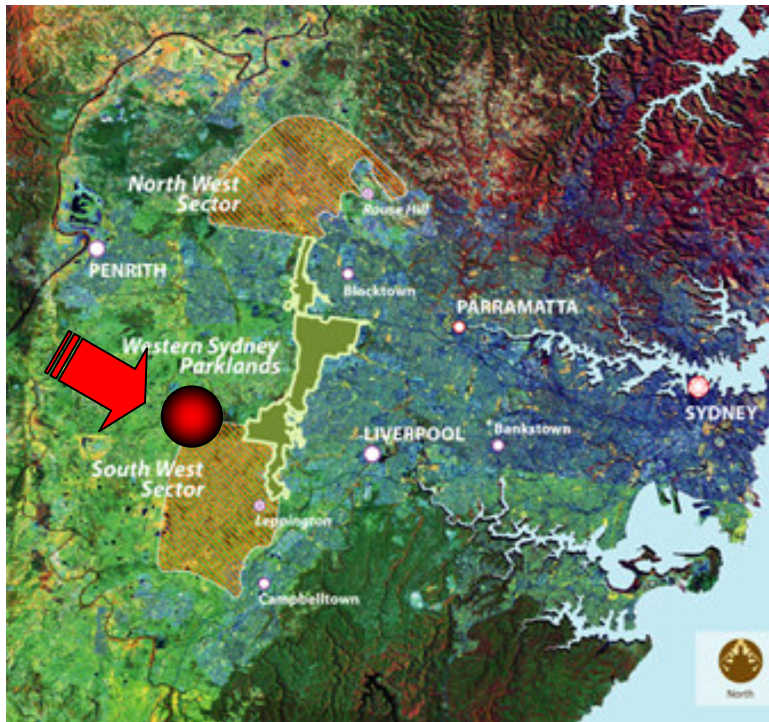


Submission to Penrith City Council

Penrith

Draft Employment Planning Strategy

June 2006



**Land at Elizabeth Drive
Badgery's Creek**

**Prepared by
Whelans Planning**

August 2006

DRAFT

Submission

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Ref: C803-CouncilSubmission-070806-djw

Foreword:

This submission has been prepared in response to exhibition of the *City of Penrith Employment Planning Discussion Paper* and *Draft Employment Planning Strategy* in August 2006. It has been prepared by Whelans Planning on behalf of various land owners at Elizabeth Drive, Badgery's Creek, and supports a recent resolution of Penrith Council that these land owners be invited to contribute to the Local Plan process, with a view to further consideration of future rezoning to capitalise on the significant industrial and employment opportunities that these lands present.

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Appendix 2 - Penrith City Council Business Papers & Correspondence

Appendix 3 - South West Growth Centre Structure Plan

Appendix 4 - Metropolitan Strategy – Employment Land Task Force

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1. Background

Penrith City Council has recently placed on public exhibition the *City of Penrith Employment Planning Discussion Paper* and *Draft Employment Planning Strategy*.

The *Employment Planning Discussion Paper* has been developed in response to the *Penrith Local Government Area Employment Lands Study (2002)*, and more recent studies and initiatives undertaken by Council and the State Government. The *Employment Planning Discussion Paper* addresses the metropolitan employment context, Penrith's employment issues and needs, the planning opportunities and constraints in relation to those needs, and outlines recommended Strategy actions.ⁱ The *Draft Employment Planning Strategy* provides strategic actions for the future planning of employment land and activities across the Penrith LGA.

It is understood that the policy directions included in the draft Strategy will provide the basis for the "Employment Chapter" of the new Penrith Local Plan, and that preparation of the "Employment Chapter" will follow the adoption of a final *Employment Planning Strategy* by Council.ⁱⁱ

The roles of the *Employment Planning Discussion Paper* and the *Draft Employment Planning Strategy* are outlined in the diagram below:



Source: City of Penrith Employment Planning Discussion Paper (2006)

3. Planning Context

3.1 The Metropolitan Strategy

In December 2004, the NSW Government announced a new land release plan for Sydney's North West and South West Growth Centres. These centres are identified as the two last remaining areas within the Sydney basin capable of supporting broad-scale urban development, and are a key element of the Government's Metropolitan Strategy, which addresses Sydney's growth and change over the next 25 to 30 years.

New communities of around 100,000 dwellings in the South West, and 60,000 dwellings in the North West are proposed over the next 25 to 30 years. In combination with existing land release programs, it is expected that a total of 220,000 new dwellings will be developed over this timeframe. The Western Sydney Parklands are intended to form a green belt linking the North West and South West Growth Centres (see Figure 2 and Figure 3 overleaf).

