

# BADGERYS CREEK AIRPORT

## SYDNEY'S INNOVATION AND LOGISTICS HUB





## A message from the Mayor

Liverpool is the regional city for Sydney's fastest growing region – South West Sydney. The announcement of Badgerys Creek as the site of the Airport for Western Sydney is set to supercharge that growth and we need to stand ready to harness the opportunities and meet the challenges that will flow from the Commonwealth Government's decision.

Badgerys Creek is an essential piece of infrastructure if Sydney is to retain its status as a global city, but more than that a modern airport will be a catalytic investment for Western Sydney. Badgerys Creek is set to become an internationally competitive innovation and logistics hub that is centred squarely in the Liverpool local government area.

Badgerys Creek Airport will not only provide modern passenger and freight facilities but the surrounding precinct will be a magnet for new technology activities across a broad spectrum of industries including aircraft maintenance, tracking software for freight, training and research facilities and services that will enhance the passenger experience. The opportunities around the airport are limited only by our imagination.

Liverpool City Council is keen to work closely with the Commonwealth and NSW Governments and the private sector to realise the opportunities that a modern airport at Badgerys Creek will provide. The Liverpool CBD as the regional city for South West Sydney is strategically positioned in the corridor between Sydney's two international airports and also provides the perfect location to host the professional and back office services needed to support the major investment that the Badgerys Creek airport and its connecting transport infrastructure represents.

Liverpool City Council has established a Badgerys Creek Task Force to look at the key requirements to drive the opportunity for the Badgerys Creek Airport precinct as an innovation and logistics hub. The Task Force will have the job of identifying and advocating for the infrastructure, land-use planning, business attraction and connections to Liverpool City strategies needed to gain the best return from the new airport decision. This will be an important structure to support Council's dialogue with the Commonwealth and NSW Governments.

I look forward to businesses and residents capitalising on the opportunity that the Badgerys Creek Airport provides to transform the economic future of Liverpool and the great South West of Sydney.

**Ned Mannoun**  
Liverpool City Mayor

# Badgerys Creek Airport: Site Context in Liverpool

The airport at Badgerys Creek is located wholly within the Liverpool local government area. Map 1 below provides a context for proposed activity within the immediate area surrounding the site.




Map 1

## LEGEND

 Badgerys Creek airport site

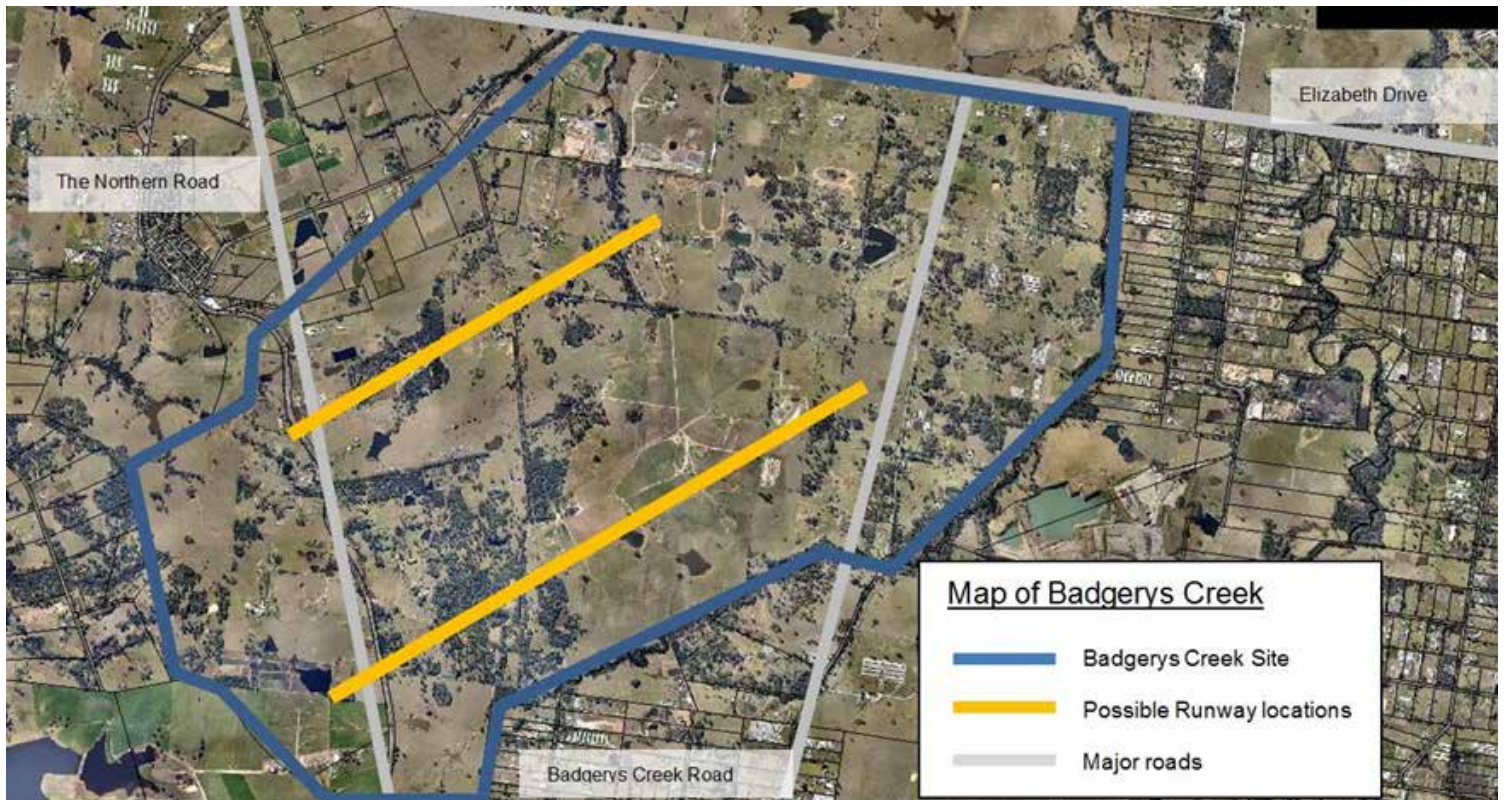
DISTANCE MEASURED FROM THE CENTRE OF THE AIRPORT SITE:

