Flexible Employment
- Urban Land
- Non Urban Land
- Mixed Flexible Employment & Urban Land

Source: Department of Planning, Industry and Environment (2018)

The Western Sydney Aerotropolis Plan, updated to the Stage 1 LUUIP, amended the boundaries of Wianamatta-South Creek Precinct to the 1:100 ARI Flood Event and removed application of Kemps Creek Precinct to land east of South Creek (refer to **Figure 3** below).

Figure 3 Western Sydney Aerotropolis Plan



Source: *Western Sydney Aerotropolis Plan (2019)*

The planning history of the site is complex. The below comments and recommendation on the Western Sydney Aerotropolis exhibition package seek to amend the South Creek Precinct to reflect the 1:100 ARI Flood Event. We ask the Planning Partnership to carefully consider these recommendations and work with Gazcorp to provide a compromised outcome which meets the vision of the Western Parkland City.

## 2. COMMENTS AND RECOMMENDATIONS ON THE WESTERN SYDNEY AEROTROPOLIS EXHIBITION PACKAGE

Gazcorp welcomes the opportunity to comment on the Western Sydney Aerotropolis Exhibition Package and commends the Planning Partnership Office on continuing work in this growth area and setting timeframes for rezoning initial precincts by the end-2020.

Gazcorp and Urbis have a number of concerns with the Western Sydney Aerotropolis Plan that require clarification or reconsideration prior to the finalisation of the Western Sydney Aerotropolis Plan and exhibition of the initial precincts. These issues are critical to Gazcorp’s site and the ability to contribute to the Western Parkland City vision.

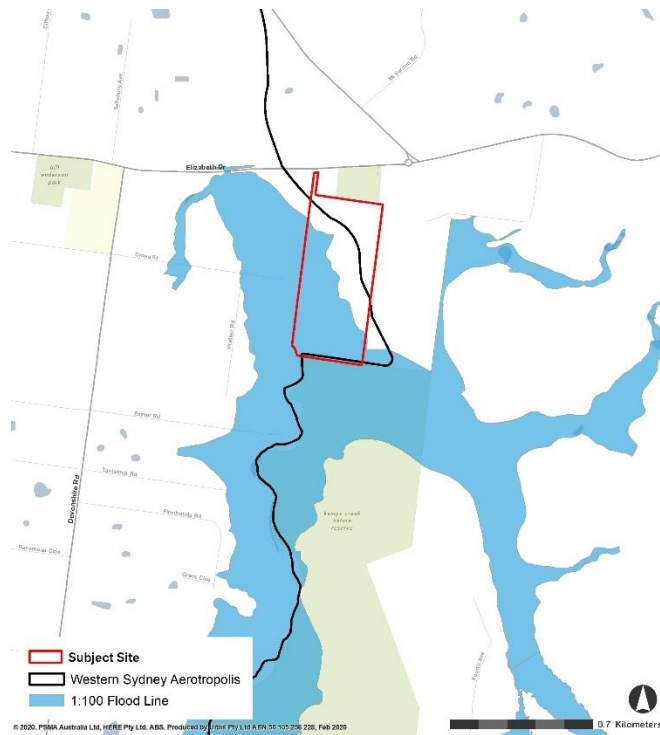
### 2.1. WIANNAMATTA-SOUTH CREEK PRECINCT BOUNDARY

The revised Wianamatta-South Creek Precinct boundary has been generally defined using the 1:100 ARI flood event from Liverpool City Council and Penrith City Council. Gazcorp is supportive of using the 1:100 flood event to define this Precinct. The Western Sydney Aerotropolis Plan also notes there

are discrepancies in the boundary definition where land containing protected existing native vegetation and creation of a functional green area along Thompson's Creek.

The review of how the 1:100 ARI flood event relates to the Wianamatta-South Creek Precinct at the subject site identifies a divergence between the two boundaries (refer to **Figure 4** below).

