



# DRAFT AEROTROPOLIS PRECINCT PLAN: SUBMISSION


 BADGERYS CREEK ROAD  
BRINGELLY

12 MARCH 2021



#### QUALITY ASSURANCE

**PROJECT:** Submission: Draft Aerotropolis Precinct Plan

**ADDRESS:**  Badgerys Creek Road Bringelly

**AUTHOR:** Think Planners Pty Ltd

Date	Purpose of Issue	Rev	Reviewed	Authorised
9 March 2021	Draft Issue for client comment	Draft	SR/SF	AB
12 March 2021	Final	Final	SF	SF

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## PURPOSE

This submission is prepared by Think Planners Pty Ltd on behalf of the owners of [REDACTED] [REDACTED] Badgerys Creek Road Bringelly, in response to the December 2020 publication of the Draft Aerotropolis Precinct Plan by the Western Sydney Planning Partnership in November 2020.

The subject site which is identified as [REDACTED] and [REDACTED], which is more commonly known as [REDACTED] Badgerys Creek Road Bringelly.

Situated within an existing rural residential area, the subject land parcel can be best described as a regular rectangular shaped allotment which is located on the eastern side of Badgerys Creek Road. The subject land parcel is approximately 5 hectares in total area and is afforded road access from Badgerys Creek Road. The site is 200m to the north of the intersection of Badgerys Creek Road and the Northern Road. The Nancy Bird Airport (NBA) is currently under construction and is located approximately 6.2km to the north west of this site.

The State Environmental Planning Policy (Western Sydney Aerotropolis) (WSA) 2020 currently applies to the site, which zones the site MU Mixed Use. In this zone commercial premises and light industries are permitted with consent. The subject site is not identified as being required for Land Acquisition under the SEPP (WSA) 2020.

Despite the designation of the site for mixed use under the SEPP (WSA) 2020, the Draft Aerotropolis Precinct Plan 2020 proceeds to create seven different mapping layers that identify the subject land as: indoor recreation/community use, regional parkland, creeks/water bodies, ephemeral streams, linear parklands and then finally prescribes a proposed building height limit of up to 46.5m to the site. As detailed in this submission there are seven layers of mapping published in the Draft Aerotropolis Precinct Plan 2020 that are in direct conflict with the existing WSA SEPP 2020 which permits development of the site for mixed use development.

The information published in the Draft Aerotropolis Precinct Plan 2020 is illogical, inconsistent and must be reworked to accurately reflect the existing zoning provisions published under WSA SEPP 2020.

The landowners seek to work collaboratively with the NSW Government to ensure the precinct plan is adjusted to reflect the capabilities of the land. The landowners of [REDACTED] [REDACTED] Badgerys Creek Road Bringelly and Think Planners look forward to continuing to work with the Western Sydney Planning Partnership and the NSW Department of Planning and Infrastructure on further refinements of the Draft Aerotropolis Precinct Plan 2020. We invite further communication from the Western Sydney Planning Partnership and can be contacted as follows: PO Box W287 Parramatta NSW 2150 | [REDACTED] [REDACTED].

## SITE AND CONTEXT

### LEGAL DESCRIPTION

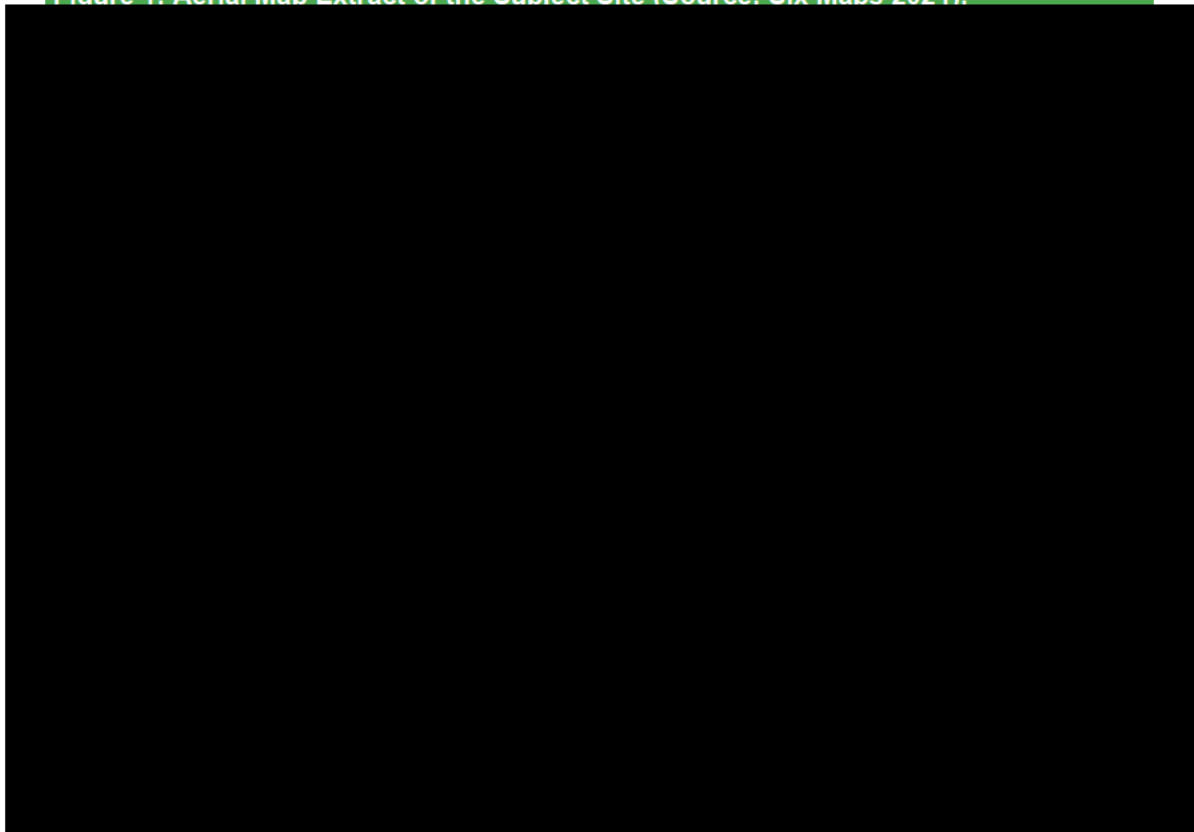
The subject site is legally described as [REDACTED] and [REDACTED], though is more commonly known as [REDACTED] Badgerys Creek Road Bringelly.