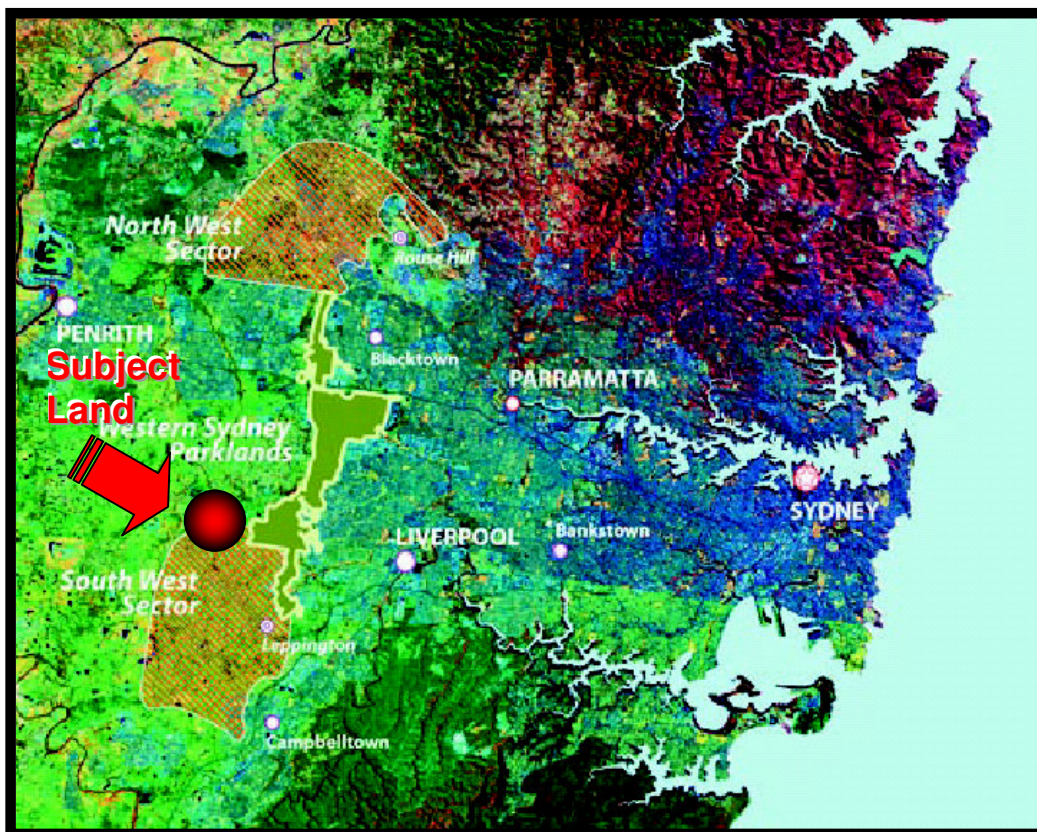


Figure 2
NSW Metropolitan Strategy
North West and South West Growth Centres

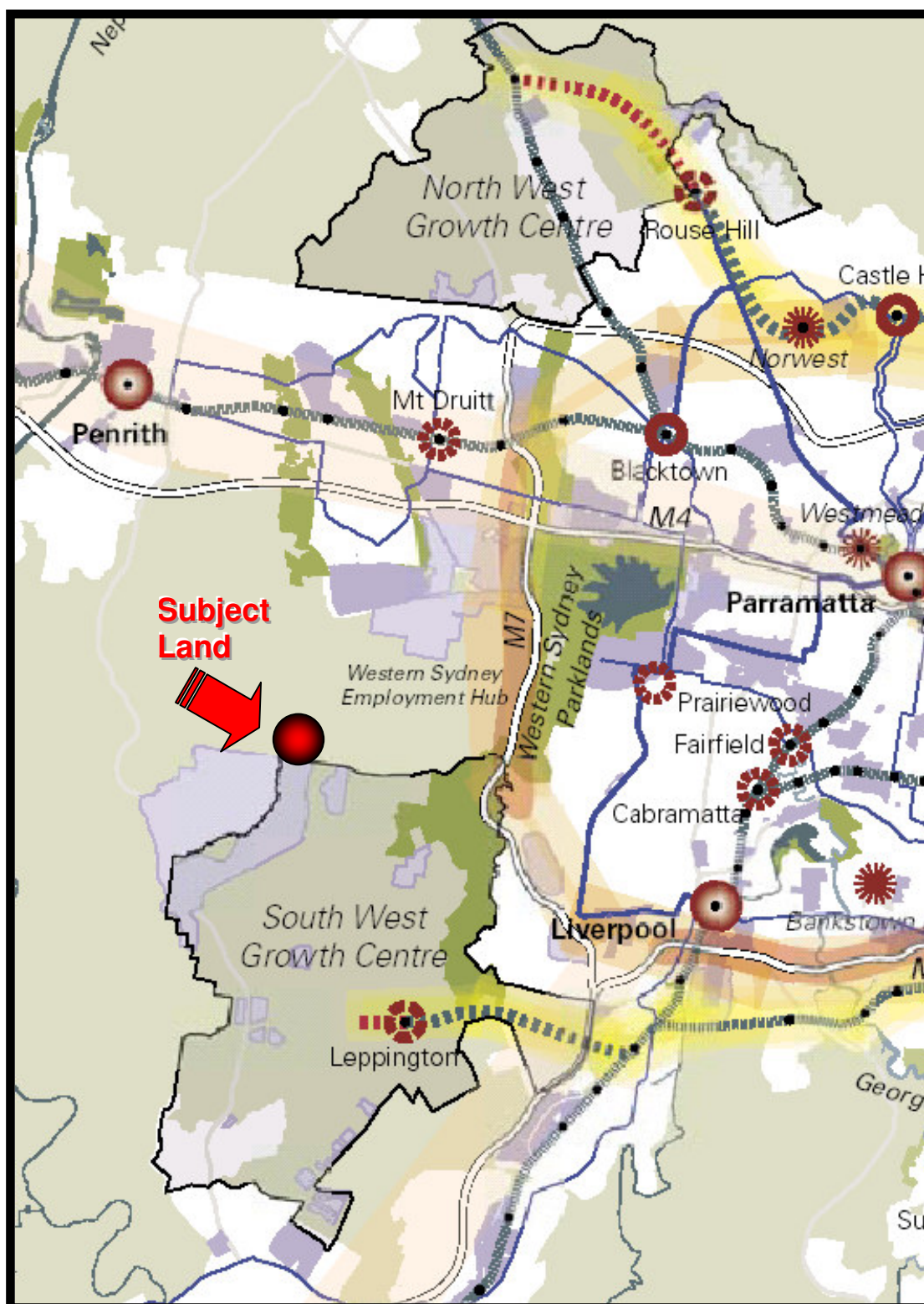


Figure 3
Metropolitan Strategy
South West Growth Centre - Regional Context
(Source: Department of Planning Metropolitan Strategy, Dec 2005)

3.2 The South West Growth Centre

In order to advance planning for future development within the South West Growth Centre, the State Government has prepared a detailed Structure Plan, and has recently gazetted *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

The Structure Plan divides the Growth Centre into precincts to facilitate the orderly servicing and release of land over the next 25-30 years. The Structure Plan also provides a blueprint for the detailed planning of individual precincts, once the Growth Centres Commission and the NSW Government approve them for release. Along with a proposed "Development Code", the Structure Plan is intended to guide the planning for schools, housing, town centres, shops, parks, and industrial areas for each precinct (see Figure 4).

The Metropolitan Strategy also calls for the establishment of a body to allow industry and the Government to collectively inform decisions about employment lands. This body, known as the *Employment Lands Task Force*, held its first meeting in May 2006. The *Employment Land Task Force* will advise Government on ways to maintain adequate stocks of well-located employment land across Sydney, meeting the needs of different industries and subregions (see Appendix 4).

