

[REDACTED]

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**From:** system@acelo.com on behalf of Scott Lincoln [REDACTED]  
**Sent:** Thursday, 25 October 2018 3:05 PM  
**To:** [REDACTED]  
**Subject:** Submission Details for company Anglican Church Property Trust, Diocese of Sydney (org\_comments)  
**Attachments:** 289523\_Final WS Airport Structure Plan ACPT Submission 25Oct.2018.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Scott Lincoln

Organisation: Anglican Church Property Trust, Diocese of Sydney (Manager Parish Property)

Govt. Agency: No

Email: [REDACTED]

Address:  
[REDACTED]  
[REDACTED]  
[REDACTED]

Content:

Please refer to attached submission prepared by Ethos Urban

IP Address: - 202.148.234.241

Submission: Online Submission from company Anglican Church Property Trust, Diocese of Sydney (org\_comments)  
[https://majorprojects.acelo.com/?action=view\\_activity&id=289523](https://majorprojects.acelo.com/?action=view_activity&id=289523)

Submission for Job: #9552

[https://majorprojects.acelo.com/?action=view\\_job&id=9552](https://majorprojects.acelo.com/?action=view_job&id=9552)

Site: #0

[https://majorprojects.acelo.com/?action=view\\_site&id=0](https://majorprojects.acelo.com/?action=view_site&id=0)

[Redacted]

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From:

Thursday, 22 October 2015 3:02 PM

Sent:

[Redacted]

To:

Submission Details for company: Anglican Church Property Trust Diocese of Sydney

Subject:

for: company:

2015/1 for: Anglican Church Property Trust Diocese of Sydney

Attachment:

Company requested no

Submitted by a physical no

Company requested no

Agreed to release or releasing information statement: yes

Name: [Redacted]

Organisation: Anglican Church Property Trust Diocese of Sydney (Manager: Pastor R. [Redacted])

Job Agency No:

[Redacted]

Address:

[Redacted]

[Redacted]

[Redacted]

Comment:

The above information is submitted on behalf of the company.

IP Address: [Redacted]

Submission Only: Information for: Company and/or Church Property Trust Diocese of Sydney by company:

Submission Details for company: Anglican Church Property Trust Diocese of Sydney

Submission for: Job ref:

Submission Details for company: Anglican Church Property Trust Diocese of Sydney

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25 October 2018

182754

Brett Whitworth  
Director, Aerotropolis Activation  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Mr Whitworth

## **Western Sydney Aerotropolis Stage 1 Land Use and Infrastructure Implementation Plan**

We are writing on behalf of the Anglican Church Property Trust Diocese of Sydney (ACPT) in relation to its landholdings within the Western Sydney Aerotropolis Stage 1 Land Use and Infrastructure Implementation Plan (The Structure Plan). The purpose of the submission is to ensure that the next and more detailed stage of land use planning reflects the ownership and opportunity that the Anglican Church can contribute to the future Western Sydney Aerotropolis.

### **1.0 ACPT Landholdings and Intentions**

The ACPT owns the following sites within the boundaries of the Structure Plan (see **Figure 1**):

- **162 Badgerys Creek Road, Bringelly:** The site is approximately 3.5 ha and contains a residence and cleared land.  
  
The Structure Plan identifies the site as being within the Aerotropolis Core. It is located outside of 20 ANEF, and is in close proximity to the 114 ha of government owned land and Stage 1 of the North South Rail Link.  
  
The land was acquired in 2017 with the specific purpose of building a new church to service the future community that will live and work within the Aerotropolis. Approximately 1 ha is required for the future church with the remainder being surplus land that will be necessary to support funding of the construction of the church facilities.
- **Holy Innocent's Rossmore, 120 Rossmore Avenue West, Rossmore.** This site comprises a State heritage listed church, cemetery, hall, rectory and vacant lands. The existing church building has a capacity of 50 and is not well suited to contemporary ministry purposes.  
  
The Structure Plan identifies the site as being within the 'Flexible Employment' corridor north of Bringelly Road.  
  
The building is currently leased to a Baptist church with the long-term plan to build a new church facility on the surplus land to service the future Rossmore community.
- **St James Luddenham, 3101-3125 The Northern Road, Luddenham.** The site is approximately 4 ha and comprises a locally listed church, cemetery and bushland area.  
  
The Structure Plan identifies the site as being Agriculture and Agribusiness.  
  
The building will continue to be used by the Parish of Mulgoa.