### LOCATION

Situated within the existing rural residential area, the subject land parcel can be best described as a regular rectangle shaped allotment with a total site area of 2 hectares which is located on the eastern of Badgerys Creek Road. The subject land parcel is approximately 5 hectares in total area. The site is 200m to the north of the intersection of Badgerys Creek Road and The Northern Road. The NBA is currently under construction and is located approximately 6.2kms to the north west of this site.

An aerial photograph and photograph of the subject site is provided below which shows the site in its current context.

**Figure 1: Aerial Map Extract of the Subject Site (Source: Six Maps 2021).**

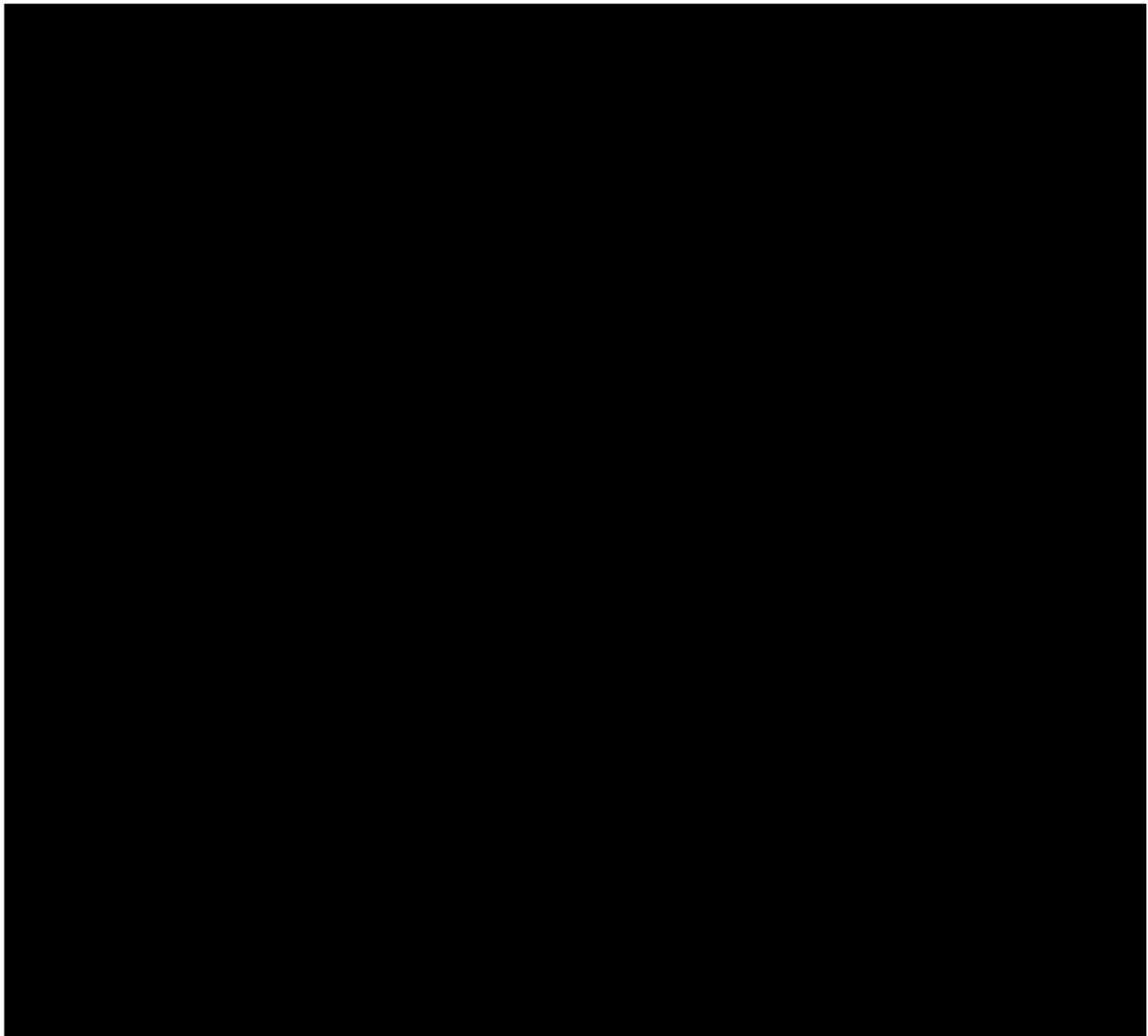


*Subject Site*



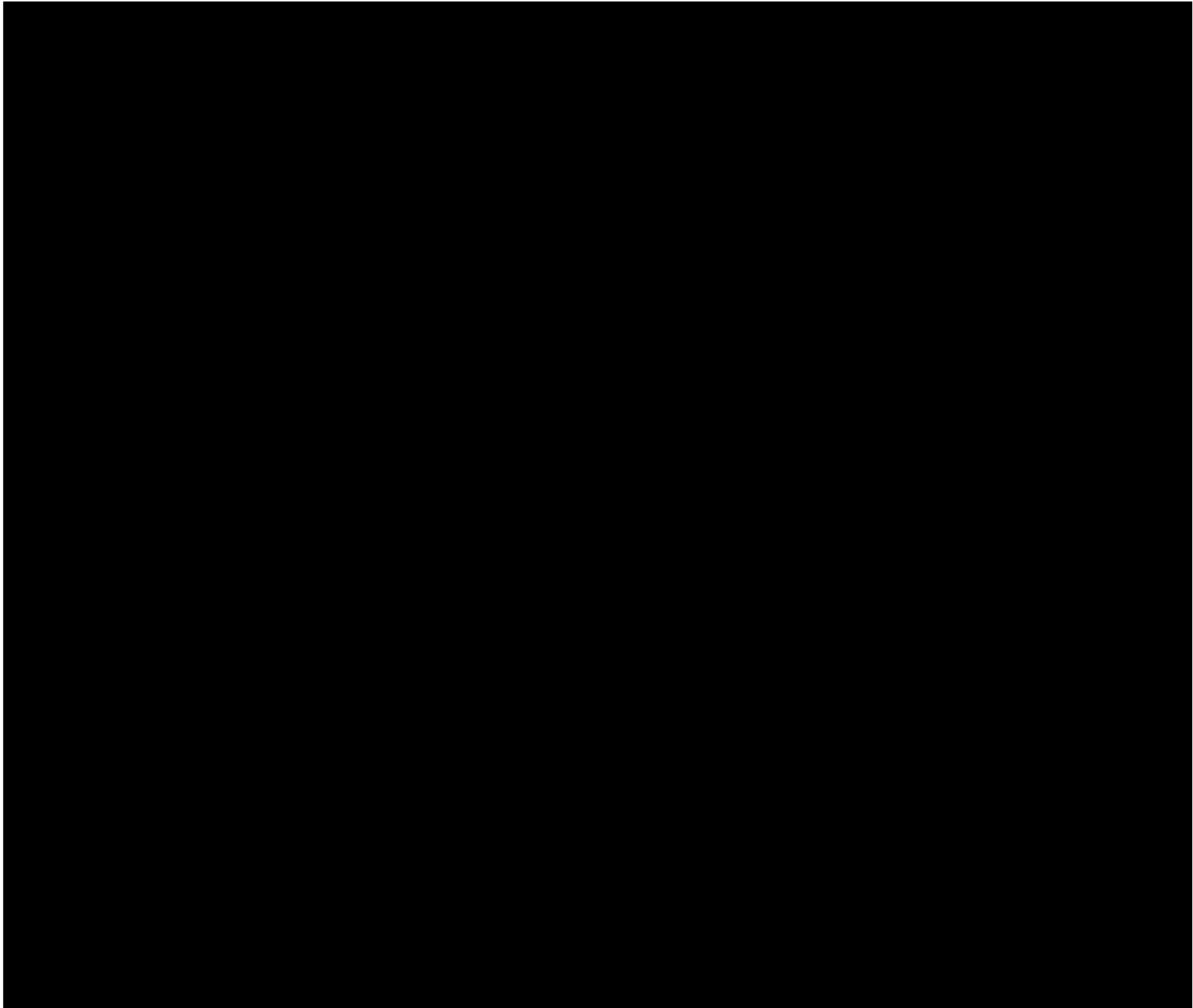
## STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY AEROTROPOLIS) 2020

In October 2020, the State Environmental Planning Policy (Western Sydney Airport) (WSA SEPP) 2020 was published by the NSW Department of Planning and Infrastructure. The WSA SEPP 2020 designates the subject land as shown in Figure 2 as Mixed Use.



Several land uses are permitted in this zone including commercial premises and light industries.

The WSA SEPP 2020 also published the Land Reservation and Acquisition Map which is shown below in Figure 3.



The provisions under Part 8 of WSA SEPP 2020 state that land shown in the land reservation and acquisition map required for the creation of regional park or public open space are shown in the map extract above. The subject land at [REDACTED] Badgerys Creek Road Bringelly is clearly outside of the area needed for the creation of public space or regional park.

As can clearly be seen from the two figures the land at [REDACTED] Bringelly Road can accommodate mixed use development. This is at direct opposition to the Draft Aerotropolis Core Precinct Plan published by the Western Sydney Planning Partnership.

## DRAFT AEROTROPOLIS CORE PRECINCT PLAN

The Draft Aerotropolis Core Precinct Plan has a focus on achieving the provision of 200,000 jobs for the Western Parkland City by providing land for employment generating uses.

