



PENRITH CITY

DRAFT PENRITH AEROTROPOLIS

DEVELOPMENT CONTRIBUTIONS PLAN 2023

(Under Section 7.12 of the Environmental Planning and Assessment Act, 1979 amended).

PENRITH
CITY COUNCIL

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1. PLAN SUMMARY

1.1 THE AEROTROPOLIS

The Western Sydney Aerotropolis (the 'Aerotropolis') is an area of land comprising 11,200 hectares surrounding the Western Sydney International (Nancy-Bird Walton) Airport. The Aerotropolis is situated within both Penrith and Liverpool local government areas (LGAs).

The planning and release of land for the Aerotropolis development and its supporting infrastructure is being undertaken through precincts. The 'initial release' precincts located in Penrith LGA are the Northern Gateway Precinct and the northern parts of both the Badgerys Creek and Agribusiness Precincts. This land – called the Penrith Aerotropolis Precincts in this plan - is shown in Figure 1. This plan does not apply to land identified as Sydney Science Park in clause 7.23 in Penrith Local Environmental Plan 2010.

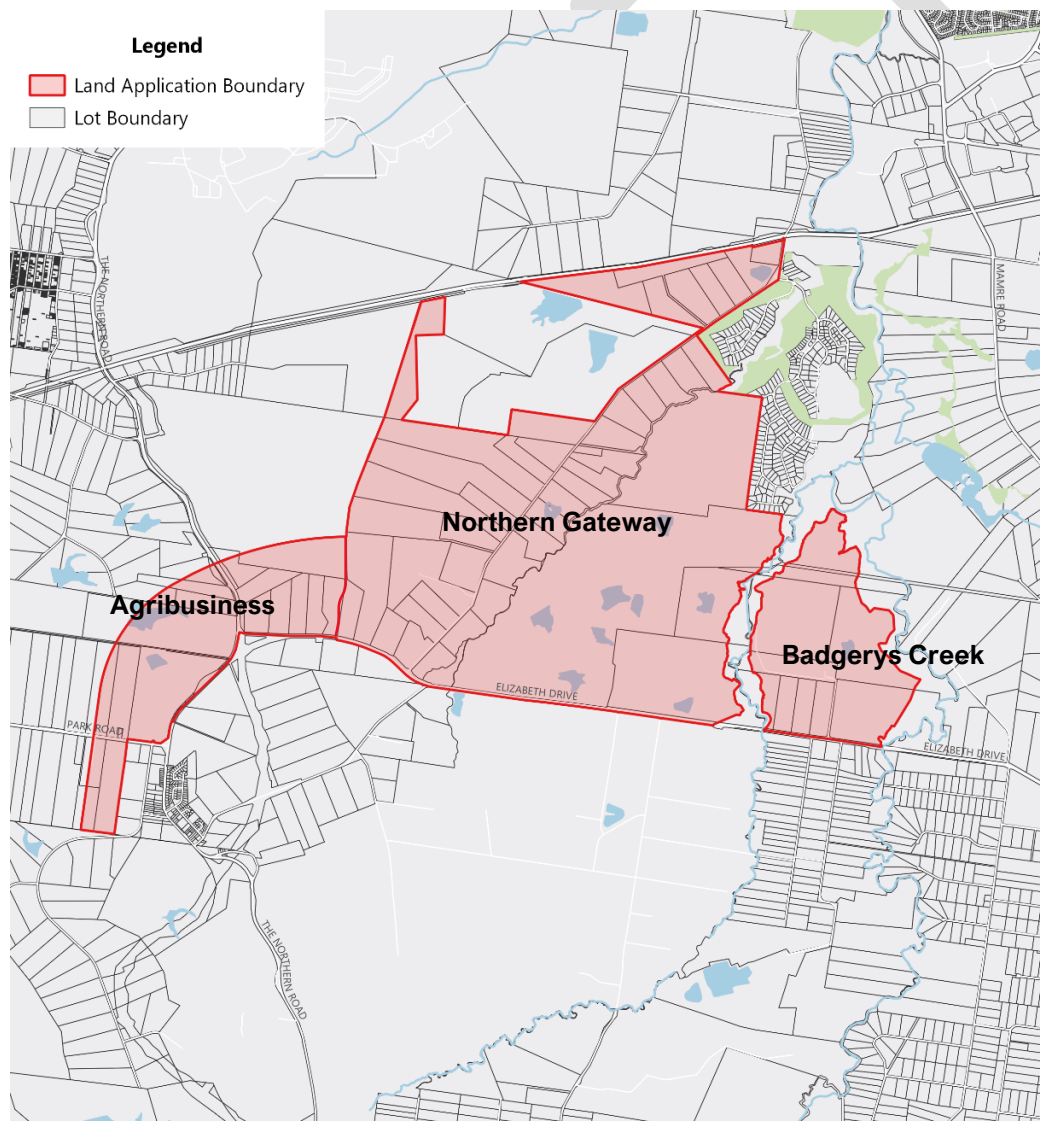


Figure 1 – Land affected by this plan

1.2 WHY HAS THIS PLAN BEEN PREPARED?

This plan has been prepared to enable developers of land in the Penrith Aerotropolis Precincts to make a monetary contribution (called a 'section 7.12 contribution' or 's7.12 levy') to help meet the cost of providing the local infrastructure in precincts.

A contributions plan must be in place before a development application on land to which this plan applies can be determined (refer to section 66(1)(c) of the EP&A Regulation), except where the consent authority has entered into a planning agreement with the applicant. Additionally, a consent authority may impose a condition under section 7.11 or 7.12 of the EP&A Act only if it is of a kind allowed by, and is determined in accordance with, a contributions plan.

