

12 December 2022

Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

Contact: *Stuart Little*
Telephone: [REDACTED]
Our ref: *D2022/164216*

Dear Sir/Madam

RE: Proposed Changes to the Aerotropolis Precinct Plan

I refer to the exhibition of proposed changes to the Aerotropolis Precinct Plan as outlined in the Western Sydney Aerotropolis Precinct Plan Amendment Discussion Paper (November 2022). WaterNSW previously made a submission on the draft Western Sydney Aerotropolis Precincts including the Draft Plan and supporting maps, plans, brochures and technical studies in March 2021 (Our ref: D2021/18050).

WaterNSW owns and manages the Warragamba Pipelines Corridor, which forms the entire northern boundary of the Aerotropolis. The Corridor and an associated 25 m buffer area are mapped as 'affected land' under Transport and Infrastructure SEPP 2021. For 'affected land', section 2.163 of the SEPP requires new development to be consistent with WaterNSW's [Guideline for Development Adjacent to the Upper Canal and Warragamba Pipelines](#), which establishes the development controls and urban designs necessary to protect the Corridor from the impacts associated with urban development.

It is essential the Warragamba Pipelines Corridor and the associated bulk water supply infrastructure are considered and protected during all stages of planning and development of the Aerotropolis. This includes from the potential impacts of development on adjoining land and from potential increased flooding risks arising from development upstream.

The proposed amendments to the Precinct Plan include changes to an array of planning controls for a site within Sydney Science Park (SSP) to align building height provisions, floor space ratios and minimum lot size controls with the previously approved controls in the Penrith LEP 2010, Penrith DCP 2014 and the recently finalised Western Sydney Aerotropolis DCP: Phase 2. The intent is to redress the current Precinct controls that had the effect of reducing the number of potential dwellings within part of the SSP site when compared with the situation before the Precinct Plan was finalised. Importantly, we note that the amendments only relate to a portion of the SSP where the initial 750 dwellings will be delivered and do not relate to other SSP areas nor change the overall 3,400 dwelling cap that applies to SSP.

While the Northern Gateway Precinct and the northern portion of the SSP abuts the Warragamba Pipelines Corridor, the subject site of the initial 750 dwellings (Figure 1 of the Discussion Paper) is located at least 500m away from the Corridor. While the Proposal will result in an intensification of development in that area when compared with the current Precinct planning controls, given the distance of the site from the Corridor, the changes are unlikely to have any direct impact.

If you have any questions regarding the issues raised in this letter, please contact Stuart Little at [REDACTED].

Yours sincerely

A black rectangular redaction box covering the signature of Daryl Gilchrist.

DARYL GILCHRIST
Manager Catchment Protection