Various mapping layer extracts from the Draft Aerotropolis Core Precinct Plan are provided in the following pages and summarised in the table below which reveal designations for future land use that relate to the land at [REDACTED] Badgerys Creek Road Bringelly.

Mapping Layer Draft Aerotropolis Precinct Plan	Subject Site	Comment
<b>Combined Land Use Plan</b>	Partly indoor recreation and community and partly green, which is not identified in the key that accompanies the plan.	The site is currently used for rural residential purposes and is zoned to permit future mixed use development. As such the nomination of the land as indoor recreation/community is inconsistent with both the land capabilities and the existing zoning of the land.
<b>Open Space Network</b>	Partly shown as Riparian Linear Parklands and partly shown in light green which is not identified in the key that accompanies the plan.	<p>The information presented in this mapping layer is unclear as there are colours shown on the map that are not identified in the key.</p> <p>The subject site is also shown as containing a riparian linear park which is inconsistent with the existing zoning of the land which permits mixed use development.</p>
<b>Overview of Aerotropolis Core, Badgerys Creek and Wianamatta-South Creek Precinct Plans: The Open Space Framework</b>	Site shown as containing waterbodies then part of the site shown in a light green which is shown in the key with no wording to identify what this means.	<p>The information presented in this mapping layer is unclear as there are colours shown on the map that are not identified in the key.</p> <p>The subject site is also shown as containing waterbodies which is inconsistent with the existing zoning of the land which permits mixed use development.</p>
<b>Amalgamation Plan</b>	Site partly shown as open space requiring coordinated development.	This is inconsistent with the existing zoning of the land which is to permit mixed use development.
<b>Conceptual arrangement for amalgamation along</b>	Site shown as comprising ephemeral streams, linear parklands and tributary creeks.	This is inconsistent with the existing zoning of the land which is to permit mixed use development.



