

Aerotropolis Planning

Exhibition general	
What documents are currently on exhibition?	<p>We are consulting with the community about the following three planning documents:</p> <ul style="list-style-type: none"> • Western Sydney Aerotropolis Plan • Western Sydney Aerotropolis Discussion Paper on the proposed State Environmental Planning Policy (Discussion Paper) • Draft Western Sydney Development Control Plan (DCP) Phase 1
What is the Western Sydney Aerotropolis Plan (WSAP)?	<p>The Western Sydney Aerotropolis Plan (WSAP) is an update on the Stage 1 Land Use Infrastructure and Implementation Plan (Stage 1 LUIMP) which was released in August 2018.</p> <p>The WSAP presents the NSW Government's vision for the Aerotropolis as Australia's next global gateway, with new jobs and places to learn situated within a cool, green and connected Parkland City.</p> <p>Key information provided in the WSAP includes:</p> <ul style="list-style-type: none"> • planning principles for the Aerotropolis • different land uses identified for each of the precincts • the sequence that precincts will be developed • the infrastructure needed to support the development of the entire Aerotropolis. <p>The WSAP has been informed by community and stakeholder feedback received on the Stage 1 LUIMP in late 2018.</p> <p>The Western Sydney Aerotropolis Plan is on public exhibition until 28 February 2020. Following the exhibition period, feedback will be reviewed and the documents finalised by mid-2020.</p>
What is the Western Sydney Aerotropolis Discussion Paper on the proposed State Environmental Planning Policy (SEPP)?	<p>We are developing a State Environmental and Planning Policy (SEPP) for the Aerotropolis to ensure there is a coordinated, long-term approach to planning and developing the Aerotropolis.</p> <p>We have released the Discussion Paper to explain the NSW Government's proposed approach to developing the SEPP, which includes:</p> <ul style="list-style-type: none"> • establishing precinct boundaries • applying land use zones to the initial precincts • establishing strategic objectives for all precincts • clarifying the requirements for developing near the Western Sydney International Airport. <p>We welcome your comments on the Discussion Paper until 28 February 2020. We will use this feedback to inform the draft SEPP, which we expect to be finalised mid-2020.</p>

Exhibition general	
Why does the Aerotropolis need a SEPP?	This SEPP will ensure that planning laws respond to the unique needs of the Aerotropolis, such as developing near airports and attracting new types of industry, like agribusiness.
Will this SEPP apply to the Mamre Road Precinct?	The Aerotropolis SEPP will not apply to the Mamre Road Precinct. This precinct is being planned by the Department of Planning, Industry and Environment under the Western Sydney Employment Area SEPP. A draft Structure Plan for the Mamre Road Precinct was placed on public exhibition in November 2019 via the Planning Portal: www.planningportal.nsw.gov.au/draftplans/exhibition/mamre-road
What is the Draft Western Sydney Aerotropolis Development Control Plan (Draft DCP)?	<p>The Draft Western Sydney Development Control Plan Phase 1 (Draft DCP) provides detailed guidelines for planning and development in the initial precincts.</p> <p>The DCP will be developed over two phases. The DCP Phase 1 (now on exhibition) provides:</p> <ul style="list-style-type: none"> • the vision and objectives for each of the initial precincts • objectives and performance outcomes for development across all precincts, covering: <ul style="list-style-type: none"> - natural environment - risk minimisation and management - heritage and cultural conservation - general provisions such as affordable housing, character and place, and infrastructure services and utilities. <p>We will develop a DCP Phase 2 for the initial precincts once precinct planning is complete.</p>

Precincts	
Why is the area being split into precincts?	<p>Over the coming decades, the Aerotropolis will become a thriving economic hub for the emerging Western Parkland City; delivering new jobs, homes, infrastructure and services for people in the region.</p> <p>Developing the Aerotropolis progressively across ten precincts will ensure the area develops at the right pace and with the right infrastructure in place.</p>
What boundaries have changed since engagement on the Stage 1 Land Use Infrastructure and Implementation Plan (Stage 1 LUIPP)?	<p>In response to feedback on the Stage 1 LUIPP and from undertaking further investigations on plans, we have made changes to both the Aerotropolis and precinct boundaries.</p> <p>The boundaries of the following precincts have been revised:</p> <ul style="list-style-type: none"> • Wianamatta-South Creek Precinct • Badgerys Creek Precinct • Kemps Creek Precinct • Agribusiness Precinct (formerly Agribusiness and Agriculture Precinct) • Aerotropolis Core • Mamre Road Precinct

