

## Greater Sydney Commission

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18/158481

Ms Louise Waterhouse  
Waterhouse Group  
PO Box 238  
NORTH SYDNEY NSW 2059

Via email: [louise@smartwest.sydney](mailto:louise@smartwest.sydney)

Dear Ms Waterhouse

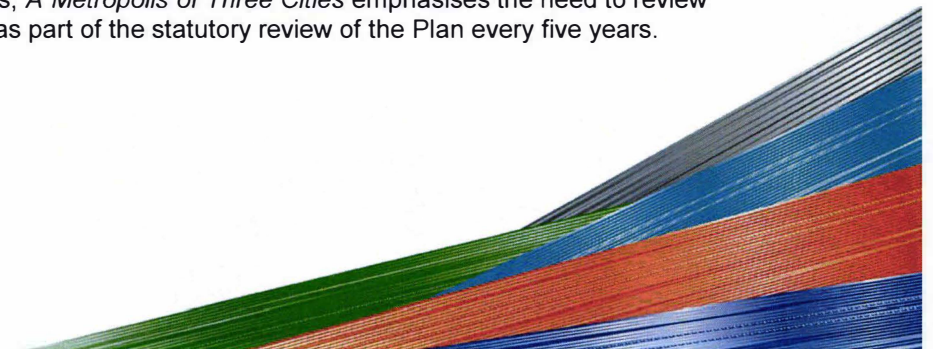
Thank you for your emails to the Chief Commissioner of 16 March 2018 and Deputy Chief Commissioner of 15 and 20 March 2018, regarding the designation of land west of the new Western Sydney Airport that forms part of the Metropolitan Rural Area (MRA). The Chief Commissioner and Deputy Chief Commissioner have asked me to respond on their behalf.

I note the concerns that have been raised by you and other owners of land located west of the new Airport, specifically that the MRA designation may constrain opportunities for urban development near the airport and that lifestyle amenity will be harmed by aircraft noise and pollution.

This designation in the new Greater Sydney Region Plan, *A Metropolis of Three Cities*, is consistent with the former plan, *A Plan for Growing Sydney*. Notwithstanding this, the issues you have raised were considered in the development of *A Metropolis of Three Cities* and the Western City District Plan. I understand from the Department of Planning and Environment (DPE) that they are also being considered in the more detailed land use planning for the Western Sydney Airport Growth Area (WSAGA).

Collectively these plans identify land use locations for the WSAGA to deliver a range of jobs and centres integrated with the Airport and the North-South Rail as indicated in the Western Sydney City Deal. The new employment areas and centres are to be located generally north, south and east of the Airport. These locations will be prioritised for infrastructure over the next 20 years and will deliver employment lands as well as support the key centres of Penrith, Liverpool, and Campbelltown.

I note also your request that the land west of the new Western Sydney Airport be designated as a Future Urban Investigation Area. Work by the DPE indicates that additional zoned land is not required to satisfy employment uses over the next 20 years outside the WSAGA. Nevertheless, *A Metropolis of Three Cities* emphasises the need to review additional land needs as part of the statutory review of the Plan every five years.



With respect to the specific planning proposals of the Waterhouse Group, I would suggest that:

- you explore further whether the current zoning of your land or proposed amendments could allow for an initial stage of development in relation to the tourism or recreational uses you have investigated;
- a submission is made on the Western Sydney Airport Growth Centre Land Use and Infrastructure Plan when released for public comment; and
- upon announcement of any Outer Sydney Orbital, there may be an opportunity to reconsider the MRA boundary and Greater Sydney's urban area to complement and not compete with uses in the aerotropolis, aerospace and defence precinct.

These suggestions are consistent with our discussions at the meeting held with Mr Daryl Maguire MP and representatives from the Commission, the DPE, Roads and Maritime Services and the Waterhouse Group.

Thank you for your correspondence to the Commission.

Yours sincerely



**Sarah Hill**  
Chief Executive Officer

28 MAR 2018