the Wianamatta – South Creek corridor		
<b>Badgerys Creek and Wianamatta-South Creek Precinct Plans: The Height and Built Form Framework</b>	Site shown as capable of being developed to a 15m to 46.5m height limit.	This mapping layer is the only published mapping layer that is consistent with the existing zoning of the land which permits mixed use development.
<b>Badgerys Creek and Wianamatta-South Creek Precinct Plans: Public Infrastructure</b>	Site shown as having Ephemeral Creek.	<p>The information presented in this mapping layer is unclear.</p> <p>The subject site is also shown as containing a creek which is inconsistent with the existing zoning of the land which permits mixed use development.</p>

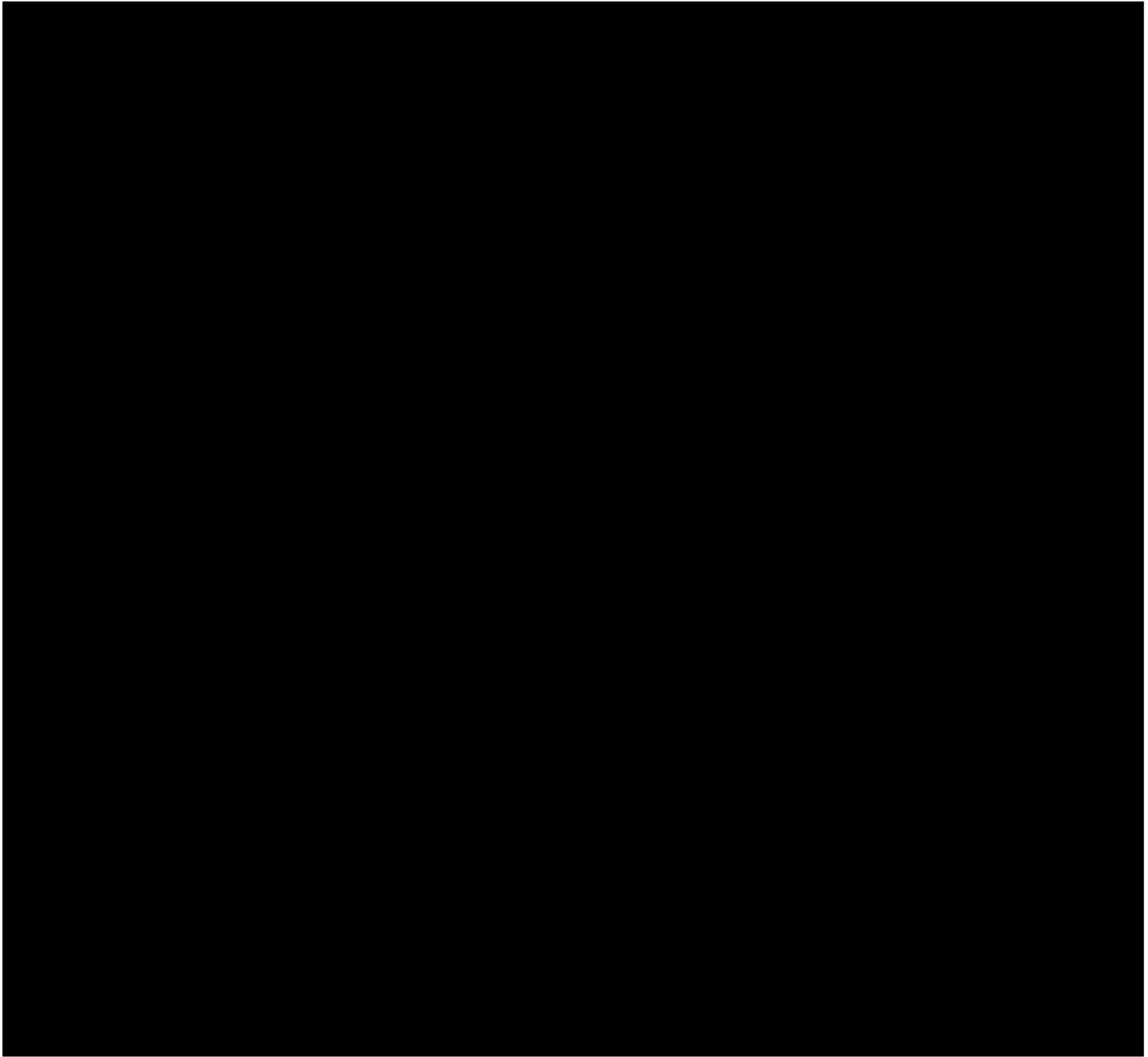
It is clear there are several errors in the Draft Aerotropolis Core Precinct Plan. The plan contains seven different mapping layers that designate the subject site for a variety of different uses, ranging from indoor recreation and community uses through to linear parklands. These land use designations are entirely inconsistent with the WSA SEPP 2020, which nominates the land as mixed use development. The WSA SEPP 2020 also contains a land reservation and acquisition mapping layer which excludes the subject land. If the subject land were required for acquisition this should be shown in the land reservation and acquisition map.

