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[20200306_sub_nuw_planning.pdf](#)

Submission: Please find attached the submission from the Aerotropolis Multiversity partnership - a collaboration involving the NUW Alliance (University of Newcastle, UNSW and the University of Wollongong) together with Western Sydney University.

URL: https://pp.planningportal.nsw.gov.au/admin/structure/webform/manage/draft_plans_and_policies/submission/73406/resend

Western Sydney Planning Partnership
PO Box 257
Parramatta NSW 2124

6 March 2020

Submission on Draft Western Sydney Aerotropolis Planning Documents

The Aerotropolis Multiversity partnership thanks the Western Sydney Planning Partnership for the opportunity to tender this submission on the currently exhibited draft Western Sydney Aerotropolis planning documents.

The Aerotropolis Multiversity partnership is a collaboration involving the NUW Alliance (University of Newcastle, UNSW and the University of Wollongong) together with Western Sydney University. The Aerotropolis Multiversity partnership is a Foundation Partner of the Western Sydney Aerotropolis as announced in November 2018.

The Multiversity aspires to provide a highly educated workforce in support of the Aerotropolis staged precinct growth strategy. The Multiversity is proposed to be located in the Aerotropolis Core to ensure the development of synergies and growth is realised between the Multiversity education and research and employment precincts.

This submission responds to our review of the following documents and represents a singular submission in relation to all:

- Summary of Key Documents
- Community Consultation Report (Stage 1 LUHIP)
- Draft Western Sydney Aerotropolis Plan
- Draft Western Sydney Aerotropolis Discussion Paper on the Proposed State Environmental Planning Policy
- Draft Western Sydney Aerotropolis Development Control Plan 2019 (Phase 1)

In summary, the Aerotropolis Multiversity partnership broadly supports the strategic and statutory planning framework being established to guide progressive development of the large 11,200 ha. site. The strong alignment of the Western Sydney Aerotropolis Plan with the objectives and provisions of the Greater Sydney Region Plan and the Western City District Plan are noted and endorsed.

The following comments are made in relation to the three draft planning documents as exhibited.

Draft Western Sydney Aerotropolis Plan

The Draft Plan extends detail in several areas from the Draft Stage 1 Land Use and Infrastructure Implementation Plan (LUIIP) as exhibited in late 2018. Given the LUIIP was developed on a fast-track basis the latest plan has benefited from further consideration and investigations over the past year improving its provisions.

5 key feedback considerations:

The more **overt connection to local planning perspectives** is welcomed, acknowledging the Draft Local Strategic Planning Statements recently prepared by both Liverpool City Council and Penrith City Council. The Aerotropolis Multiversity partnership sees the role of the Western Sydney Planning Partnership as crucial to ensuring strong strategic alignment both between NSW Government agencies (such as the Greater Sydney Commission and the WCAA) and local governments as well as geographically across local government jurisdictions.

The **scope of the Draft Plan** includes appropriate key domains including transport, utilities, water cycle management, airport operations, social and community needs, environmental sustainability, economic opportunity, and broad land use allocation. Importantly the Draft Plan outlines the precinct planning framework which represents the important next phase of more detailed structure planning.

We note the **increase in initial precincts**, up to 6 of the 10 defined precincts. While acknowledging the varying role and mix, there is the potential for more development fronts to impact the rate of development within precincts. Consideration needs to be given to the significant service infrastructure investment required for the development of the precincts, there are already existing infrastructure deficits in parts of the Western City. More work will need to be undertaken to identify funding pathways, which may be hybrid for some infrastructure projects, and to lock in forward commitments into budgetary and regulatory processes.

Further, the impact of the Aerotropolis will extend much further than its formal boundary, hence benefits and the **impact on other established or emerging centres** should be acknowledged and further considered. This includes strategic and metropolitan centres and health and education precincts, such as Liverpool, Campbelltown-Macarthur and Greater Penrith to Eastern Creek – as identified in the Western City District Plan. With so many ‘priority centres and precincts’ activated across the Western City over the coming decade, dilution of available overarching public and private investment capacity for Western Sydney is of some concern.

Infrastructure required remains high level, not yet defined or acknowledged. The draft documentation includes generic statements about how infrastructure is to be planned and potentially funded (pages 5, 84), however these statements are commonly found in other strategic planning documents. Significant effort and focus on infrastructure planning and funding is required. The current infrastructure provision in the draft documentation is often lagging, with funding a secondary consideration; greater emphasis on resolving this issue is required. As part of this work, a review of infrastructure in existing and emerging centres should be undertaken to identify any existing deficits.

The hierarchy and scope of the four broad themes, 10 objectives and 47 principles encompassed in the Draft Plan are logical and appropriate to translate the vision of the Aerotropolis into a world-class multi-precinct metropolitan area that delivers strong economic, social and environmental outcomes.

The NUW Alliance acknowledges the Traditional Custodians of this land - their elders past, present and emerging - and is committed to reconciliation with Indigenous Australians through collaboration.



Draft Development Control Plan 2019 (Phase 1)

The approach taken to break the development and implementation of the Development Control Plan (DCP) into two phases makes sense given the timelines to commence development and the two-tier structure planning (Aerotropolis-wide and 10 precincts).

We have no detailed comments on the specific provisions.

Discussion Paper on the proposed SEPP

Together with the two-phase DCP, the use of a specific SEPP provides an appropriate statutory framework for development control for the broad-scale and multi-faceted Aerotropolis which spans two local government areas and interfaces with a nationally significant hub of transport infrastructure at its heart. The translation from the strategic objectives of the Draft Plan to the statutory provisions of the Draft DCP and proposed SEPP is clearly observable.

We have no detailed comments on the specific provisions, beyond a desire to see the role and importance of student accommodation within the Aerotropolis identified in the context of section 5.2 (page 49) around affordable housing.

Precinct Planning for the Aerotropolis Core

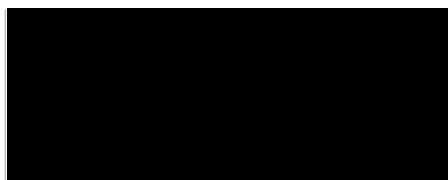
Of interest to the Multiversity partnership is the important process of detailed structure planning for the Aerotropolis Core which includes siting of the Australian Manufacturing Research Facility and the Multiversity Campus facility (co-located with other important 'civic' like facilities).

We have also advised the WCAA we have established a Precinct Planning Group under our partnership governance structure and stand ready to directly engage with the precinct planning process initiated by the WCAA to progress the Aerotropolis Core.

For further information in relation to this submission, please contact NUW Alliance Manager – Communications & Projects Marc Landrigan on [REDACTED] or email [REDACTED]

The Aerotropolis Multiversity partnership looks forward to continued engagement with the NSW Government and other stakeholders on this nationally significant initiative.

Yours sincerely



MATT GIJSELMAN
Chief Executive Officer
NUW Alliance

Cc - Mr Sam Sangster, Chief Executive Officer, Western City and Aerotropolis Authority



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