

[REDACTED]

From: [REDACTED]
Sent: Friday, 6 March 2020 8:08 AM
To: [REDACTED]
Subject: FW: Webform submission from: Western Sydney Aerotropolis Planning Package

From: [REDACTED] **Behalf Of** DPE PS ePlanning Exhibitions Mailbox
Sent: Friday, 28 February 2020 7:16 AM
To: [REDACTED]
Subject: FW: Webform submission from: Western Sydney Aerotropolis Planning Package

From: [REDACTED]
Sent: Thursday, 27 February 2020 10:16 AM
To: [REDACTED]
Subject: Webform submission from: Western Sydney Aerotropolis Planning Package

Submitted on Thu, 27/02/2020 - 10:03
Submitted by: Anonymous
Submitted values are:
Submission Type: I am submitting on behalf of my organisation
First Name: Robert
Last Name: Chambers
Name Withheld: No
Email: [REDACTED]
Suburb/Town & Postcode: [REDACTED]
Submission file:
[l-dope-aerotropolis-200227-final.pdf](#)

Submission: Good Morning, Please see attached submission with regards to Western Sydney Aerotropolis Plan.
Regards Bob

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



27 February 2020

RJC:18-156A

Department of Planning Industry and Environment
12 Darcy Street
Parramatta NSW 2150

Attention: Aerotropolis Activation Team

Dear Sir/ Madam,

Re: Western Sydney Aerotropolis Plan and Related Documents
[REDACTED] Elizabeth Drive and [REDACTED] Elizabeth Drive, Kemps
("the Property").

We write on behalf of the owners of the Property in relation to the exhibition of the following draft documents: -

- Western Sydney Aerotropolis Plan ("the draft WSAP;
- the Western Sydney Aerotropolis Discussion Paper on the Proposed State Environmental Planning Policy, including accompanying maps ("the SEPP Discussion Paper");
- the Draft Western Sydney Aerotropolis Development Control Plan 2019 (Phase 1) ("the Draft DCP");

In November 2018, we made a submission in relation to the Western Sydney Aerotropolis: Draft Land Use and Infrastructure Implementation Plan Stage 1: Initial Precincts ("the Stage 1 LUIIP") in which we drew your attention to inconsistent mapping which showed the Property as being within the Aerotropolis boundary on some maps but outside it on others. Our submission on the Stage 1 LUIIP, in summary, was as follows: -

- A. It is essential that the LUIIP Maps deal with the Property consistently: it should be shown as being included in all of the Aerotropolis maps;

- B. The Structure Plan Map should be made more precise to show the Property as Flexible Employment Land either side of the M12 Corridor: the M12 Corridor is shown as around 500m wide which is excessive;
- C. The LUIIP does not explain how the long-standing and recently reinforced (by the Western City District Plan in March 2018) strategic planning intent for the Broader WSEA to provide essential employment and job generating land will be maintained and delivered insofar as the area to the north of Elizabeth Drive and to the west of Mamre Road (in which area the Property is located) is concerned;
- D. No diminution of the long-standing and recently reinforced strategic planning intent for the Broader WSEA should be contemplated or facilitated by the LUIIP;
- E. No new controls should be introduced which prevent the continuation and expansion of the lawful use of the Property.

We have received no feedback in any form, to our prior submission and suggest to you that it has been ignored, pending finalization of the M12 Corridor and acquisition of the Property by RMS for the purposes of constructing the M12.

The Property comprises [REDACTED] :-

- [REDACTED];
- [REDACTED]

The Property is located on the northern side of Elizabeth Drive and on the western side of Mamre Road at Kemps Creek (see **Figure 1**). The boundaries and configuration of the Property are shown on **Figure 2**. The Property has an area of 4.242ha.

The Property is occupied and used by a mix of businesses in the earthworks, integrated natural resource and recycled products sector which form part of the Hi Quality Group which specialises in transport, logistics and plant hire, civil and environmental services, quarrying, resource recovery and recycling, waste management and landfill, building and landscaping product supplies, skip bins, construction site cleaning and property development.

The Property comprises buildings, workshops, reception, offices, storage bins and compounds, plant, customer parking, staff parking, truck parking and associated heavy vehicle manoeuvring areas, all generally as shown on the 2018 aerial photograph in **Figure 3A**.

Figure 3A shows the relationship of the Property to surrounding land.

The current statutory planning regime applying to the Property can be summarized as follows:-

- pursuant to SEPP (Western Sydney Employment Area) 2009 (“the WSEA SEPP”) the Property forms part of the land to which the Land Application Map applies (see **Figure 4A**), but as yet the Property has not been released/ rezoned for industrial/ employment purposes (see **Figures 4B** and **4D**) – this future employment land is shown as the “Broader WSEA”; and

- pursuant to Penrith LEP 2010, the Property is zoned RU4 Primary Production Small Lots (see **Figure 5A**), is subject to a minimum lot size of 2 ha (see **Figure 5B**) and is identified as land with scenic and landscape values (see **Figure 5C**).

The long-standing intent of the WSEA SEPP is that land in the Broader WSEA be rezoned for employment/ industrial purposes as a south westerly extension of the WSEA.

This planned future expansion of the WSEA was identified in “A Plan for Growing Sydney, 2014” (see **Figure 6**). Similarly, the Draft Western Sydney Airport EIS (2015) identified the Property as part of the WSEA Priority Land Release Area (see **Figure 7**), the M12 Motorway Community Update – February 2018 (see **Figure 8**) identifies the property and surrounding land as part of the Western Sydney Airport Growth Area (albeit affected by the planned M12 alignment), the Western Sydney Infrastructure Plan (2017) identified the Property as part of the Western Sydney Priority Growth Area (see **Figure 9**), and the Western City District Plan released in March 2018 identifies the Property as part of the WSEA (see **Figure 10**).

As is evident from all the above, the strategic planning intent for the Property has consistently been (and as at today remains) that it form part of the employment and job generating land contained within the Broader WSEA. (In this regard, the recent exhibition of the Draft Mamre Road Rezoning Package, as part of which the Property is proposed to be excluded from the WSEA, is a gross anomaly and highly objectionable).

This hitherto unambiguous, consistent and logical strategic planning framework was, however, not adequately reflected in the Stage 1 LUIIP, pursuant to the maps associated with which the Property was in the Western Sydney Aerotropolis on some and outside it on others (see **Figures 11A - 11J**).

The Property was shown on the “Initial Precincts Map” in the Stage 1 LUIIP as being within the eastern part of the “Kemps Creek Precinct” (see **Figure 11A**), the “Kemps Creek Precinct” being divided in two by that part of the “South Creek Precinct” which follows the course of Kemps Creek. On the “Structure Plan Map” in the Stage 1 LUIIP, the Property was outside the boundary of the eastern part of the “Kemps Creek Precinct” (see **Figure 11B**) and thus not identified as “Flexible Employment Land”. Similarly, on the “Precinct Map” in the LUIIP, the Property was shown outside the boundaries of the “Kemps Creek Precinct” (see **Figure 11C**). On the “Connected Corridors Map” (see **Figure 11D**) the Property was back within the Aerotropolis boundary, as it was on the “ANEC/ ANEF Contours Map” (see **Figure 11E**), the “OLS Clart” (see **Figure 11F**), the “Potential Transport Corridors Map” (see **Figure 11G**), the “South Creek Catchment Map” (see **Figure 11H**), the “Conservation Value Map” (see **Figure 11I**) and the “Future Transport Initiatives Map” (see **Figure 11J**).

In November 2018, we stated in our submission responding to the Stage 1 LUIIP that it was evident from all of the above that the Property was meant to be in the Aerotropolis and appeared to have been excluded from it on the Structure Plan Map (see **Figure 11B**) because of the diagrammatic indication of the M12 Corridor which was in the order of 500m wide. This was around five (5) times the width of the likely actual corridor, once determined. We submitted that the Structure Plan Map should have been made more precise to show Flexible Employment Land on the Property, either side of the M12 Corridor.

You will no doubt appreciate from all of the above that until very recently (coinciding with the detailed planning and land acquisition process relating to the construction of the M12) the strategic intent for the Property has been that it form part of a future employment area to be encompassed by the Aerotropolis.

However, as is evident from the exhibited Western Sydney Aerotropolis Plan and related documents, the Property and the small triangle of land otherwise bounded by Mamre Road, Elizabeth Drive and Kemps Creek are now not within either the Aerotropolis or the proposed SEPP (see **Figures 12A-12L** and **Figures 13A-13I respectively**).

This is despite the Aerotropolis boundary extending well to the east of Mamre Road, north of the above-described triangle of Broader WSEA land in which the property is located (again see **Figures 12A-12L**).

Submission

- A. The Property and the triangle of land of which it forms part bounded by Mamre Road, Elizabeth Drive and Kemps Creek, should be within the Aerotropolis boundary.
- B. The Property and the rest of the above-described triangle should be zoned "Enterprise".

Thank you for the opportunity to make this submission.

Yours faithfully
BBC Consulting Planners

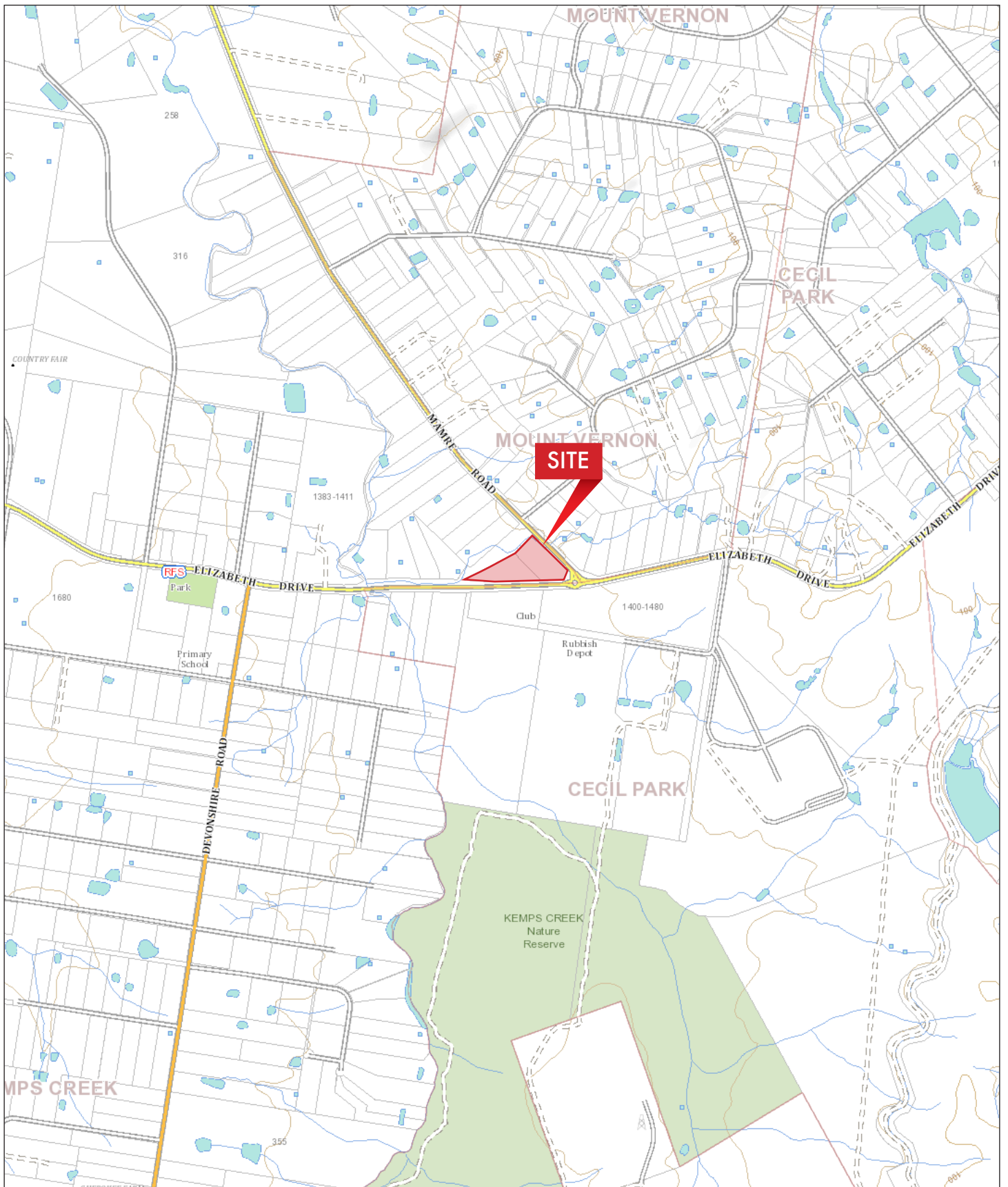


Robert Chambers
Director





FIGURES



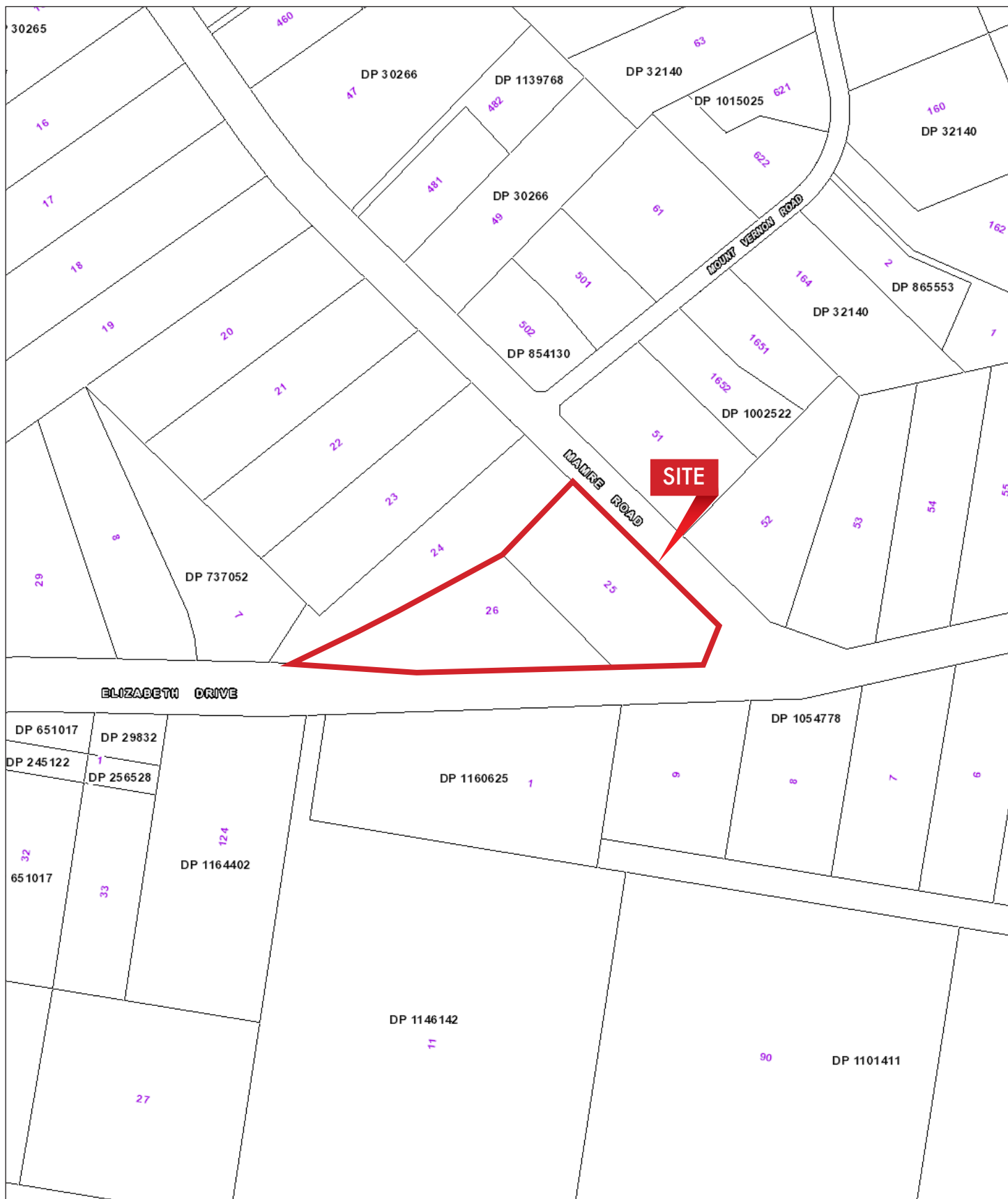
Source: <http://maps.six.nsw.gov.au>



DRAFT WESTERN SYDNEY AEROTROPOLIS PLAN SUBMISSION
Elizabeth Drive, Kemps Creek

FIGURE 1
Location

Prepared For - Beatty Legal

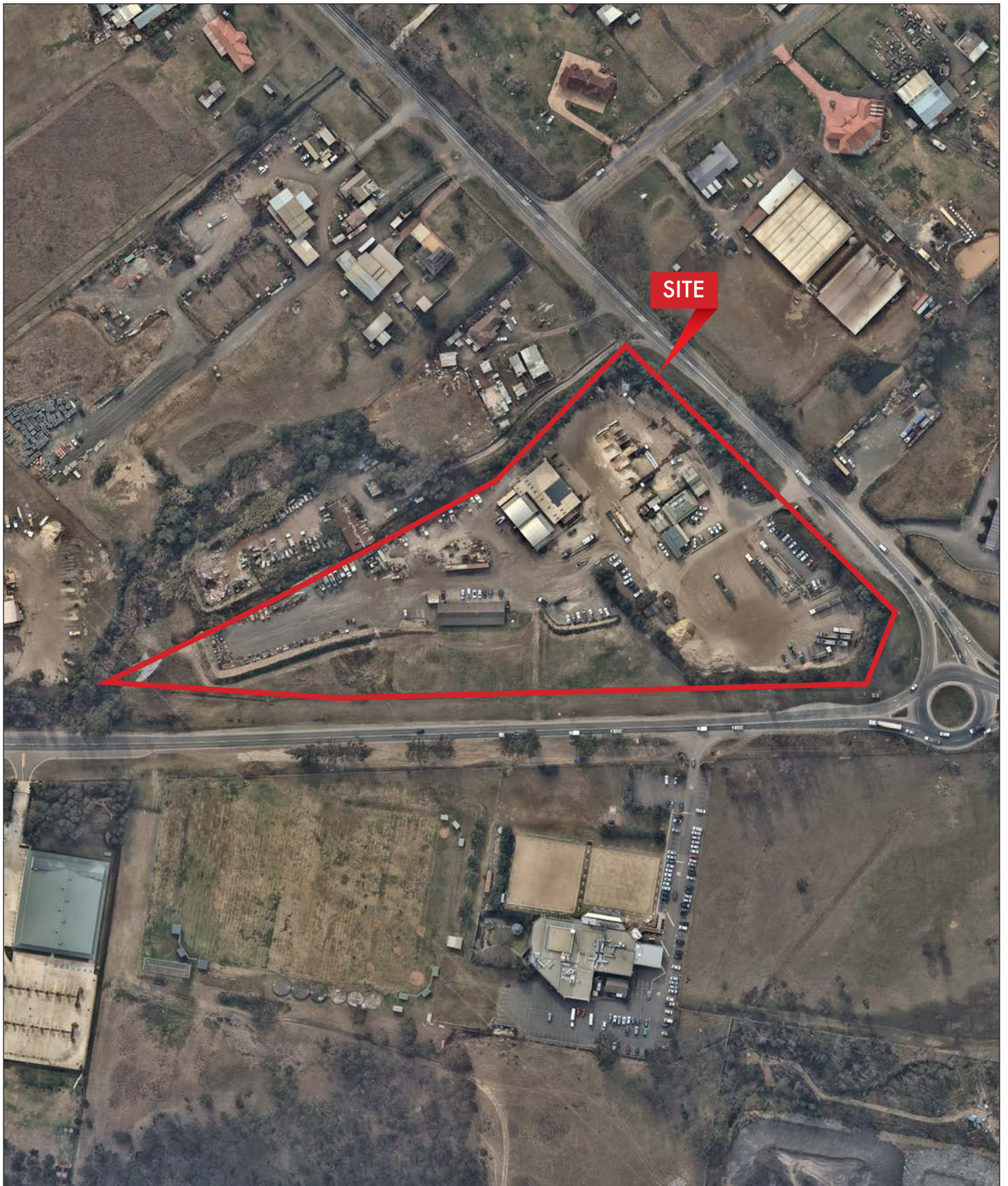


Source: <http://maps.six.nsw.gov.au>

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 [REDACTED] Elizabeth Drive, Kemps Creek

