

Frequently Asked Questions

Draft Penrith Aerotropolis Development Contributions Plan 2023

What is a Development Contributions Plan?

A Development Contributions Plan is a legislative mechanism under the Environmental Planning and Assessment Act 1979 that enables Councils to collect contributions from land developers to fund essential infrastructure. A Development Contributions Plan is also known as a section 7.11 Local Infrastructure Contribution Plan and 7.12 Local Infrastructure Contribution Levy.

Why is there a Development Contributions Plan for the Aerotropolis?

A draft Penrith Aerotropolis Development Contributions Plan 2023 has been prepared to enable developers of land within the Aerotropolis precincts to make a monetary contribution (called a 'section 7.12 contribution' or 's7.12 levy') to help meet the cost of providing local infrastructure such as parks, community facilities, local roads, footpaths, stormwater drainage and traffic management.

Where does the draft Penrith Aerotropolis Development Contributions Plan apply?

The draft Penrith Aerotropolis Development Contributions Plan 2023 applies to land in the Agribusiness Precinct, Badgerys Creek Precinct and Northern Gateway Precinct in the Penrith Local Government Area. The Plan doesn't apply to land identified as Sydney Science Park in clause 7.23 in the Penrith Local Environmental Plan 2010, as there is an existing Voluntary Planning Agreement for this site to deliver local infrastructure.

What development does the draft Penrith Aerotropolis Development Contributions Plan apply to?

Subject to section 2.7 of the draft Penrith Aerotropolis Development Contributions Plan 2023 (exempted development), the Plan applies to development that:

- has a proposed cost of development of \$200,000 or more in accordance with section 15 of this plan, and
- is not otherwise subject to a s7.11 contribution authorised by a s7.11 contributions plan adopted by Penrith City Council.

Why is Council collecting development contributions?

The infrastructure required within the Aerotropolis across both Penrith and Liverpool Local Government Areas is estimated to cost approximately \$2.8 billion. Council is collecting development contributions to fund the delivery of essential infrastructure within the Aerotropolis precincts.

The contributions in the draft Penrith Aerotropolis Development Contributions Plan 2023 are based on the land cost and works needed to provide local infrastructure in Penrith Aerotropolis precincts only. Council and land developers are responsible for providing local infrastructure.

What does this mean for me?

Resident

As a resident within the Aerotropolis precinct, the Draft Penrith Aerotropolis Development Contributions Plan 2023 will be in place to ensure that industry funds the significant infrastructure required within the Aerotropolis precincts and the cost does not affect Penrith ratepayers. The contributions collected through the Plan will deliver the infrastructure needed to support development throughout the precinct, including local roads, bridges, open space and community facilities.

Developer

As a developer, the draft Penrith Aerotropolis Development Contributions Plan 2023 sets out the contributions you are required to make towards funding the significant infrastructure needed to deliver the vision of the precinct as a logistics hub, centre for innovation and to support a wide range of local jobs. The Western Sydney Aerotropolis precinct is expected to accommodate more than 100,000 workers and 30,000 residents.

What is the difference between local and state infrastructure?

Local infrastructure includes the roads, parks and libraries used by those who live and work in the area. The State Government provides state infrastructure, including major roads, public transport, hospitals, emergency services and airports. Development contributions are collected by councils to fund local infrastructure delivered by councils.

Will this affect my rates?

No. The purpose of the draft Penrith Aerotropolis Development Contributions Plan 2023 is to ensure that developers fund the costs required to deliver local infrastructure within the Aerotropolis precinct, and this cost does not fall on ratepayers.

What are the next steps?

The re-exhibition of the draft Penrith Aerotropolis Development Contributions Plan 2023 runs between 15 June 2023 to 13 July 2023. You can make a submission during the exhibition period. Following the exhibition, staff will carefully consider submissions received and report the outcome of the exhibition to Council.

Council will consider the report at a public meeting. Submitters will be notified of the meeting, and anyone can address the Council at its meeting. Council may decide to adopt the Plan as exhibited, adopt a modified version of the Plan, or not adopt the Plan. Council is required to provide public notice of its decision. All submitters will be notified of Council's decision.

Why is Council re-exhibiting the plan?

Since the exhibition of the draft Aerotropolis Development Contributions Plan in November 2020, Council has made amendments to account for two key changes which occurred to the planning framework for the Western Sydney Aerotropolis. These changes were:

- Finalisation of the planning package for the Western Sydney Aerotropolis, and
- Sydney Water being appointed as the Regional Stormwater Authority.

Due to the extent of these amendments, Council is re-exhibiting the plan for further community feedback.

What if I've already submitted a development application or application for a Complying Development Certificate?

The contributions plan will only affect development applications or applications for a Complying Development Certificate determined on or after the contributions plan took effect.

The contributions plan will only affect development applications or applications for a Complying Development Certificate determined on or after the contributions plan took effect.

How long will the draft Penrith Aerotropolis Development Contributions Plan 2023 last?

Council plans to regularly review the contributions plan as further details on the Penrith Aerotropolis Precincts become available to ensure the local infrastructure contribution obligations are met.

When will the infrastructure be delivered?

The delivery of local Infrastructure included within the Plan will be provided as and when development surrounding the infrastructure occurs. Staging of the infrastructure will depend on matters outside of Council's control, including the making of precinct plans, master plans, developer works in kind offers and utility authority's growth servicing plans.

What infrastructure will be delivered?

The infrastructure that will be delivered in the Penrith Aerotropolis Precinct to support future development includes local roads, bridges, parks and open space and community facilities.

The public exhibition

The draft Penrith Aerotropolis Development Contributions Plan 2023 will be on exhibition from Thursday 15 June 2023 to Thursday 13 July 2023. During this time, you can view this online at yoursaypenrith.com.au and at the following locations:

- Civic Centre, 601 High Street, Penrith (Mon-Fri 8.30 am-4 pm)
- Penrith Library, 601 High Street, (Mon-Fri 9 am-8 pm; Sat 9 am-5 pm; Sun 10 am-5 pm)
- St Marys Office, 207-209 Queen Street (Mon-Fri 8:30 am-4 pm)

- St Marys Library, 207–209 Queen Street, St Marys (Mon–Thu 9 am–8 pm; Fri 9 am–5:30 pm; Sat 9 am–5 pm; Sun 10 am–5 pm).

How can I provide feedback?

If you want to comment on the draft Plan, please do so in writing between Thursday 15 June 2023 – Thursday 13 July 2023. Please include the subject line 'Draft Penrith Aerotropolis Development Contributions Plan 2023'.

By post

Letters should be sent to:

The General Manager
(Attention City Planning 7.12)
Penrith City Council
PO Box 60
Penrith NSW 2751

By email

Emails should be sent to: city.planning@penrith.city

In-person

Submissions can be left with Council staff at the Penrith Civic Centre.

If you have questions regarding the public exhibition, please call Council's City Planning Department on 4732 7777.