The contributions in this plan are based on the costs of land and works needed to provide local infrastructure only. Local infrastructure includes roads, open space and recreation, and community facilities. Council and land developers are responsible for providing local infrastructure.

Responsibility for provision of State or regional infrastructure and stormwater drainage infrastructure in the Aerotropolis lies with the State government and Sydney Water. Developers should make their own enquiries with the Department of Planning and Environment and Sydney Water about other contributions and/or charges that may apply to their developments.

1.3 CONTRIBUTION BASED ON DEVELOPMENT AND INFRASTRUCTURE COSTS

The s7.12 levy amount that is required from a development is determined by applying a fixed percentage rate to the cost of that development.

The percentage rate reflects the ratio of total local infrastructure costs to total development costs, as shown in the equation below.

$$\text{S7.12 levy} = \frac{\text{Total Infrastructure \& GMP Costs}}{\text{Total Development Costs}} \times 100\%$$

Summaries of the costs of expected development and local infrastructure costs in the Penrith Aerotropolis Precincts are shown in

Table 1 and Table 2.

Detailed investigation of expected development in each Aerotropolis Precinct, the anticipated local infrastructure needs generated by the development, and the estimated costs of both development and infrastructure in the area, are contained in the *Western Sydney Aerotropolis Precincts Local Infrastructure Contributions Plans Background Report* (October 2023) (the 'Background Report')

Table 1 Expected development costs - Penrith Aerotropolis Precincts

Land Uses*	Badgerys Creek (Penrith)	Agribusiness (Penrith)	Northern Gateway	Total
Enterprise & Light Industry	\$2,700.9m	NA	\$8,130.8	\$10,831.7m
Business & Enterprise	NA	\$1,663.5m	NA	\$1,663.5m
Local Neighbourhood Centre	\$135.6m	\$194.7m	\$386.3m	\$716.6m
Agribusiness	NA	\$1,549.4m	\$0.01m	\$1,549.4m
Education	NA	NA	\$61.7m	\$61.7m
Total	\$2,836.5m	\$3,407.5m	\$8,578.8m	\$14,822.8m

*Land uses as identified in the Western Sydney Aerotropolis Precinct Plan

Note: The assumptions used in the calculation of all costs in Tables 1 and 2 are contained in section 1.5 and Appendix A of the Western Sydney Aerotropolis Background Report October 2023.

Table 2 Local infrastructure costs - Penrith Aerotropolis Precincts

	Badgerys Creek (Penrith)	Agribusiness (Penrith)	Northern Gateway	Total
Works				
Roads	\$105.4m	\$54.7m	\$166.5m	\$326.6m
Open Space	\$3.3m	\$5.9m	\$87.0m	\$96.2m
Community Infrastructure	-	\$0.6m	\$12.7m	\$13.3m
Land Acquisition				
Roads	\$3.3m	\$48.7m	\$147.5m	\$199.5m
Open Space	\$11.6m	\$20.1m	\$158.9m	\$190.6m
Community Infrastructure		\$0.03	\$0.6m	\$0.63m
Governance, Management and Planning Levy 1.5%	\$1.6m	\$0.9m	\$3.9m	\$6.4m

Total	\$125.2m	\$130.9m	\$577.1m	\$833.2m
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Based on the above, the levy is as follows:

$$\frac{\$833.2 \text{ million}}{\$14,822 \text{ million}} \times 100\% = 5.6\%$$

Detailed schedules of local infrastructure included in this plan and maps showing the location of the infrastructure items are included in Appendices A and B of this plan.

1.4 CONTRIBUTION LEVY

This plan authorises a s7.12 levy at the rates shown in Table 3.

Table 3

Table 3 Section 7.12 levy rates

	Contribution rate
Development with a proposed cost of:	
Up to and including \$200,000	Nil
More than \$200,000	5.6% of that cost

2. PLAN SCOPE

2.1 NAME OF THIS PLAN

This plan is called the *Penrith Aerotropolis Development Contributions Plan 2023*.

The plan provides information about calculating the local infrastructure contributions payable, how to impose, pay and settle contributions, and other administrative matters.

The plan is accompanied by and should be read in conjunction with the Background Report. The Background Report provides details on how the local infrastructure contribution rates for the Aerotropolis Precincts were determined.

2.2 COMMENCEMENT OF THIS PLAN

This plan commences on the date on which public notice was given under section 214(2) of the EP&A Regulation or the date specified in that notice if it is a different date.

2.3 PURPOSE OF THIS PLAN

The main purpose of this plan is to authorise consent authorities and registered certifiers, to impose a condition of development consent to which this plan applies requiring a fixed levy (under section 7.12 of the EP&A Act) to be made towards the provision, extension or augmentation of local infrastructure set out in this plan.

Other purposes of this plan are as follows:

- To ensure that developments in the Penrith Aerotropolis Precincts make a reasonable contribution towards the cost of shared local infrastructure needed to support their developments.
- To ensure that the broader community in the Penrith LGA is not unreasonably burdened by the provision of local infrastructure that is required as a result of development in the Penrith's Aerotropolis Precincts.

2.4 AUTHORITY TO IMPOSE A FIXED DEVELOPMENT CONSENT (S7.12) LEVY

This plan authorises the consent authority or a registered certifier, when determining an application for development or an application for a CDC on land to which this plan applies, and subject to other provisions of this plan, to impose a condition requiring a fixed development consent levy to be paid under section 7.12 of the EP&A Act on that approval for the provision of local infrastructure.