FIGURE 2
 Site

Prepared For - Beatty Legal

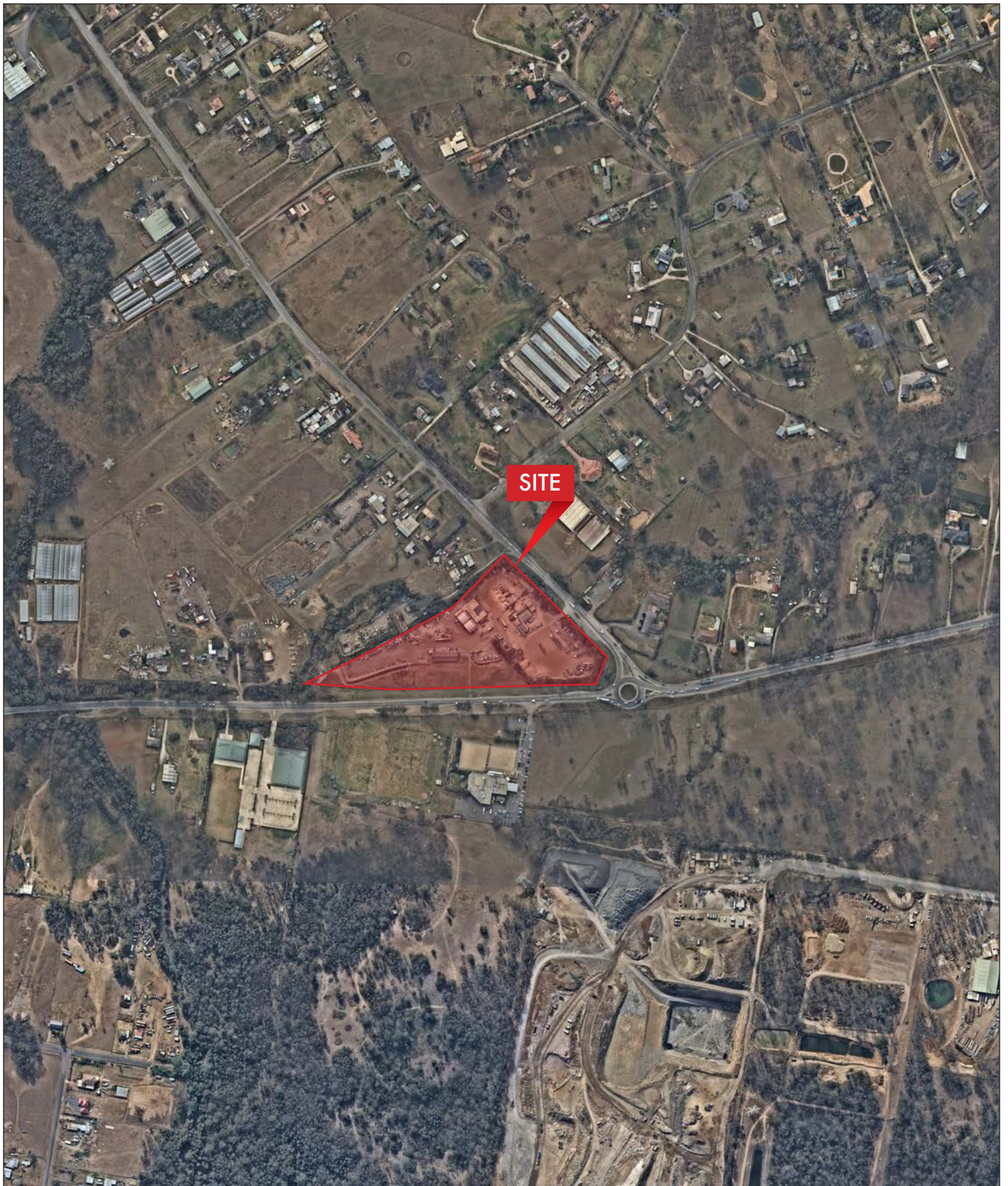


Source: NearMap 2018

DRAFT WESTERN SYDNEY AEROTROPOLIS PLAN SUBMISSION
Elizabeth Drive, Kemps Creek

FIGURE 3A
Aerial Photo - Detail

Prepared For - Beatty Legal

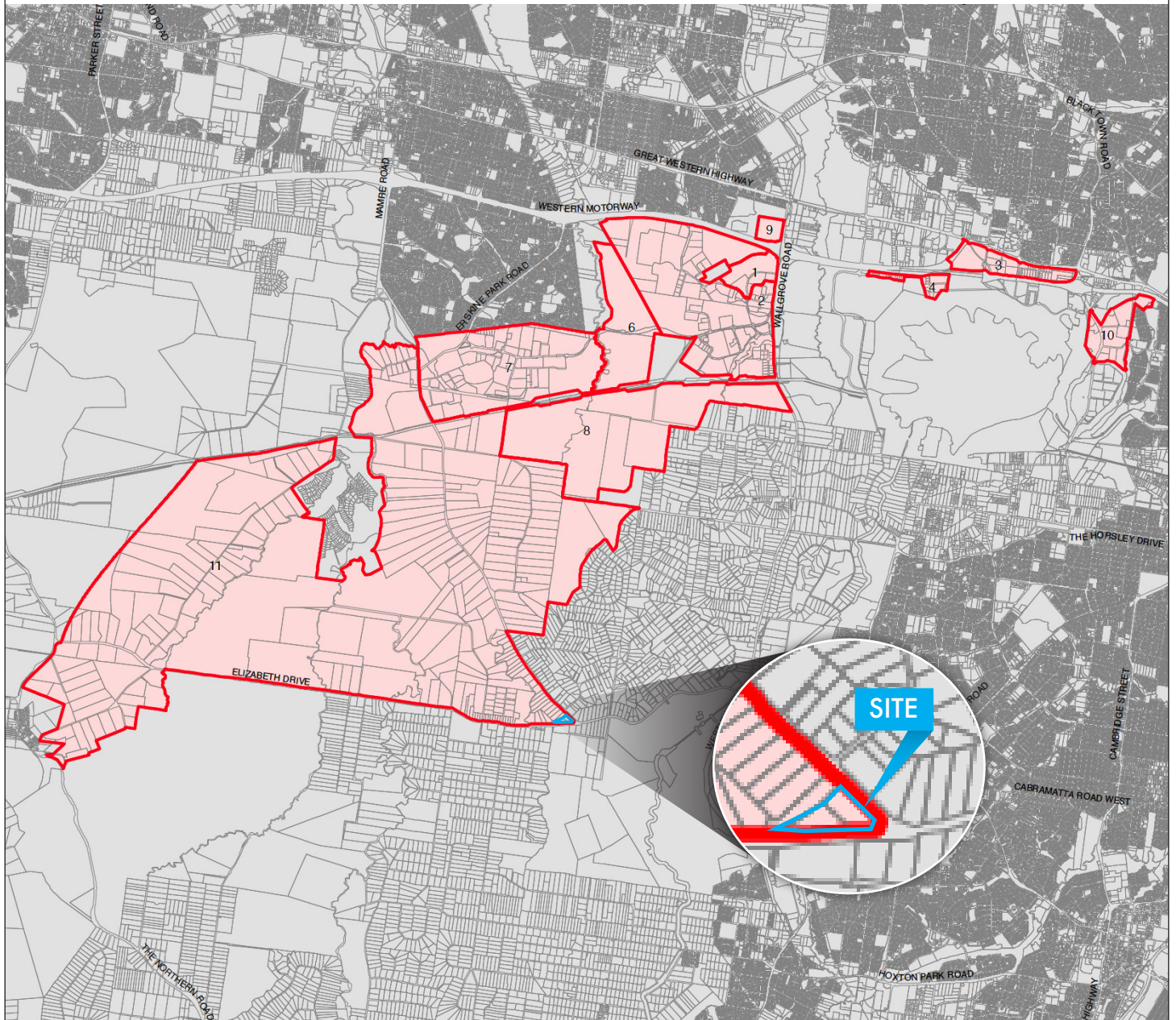



Source: NearMap 2018

DRAFT WESTERN SYDNEY AEROTROPOLIS PLAN SUBMISSION
Elizabeth Drive, Kemps Creek

FIGURE 3B
Aerial Photo - Wider Area

Prepared For - Beatty Legal

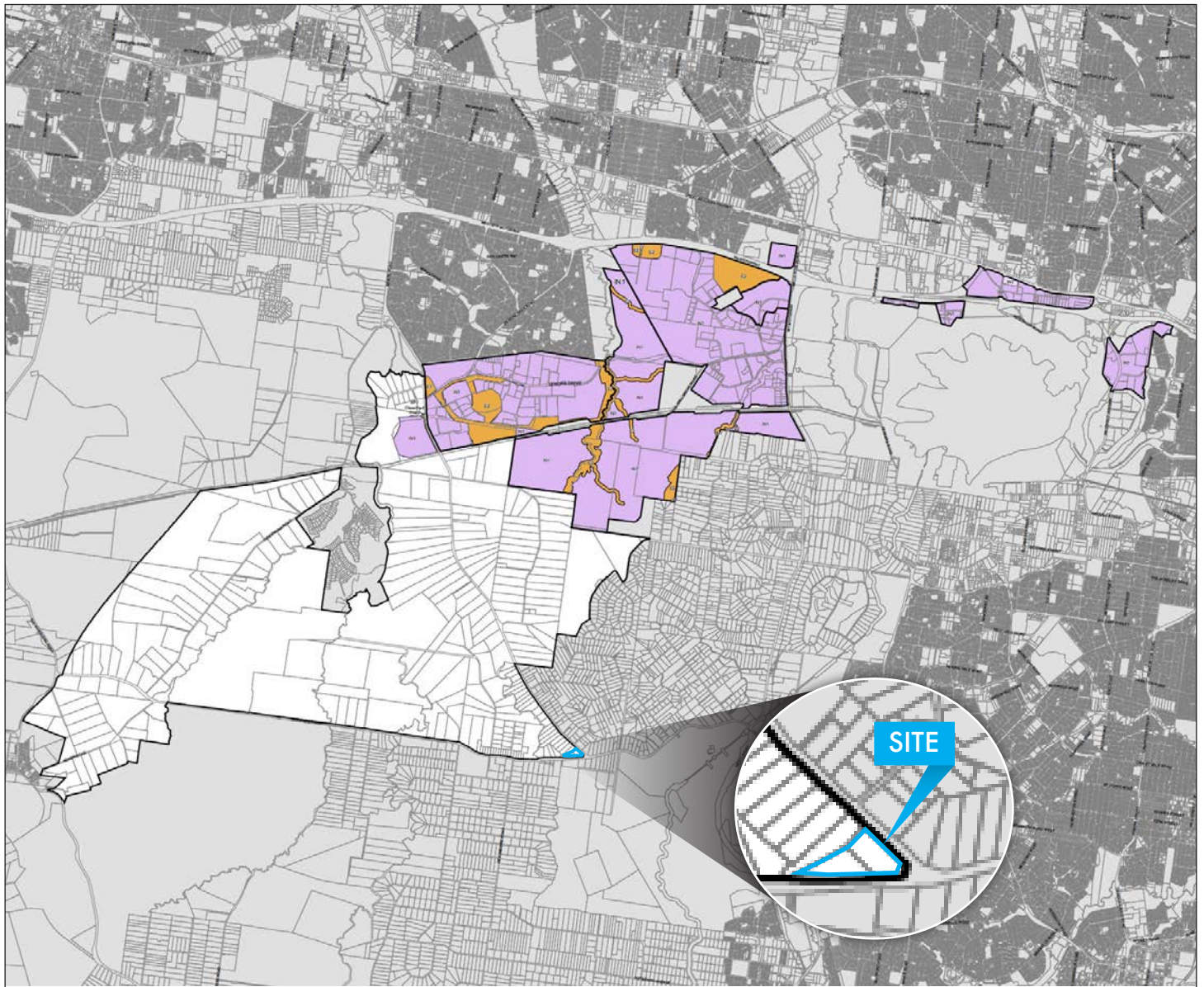


 Subject Land

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 Elizabeth Drive, Kemps Creek

FIGURE 4A
 Land Application Map - SEPP (Western Sydney Employment Area) 2009

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- Subject Land**
- Zone**
- E2** Environmental Conservation
 - IN1** General Industrial
 - IN2** Light Industrial
 - SP2** Infrastructure


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 Elizabeth Drive, Kemps Creek

FIGURE 4B
 Land Zoning Map - SEPP (Western Sydney Employment Area) 2009


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 Subject Land

 Proposed Gas Pipeline alignment

Cadastre



 Cadastre 30/01/2016 © NSW LPI

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 [REDACTED] Elizabeth Drive, Kemps Creek

FIGURE 4C
 Additional Permitted Uses Map - SEPP (Western Sydney Employment Area) 2009

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-  Subject Land
-  Industrial Release Area


DRAFT WESTERN SYDNEY AEROTROPOLIS PLAN SUBMISSION
 [REDACTED] Elizabeth Drive, Kemps Creek

FIGURE 4D
 Industrial Release Area Map - SEPP (Western Sydney Employment Area) 2009

Prepared For - Beatty Legal



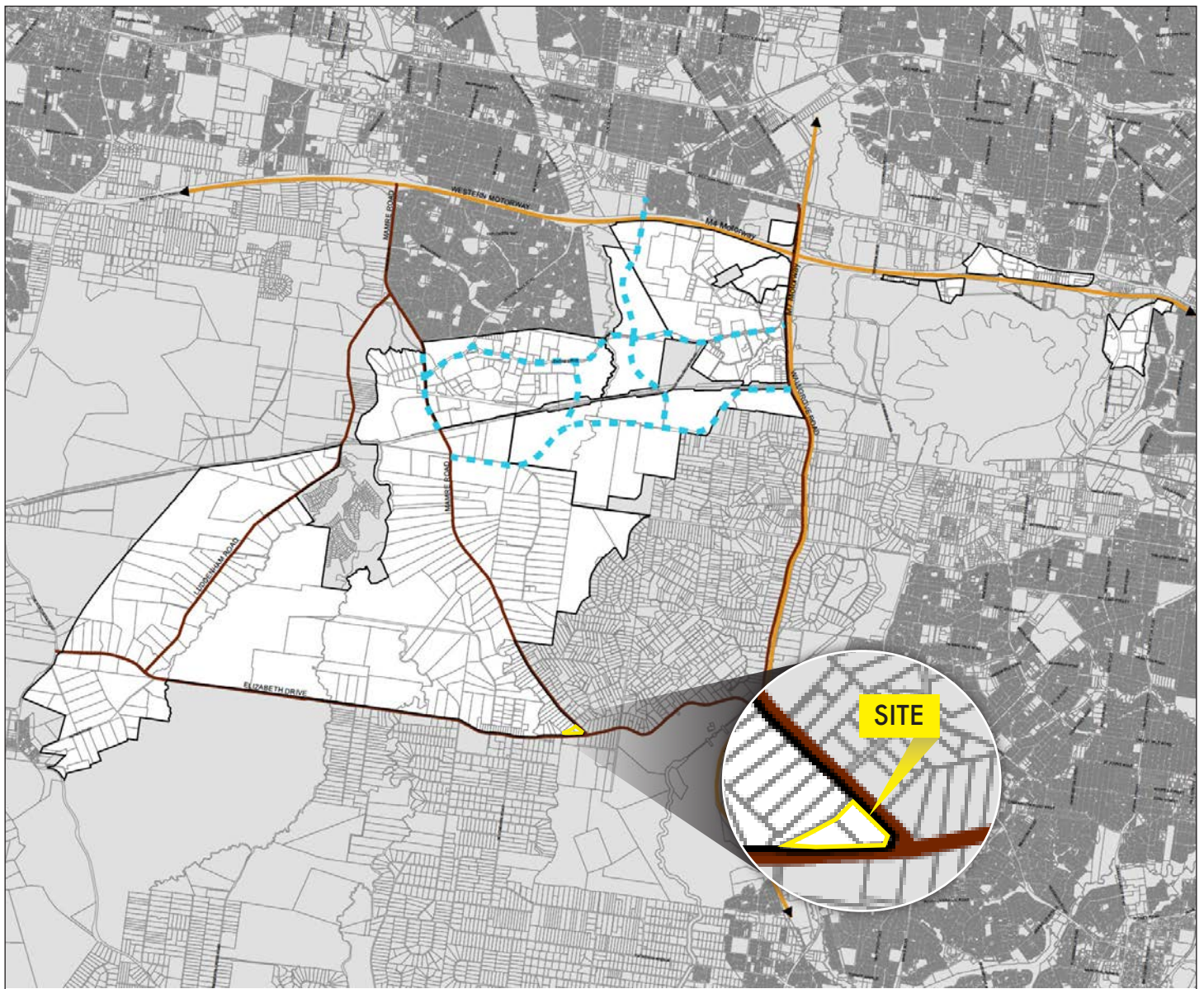
Land Reservation Acquisition

 **Classified Road**

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 Elizabeth Drive, Kemps Creek

FIGURE 4E
 Land Reservation Acquisition Map - SEPP (Western Sydney Employment Area) 2009

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Infrastructure

■ Proposed Road

□ Subject Land

Existing Road

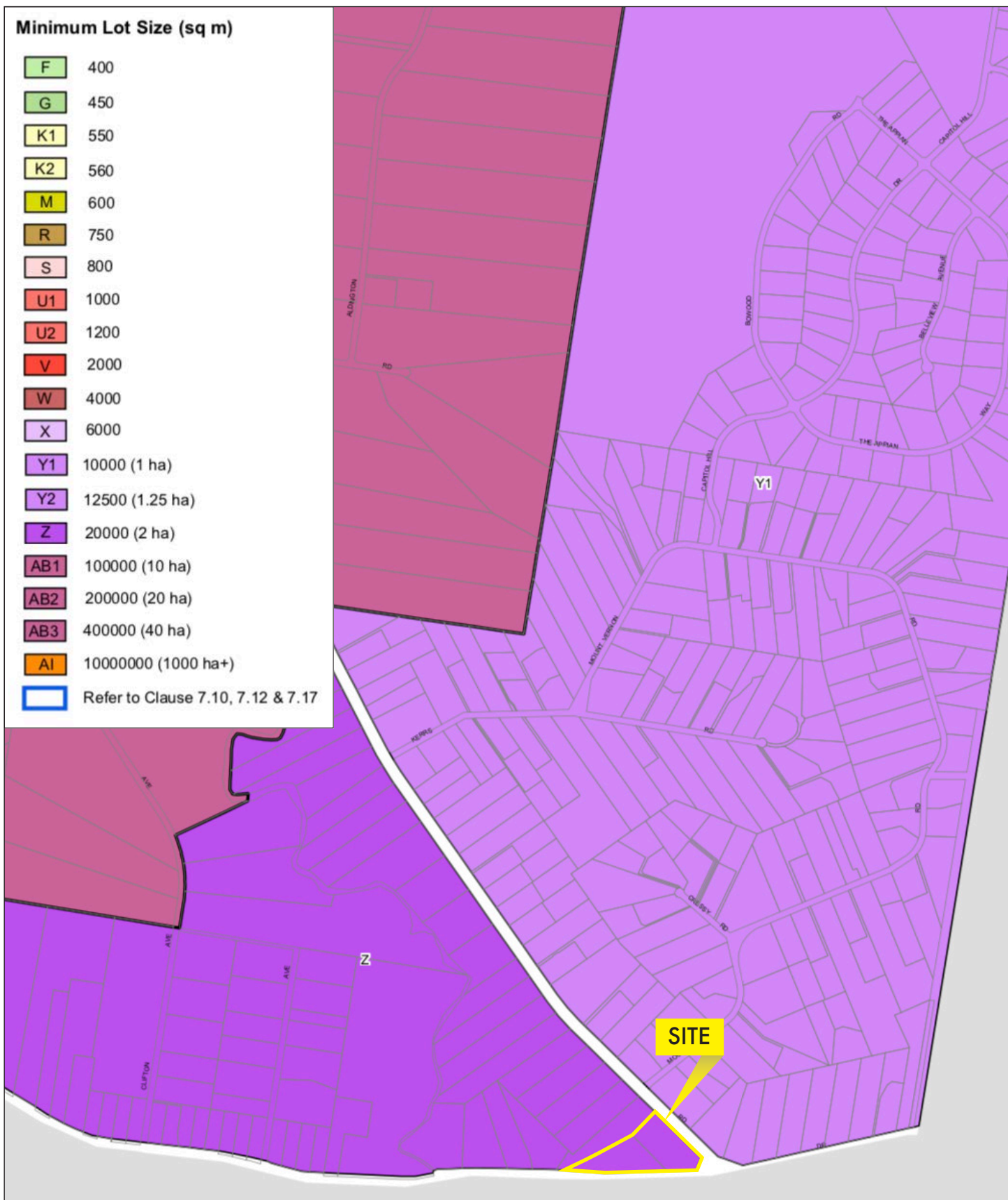
— Major

↔ Motorway

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 Elizabeth Drive, Kemps Creek

