



Our reference: ECM ID 6314806
Contact: Schandel Jefferys
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11 September 2014

Bruce Colman
Director Employment Precincts
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Bruce

Proposed Changes to State Environmental Planning Policy (Western Sydney Employment Area) 2009

Thank you for the opportunity to comment on the proposed changes to the State Environmental Planning Policy (Western Sydney Employment Area) 2009 and associated Land Application Map.

Penrith City Council strongly supports the NSW Government's commitment to increase the number of jobs located within Western Sydney. The expansion of the Western Sydney Employment Area (BWSEA) presents an opportunity to deliver both the quantity and typology of jobs which is fundamental to addressing the employment demands of past and planned growth.

The amendment to State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP 2009) identifies the new land to which the Broader WSEA SEPP will apply. This is an important first step in achieving the future employment outcomes that Penrith City Council has advocated for many years. Therefore Council supports the Land Application Map as exhibited.

Penrith City Council stands ready to facilitate the roll-out of much needed jobs of the future in the BWSEA. However the immediate priority must be on the early delivery of detailed precinct planning and essential infrastructure by the NSW Government.

Precinct planning for the BWSEA will now, necessarily, be informed by recent announcements regarding the Western Sydney Airport and a number of planning initiatives have either been commenced or are continuing. These include:

- The establishment of the \$3.5 billion Western Sydney Infrastructure Program by the Federal Government to build or upgrade key road links;
- The first stage of community engagement by Transport for NSW on the proposed South West Rail Link Corridor Extension;

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- Early planning for the identification of a corridor for the proposed M9 Outer Sydney Orbital (with initial community engagement planned for early 2015);
- Planning for freight rail links and associated inter-modal facilities;
- A review of the draft Structure Plan for the Broader Western Sydney Employment Area (BWSEA), the draft Metropolitan Strategy, the State Plan and Sub Regional Action and Delivery Plans to reflect the airport decision;
- The rezoning of land at Luddenham for the Sydney Science Park which is the identified local centre and potential future passenger rail station serving the BWSEA; and
- Delivery of development in accordance with State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

However, it is Council's view that, if we are to achieve world class aviation, urban and employment outcomes for the Western Sydney region a significant task of coordinated and integrated cross – government planning will be essential. This task will need to consider the full range of land uses required to support, or flow from, the aviation activities including research and development, advanced manufacturing, logistics and distribution, accommodation and conferencing, tourism and commerce etc. It will need to identify the typologies and densities of employment sought now and into the future and it will need to coordinate the spatial arrangement of land uses and support infrastructure required to deliver these outcomes. Further, it will need to be informed by the intended upgrade of the Environmental Impact Statement for the airport to ensure that the net benefit to the community of Western Sydney can be optimised. This work will require substantial time, effort, resources and coordination from all levels of government. While such planning would also deal with land outside the BWSEA, precinct planning for the BWSEA should coordinate with the broader planning initiative.

The Federal Government ownership of the airport site since the late 1980s and the planning restrictions that have been in place to protect the site from incompatible residential and urban development since the 1990s, will facilitate the orderly planning of the airport site. However, similar protections are not in place for land surrounding the airport site in the Penrith and Liverpool local government areas. Since the airport announcement there has been interest from many land owners in both LGAs keen to rezone their properties. The enquiries have either been for land within the BWSEA, the Growth Centres or the rural land not proposed for any rezoning in the foreseeable future. At present, each Council is compelled to receive and consider Planning Proposals to rezone land by owners/proponents and alternative review mechanisms are available to promote inappropriate rezoning should these be resisted by the relevant council. We believe that it is vital for the future outcomes of the airport and the associated economic corridor (including the BWSEA) that certain land is protected from opportunistic rezoning prior to the appropriate planning occurring.

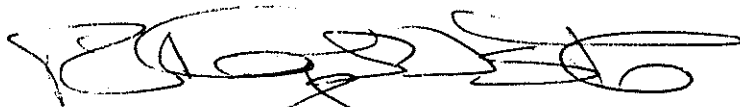
In light of the above, Penrith City Council strongly recommends:

- That a joint government planning arrangement/task force be established to develop a detailed Land Use and Economic Strategy for the Western Sydney Airport and Associated Economic Corridor as a matter of urgency. This arrangement/task force should involve relevant Federal and State Departments and local councils and develop strategies for land both within and outside the airport site; and
- That the NSW Department of Planning and Environment prepare a policy that establishes a moratorium on planning proposals that intensify development (other than those that respond appropriately to precinct planning undertaken for the BWSEA or South West Growth Sector) until the abovementioned Land Use and Economic Strategy is completed and formalised.

There are a number of different approaches that could be taken to rein in this threat of ad hoc planning proposals for the locality. We encourage that your Department collaborate with Council to consider and determine the best approach.

Thank you again for the opportunity to provide comments on the changes to the State Environmental Planning Policy (Western Sydney Employment Area) 2009. If you would like to discuss the issues raised above in further detail please do not hesitate to contact Paul Grimson on 4732 7701 or Schandel Jefferys on 4732 8122.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ruth Goldsmith', with a large, stylized flourish extending from the bottom right.

Ruth Goldsmith
Executive Manager City Planning and Community