



14 October 2020

NSW Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

To whom it may concern,

Re: Submission to Draft Cumberland Plain Conservation Plan & State Environmental Planning Policy for Strategic Conservation Planning

Western Sydney University (the University) is pleased to be given the opportunity to provide a submission to the proposed Draft Cumberland Plain Conservation Plan and the State Environmental Planning Policy for Strategic Conservation Planning. The purpose of this letter is to seek an amendment to the Conservation Plan as it applies to the University's, Werrington sites of the Penrith campus.

The University is a strong proponent and advocate for promoting environmental sustainability outcomes with a number of University campuses within the Western Parkland City including Liverpool City, Campbelltown, Penrith and Hawkesbury campuses. The University is home to approximately 500ha of Cumberland Plain Woodland spread across the Western Sydney campuses which provides a habitat to vulnerable and endangered flora and fauna.

The University has reviewed the Conservation Plan and supports the position of the Department of Planning, Industry and Environment (the Department) to balance the delivery of infrastructure, housing and jobs for the people in the Western Parkland City whilst protecting important biodiversity. It is well recognised that there is a strategic alignment between the commitments and actions that are set within the Conservation Plan and the University's Environmental Sustainability Action Plan 2020. The Action Plan 2020 acknowledges the Universities clear role of leadership in the future of biodiversity conservation of Western Sydney.

The University is also committed to advancing its Western Growth initiative strategy which aims to bring the highest quality educational opportunities and world-class research innovation to the Western Sydney Region. Western Growth acknowledges the Greater Sydney Commission's vision for Sydney as a city of three cities and the '30-minute city' where residents have opportunities in more diverse jobs closer to where they live. The transformation of the University's Penrith campus as a Sustainable Innovation Community is a key Western Growth initiative, with a vision to bring together university, industry and community, to foster and grow education and research partnerships. The existing campus will be transformed into a new urban scale campus, a place to engage and collaborate, where people will learn, live and work in a sustainable and healthy community with high amenity and connectivity.

The Penrith Sustainable Innovation Community will be:

- The centre of a 'knowledge network' linked to the Western Sydney International Airport and across the Western Parkland City;
- A economic centre and anchor for the Quarter Penrith Health and Education Precinct;
- An exemplar of vertically integrated education and engaged research; and
- A platform for research, innovation and commercialisation.

The Penrith campus Planning Proposal and concept masterplan, submitted to Penrith City Council, proposes:

- **EMPLOYMENT:** with up to 6,500 jobs generated of employment floor space;
- **INVESTMENT:** in research and education, attractive to industry partnership and co-location



- CONNECTIVITY: to complement Penrith CBD, St Marys as part of the Quarter Penrith;
- A NEW URBAN MODEL: innovative living, working and learning with 5,300 new homes, integrated with employment and R&D zones, education, public and cultural spaces
- STUDENT GROWTH: 18,000 students over time;
- SUSTAINABLE: Green star community, climate response design, open space, sustainable transport;
- SOCIAL: diversity in housing mix and integrated with existing communities, spaces for social connection.

Figure 1 and 2 illustrates the aerial photo and land use zones of the Penrith campus.