FIGURE 4F
 Transport and Arterial Road Infrastructure Plan Map - SEPP (Western Sydney Employment Area) 2009

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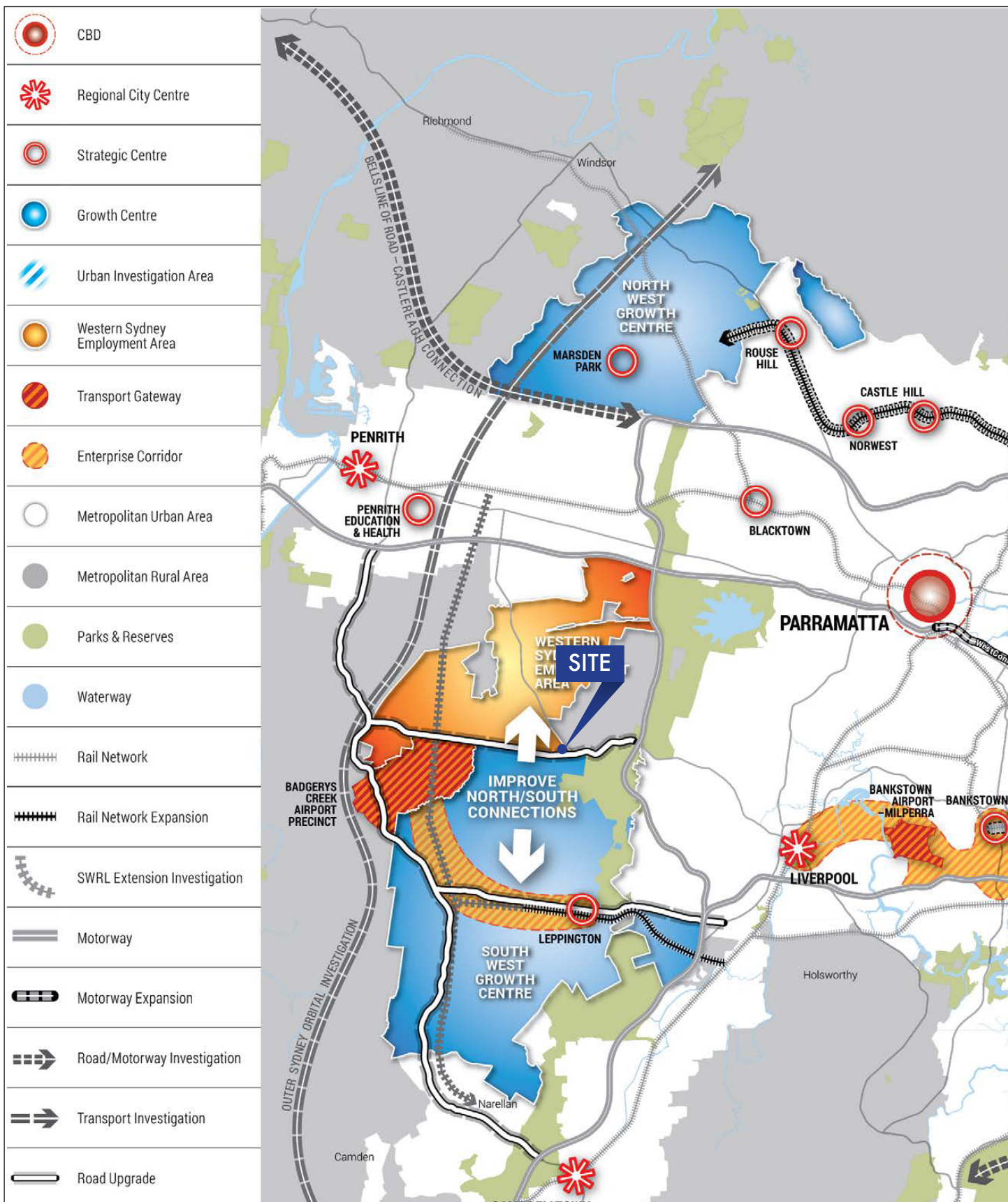


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 Elizabeth Drive, Kemps Creek

FIGURE 5B
 Lot Size Map - Penrith LEP 2010

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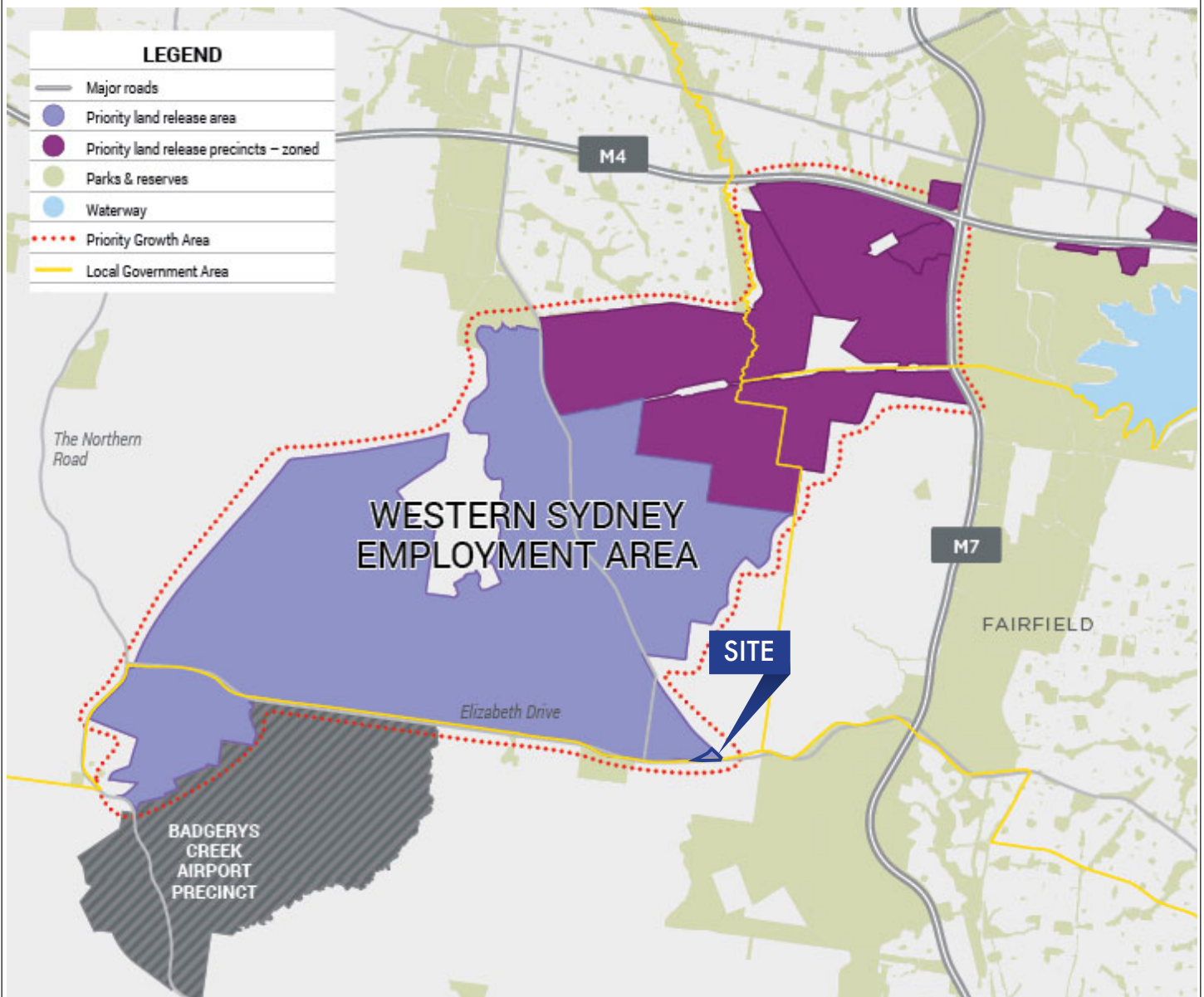




DRAFT WESTERN SYDNEY AEROTROPOLIS PLAN SUBMISSION
 Elizabeth Drive, Kemps Creek

FIGURE 6
 Connecting Western Sydney's Population Growth Jobs – A Plan for Growing Sydney 2014

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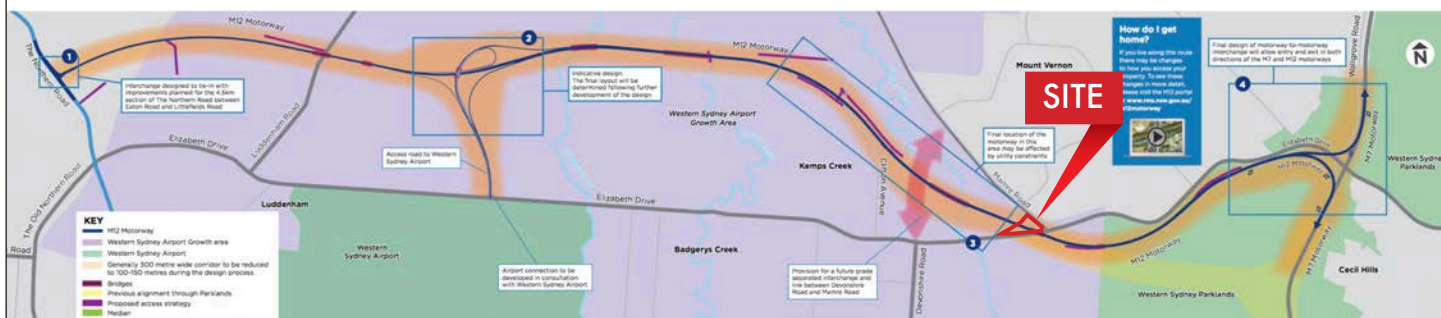
DR [REDACTED] ROTROPOLIS PLAN SUBMISSION
Elizabeth Drive, Kemps Creek

FIGURE 7
Western Sydney Employment Area (DP&E) - Draft Western Sydney Airport EIS October 2015

Prepared For - Beatty Legal

— M12 Motorway

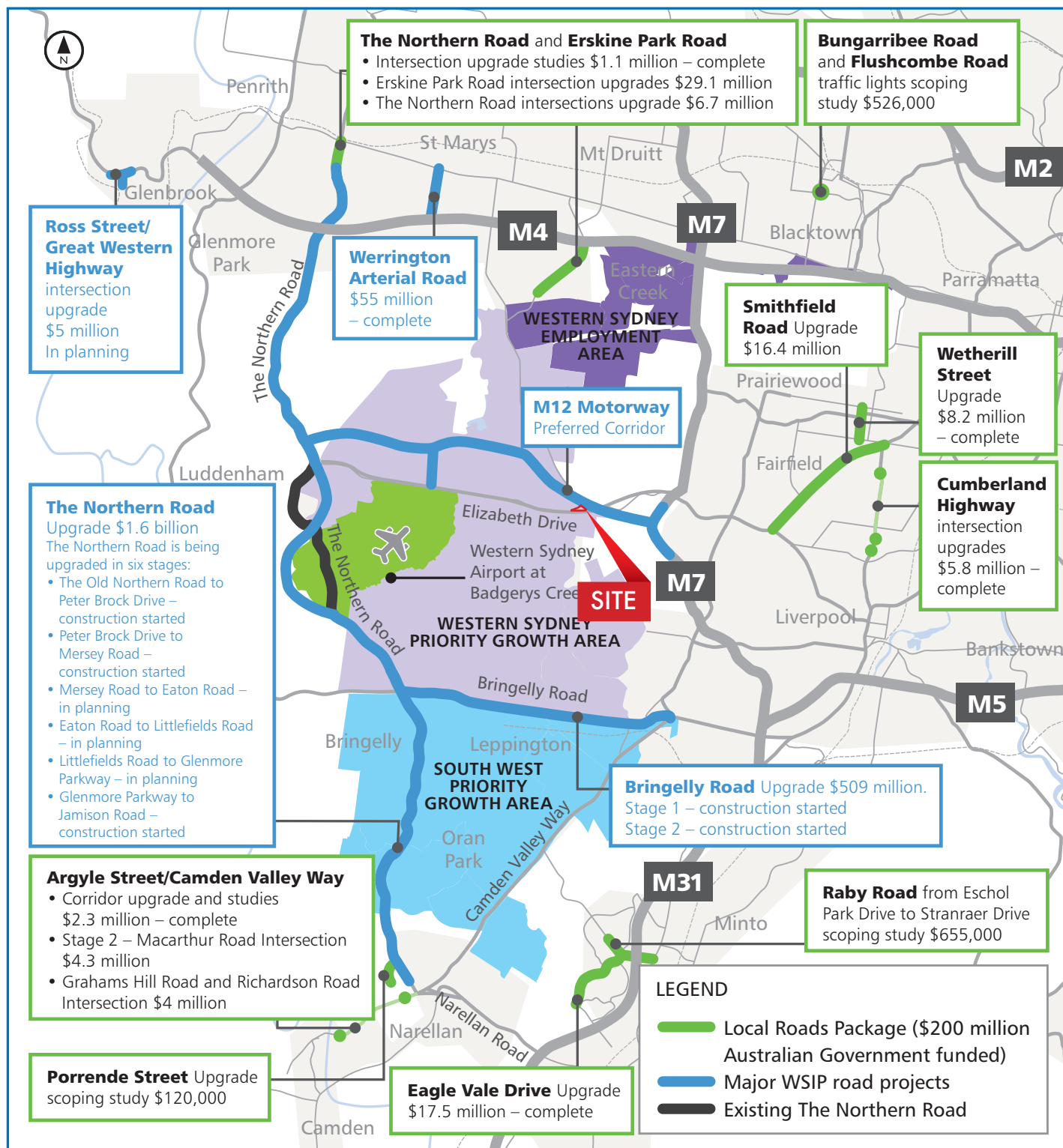
- Western Sydney Airport Growth area
- Western Sydney Airport
- Generally 300 metre wide corridor to be reduced to 100-150 metres during the design process
- Bridges
- Previous alignment through Parklands
- Proposed access strategy
- Median



Elizabeth Drive, Kemps Creek

FIGURE 8
M12 Motorway Community Update - February 2018

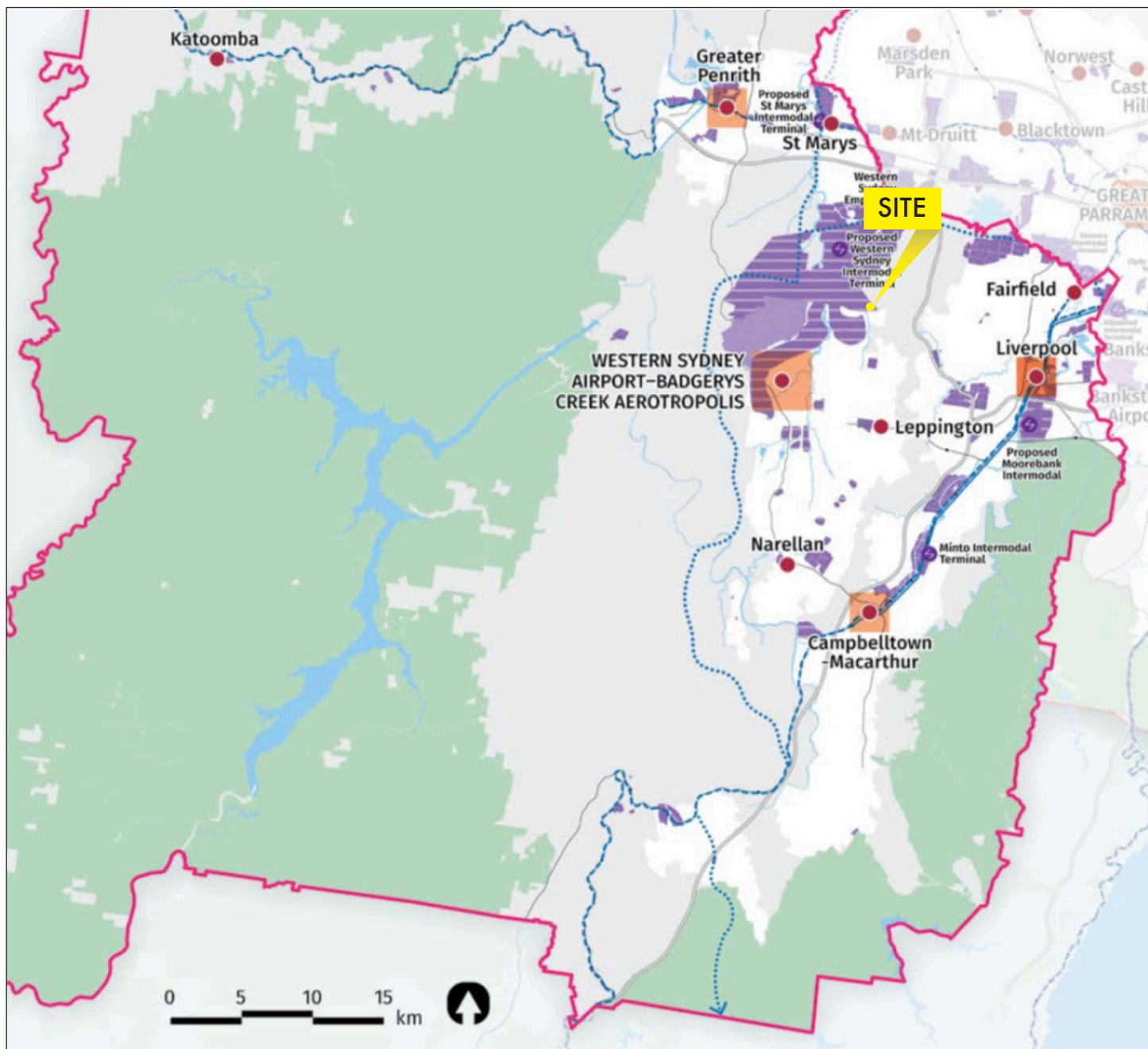
Prepared For - Beatty Legal



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Elizabeth Drive, Kemps Creek

FIGURE 9
Western Sydney Infrastructure Plan Map June 2017

Prepared For - Beatty Legal

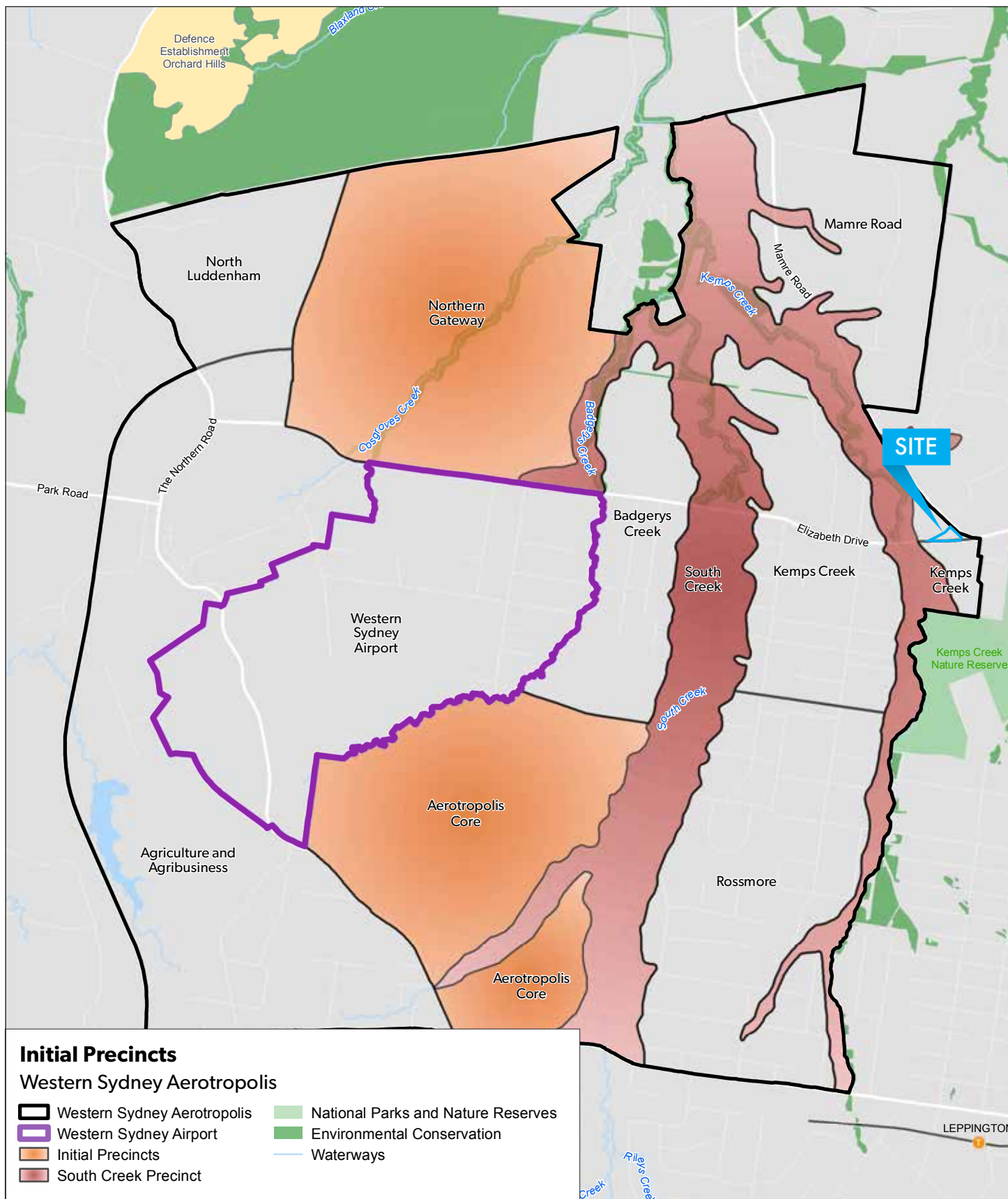


District Boundary	Metropolitan Rural Area	Freight Rail Investigation
Metropolitan Cluster	Industrial and Urban Services Land	Urban Area
Strategic Centre	Potential Future Industrial/ Employment Land	Train Station
Waterways	Freight Rail	Motorway
Protected Natural Areas	Shared Rail	Road