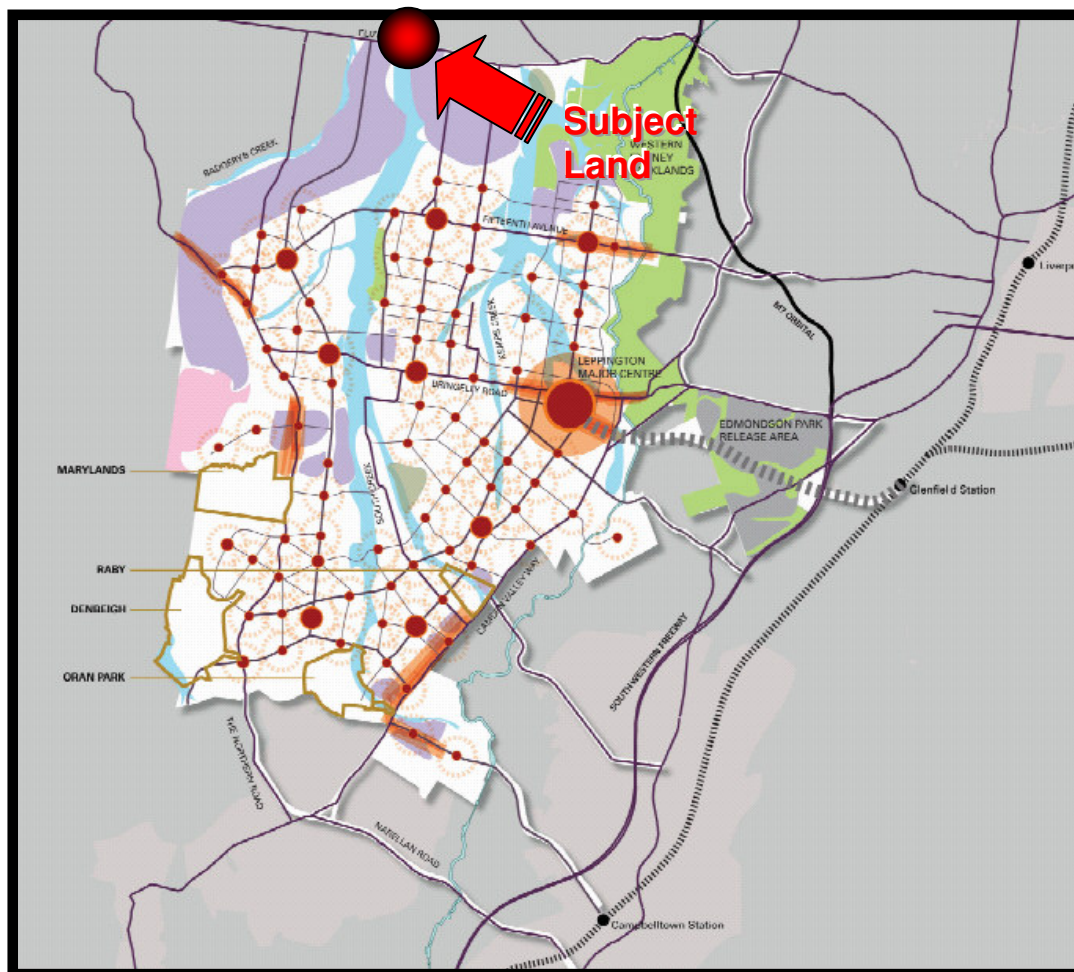


Figure 4
South West Growth Centre Structure Plan

Source: Department of Planning, 2006
<http://www.metrostrategy.nsw.gov.au>

3.3 City of Penrith Employment Planning Discussion Paper

The *City of Penrith Employment Planning Discussion Paper* identifies that current and future population and employment growth within the Penrith LGA will create up to 31,000 jobs between 2001 – 2021, with some 10,000 of these jobs associated with the industrial sector.ⁱⁱⁱ

Given that industrial uses generate significantly higher floor space and footprint requirements than other types of employment uses, the *Discussion Paper* projects that 666 hectares of industrial zoned land will be taken up in meeting the expected employment growth in this sector. Over the next fifteen years, demand is therefore expected to exceed the current supply of industrial land by 242 hectares.

The *Employment Planning Discussion Paper* quotes research undertaken by Leyshon Consultants in 2004, which concludes that:

- ❑ *The current supply of industrial employment land will be progressively exhausted between 2013 and 2020;*
- ❑ *Penrith appears to be facing a significant shortage of serviced industrial land available for purchase; and*
- ❑ *It would be inappropriate for Council to allow the City's stock of industrial land to become fully exhausted before planning and implementing new industrial land releases. Action to increase supply may need to be initiated "at least five to eight years" before the land is actually required.^{iv}*

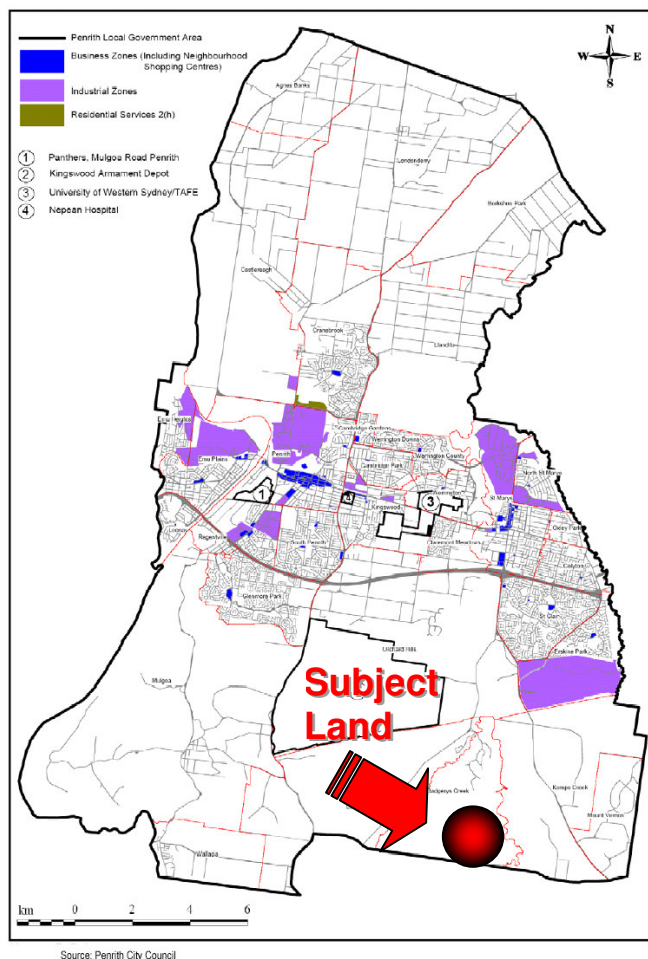


Figure 5

**Penrith LGA
Planned Employment
Areas**

Source: Penrith City Council 2006

The Employment Planning Discussion Paper also indicates that: “The Westlink M7 is likely to be the most significant piece of urban infrastructure affecting economic and employment patterns in Greater Western Sydney this decade.”^v