 2.5km radius

 5km radius

# Badgerys Creek Airport: Major Road Linkages

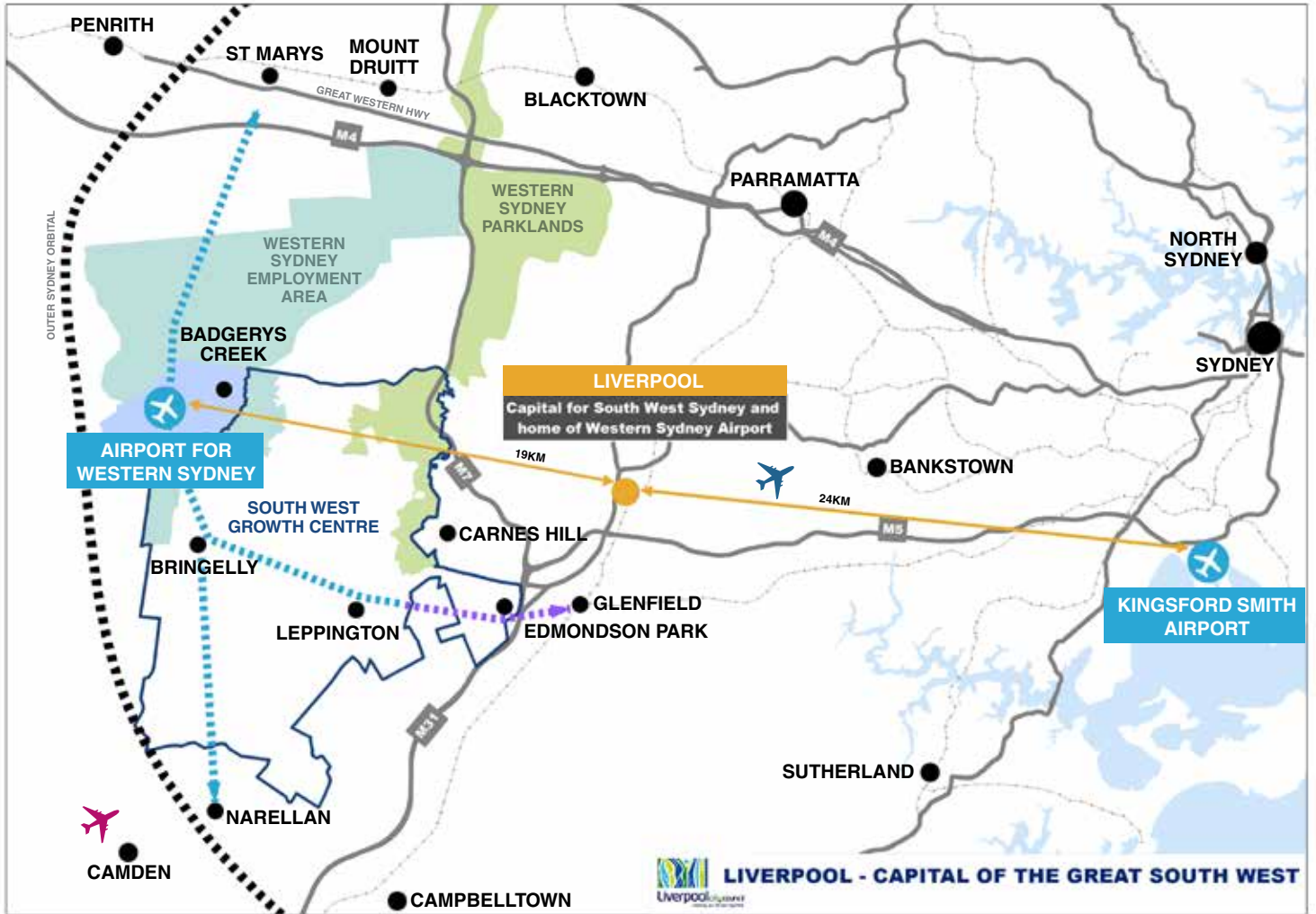
Map 2 below shows the airport site in relation to current major roads, as well as possible runway locations (previous studies).



Map 2

# Liverpool City- located in the corridor between Sydney’s two international airports

Liverpool City is equidistant from Sydney’s two international airports and strategically positioned on major road and rail freight and passenger arteries.



Map 3

## LEGEND

- Western Sydney Employment Area
- Western Sydney Parklands
- South West Growth Centre
- South West Rail Link
- Proposed Extension of the South West Rail Link
- Proposed Outer-western Sydney Orbital (M9)
- Existing Rail Network
- Major Motorways
- Camden Airport
- Bankstown Airport

# Local support for the Airport

## Deloitte Report

The NSW Business Chamber commissioned a report from Deloitte (released in early 2013) to examine the economic impact of a Western Sydney Airport.

The report found that the Liverpool local government area would receive a significant proportion of direct airport employment at a Badgerys Creek site, estimated at between 15,800 and 20,000 full time equivalent positions by 2050. The potential total Western Sydney jobs projected to be created at the airport by that time is as high as 28,500.

From a Western Sydney industry perspective the air transport sector is anticipated to benefit most from the airport, growing to \$6.4 billion in output. The business

services sector (including car hire, travel agency services, etc) is also projected to see an additional \$1.7 billion in output. Other major industry beneficiaries include the communications, finance and investment, and manufacturing sectors.

By 2050 up to 3,700 small businesses and up to 310 medium sized businesses are projected to be established in Liverpool as a result of the Airport operations. This includes businesses that may relocate from other parts of Sydney.