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 [REDACTED] Elizabeth Drive, Kemps Creek

FIGURE 10
 Western City District Industrial and Urban Services Land and Freight Assets - Western City District Plan, March 2018

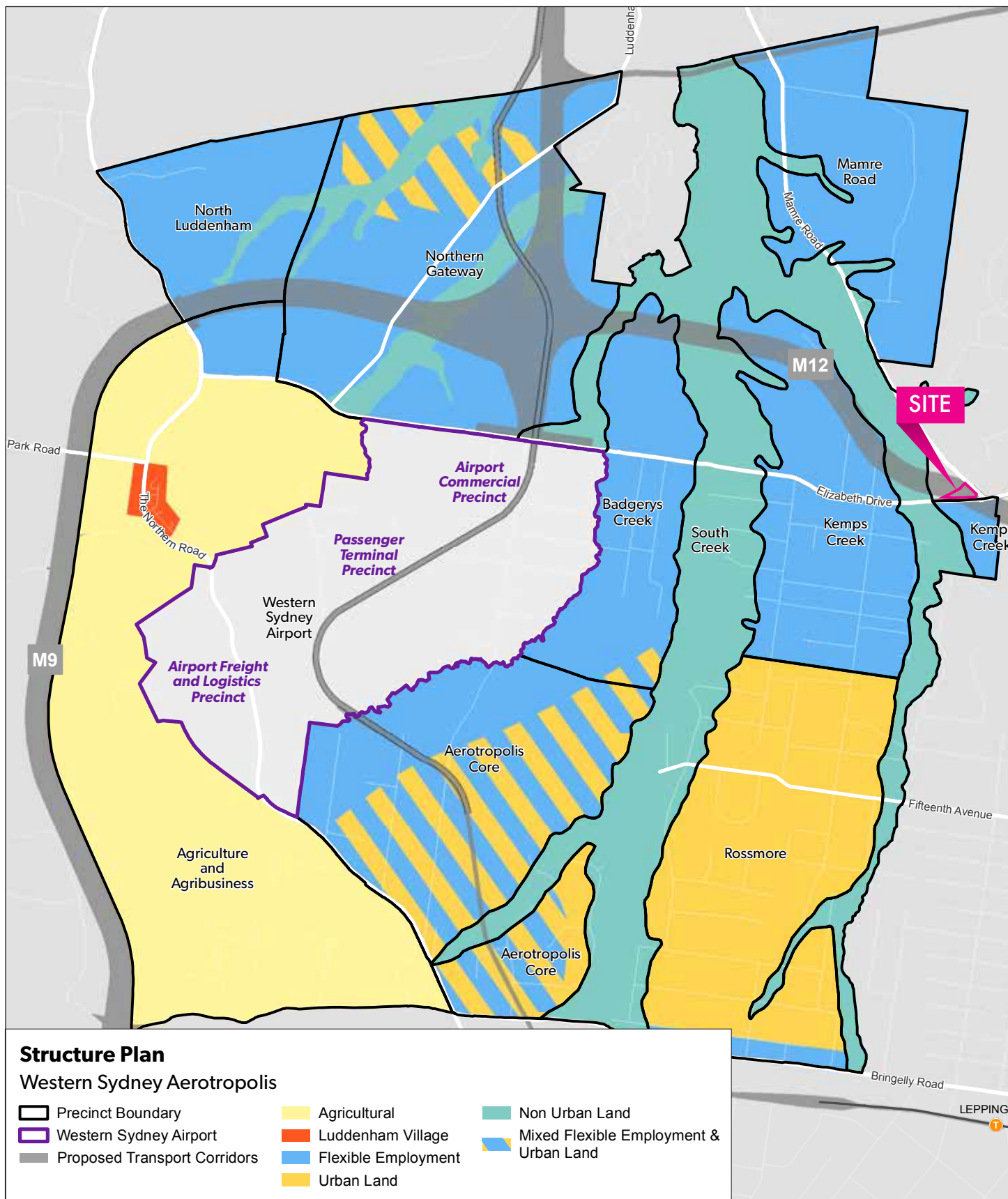
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 Elizabeth Drive, Kemps Creek

FIGURE 11A
 Initial Precincts - Western Sydney Aerotropolis, Land Use and Infrastructure Implementation Plan

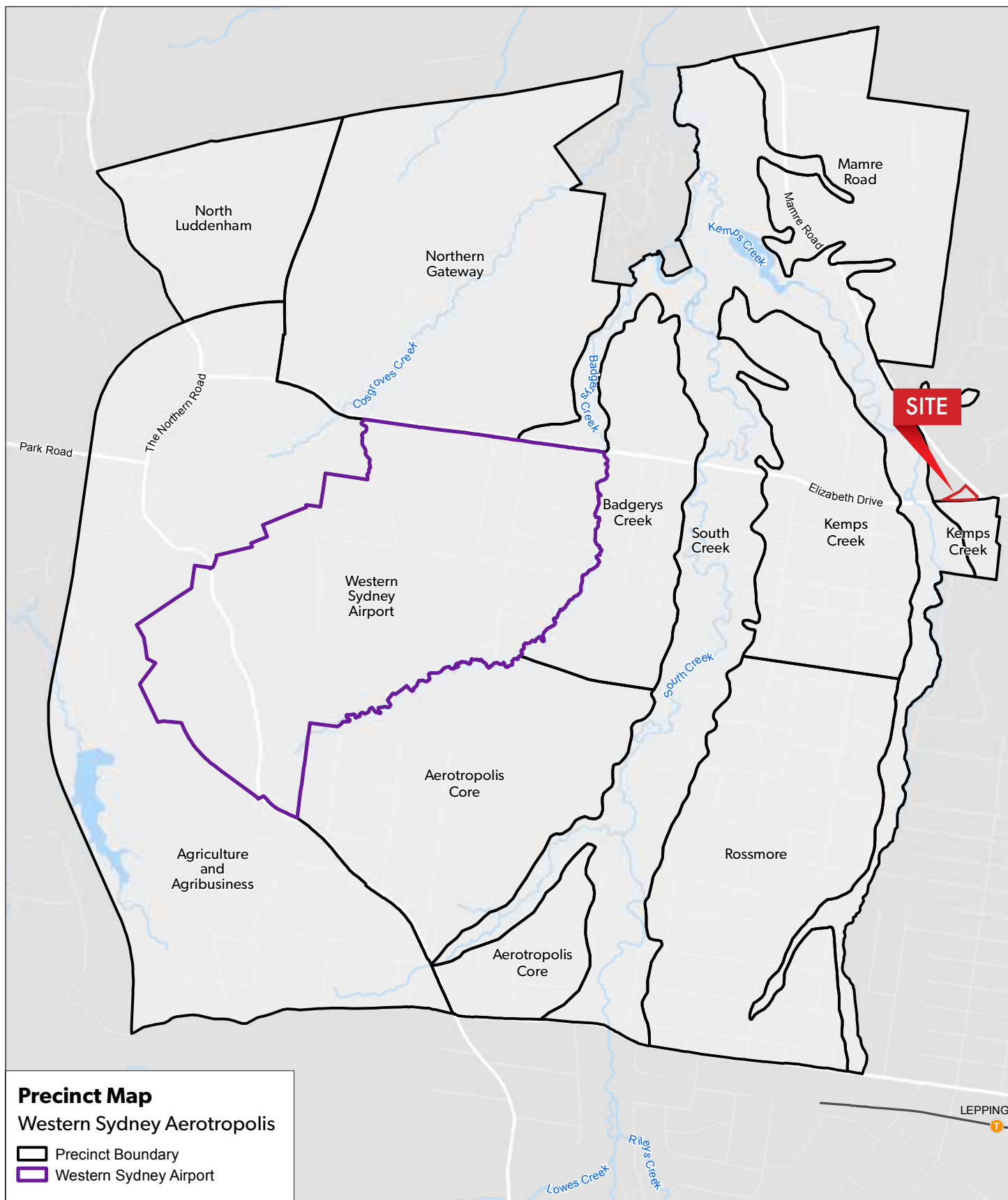
Prepared For - King & Wood Mallesons



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Elizabeth Drive, Kemps Creek

FIGURE 11B
Structure Plan - Western Sydney Aerotropolis, Land Use and Infrastructure Implementation Plan

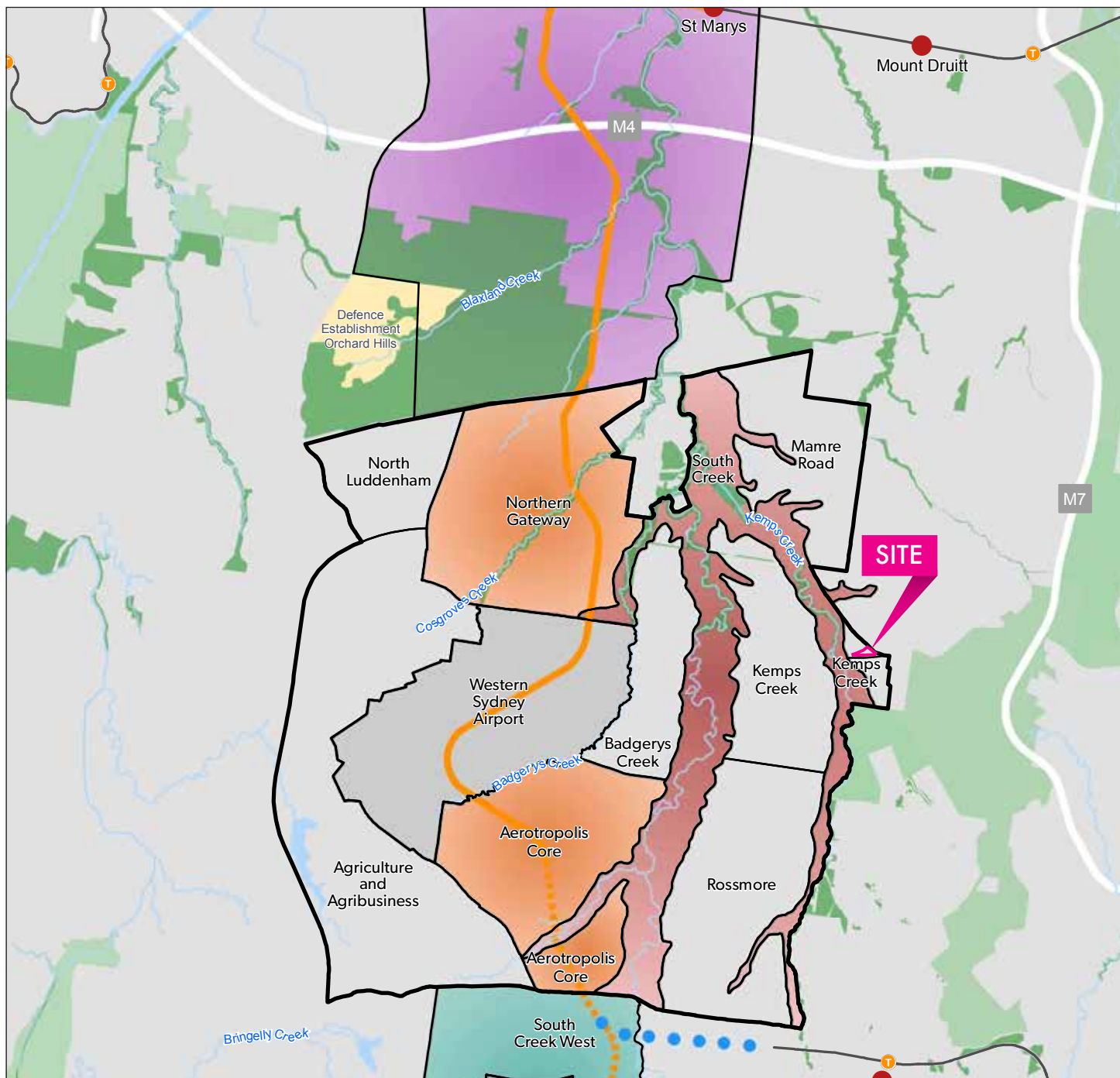
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[REDACTED] Elizabeth Drive, Kemps Creek

FIGURE 11C
 Precinct Map - Western Sydney Aerotropolis, Land Use and Infrastructure Implementation Plan

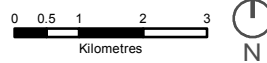
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Connected Corridors

Western Sydney Aerotropolis and Surrounds

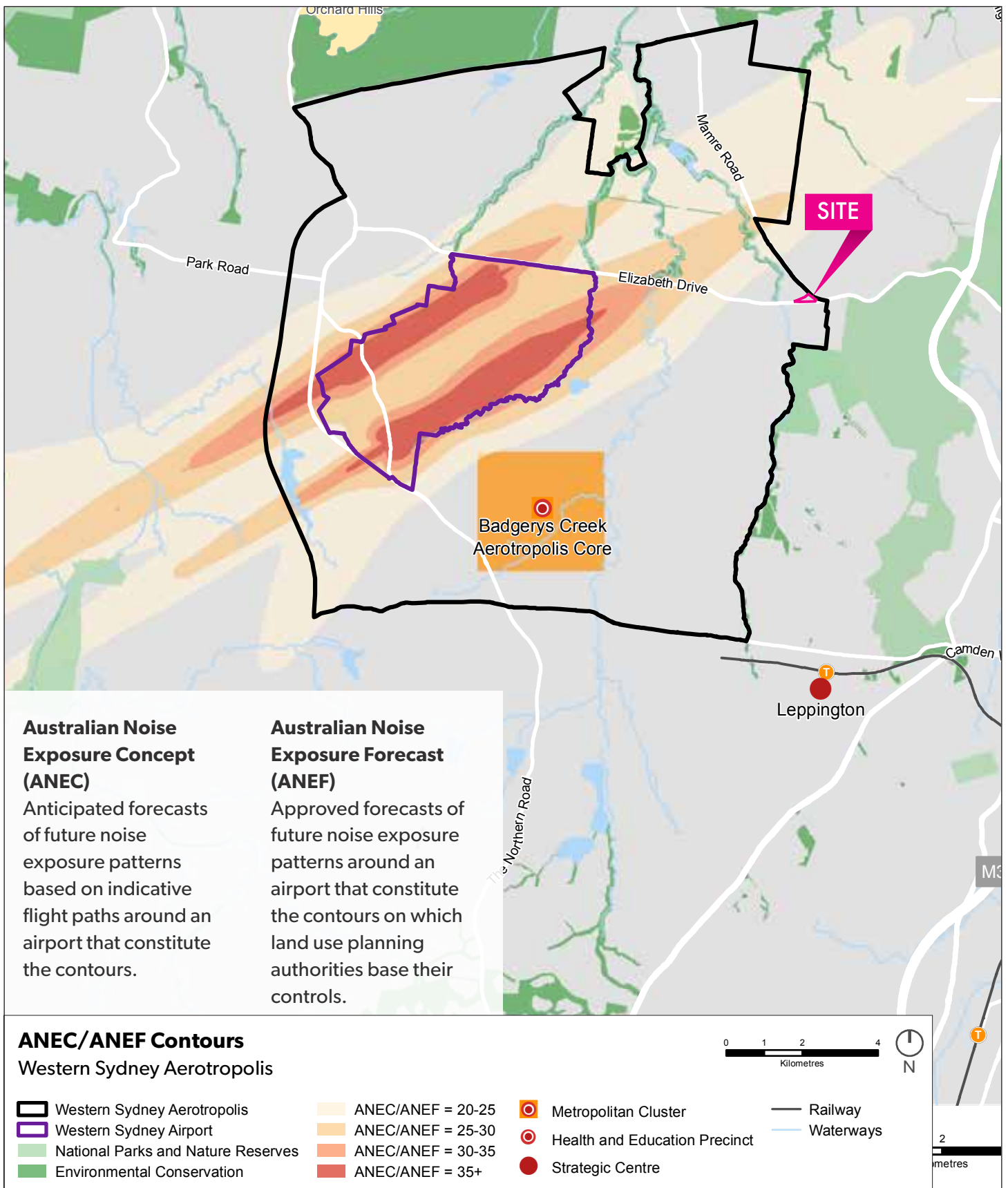
- | | | |
|-----------------------------|------------------------------------|--|
| Western Sydney Aerotropolis | Metropolitan Cluster | Proposed North South Rail Link - Stage 1 |
| Western Sydney Airport | Health and Education Precinct | North South Rail Link - Future Stages |
| Initial Precincts | Strategic Centre | South West Rail Link Potential Extension |
| South Creek Precinct | National Parks and Nature Reserves | Railway |
| Related Precincts | Environmental Conservation | Waterways |
| Surrounding Precincts | Defence Land | |



DRAFT WESTERN SYDNEY AEROTROPOLIS PLAN SUBMISSION
 Elizabeth Drive, Kemps Creek

FIGURE 11D
 Connected Corridors - Western Sydney Aerotropolis, Land Use and Infrastructure Implementation Plan

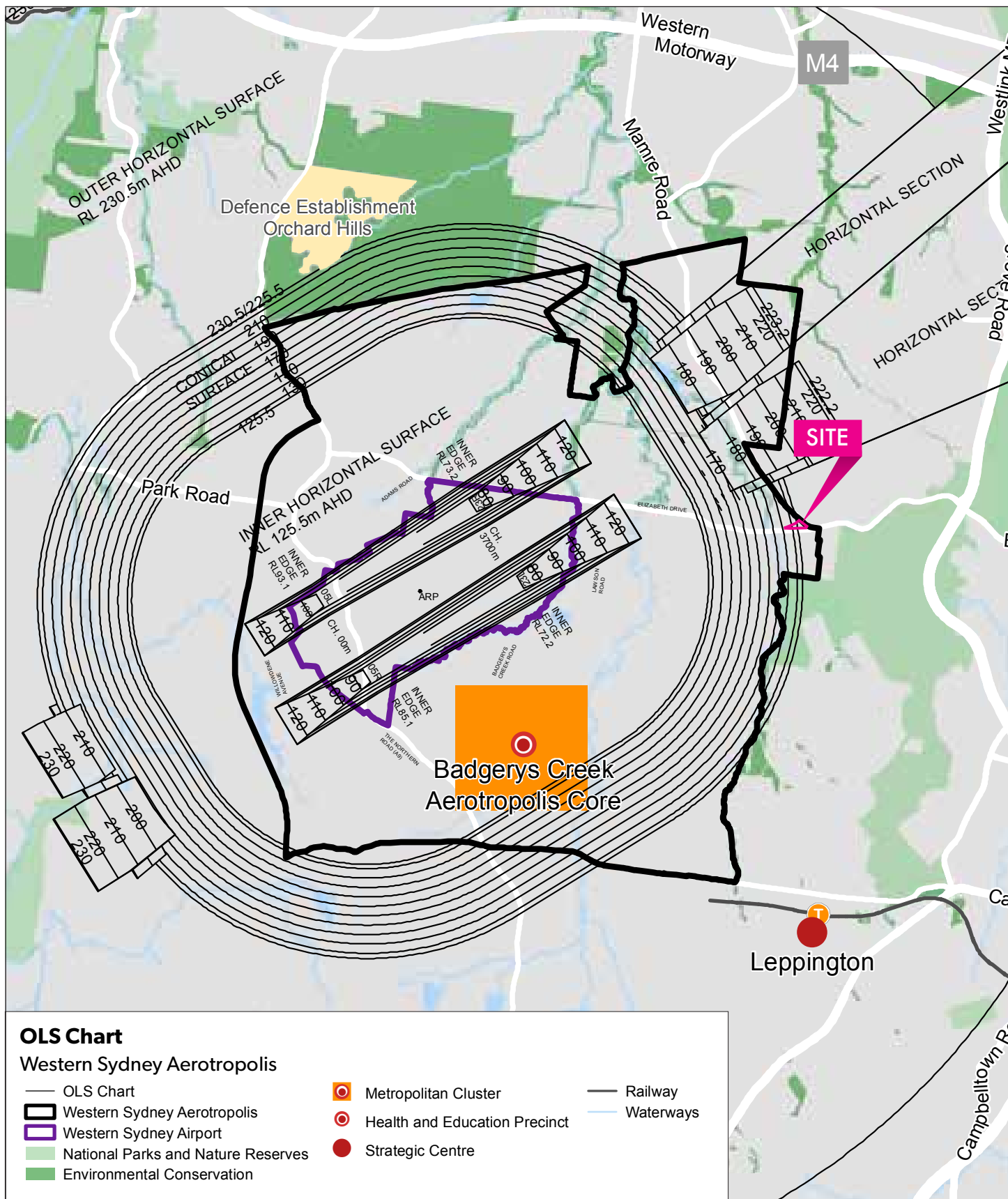
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Elizabeth Drive, Kemps Creek

