What is the South Creek Precinct?

- The First Stage of the Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan (Land Use Plan) identified the South Creek Precinct as one of the new precincts for the Aerotropolis. This precinct will allow a new approach to water management, green corridors and how development will be designed to create a liveable environment for the Aerotropolis.

The need for a new approach

- South Creek flows through one of the flattest, hottest and driest parts of Greater Sydney. With careful planning and design, South Creek and its tributaries can form the basis for cool, green and attractive urban communities by retaining more water in the landscape and integrating waterways in the design of new neighbourhoods. Green spaces around South Creek and its tributaries can be attractive locations for new communities that supports liveability and productivity.

- A new approach to land uses and water management in the South Creek catchment will allow proposals for more tree planting, which will help to create a cooler environment for one of the hottest and driest parts of Sydney.

Government planning for South Creek

- Infrastructure NSW, in collaboration with the Greater Sydney Commission, is leading a whole-of-government initiative for the South Creek catchment. The vision is that the South Creek corridor is the central element of the urban design and water management of the Western Parkland City. This recognises the role of water in supporting healthy, liveable and sustainable communities.

- Depending on the outcome of these investigations, new water and waste water treatment facilities may be located in the South Creek Precinct to serve the Aerotropolis and the broader South West Sydney growth areas.

- Once the new water and waste water treatment facilities are located, planning will occur to enable open space, cycleways and appropriately-scaled urban development opportunities. The focus will be to create a transition from the higher density development to the creek corridor, creating a liveable green spine for the Aerotropolis.
Western Sydney Aerotropolis – South Creek Precinct

Frequently asked questions

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What does it mean if my land is included in the South Creek precinct?

- The South Creek Precinct will be the central green spine of the Aerotropolis. It will provide an important interface and opportunities for transition between development, open space, amenity, biodiversity and wellbeing values.

- The type of land uses envisaged within South Creek include open space, recreation facilities, pedestrian and cycle paths, community facilities, restaurants, cafes and water management and treatment facilities. Some residential or employment development could also occur in appropriate areas (outside the high noise corridors for residential) where land, justified by the work being undertaken by Infrastructure NSW, is above the 1:100 chance per year flood line.

- Inclusion within the South Creek Precinct highlights the important environmental values and opportunities for the land. The precinct boundary outlines an area where special consideration will be given to environmental values, transition and delivering the vision of South Creek in future detailed planning.

What does it mean if my land is only partially in the South Creek precinct?

- The Infrastructure NSW investigation and future detailed planning, to be undertaken in 2019, will help refine the precinct boundary including consideration of property boundaries and existing development.

- No decision on final zonings or land uses has been made and existing zonings continue to apply.

When will my land be rezoned?

- The Land Use Plan does not rezone any land but gives guidance to future rezonings. The South Creek Corridor identification means that future rezonings will consider the land uses discussed above.

- Before any land is rezoned further community consultation will be undertaken. Detailed planning for the precinct will be undertaken in 2019 based on the current investigation by Infrastructure for NSW. It is expected the land will be rezoned by the end of 2019, supported by a detailed precinct plan.

How were the boundaries of the South Creek precinct decided?

- The boundaries of the precinct reflect environmental considerations, including the Probable Maximum Flood level, within which it is appropriate to consider potential new water and waste water infrastructure. Development of this land has the greatest potential to have environmental implications for the creek system as well as any potential future lakes and ponds that may be created. This land will play an important role in providing an opportunity for transition from the waterways to the future development.
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Will my land be acquired by the government?

- At this stage it is unknown if land will be acquired within the corridor. The outcomes of the Infrastructure NSW investigation will clarify land use and future ownership of land. Some land may be acquired for water management and infrastructure requirements. If land is acquired the government will follow the requirements of the Land Acquisition (Just Terms Compensation) Act 1991 and government policies.

If my land is acquired, what process would be followed?

- If land is identified for acquisition there are two methods that can be used for acquisition, that is, land can be acquired by agreement or via compulsory acquisition.

- When a property is acquired by agreement, the acquiring authority and the land owner agree on the amount of compensation, and the Valuer General is not involved. Most land acquisitions by government are made by negotiation and agreement.

- When land cannot be acquired by agreement, the Governor of New South Wales can approve the compulsory acquisition of the land. Valuation Services on behalf of the Valuer General becomes involved in the acquisition process. A coordinator is appointed to help you with the process and assist you with any questions or concerns.

- Details of both processes can be viewed at www.propertyacquisition.nsw.gov.au/

How can I make a submission?

- You can make an online submission at www.planning.nsw.gov.au/aerotropolis or write to:

  Director, Aerotropolis Activation
  Department of Planning and Environment
  GPO Box 39
  Sydney NSW 2001

How will I find out about the next stages?

- You can sign up for updates at www.planning.nsw.gov.au/aerotropolis

- Detailed planning for the precinct will also include further community consultation sessions.