The report projects the local impact from the Airport as below:

### Localised effects for Liverpool (employment and aggregate wages) – 2050

Senario 1		Senario 2		Senario 3	
Employment (FT)	Total Wages (\$m)	Employment (FT)	Total Wages (\$m)	Employment (FT)	Total Wages (\$m)
15,808	\$4,887	19,605	\$6,123	20,656	\$6,426

Source: DAE analysis, Aggregate wages are in 2013 dollars

## Survey of Residents

Council consulted with its residents in November 2013 to get their views on an international airport being established at Badgerys Creek.

The consultation, which included a telephone survey, focus groups and an online community survey found that there is majority support for a second Sydney airport and for a Badgerys Creek located airport. The majority of respondents to Council's consultations indicated they would utilise a Badgerys Creek located airport and perceived a wide community benefit resulting from the airport.

The most important factors in the support for the airport was creation of local jobs and benefits to the economy.

Residents' major concern about the Airport related to aircraft noise.

There was also widespread support for Council to take an active role in pursuing Liverpool's interests with the Commonwealth and NSW Governments in the event that an airport at Badgerys Creek was announced.



## Council Position

Following the results of this consultation Council at its meeting of 18 December 2013 formally resolved to support Badgerys Creek as the location for an international airport in Western Sydney in the following terms:

Based upon extensive community consultation and the future of Liverpool as the regional city of south west Sydney, to support Badgerys Creek as the site of Sydney's second international airport on the conditions that:

- A comprehensive Environmental Impact Statement is undertaken engaging the Council and community.
- The Federal Government commit to funding related essential infrastructure including road and rail connections.

To seek the establishment of a multi-government taskforce to coordinate planning of the new airport.

To present this report and Council's position to the Federal Government.

To continue to advocate on behalf of south western Sydney on the second airport issue.

To lobby the Federal Government to undertake that a minimum of 20 per cent of the jobs are sourced from the Local Government Area.

To note that the Deloitte Access Economics report estimates 28,000 more jobs in western Sydney of which 20,000 will be in the Liverpool local government area.

# Workforce Development Opportunities

Liverpool has a young and dynamic population that can be shaped to the workforce needs of the new international airport at Badgerys Creek, the construction needs of connecting infrastructure and to the business opportunities in the precinct surrounding the airport.

Liverpool Council will be encouraging the NSW and Commonwealth Governments to promote apprenticeships, traineeships and other workforce development opportunities for Liverpool residents to help lower the current high levels of local youth unemployment.

The Liverpool workforce has traditionally had a strong trades base which is highly relevant to the construction needs that will be required for building the airport and its allied transport connections.

The new Airport also provides the opportunity to strengthen the area's professional services sector by creating a demand for tertiary qualifications that support aviation and supporting industry needs.

There is also strong potential for a University campus to be established in Liverpool to underpin the need for skills in disciplines as varied as transport, engineering, urban design, accountancy and health.

Liverpool as a location is well placed to support rapid growth at and around the Airport with the following characteristics reinforcing the local capacity to take advantage of the economic stimulus the airport will provide:



## 1 Strong Economy

Liverpool has a vibrant and diverse economy supporting over 13,600 businesses and over 88,000 jobs  
(ABS, 2012c)



## 2 Accessible and Affordable Industrial Land

Major parcels of prime industrial land with great transport links are available in Liverpool.



at prices more than  
60% below other  
areas in Sydney

(Savills, 2014)

## 3 Accessibility

Liverpool is serviced by an extensive infrastructure network including the M5 and M7 Motorways and Hume Highway providing access to the Sydney CBD, Sydney Airport and Port Botany as well as new connections to the airport for Western Sydney at Badgerys Creek. This includes great public transport such as the Liverpool Bus-Rail Interchange and the T-Way connecting Liverpool and Parramatta.

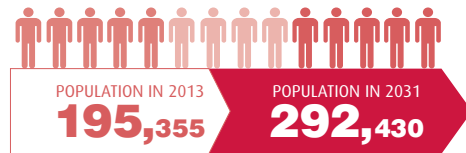


More than 15,600  
commuters travel through  
the Liverpool Railway  
Station each day

(NSW Bureau of Transport Statistics, 2013)

## 4 Population Growth

Liverpool is projected to record significant population growth of almost 100,000 people by 2031. This is 2.3% growth per year, twice the Sydney average. (NSW Planning and Environment, 2014)



## 5 Skilled Workforce

Liverpool boasts access to a skilled and growing workforce in its catchment of over 800,000 and is supported locally by several large education and training institutions, including TAFE NSW South Western Sydney Institute for ongoing training and workforce development.



TAFE NSW South Western  
Sydney Institute is recognised  
for its excellence in training  
tradespeople.

## 6 Regional Centre

Liverpool is the administrative and commercial centre for the growing South West Sydney Region and is recognised as a Regional City in the NSW Government's Sydney Metropolitan Plan 2036.



Liverpool is recognised  
as a Regional City

## 7 Quality of Life

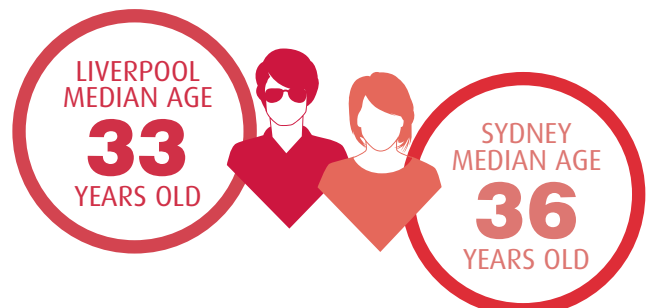
Liverpool is a great place to live with a low cost of living reflected by housing costs being less than half of Inner Sydney and



access to high quality schools,  
hospitals, cultural, sporting and  
recreation facilities

## 8 Young and Diverse Population

Liverpool has a median age of 33 with over 140 languages spoken providing potential links to a global network.



