



# Western Sydney Aerotropolis Development Control Plan 2021

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Discussion Paper on the Phase 2 Draft

October 2021



The Western Sydney Aerotropolis draft Development Control Plan Phase 2 (draft Phase 2 DCP) is not a business as usual approach. Considering feedback received on the Aerotropolis Planning Framework to date, and an ongoing commitment to modernising the planning system, this draft Phase 2 DCP seeks to deliver outcomes through performance-based approaches, and to balance flexibility with certainty for applicants.

The purpose of this discussion paper is to highlight the areas that this draft Phase 2 DCP departs from a business as usual approach and where your feedback will be important to help us improve the DCP prior to finalisation. The Department is seeking to work with industry stakeholders, Council and the community, to benefit from your expertise in development delivery and feasibility to improve this draft DCP so that the plan will deliver the vision for the Aerotropolis.

## Introduction

The draft Phase 2 DCP complements and builds upon the planning framework for the Aerotropolis finalised in September 2020:

- the Western Sydney Aerotropolis Plan (WSAP),
- *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020*; and
- Western Sydney Aerotropolis DCP – Phase 1 (Phase 1 DCP).

The draft DCP provides detailed development controls for the initial precincts within the Western Sydney Aerotropolis (Aerotropolis). It supports the draft precinct planning package and strategic planning framework that have already been prepared, identifies precinct planning principles to achieve the vision for the Aerotropolis, and sets objectives and some performance outcomes for development.

The draft Phase 2 DCP is informed by feedback received on the draft precinct plans, it includes development controls to satisfy the required objectives, additional performance outcomes for specific precinct outcomes, and benchmark solutions.

The Phase 2 DCP is expected to be finalised by the end of 2021, and will replace the Phase 1 DCP once adopted.

## Priority issues for focused feedback

### Performance-based Approach

The draft Phase 2 DCP seeks to enable a performance-based approach to development assessment in the Aerotropolis. We acknowledge that this is not business as usual, as this approach is intended to provide a level of flexibility where benchmark solutions are identified for delivering corresponding performance outcomes and objectives.

Providing this flexibility is important given the geographic scale of the Aerotropolis and diversity of development sites. We acknowledge that this flexibility can also lead to ambiguity or is open to interpretation. Your feedback will be important in shaping the performance-based approach to deliver the Aerotropolis as outlined in the Western Sydney Aerotropolis Plan and the draft Precinct Plans.

## Key Questions and Issues

- Will the performance standards provide additional flexibility?
- Are there areas where prescriptive standards are more appropriate?
- Are there benchmarks or standards that are difficult to achieve?

## Document Structure

The draft Phase 2 DCP is modelled on a new standard template prepared by the Department of Planning, Industry and Environment and informed by consultation with Councils across NSW. When this template is finalised, its use will be mandated by legislation for the drafting of Development Control Plans.

The Phase 2 DCP is not structured strictly to according to development types, such as subdivision applications, as this would make the document long and repetitive. Feedback on the document structure from Councils and industry stakeholders to ensure that navigation through the document is logical and avoids repetition will assist with finalising this DCP.

## Key Questions and Issues

- Is the current draft DCP difficult to navigate? Are there ways navigation can be improved?
- Should the draft DCP be restructure based on development type?
- Is it clear which provisions would apply to your development?

## Feasibility

The draft Phase 2 DCP proposes aspirational controls in areas including Connection to Country, a landscape-led approach, built form, access and movement and site coverage. In particular, the Phase 2 DCP includes:

- an Aerotropolis-wide focus on **Connection to Country**, with considerations on Heritage and Connecting to Country being at the forefront of the draft DCP;
- a **landscape-led approach**, with specific controls provided upfront for management of Blue and Green Infrastructure to ensure they are considered at the start of the design process;
- **Built form controls** with a strong focus on activation of all facades visible from the public realm, not just areas within centres, as well as encouragement of public art and wayfinding signage;
- a focus on how people will travel to and within the Aerotropolis encouraging **sustainable travel choices** through strong active transit controls and provision of maximum parking rates; and
- controls to limit the **site coverage** of developments and ensure a high level of **site permeability** so water can enter the groundwater system.

We understand that industry and applicants may be concerned about the potential impact on development feasibility that may result when delivering these elements of the Phase 2 DCP. We

would like your feedback on the controls that guide how these outcomes could be delivered in a practical and feasible way.

#### Key Questions and Issues

- Are there particular benchmarks or controls that will impact on feasibility? If so, can you please provide details on the impacts and any suggestions to mitigate them?
- Are there other ways to achieve the aspirational outcomes that are proposed in the draft DCP?

## Connection to Country

The draft Phase 2 DCP introduces a framework for Connecting to Country through the Recognise Country: Guidelines for development in the Aerotropolis (Recognise Country guidelines). The Recognise Country guidelines were informed through extensive engagement with Western Sydney Aboriginal Communities. In preparing this framework, stakeholders have highlighted current limitations in the number of suitably qualified and experienced consultants for industry to draw upon to advise on these aspects of development

To address concerns about the limited number of suitably qualified and experienced consultants for industry to draw upon, and to recognise that the Connecting to Country objectives are delivered through larger scale developments, these controls are applicable to development over \$20 million in value or 20 hectares in land area. We believe this is a balanced solution considering the engagement activities and feedback received during the preparation of the controls and the Recognise Country guidelines. However, we are keen for your feedback on whether we've got the balance right.

#### Key Questions and Issues

- Will the threshold of \$20 million in value or 20 hectares in land area capture the right development applications to achieve the vision for Aerotropolis?
- Do you have other suggestions on how we can ensure that Connecting to Country objectives are achieved?

## Way forward

The public exhibition period for the draft Phase 2 DCP will run for 28 days from **5** October 2021. During this time the Western Sydney Planning Partnership will conduct workshops on the draft Phase 2 DCP with government agencies, Councils and industry to explore these specific areas for feedback and identify additional concerns.

**Insert dates for workshops and how to register.**

A community information session will be held as a webinar during the exhibition period.

**Insert date for community session and how to register.**

In addition to making a submission, we also encourage industry participants to take part in these workshops.

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For more information on these workshops and how to make a submission please phone **1800 xxx xxx**, email [engagement@ppo.nsw.gov.au](mailto:engagement@ppo.nsw.gov.au) or check our website <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Western-Sydney-Aerotropolis>.