

FW: Ministerial Briefing Note - Meeting with Ms Waterhouse and the Hon. Daryl Maguire MP

From: Bryony Nicholls <bryony.nicholls@minister.nsw.gov.au>
To: Robert Vellar <robert.vellar@minister.nsw.gov.au>
Date: Mon, 26 Mar 2018 13:19:04 +1100
Attachments: 20180319 - Ministerial Briefing Note - FINAL - Meeting with the Hon. Daryl Maguire MP and Waterhouse Group Representatives.pdf (538.83 kB); Tab A1 - Letter to Premier Berejiklian - Badgerys Creek Landowner Group.pdf (1.39 MB); Tab A2 - Badgerys Creek West Precinct Map.jpg (567.02 kB)

FYI – the Waterhouse brief we discussed is with BOB. I'll follow this up with him tomorrow when he is in and provide you with an update. I'll also speak to Caroline and ensure a Departmental response isn't being prepared.

Bryony Nicholls | Departmental Liaison Officer (Policy)
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From: [Jarrad Tulloch](#)
Sent: Monday, 26 March 2018 1:10 PM
To: [Brendan O'Brien](#) <Brendan.O'Brien@minister.nsw.gov.au>
Cc: [Bryony Nicholls](#) <Bryony.Nicholls@minister.nsw.gov.au>
Subject: FW: Ministerial Briefing Note - Meeting with Ms Waterhouse and the Hon. Daryl Maguire MP

[Hi BOB](#)

[Rob is looking for the status on this one. Bryony was in the meeting and can discuss.](#)

[Cheers](#)

[JT](#)

From: Domenico.Leonello@gsc.nsw.gov.au [<mailto:Domenico.Leonello@gsc.nsw.gov.au>]
Sent: Monday, 19 March 2018 2:17 PM
To: [Jarrad Tulloch](mailto:Jarrad.Tulloch@minister.nsw.gov.au) <Jarrad.Tulloch@minister.nsw.gov.au>
Cc: [Simon Babbage](mailto:Simon.Babbage@minister.nsw.gov.au) <Simon.Babbage@minister.nsw.gov.au>; [Robert Vellar](mailto:Robert.Vellar@minister.nsw.gov.au) <Robert.Vellar@minister.nsw.gov.au>
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Good afternoon

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As requested, please find attached a Ministerial Briefing Note on the meeting with Ms Waterhouse and the Hon. Daryl Maguire MP.

-
Kind regards

[Domenico Leonello](#)

Project Officer

**Greater Sydney
Commission**

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Please consider the environment before printing this email.



MINISTERIAL BRIEFING NOTE

| | | |
|---|---|--------------|
| Subject | Briefing for the Minister on the meeting held with the Hon. Daryl Maguire, MP, Ms Louise Waterhouse, a Waterhouse Group planning consultant and representatives from the GSC, DPE, RMS on 12 March 2018 | |
| Action | For noting | |
| Priority | High | DOC18/162251 |
| Generated by | Greater Sydney Commission / Department of Planning and Environment | |
| LGA affected | Liverpool, Penrith | |
| State Member: Name; Stuart Ayers Member for Penrith Minister for Western Sydney | Known Views: unknown | |
| Federal Member: Name; Emma Husar Member for Lindsay Member of the Opposition | Known Views: unknown | |
| Federal Government committees/taskforces (and the like) related to this issue: Nil | | |

PURPOSE

- To brief the Minister on a meeting held with the Hon. Daryl Maguire, MP for Wagga Wagga, Ms Louise Waterhouse, the Waterhouse Group's planning consultant, and representatives from the Greater Sydney Commission (GSC), Department of Planning and Environment (DPE) and Roads and Maritime Services (RMS).

