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State Infrastructure Strategy

The State Infrastructure Strategy sets out the NSW Government's Rebuilding NSW Plan, which involves the investment of \$20 billion in new infrastructure across the state. The Strategy identifies policies and strategies needed to provide infrastructure that meets the needs of a growing population and a growing economy.

Although the Strategy relates to investment in Government infrastructure, the proposal will contribute to the integration of land use and infrastructure planning as the site is strategically located near the future Western Sydney Aerotropolis.

Greater Sydney Region Plan

The Greater Sydney Region Plan (Region Plan) outlines how Greater Sydney will manage growth and change in the context of social, economic and environmental matters. It sets the vision and strategy for Greater Sydney, to be implemented at a local level through District Plans. The overriding vision for Greater Sydney in the Region Plan is to rebalance Sydney into a metropolis of 3 unique but connected cities:

- the established Eastern Harbour City
- the developing Central River City
- the emerging Western Parkland City

The Region Plan provides broad Priorities and Actions which focus on the following 4 key themes:

Theme	Response
Infrastructure and Collaboration	The site is located close to both the M4 and M7 Motorways as well as the future Western Sydney Aerotropolis.
Liveability	The site's strategic location within proximity to major road infrastructure ensures high accessibility, particularly to surrounding areas, including residential areas to the north in Erskine Park. Given the site is to provide significant employment opportunities, this connection to residential areas ensures viability for future workers.
Productivity	The site is within an area identified as industrial and urban services land and the Region Plan sets the objective for planning authorities to adopt an approach of "review and manage" industrial land (Objective 23 – Industrial and urban services land is planned, retained and managed)
Sustainability	The Development will be planned and designed with initiatives to achieve a 5 Green Star 'as-built' rating using the Green Building Council of Australia (GBCA) Building V1.0 Rating Tool, and include consideration of water sensitive urban design principles, energy efficiency, and biodiversity conservation.

Table 1: Analysis against Greater Sydney Region Plan

Western City District Plan

The Western City District Plan (District Plan) was prepared by the Greater Sydney Commission (GSC) in March 2018. It provides the district level framework to implement the goals and directions outlined in the Region Plan for the Western City District.

The District Plan recognises the ideal location of the site within industrial land to support the growth of the Western City District, given the proximity to the future Western Sydney Aerotropolis and access to both the M7 and M4 Motorway.

In particular, the proposed development will address Planning Priority W10 – Maximising Freight and Logistics Opportunities and Planning and Managing Industrial and Urban Services Land. The proposed development is consistent with the Western City District Plan as it will:

- protect employment land through the provision of employment uses
- continue the operation of industrial uses in the Western Sydney Employment Area (WSEA)
- attract investment from innovative industries.

Fairfield Local Strategic Planning Statement

The Fairfield Local Strategic Planning Statement (LSPS) was finalized and published on the NSW Planning Portal in March 2020, the LSPS is a 20-year plan which sets out Council's land use vision and planning priorities for the LGA. The document recognizes the importance of the industrial lands within the Western Area and broader LGA in enhancing and growing Fairfield's economy. The proposal will provide warehousing and distribution centre uses which are consistent with the LSPS, in particular the following actions:

- Planning Priority 11: Promote a robust economy which generates diverse services and job opportunities

The proposed development will facilitate 1,202 construction jobs for both the base building and fit out. It will also provide over 1,421 jobs for the ongoing operation of the warehouses. With consideration of the GFA of the overall estate, a significant amount of employment opportunities will be created as a result of the subsequent development of each precinct of the OEE.

- Planning Priority 12: Plan for and manage urban services land

The proposal directly responds to this priority by developing industrial land for warehouse and distribution uses, providing a significant number of job opportunities during construction and operation of the development. Additionally, it does not hinder the facilitation of the future Western Sydney Freight Line (WSFL) which runs through the northern and north-eastern portions of the broader OEE.

Fairfield Community Strategic Plan

Fairfield Community Strategic Plan outlines Council's vision and priorities for the LGA, the Community Strategic Plan has a broader focus than the LSPS as it addresses long term social, environmental and economic goals for the community.

The proposal is consistent with the Community Strategic Plan as it will:

- offer a range of employment opportunities for people with various backgrounds and skillsets
- support businesses and industries to have the necessary infrastructure
- be compatible with surrounding land uses

Draft Sydney Plan

The Draft Sydney Plan is proposed to replace the current Greater Sydney Region Plan. The proposal is consistent with the 'Prosperous' priority of the plan as it delivers more jobs in identified employment land and contributes to the pipeline of productive industrial lands required to meet high existing demand. The plan recognizes the importance of warehouse development for supporting online retail and last-mile delivery in locations close to consumers. The proposed development of Building 2B as a parcel sortation facility and delivery centre directly responds to this need.

The site and broader WSEA are categorised as regionally significant industrial land on the Industrial lands map which the proposed development will assist in reinforcing.

Draft Statewide Policy for Industrial Lands

The Draft Statewide Policy for Industrial Lands (SPIL) is a proposed replacement to the 'Retain and Manage Policy' embedded in the existing region and district plans for NSW. The proposal is consistent with the objectives of the SPIL as it retains regionally significant industrial land and does not propose any alternative uses.