Figure 1: Aerial map of the Penrith Campus

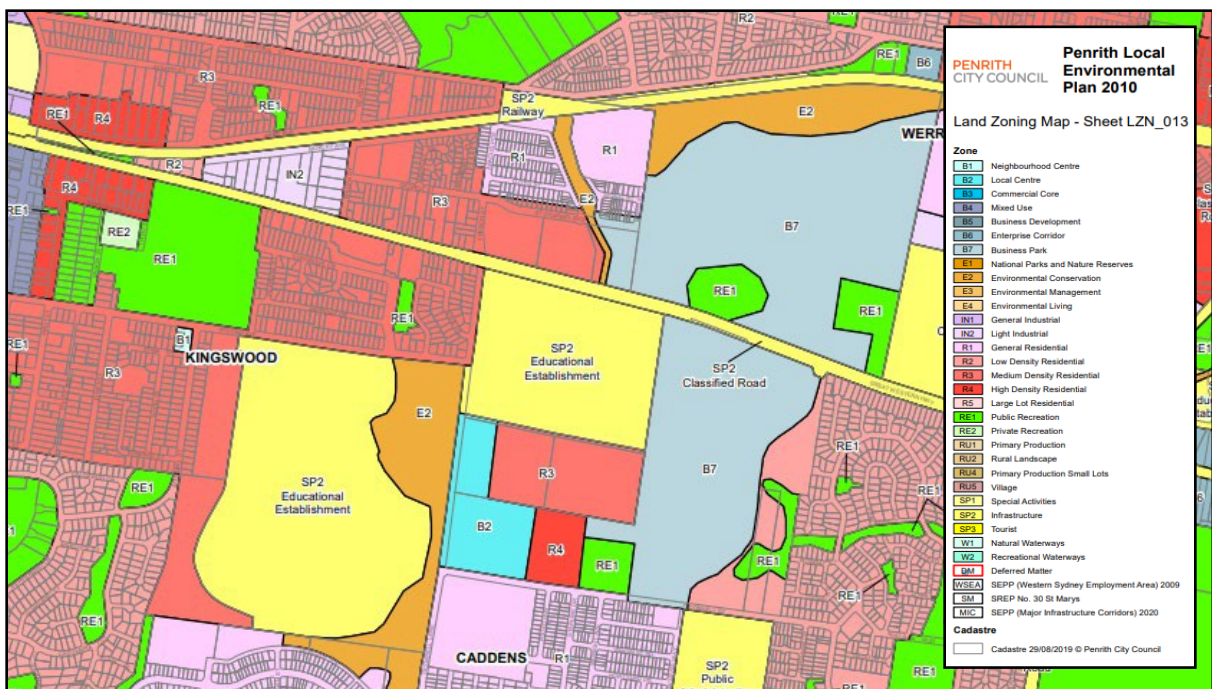


Figure 2: Land Zoning Map of the Penrith Local Environmental Plan 2010



Nomination of Werrington redevelopment as Certified Urban Capable Land

The Conservation Plan Spatial Viewer identifies the University's North Werrington site (Lot 101 in DP1140594) and South Werrington site (Lot 100 in DP1194481 & Lot 3 in DP29796), within the Penrith Campus are identified as 'excluded land' meaning it is excluded from the NSW strategic biodiversity certification and the Environment Protection and Biodiversity Act 1999. Figure 3 is an extract showing classification of the Werrington and Kingswood Sites from the Conservation Plan.

