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From: system@acelo.com on behalf of Andrew Kearns
Sent: Friday, 2 November 2018 11:44 PM
To: [REDACTED]
Subject: Submission Details for company Hawkesbury City Council (org_comments)
Attachments: 292315_Stage 1 Land Use Plan Western Sydney Aerotropolis Covering Letter.pdf;
292315_Stage 1 Land Use Plan Western Sydney Aerotropolis Submission.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Andrew Kearns
Organisation: Hawkesbury City Council (Manager Strategic Planning)
Govt. Agency: No
Email: [REDACTED]

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Content:
Refer to Attached submission

IP Address: - 101.167.153.194
Submission: Online Submission from company Hawkesbury City Council (org_comments)
https://majorprojects.acelo.com/?action=view_activity&id=292315

Submission for Job: #9552
https://majorprojects.acelo.com/?action=view_job&id=9552

Site: #0
https://majorprojects.acelo.com/?action=view_site&id=0



Your Ref: Stage 1 Land Use and Infrastructure Plan for Western Sydney Aerotropolis
Our Ref:

2 November 2018

Director, Aerotropolis Activation
Department of Planning and Environment

Dear Sir/Madam,

Stage 1 Land Use and Infrastructure Plan for Western Sydney Aerotropolis

Hawkesbury City Council welcomes the opportunity to provide input into the Land Use and Infrastructure Implementation Plan for Stage 1 of the Western Sydney Aerotropolis which is central to Metropolitan Sydney's Western Parkland City as the 'third city' for Sydney.

Council's attached submission builds on work with the NSW and Australian Government's planning under Future Transport 2056, Greater Sydney Commission's Western City District Plan, and the Western Sydney City Deal.

Council looks forward to the opportunity to continue to engage with the Department of Planning & Environment on the issues raised in this submission, and any other matter related to good planning outcomes with respect to the Western Sydney Aerotropolis.

Should you wish to clarify any of the points raised in the submission then do not hesitate to contact me on [REDACTED]

Yours faithfully

[REDACTED SIGNATURE]



Hawkesbury City Council Submission - Land Use and Infrastructure Implementation Plan for the Western Sydney Aerotropolis

Hawkesbury City Council welcomes the opportunity to have input into the Land Use and Infrastructure Implementation Plan for Stage 1 of the Western Sydney Aerotropolis which is central to Metropolitan Sydney's Western Parkland City as the 'third city' for Sydney. Council's input builds on work with the NSW and Australian Government's planning under Future Transport 2056, Greater Sydney Commission's Western City District Plan, and the Western Sydney City Deal.

As stated in the recent Western Sydney Aerotropolis e-Newsletter (Oct. 2018):

The Stage 1 Aerotropolis Land Use Plan is an important part of setting the scene for promoting investment in the Western Parkland City as it demonstrates the collaboration of the three levels of government and our commitment to planning for this important business hub.

Council recognises that there are considerable opportunities to Greater and Western Sydney, including the Hawkesbury as a consequence of the Aerotropolis. Council recognises the role that the Hawkesbury LGA can play in the success of the Aerotropolis and is ready to face the future with a rich and diverse economy and expected population growth that can be optimised to bring more opportunities and services to more people. The following is provided by way of context to Council's submission.

Metropolitan Context

Planning in the Hawkesbury Local Government Area (LGA) needs to consider how the LGA itself and the wider district is expected to grow and change over the next few decades and in relation to the *Western Parkland City* with the Aerotropolis as central.

This requires Council to work within the strategic planning direction set by the NSW Government and the Greater Sydney Commission for:

- Greater Sydney in the Greater Sydney Region Plan - a metropolis of 3 Cities including the Western Parkland City
- The Western City District, of which the Hawkesbury is a part.