# Building our New City

Council is embarking on plans to revitalise the Liverpool city centre. This will provide the modern “front door” for services, retail, language skills and transactions processing that the new Airport for Western Sydney will require. Council’s Building Our New City plans are outlined below:



# BUILDING OUR NEW CITY

[www.buildingournewcity.com.au](http://www.buildingournewcity.com.au)

## THE TRANSFORMATION BEGINS WITH THESE **FIVE KEY** PROJECTS:



### CITY NERVE CENTRE

Connect people working or using one of Australia's largest health and medical precincts (employing over 5000 people) to the shops, transport and services within the City Centre.



### CITY EAT STREET

A lively café strip around the southern end of the City Centre with restaurants, coffee shops and nightlife catering to all ages, tastes, and budgets.



### MACQUARIE MALL

Revitalise the existing mall to create a vibrant hub that showcases and connects the diverse mix of shops in surrounding streets.



### URBAN BREATHING SPACES

Establish new, green linkages between the City Centre and the Georges River and transform Bigge Park into an integrated public pace for time out, recreation and community celebrations.



### GATEWAYS

New defined entry points into the City Centre to create a sense of arrival and to redefine the identity of the City.



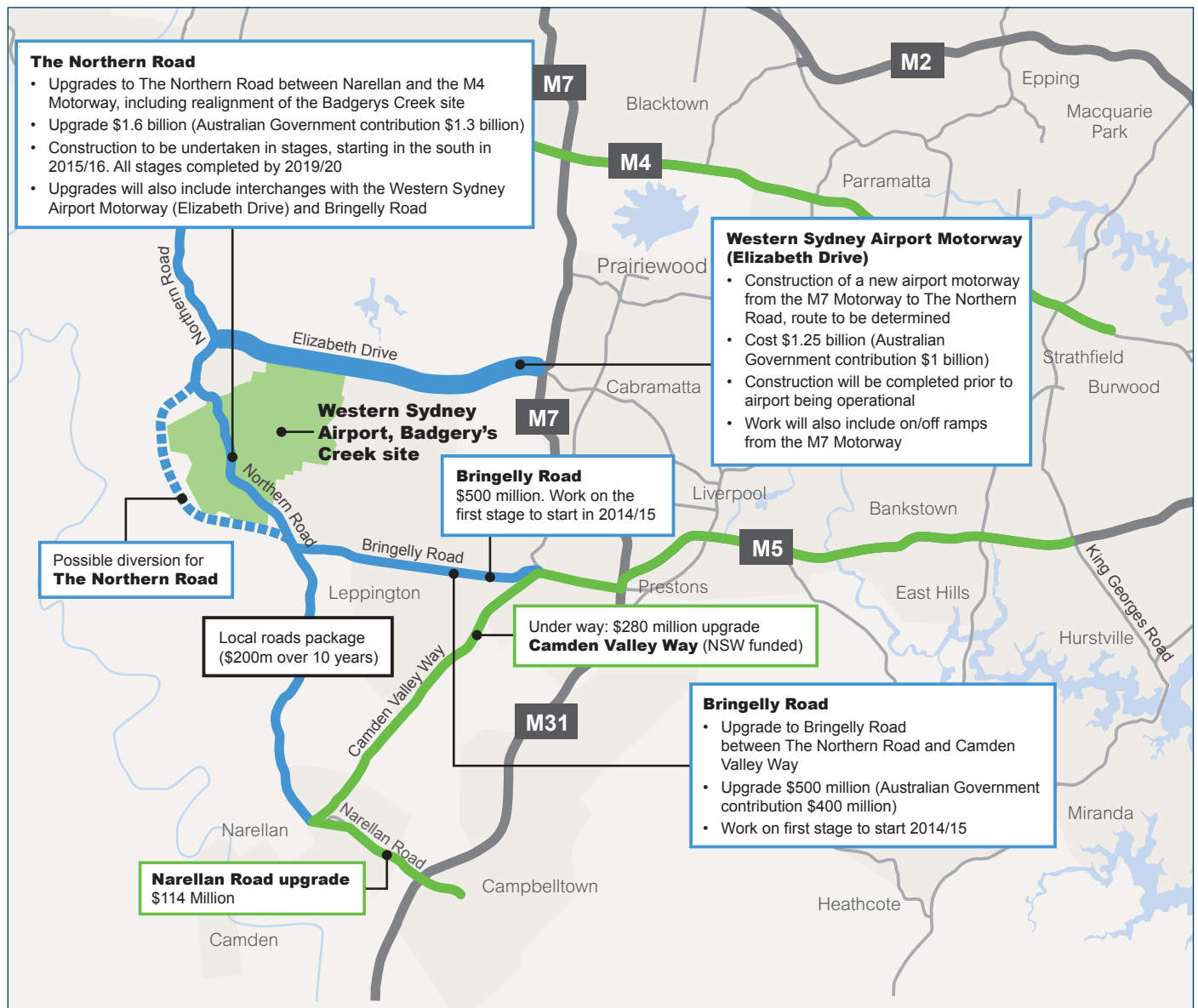
## Transport Infrastructure to support the Airport

In an April 16, 2014 joint announcement the NSW and Commonwealth Governments committed to invest \$3.5b over 10 years for major infrastructure upgrades in transport links to the airport at Badgerys Creek. These plans (see Map 4) include:

- An upgrade of Bringelly Road to four lanes from Camden Valley Way to the Northern Road
- An upgrade of the Northern Road to a minimum of four

lanes from Narellan to the M4 Motorway

- Construction of a new four lane Elizabeth Drive with arterial roads
- Improved interchanges connecting Northern Road and Elizabeth drive with arterial roads
- \$200M for local road upgrades (Map 5 below shows the geographical area eligible for this funding)