The total levy amount that is imposed on any individual development is calculated by multiplying the applicable levy rate in **Table 1** by the proposed cost of the development.

The types of development subject to a s7.12 levy are identified in section 2.6 of this plan.

Accredited certifiers should also refer to section 3.8 of this plan as to their obligations in assessing and determining CDCs.

2.5 LAND TO WHICH THIS PLAN APPLIES

This plan applies to land in the Agribusiness Precinct, Badgerys Creek Precinct and Northern Gateway Precinct that is situated in Penrith LGA, as shown in **Figure 1**.

2.6 DEVELOPMENT TO WHICH THIS PLAN APPLIES

Subject to section 2.7 of this plan (exempted development), this plan applies to development that has a proposed cost of development of \$200,000 or more in accordance with section 1.4 of this plan.

2.7 WHAT DEVELOPMENT IS EXEMPTED

This plan DOES NOT apply to the following types of developments:

- a. Development that was previously permissible on the land immediately before *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* came into effect, but is no longer permissible, and/or
- b. Development for a use that was determined on the land immediately before *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* came into effect.
- c. Work involving repair and replacement of structures impacted by natural forces and unpreventable events such as fire, flooding, earthquakes, lightning, etc.
- d. Development exempted from contributions under section 7.17 of the EP&A Act by way of a direction made by the Minister.

2.8 SAVINGS AND TRANSITIONAL ARRANGEMENTS

This plan applies to a development application or application for a CDC that was determined on, or after the date this plan took effect.

3. CALCULATING AND IMPOSING THE LEVY

3.1 PROPOSED COST OF DEVELOPMENT REQUIRED

Section 7.12 levies are calculated by the consent authority or registered certifier as a percentage of the cost of development.

Section 208 of the EP&A Regulation sets out how the proposed cost of carrying out development is determined.

An extract from the EP&A Regulation that was in force at the date this plan was adopted is shown below:

1. The proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development.
2. The costs of carrying out development include the costs of, and costs incidental to, the following—
 - a. if the development involves the erection of a building or the carrying out of engineering or construction work—
 - i. erecting the building or carrying out the work, and
 - ii. demolition, excavation and site preparation, decontamination or remediation,
 - b. if the development involves a change of use of land—doing anything necessary to enable the use of the land to be changed,
 - c. if the development involves the subdivision of land—preparing, executing and registering—
 - i. the plan of subdivision, and
 - ii. the related covenants, easements or other rights.
3. In determining the proposed cost, a consent authority may consider an estimate of the proposed cost that is prepared by a person, or a person of a class, approved by the consent authority to provide the estimate.
4. The following costs and expenses must not be included in an estimate or determination of the proposed cost—
 - a. the cost of the land on which the development will be carried out,
 - b. the costs of repairs to a building or works on the land that will be kept in connection with the development,

- c. the costs associated with marketing or financing the development, including interest on loans,
- d. the costs associated with legal work carried out, or to be carried out, in connection with the development,
- e. project management costs associated with the development,
- f. the cost of building insurance for the development,
- g. the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,
- h. the costs of commercial stock inventory,
- i. the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,
- j. the costs of enabling access by people with disability to the development,
- k. the costs of energy and water efficiency measures associated with the development,
- l. the costs of development that is provided as affordable housing,
- m. the costs of development that is the adaptive reuse of a heritage item.

3.2 COST SUMMARY REPORT REQUIRED

For developments subject to this plan, the development application or CDC for the development is to be accompanied by a Cost Summary Report prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

The consent authority or registered certifier will validate all Cost Summary Reports before they are accepted using a standard costing guide or generally accepted costing method. Should the costing as assessed by the consent authority or registered certifier be considered inaccurate, it may, at its sole discretion and at the applicant's cost, engage a person referred to in section 3.3 of this plan to review a Cost Summary Report submitted by an applicant.

In all cases, the determination of the proposed cost of development by the consent authority is final.

3.3 WHO MAY PROVIDE A COST SUMMARY REPORT?

An estimate of the proposed cost of carrying out development that is submitted to the consent authority must have been prepared by the following persons:

- a. where the applicant's estimate of the proposed cost of carrying out the development is less than \$750,000 – any Building Industry Professional; or
- b. where the proposed cost of carrying out the development is \$750,000 or more – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

3.4 COMPLYING DEVELOPMENT CERTIFICATES ISSUED BY REGISTERED CERTIFIERS

If an application for a CDC is determined by a registered certifier for development that is subject to a s7.12 levy under this plan, pursuant to clause 156 of the EP&A Regulation:

The registered certifier must, if a CDC is issued, impose a condition requiring a s7.12 levy.

The amount of the levy that the registered certifier must impose is the amount determined in accordance with section 3 of this plan.

The terms of the condition be in accordance with the following:

A levy is to be paid to Penrith City Council in the amount of \$ [insert amount] for the purposes of the local infrastructure identified in the Penrith Aerotropolis Development Contributions Plan.

Indexation

The levy is based on a proposed cost of carrying out the development of \$ [insert amount]. This cost (and consequently the levy) must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\text{Indexed development cost (\$)} = \frac{\text{\$Co X Current PPI}}{\text{Base PPI}}$$

Where:

\$Co is the original development cost estimate assessed at the time of the issue of the complying development certificate.

Current PPI is the Producer Price Index (Building Construction NSW) ABS Catalogue No. 6427.30 as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment.

Base PPI is the Producer Price Index (Building construction NSW) ABS Catalogue No. 6427.30 as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution.

