

Draft Greater Penrith to Eastern Creek (GPEC) Investigation Area Strategic Framework (draft Framework) and Orchard Hills Discussion Paper

Planning Ministerial Corporation's (Corporation's) input

Overview

The draft Greater Penrith to Eastern Creek (GPEC) Investigation Area Strategic Framework (draft Framework) went on Public Exhibition on 18 November to 16 December 2022. The Corporation was granted the opportunity to provide input post the Public Exhibition closing date.

The draft Framework establishes a shared vision for GPEC by consolidating and building on strategic planning and infrastructure work, to help set clear direction for future growth, planning priorities and infrastructure requirements at the regional and district level. Six planning priorities are identified for achieving the vision for growth in GPEC within the short to long term. Also outlined are the directions, actions and commitments necessary under each priority. The Framework's priorities include:

- **Priority 1: Connect with and care for Country** – focuses on strengthening connection with Country and voices of Traditional Custodians
- **Priority 2: Focused and responsive growth** – aims to ensure housing growth is diverse and limits urban sprawl, supporting increased housing choice
- **Priority 3: Diverse and accessible employment** – aims to ensure employment opportunities are boosted in major GPEC centres, and people can connect to jobs within and outside of GPEC, strengthening the 30-minute city
- **Priority 4: Infrastructure delivery** - identifies and prioritises state and local infrastructure to support a growing population and consider mechanisms to fund its provision
- **Priority 5: Public open space, biodiversity, and landscape** – focuses on ensuring growth in GPEC provides opportunities to recognise and connect with green infrastructure and landscape features, enabling the protection of biodiversity and increasing public open space
- **Priority 6: Resilience** – aims to ensure increased resilience to natural and man-made hazards.

The Corporation's capacity to enable the Framework's priorities

By nature of its mandate as established under the Environmental Planning and Assessment Act 1979 (EP&A Act), the Corporation (as administered by the Office of Strategic Lands, OSL) can support the GPEC vision through its function of acquiring and managing land necessary for delivering the draft Framework's priorities.

The Corporation is already undertaking several initiatives within Western Sydney, which contribute to the directions and actions necessary to achieve several priorities. The draft Framework identifies the Corporation:

- as a leading authority for investigating potential opportunities for regional open space and recreation uses in the Ropes Creek corridor. (p.50)
- as a key agency for the delivery of open space in the Orchard Hills district (p.64).

Summarised below are the key directions the Corporation may enable to help realise the vision for GPEC.

To finance land acquisitions, budget and funding allocation is required with budget proposals to be prepared and submitted to NSW Treasury as part of the chosen financial year budget process. This process is required to seek approval for an increase in the Corporation's operating expenditure and capital expenditure budgets to cover the subject land acquisitions, land maintenance and operational expenditure.

Therefore, it is imperative that the cost and feasibility assessment of the priorities is made available and funding secured to timely action the identified directions by the nominated and relevant key agencies.

Summarised below are the key priorities and directions the Corporation can enable to help support the GPEC vision.

Page	Priority	Direction	Corporation's contribution	Requirements and further feedback
28	Key agencies for delivering the planning Priorities		The Corporation can enable several planning priorities and is identified as one of the lead agencies	Add Planning Ministerial Corporation (Corporation, administered by the Office of Strategic Lands) to the list of shortened terms used for State agencies
36	2 - Focused and responsive growth	2.5.2 Work with Transport for NSW and councils to protect existing and future transport corridors from land use impacts including the OSO and other key connections set out in Direction 4.1 and Figure 16	The Corporation may, as the nominated acquisition authority, acquire and secure land identified for delivering future transport corridors, and hold and manage the land until it is required to deliver the corridor	The Corporation would: <ul style="list-style-type: none"> • require early engagement and be party to any decision making and deliverables that involve the Corporation • if nominated in the planning instrument as the relevant acquiring authority, acquisitions would be subject to funding availability • require funding allocation up front to finalise any acquisition to include cost recovery for the acquisition, interim management and land transfer
39	3 - Diverse and accessible employment	3.1.6 Investigate the need for additional employment land in the Orchard Hills Precinct	The Corporation can: <ul style="list-style-type: none"> • work with relevant government agencies to determine optional sites within its land holdings in the Orchard Hills Precinct which can support employment outcomes in the area 	The Corporation would: <ul style="list-style-type: none"> • require early engagement and be party to any decision making and deliverables that involve the Corporation • if nominated in the planning instrument as the relevant acquiring authority, acquisitions would be subject to funding availability
48	4 - Infrastructure delivery	4.3.18 Plan a new multipurpose indoor sport and recreation facility close to the Orchard Hills Sydney Metro station; consider opportunities to co-locate with a potential new high	The Corporation is already contributing to this direction and: <ul style="list-style-type: none"> • has, in partnership with Penrith City Council, 	The Corporation: <ul style="list-style-type: none"> • can help acquire land necessary to deliver recreation facility but would require funding allocation for the acquisition.

