

11 October 2024

The Hon Sue Higginson MLC
Chair, Public Works and Accountability Committee
Parliament of New South Wales
Via email to PAWC@parliament.nsw.gov.au

Response to question taken on notice: State Significant Development (SSD) in the Western Sydney Aerotropolis

Dear Ms Higginson,

In my appearance on 16 September at the Public Accountability and Works Committee Inquiry into the Western Sydney Science Park and Aerotropolis developments I took the following question on notice:

The Hon. SCOTT FARLOW: *When you look at opportunities in Western Sydney, as you quite rightly say, we think a lot about housing, which is fundamentally important. But we also need to think about where people are going to work. We've already heard that in areas like Camden, who gave evidence before, more than 60 per cent of people leave that LGA for work. The whole idea of 30-minute cities, so to speak, under the three cities plan is that people can live and work in the same geographic area. Beyond the Mamre Road precinct and the like, what do you think is the next area that the Government should be focusing on for development of industrial lands and doing so as quickly as possible?*

ROSS GROVE: *There's already a number of State Significant Development applications that are in the system. I can get you the exact number of SSDs that are in the system for the initial precincts of the aerotropolis.*

The Hon. SCOTT FARLOW: *On notice, thank you.*

The Western Sydney Aerotropolis Precinct Plan identifies the Northern Gateway Precinct, Agribusiness Precinct, Aerotropolis Core Precinct and Badgerys Creek Precinct as the "initial precincts" of the Aerotropolis. The Mamre Road Precinct has featured in previous Aerotropolis planning documents, however its rezoning in 2020 ultimately led it to be considered separately and ahead of the initial precincts.

The table below summarises the status of State Significant Development applications within the initial Aerotropolis precincts, and the Mamre Road Precincts as at 11 October 2024:

Status	Mamre Road	Initial precincts (Penrith LGA)	Initial Precincts (Liverpool)
Secretary's Environmental Assessment Requirements (SEARs)	1		
Prepare EIS	3	4	4
Exhibition	1	1	
Response to submissions	3		1
Assessment	4	1	1
Determination	17		2

Source: NSW Planning Portal

To more fully answer this question, it should also be noted that there are three Master Plan proposals which have been lodged with the Department since the simplified framework was adopted. An Aerotropolis Master Plan provides a large landowner with the pathway to seek a modification of the Aerotropolis Precinct Plan where a similar or improved planning outcome can be achieved.

These three Master Plans are:

1. **Bradfield City Centre**, initiated by the Western Parkland City Authority (now Bradfield Development Authority).
2. **IPG Badgerys Creek**, 475 Badgerys Creek Road, Bradfield, initiated by Ingham Property Group
3. **Greenfields Development Company**, 1675 The Northern Road Greendale, adjacent to the Western Sydney Airport.

Of these Master Plans, the Bradfield City Centre has been approved, while the private proposals are awaiting clearance to go on public exhibition.

It should also be noted that Ingham Property Group are the first proponent to prepare their Master Plan to a level of detail where development could be delivered via a Complying Development Certificate (CDC) pathway, bypassing the State Significant Development assessment process. When this Master Plan is determined, SSD should not be used as the most only measure of interest in development interest in the Aerotropolis.

I hope this information is of assistance to the Inquiry. Please reach out if I can assist further.

Yours sincerely,

Ross Grove
Western Sydney Regional Director



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Response to question taken on notice: Sydney Science Park timeline

Dear Ms Higginson,

In my appearance on 16 September at the Public Accountability and Works Committee Inquiry into the Western Sydney Science Park and Aerotropolis developments I made the following comments surrounding the preparation timeline for Celestino's Sydney Science Park:

ROSS GROVE: *It's a really interesting history, and I don't know all of it, the Celestino Science Park. We don't advocate for any one of our members. My understanding is Celestino is an idea, a concept, which in many ways predated "the decision", the Abbott-Truss decision to designate Badgerys Creek as the airport site in April. I've got documentation—I did a quick Google search for it—Celestino science park proposal, which was four weeks after. I think it was discussed prior to that decision. I'm certainly happy to dig up the paper trail for that.*

I can now confirm the accuracy of these comments. A review of Penrith City Council's business papers from 25 July 2016 shows that "Since late 2013, Council has been advancing assessment of a Planning Proposal for the Sydney Science Park (SSP) at Luddenham." This timeframe predates the Abbott/Truss decision to build Sydney's future airport at Badgerys Creek announced in April 2014.

I also note that in the Legislative Council's Order for Papers on the Sydney Science Park from 9 June 2021 that Transport for NSW tendered several documents on the project, with origination dates spanning from 8 November 2010 to 16 December 2012. While I have not sighted these documents, I note they are listed as documents (a)251 to (a)262 listed on page 18 of the consolidated responses to the Order for Papers (<https://www.parliament.nsw.gov.au/tp/files/80289/Index%20-%20Sydney%20Science%20Park%20proposal%20-%202011%20August%202021.pdf>). Further into this table, a document called "Masterplan 1 SSP master plan_1.pdf" exists (reference (a)(c)(d)386) along with similar documents from December 2013 identifying a land use plan and transport network plan.

I hope this information is of assistance to the Inquiry. Please reach out if I can assist further.

Yours sincerely,

Ross Grove
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14 October 2024

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Chair, Public Works and Accountability Committee
Parliament of New South Wales
Via email to PAWC@parliament.nsw.gov.au

Response to question taken on notice: Secondary airports

Dear Ms Higginson,

In my appearance on 16 September at the Public Accountability and Works Committee Inquiry into the Western Sydney Science Park and Aerotropolis developments I took the following question on notice:

The Hon. MARK LATHAM: *Fair enough. But building it doesn't necessarily mean that they come. In your studies of these types of second, overflow airports in cities comparable to Sydney, what sort of economic development do you get over what time span?*

ROSS GROVE: *I'm happy to take that on notice.*

In August 2013, the NSW Business Chamber released its research report *Economic Impact of a Western Sydney Airport* prepared by Deloitte Access Economics. I have included a copy of this research report for the Committee's consideration.

The report considers three growth scenarios for the future airport spanning from modelling the "overflow only" scenario as forecast by the *Joint Study on Aviation capacity in the Sydney Region* along with two further models considering additional growth in both passenger and freight activity.

Part 4 of the report discusses the performance of similar airports both locally and globally, while Part 4.2 identifies comparable airports internationally. The subsequent economic impacts of the Western Sydney Airport are canvassed in Part 6 of the report. The findings of this report are directionally consistent with the conversation through this part of the Inquiry.

I hope this information is of assistance to the Inquiry. Please reach out if I can assist further.

Yours sincerely,

Ross Grove
Western Sydney Regional Director