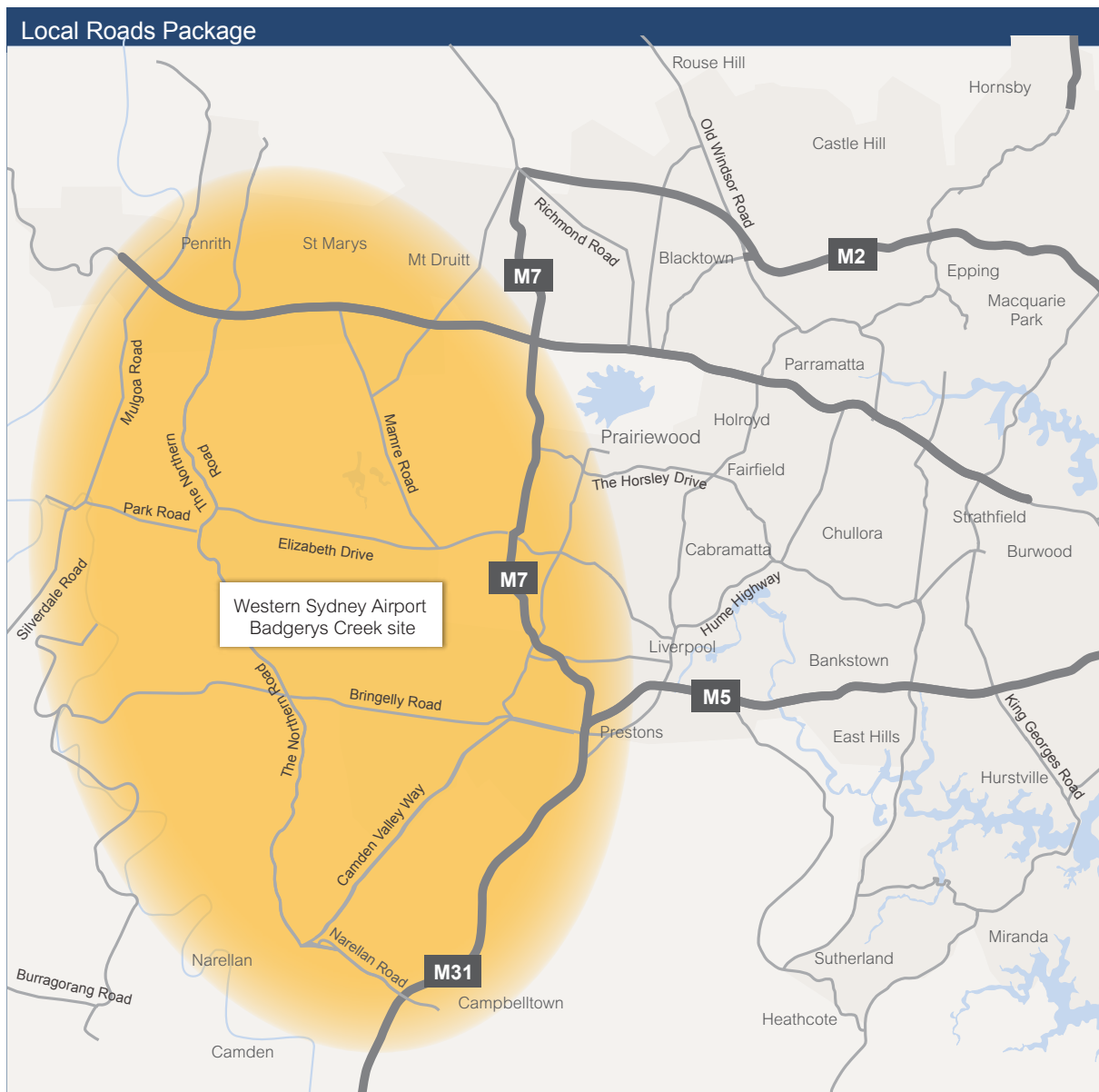


Map 4 Source Western Sydney Infrastructure Plan, RMS

The first stage of the upgrade of Bringelly Road (Camden Valley Way to King St) has been tendered out with the construction tender scheduled to be awarded in late 2014. Planning on the Northern Road has also been substantially progressed with detailed design for Stages 1 and 2 completed and construction for Stage 1 scheduled to commence in early 2015.

Fast Train (VFT) project that links Sydney to Melbourne. This feasibility work featured an option that favoured a number of stops in the Liverpool local government area via Glenfield. The announcement of the airport for Western Sydney suggests that any future VFT needs to encompass strong connections to both the Liverpool City Centre and the Badgerys Creek Airport.

The Commonwealth Government also previously commissioned a feasibility study with respect to a Very



Map 5 Source Western Sydney Infrastructure Plan, RMS

## South West Rail Link

The NSW Government is looking to future proof public transport options in Western Sydney by protecting an additional public transport corridor in Sydney's West.

The proposed public transport corridor will connect with the South West Rail Link and the existing rail network (Map 6).

The long-term extension of the South West Rail Link is intended to support jobs and population growth in Western Sydney, including the new airport at Badgerys Creek

Liverpool Council strongly supports the proposed extension of the South West Rail link.