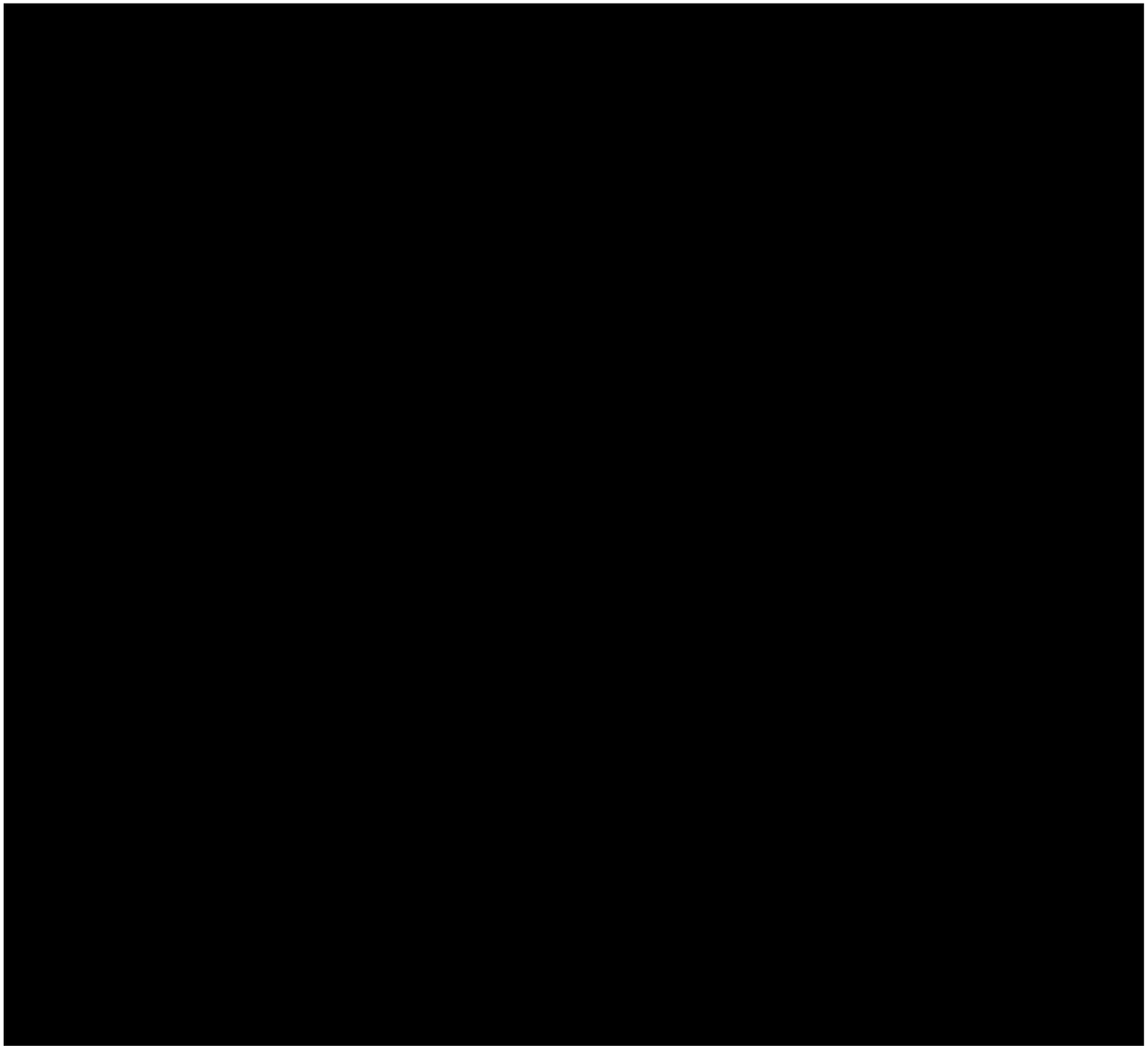
This submission advocates for the land at [REDACTED] Badgerys Creek Road Bringelly to be reallocated as land capable of mixed use development consistent with the WSA SEPP 2020.

