

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Friday, 6 March 2020 8:07 AM  
**To:** [REDACTED]  
**Subject:** FW: Webform submission from: Western Sydney Aerotropolis Planning Package

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**From:** [REDACTED] **On 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

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**From:** [REDACTED]  
**Sent:** Thursday, 27 February 2020 10:06 AM  
**To:** [REDACTED]  
**Subject:** Webform submission from: Western Sydney Aerotropolis Planning Package

Submitted on Thu, 27/02/2020 - 10:05  
Submitted by: Anonymous  
Submitted values are:  
Submission Type: I am submitting on behalf of my organisation  
First Name: [REDACTED]  
Last Name: [REDACTED]  
Name Withheld: Yes  
Email: [REDACTED]  
Suburb/Town & Postcode: [REDACTED]  
Submission file:  
[REDACTED]-western-sydney-aerotropolis-planning-package-(feb-20).pdf

Submission: Refer [REDACTED] attached submission.

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

[REDACTED]



26 February 2020

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### **SUBMISSION - WESTERN SYDNEY AEROTROPOLIS PLANNING PACKAGE**

This submission has been prepared by Boral in response to the Western Sydney Planning Partnership's exhibition of the draft Western Sydney Aerotropolis Plan, draft DCP and proposed SEPP Discussion Paper. Boral supports the ongoing planning progression of this key growth area of Sydney, particularly with respect to prioritising industry which will deliver jobs to the region and support the construction of the Airport and Aerotropolis.

From our previous submission on the Stage 1 Land Use and Infrastructure Implementation Plan, Boral acknowledges that action has been taken to prioritise the establishment of construction material production facilities in the Badgerys Creek precinct. The planning priority must extend to the delivery of critical trunk infrastructure to support industry, in particular those that play a pivotal role in supplying critical construction materials to this high growth region. Greater clarity on the timing to deliver services such as water, sewer, electricity and gas is required to ensure there are no delays in bringing these industries to operation, generating jobs and ensuring the efficient and cost effective supply of construction materials.

While supportive of the recognition given to the role of industrial uses, in particular those involved in the supply of construction materials, Boral objects to these land uses being framed as "interim" or "temporal" that serve only to enable the initial phase of development and raise concern regarding the intent to "transition" such uses out over time.

Construction materials (notably concrete and asphalt) are fundamental to ensuring sustainable growth as well as continued and long term maintenance of built up urban environments. Production facilities require significant capital investment and secure strategic locations to ensure operational viability and product quality across distribution networks. Development of the Aerotropolis alone will take at least 20 years, after which the maintenance of the surrounding roads and infrastructure will commence and continue demand for these products. Accordingly the planning controls should recognise the essential role these facilities will play in not only the initial development, but continued growth and ongoing maintenance in the region. Ultimately, any transition would be driven by market demand for these uses/products and a natural change would occur. This transition should not be dictated by an imposed planning control.

Lastly, Boral are supportive of the proposed land use controls that prohibit residential development in the proposed Enterprise Zone. However, the provisions of the future SEPP should include measures to ensure that other forms of noise sensitive uses (i.e. educational establishments, centre-



based child care facilities, community facilities, health services facilities and the like) are prevented from locating in the Badgerys Creek precinct that is earmarked for use by general industry. With the level of investment industry will be required to make into the region to deliver jobs to Western Sydney, these protections are critical to ensuring industry can operate effectively and mitigate any potential encroachment risk into the future.

Final planning documents must ensure that the delivery of general industry (including construction materials suppliers) is supported through appropriate land use controls, zoning objectives and statements of desirable outcomes within priority precincts, but without specific transition limitations. To achieve these ends Boral suggests the following amendments to the documents as exhibited:

- A review of the proposed SEPP Enterprise Zone land use objectives to include a provision that would support the establishment of essential urban industries such as construction material production. At present, the objectives set in the draft SEPP discussion paper would seek to exclude such uses from establishing consistency with the zone outcomes;
- The future SEPP should include provisions that would protect future industry from interface impacts associated with sensitive land uses that may seek to locate within proximity to general industry within the Badgerys Creek precinct. In this regard the appropriateness of educational establishments, centre-based child care facilities, community facilities, health services facilities and the like in this precinct should be further reviewed;
- The *Vision Statement* contained in section 2.4.1 of the DCP for Badgerys Creek should be amended to reflect the long term need for critical city building industries including construction material suppliers. In this regard, references to “enabling” industries should either be clarified by definition or removed entirely; and
- Objective (f) in section 2.4.2 of the DCP should be amended to ensure that critical city building industries, including those engaged in the production of construction materials are not subject to unreasonable temporally limited consents.

We thank you for the opportunity to provide comment on the draft Western Sydney Aerotropolis Plan and supporting documents. Boral look forward to the future delivery of draft precinct plans and working with Government and the private sector in delivering this important new region of Sydney and NSW.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Greg Price", is written over a light blue circular stamp.

**Greg Price**  
Executive General Manager  
Boral Construction Materials (NSW/ACT)