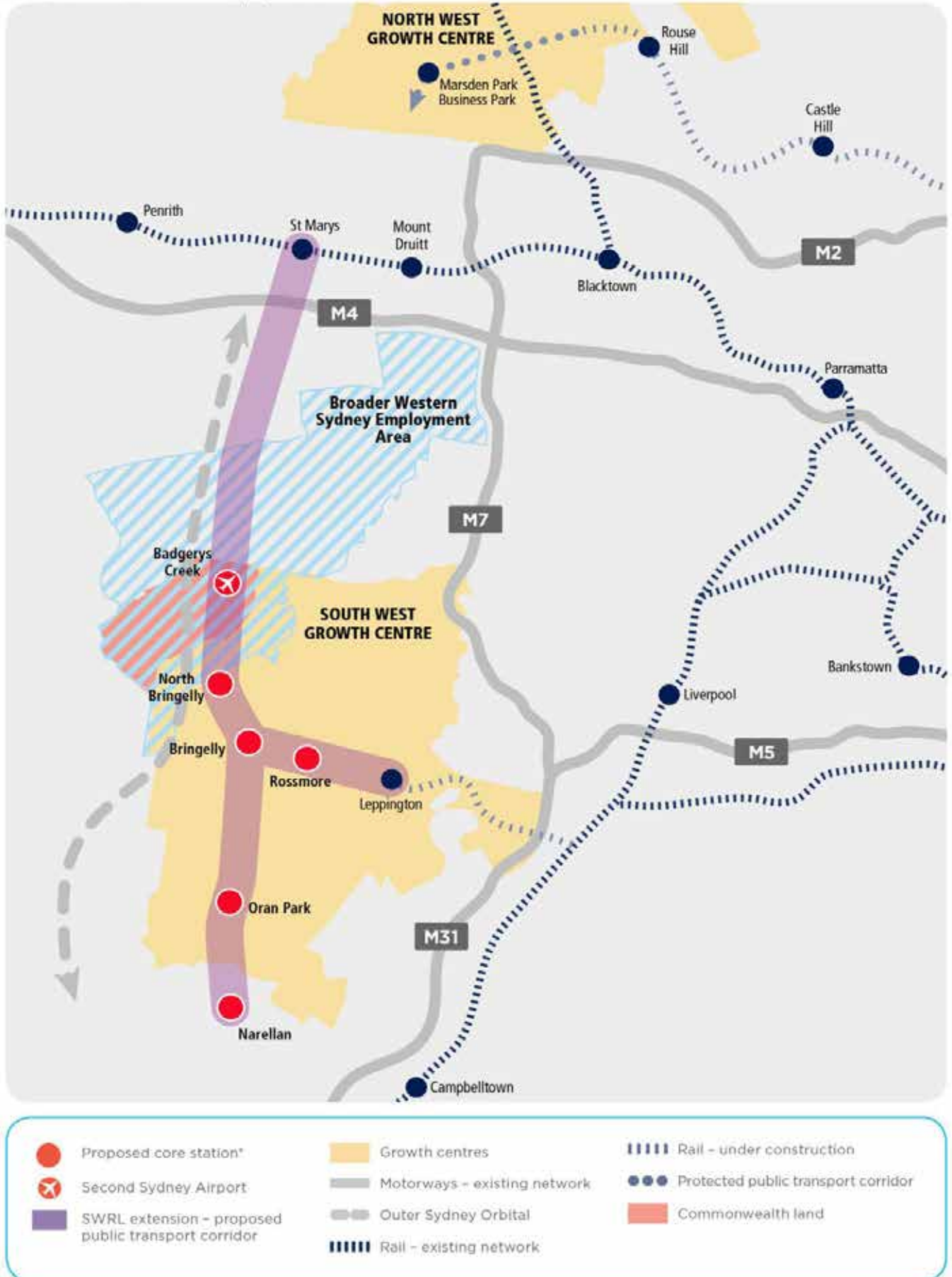
Council also supports the reservation of the corridor and the location of stations close to new residential areas.

The proposed centres are shown within the South West Growth Centre Structure Plan (see below).

Protecting an extended South West Rail Link public transport corridor will:

- provide a dedicated corridor that can be used in the future to deliver public transport infrastructure to this rapidly growing part of Sydney
- create north-south transport options for movement within Western Sydney helping people to access jobs and services and contribute to the growth of liveable communities in the area
- provide access to the new Western Sydney Airport at Badgerys Creek in the longer term, as demand increases
- ensure that new town centres are designed around public transport and that key community facilities such as schools are accessible
- provide certainty to families and businesses moving into Western Sydney about transport options
- provide greater certainty for local government and the broader community that increased population and economic activity is underpinned by improved public transport
- reduce the cost of providing transport infrastructure in the future

South West Rail Link extension - proposed corridor and core stations



\*Additional station opportunities will be explored.

Map 6 Transport for NSW

# Capitalising on Badgerys Creek airport as a jobs and technology hub

There is a wide spectrum of traditional business opportunities that are associated with a major international airport.

These opportunities include:

- Airline passenger services ranging from check-in to baggage handling
- Airline support operations ranging from catering to air traffic control
- Regulatory services ranging from customs and immigration to security and police to Civil Aviation Safety Authority operations
- Airport retail services ranging from food outlets to duty free stores
- Transport services across the range of rental cars, taxis, buses and tour operators
- Freight and logistics services through Australia Post and commercial freight operations
- Airport hangar facilities for aircraft maintenance and aircraft re-fit and cleaning needs



Ancillary opportunities required to support an airport precinct will also include:

- Hotels and accommodation
- Short and long stay parking
- Entertainment and hospitality operations outside the airport site
- Warehousing, distribution and freight forwarding facilities, including bonded stores
- Aircraft and related equipment maintenance and repair facilities across the range of aircraft using the facility

It is important not to limit the vision for the Airport precinct to just these traditional activities. The precinct has the capacity to provide a catalyst for industry innovation that can drive implementation of new technology in both services and manufacturing.

An airport as a gateway to international markets is an attractive proposition for a range of businesses with export prospects in fields as diverse as health, education, specialist consulting services and information technology.

The convergence of industry sectors across technology platforms means that the Airport precinct and its links back to the Liverpool City Centre can assist a new concentration of knowledge intensive industries in South West Sydney.