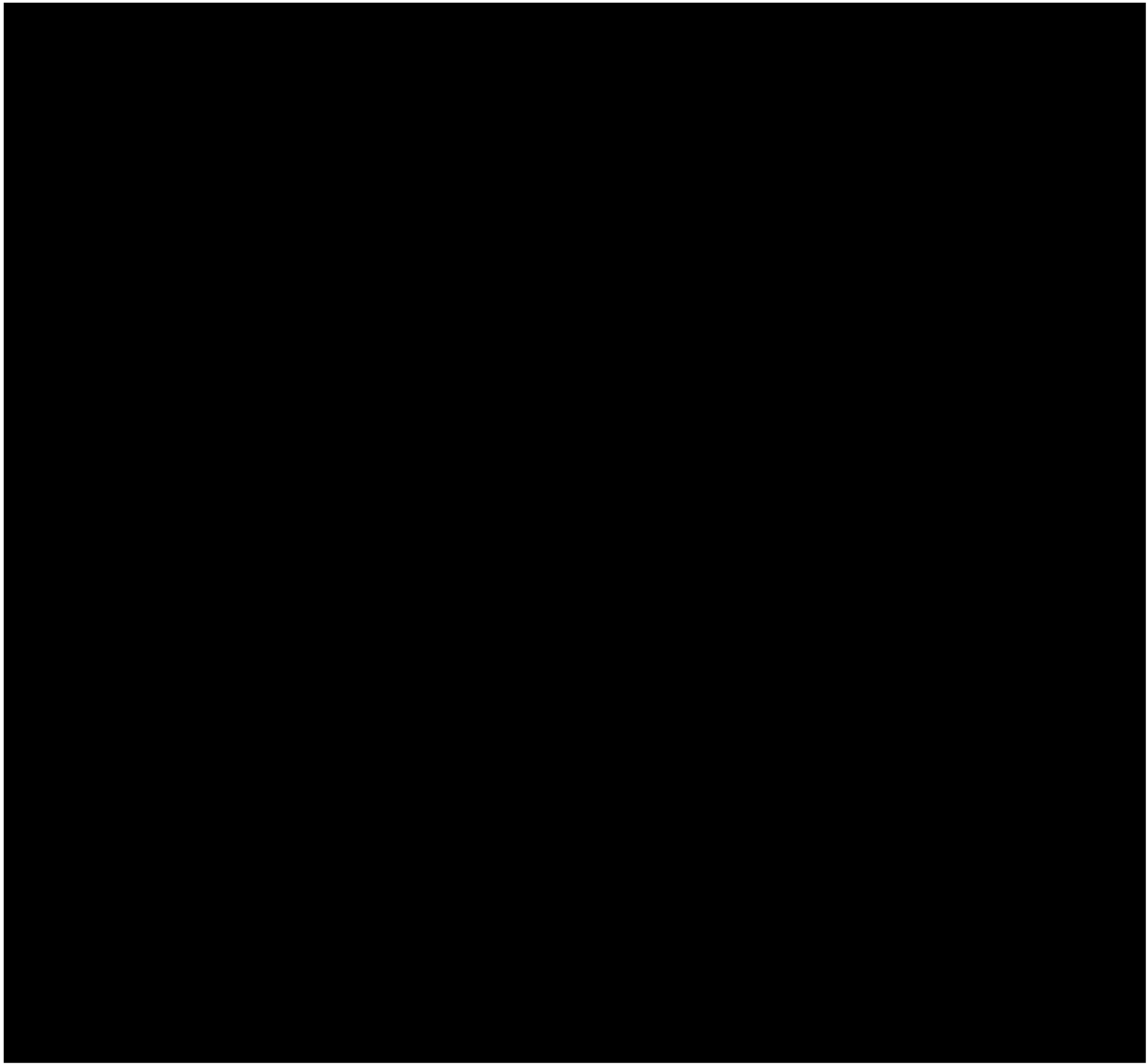
The mapping layers presented in the Draft Aerotropolis Core Precinct Plan are inconsistent, contain various publishing errors and need to be revised to align with the zoning provisions already published by the NSW Department of Planning, Industry and Environment. The land at [REDACTED] Badgerys Creek Road Bringelly is capable of accommodating future mixed use development and therefore, the mapping layers within the precinct plan must be adjusted to reflect the existing zoning.

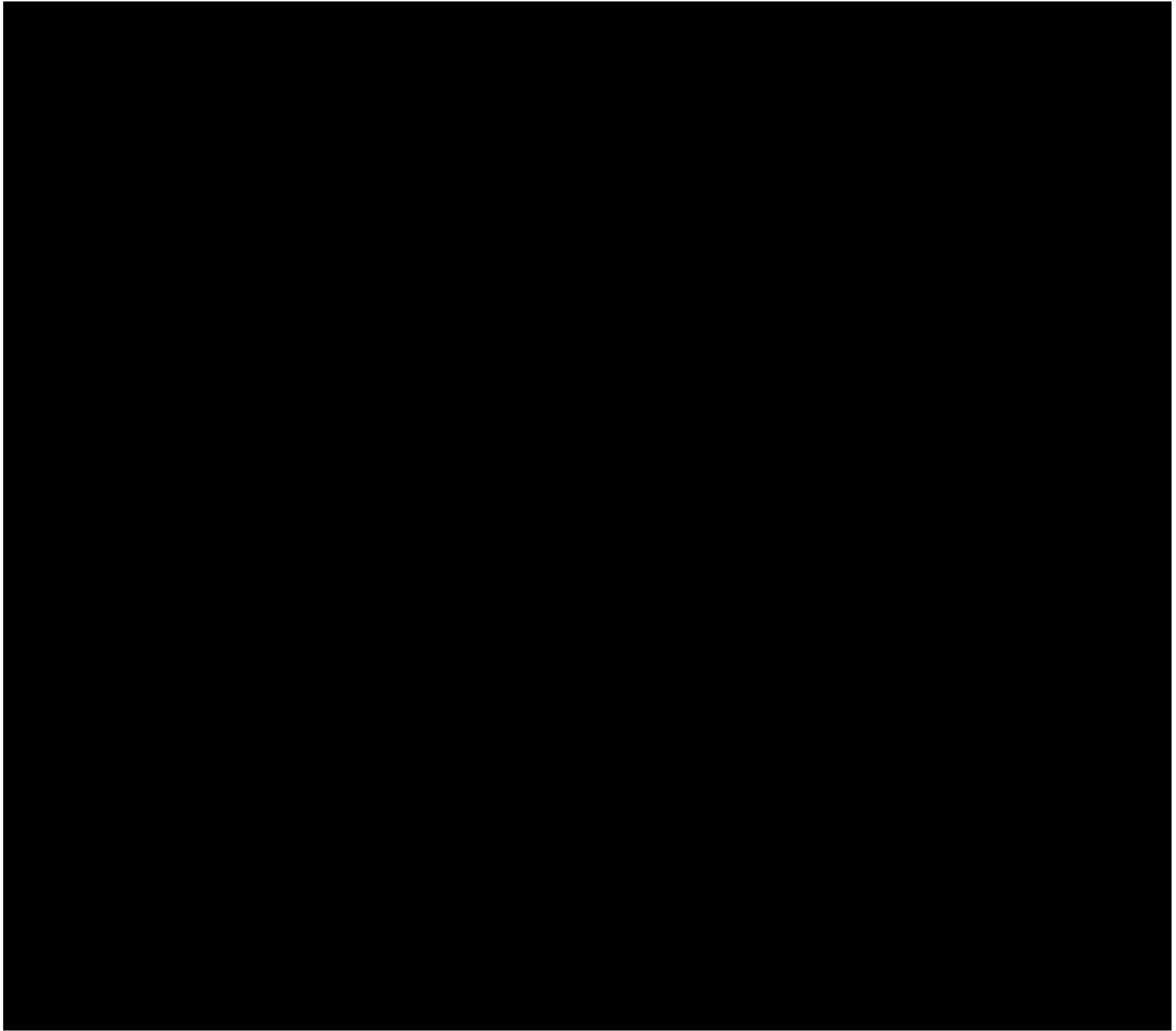
The following pages contain the extracts of the mapping layers presented in the Draft Aerotropolis Core Precinct Plan which are summarised in the table above.



