Submission to:

Draft Aerotropolis Precinct Plan Draft for Public Exhibition November 2020

Made on behalf of:

Akula Challa Unit Trust

Subject site:

Badgerys Creek Road Bringelly NSW 2556

Date:

8th March 2021

A: SYDNEY METRO: The Cooperage, Suite 308, 56 Bowman St, Pyrmont, NSW 2009

SYDNEY WEST: 39 Elyard St, Narellan, NSW, 2567





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Table of Contents

1	INTRODUCTION	4
2	THE SUBJECT LAND	5
3	WHY THE SUBJECT LAND SHOULD BE DEVELOPED FOR MIXED-USE	7
3.1	The subject land is located within a strategically-important Metropolitan Centre	7
3.2	The subject land is located within walking distance of the future Aerotropolis Metro Station	8
3.3	Ample supply of land set aside for open space and parks	8
3.4	Ample supply of land identified as 'undisturbed soil network'	9
4	CONCLUSION AND RECOMMENDATIONS	10

1 INTRODUCTION

HDC Planning has been engaged by the landowner, Akula Challa Unit Trust, to review the Draft Aerotropolis Precinct Plan – Draft for Public Exhibition (November 2020) ("the draft precinct plan"). This submission documents **HDC Planning** views on the draft precinct plan, particularly the impact upon land being Badgerys Creek Road, Bringelly NSW ("the subject land").

In summary, this submission states that:

- Most of the subject land is identified for open space, however it is located in a highly valuable strategic location and utilizing this site for 'open space' is not an orderly and economic use and development of land;
- The subject land is located within walking distance of the Aerotropolis Metro Station, possesses considerable development opportunity, and would be better utilized to support the future growth of the aerotropolis as commercial, retail, or residential development;
- There is an extensive amount of land identified for open space, parks, riparian corridors and other environmental and open spaces in the surrounding areas. Utilizing the subject site for development would not significantly impact upon the amount or supply of open space available within the area;
- The subject site also includes a portion of 'undisturbed soil' network, however there is an abundance of 'undisturbed soil' in the area and utilizing the site for mixed use would be a more efficient use of land.

This submission recommends that:

- the subject land not be identified as 'open space' or part of the 'undisturbed soil network' within the Draft Precinct Plan; and
- Should planning authorities wish to retain the site for open space or undisturbed soil network, an acquisition plan should be prepared for government to acquire the land and a fair and reasonable offer made to the owner as compensation.

Furthermore, it is recommended that any amendments made to the draft plan as a result of this exhibition process be re-exhibited giving those likely to be impacted upon an opportunity to offer further comment.

2 THE SUBJECT LAND

The subject land is located on the east side of Badgerys Creek Road, north of the intersection of Badgerys Creek Road and Bringelly Road. The site is largely cleared, with sheds and a dwelling located to the rear of the site.



Figure 1: Badgerys Creek Road, Bringelly (Subject site in red)



Figure 2: State Environmental Planning Policy (Western Sydney Aerotropolis)2020 Land use zoning map (excerpt) Subject site marked in red.

The subject land is zoned as 'Mixed Use' within the Aerotropolis Core Precinct under State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 (refer to Figure 2). The objectives of this zone are:

- To integrate a mixture of compatible land uses in accessible locations
- To promote business, office, retail, entertainment and tourist uses
- To promote a high standard of public amenity and convenient urban living
- To provide for residential and other accommodation that includes non-active residential uses at street level
- To ensure an appropriate transition from non-urban land uses and environmental conservation areas in surrounding areas to urban land uses in the zone.

If the subject site was not unfairly burdened, mixed use development would be entirely possible and very likely. However, as shown in the figure below, under the Draft Aerotropolis Precinct Plan, the majority of the subject land is identified as part of the 'Open Space Network' of the Western Sydney Aerotropolis. This essentially sterilises the entire site from future development and prevents this site from reaching its full potential.



Figure 3: Open Space Network, Western Sydney Aerotropolis (excerpt from the Draft Aerotropolis Structure Plan)

3 WHY THE SUBJECT LAND SHOULD BE DEVELOPED FOR MIXED-USE

3.1 The subject land is located within a strategically-important Metropolitan Centre

The subject land is within a strategically important 'Metropolitan Centre'. This Metropolitan Centre 'acts as a regional-scale mixed use centre, focusing on retail, services and business activity, serviced by a metro station.'



- Metropolitan centre A Metropolitan Cluster or Aerotropolis City Centre acts as a regional-scale mixed-use centre focusing on retail, services and business activity, serviced by a metro station.
- Specialised centre/precinct strategic innovation and focused on an employment generator or theme - and contains a metro station.
- Local centre local convenience and a mix of uses, but does not have to include residential. Smaller scale and more local convenience
- Neighbourhood hub the District plan refers to employment activity hub or Indigenous business hub. In the enterprise zone this could be a hub of business, with community facilities.

