

12 March 2020

David McNamara
Director, Aerotropolis
Western Sydney Planning Partnership
PO Box 257
PARRAMATTA NSW 2124

Dear Mr McNamara

Submission: Western Sydney Aerotropolis Plan, SEPP and DCP

Thank you for the opportunity to comment on the Western Sydney Aerotropolis Planning Package which sets out the proposed Western Sydney Aerotropolis Plan (WSAP), Aerotropolis State Environmental Planning Policy (SEPP) and Phase 1 DCP for the Growth Area. I also wish to acknowledge the role of the Western Sydney Planning Partnership (WSPP) and the collaboration it has afforded member councils in forming a joint understanding of developing a connected and thriving Western City Parkland.

As the proposal does not directly impact on Council's local planning scheme, our comments are mainly focused on district level issues as discussed below:

Transport Infrastructure:

- Future planning for the WSAP should be based on a regional traffic and transport strategy that considers its strategic relationship with all future corridors and modes and one that is developed with a mind to maximising the real and untapped benefits of connecting the Macarthur Region and its metropolitan city of Campbelltown, to the WSA and Aerotropolis, so as to ensure that future projects are appropriately scoped and interrelated. The Campbelltown LGA and the Macarthur Region both require an integrated and efficient transport network which supports high and equitable liveability, employment and business growth for our fast growing region.
- The early provision of priority rail to and from Campbelltown and the Greater Macarthur to the WSA and Aerotropolis must remain a priority, and focus on minimising the number of interchanges required for patrons to access the new airport and employment or other opportunities within both the airport Aerotropolis Precinct.
- As planning for initial precincts may proceed before planning for the north south rail link is finalised, station locations and corridor preservation should be finalised at the earliest opportunity.
- Rapid bus links to and from Campbelltown to the WSA and Aerotropolis should be identified by the plan.

- Freight transport (including heavy rail) and its relationship with the existing Moorebank Intermodal Hub should be clarified given reference to the extension of the M5 Motorway. Concern is raised that future freight movements may be directed through the Campbelltown LGA via the future Cambridge Avenue extension at Glenfield.

Employment:

- The proposal is consistent with Council's Local Strategic Planning Statement of providing more jobs, closer to home and should seek to preserve or improve on the 30 minute city objective.
- Future economic planning should consider the role and function of the Greater Macarthur Growth Area to ensure the economic benefit of the WAS and Aerotropolis is considered in a regional context.

Infrastructure:

- Transferable development rights and community title subdivision may be an appropriate method of preserving Environment and Recreation zoned land that is not acquired by the relevant council or public agency.
- To ensure that local development contributions plans are in place at the time of rezoning and before development applications may be lodged, the Department should streamline its process for seeking the Minister's endorsement of IPART approved plans. Delays with the current process increases the risk that development approvals are issued (particularly by the Court) before IPART endorsed contributions plans are in force.

SEPP Instrument:

- Savings and transitional provisions should be included in the future SEPP to address exiting development applications currently under assessment or to reflect areas already zoned under the relevant council local environmental plan if they reflect the agreed future plan for the area.
- The relationship with other SEPPs should be considered to ensure the desired outcomes of the plan are achieved.

Council looks forward to further collaboration with the WSPP to advance the planning package, including supporting initiatives such as the Standard Engineering Design Guide, Developer Contributions Project and overall governance framework.

Should you require any further information please contact Mr Fletcher Rayner, Executive Manager Urban Release and Engagement on [REDACTED]

Yours sincerely,



Jim Baldwin
Director
City Development