

Date: 18 December 2019

Attention: Catherine Van Laeren
Executive Director Western Sydney and Aerotropolis
Greater Sydney Place and Infrastructure
Department of Planning, Industry & Environment
GPO Box 39, Sydney NSW 2001

Dear Ms Van Laeren

Re: Mamre Road Precinct – Draft Structure Plan

We refer to the *Mamre Road Precinct – Draft Structure Plan* exhibited by the Department of Planning, Industry and Environment (the **Department**), which outlines the proposed amendments to the *State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP)* and proposes rezoning the Mamre Road Precinct (the **Precinct**) for primarily industrial purposes.

As the Aerotropolis and Department are aware, the University is the owner of a significant and consolidated land holding (343 Ha) known as McGarvie Smith and Fleurs Farms which adjoins the Precinct and is separated by Kemps Creek. Our site also lies within the WSEA precinct (refer to plans at **Attachment A**) and represents a critical intersection of landholdings that link the existing industrial lands at Erskine Park to higher order employment lands in the Northern Gateway Precinct close to the Western Sydney Airport (the **Airport**).

While the University supports the release of much needed industrial zoned land, we are concerned that this precinct, which is controlled by major developers, appears to have been accelerated out of sequence over others and would remind the Department of our adjoining landholdings and the public benefit that will come from the realisation of the value of these lands.

In evaluating the Mamre Road Precinct Draft Structure we need to consider the recent exhibition of the Western Sydney Aerotropolis Plan (WSAP) and to this end are further disheartened that our lands have clearly been disproportionately disadvantaged by the siting of multiple transport corridors, parklands and critical infrastructure as compared to neighbouring land parcels again predominantly owned or optioned by major developers and do not consider there has been a fair and even distribution of infrastructure impacts on the Mamre Road Precinct.

Despite engaging with the Department, Greater Sydney Commission (**GSC**), Penrith Council and other government authorities since 2017, the East-West Rail link, Sydney Water infrastructure including sewer treatment and water recycling facilities, Regional Parklands (Investigation) and additional Environmental and Recreational zoning on University land came as a complete surprise to the University with no warning in the lead up to the WSAP release.

The Mamre documentation also fails to take into consideration or even acknowledge our landholdings despite the University having submitted a gateway planning approval in February 2018, Ref: RZ18/0002, titled '*Western Sydney Airport Gateway*' with Penrith City Council (**Council**), and to which we have received no formal feedback.

In the context of the Mamre Rd Precinct Draft Structure Plan we would make the following recommendations:

- **Alignment of strategic/rezoning opportunities** - The University strongly recommends that all strategic and rezoning opportunities for the area be considered concurrently, in order to facilitate better stakeholder and community comprehension and a coordinated response to the Government's strategic objectives and timeframes for development in Western Sydney. Specifically, the Mamre Road Precinct should not be advanced until the plans and legislation for the Western Sydney Aerotropolis are fully understood.
- **Acceptable provision of open space** - The University believes that in planning the Mamre Road Precinct and prioritising industrial land zone opportunities with open space buffers, the Department had allocated a disproportional amount of open space and drainage zones to adjoining future employment precincts such as the University's land holdings and seeks clarity as to the basis of this distribution?
- **Regional connectivity between WSEA and the Airport** – There appears to be no cogent local and regional transport network plan to ensure that suitable and adequate links for future employment uses, opportunities for improved vehicle capacity and bridging connections is coordinated across all precincts. For example, we are aware that all major landowners and WSA Co have advocated for M12 turn off's onto Elizabeth Drive but understand TfNSW will only 'future provision' for this, resulting in all traffic having to enter the airport and which will lead to significant disruption in the event of a closure of the airport access route.

As such a coherent consolidated transport network plan that is consistent with plans for the Aerotropolis incorporating the Northern Gateway Precinct, the Mamre Rd Precinct, the M12 Motorway, the Elizabeth Drive Project, Airport road access points and all other land north of Elizabeth Drive in the Badgerys Creek Precinct and Kemps Creek Precinct is recommended and should be accelerated to ensure the precincts are adequately connected.

The University of Sydney is deeply invested in actively participating in Western Sydney's future, and we look forward to supporting the Government's agenda for economic and employment growth through the strategic development and use of our land in the region.