Time for payment

The levy must be paid prior to any work authorised by this complying development certificate commences, as required by clause 156 of the EP&A Regulation. *Deferred payments of levies will not be accepted.*

Post development cost review

Prior to the issue of any occupation certificate, a post completion review of construction costs, prepared by a Professional Quantity Surveyor or Chartered Professional Accountant is to be provided to Council specifying the actual cost of works. Where the actual cost of works exceeds that for which 7.12 contributions were calculated pre-development, the shortfall in development contributions is to be paid prior to the issue of the Occupation Certificate.

Council will not consider the reimbursement of contributions where costs have reduced.

Planning agreement

This condition does not need to be complied with to the extent specified, if a planning agreement is entered into between the developer and the Council.

3.5 TIMING OF PAYMENT

A levy amount required to be paid by a condition imposed on the development consent including a CDC in accordance with this plan must be paid at the time indicated below.

- a. Council's policy for timing of s7.12 levies are:
 - (a) For works included in a development application, including works to be carried out to enable the subdivision of land, the levy must be paid prior to the release of the construction certificate for the works, or part of the works.
 - (b) For works authorised by a CDC, before any work commences.

For concept development applications that also include details of the first stage of development, the levy will be imposed in respect to the first stage of development, and the timing of payment of the levy amount will be as above.

At the time of payment, it will be necessary for levy amounts to be updated in accordance with section 3.7 of this plan.

Adjustment of payment following completion of the development

Prior to the issue of any occupation certificate, a post completion review of construction costs, prepared by a Professional Quantity Surveyor or Chartered Professional Accountant is to be provided to Council specifying the actual cost of works. Where the actual cost of works exceeds that for which 7.12 contributions were calculated pre-development, the shortfall in development contributions is to be paid prior to the issue of the Occupation Certificate. Council will not consider the reimbursement of contributions where costs have reduced.

3.6 DEFERRAL OF PAYMENT

Council will consider any request to defer contributions on its merits however, the developer must make written application. Deferred payments will incur interest and an administration fee for the deferral period¹.

Deferred or periodic payments may be permitted in the following circumstances:

1. compliance with the provisions of Section 3.5 is unreasonable or unnecessary in the circumstances of the case; or
2. where the applicant intends to make a contribution by way of a planning agreement and Council and the applicant have a legally binding agreement; or
3. there are circumstances justifying the deferred or periodic payment of the contribution.
4. Council will consider whether deferred or periodic payment of the contribution will prejudice the timing or the manner of the provision of public facilities included in the works program.

If Council grants such a request, it is conditional upon the applicant providing a suitable bond such as a bank guarantee and deed of agreement consistent with Council's accounting practices for such scenarios.

A period for deferral of a levy will be agreed between the applicant and Council prior to preparation of the bank guarantee. The period may be extended in circumstances acceptable to Council.

Interest and an administrative fee will be charged on deferred contributions. The amount of the bank guarantee will be calculated in the following manner:

$$G = C \times (1 + r)^P$$

Where:

¹ The administration fee is for the purposes of covering Council's costs in providing deferred payments. In the event of a developer defaulting on payment, the administration fee and interest will also cover some of the adjustment by PPI that would have been made at the time of payment.

G is the amount of the Bank Guarantee;

C is the contribution owing at the time the guarantee is lodged with Council;

r is the interest rate applicable on the last day of the quarter of the 90-day bank bill swap rate plus 1% rate; and

P is in years and reflects the number of years that the bank guarantee is expected to be held.

The guarantee will be terminated when the liability is met by the payment of cash or transfer of land or works (under a planning agreement) or Council advises that the guarantee is no longer required.

The deed of agreement is to be prepared by Council's solicitors at full cost to the applicant.

If contributions are not paid by the agreed date the Bank Guarantee may be called up by Council.

3.7 ADJUSTMENT OF LEVY AMOUNTS TO ADDRESS THE EFFECTS OF INFLATION

Levies imposed under this plan are based on the proposed cost of carrying out the development set out in the development consent.

This cost (and consequently the levy amount) must be indexed between the date of DA determination or the issue of the CDC, whichever is applicable, and the date of payment in accordance with the following formula:

$$\text{Indexed development cost (\$)} = \frac{\$Co \times \text{Current PPI}}{\text{Base PPI}}$$

Where:

\$Co is the original development cost estimate assessed at the time of the issue of the development consent

Current PPI is the Producer Price Index (Building Construction NSW) ABS Catalogue No. 6427.30 as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment

Base PPI is the Producer Price Index (Building Construction NSW) ABS Catalogue No. 6427.30 as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution.

3.8 OBLIGATIONS OF REGISTERED CERTIFIERS – CONSTRUCTION CERTIFICATES

It is the responsibility of a registered certifier issuing a construction certificate for building work or subdivision work to ensure that each condition requiring the payment of a s7.12 levy before work is carried out has been complied with in accordance with the CDC or development consent.

The only exceptions to the requirement are where planning agreement or deferred payment arrangement has been agreed by the Council. In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

3.9 ALTERNATIVES TO PAYING THE LEVY

If a developer wishes to deliver infrastructure that is included in this plan on the Council's behalf, then the developer may offer to enter into a planning agreement under section 7.4 of the EP&A Act to undertake works in kind, make monetary contributions, dedicate land, or provide some other material public benefit.

The process for negotiating and entering into a planning agreement will be in accordance with Council's Developer Infrastructure Agreements Policy available on Council's website.

4. ADMINISTRATION OF THE PLAN

4.1 POOLING OF SECTION 7.12 LEVIES

This plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are described in section 4.2 of this plan.

4.2 INFRASTRUCTURE STAGING AND PRIORITIES

The local infrastructure included in this plan will be provided as and when development surrounding the infrastructure occurs.