Greater Sydney Region Plan

The Greater Sydney Region Plan forecasts that between 2016 and 2036, the Western City District is expected to grow by 464,450 people from the 2016 population to 1.5 million people by 2036. This equates to a need for nearly 40,000 new homes in 2016-2021 alone, and nearly 185,000 new homes between 2016 and 2036. Of this, the Western City District Plan sets a five-year housing target for the Hawkesbury LGA of 1,150 new homes between 2016 to 2021.

However, further work is required to understand the housing and economic impacts of the growing population, with the Hawkesbury LGA expected to grow from around 67,000 people in 2016 to just over 85,000 people by 2036.

Western City District Plan

The Western City District Plan collectively classes Richmond and Windsor as a strategic centre, recognising its expanded role as a hub for retail and commercial services, and major health facilities including the Notre Dame University medical teaching campus. The Plan also identifies a growing tourism opportunity, focused on colonial history, rural character, agriculture and environmental assets including the Greater Blue Mountains World Heritage area, the Hawkesbury River and the surrounding agricultural lands.

The Plan sets a baseline target of 12,000 jobs by 2036 (up from 10,300 in 2016) with a higher target of 16,500 jobs.

The existing aerospace and defence activities at RAAF Base Richmond are a hub of logistics support for the Australian Defence Force. Over 450 aerospace workers work within the precinct for the Royal Australian Air Force, United States Air Force, Northrop, Airbus Group Australia Pacific, Lockheed Martin, Standard Aero, GEAviation, L3 Aviation Products and CAE.

Combined, the RAAF Base, Western Sydney University Hawkesbury campus, TAFE NSW Richmond, and a new STEM (Science, Technology, Engineering and mathematics) Secondary School will complement business activities around the Badgerys Creek Aerotropolis that will be focused on the planned Western Sydney Airport.

North West Growth Area

Part of the Hawkesbury LGA is within the North West Growth Area, an area designated by the NSW Government as suitable for large scale greenfield land releases. In the case of Hawkesbury, the release areas are also located within a relatively short distance of the Richmond rail line.

Western Sydney City Deal

Hawkesbury City Council is a partner in the Western Sydney City Deal, a 20-year agreement between the Australian and NSW governments and Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly councils that will optimise the opportunity of the new airport and focus on connectivity, jobs, skills and education, planning and housing, liveability, environment, and governance.

Western Sydney Airport will also create international and domestic tourism opportunities. This will have a positive influence on the Hawkesbury's visitor economy by better connecting visitors to the places like the Hawkesbury Regional Gallery, heritage areas including the Macquarie towns, visitor experiences such as the Hawkesbury Farm Gate Trails, and exceptional landscapes and waterways.

The Hawkesbury's unique landscape also offers rich soils for agricultural production that can in turn lead to export opportunities that will link to Badgerys Creek Airport. Western Sydney University at the Hawkesbury Campus and AgriPark Research Centre provide tertiary education in medical and forensic science, animal science, natural science, sustainable agriculture and food security with world-class research facilities in grasses, pastures, legumes, insects and ecology.

The Hawkesbury LGA is therefore ready to face the future with a rich and diverse economy and expected population growth that can be optimised to bring more opportunities and services to more people.

Hawkesbury Housing and Employment Strategy

In response to these issues and opportunities, Council is developing detailed housing and employment strategies.

In the case of housing, planning that focuses housing development in the right locations:

- Within the areas of the North West Growth Area located within Hawkesbury
- Near existing transport connections or centres
- Within easy access of future job locations
- Within existing urban areas with good access to existing services such as education, health and commercial services that minimise risks associated with flooding and bushfires.

In the case of employment, planning that focuses economic development in the right locations, that build on:

- The area's natural advantages, its rich soils and associated agricultural lands, its areas of natural beauty and wilderness
- Its strengths, the cluster of aerospace, education, research and employment activities between Windsor and Richmond

- Richmond and Windsor as a strategic centre, recognising its expanded role as a hub for retail and commercial services, major health facilities including the Notre Dame University medical teaching campus
- Growing tourism opportunities, focused on colonial history, rural character, agriculture and environmental assets including the Greater Blue Mountains World Heritage area, the Hawkesbury River and the surrounding agricultural lands.