Precincts	
What are precinct plans and when will they be finalised?	<p>Precinct planning identifies the development intent and development capacity across the entire precinct, through the allocation of land uses and densities. Precinct Planning includes land uses, housing choices, built form, infrastructure, and environmental and open space desires.</p> <p>Right now, we are undertaking detailed planning for six initial precincts to be developed over the coming years. These precincts are:</p> <ul style="list-style-type: none"> • Aerotropolis Core • Northern Gateway • Wianamatta – South Creek • Agribusiness Precinct • Mamre Road Precinct • Badgerys Creek Precinct <p>It is expected that the precinct plans for the initial precincts will be publicly exhibited in mid-2020, with adoption of the precinct plans following in late 2020.</p> <p>Precinct planning for the remaining precincts will follow as infrastructure and services are planned and delivered.</p>
Why aren't there more initial precincts?	<p>Careful planning is required to ensure the area develops at the right pace and with the right infrastructure in place.</p> <p>Right now, we are undertaking detailed planning for six initial precincts to be developed over the coming years. These precincts are:</p> <ul style="list-style-type: none"> • Aerotropolis Core • Northern Gateway • Wianamatta – South Creek • Agribusiness Precinct • Mamre Road Precinct • Badgerys Creek Precinct <p>There are a range of reasons why we are prioritising these precincts, including their:</p> <ul style="list-style-type: none"> • proximity to the airport • potential for attracting investment • connections to planned transport infrastructure • importance to the Aerotropolis' amenity, biodiversity and water management.
When will planning for the remaining precincts begin?	<p>Detailed planning for the remaining precincts will begin once the initial precincts are developed. At this point, we are unable to provide specific timeframes for when precinct planning for the remaining precincts will begin.</p>

Zoning	
What happens to properties that straddle a precinct boundary?	Some land will straddle precinct boundaries. Each portion of these properties will continue to be planned and subsequently zoned according to the precinct in which it is located.
What is a State Environmental and Planning Policy (SEPP)?	A State Environmental Planning Policy (SEPP) is an environmental planning instrument that deals with matters of State or Regional environmental planning significance. A SEPP can override a Local Environmental Plan (LEP) and can prohibit certain types of development or can allow development in a certain zone.
What role does the SEPP play in determining zoning?	We are developing a State Environmental and Planning Policy (SEPP) for the Aerotropolis to ensure that planning legislation supports the Aerotropolis' unique needs, including developing a greenfield site next to an international airport and attracting new types of industry like agribusiness. This SEPP will also ensure State legislation supports implementation of the WSAP.
When will zoning be finalised?	The Aerotropolis Structure Plan shows the long-term vision for the Aerotropolis, including identifying land uses and zoning. The Structure Plan will continue to be updated as precinct planning is undertaken and infrastructure projects are confirmed. This means that zoning will also continue to be updated as precinct planning continues.
Will I be informed if my land is rezoned?	Yes. It is important to remember that the Aerotropolis Structure Plan and zonings will continue to be updated as precinct planning is undertaken and infrastructure projects are confirmed. We will continue to speak with the community throughout the process.

Consultation	
What community consultation has taken place so far?	In late-2018, the Western Sydney Planning Partnership engaged with community and stakeholders on the Stage 1 Land Use and Infrastructure Implementation Plan. The 'What We Heard' Community Consultation Report and submissions can be viewed on the Planning Portal: www.planning.nsw.gov.au/aerotropolis .
Are councils and the State Government working together on planning for the Aerotropolis?	<p>Yes, the Western Sydney Planning Partnership (Planning Partnership) was established as part of the Western Sydney City Deal to ensure that local councils and the NSW Government work closely in planning the big changes underway in Western Sydney, including the Aerotropolis, new roads and rail infrastructure.</p> <p>The Planning Partnership brings together the local councils of Blacktown, Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly, together with key NSW Government agencies.</p>

Consultation	
Was my feedback heard last time?	<p>Yes, in late-2018, the Planning Partnership engaged with community and stakeholders on the Stage 1 Land Use Infrastructure Implementation Plan (LUIIP). Feedback received during the development of the Stage 1 LUIIP was considered as part of the development of the Western Sydney Aerotropolis Plan. We have modified the Western Sydney Aerotropolis Plan based on further investigations and the feedback we received.</p> <p>The 'What We Heard' Community Consultation Report and all submissions received during the Stage LUIIP exhibition can be viewed on the Planning Portal: www.planning.nsw.gov.au/aerotropolis.</p>
How will my feedback on the documents currently on exhibition be used?	<p>Community feedback received during the current exhibition will be used to further shape the plans for zoning and land use in the area.</p> <p>All submissions received will be considered as we finalise the proposed Western Sydney Aerotropolis SEPP and update the Development Control Plan Phase 1.</p> <p>A consultation outcomes report will be prepared.</p>
When will the final and updated documents be on public exhibition?	<p>We expect to finalise the Western Sydney Aerotropolis SEPP and the updated Development Control Plan Phase 1 in mid-2020. We will notify the local community when this happens.</p> <p>We will also consult with the community about developing detailed precinct plans for the initial precincts.</p>