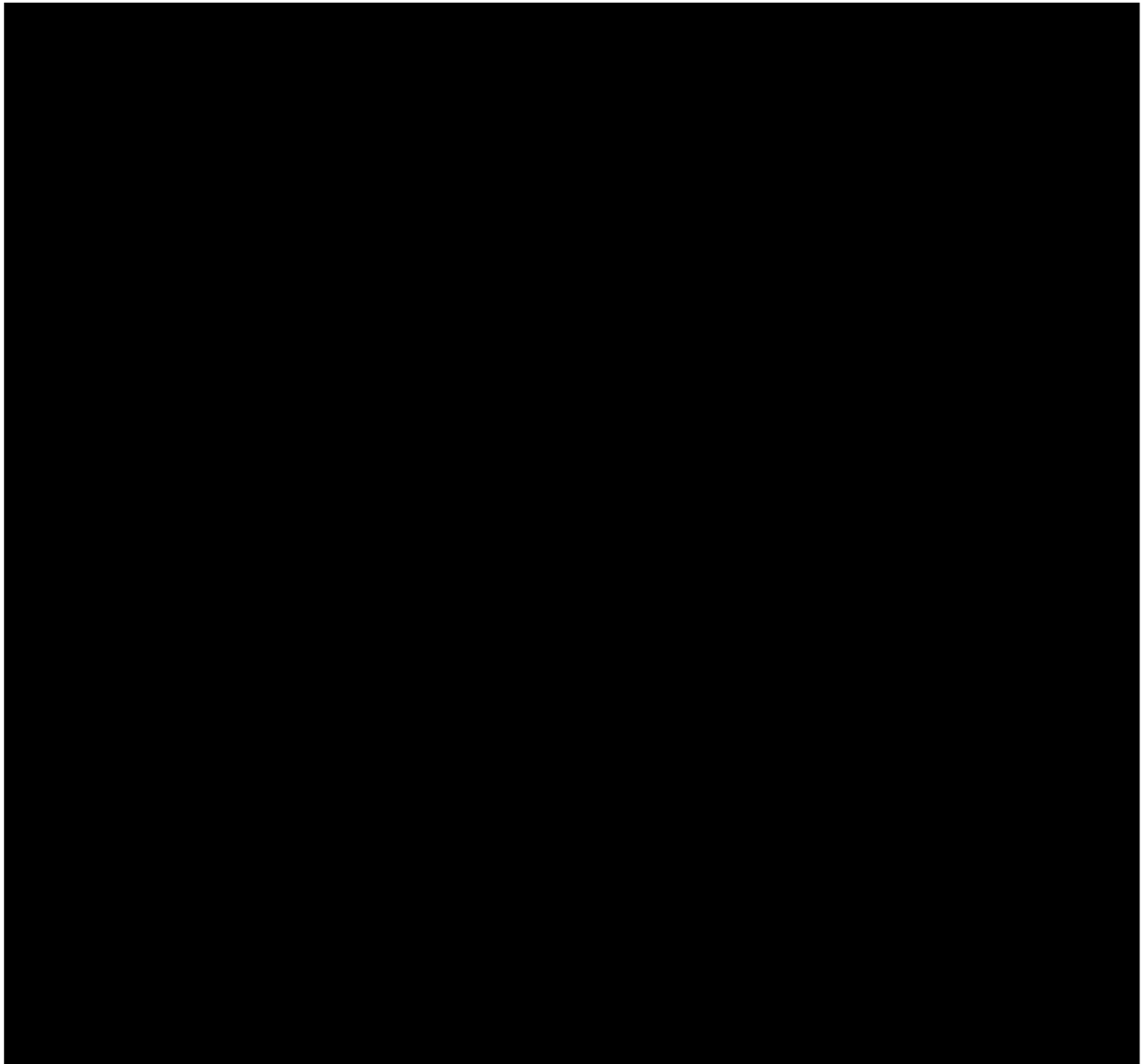


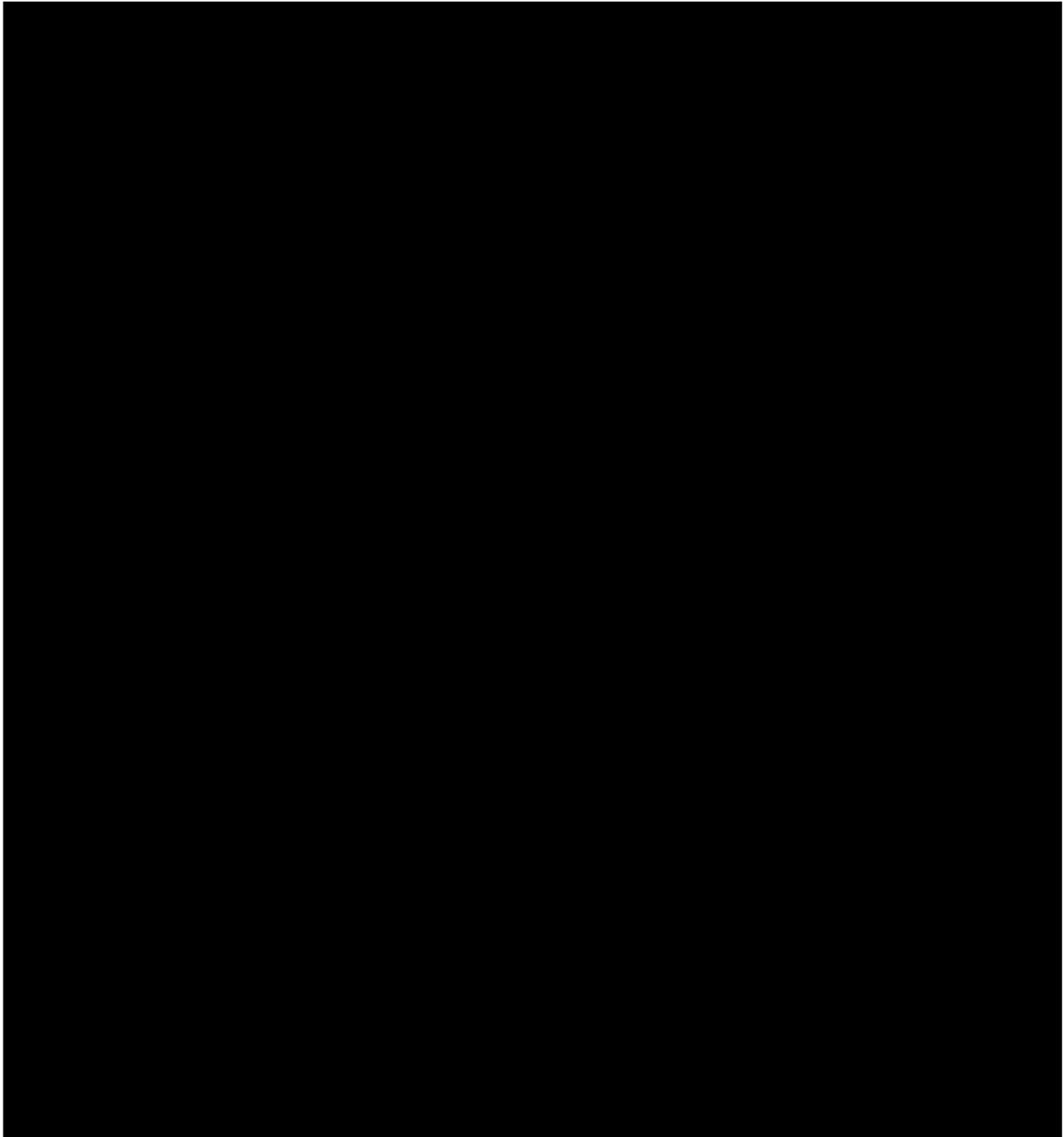












## RECOMMENDATIONS: DRAFT AEROTROPOLIS PRECINCT PLAN

The following key comments are made on behalf of the owners of [REDACTED] Badgerys Creek Road Bringelly:

- **Logical allocation of zones, planning controls and precincts.** At present the land at [REDACTED] Badgerys Creek Road Bringelly is subject to at least seven different mapping layers of both existing and proposed planning controls which are all inconsistent. The land is clearly zoned Mixed Use under WSA SEPP 2020 and future precinct planning must be revised to align with the already published legislation. **The subject land at [REDACTED] Badgerys Creek Road Bringelly should be permitted for future development as per existing legislation.**
- **Efficient use of land and loss of employment land supply.** It is illogical to designate the entire land parcel as linear parkland (and the like) when the site is more than 5 hectares and remains capable for future development. This dilutes the amount of land that is available to generate the required 200,000 new jobs. The cumulative total of land that is similarly impacted would result in a significant loss of employment land supply. **The subject land at [REDACTED] Badgerys Creek Road Bringelly should be permitted for future development as per existing legislation.**