FIGURE 11E
ANEC/ANEF Contours - Western Sydney Aerotropolis, Land Use and Infrastructure Implementation Plan

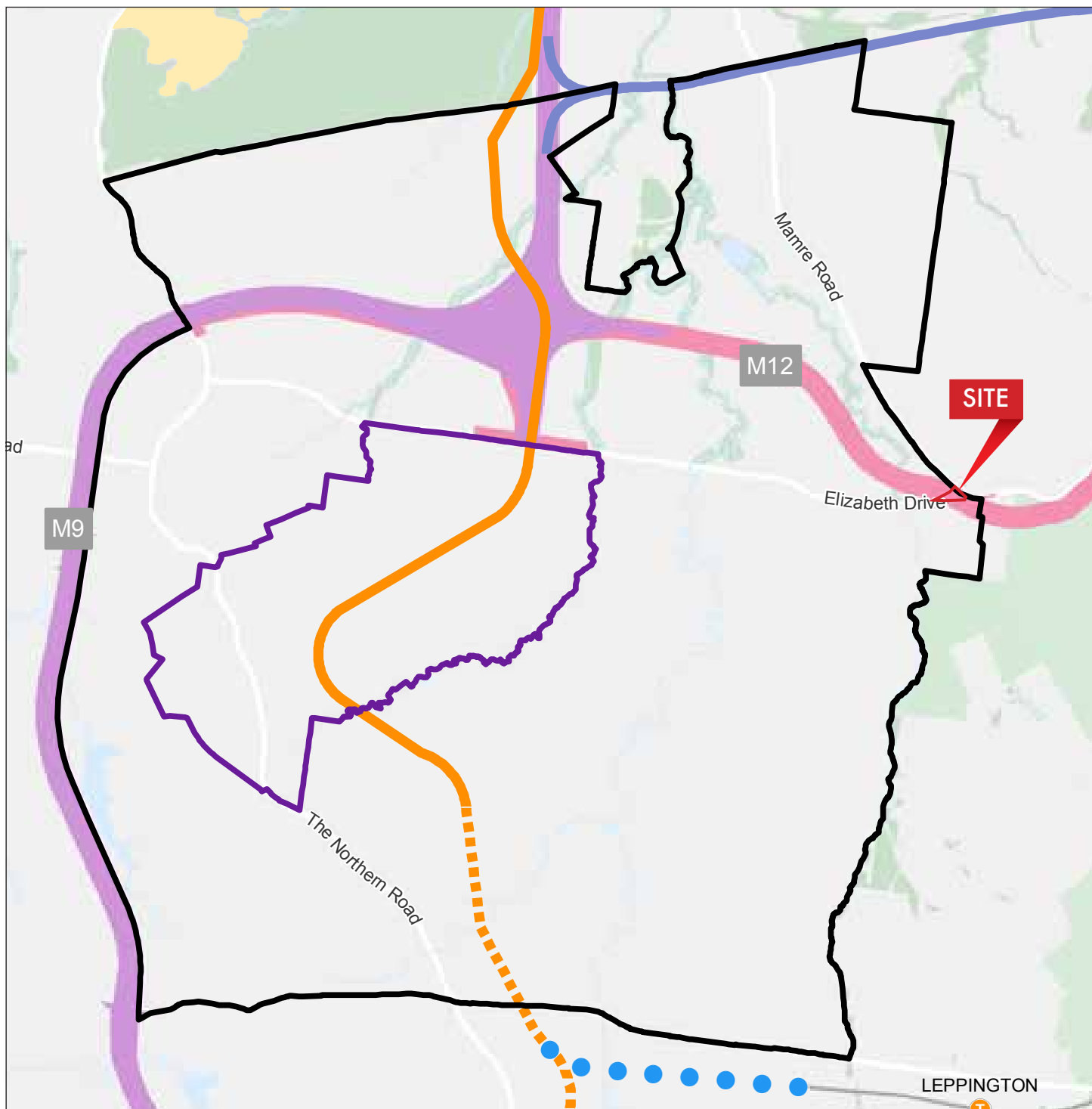
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 [REDACTED] Elizabeth Drive, Kemps Creek

FIGURE 11F
 OLS Chart - Western Sydney Aerotropolis, Land Use and Infrastructure Implementation Plan

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Potential Transport Corridors

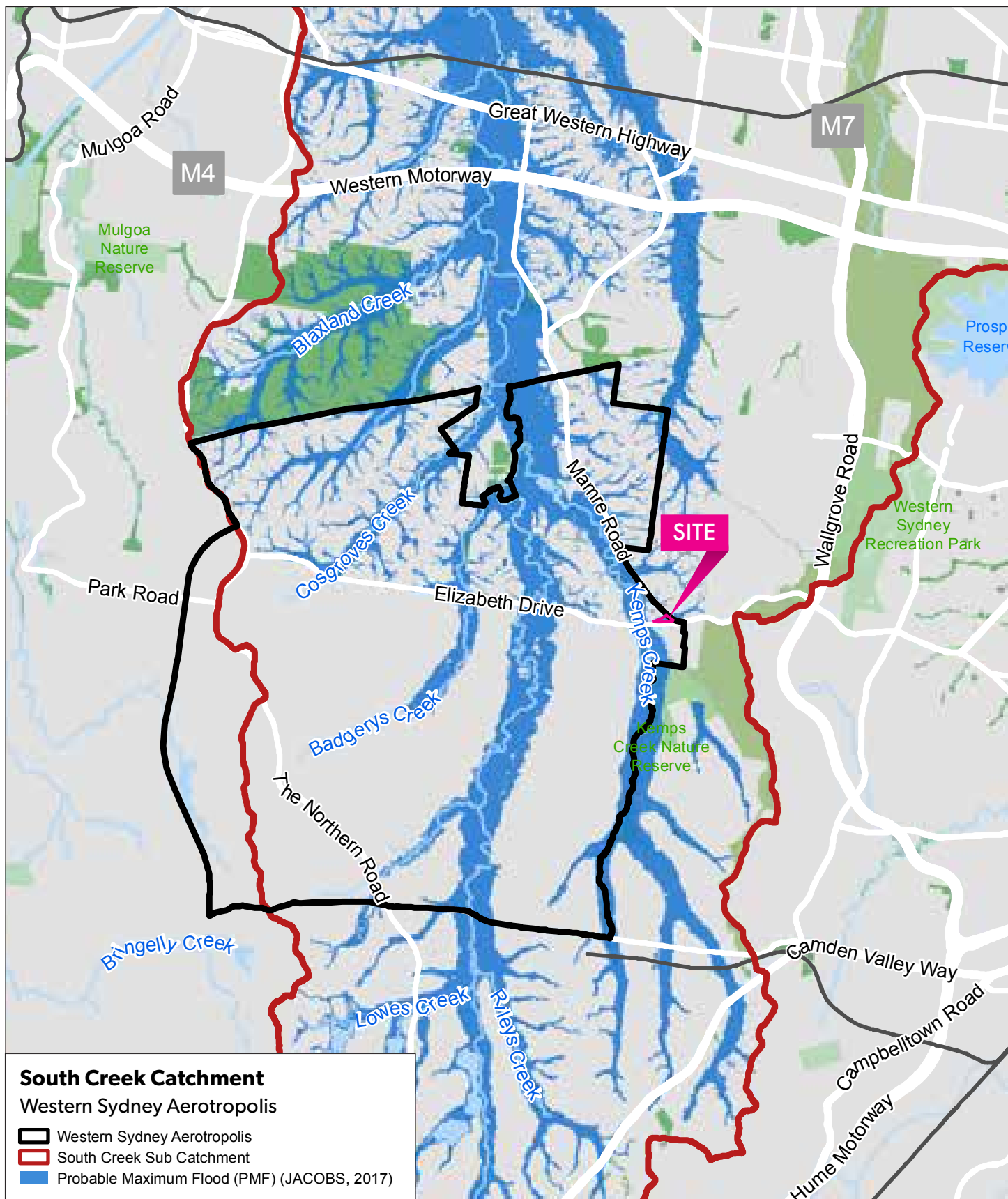
Western Sydney Aerotropolis

- | | |
|------------------------------------|--|
| Western Sydney Aerotropolis | Western Sydney Freight Line |
| Western Sydney Airport | Proposed North South Rail Link - Stage 1 |
| M9 - Outer Sydney Orbital Corridor | North South Rail Link - Future Stages |
| M12 Motorway | South West Rail Link Potential Extension |

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 Elizabeth Drive, Kemps Creek

FIGURE 11G
 Potential Transport Corridors - Western Sydney Aerotropolis, Land Use and Infrastructure Implementation Plan

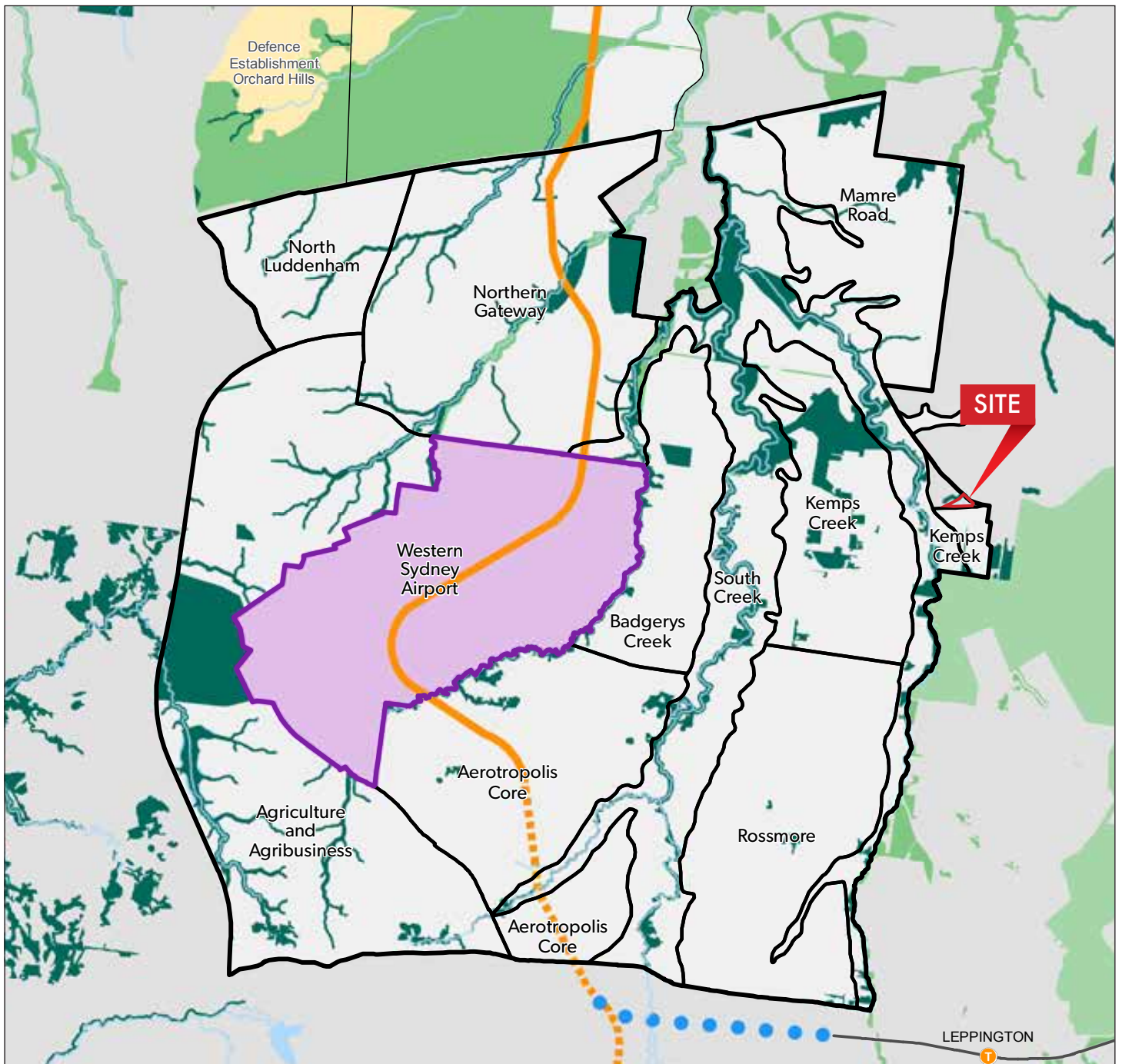
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[REDACTED] Elizabeth Drive, Kemps Creek

FIGURE 11H
South Creek Catchment - Western Sydney Aerotropolis, Land Use and Infrastructure Implementation Plan

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Conservation Values

Western Sydney Aerotropolis

- Western Sydney Aerotropolis
- Precinct Boundary
- Western Sydney Airport
- Potential and Existing Conservation Land
- National Parks and Nature Reserves
- Environmental Conservation
- Defence Land
- Proposed North South Rail Link - Stage 1
- North South Rail Link - Future Stages
- South West Rail Link Potential Extension
- Railway
- Waterways



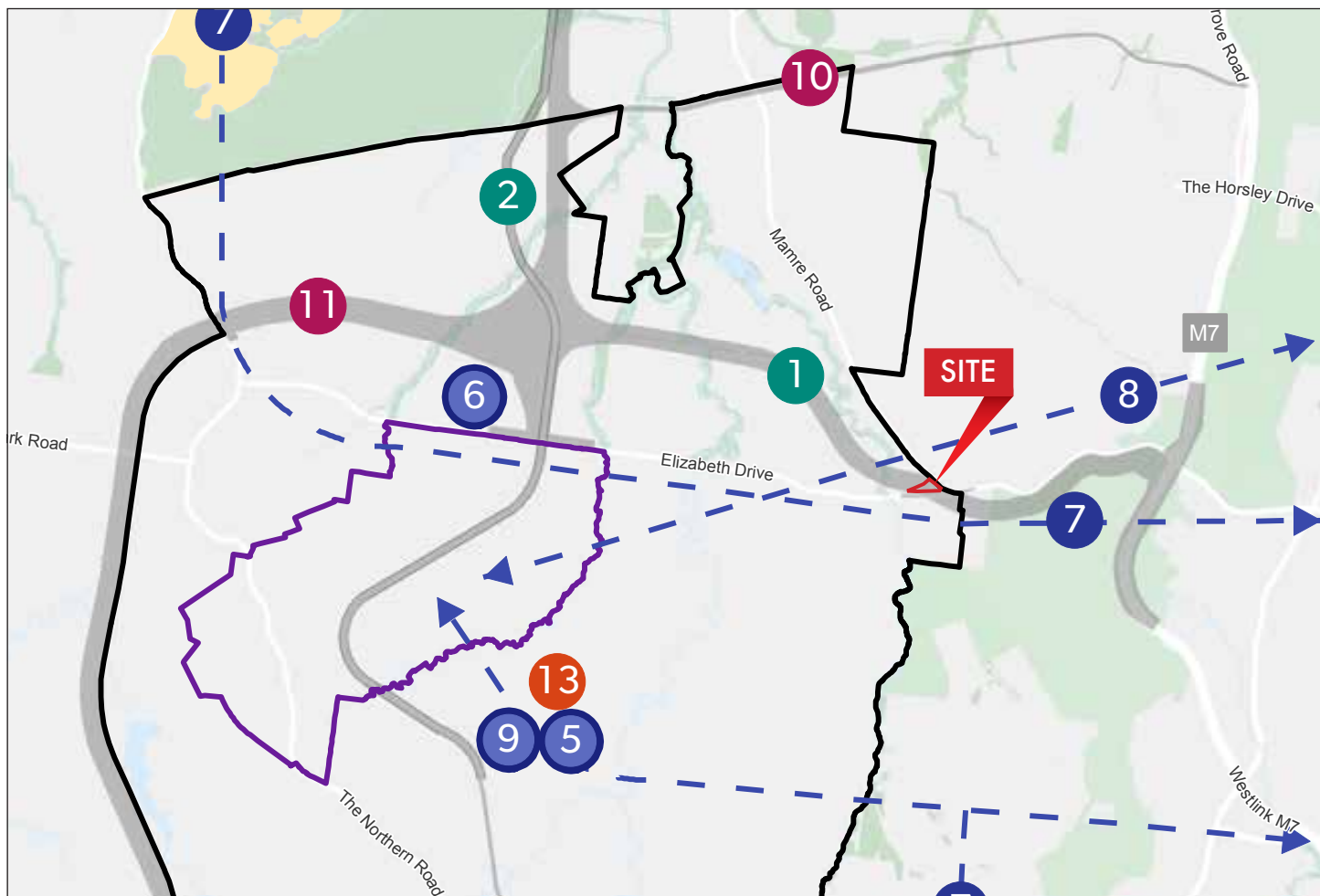
DRAFT WESTERN SYDNEY AEROTROPOLIS PLAN SUBMISSION

Elizabeth Drive, Kemp Creek

FIGURE 111

Conservation Values - Western Sydney Aerotropolis, Land Use and Infrastructure Implementation Plan

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Future Transport Initiatives

Western Sydney Aerotropolis

Committed Initiatives (0 - 10 years)

- 1 Western Sydney Infrastructure Plan including the new M12
- 2 North-south Rail link in Western Parkland City: St Marys - Western Sydney Airport - Badgerys Creek Aerotropolis

Initiatives for Investigation (0 - 10 years)

- 3 Leppington to Western Sydney Airport - Badgerys Creek Aerotropolis Rail Link
- 4 Proposed North-south Rail Link in Western Parkland City: Western Sydney Airport - Badgerys Creek Aerotropolis - Campbelltown-Macarthur
- 5 Western Sydney Airport - Badgerys Creek Aerotropolis Connected and Automated Vehicles zone*
- 6 Western Sydney Fuel Pipeline*
- 7 Infrastructure to support Rapid Bus Connections and Improved Bus Connections between Western Sydney Airport - Badgerys Creek Aerotropolis and Penrith, Liverpool, Blacktown and Campbelltown-Macarthur

- 8 Western Sydney Airport - Badgerys Creek Aerotropolis - Parramatta Rail Link
- 9 Western Parkland City Bus Interchange*

Initiatives for Investigation (10 - 20 years)

- 10 Western Sydney Freight Line
- 11 Outer Sydney Orbital from Great Western Highway to Western Sydney Airport - Badgerys Creek Aerotropolis

Initiatives for Investigation (20+ years)

- 12 M5 motorway extension from Liverpool to Outer Sydney Orbital
- 13 Western Sydney Airport - Badgerys Creek Aerotropolis Inner and Outer Ring Roads
- 14 Outer Sydney Orbital from Western Sydney Airport - Badgerys Creek Aerotropolis to Hume Motorway