Figure 1 The Plan with ACPT land shown in red

## 2.0 Alignment with ACPT and the Western Sydney Aerotropolis

ACPT's intention to provide churches on its properties to support the future communities created as part of the delivery of the Aerotropolis is strongly aligned with the Department's Structure Plan. Specifically we note:

- The Structure Plans 'key objectives' include the recognition that "Place-based planning is essential to create 'great places'".
- The Structure Plan's 'principles for success' include "Planning in each of the Aerotropolis's precincts will create opportunities to ... sustainable approaches to the creation of ... social infrastructure."
- The vision for the Aerotropolis Core includes creating "*integrated cultural infrastructure that support people ... to develop a sense of place, identity and a connection to their community.*"
- The vision for Rossmore includes creating "*attractive and inclusive places, with opportunities for social interaction and connection, new housing and employment opportunities, and social infrastructure.*"

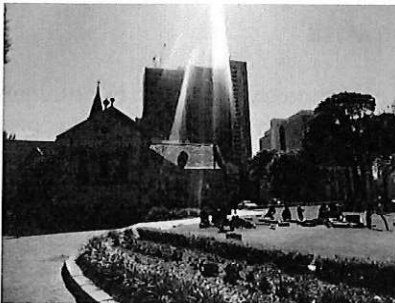
Places of public worship are a key component of the creation of 'great places' in Sydney and, around the world. St Andrews Cathedral in Sydney and St Johns Cathedral in Parramatta are the centre pieces of the civic fabric of our Eastern and Central Cities, and have had a significant role in shaping the social and cultural identity of those cities. ACPT, working with the Department, can now provide the same infrastructure for our Western City.

More recently, the delivery of New Life Church in Oran Park town is widely recognised as being a contributing factor for the social cohesion and success of Oran Park town.

ACPT's ownership in the Rossmore and Aerotropolis Core precincts allows for place-based planning to occur up front around this social and cultural infrastructure to ensure that the objective of providing great places, where people have an identity and connection with their community is achieved.



St Andrews, Sydney



St Johns, Parramatta



New Life, Oran Park

**Figure 2 Place of Public Worship at the Centre of Communities**

### 3.0 Site Specific Comments

#### 3.1 162 Badgerys Creek Road

ACPT strongly supports the proposed location of the Aerotropolis Core. It requests that the next stage of detailed structure planning reflect the opportunity created by the location of its landholdings to deliver a new Place of Public Worship and create a community focus and sense of place to the future core.

This could be achieved through recognition of the location of the church and corresponding provision of public open space, public transport nodes, and other civic uses adjacent to the site.

It is noted that the land is not required entirely for church purposes and the Structure Plan should provide flexibility for the Church to develop other uses on the remainder of its landholdings, which are necessary to fund the construction of the facilities.

#### 3.2 Holy Innocents Rossmore

ACPT would like to understand in more detail the proposed nature of the 'Flexible Employment' zone, which is not clearly expressed in the Plan. Whilst it is recognised that Bringelly Road will be a major arterial road, it is ACPT's view that with the future Rossmore Station being immediately to the south, the corridor should be planned as an urban centre around the future public transport infrastructure, such as the Edmondson Park Town Centre, rather than employment land that creates a barrier between the lower density residential areas to the north and the future Station.

Accordingly, ACPT requests that:

- The Structure Plan be revised to create a mixed-use centre around the future Rossmore Station; and
- The next stage of detailed structure planning reflects the opportunity created by the location of its landholdings to deliver a new Place of Public Worship and create a community focus and sense of place to the future Rossmore centre.

#### 3.3 St James Luddenham

St James Luddenham forms part of the village of Luddenham and is currently zoned RU5 Village. The Structure Plan incorrectly shows the site as being part of the 'Agriculture and Agribusiness' area and not Luddenham Village.

It is requested that the future structure planning recognise the role of St James as part of the Luddenham Village and not the agriculture and agribusiness zone.

#### 4.0 Future Contribution Framework

ACPT is currently experiencing high levels of uncertainty in relation to development contributions on a number of new church projects, with Council's in Sydney's Growth Centres imposing contributions as high as a \$1,033,000 on \$3.75 million projects, with no demonstrated nexus on the demand for infrastructure generated by the project.

Accordingly, ACPT strongly supports the proposal by the Department to develop a comprehensive contributions framework for the future development of the Aerotropolis. It is our view that places of public worship should not have to pay any development contributions as they:

- provide a form of social and cultural infrastructure that contributes to the well-being of society and provide services that reduce the burden on Government;
- do not generate any demands on other social infrastructure;
- are typically attended by people who live in the surrounding areas who have already paid development contributions as part of purchasing or renting housing;
- peak traffic impacts generated by places of public worship occurs on Sundays, outside of peak times; and
- are funded by the generosity of donations from their members.

It is also noted that the significant contribution of places of public worship to social infrastructure in these emerging communities has been acknowledged by the NSW Government decision to exempt places of public worship from payment of the SIC levy.

In light of the above, it is requested that as part of the preparation of this plan that places of public worship are exempt from all development contributions.

ACPT would like to thank the Department for providing the opportunity to make a submission on the Structure Plan and it would welcome any opportunities to have a role in the next stage of more detailed planning. Should you have any further queries please do not hesitate to contact myself, or [REDACTED]

Yours sincerely,



Michael Rowe  
Director

[REDACTED]