- **Economic viability.** Permitting the subject site to be developed for Mixed Use Development will improve the economic viability and functional delivery of the Precinct, as more land can be developed to provide for much needed jobs in Western Sydney. **The subject land at [REDACTED] Badgerys Creek Road Bringelly should be permitted for future development as per existing legislation.**

## CONCLUSIONS

This submission on behalf of the owners of [REDACTED] Badgerys Creek Road Bringelly strongly advocates for the refinement of zone to align with the WSA SEPP 2020. The land at [REDACTED] Badgerys Creek Road Bringelly should be permitted to comprise future mixed use development to facilitate the delivery of employment land.

This submission is intended to assist the Western Sydney Planning Partnership and positively contribute to the success of the Aerotropolis and NBA.

Principally, this submission makes the following key points:

- The revision of mapping layers that relate to land at [REDACTED] Bringelly Road Badgerys Creek to permit mixed use development.
- There is no obvious impediment for the subject land to be developed for future mixed use development.
- The mapping layers contained in the Draft Aerotropolis Precinct contain several publishing errors which make the document near impossible to interpret. The document needs to be revised to present clear and concise details to land owners within the Precinct.

The landowners of [REDACTED] Bringelly Road Badgerys Creek look forward to continuing to work with both the Western Sydney Planning Partnership and the NSW Department of Planning, Industry and Environment on further refinements of the Draft Aerotropolis Precinct Plan 2020.