Staging/timing of delivery of infrastructure is however dependent upon various matters outside the control of the Council, including the making of precinct plans, master plans, the range of developer intentions for respective land parcels, developer planning agreement offers, and utility authority's growth servicing plans.

Where infrastructure is not provided by a developer and is to be provided by the Council, the priority items for contributions received (and in pooling any contributions funds as discussed in section 4.1 of this plan), will be as follows:

1. Acquisition of land for the various infrastructure purposes included in this plan.
2. Acquisition of land and carry out works that unlock development opportunities for many landowners.

4.3 ACCOUNTABILITY AND ACCESS TO INFORMATION

In accordance with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and published on the NSW Planning Portal and council's website.

The register will be maintained at regular intervals and will include the following:

- Particulars sufficient to identify each development consent for which contributions have been sought
- Nature and extent of the contribution required by the relevant condition of consent
- Name of the contributions plan under which the condition of consent was imposed
- Date the contribution was received, for what purpose and the amount.

Separate accounting records will be maintained for each contribution type in this plan and published every year in the relevant council's financial accounts. They will contain details concerning contributions received and expended, including interest for each service or amenity to be provided. The records are held at the relevant council's administration office and may be inspected upon request.

4.4 REVIEW OF PLAN

Council intends to regularly review this contribution plan as more detail on the Penrith Aerotropolis Precincts becomes available. When more detail is available about each precinct's expected development detailed infrastructure requirements, the relevant council may update this plan, or prepare a nexus-based s7.11 contributions plan or plans that will more accurately quantify local infrastructure contributions obligations.

5. GLOSSARY OF TERMS AND ABBREVIATIONS

Except where indicated in this section, the definitions of terms used in this plan are the definitions included in the EP&A Act, EP&A Regulation and the Aerotropolis SEPP.

For further clarity, words and phrases in this plan have the following meanings:

ABS means the Australian Bureau of Statistics.

Aerotropolis means a metropolitan area where infrastructure, land uses and economy are centred on an airport and includes the outlying corridors, and aviation orientated business and residential development that benefit from each other and their accessibility to the airport.

Aerotropolis SEPP means the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* that applies to the Penrith Aerotropolis Precincts.

Agribusiness means businesses associated with the production, processing, marketing and distribution of agricultural products, especially at a large and integrated scale.

Bond means a documentary performance bond which must be denominated in Australian dollars and be an unconditional undertaking issued by an Australian Prudential Regulation Authority (APRA) regulated authorised deposit taking institution or an insurer authorised by APRA to conduct new or renewal insurance business in Australia that has at all times an investment grade security rating from an industry recognised rating agency.

Building Industry Professional means any of the following:

- a practising builder who is licensed to undertake the proposed building works, or
- a practising registered quantity surveyor (member, affiliate or fellow), or
- a practising registered architect, or
- a practising qualified building estimator with relevant qualifications (eg. Degree in construction management), or
- a practising qualified and accredited building designer, or
- a project manager who has proven experience in costing development works at least to a similar scale and type as proposed, or
- a practising tradesperson who is licensed with the Department of Fair Trading or WorkCover and has the relevant qualifications and proven experience in costing development works at least to a similar scale and type as proposed, or

- a practising registered landscape architect who has proven experience in costing development works at least to a similar scale and type as proposed, or
- a practising structural, civil, electrical, mechanical or building services engineer who is registered with the National Engineering Registration Board and who has proven experience in costing development works at least to a similar scale and type as proposed.

CDC means complying development certificate.

Complying development certificate means a certificate referred to in section 4.27 of the EP&A Act.

Consent authority has the same meaning as in section 4.5 of the EP&A Act but also includes a registered certifier responsible for issuing a complying development certificate.

Cost summary report means a report prepared by a suitably qualified person described in this plan that sets out the proposed cost of carrying out of development as defined in clause 25J of the EP&A Regulation.

Council means Penrith City Council.

DA means development application.

Development has the same meaning as in section 1.5 of the EP&A Act.

Development application has the same meaning as in section 1.4 of the EP&A Act. Note that a development application does not include a complying development certificate.

Development consent has the same meaning as in section 1.4 of the EP&A Act. Note that a development consent includes a complying development certificate.

EP&A Act means the NSW *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the NSW *Environmental Planning and Assessment Regulation 2021*.

GFA means gross floor area.

LGA means local government area.

Local infrastructure means public amenities and public services that are traditionally the responsibility of local government, including roads, open space and recreation, and community facilities, but excluding water supply or sewerage services.

Minister means the Minister responsible for administering the NSW *Environmental Planning and Assessment Act 1979*.

Penrith Aerotropolis Precincts means land situated in the Agribusiness, Badgerys Creek and Northern Gateway Precincts that is also situated within the Penrith LGA.

Planning agreement means a voluntary agreement referred to in section 7.4 of the EP&A Act.

PPI means the Producer Price Index (building construction NSW) ABS Catalogue No. 6427.30 as published by the Australian Bureau of Statistics.

Proposed cost of development means the cost of development proposed in a development application or a complying development application under the provisions of clause 208 of the EP&A Regulation.

Works in kind means the construction or provision of the whole or part of a public facility that is identified in a works schedule in a contributions plan.