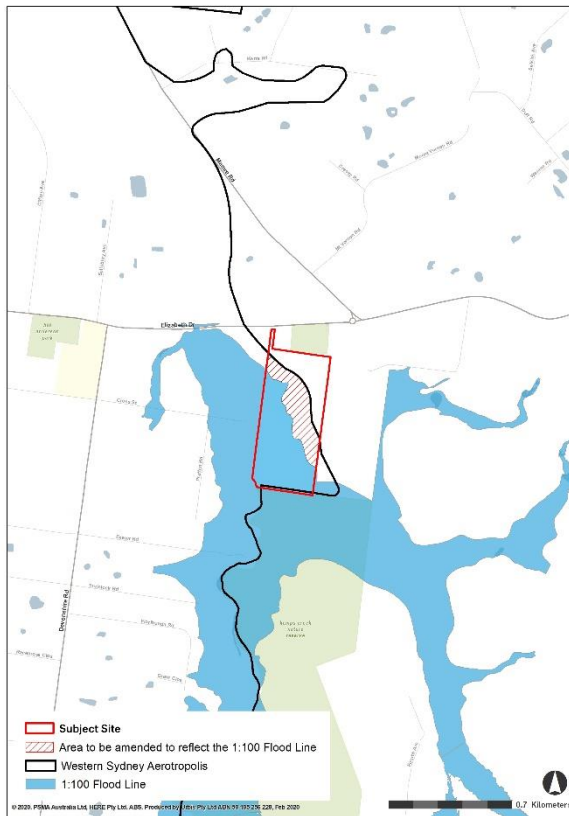
Figure 4 Flood Extent



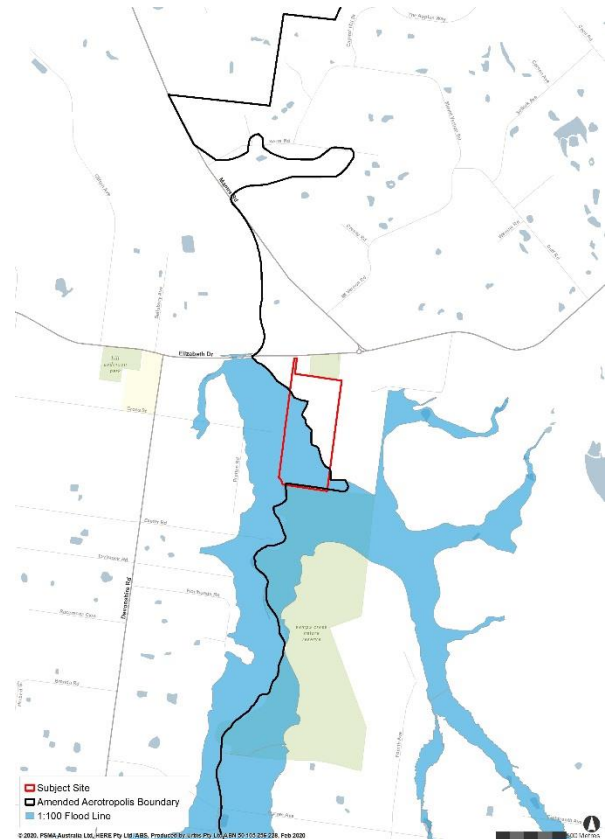
Source: Urbis

The Western Sydney Aerotropolis Plan and supporting document do not provide a clear analysis on how this boundary was determined at the subject site. There are no technical investigations to support this boundary and justify its divergence from the 1:100 ARI Flood Event. Therefore, Gazcorp recommends to amend the boundary to reflect the Planning Partnership Office decision to reflect Wianamatta-South Creek Precinct to the 1:100 ARI Flood Event (refer to **Figure 5** below).

Figure 5 Recommended Outcome



Picture 1 Area to be amended



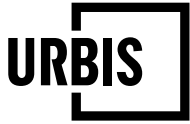
Picture 2 Recommended Outcome

Source: Urbis

The revised boundary provides a consistent outcome across the Aerotropolis and Wianamatta-South Creek Precinct. Gazcorp is committed to ensuring the Precinct will contribute to the Western Parkland City vision and achieving its role as a green corridor. By reducing the boundary to the 1:100 ARI Flood Event, it enables Gazcorp to work with the Planning Partnership Office and local council on future maintenance and embellishment of land contained within the Precinct. It also simplifies the remaining part of the land as it is intended to remain within the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. Any issues that pertain to this land will be discussed with the Department of Planning, Industry and Environment.

**RECOMMENDATIONS:**

- 1. The Planning Partnership Office should incorporate the technical investigations provided in this submission to inform the Western Sydney Aerotropolis Plan and subsequent initial precinct planning. Strategic planning needs to be supported by an evidence base and clear understanding of the growth area’s existing conditions.**



2. The Wianamatta-South Creek Precinct boundary at the subject site should be amended to reflect the 1:100 ARI Flood Extent as detailed in Figure 5.

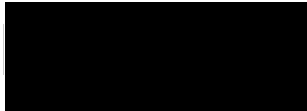
### 3. CONCLUSION

Gazcorp generally supports the Western Sydney Aerotropolis vision and its aim to achieve a prosperous Aerotropolis in the short, medium and long term. We request the consideration of comments and recommendations contained within this submission prior to the finalisation of the Plan and implementation of the new State Environmental Planning Policy (Western Sydney Aerotropolis) and Aerotropolis Development Control Plan.

Gazcorp welcomes the opportunity to contribute and collaborate further to the planning of Western Sydney and welcomes further discussion to ensure the success of the Aerotropolis.

If you have any questions please do not hesitate to contact me at [REDACTED].

Kind regards,



Bruce Colman  
Director