* Indicative Location

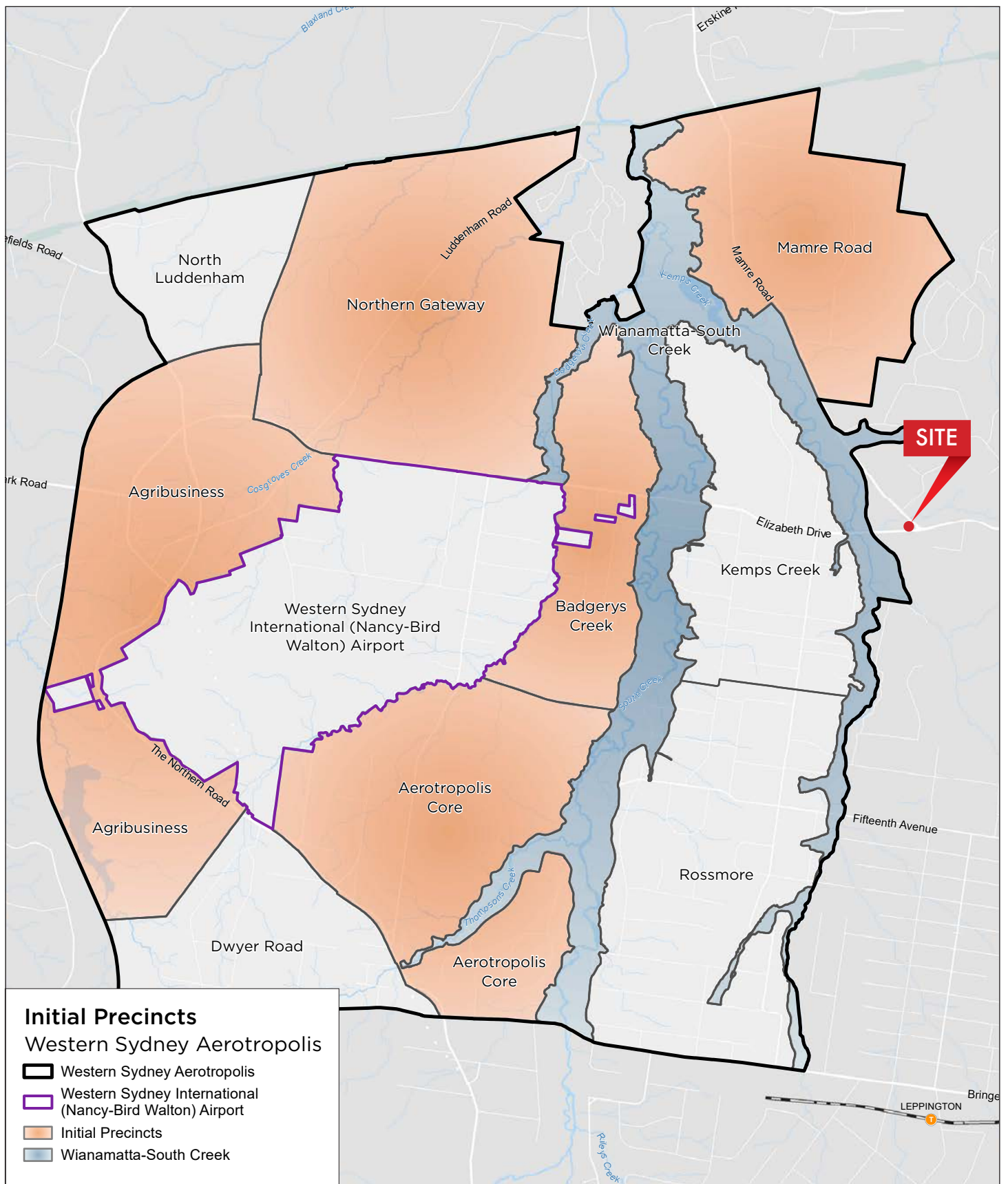
DRAFT WESTERN SYDNEY AEROTROPOLIS PLAN SUBMISSION

Elizabeth Drive, Kemps Creek

FIGURE 11J

Future Transport Initiatives - Western Sydney Aerotropolis, Land Use and Infrastructure Implementation Plan

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DRAFT WESTERN SYDNEY AEROTROPOLIS PLAN SUBMISSION
Land owned by Sydney University at Badgerys Creek and Kemps Creek

FIGURE 12A
Initial Precincts - Western Sydney Aerotropolis Plan Dec 2019

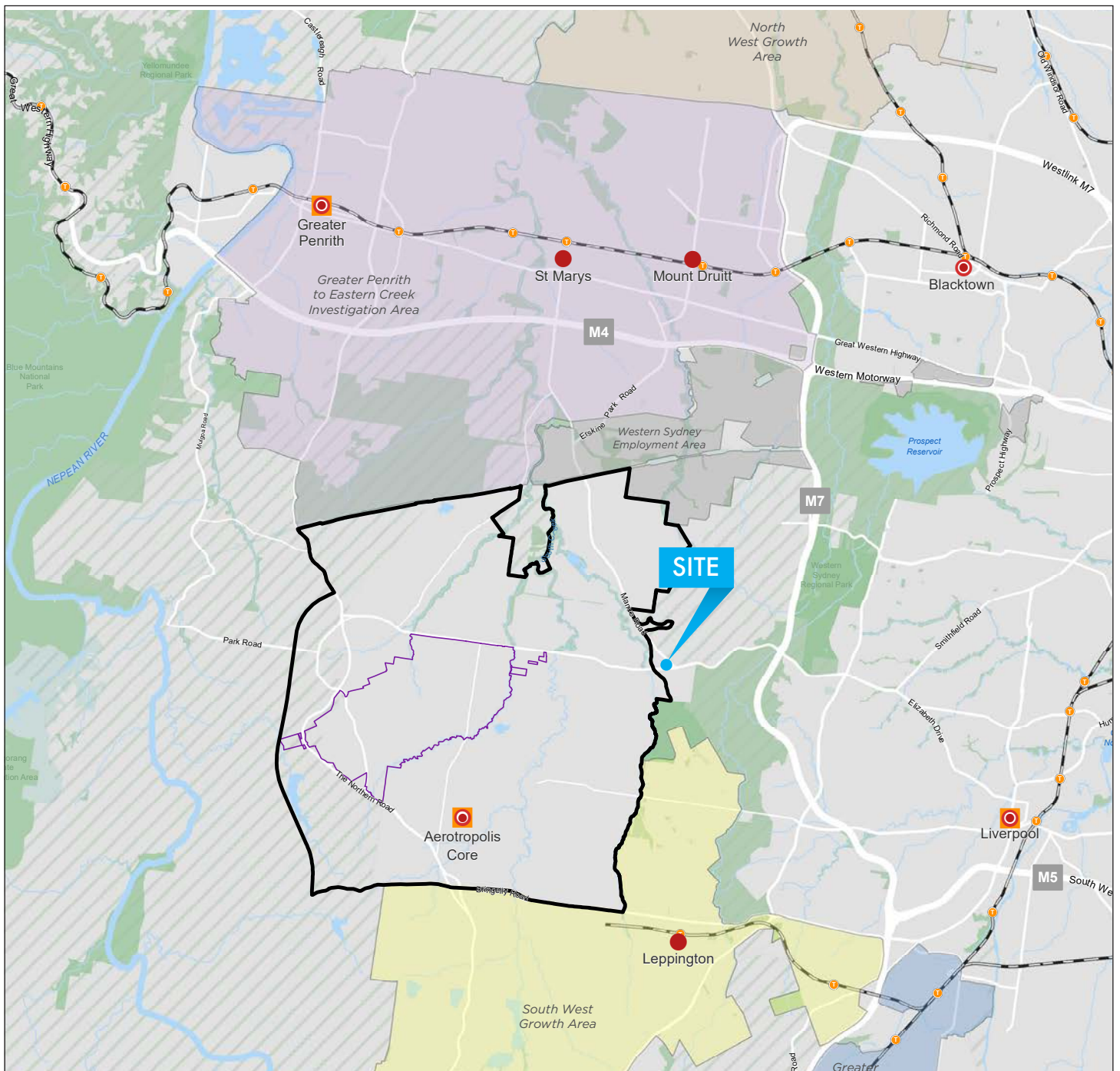
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DRAFT WESTERN SYDNEY AEROTROPOLIS PLAN SUBMISSION
Land owned by Sydney University at Badgerys Creek and Kemps Creek

FIGURE 12B
Wianamatta-South Creek Catchment - Western Sydney Aerotropolis Plan Dec 2019

Prepared For - King & Wood Mallesons



Adjoining Areas

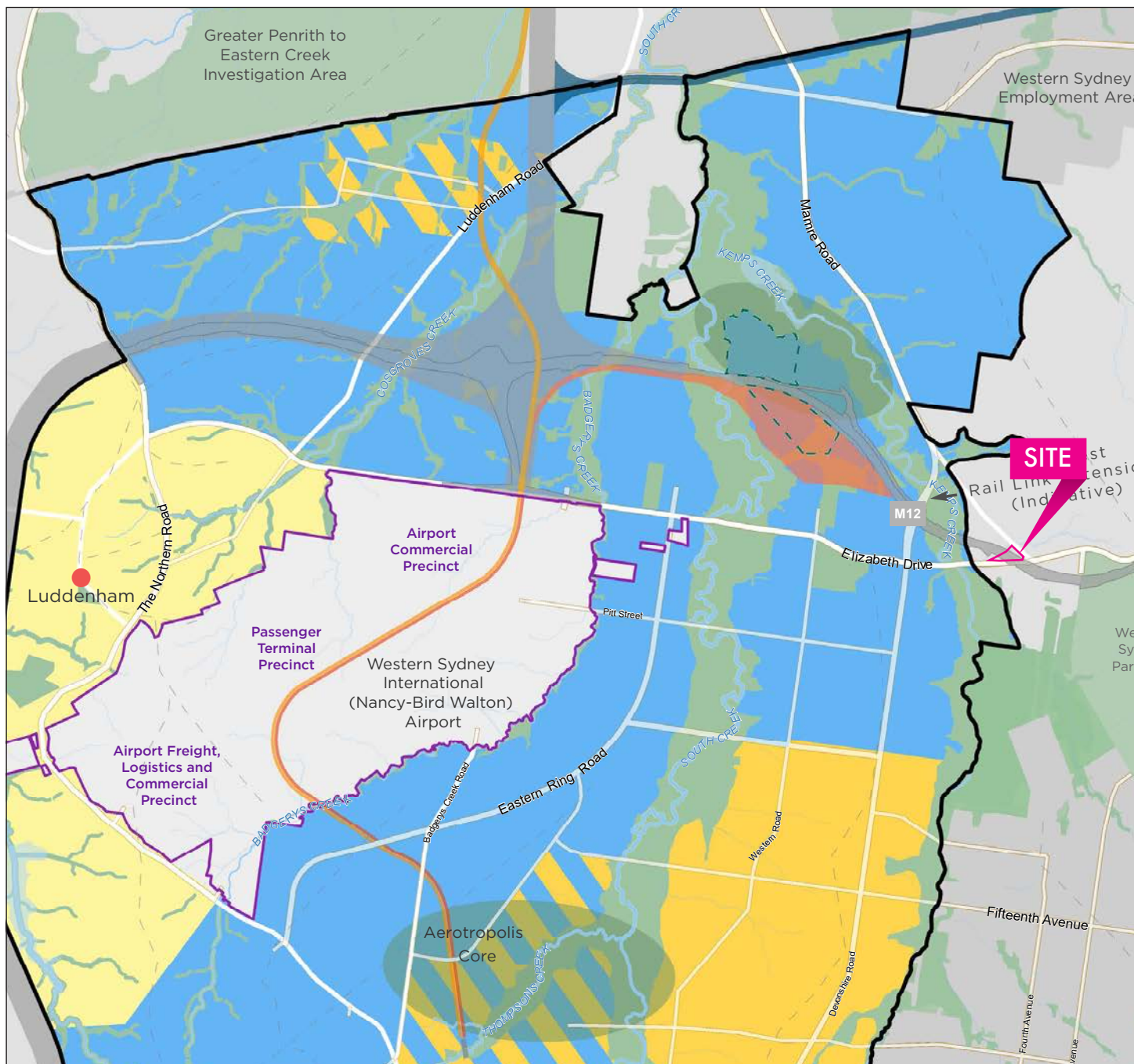
Western Sydney Aerotropolis

- | | | |
|--|---|-------------------------------|
| Western Sydney Aerotropolis | Greater Penrith to Eastern Creek Investigation Area | Metropolitan Cluster |
| Western Sydney International (Nancy-Bird Walton) Airport | South West Growth Area | Health and Education Precinct |
| National Parks and Nature Reserves | Greater Macarthur Growth Area | Strategic Centre |
| Environmental Conservation | North West Growth Area | |
| Western Sydney Employment Area | Metropolitan Rural Area | |

DRAFT WESTERN SYDNEY AEROTROPOLIS PLAN SUBMISSION
Land owned by Sydney University at Badgerys Creek and Kemps Creek

FIGURE 12C
Adjoining Areas - Western Sydney Aerotropolis Plan Dec 2019

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Structure Plan

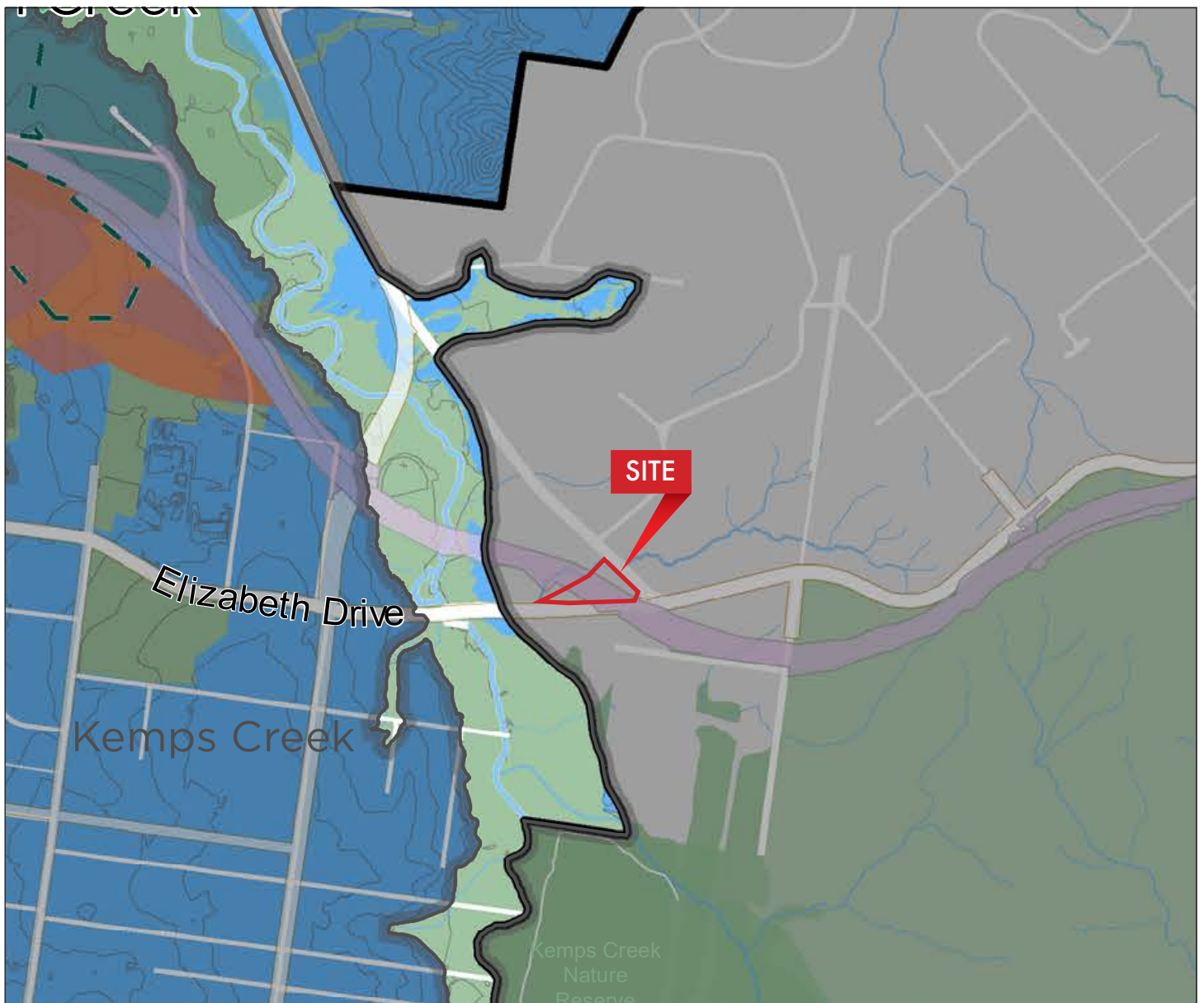
Western Sydney Aerotropolis

- | | | |
|--|---|--|
| Western Sydney Aerotropolis | Proposed Sydney Metro Greater West | Centre |
| Western Sydney International (Nancy-Bird Walton) Airport | Potential East-West Rail Link, Stabling and Critical Infrastructure | Agribusiness |
| Topographic Ridgeline | Proposed Future Rail Links (Investigation) | Environment and Recreation |
| Key Network Upgrades | Proposed Transport Corridor | Flexible Employment |
| Regional Parkland (Investigation) | Potential Western Sydney Freight Line Corridor | Urban Land |
| Critical Utility / Infrastructure (Investigation) | | Mixed Flexible Employment & Urban Land |

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Land owned by Sydney University at Badgerys Creek and Kemps Creek

FIGURE 12D
Structure Plan - Western Sydney Aerotropolis Plan Dec 2019

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Structure Plan - Wianamatta-South Creek

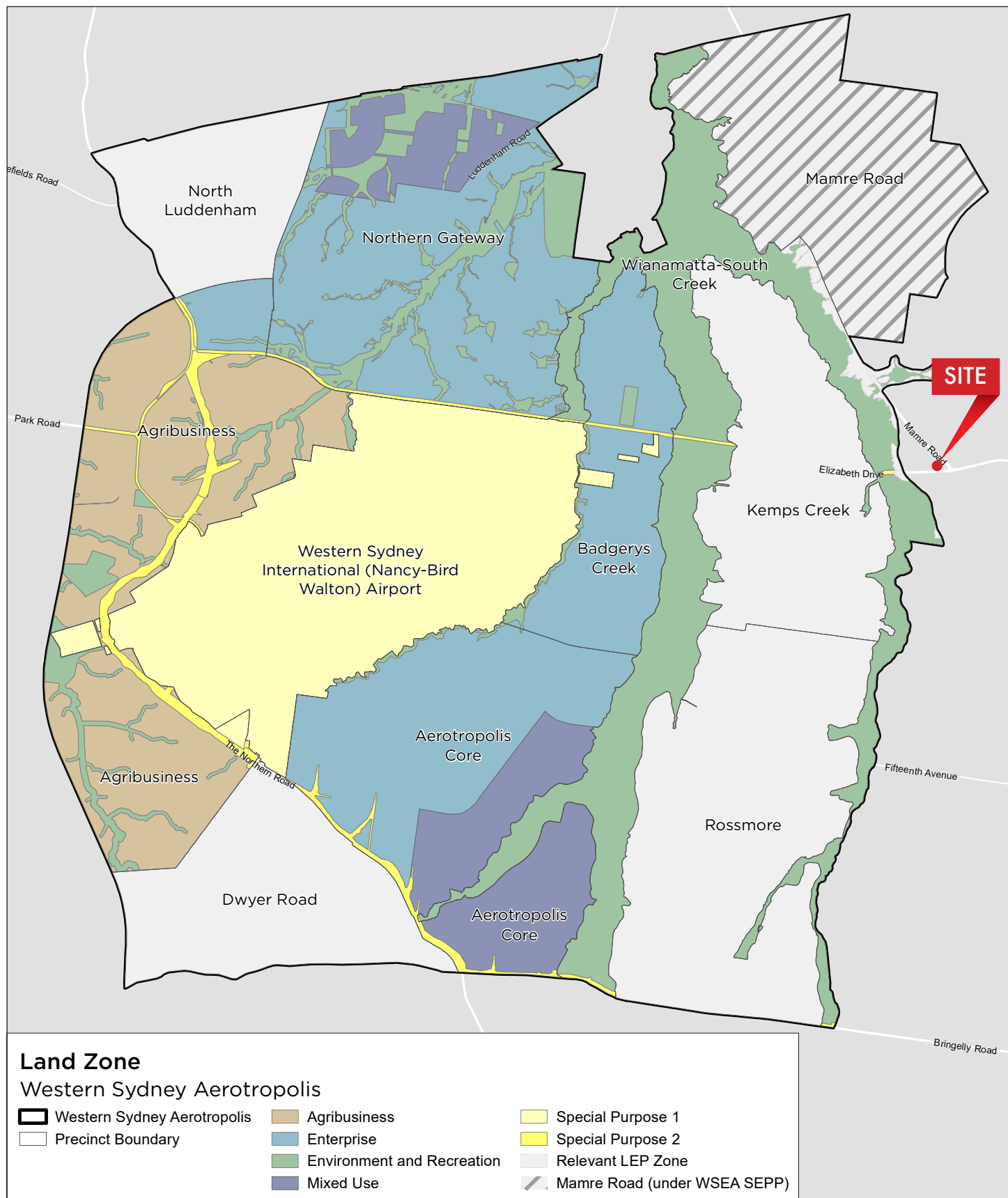
Western Sydney Aerotropolis

- | | |
|---|--|
| Western Sydney Aerotropolis | Proposed Future Rail Links (Investigation) |
| Western Sydney International (Nancy-Bird Walton) Airport | Proposed M12 Motorway Corridor |
| Topographic Contour 5m | Proposed Transport Corridor |
| Regional Parkland (Investigation) | Potential Western Sydney Freight Line Corridor |
| Key Network Upgrades | Agribusiness |
| Critical Utility / Infrastructure (Investigation) | Environment and Recreation |
| Proposed Sydney Metro Greater West | Flexible Employment |
| Potential East-West Rail Link, Stabling and Critical Infrastructure | Urban Land |
| | Mixed Flexible Employment & Urban Land |