The type of activities that will be attracted to the airport precinct include:

- Businesses with expertise in rapid transport of passengers
- Manufacturing of composites that have as a base the aerospace industry but that can produce materials relevant to broader engineering and transport needs
- A national research centre based on transport and logistics given the concentration of that sector in Liverpool



- Pilot training and simulation centres
- Biotechnology operations where the Airport's ease of access to international markets can link with the strong health and life sciences sectors in Sydney
- Agribusiness and food technology research and services arising from Badgerys Creek access to institutions and agricultural land that can cater for a range of specialist quarantine and genetics services
- Specialised education and training facilities where proximity to the airport provides a competitive advantage
- Health and medical research opportunities linked to the cluster of activities operated by the South West Area Health Service
- Technology firms with software solutions that assist in enhancing the travellers' experience, monitoring freight movements or managing changes of transport mode for passengers and freight
- A Centre of Excellence in an actuarial research field such as "smart" transactions processing
- Commercial transactions processing based activities related to insurances, foreign exchange, duties and taxes and export and import certification

Badgerys Creek Airport has the benefit of being in close proximity to the Western Sydney Employment Area (WSEA), a land holding set aside by the NSW Government for job generating activity. The WSEA once fully developed has the capacity to supply 8,100 hectares of employment lands. 1,750 hectares of this land is earmarked to be developed in the short to medium term.

This ensures that the employment lands to capitalise on the broad spectrum of opportunities generated from the Badgerys Creek Airport are available.

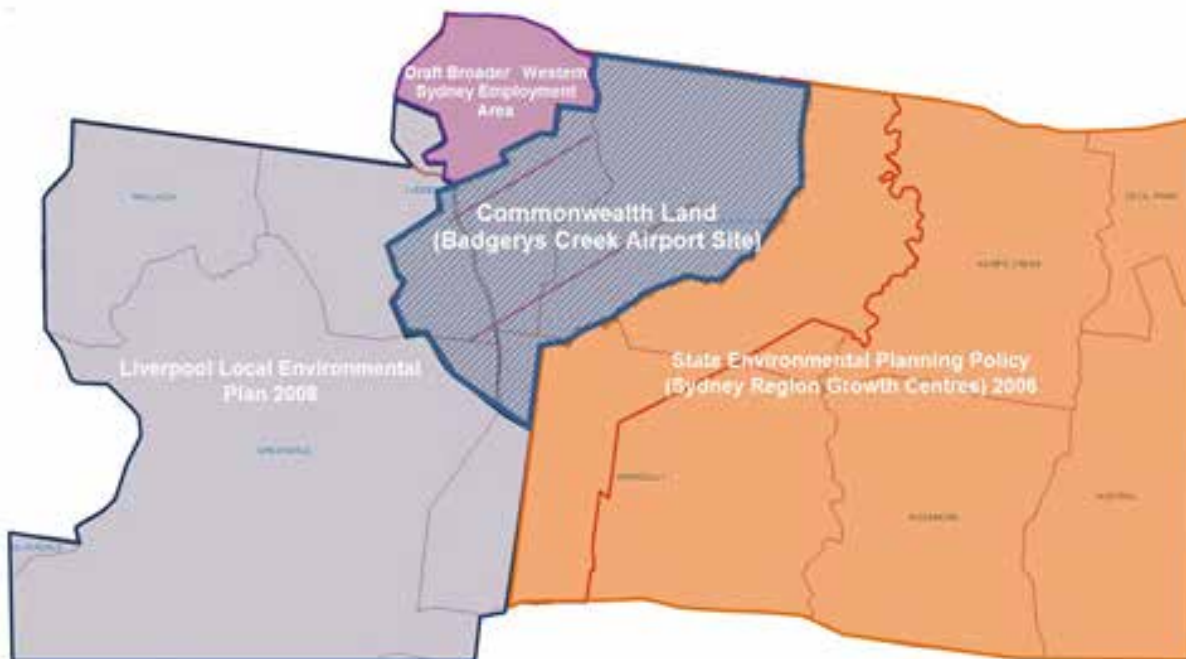
Importantly business park or corporate park uses supporting the airport need to reinforce and complement commercial and professional services located in the Liverpool city centre rather than be a competing location for those services.

Strategic land-use and transport planning is needed to reinforce the importance of the role of the Liverpool city centre in supporting the airport.

# Planning and zoning needs in the precinct around the Airport

The Airport and its surrounding precinct provide a “once in a generation” catalyst for economic development in Western Sydney. It is most important that planning controls are in place to limit short-term speculative investment in the area that may constrain future attraction and establishment of knowledge intensive industries

Lessons need to be learnt from development in other domestic and international airports where the pattern of land-use including hotel development and bulky goods retail activity has potentially squeezed out future higher value uses.



Map 7

The size of the Badgerys Creek Airport site and the employment lands available around the site will help neutralise this threat. However, planning controls around the Airport need to complement existing local retail and commercial hierarchies and the prominent roles of the regional cities designated in the NSW Government’s Metropolitan Strategy as hubs for jobs and services.

Equally, the planning for and implementation of transport corridors that reinforce key passenger and freight destinations in both the Metropolitan Strategy and NSW Government Ports and Freight Strategy is critical.

Steps that need to be put in place to reinforce strategic planning and zoning considerations will include:

- Preparation of a comprehensive Land Use Strategy for the land around the Airport for Western Sydney
- Development and implementation of sustainable practice guidelines for the precinct, including good public transport connections, as well as walking and cycling options to the employment lands surrounding the precinct

- Enhancement and protection of natural corridors, waterways and bushland in the areas around the Airport
- Environmental Impact Assessment of the Airport and surrounding areas which not only focusses on aircraft movements but also on transport inter-connections
- Innovation in accessibility that covers both domestic and global business and passenger connections to the Airport, with a focus on minimising congestion on all modes of transport and rapid and safe transit of people around the precinct
- High quality roads, rail and traffic management to and from the Airport and its surrounding precinct

# Business attraction strategy

While the operation of a fully-fledged airport at Badgerys Creek is still some time away, decisions by the private sector to establish in the precinct around the Airport or in the Liverpool City Centre to support airport operations are already starting to be considered.

As part of its economic development efforts Liverpool City Council is keen to engage with businesses looking to establish in the Liverpool local government area to capitalise on this opportunity.