RECOMMENDATION

That the Minister notes that:

- A meeting was held with the Hon. Daryl Maguire, member for Wagga Wagga, Parliamentary Secretary for the Centenary of ANZAC, Counter Terrorism, Corrections and Veterans Affairs on 12 March 2018, at the request of the Minister for Roads and Maritime Services, Ms Melinda Pavey.
- Mr Maguire had sought the meeting to be briefed on a range of planning matters in Western Sydney, including the Western Sydney City Deal and road networks.
- The GSC was not aware that the meeting would include discussions with a landowner on a specific development proposal in the Western Sydney City District. No developer meeting paperwork had been submitted.
- Ms Waterhouse and the Waterhouse Group planning consultant wished to discuss their development proposals for the Waterhouse Group land holdings which are within the scope of land designated as part of the Metropolitan Rural Area (MRA) in the Greater Sydney Region Plan (GSRP).

- The GSC, including the Deputy Chief Commissioner and Interim Western City District Commissioner, had already met twice with Ms Waterhouse to be briefed on the Waterhouse Group's planning proposals - 8 August 2017, 11 November 2016.
- Ms Waterhouse has also attended multiple GSC briefing events on the draft Plans.
- Subsequent to the meeting, on 15 March 2018, Ms Waterhouse forwarded to the GSC a copy of correspondence from the Badgerys Creek West Land Owners Group to the Premier, copied to Minister Roberts, Hon. Tanya Davies and Mr Alan Jones AO, dated 12 March 2018, on this subject (**TAB A**). The letter has 49 signatures.

CURRENT POSITION

- The designation of the MRA in the new GSRP, *A Metropolis of Three Cities*, is consistent with the former plan, *A Plan for Growing Sydney* (APfGS).
- The importance of protecting the MRA and the Greater Sydney Green Grid was raised by many stakeholders and the community in the GSC's engagement and formal submissions processes. It is one of the most well supported part of the Plans.
- 65% of focus group participants during the engagement period for the draft GSRP and District Plans agreed that the MRA should be protected from further development. Almost half of the GSRP submissions nominated sustainability, in particular, the need to preserve and enhance green spaces and protect the MRA, as a key issue. Many emphasised the need for actions to limit the impact of development on the natural environment.
- In the case of the Western City District, the need to protect Greater Sydney's food basin, catchment areas and bushland, and the ecological and scenic value of the MRA is strongly supported, which has been reinforced in recent media.
- Land between the Airport and the proposed Orbital Motorway has been identified as a potential location under the Western Sydney City Deal to accommodate an agribusiness precinct that will be both close to the airport and compatible with its location immediately east of the National Park. Elements of an agribusiness precinct could be permitted under the MRA designation.
- The Waterhouse Group's planning proposals for its land holdings in the Western Sydney City District (situated to the west of Willowdene Avenue at Luddenham and to the west of the Badgerys Creek Airport) are largely inconsistent with the MRA, with most outside the Growth Area where urban development and infrastructure is planned to occur.
- The proposal, "SmartWest Sydney", has been previously presented to the GSC (11th November 2016 and 8th August 2017) and DPE. It proposes a number of uses including manufacturing, freight and logistics, and tourism and recreational. The land is zoned RU1-Primary Production under Liverpool LEP 2008, under which some of the uses proposed, such as tourism and recreational, could be considered. The DPE has previously suggested a Planning Proposal as an option to addresses these differences.

- The Draft GSRP, Draft Western City District Plan and WSAGA Land Use and Infrastructure Plan (LUIP) designate the WSAGA as the location to deliver a range of jobs and land uses integrated with the Western Sydney Airport and supported by infrastructure.
- Work by DPE indicates that additional zoned land is not required to satisfy employment uses over the next 20 years outside the WSAGA. Nevertheless, the GSRP emphasises the need to review additional land needs as part of the statutory review process of the GSRP every five years.
- The final location of the Outer Sydney Orbital may more accurately define the western edge of the Urban Area and allow for a review of the MRA in this location.
- At the meeting it was suggested to Ms Waterhouse that the Waterhouse Group:
 - Explore further whether the current zonings or proposed amendments could allow for an initial stage of development in relation to tourism and recreational uses to proceed;
 - That a submission is made on the LUIP 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.
- Ms Hill undertook to advise Commissioners of Ms Waterhouse's issues and concerns. The Chief Commissioner and Deputy Chief Commissioner, interim District Commissioner, Western City, have been advised.
- Subsequent to the meeting, the Badgerys Creek West Land Owners Group wrote to the Premier, copied to Minister Roberts, Hon. Tanya Davies and Mr Alan Jones AO. The letter has 49 signatures (**TAB A**). Its key points are:
 - The rural lifestyle amenity of the land will be impacted by airport noise;
 - The land has poor soil and limited agricultural value;
 - The land can provide future urban employment opportunities; and
 - An Urban Investigation Area should be created in Badgerys Creek West.