DRAFT WESTERN SYDNEY AEROTROPOLIS PLAN SUBMISSION
Land owned by Sydney University at Badgerys Creek and Kemps Creek

FIGURE 12E
Structure Plan (Wianamatta-South Creek) - Western Sydney Aerotropolis Plan Dec 2019

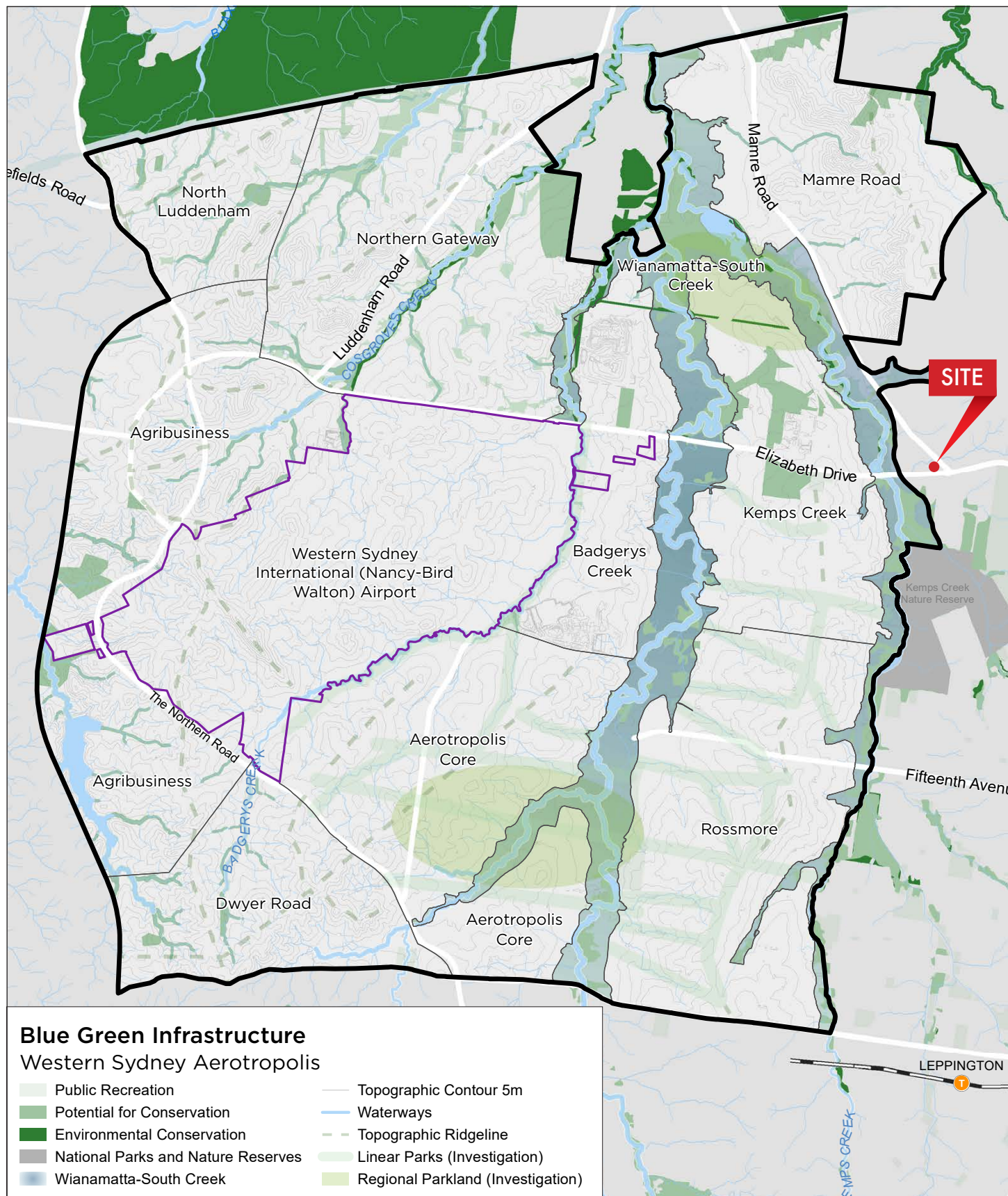
Prepared For - King & Wood Mallesons



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FIGURE 12F
Land Zone - Western Sydney Aerotropolis Plan Dec 2019

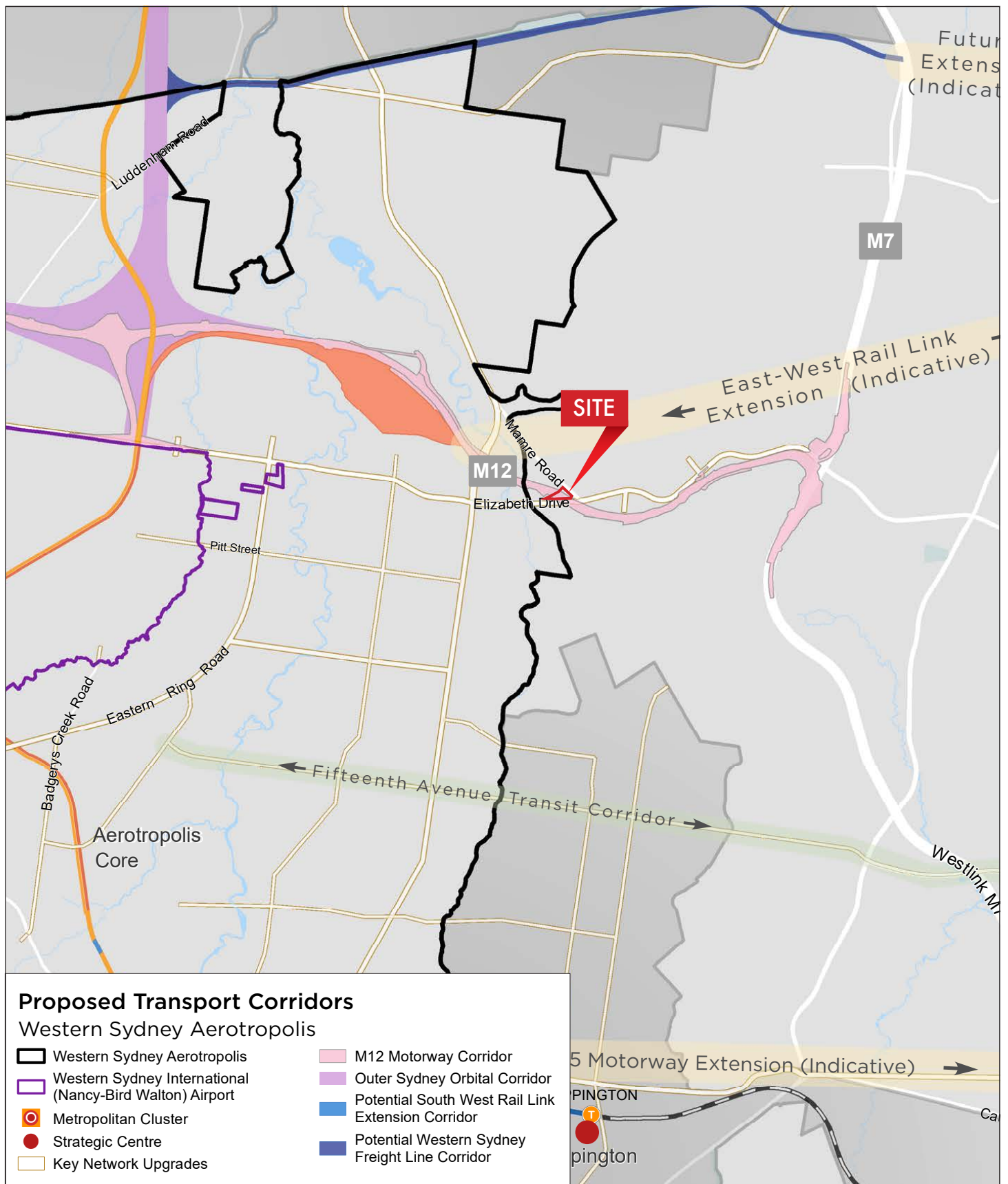
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FIGURE 12G
Blue Green Infrastructure - Western Sydney Aerotropolis Plan Dec 2019

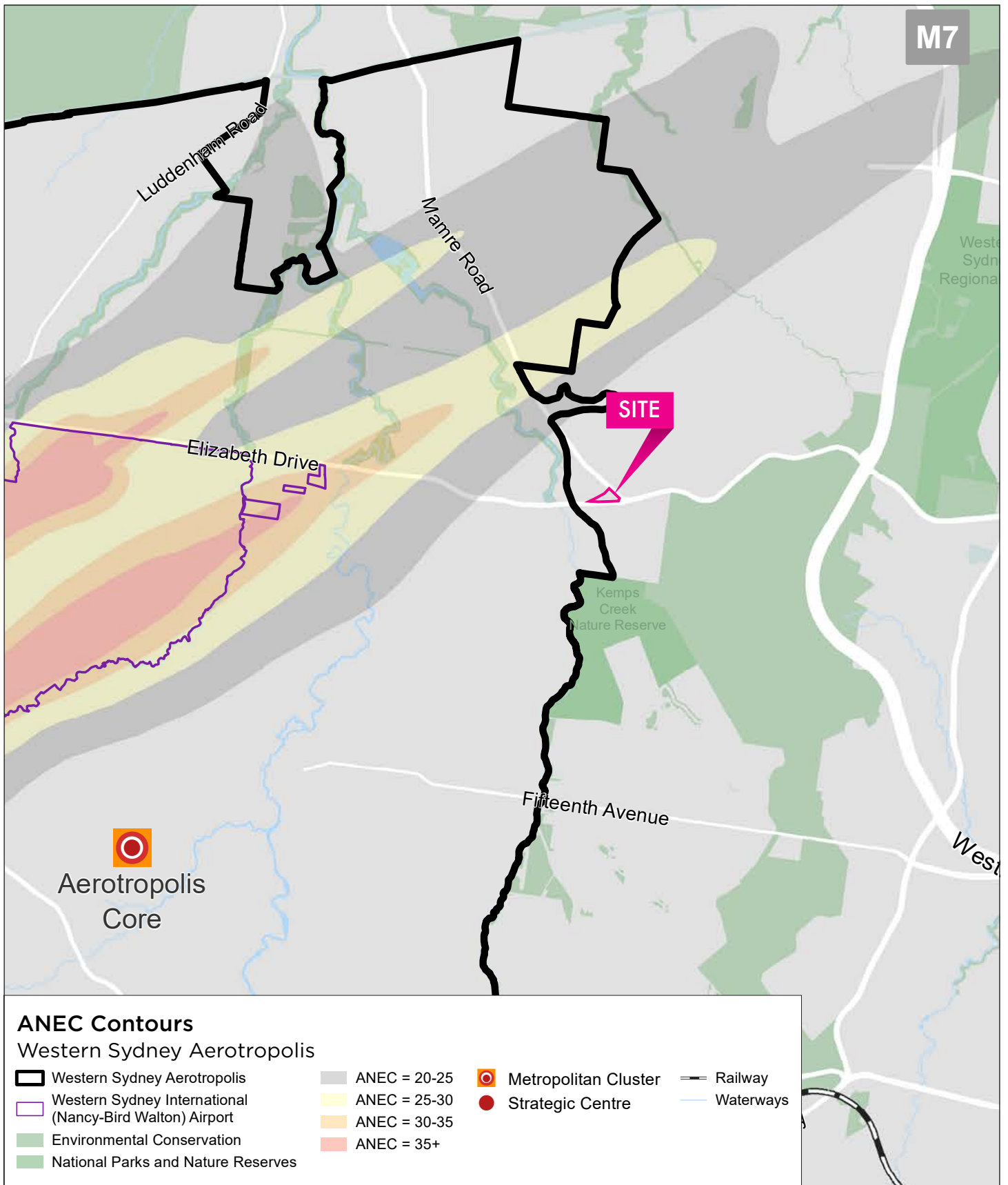
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FIGURE 12H
Proposed Transport Corridors - Western Sydney Aerotropolis Plan Dec 2019

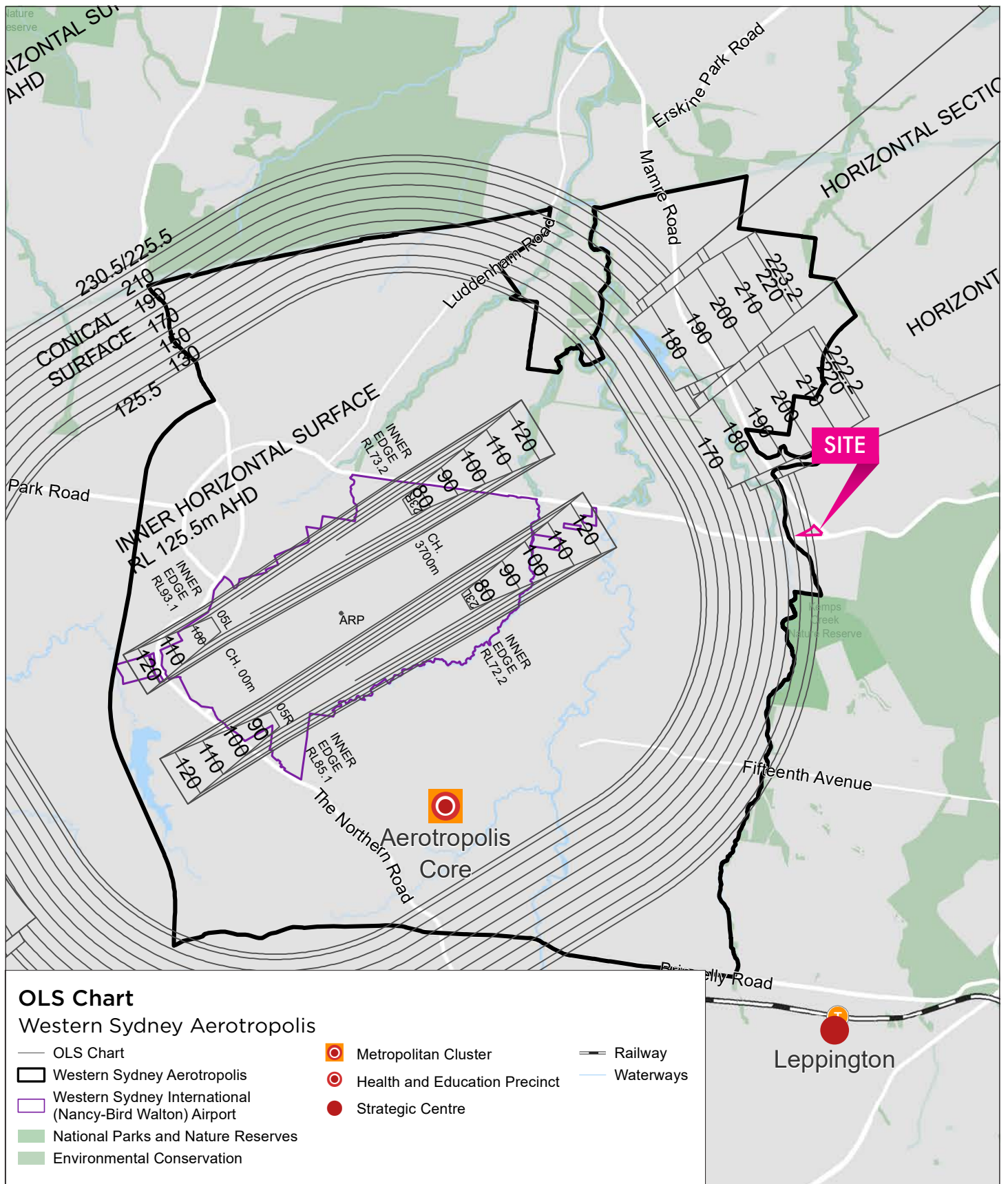
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FIGURE 121
ANEC Contours - Western Sydney Aerotropolis Plan Dec 2019

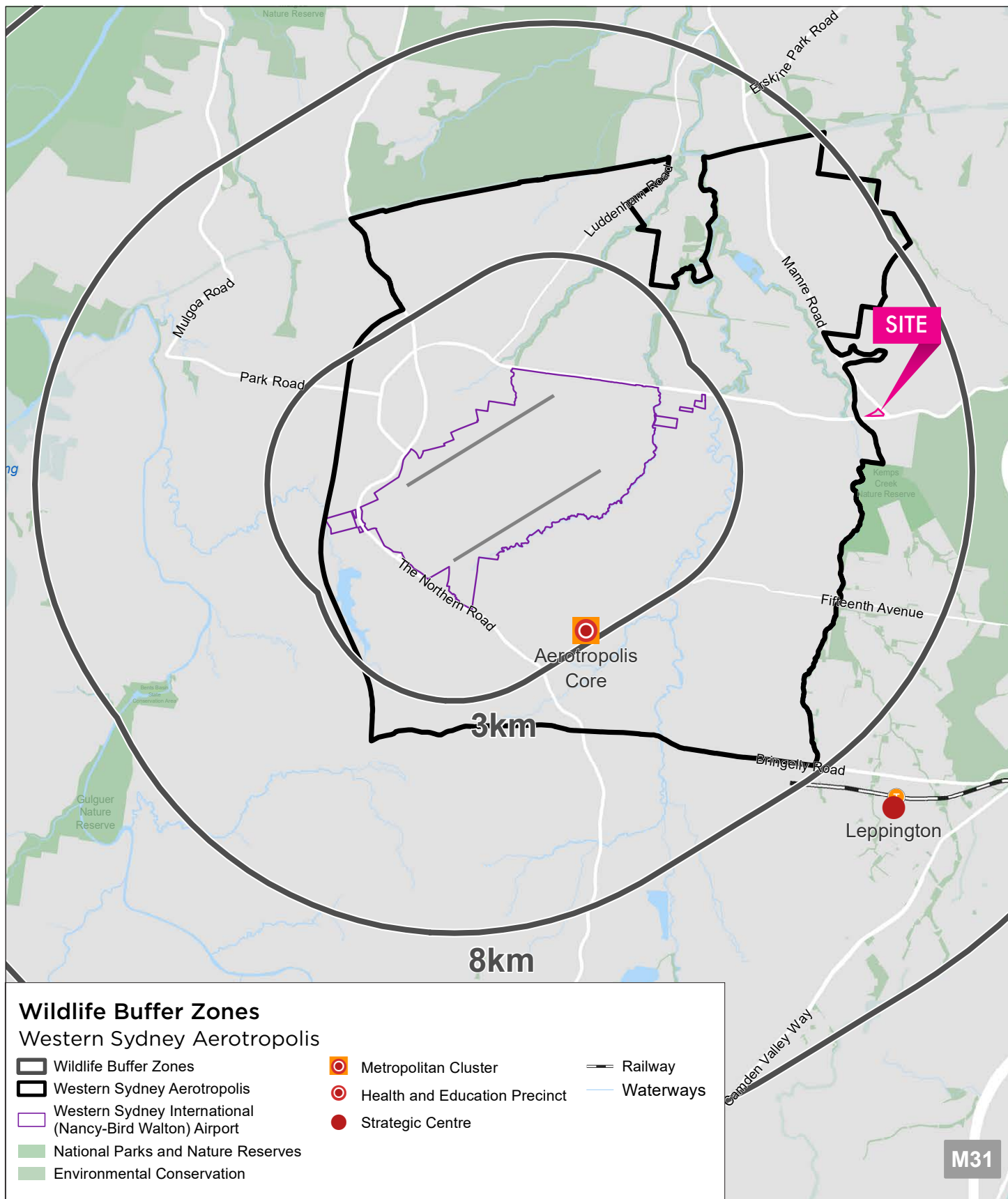
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FIGURE 12J
Obstacle Limitation Surface Chart - Western Sydney Aerotropolis Plan Dec 2019