Council have also identified that planning for the future supply of industrial land, particularly large and highly accessible areas, will be fundamental to catering for employment growth. In particular, building on the opportunities generated by existing and proposed infrastructure investment, such as the Westlink M7 corridor, will be crucial to achieving the desired employment outcomes.^{vi}

The identified land holdings at Elizabeth Drive, Badgery's Creek, enjoy close proximity and high accessibility to the M7 Westlink Motorway, as indicated in Figures 6 & 7 below:

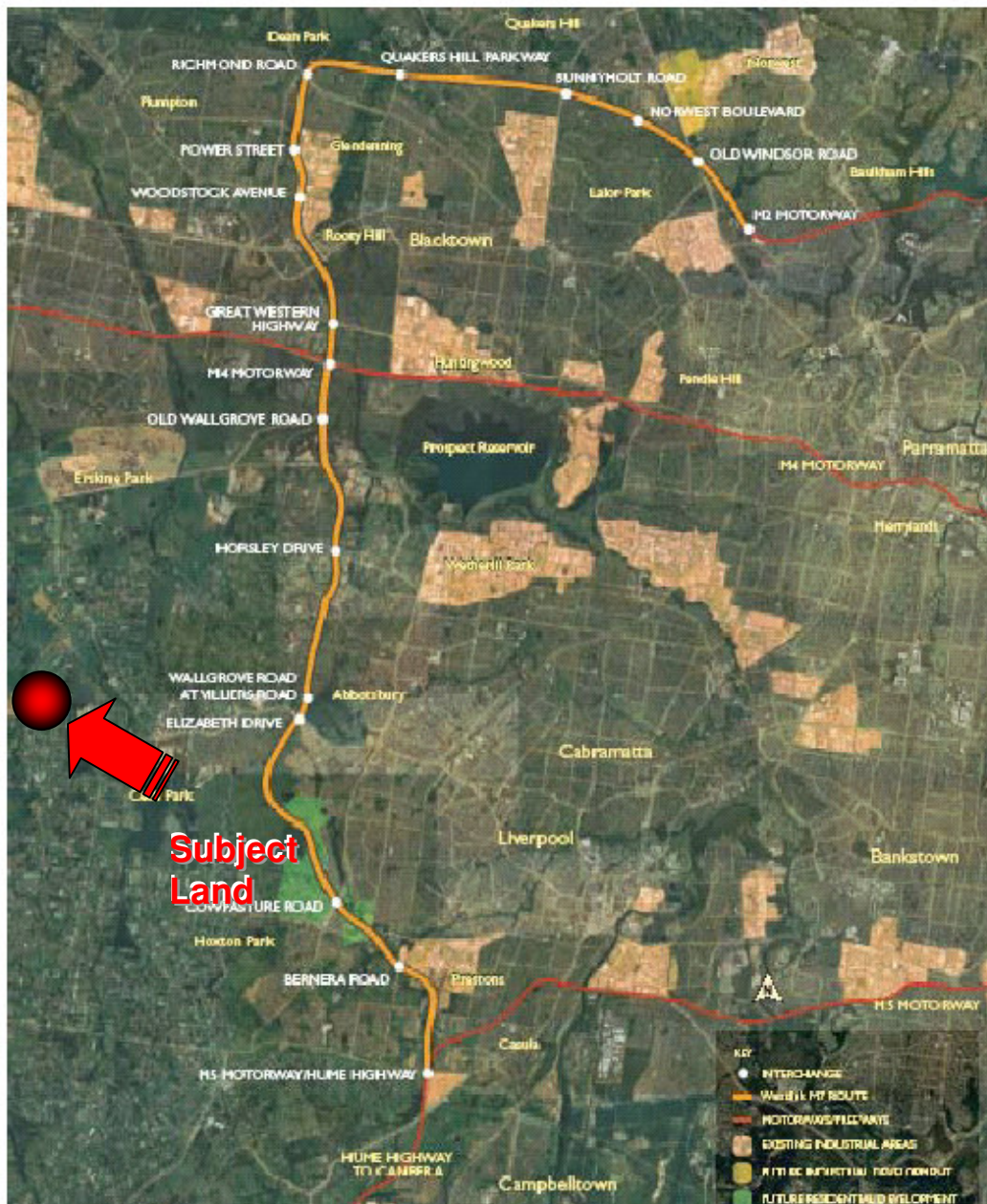
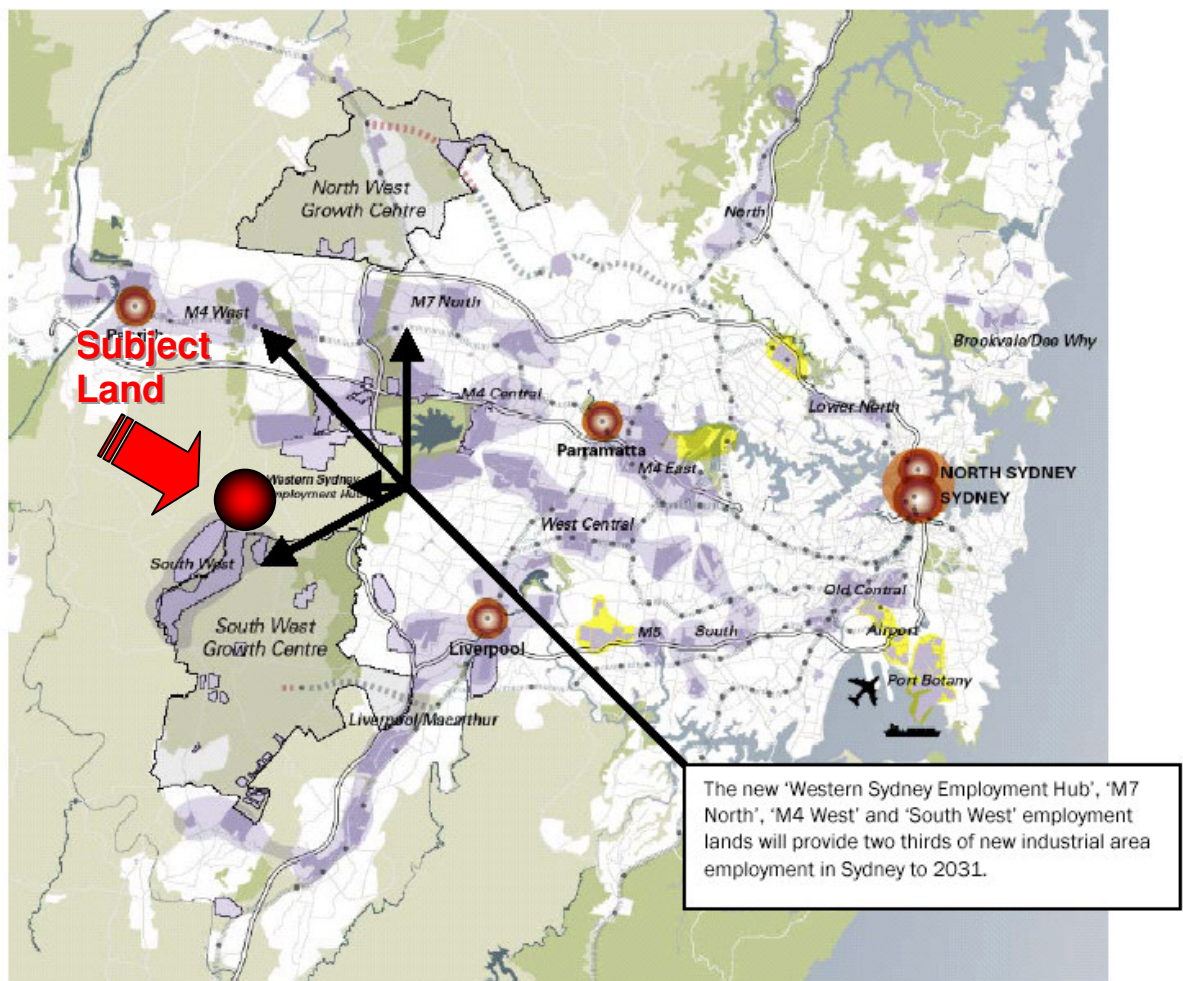


Figure 6
M7 Westlink Motorway & Elizabeth Drive

Source: RTA



Source: Department of Planning (2005b:61-62)

Figure 7
Land at Badgery's Creek and
Relationship to Key Employment Centres.

Source: Penrith City Council 2006

4. Key Issues

4.1 Draft Employment Planning Strategy

A key finding of the *City of Penrith Employment Planning Discussion Paper* is that the current supply of industrial employment land will be progressively exhausted between 2013 and 2020, with the Penrith LGA subsequently facing a significant shortage of serviced industrial land. In order to proactively address this shortage, the *Draft Employment Planning Strategy* has been prepared with a clear objective to ensure that there is sufficient zoned employment land to meet demand for at least the next 15 years^{vii}.

