



Penrith City Council
Sandra Fagan, Senior Planner
PO Box 60,
PENRITH NSW 2751

Dear Ms Fagan,

Thank you for the opportunity to provide preliminary feedback from the Partnership about the DA for the proposed Waste Management Facility by the Importation of Fill, including Demolition of Existing Structures, Bulk Earthworks, Tree and Vegetation Clearing, Dam De-Watering and Decommissioning (Designated and Integrated Development) at 1669-1723 Elizabeth Drive, Kemps Creek.

This is a response from the Western Sydney Planning Partnership (WSPP). It is requested that the Penrith City Council consider the matters attached when assessing the DA and when briefing the Sydney Western City Planning Panel on 18 May 2020.

I trust this information has been of assistance. If you have any more questions, please contact Lance Collison at the Western Sydney Planning Partnership on 9860 1536.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Andrew Jackson". The signature is fluid and cursive, with a large loop at the end.

Andrew Jackson
Director
Western Sydney Planning Partnership

15 May 2020

Strategic Planning Context

The Western Sydney Aerotropolis Planning Package was on public exhibition between 6 December 2019 and 13 March 2020. The package includes:

- Draft Western Sydney Aerotropolis Plan (WSAP);
- Western Sydney Aerotropolis Discussion Paper on proposed State Environmental Planning Policy (SEPP); and
- Draft Western Sydney Aerotropolis Development Control Plan (DCP) Phase 1.

During the exhibition of the Package, the proponent also lodged a submission which does not discuss this DA. This DA, however, appears to facilitate later development.

The site straddles the Badgerys Creek Precinct and Wianamatta-South Creek Precinct. The draft Western Sydney Aerotropolis Plan outlines principles for planning for each precinct. Badgerys Creek Precinct is identified for primarily employment generating uses while Wianamatta- South Creek Precinct has been primarily identified for biodiversity conservation and enhancement, open space and recreation facilities.

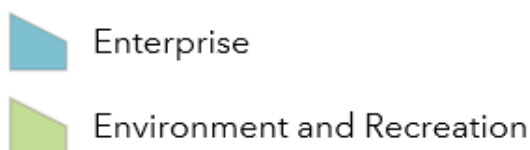
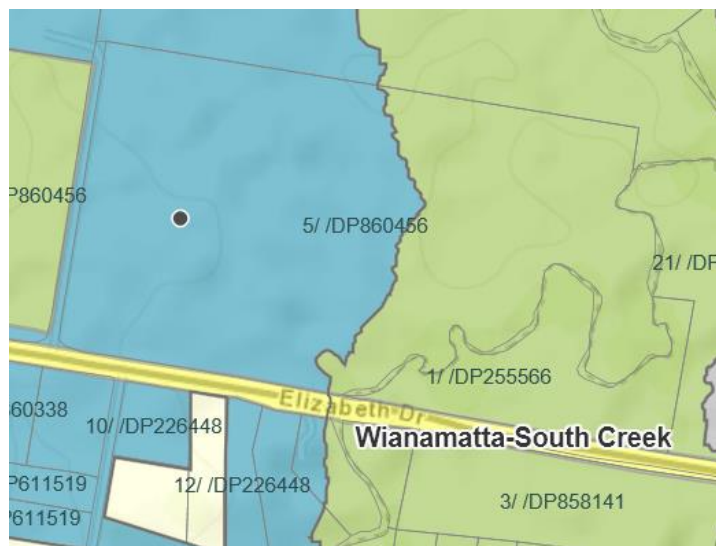


Figure 1: Site location and proposed zoning within the Aerotropolis SEPP

It is noted that the proposed DA is contained within the Badgerys Creek portion of the site. Detailed planning for Badgerys Creek Precinct has commenced but is not proposed to be completed until late 2020.

Page 16 of The Aerotropolis SEPP discussion paper acknowledges a waste or resource management facility can be permitted with consent once proposed rezoning occurs. The Aerotropolis SEPP is proposed to be legislated in mid-2020 which will rezone this land. The portion of the site where the works will occur is proposed to be rezoned to 'Enterprise' as outlined in the Aerotropolis SEPP discussion paper. However, approval for a waste management facility could be premature.

It is recommended Penrith Council considers and addresses the Western Sydney Aerotropolis Planning Package in its recommendation to the Planning Panel, including;

- The Western Sydney Aerotropolis Discussion Paper on the proposed SEPP, including zone objectives, land use tables and proposed maps;
- The draft WSAP, and specifically the draft WSAP Planning Principles; and
- The draft Western Sydney Aerotropolis DCP Phase 1.

Visual Impact and Interface issues

Filling appears to be wholly contained within the Badgerys Creek Precinct portion of the site. The size of the fill, particularly in height is substantial. Elizabeth Drive will be a key entry boulevard traversing the Aerotropolis and is a potential road link into Western Sydney Airport. It is acknowledged a Visual Impact Assessment has been prepared, however, there is concern raised in relation to the visual impact of a large amount of fill being able to be seen from adjacent properties as well as from the South Creek corridor.

Furthermore, the draft Western Sydney Aerotropolis Plan for the Wianamatta-South Creek on the eastern portion of the site will establish as a corridor as the structuring blue and green infrastructure spine of the Aerotropolis and the Western Parkland City. The Partnership has an implementation strategy of addressing interface with and activate open space corridor through precinct planning of Wianamatta-South Creek. This precinct planning is yet to occur and the fill directly adjacent to the west of this precinct within this proposal has not had the opportunity to benefit from precinct planning inputs.

Aviation Safeguarding – Western Sydney International (Nancy-Bird Walton) Airport

A key planning objective for the Western Sydney Aerotropolis is to safeguard the 24-hour operations of Western Sydney International (Nancy-Bird Walton) Airport. The Western Sydney Aerotropolis Planning Package provides further detail on aviation safeguarding. An assessment by the Partnership on this component has not been completed, however, it is requested Penrith Council give this item due regard.

Removal of vegetation

The proposed development is supported by a Biodiversity Development Assessment Report. An assessment by the Partnership on this component has not been completed, however, it is requested Penrith Council give this due regard to the vision of the Aerotropolis as provided in the Western Sydney Aerotropolis Planning Package which advocates a landscape led approach to design as well as retaining a green, biodiverse landscape.

Aboriginal Heritage

Page 99 of the EIS indicates total loss of Aboriginal Heritage Items. As part of this process, an Aboriginal Heritage Impact Permit (AHIP) will be applied for. The Aerotropolis is being planned with Connecting with Country in mind and all processes to mitigate loss of heritage should be met.

Insufficient detail

As the DA contains very few details of the proposed future development, it is difficult to determine whether the eventual development will be consistent with the vision for Badgerys Creek Precinct and if it would be compatible with the future surrounding uses.

Applications being lodged prior to both the Aerotropolis SEPP and Precinct Planning for the Initial Precincts.

Precinct Planning for the Badgerys Creek and Wianamatta-South Creek precincts is being undertaken by the WSPP and proposed to be completed in late 2020. The Partnership requests that it reviews any future application to ensure consistency with the WSA Planning Package.