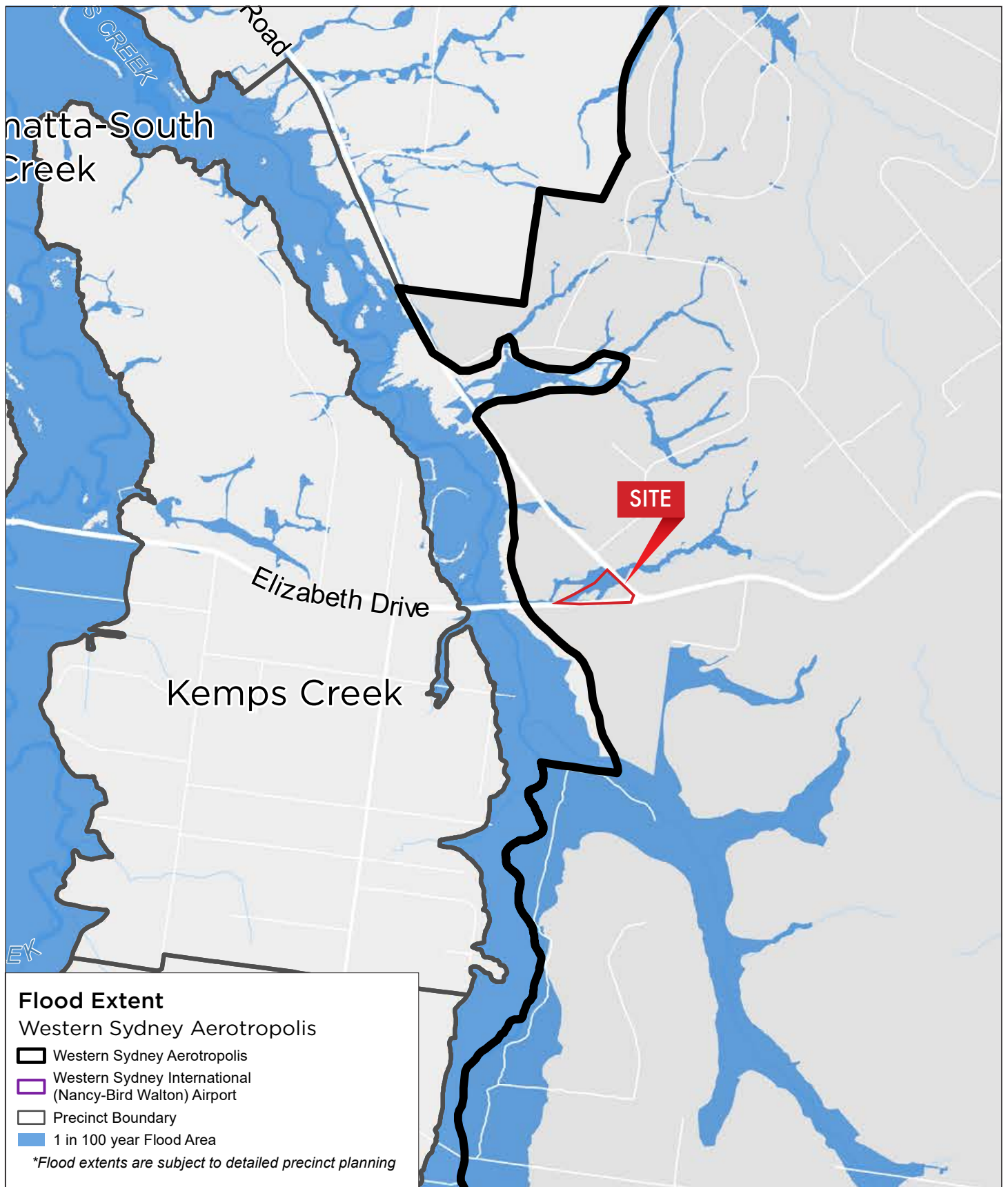
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FIGURE 12K
Wildfire Buffer Zones - Western Sydney Aerotropolis Plan Dec 2019

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FIGURE 12L
 Flood Extent - Western Sydney Aerotropolis Plan Dec 2019

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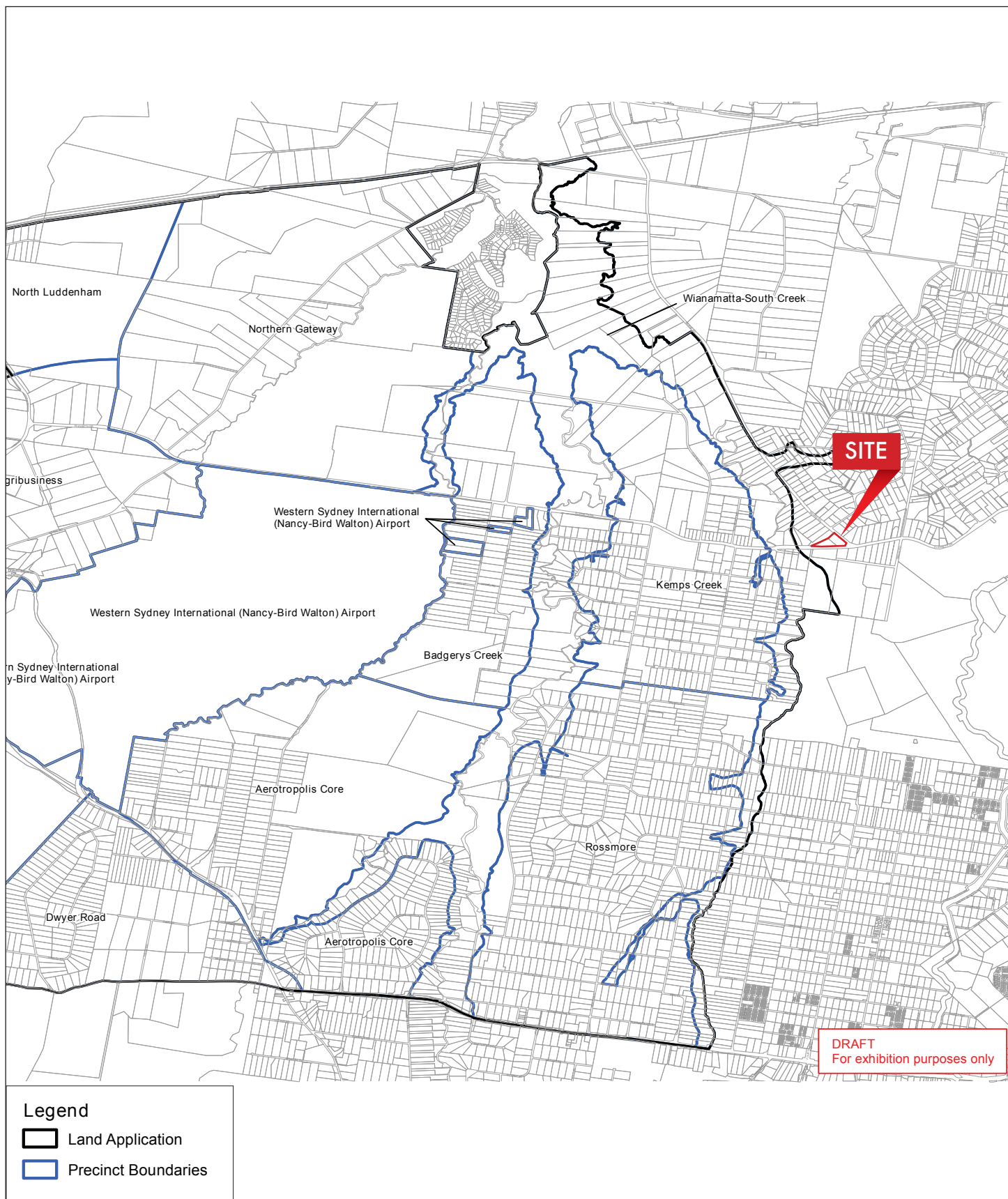
Legend

 Land Application

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FIGURE 13A
Land Application - Western Sydney Aerotropolis Proposed SEPP 2019

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FIGURE 13A
Precinct Boundary - Western Sydney Aerotropolis Proposed SEPP 2019

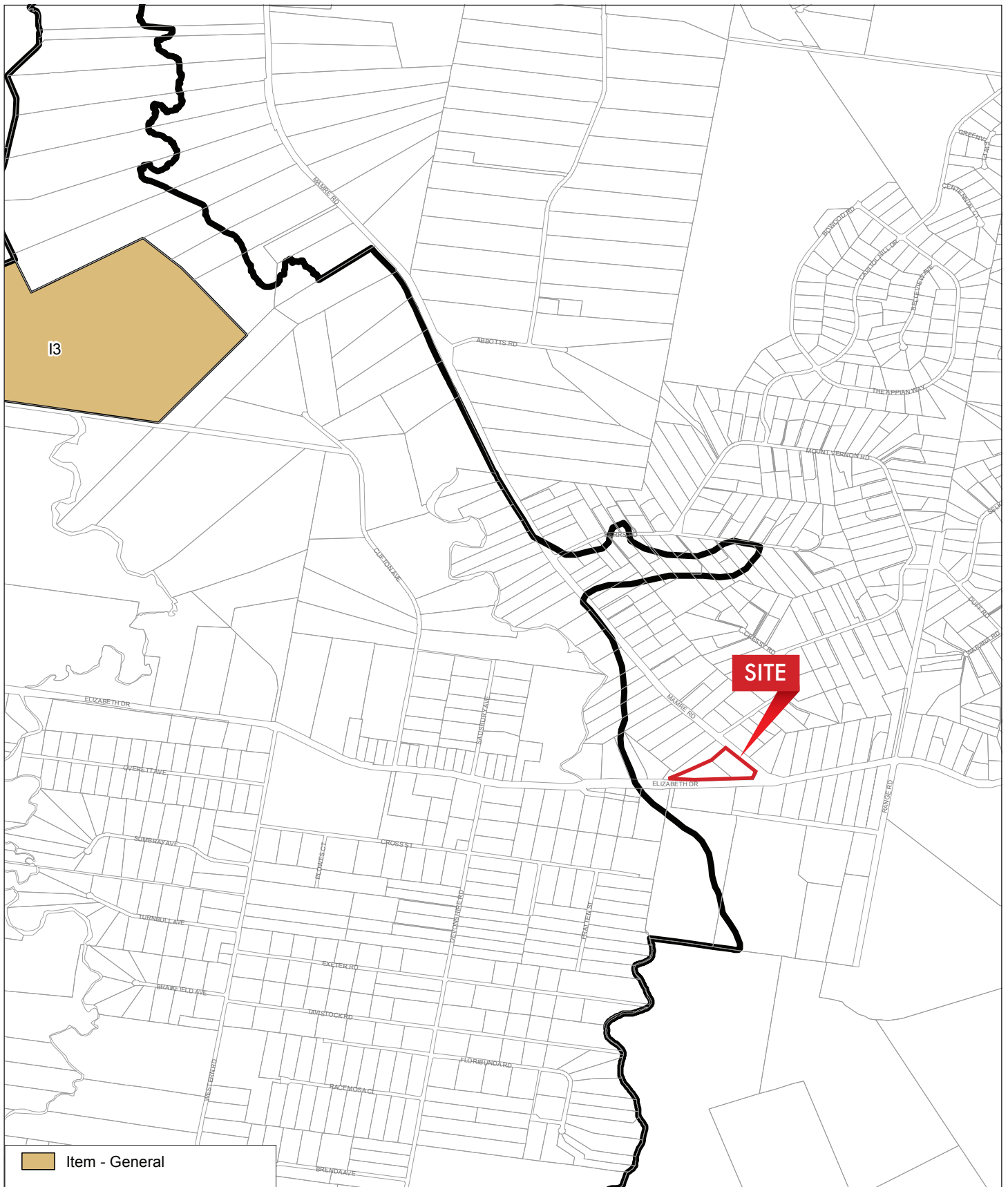
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Land owned by Sydney University at Badgerys Creek and Kemps Creek

FIGURE 13D
Land Zoning - Western Sydney Aerotropolis Proposed SEPP 2019

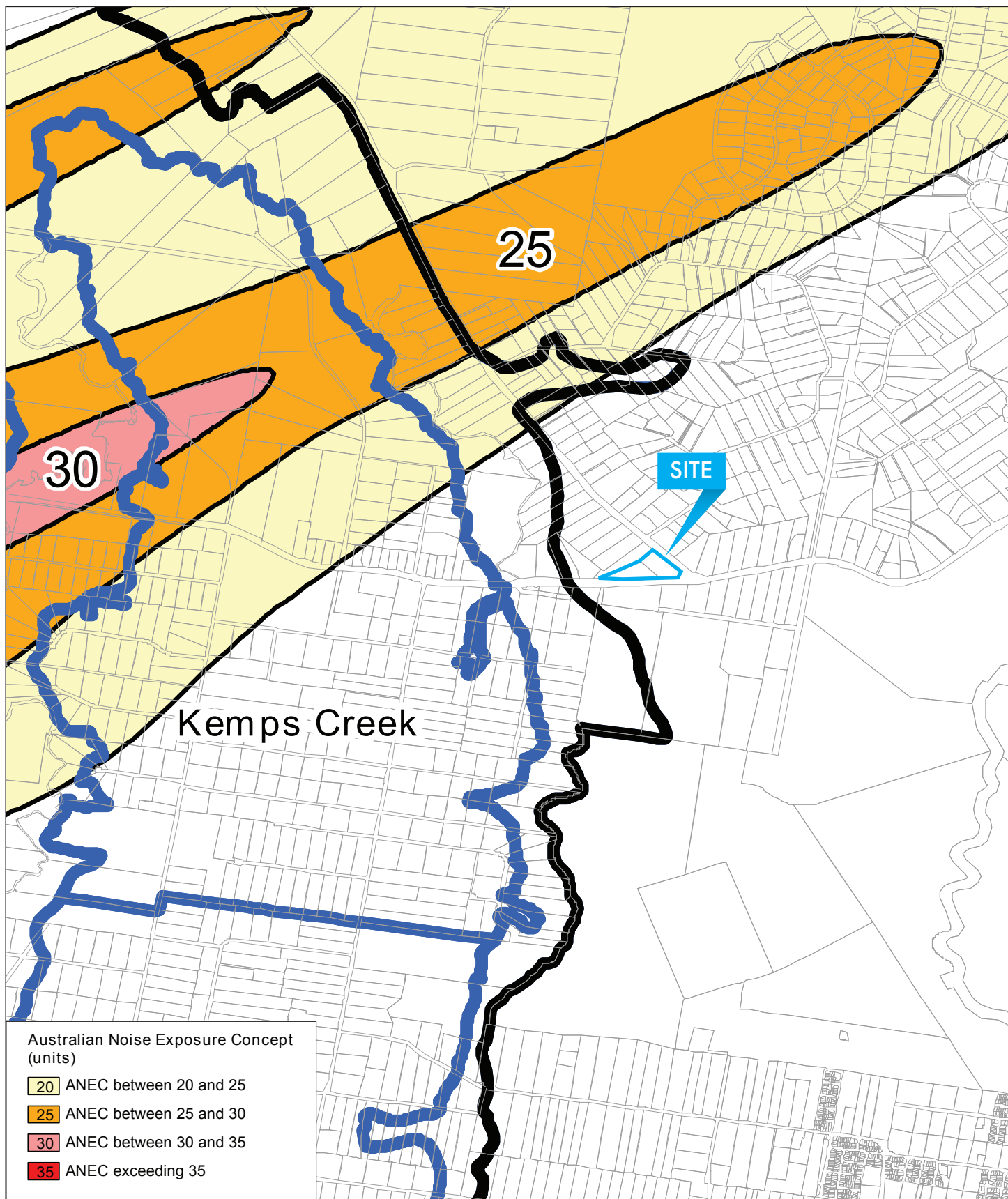
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FIGURE 13E
Heritage - Western Sydney Aerotropolis Proposed SEPP 2019

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FIGURE 13F
Australian Noise Exposure Concept - Western Sydney Aerotropolis Proposed SEPP 2019

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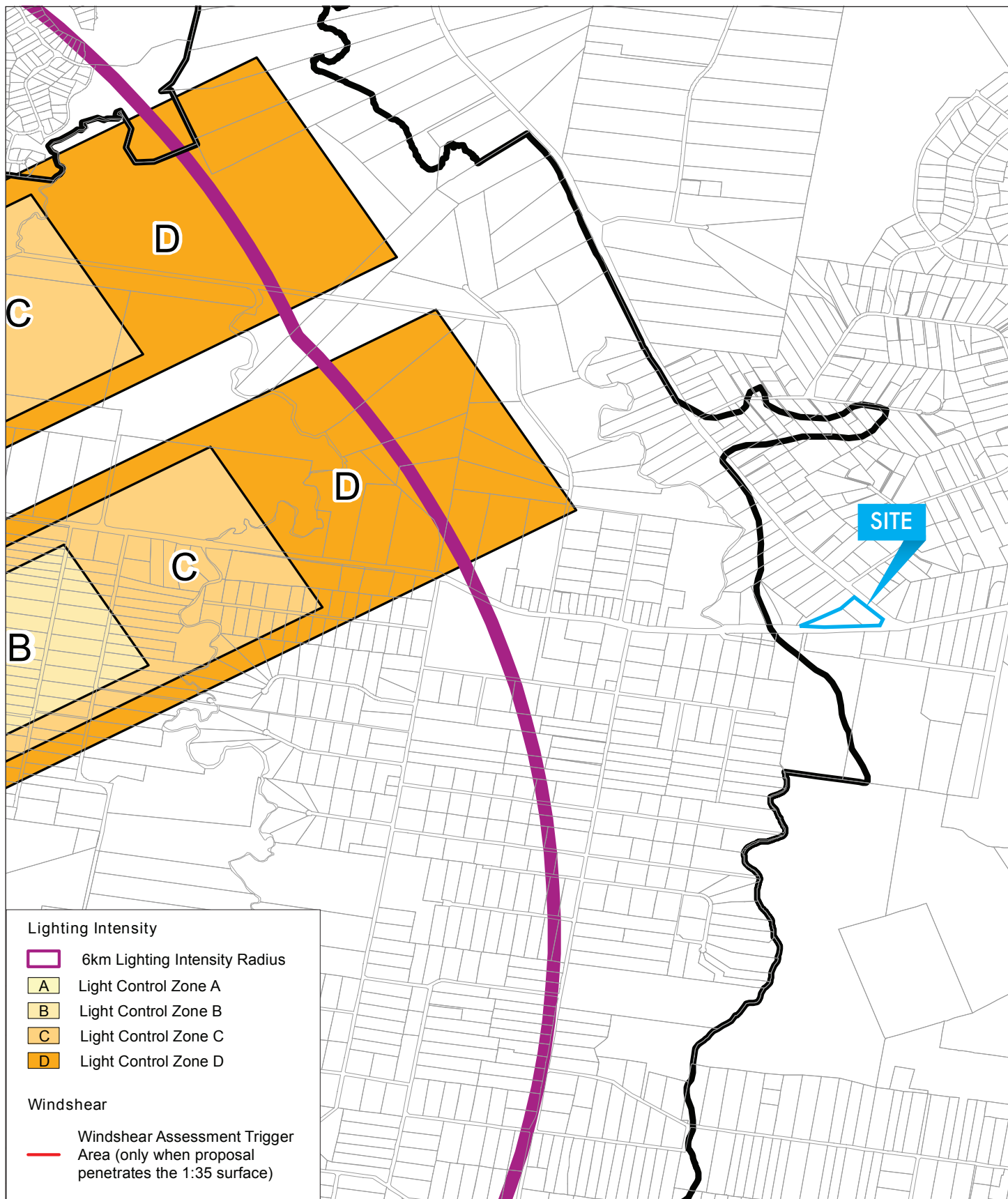


— Obstacle Limitation Surface

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FIGURE 13G
Obstacle Limitation Surface - Western Sydney Aerotropolis Proposed SEPP 2019

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FIGURE 13H
Lightning Intensity and Windshear - Western Sydney Aerotropolis Proposed SEPP 2019

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FIGURE 131
Wildlife Buffer Zones - Western Sydney Aerotropolis Proposed SEPP 2019

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