We trust that the Department's consideration of the Mamre Road Precinct plans is being considered in the context of the opportunities that the University's land presents for employment. Should this not be the case, we seek an urgent meeting to discuss the matter.

If you have any questions about our submission, please do not hesitate to contact me on (02) 9144 0857 or via email g.robinson@sydney.edu.au.

Yours sincerely



Greg Robinson
Director, Campus Infrastructure and Services

ATTACHMENT A – PLANS: UNIVERSITY LANDS & THE MAMRE ROAD PRECINCT

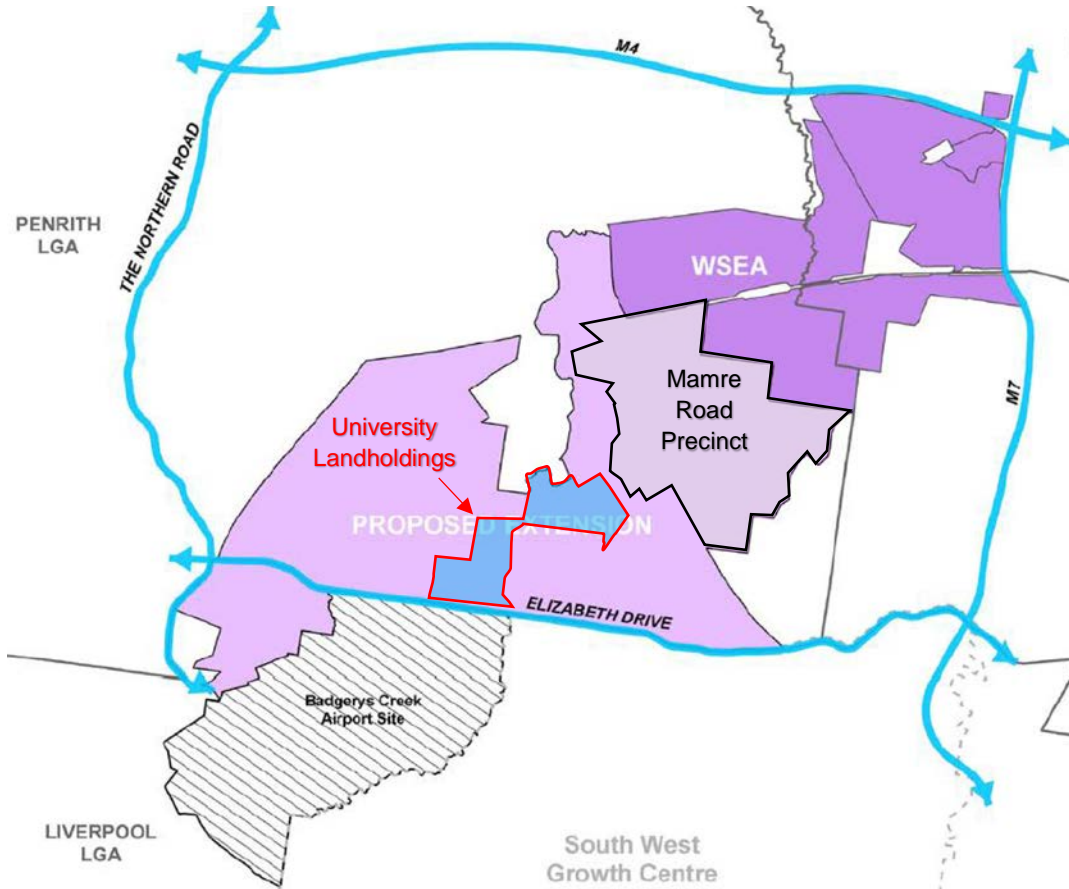


Figure 1 – 2013 Exhibited Broader WSEA Precincts (Exhibition Discussion Paper Nov 2019 Figure 4) - Mamre Rd Precinct & University' landholdings (indicative boundaries) -