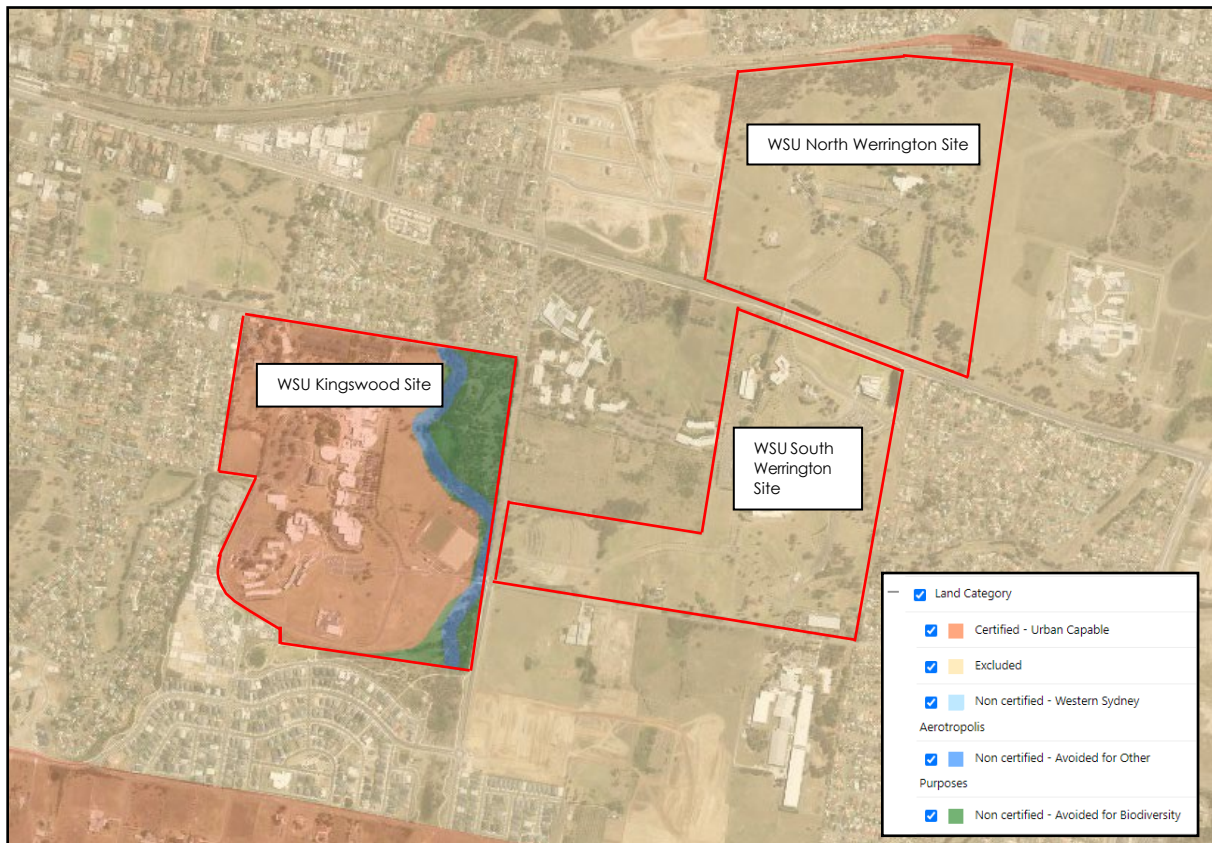


Figure 3: Extract of the Draft Cumberland Plain Conservation Plan Spatial Viewer

These sites were rezoned as recently as August 2017 for urban development (primarily Business Park) zoned for B7: Business Park with an E2: Environmental Protection Zone protecting much of the Cumberland Plain Woodland on the site. The University believes these sites, through the most recent LEP amendment process, have been through a thorough analysis of the ecological environmental and do not warrant an additional layer of an ecological process for future development. *There is sound strategic planning justification that both the North Werrington Site (Lot no. 101 in DP1140594) and South Werrington Site (Lot no. 100 DP1194481) would be more appropriately classified as 'certified – urban capable land' for the following reasons:*

- To maintain consistency across the complete Penrith campus land assets, noting that the Kingswood site is classified as "certified – urban capable land".
- The Werrington sites, together with the Kingswood site, form part of the Penrith campus and overarching Masterplan. The Masterplan integrates all three sites into the one campus with a development objective of providing a mix of uses consistent with the vision for the campus.
- The Masterplan and Planning Proposal submitted to Penrith City Council aims to conserve Cumberland Plain Woodland. The northern edge of the North Werrington portion of the site



retains an E2: Environmental Conservation land use zone. Remnant Cumberland Plain Woodland has also been rezoned as an RE1: Public Recreational Zone as per the current land use zoning of the Planning Proposal.

- Inclusion of the Werrington sites as 'certified-urban capable land' will ensure efficient delivery of future development plans reflected in the Western District Plan, the Plan for Growing Sydney (Action Item 1.7.4), and the Penrith Local Strategic Planning Statement. The Werrington sites have recently been submitted to an amending LEP process which considered and reflected the environmental attributes of the site.

In view of the above, the University requests that the Department reconsider the land categorisation status of the Werrington sites of the Penrith campus from 'excluded land' to 'certified-urban capable land' in light of the current plans and to maintain consistency with the Kingswood sites classification. It should be noted that the University and nominated representatives have previously corresponded with the Department to discuss the treatment of the Cumberland Plain Woodland prior to the submission of the planning proposal with Penrith City Council. The ecological work undertaken by Ecological Australia has been forwarded to the Department to assist in the preparation of this Conservation Management Plan Policy document.

Should you require any further clarification of the above or copies of the current Penrith Masterplan and/or Planning Proposal documentation, please do not hesitate to contact Matthew Choi by email at

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Regards,

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Bill Parasiris
Executive Director, Estate and Commercial
Western Sydney University