6. REFERENCES

Western Sydney Aerotropolis Plan, prepared by the Western Sydney Planning Partnership, September 2020 (the 'WSAP')

State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (the 'Aerotropolis SEPP')

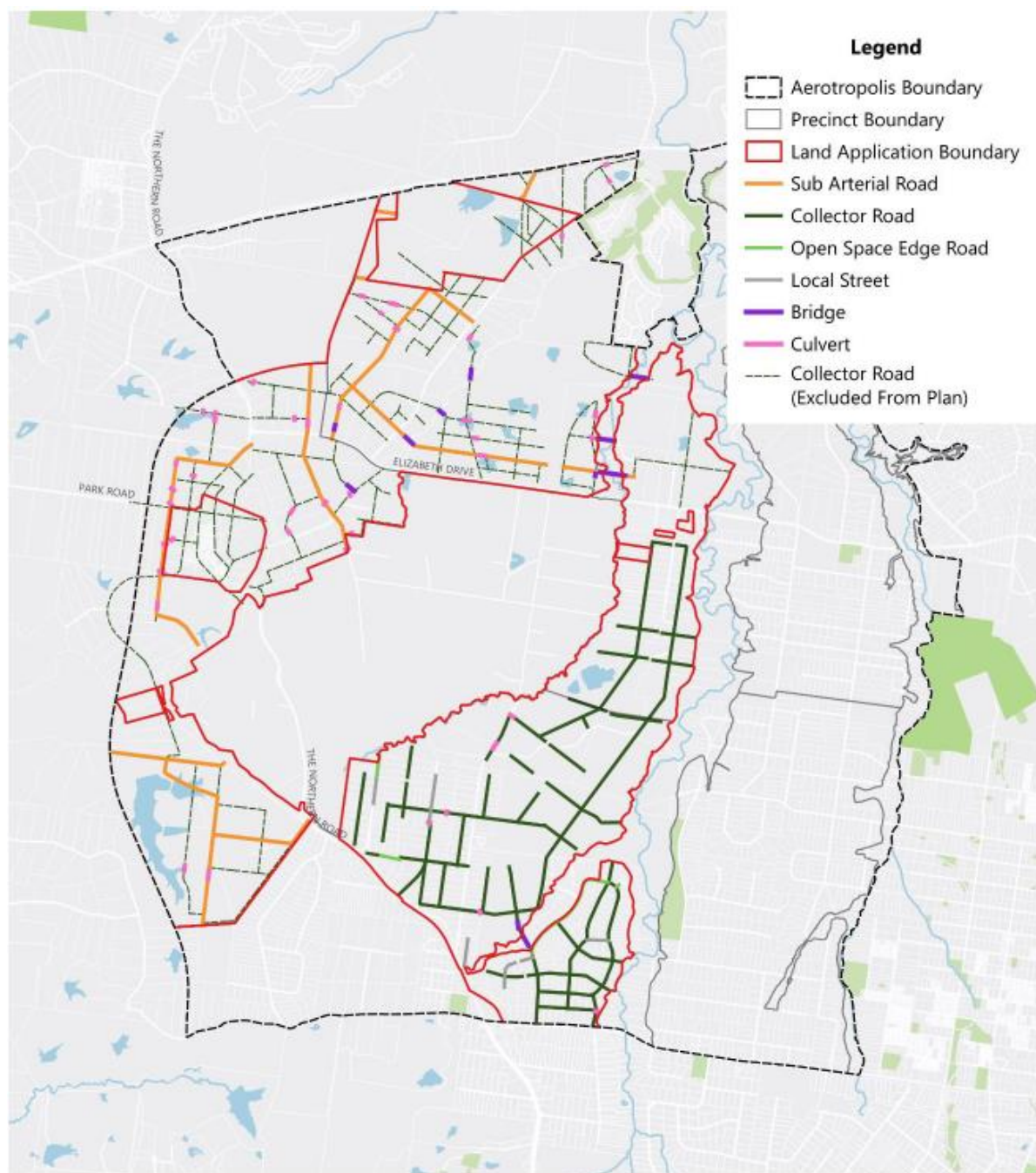
Western Sydney Aerotropolis Precinct Plan, prepared by the Department of Planning and Environment, (as amended May 2023) (the 'WSAPP')

Western Sydney Aerotropolis Development Control Plan 2022, prepared by the Department of Planning and Environment, (the 'DCP')