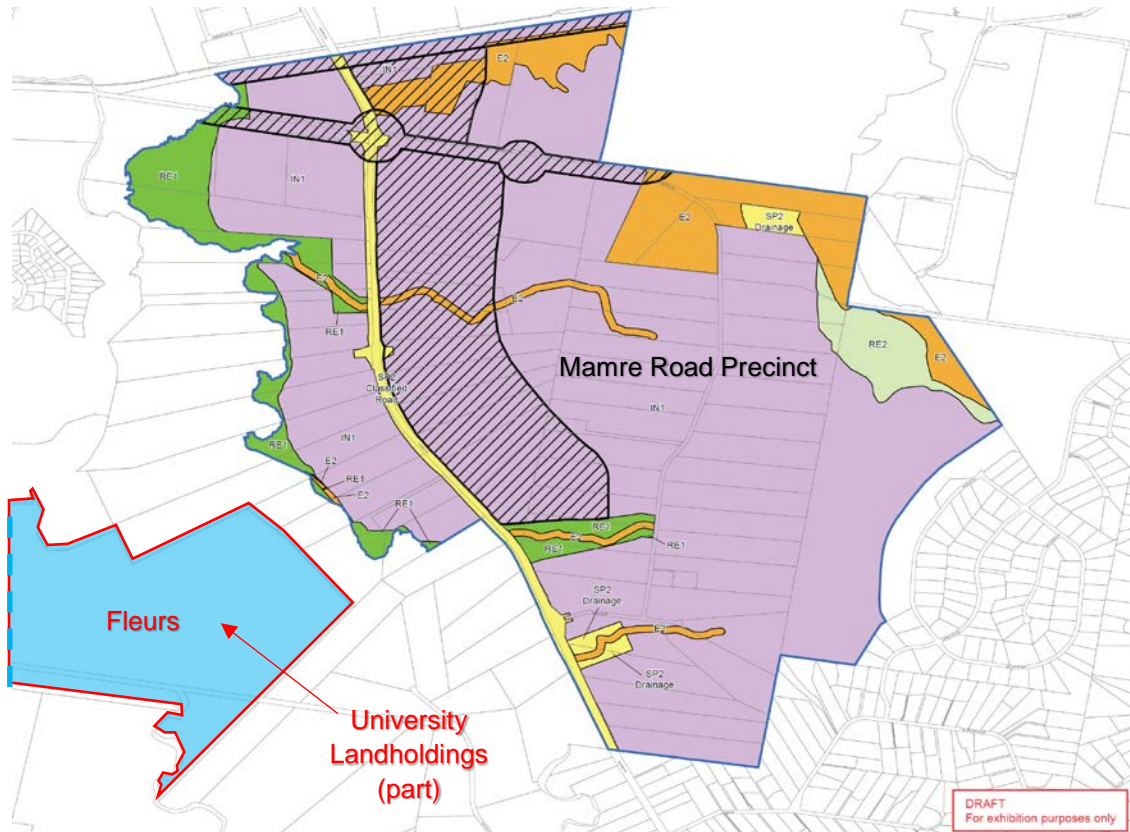


Figure 2 – Mamre Road Precinct DRAFT Land Zoning Map and University' landholdings (indicative boundaries)

The University's McGarvie Smith and Fleurs Farms consist of the following lots and are directly located on Elizabeth Drive directly opposite the new Airport.

- Lot 1 on DP 74574
- Lot 1 on DP 88836
- Lot 21 on DP 258414
- Lot 62 on DP1087838
- Lot 63 on DP1087838
- Lot 3 on DP 164242

