

Planning Strategies
Housing & Infrastructure

Dated: 27/06/13

Prologue: This process of seeking submissions is inherently flawed as it fails to recognise the emotion of the small scale landholders in the South-West Growth Centre 'Future Industrial Precinct' who have understood the Growth Centres Strategy to be the basis of land release on Sydney's fringes. This plan may financially ruin some small scale landholders.

This process treats all submissions at par including those from the large scale landholders like Badgerys Creek Consortium with huge resources engaging professional help to make submissions. The same applies to councils, stakeholders and government departments which have contributed to this structural plan.

It is unfortunate that this plan was conceived in the first place.

Re: Broader Western Sydney Employment Area Structural Plan-Submission
3-front development scenario-Planning Chaos

The released draft structural plan is a very poor planning strategy which should not have seen the light of the day. It should be withdrawn immediately. The primary justification given by the planning department to create the Broader Western Sydney Employment area is to prevent haphazard development of the employment area on Sydney's fringes. This structural plan is a perfect recipe to ensure haphazard and unsystematic industrial release/development in Sydney's west.

This plan proposes the staging of release of industrial land adjacent to the WSEA first with the possibility of the federal government catalyst (airport) determining the priority release of land around the Badgerys creek, simultaneously and the "Precinct Acceleration Protocol" allowing the Badgerys Creek Consortium to develop their land at any time. All these possible and likely scenarios, putting pressure on services and infrastructure, simultaneously. This plan is perfect recipe for disastrous planning outcomes. This plan ensures planning Chaos with 3-front development scenario.

This plan needs to be withdrawn because it supersedes and interferes with a perfectly sensible strategy, **The Growth Centres Strategy**. This plan disregards and ignores the current growth centres strategy whereby the identified employment lands (1220 ha) in SWGC (South West Growth Centre) would have been staged for release next. The other newly added 6000+ ha in the broader western Sydney employment area would have been identified for planning and release later. The Growth Centres strategy was and remains the most prudent approach which would enable the infrastructure bodies and service providers to concentrate on one, well defined area. The SWGC priority release strategy is the best approach with or without the Federal Government Stimulus (Airport).

The Growth Centres have been promoted as a way of giving certainty to landowners and investors and this Structural plan is being promoted as a plan to develop the employment lands in a systematic manner. The suggestion of this plan does exactly the opposite. **This plan makes things very uncertain for the landholders in the ‘Future Industrial Precinct’ in the SWGC by staging the priority release of newly added, previously unidentified lands. This plan also creates a possibility of 3-front development scenario which should be nightmare for the organisations like Roads and Maritime Authority, Sydney Water, Telstra etc.**

- This plan needs to be withdrawn as it is a breach of faith by the Government of the landowners in the “Future Industrial Precinct” of the SWGC who were promised certainty with Growth Centres Strategy.
- This plan needs to be withdrawn because it seeks to achieve chaos.
- This plan needs to be withdrawn as it is unfair, inefficient and disastrous
- This plan needs to be withdrawn as it is incompatible with demand/expected demand
- This plan needs to be withdrawn as it severely disadvantages the working families in the new release areas of South-West by staging the release of employment areas much further away
- This plan needs to be withdrawn as it seeks to supersede a well received, well understood, well planned strategy i.e. The Growth Centres Strategy

This plan is a poorly conceived, unjust, invalid and unnecessary distraction from a good, long standing policy i.e. “The Growth Centres”. **Any additional areas to the Growth Centres should be released later not sooner than existing areas.**

Once again.....The Broader Western Sydney Employment Area Structural Plan needs to be withdrawn. It is an ill-conceived plan.