

What is on exhibition?

The draft Western Sydney Aerotropolis Development Control Plan – Phase 2 (Phase 2 DCP) is on exhibition from 5 October 2021 until 2 November 2021.

The Phase 2 DCP supports the implementation of the Precinct Plan by providing controls to guide development across the initial precincts for development in the Aerotropolis. The initial precincts for development are Aerotropolis Core, Badgerys Creek, Wianamatta-South Creek, Agribusiness and Northern Gateway Precincts.

The Western Sydney Aerotropolis Development Control Plan – Phase 1 (Phase 1 DCP) was published on 13 September 2020 and came into effect on 1 October 2020. The Phase 1 DCP identified the precinct planning principles, objectives, and performance outcomes to allow precinct planning to progress. The Phase 1 DCP will be superseded by the Phase 2 DCP.

The DCP is a document for council staff, developers and landowners in the requirements needed and guidelines for development.

Why is there a Phase 1 DCP and Phase 2 DCP?

The Western Sydney Aerotropolis Plan (WSAP) outlined the DCP for the Aerotropolis is being delivered in two phases. The Phase 1 DCP identifies precinct planning principles to achieve the vision for the Aerotropolis and sets objectives and some performance outcomes for development as an interim step to help guide development prior to the more detailed DCP being formulated.

The Phase 2 DCP has been informed by additional work undertaken since the preparation of the Phase 1 DCP including technical studies and the preparation of the draft Precinct Plan. The Phase 2 DCP identifies additional performance outcomes including specific precinct outcomes and benchmark solutions. It contains specific development controls to satisfy the required objectives, performance outcomes and benchmark solutions for all development permitted within the Aerotropolis. The Phase 2 DCP, once adopted, will replace the Phase 1 DCP.

What are the aims of the Phase 2 DCP?

The Phase 2 DCP provides controls to implement the Western Sydney Aerotropolis Plan (WSAP), the *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* (Aerotropolis SEPP), the Western Sydney Aerotropolis Precinct Plan (Aerotropolis Precinct Plan) and to guide the preparation of master plans and development applications (DAs).

The draft Phase 2 DCP provides for a flexible approach to satisfying development principles and objectives in the Aerotropolis Planning Framework comprising the Western Sydney Aerotropolis Plan, the Precinct Plans, the Western Sydney Aerotropolis State Environmental Planning Policy (SEPP), and seeks to provide innovative approaches to achieving connectivity, liveability, productivity, and sustainability in the Western Sydney Aerotropolis.

The Phase 2 DCP contains a greater level of detail and specific development controls to help guide development. This includes objectives and controls to support:

- Employment outcomes
- Healthy communities

- High-quality building design
- Built form controls
- Stormwater management
- Vegetation and canopy cover
- Heritage and environmental conservation; and
- Air quality.

What are the key features of the Phase 2 DCP?

The Phase 2 DCP includes Aerotropolis-wide provisions, applicable to all types of development and specific guidance for certain land uses.

Key features include:

- an Aerotropolis-wide focus on connection to Country, with considerations on heritage and connecting to Country being at the forefront
- a landscape-led approach, with specific controls for management of Blue and Green Infrastructure to ensure they are considered at the start of the design process
- the Built Form section has a strong focus on activation of all facades visible from the public realm, as well as encouragement of public art and wayfinding signage
- a focus on encouraging sustainable travel choices through strong active transit controls and provision of maximum parking rates.
- Sustainability which is a theme throughout the DCP to ensure sustainable energy and waste management practices are incorporated into developments.

What is the structure of the Phase 2 DCP?

The 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.

In line with this new template, the Phase 2 DCP does not include controls which are specific to development types, such as subdivision applications, as this would make the document long and repetitive. The Planning Partnership is seeking feedback during the exhibition period on the best approach to the document structure from Councils and industry stakeholders.

What is the Discussion Paper on the draft Phase 2 DCP?

We have prepared a discussion paper to highlight the areas where the draft Phase 2 DCP departs from a business as usual approach and where stakeholder feedback will be important.

We are seeking feedback on:

The performance-based approach to development assessment in the Aerotropolis outlined in the draft DCP.

Document structure

Feasibility

Connection to Country

The public exhibition period for the draft Phase 2 DCP will run for 28 days. 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. Go to <https://www.planning.nsw.gov.au/aerotropolis> for workshop details.

Where does the DCP fit in with the Development Application process? How does the DCP relate to the Precinct Plans?

Development Applications (DAs) must address the SEPP, Precinct Plan and DCP. The Precinct Plan is given effect by the SEPP, while the DCP is intended as a guidance document. The applicant has more scope to vary from the benchmark solutions of the DCP compared to planning controls of the Precinct Plan. When varying from the DCP, the applicant shall justify and demonstrate they are meeting the objectives and performance outcomes.

The proposed amendment provides clarity on how a Mater Plan fits into the planning framework and will allow a proponent to prepare a master plan for development that is not consistent with the Precinct Plan. A master plan will have to be consistent with the DCP..

What about Mamre Road precinct? Is it part of the Aerotropolis?

This Phase 2 DCP excludes Mamre Road. Please refer to the Mamre Road DCP for more details.

Which sections of the draft DCP apply to my development?

The Phase 2 DCP includes Aerotropolis-wide provisions, applicable to all types of development and specific guidance for certain land uses.

The DCP highlights sections (e.g. the Recognise Country section) which apply to certain land sizes and capital investment value. If the development does not meet either threshold, those specific sections would not apply. The rest of the DCP would still apply as developments should fulfil the objectives of the DCP.

The Phase 2 DCP uses a performance-based approach, by providing objectives, performance outcomes and benchmark solutions. Variations to DCP benchmark solutions may be accepted, provided the proposed solution is consistent with the intent of the performance outcomes and objectives. This allows for flexibility for design solutions to be tailored to the site to achieve superior outcomes.

How was the community consulted for the draft DCP?

The DCP incorporates feedback from submissions made on the Precinct Plans. In response to feedback, planning controls like site coverage that influence the built form (that are not considered as numerical development standards), have been transferred from the Precinct Plan to the DCP to facilitate greater flexibility.-

During the public exhibition of the Phase 1 DCP, we received feedback on the level of detail within the Phase 1 DCP, with some submissions noting the exhibited DCP was high level and should contain greater detail to support healthy and sustainability precincts. Accordingly, the Phase 2 DCP incorporates more detailed controls and also addresses sustainability and climate change.

When will the Precinct Plans and DCP Phase 2 be finalised?

The Precinct Plans are being revised based on feedback from the exhibition between 10 November 2020 and 12 March 2021 and aims to finalise the plans for the initial precincts in late 2021.

What happens next?

The Department welcomes your feedback on the draft Phase 2 DCP. Your feedback will help us better understand the views of the community and stakeholders and will help inform the planning process.

Following community and stakeholder feedback, the DCP will be finalised.

Precinct planning for the remaining precincts within the Aerotropolis will follow as infrastructure and services are planned.

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