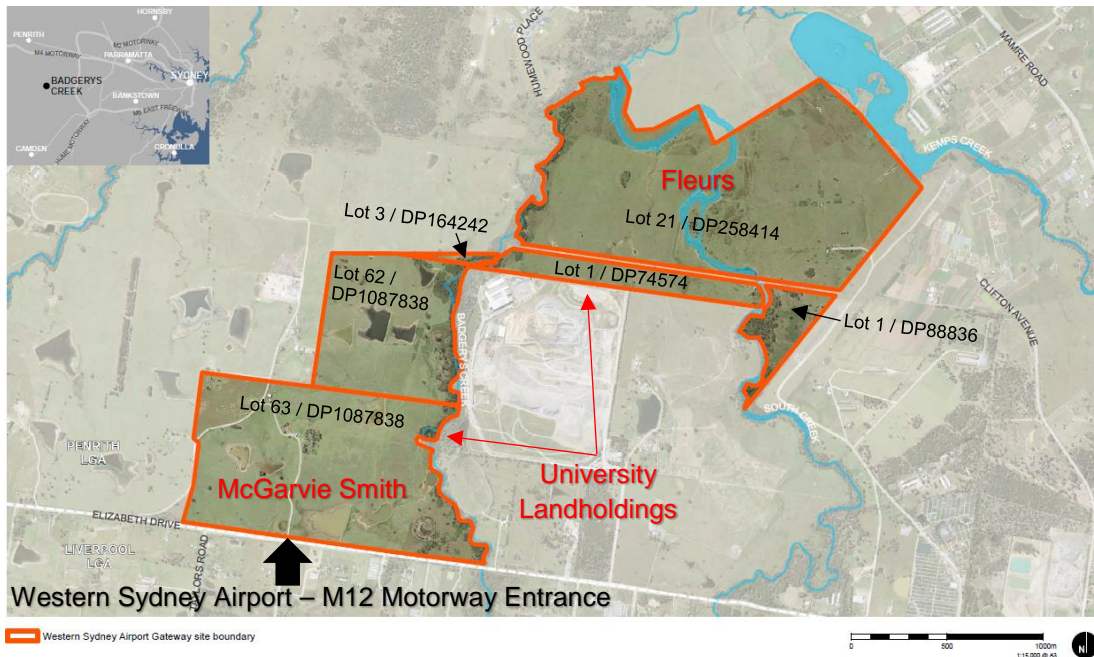


Figure 3 – University's landholdings (343Ha total)

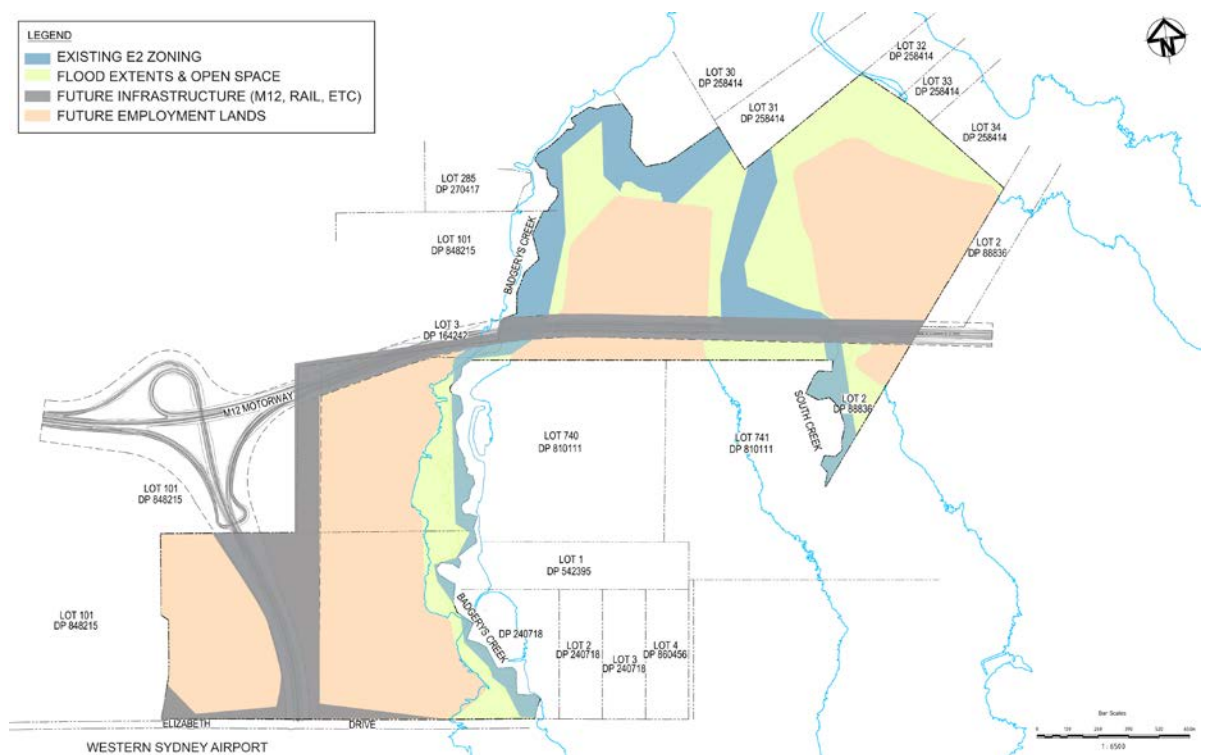


Figure 4 – Current Proposal by the University
(Per updated technical pack provided to the Planning Partnership & Council May 2019)