		school; and consider the need to expand the facility beyond 2036	<p>identified a suitable site from its land portfolio and made it available to Council to deliver the indoor stadium for the community</p> <ul style="list-style-type: none"> explored with council, possible sites within Orchard Hills and Ropes Creek which could support the recreation facility 	
50		4.3.19 Where planning proposals generate additional demand, ensure they provide for new and upgraded community assets that are: i. appropriately located ii. integrated with and connected other community assets such as green and blue corridors, public open space and the wider network of diverse	<p>The Corporation</p> <ul style="list-style-type: none"> is working with Council and key government stakeholders to masterplan the Ropes Creek corridor, to help identify opportunities and constraints for ensuring integrated and connected community assets within the corridor. The masterplanning process will conclude in Q4 2023, the Corporation would be happy to provide a copy of the Masterplan Report. 	<ul style="list-style-type: none"> The Corporation aims to acquire land currently in private ownership and undertake improvements within the Ropes Creek Corridor to enable availability of connected, accessible and inviting quality open space corridors. It is estimated that funding of approximately \$227M would enable acquisition of 28.7ha and site improvements over 150ha within the Ropes Creek corridor, plus additional funding for ongoing site maintenance.
	5 - Public open space, biodiversity, and landscape	5.1.1 Ensure development respects natural systems, the conservation of natural landscapes and biodiversity corridors and delivers the waterway health objectives established by the NSW Government's Risk-based framework for considering waterway health outcomes in	<p>The Corporation</p> <ul style="list-style-type: none"> is working with Council and key government stakeholders to masterplan the Ropes Creek corridor. This masterplanning work includes the below design principles: 	<ul style="list-style-type: none"> The Corporation aims to acquire land currently in private ownership and undertake improvements within the Ropes Creek Corridor to enable availability of connected, accessible and inviting quality open space corridors. It is estimated that funding of approximately \$227M would enable acquisition of 28.7ha and

		strategic land use planning decisions to protect and enhance state	<ul style="list-style-type: none"> Enhance resilience through innovative water cycle management & planning Establish Green Links to re-connect the wider ecological network 	site improvements over 150ha within the Ropes Creek corridor, plus additional funding for ongoing site maintenance.
		5.2.1 Investigate opportunities to provide active transport connections to and through public open spaces to support the green grid and cycling network and increase opportunities for unstructured recreation	<p>The Corporation</p> <ul style="list-style-type: none"> is working with Council and key government stakeholders to masterplan the Ropes Creek corridor. This masterplanning work includes the below design principle: Facilitate East-West Connectivity, and Alleviate North-South Barriers 	<p>The Corporation would:</p> <ul style="list-style-type: none"> require early engagement and be party to any decision making and deliverables that involve the Corporation if be nominated in the planning instrument as the relevant acquiring authority, acquisitions would be subject to funding availability
		5.2.2 Work with councils and relevant state agencies to progress recommended directions for improvement, expansion and provision of open space contained in the Greater Penrith to Eastern Creek Social Infrastructure Needs Assessment Report	The Corporation can work with councils and relevant government agencies to explore opportunities to provide active transport connection and progress recommended directions for provision of open space	
		5.2.3 Secure funding and explore opportunities to consolidate land along the Wianamatta-South Creek corridor, including opportunities to bring remaining private	The Corporation can act as transaction agency to bring land into public ownership	

		landholdings into NSW Government ownership		<ul style="list-style-type: none"> If nominated in the planning instrument as the relevant acquiring authority, acquisition would be subject to funding
		5.2.4 Investigate potential opportunities for regional open space and recreation uses in the Ropes Creek corridor	The Corporation in partnership with key government stakeholders and the community is masterplanning the Ropes Creek corridor. The masterplan report will help identify opportunities and constraints for integrating and connecting community assets within the corridor.	<ul style="list-style-type: none"> The Corporation aims to acquire land currently in private ownership and undertake improvements within the Ropes Creek Corridor to enable availability of connected, accessible and inviting quality open space corridors. It is estimated that funding of approximately \$227M would enable acquisition of 28.7ha and site improvements over 150ha within the Ropes Creek corridor, plus additional funding for ongoing site maintenance.
64 & 75	<p>Part 5 – Infrastructure (Table 4) – Orchard Hills Precinct (P64)</p> <p>Orchard Hills Discussion Paper (P75)</p>	<p>Open Space and Recreation – Orchard Hills district and regional open space</p> <p>A key principle of the Orchard Hill Discussion Paper is: Focus on Open Space with the below statement</p> <p><i>A diverse network of new open spaces will be created in Orchard Hills, around a framework of green corridors that will be based on existing areas of remnant vegetation</i></p>	The Corporation is identified as key agency for Orchard Hills district and regional open space with a short delivery timeframe.	<p>The Corporation would:</p> <ul style="list-style-type: none"> require early engagement and be party to any decision making and deliverables that involve the Corporation If nominated in the planning instrument as the relevant acquiring authority, acquisition would be subject to funding As part of WestInvest bid, the Corporation has estimated the land acquisition in Orchard Hills for open space (with no embellishment) would require funding of \$123M.