A specific recommendation of the strategy is to determine an appropriate long-term land use strategy for the area immediately to the north of Elizabeth Drive that interfaces with the South West Growth Centre.^{viii}

4.2 Identified Potential of Land at Badgery's Creek

The subject land parcels at Badgery's Creek are uniquely placed to interface with the targeted adjoining industrial precinct of the Metropolitan Strategy's South West Growth Centre. Specifically, the Badgery's Creek precinct has been identified as future industrial land as a consequence of its location near strategic transport routes, and its proximity (being a 10 to 15 minute drive) to Penrith's southern residential areas of Glenmore Park and St Clair^{ix}.

The subject lands also have the distinct advantage of being significantly less fragmented than existing land holdings to the south of Elizabeth Drive currently designated as "industrial" in the Metropolitan Strategy. Council is aware of the consensus between adjoining and surrounding landowners within the Badgery's Creek precinct to proceed with industrial land use and zoning. Future development within this precinct may therefore occur in an economic and orderly manner, independent of any prerequisite need to reach agreements between multiple owners of disparate fragmented parcels.

The specific lands identified in this submission comprise a total area of approximately 181 hectares, exclusive of the land to be occupied by the adjoining SITA Advanced Waste Treatment Facility. Accordingly, designation of these lands as "future industrial" will significantly contribute to alleviating the projected shortage in the supply of industrial land within the Penrith LGA over the medium term, 2013 to 2020.



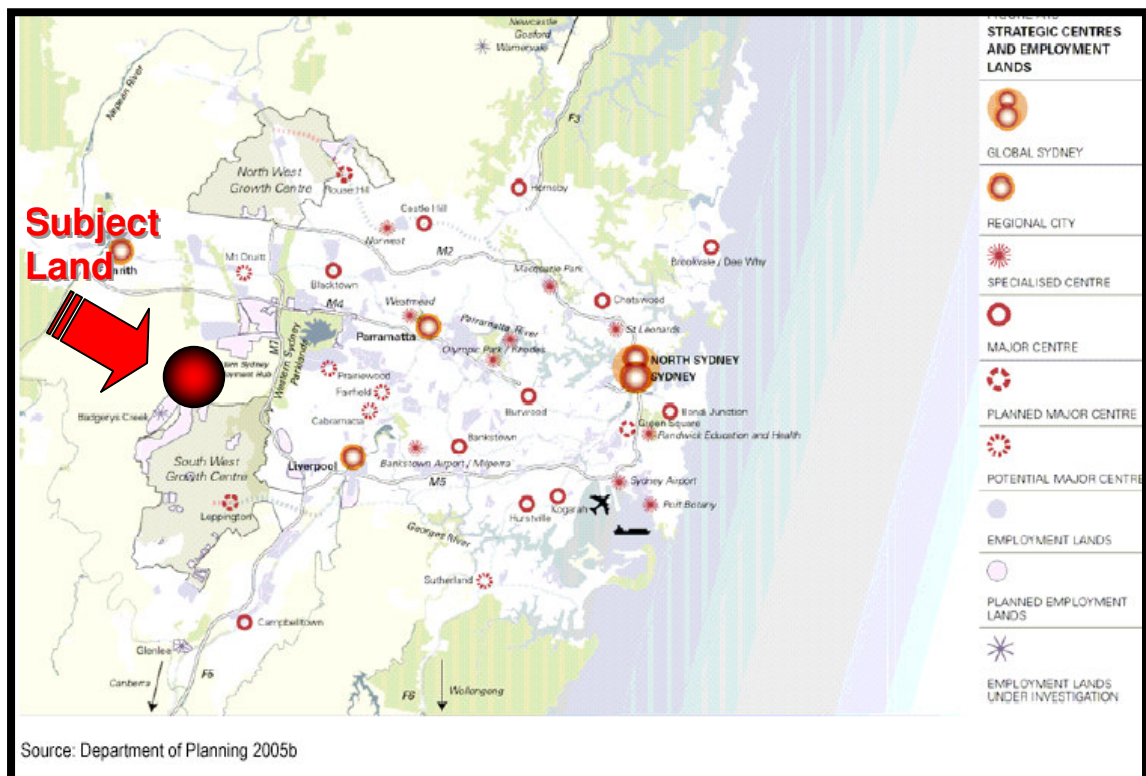


Figure 8
Land at Badgery's Creek and
Relationship to Strategic Centres and Employment Lands
Source: Penrith City Council 2006

5. Recommendations

The existing rural precinct surrounding the proposed Advanced Waste Treatment Facility at Elizabeth Drive, Badgery's Creek, is contiguous with the proposed major industrial region identified in the Metropolitan Strategy and the South West Growth Centre Structure Plan.