Council is particularly keen to facilitate the establishment of knowledge intensive industries to grow the professional services expertise needed to support the new international Airport as well as the Liverpool City Centre as the regional city for south-west Sydney.

Already the NSW Government has made the decision to relocate public sector activities to Liverpool in recognition of the City's strong public transport connections and ready accessibility to the clients of government agencies.

Liverpool as the Airport City for Western Sydney also offers an ideal location for Commonwealth and NSW Government agencies that have a focus on providing services internationally or attracting visitors to Australia or who manage transport systems, health support, financial and legal transactions. Liverpool provides a compelling business case for these types of activities to locate in an area with strong population growth and access to a young workforce whose skills can be shaped to service the needs of the clients of these agencies.

Similarly, the private sector professional services sector can tap into the rich language skills that exist locally to service international transaction services across client facing finance, insurance, information and regulatory disciplines.

Potential for development of accommodation, hospitality and entertainment, advanced manufacturing, freight and logistics and passenger transit service facilities to support the Airport will provide a strong drawcard for private sector investment in Liverpool. Connection of the Airport to tourism destinations such as the Blue Mountains, the rich diversity of events and festivals held across Western Sydney and specialist retail niches such as the concentration of Indian fashion stores in Liverpool also provides commercial opportunities.

Other domestic airports that have grown significantly include Brisbane and Newcastle airports. Brisbane Airport has benefited from being at the centre of major population growth in South East Queensland while Newcastle has benefited from both being an alternative destination to Kingsford Smith Airport for short haul domestic services and defence industry prospects positioned to take advantage of the procurement by Australia of the Joint Strike Fighter military aircraft.

There are important lessons that can be learnt from these two airports in accommodating activity driven by population growth (Brisbane) and attracting investment around aviation related technology (Newcastle).

Badgerys Creek has the benefit of being in a local government area that has strong population growth (with current growth twice that of the Sydney average) and accessibility to employment lands that provide the platform for an industry innovation cluster across sectors as diverse as aerospace, transport systems, agribusiness and health.

Opportunities also exist for the development of a range of housing types to cater for the workforce supporting the Airport and businesses in the surrounding precinct.

The availability of executive housing in reasonable proximity to the area will be important in attracting and retaining the professional expertise and specialised skills to lead and advance the growth of local business activities.

Affordable housing with good local transport links to the Badgerys Creek area will also be of value in building a competitive business destination.

Council's Economic Development Unit will provide a first point of contact for generating and responding to the myriad of business leads already being received following the announcement of the Airport decision.



# Capitalising on opportunities from the Badgerys Creek airport

## What do we want from the Commonwealth and NSW Governments?

While decision making in relation to the Airport site will be made by the Commonwealth Government and transport connections to the site by the NSW Government, Council has an important role in advocating to these governments to ensure any environmental issues such as noise and traffic congestion are mitigated and that job creation opportunities for local residents is maximised.

Council is seeking the Commonwealth and NSW Governments to:

1. Co-ordinate land use and transport planning to ensure the airport site and its surrounding precinct maximise the potential for knowledge intensive industry activity in both that area and the Liverpool City Centre
2. Complete a thorough Environmental Impact Assessment of the site to ensure any adverse impacts to the area can be appropriately mitigated
3. Establish operations of the Commonwealth's Western Sydney Infrastructure Unit and Transport for NSW in Liverpool to ensure local linkages at the "coalface" for Badgerys Creek related infrastructure
4. Make a timely decision on the ownership model for the new Airport that delivers a suitably scaled airport to maximise economic development opportunities
5. Implement a procurement plan for the construction of the airport and connecting transport infrastructure that requires local jobs, traineeships and apprenticeships and local supply chain opportunities to be generated by the prime contractors

# Capitalising on opportunities from the Badgerys Creek Airport

## What is Council doing?

### Council has:

1. Established a Badgerys Creek Airport Taskforce to advocate Liverpool's needs to the Commonwealth and NSW Governments. The Taskforce is made up of Councillors, Council staff, external business and community representatives (external representatives selected through an Expression of Interest process)
2. Made representations to the Commonwealth Government to establish its Western Sydney Infrastructure Unit in Liverpool
3. Made representations to the NSW Government for its Greater Sydney Commission to include Liverpool Council on its membership, given the prominence of the Airport for Western Sydney as a city shaper for global Sydney
4. Established an Airport Co-ordination function within Council's Economic Development Unit as a one-stop-shop to progress business opportunities and solutions to challenges arising from the Badgerys Creek Airport decision
5. Successfully advocated to the Commonwealth and NSW Governments to announce infrastructure upgrades on connecting roads to the Airport

### The future work program for Council will involve:

1. Ongoing dialogue with Transport for NSW to advocate for road and rail infrastructure to connect Liverpool City to the Badgerys Creek Airport site
2. Ongoing dialogue with the Commonwealth's Western Sydney Infrastructure Unit and NSW Planning & Infrastructure to advocate for land-use planning that bolsters Badgerys Creek as an innovation and logistics hub in Western Sydney
3. Advocating for introduction of a procurement plan by the Commonwealth and NSW Governments for tenders for airport and transport infrastructure construction and services that maximises local supplier opportunities as well as apprenticeship, traineeship and job opportunities for residents of South Western and Western Sydney (including the use of the services of the Industry Capability Network to assist local firms tap into these opportunities)
4. Engaging independent land-use and transport planning expertise as necessary to assist Council frame its position around preferred land-use and transport options
5. Generating and following up a target list of private sector businesses who can be attracted to establish in the Airport precinct or in the Liverpool City Centre as a result of establishment of the Airport
6. Responding in a timely fashion to enquiries to establish businesses across the Liverpool local government area that arise from the establishment of the Airport

# Key contacts

## Office of the Mayor

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## Economic Development Unit/Liverpool Council Airport Co-ordination Unit

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