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**Submission: SSD-19618251 – Elizabeth Enterprise Precinct Stage 1, Badgerys Creek  
Submitted via the NSW Planning Portal**

**To the Department of Planning, Housing and Infrastructure,**

Thank you for the opportunity to provide feedback on the proposed State Significant Development at 1669–1723 Elizabeth Drive, Badgerys Creek (Elizabeth Enterprise Precinct Stage 1).

I support the principle of creating well-located employment lands near the future Western Sydney International Airport (WSIA). The proposal has strategic merit in helping address the region's low job containment rate and aligns with broader visions for the Western Sydney Aerotropolis. However, I respectfully submit that the current proposal could do more to maximise long-term social, economic, and environmental outcomes for the Penrith LGA and Greater Western Sydney.

I encourage the Department and the proponent to consider the following improvements:

**1. Diversify Employment Uses and Industry Types**

While warehousing and logistics are permissible uses under the Enterprise Zone, a heavy reliance on these alone risks delivering a low-employment-density precinct with limited economic resilience. This is especially concerning given the proximity to the Airport and the long-term vision of a high-value, future-ready Aerotropolis.

I recommend:

- Mandating or incentivising the inclusion of advanced manufacturing, clean-tech, aerospace, digital logistics, and R&D-oriented uses within the masterplan;
- Reserving floor space or precinct nodes for higher-order employment, training, or innovation-related activities;
- Partnering with tertiary institutions, TAFE NSW or WSU to establish training and upskilling facilities on-site.

## **2. Improve Transport Access and Mode Share Options**

At present, the site is car-dependent, with limited access to public or active transport. While Elizabeth Drive and the future M12 will serve freight movement well, this does little to serve local workers—many of whom may not drive or live nearby.

I encourage:

- A commitment to delivering or funding public transport links (such as a shuttle to WSIA, St Marys Metro or Leppington);
- Inclusion of safe, segregated cycleways and footpaths connecting the precinct to surrounding roads and employment areas;
- Requirements for end-of-trip facilities, car share, and sustainable travel plans in Stage 1 and beyond.

## **3. Strengthen Worker Amenity and Public Space Outcomes**

Industrial employment precincts must still be healthy, inclusive, and safe places to work. While the proposal mentions a future “amenity node,” further detail is required to ensure basic services and social infrastructure are not left to chance.

I recommend:

- A clear commitment in the Stage 1 approval to deliver early worker amenity—such as food and beverage, first aid, shaded seating, and rest facilities;
- The early delivery of the proposed green open space and creek interface, accessible to the public;
- Integration of design excellence requirements to reduce visual bulk and enhance walkability.

## **4. Ensure Environmental Leadership and Ecological Integrity**

The South Creek corridor offers a rare opportunity to deliver a significant green spine, but the realignment of watercourses and dam removal must demonstrate environmental uplift, not just site preparation convenience.

I suggest:

- Clear environmental offset strategies and ecological enhancement targets;
- Implementation of tree canopy targets and urban heat mitigation measures in line with the Penrith Cooling the City Strategy;
- Independent ecological peer review of any realignment or dewatering works, to ensure consistency with the broader Green Grid strategy.

## 5. Deliver Local Benefits Through Equity and Inclusion

The Western Sydney community deserves to share in the benefits of this investment. However, the proposal currently lacks a clear social procurement or inclusion strategy.

I urge the proponent to:

- Commit to a Local Employment and Procurement Strategy with targets for Western Sydney residents and small businesses;
- Partner with Aboriginal organisations to ensure employment, training, and business participation;
- Explore a voluntary planning agreement (VPA) or conditions to deliver broader local benefits in line with the Western Parkland City Liveability Framework.

## Conclusion

The Elizabeth Enterprise Precinct is a strategically significant development for Western Sydney. With thoughtful improvements, it has the potential to become a benchmark for inclusive, future-focused, and environmentally sustainable employment precincts.

I support the proposal's intent, but believe targeted enhancements are required to ensure the long-term value of the site is fully realised—not only as an industrial zone but as a thriving employment destination and part of a more equitable and liveable Western Parkland City.

Thank you for considering this submission.

Sincerely,



Local Resident and Advocate for better planning outcomes in Greater Western Sydney

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