Centre hierarchy

Figure 4: Centres Hierarchy- Aerotropolis Core, Badgerys Creek and Wianamatta-South Creek Precincts (Excerpt from the Draft Aerotropolis Precinct Plan)

This Metropolitan Centre plays a critical role in the ongoing success of the Western Sydney Aerotropolis in providing employment opportunities, services and homes for future residents. Allowing the subject land to be developed for 'Mixed Uses' is the most efficient use of this highly-valuable and strategically important land. It should be noted that there is already a significant amount of land set aside for open space and environmental purposes.

3.2 The subject land is located within walking distance of the future Aerotropolis Metro Station

As demonstrated in the figure below, the subject site is strategically within easy walking distance of the future Aerotropolis Metro Station. In order to facilitate the NSW Government's aim of a '30-minute city' where residents can easily access jobs and services within 30 minutes, the site should be developed for higher end uses such as commercial retail or any mix of compatible land uses including residential purposes.

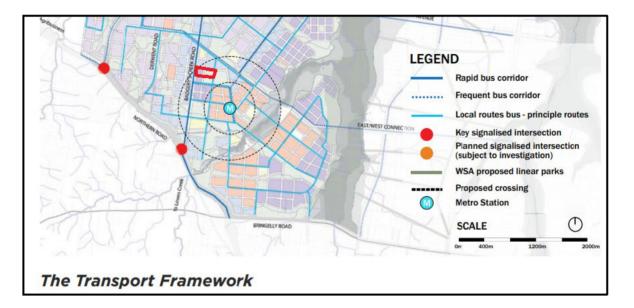


Figure 5: The Transport Framework – Excerpt from the Draft Aerotropolis Precinct Plan. Subject site is shown in red.

3.3 Ample supply of land set aside for open space and parks

The Subject Site has been identified for open space (see Figure 6 below and Figure 3). However, the open space plan identifies extensive areas of open space as well as creeks, waterbodies, detention basins and urban, ridgeline and hilltop parks throughout the surrounding areas.

Given the significant, if not over supply of surrounding open space, and the significance of the location of this site, it would be an inefficient use of land to allow the site to be identified as 'open space', particularly when there is an abundance of proposed open space, parks and environmental areas in close proximity.



Figure 6: The Open Space Framework, (Excerpt from the Draft Aerotropolis Precinct Plan)

3.4 Ample supply of land identified as 'undisturbed soil network'

The subject land has been identified as 'undisturbed soil within creeks riparian corridors and broader landscape parkland' (see figure 7).

Figure 7 demonstrates that the Aerotropolis area contains extensive land classified as 'undisturbed soil network' as well 'interconnected and undisturbed soil system'. Given the abundance of area designated as undisturbed soil network, and the high strategic value of the subject site, it would be inefficient to sterilize the development potential of the subject land merely to preserve undisturbed soil.

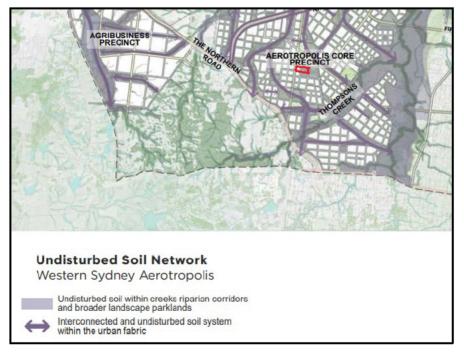


Figure 7: Undisturbed Soil Network – Western Sydney Aerotropolis (Excerpt from Draft Aerotropolis Precinct Plan)

4 CONCLUSION AND RECOMMENDATIONS

The subject land is located in a strategically important location within a significant proposed metropolitan centre and within walking distance of the future Aerotropolis Core metro station. In this regard, the subject land is well suited to planned commercial, residential and retail land uses identified as permitted in the 'Mixed Use' zone in the SEPP (Western Sydney Aerotropolis) 2020.

Given the significant amount of land within close proximity of the subject site identified for open space and parkland, it is unnecessary to retain the subject site for this purpose. That is, there is already ample open space proposed. Allowing the site to be developed for 'Mixed Use' purposes would ensure the land could be effectively used to support economically viable land uses.

The subject site is isolated from other parks, waterways and environmental corridors and has no connectivity to environmentally valuable open space and parkland in the area. The subject land easily lends itself to future development for mixed use purposes, not open space.

Therefore it is recommended that:

• the subject land not be identified as 'open space' or 'undisturbed soil network' in the Draft Precinct Plan.

Notwithstanding any of the above, should planning authorities feel that it is necessary to preserve the subject land for open space and its value as an portion of undisturbed soil network, the NSW Government must urgently prepare a plan of acquisition for the site and provide for a fair and reasonable offer of compensation to the landowner.