BACKGROUND

- The GSRP states that urban development is not consistent with the values of the MRA and that urban development would be limited to within the designated Urban Area and three investigation areas.
- The boundaries of the MRA are consistent with the boundaries designated in the previous GSRP, APfGS.
- In late 2017 Minister Pavey requested that the GSC contact the Hon. Daryl Maguire MP, Parliamentary Secretary for the Centenary of ANZAC, Counter Terrorism, Corrections and Veterans Affairs. It was subsequently agreed to meet with the Hon. Daryl Maguire MP to brief him on Western Sydney planning, the Western Sydney City Deal and road networks.

- The GSC was not aware that the meeting on 12 March 2018 would include discussions with a landowner on a specific development proposal in the Western Sydney City District. No developer meeting paperwork had been submitted.

A handwritten signature in blue ink, appearing to read "Sarah Hill". The signature is written in a cursive style with a large initial 'S'.

Sarah Hill
Chief Executive Officer

Minister Roberts

Noted

Contact Officer: Greg Woodhams Executive Director
Greater Sydney Commission
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Badgerys Creek West Land Owners Group
c/o [REDACTED] Willowdene Ave, Luddenham
e: info@badgeryscreekwest.sydney

12th March 2018

The Hon Gladys Berejiklian
NSW Premier, Parliament House
CC: Hon Anthony Roberts – Minister for Planning
Hon Tanya Davies - Member for Mulgoa
Mr Alan Jones AO

Dear Premier,

URGENT: The Future of Our Lands - West of the new Western Sydney Airport

The Badgerys Creek West Land Owners Group (BCWLG) is an association of around 50 landowners with an area of around 1000 hectares, strategically on the western border of the new Airport.

The Greater Sydney Commission's Draft District Plan limits **all** our lands west of the new Airport to **Metropolitan Rural** with the stated purpose of '**protecting the area from urban development**' - despite lands to north, south and east of the new Airport being earmarked for future urban development... And also several additional areas marked for future Urban Investigation.

The fact is that the 'rural lifestyle' amenity of our lands will be **impacted by airport noise**. Planners for the airport are concerned not to have residences close to the flight paths – yet we have 30 or more rural lifestyle homes which will be affected by noise. Limiting our area to Metropolitan Rural means most will be **forced to stay living under the flight path as there are no other uses permitted**.

We have **poor soil and limited agricultural** value in the BCWLG area. Yet there is a vast amount of other productive agricultural land west of Sydney before the Blue Mountains.

Our precinct is strategically located right on the western boundary of the new Airport. We are not asking for housing **just future urban/ employment opportunities**. The future of Western Sydney is dependent on jobs – the GSC has not given any detail of job creation. However jobs in the areas of logistics, warehousing, freight and airport services which will support the new airport, can be provided in this strategic area right on its western boundary **without** competing with other areas.

We therefore ask that an **Urban Investigation Area** be created around our BCWLG precinct within the final District Plan which allows for the possibility of future development to create job opportunities and importantly, give an 'exit strategy' for many of the local residents who are locked into a bleak future of oppressive aircraft noise.

Premier, most planners believe this is logical. An Urban Investigation Area - rather than a timewarp straight jacket of Metropolitan Rural - will also create **economic potential**. Enforcing rural land on a shared boundary with an international airport within Sydney's third city simply does not make sense.

Yours sincerely

Carmelo Aloschi [REDACTED] for Badgerys Creek Land Owners Group

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