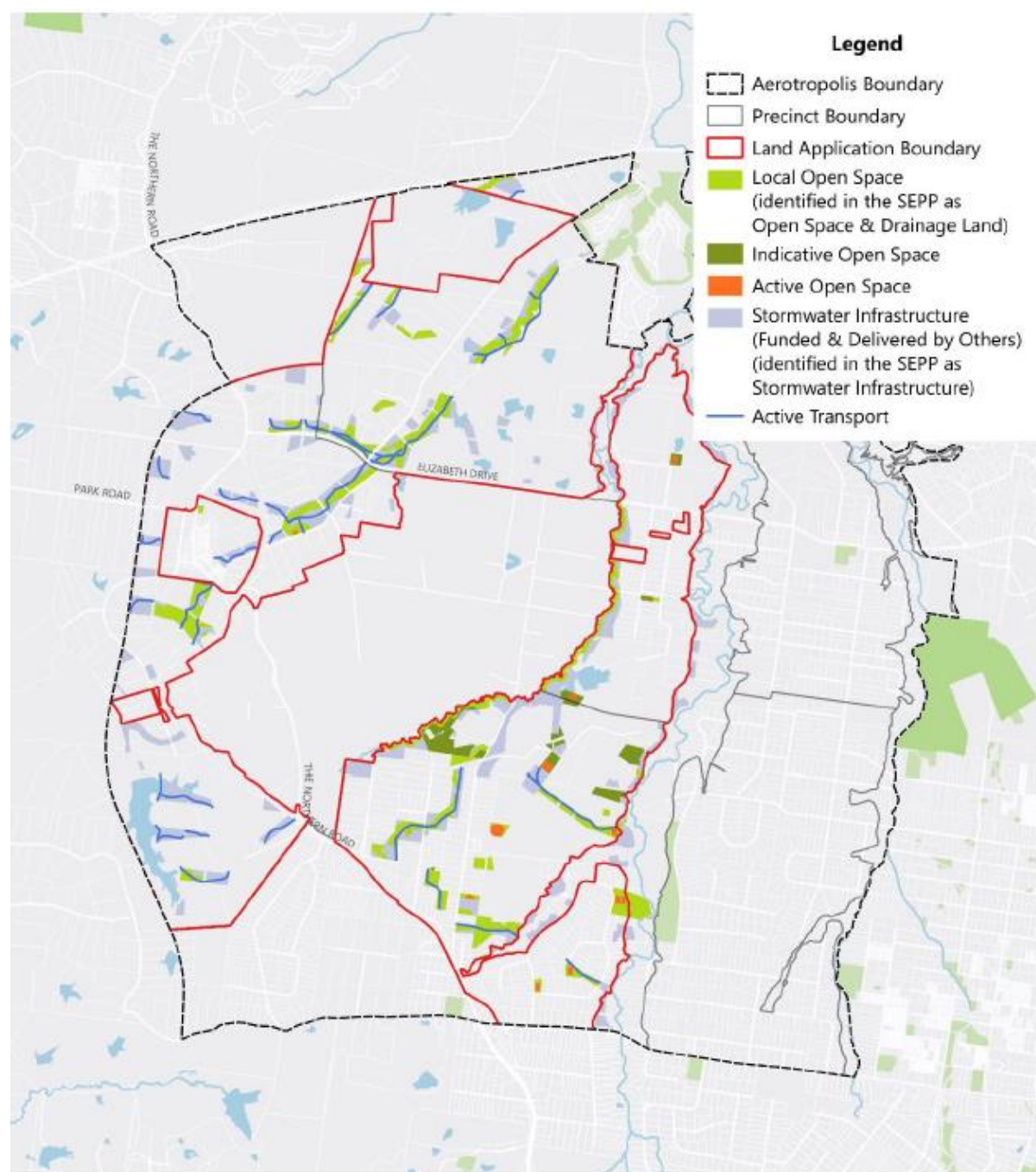
APPENDIX A: IDC BACKGROUND REPORT - INFRASTRUCTURE SCHEDULES

APPENDIX B: INFRASTRUCTURE LOCATION MAPS

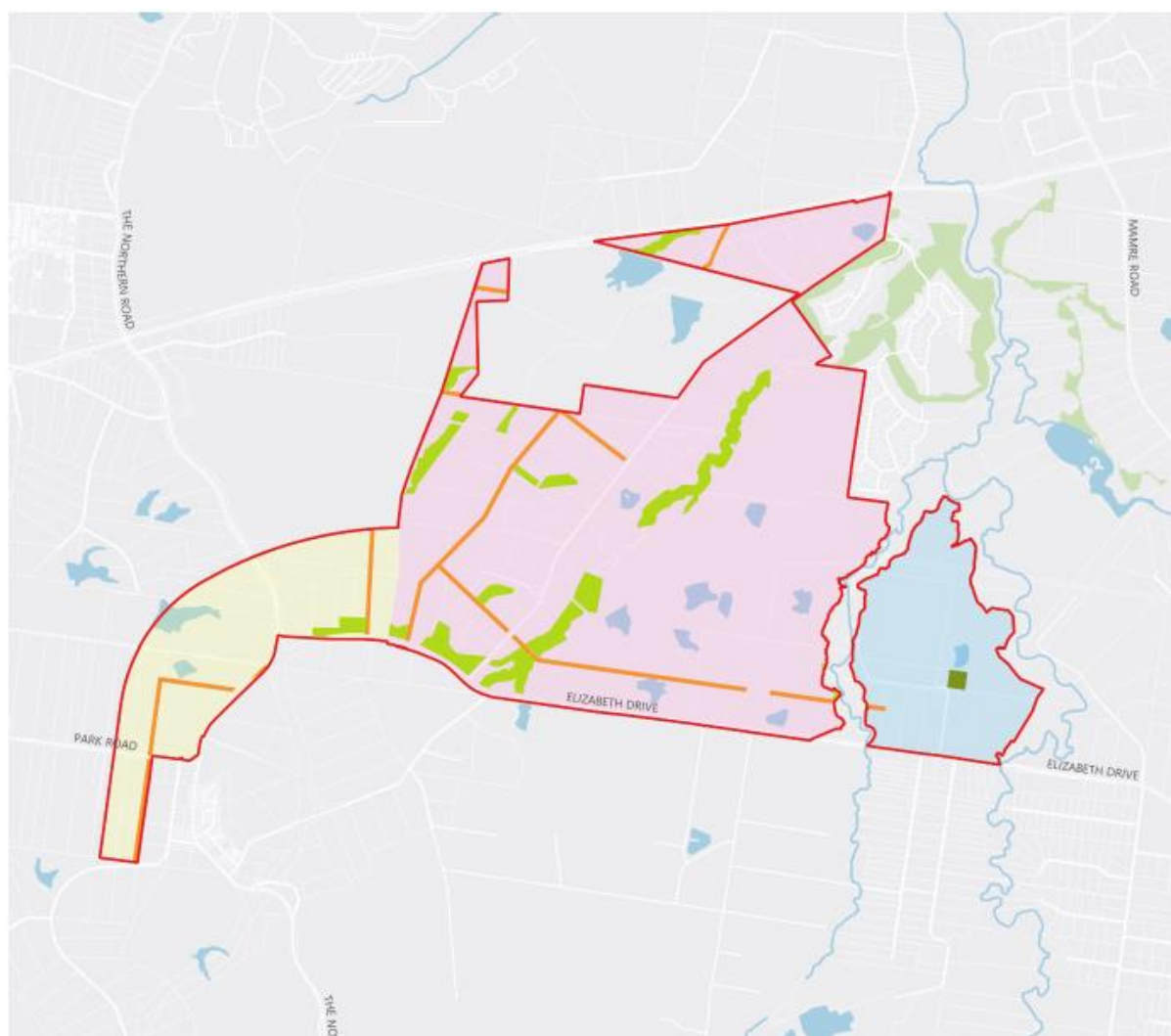
ROADS INFRASTRUCTURE



OPEN SPACE INFRASTRUCTURE



LAND TO BE ACQUIRED

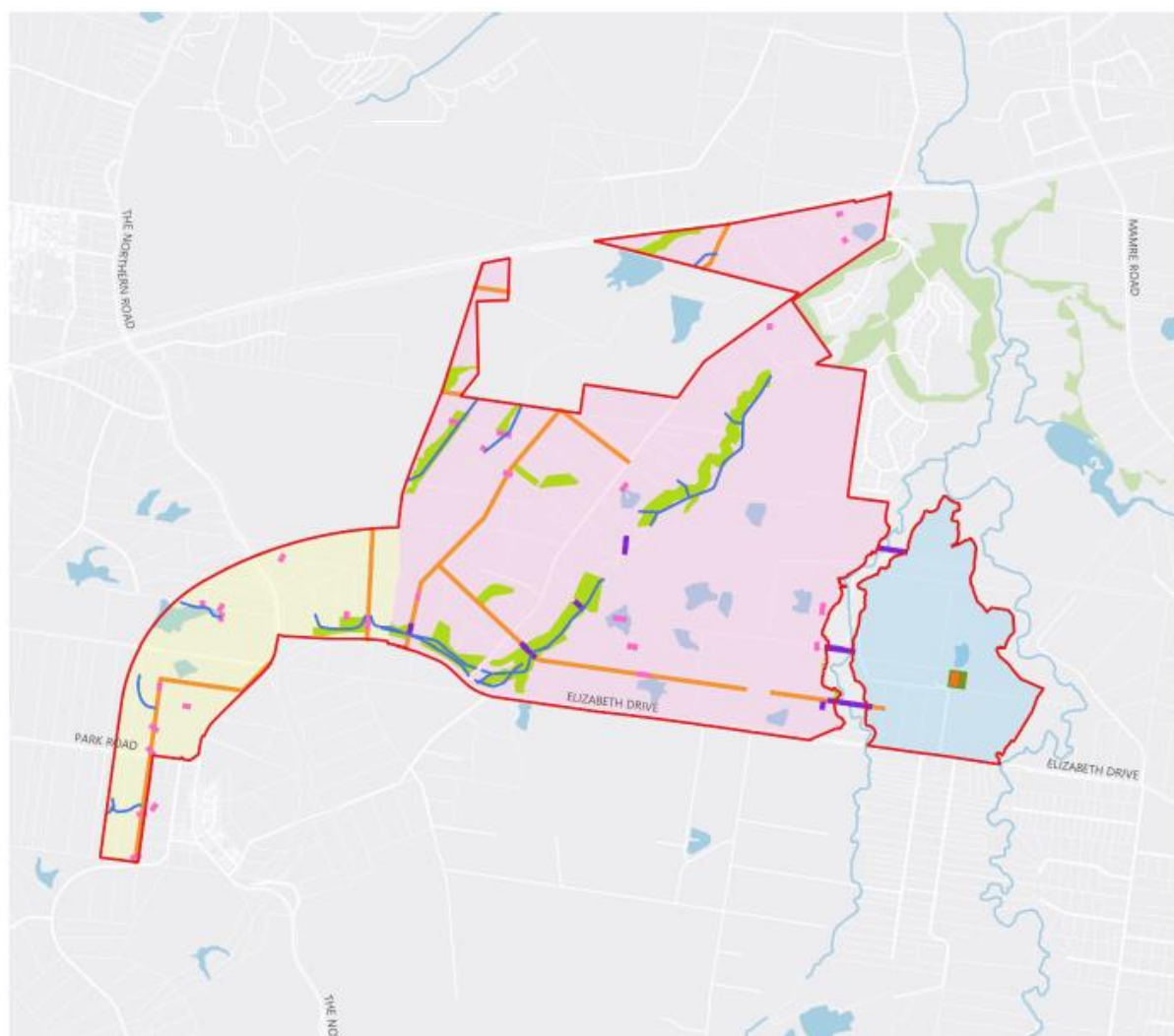


Aerotropolis Section 7.12 Plan (Penrith) - Land

- | | |
|---|---|
|  Land Application Boundary |  Local Open Space |
|  Agribusiness Precinct |  Indicative Open Space |
|  Badgerys Creek Precinct |  Sub Arterial Road |
|  Northern Gateway Precinct | |



PENRITH INFRASTRUCTURE PLAN



Aerotropolis Section 7.12 Plan (Penrith) - Infrastructure

- | | | |
|--|--|--|
| Land Application Boundary | Local Open Space | Bridge |
| Agribusiness Precinct | Indicative Open Space | Culvert |
| Badgerys Creek Precinct | Active Open Space | Active Transport |
| Northern Gateway Precinct | Sub Arterial Road | |