Response to Stage 1 Plan for the Western Sydney Aerotropolis - Key Principles

The Stage 1 Plan for the Western Sydney Aerotropolis has been developed from a number of Key Principles that inform the preparation of the Plan. Council's submission addresses these 'Key Principles' which are central to the Plan.

Productive - A 24-hour city, connected globally, nationally, locally and digitally

The Hawkesbury has the following key strengths that can be leveraged in future planning to the benefit of both the Aerotropolis and the Hawkesbury LGA:

Hawkesbury has a growing economy- large proportion of qualified residents and a higher proportion of managers and professionals in the key industries of manufacturing, construction, education and health sectors.

Hawkesbury has clear industry strengths- the local industry sector of manufacturing and construction will benefit from the North West Growth Centres development. The RAAF Base aviation activities, Western Sydney University, TAFE and the equine industry will connect Hawkesbury to regional and international markets in addition to agricultural producers.

Hawkesbury LGA has key strategic assets to build on- The opportunities for the Hawkesbury LGA identified through the Western City District Plan include the agglomeration of Aviation, University, TAFE and equine activities at Clarendon. The Western Sydney University Hawkesbury Campus, the Hawkesbury Racing Club and Showgrounds and the commercial services from the Richmond RAAF Base contribute significantly to employment, research and training in the area.

The District Plan supports the agglomeration of these services specifically, Action 65 states,

Strengthen Richmond-Windsor through approaches that:

- support complementary land uses around the agglomeration of education and defence uses in Richmond,*
- support master planning processes for Richmond and Windsor that encourage new lifestyle and entertainment uses, employment opportunities, activate streets and places, grow the tourism economy and respect and enhance the significant heritage value and assets,*
- facilitate the attraction of office/commercial floor space and provide opportunities to allow commercial and retail activities to innovate, including smart work hubs.*

Council supports the recognition in the Plan of the role of the Metropolitan Rural Area particularly within the Hawkesbury, including primary production, tourism, recreational assets and towns and villages including nomination of Richmond-Windsor as a strategic centre.

In order to fully realise the strengths of the Metropolitan Rural Area of the Hawkesbury to the Aerotropolis it is essential in future planning to improve transport accessibility and access to jobs through improved connections for local businesses and workers to the Aerotropolis including delivery by Hawkesbury's agricultural producers to the future Agriculture and Agribusiness precinct.

Future planning for the Western Sydney Aerotropolis presents a 'once in a lifetime' opportunity to improve transport accessibility in outer urban lower-density areas, particularly in the Hawkesbury area with poor transport links and increasing car dependency.

Council welcomes the provision of Committed Transport Infrastructure, particularly North South linkages including the North South Rail Link between St Marys and the Aerotropolis, and the Northern Road, but would encourage future planning for and delivery of the extension of those north-south linkages to the network that:

- Links the North West Metro at Rouse Hill to the Aerotropolis and provides for a passenger interchange at the intersection with the Richmond train line
- Duplication of the Richmond train line from Riverstone through to Richmond to improve services for existing commuters and accessibility to the agglomeration of aviation, education, equine and Defence uses in Clarendon
- Extends improved well planned north south road linkages into the Hawkesbury
- Provision of additional flood free connections across the Hawkesbury River to the west
- Recognises the importance of good corridor planning, including the benefits in terms of the provision of greater certainty, good planning, and more efficient infrastructure delivery. This is particularly the case for the Outer Sydney Orbital beyond Stage 1. Council supports the relinquishing of the proposed corridor between Castlereagh and Kurrajong Heights.

Given the significant contribution to employment, research and training in the area, Council also wishes to emphasise the need to ensure that the Aerotropolis does not cannibalise the existing and potential future uses associated with the agglomeration of aviation, education, Defence and equine activities at Clarendon.