This precinct also enjoys significant access to the metropolitan road network via Elizabeth Drive and the M7 Orbital Link, and is appropriately located in relation to adjoining future industrial lands and urban release areas, as illustrated on the maps included in this submission.

Having identified the adjoining lands (Lot 740 DP 810111) as a suitable location for industrial activities, it is appropriate for Council to apply similar criteria to assess the future capability of adjoining land holdings. Accordingly, this submission recommends that Council initiate the necessary studies to facilitate rezoning of the identified precinct north of Elizabeth Drive for future industrial use, with rezoning to occur concurrently with the rezoning of contiguous landholdings within Liverpool LGA to the south, as foreshadowed in the Metropolitan Strategy.

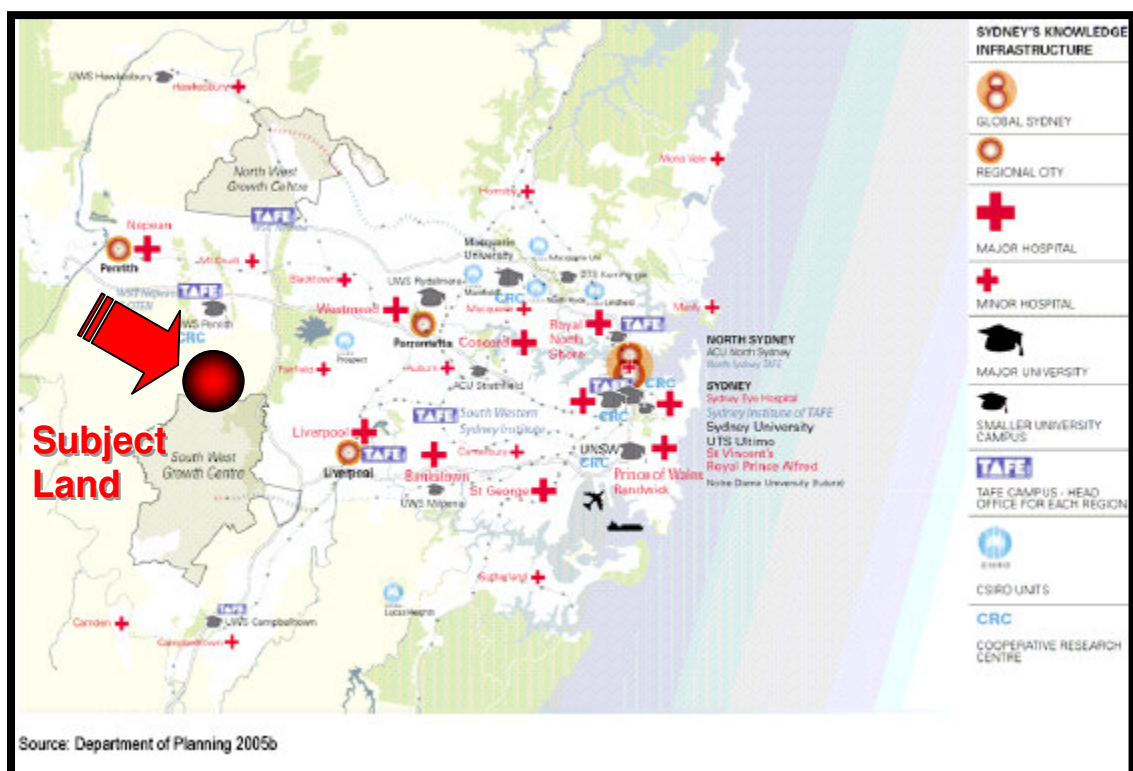


Figure 9
Land at Elizabeth Drive, Badgery's Creek, and
Relationship to Sydney's Knowledge Infrastructure
Source: Penrith City Council 2006

NOTES:

- i Source: Penrith City Council - <http://www.penrithcity.nsw.gov.au/index.asp?id=3728>
- ii Source: Penrith City Council - <http://www.penrithcity.nsw.gov.au/index.asp?id=3728>
- iii Source: Penrith City Council - City of Penrith Employment Planning Discussion Paper (2006) pp 71
- iv Source: Penrith City Council - City of Penrith Employment Planning Discussion Paper (2006) pp 80
- v Source: Penrith City Council - City of Penrith Employment Planning Discussion Paper (2006) pp 13
- vi Source: Penrith City Council - Business Papers and Report to Council Meeting of 19 June 2006.
- vii Source: Penrith City Council - Draft Employment Planning Strategy (June 2006) pp 8
- viii Source: Penrith City Council - Draft Employment Planning Strategy (June 2006) pp 12
- ix Source: Penrith City Council - City of Penrith Employment Planning Discussion Paper (2006) pp 26