Compact and Connected – to provide a compact urban form and allow a diversity of housing within 10 minutes of centres

Council supports this principle and expressed outcomes, but would highlight that for both liveability and productivity *'local connectedness'* within a '30 Minute City' linked by improved road, rail and public transport options for residents, businesses and visitors of the Western Parkland City and Aerotropolis is essential for the movement of goods and people, particularly the North-South connections between the Aerotropolis and North West Sydney, including the Hawkesbury highlighted above.

For *'local connectedness'* within a '30 Minute City' *'Sustainability'* in the *Western Parkland City* needs to be a priority in future planning in order to recognise the role and attributes of the Hawkesbury, including heritage, tourism and recreational assets.

Crucial to sustainability will be regional planning to support Hawkesbury's role in providing essential green space for growing the Western Parkland City and Aerotropolis, including access to Hawkesbury's recreational spaces.

Liveable – through the delivery of diverse jobs and homes, public transport, urban centres and amenity and recreation

For both Liveability and Productivity *'local connectedness'* within a '30 Minute City' linked by improved road, rail and public transport option for residents, businesses and visitors of the Western Parkland City will be essential for the movement of goods and people, particularly North-South connections between the Aerotropolis and Hawkesbury.

To create 'Liveability' it is essential to improve transport linkages to improve connections to access the Aerotropolis including delivery by businesses such as Hawkesbury's agricultural producers as highlighted above.

For Liveability *'local connectedness'* to nature in the Western Parkland City needs to be a priority in future planning in order to recognise and place greater emphasis on the role of the significant heritage of the Hawkesbury, its National and State Parks which have considerable ecological significance, and its rivers, waterways and wetlands.

Crucial to sustainability will be regional planning to support Hawkesbury's role in providing essential green space for growing the Western Parkland City and Aerotropolis, including access to Hawkesbury's recreational spaces.

Sustainability – In the development of energy and water solution, design and community service delivery

Council supports this principle, and would welcome the opportunity in future planning associated with the Aerotropolis, for the Hawkesbury to have greater involvement, particularly with respect to the provision of renewable energy solutions.

Council notes the development of a Cumberland Plain Conservation Plan, and would like to highlight the significant work recently undertaken by Council in the development of a Biodiversity Strategy. As such Council would welcome further discussion in terms of the relationship between the Cumberland Plain Conservation Plan, and the work that Council has undertaken with respect to biodiversity.

Development aligned with infrastructure to ensure that transport, services and facilities are available to the community as it grows.

A Regional Infrastructure Plan and Transport Linkages Plan with a range of 'game changing' actions based on the 3 principles of Productivity, Liveability, and Sustainability is essential to effective servicing of the Western Parklands City centred on the Western Sydney Aerotropolis.

Transport Planning, as the draft Western City District Plan has correctly assessed, is the key to unlocking local jobs, housing choice and other economic opportunities for our communities.

For North West Sydney, including the Hawkesbury this would require the provision of the infrastructure identified above.

Landscape led approach to urban development - Respecting climate and context, and celebrating waterways.

Council recognises that through the Western City District Plan and this Plan, that there has been increased focus on the South Creek catchment which is welcomed. However, in focusing on the South Creek catchment, the larger and more significant catchment of the Hawkesbury Nepean and its five river systems has been largely overlooked.

South Creek is Sydney's longest freshwater creek and one of the most significant creeks that flow into the Hawkesbury River at Windsor. South Creek flows impact on the Hawkesbury-Nepean floodplain with significant flooding impacts at South Creek in Windsor.

There needs to be careful consideration of the potential environmental and flooding impacts (quality and quantity) from the resulting increased 'run-off' from development of the Western Sydney Aerotropolis.

Strategies and careful planning are required to ameliorate the negative impacts of increased industrial and residential run-off from the proposed Stage 1 Precinct Plan for Land-use and Infrastructure and potential adverse impacts on the biodiversity of South Creek and the greater Hawkesbury- Nepean River system.

