

What has been announced for Mamre West?

- Following extensive consultation, the southern portion of the Mamre West precinct has been rezoned and new planning controls have been introduced.
- The new planning controls will enable industrial development within the Western Sydney Employment Area, with the potential to deliver up to 500 jobs for Western Sydney.

What is the Mamre West precinct and where is it located?

- The Mamre West precinct consists of 185 hectares of land at Orchid Hills, adjoining an existing industrial precinct at Erskine Park.
- The precinct is bounded by South Creek to the west, the Sydney Water pipelines to the south, Mamre Road to the east and the rear of the Mandalong Close properties to the north.
- The site was formally incorporated into the Western Sydney Employment Area (WSEA) in 2014 through an amendment to the WSEA Land Application map.
- The land subject to the IN1 General Industrial rezoning is located in the south-eastern portion of the precinct, south of James Erskine Drive, covering an area of approximately 47 hectares.

Why are the zoning changes being made?

- Outer Western Sydney has experienced strong growth relating to construction of new warehouse and distribution centres, particularly within the Western Sydney Employment Area (WSEA) around the junction of the M4 and M7 motorways. This is likely to continue to increase due to the recent announcement that Western Sydney Airport will be located at Badgerys Creek.
- The subject land is located in a strategic position near the confluence of the M4 and M7, whilst Mamre Road, located directly adjacent to the subject land, is planned to be a major transit route to serve the Airport.
- The addition of 47 hectares of zoned and serviced industrial land at Mamre West makes an important local contribution to industrial land supply.

When land uses now apply?

- The new planning controls for the land are detailed in the State Environmental Planning Policy (Western Sydney Employment Area) Amendment (Industrial Area) 2016 and associated maps. These are available to view at www.legislation.nsw.gov.au.
- The rezoning of the land is the result of an evidence-based approach to planning and input from key stakeholders and agencies such as Penrith City Council, land owners and the community. The rezoning provides a framework to sustainably deliver jobs and infrastructure into the future.
- Approximately 47 hectares of land in the south-eastern portion of the precinct is zoned IN1 General Industrial. This provides a buffer of approximately 250m between the IN1 zoning and the Mandalong Close residential properties to the north.

Riverstone East Stages 1 and 2

Frequently Asked Questions

September 2016

- An access stub opposite James Erskine Drive is zoned SP2 Infrastructure to ensure permanent access to the site, whilst a 20 meter wide corridor along Mamre Road is zoned SP2 to allow for the potential future upgrade of Mamre Road.
- The remainder of the study area remains zoned RU2 Rural Landscape and E2 Environmental Conservation under the Penrith Local Environmental Plan.

What consultation was undertaken?

- The draft planning controls were on exhibition from 26 February to 1 April 2016. The Department received a total of 23 submissions.
- We have consulted throughout the process and considered all submissions received.
- A community meeting (including a Q&A session) was held with all landowners at the beginning of the process in mid-2015, and again during the exhibition period, to explain the rezoning process and the options open to landowners. Further feedback will be offered post-gazettal.

Will the remainder of the precinct be rezoned?

- Any further rezonings would be a merit based assessment drawing on the technical studies completed to date and the need to consider all properties in Mandalong Close. All of the properties in Mandalong Close will need to be evaluated and included for future rezoning proposals to be considered.

Will Mamre Road be upgraded?

- The Mamre West rezoning proposal includes a 20m wide road reserve along the precinct's eastern boundary to allow for any future upgrade of Mamre Road. The Mamre Road upgrade itself does not however form part of this rezoning.
- Roads and Maritime has started planning for the upgrade of Mamre Road between the M4 Motorway and James Erskine Drive. More information will be available shortly on the RMS website: <http://www.rms.nsw.gov.au/projects/sydney-west/index.html>.

What is the Western Sydney Employment Area (WSEA)?

- The New South Wales Government established the WSEA to provide businesses in the region with land for industry and employment, including transport and logistics, warehousing and office space.
- The WSEA is more than 2,000 hectares of well-located, accessible and diverse employment land, with a capacity for up to 40,000 new jobs. The WSEA is transforming a semi-rural area into a major zone of employment and economic activity.
- Located about 50 kilometres from the Sydney central business district, the WSEA will give businesses access to roads and utility services and is close to the planned new airport at Badgerys Creek.
- It will provide people living in Western Sydney the chance to work locally so they can spend less time commuting and more time with their families.
- The WSEA is strategically located near the junction of the M4 and M7 motorways. It spans 3 Local Government Areas – Blacktown, Penrith and Fairfield.

Riverstone East Stages 1 and 2

Frequently Asked Questions

September 2016

Where can I get more information?

- The State Environmental Planning Policy (Western Sydney Employment Area) Amendment (Industrial Area) 2016 and associated maps are available to view at www.legislation.nsw.gov.au.
- The rezoning documents for the Mamre West precinct are available at <http://www.planning.nsw.gov.au/wsea>. This includes the Development Control Plan (DCP), which sets out the standards and requirements for development.
- The Mamre Road Planning Agreement can be view at the following link:
http://vparegister.planning.nsw.gov.au/index.pl?action=view_job&job_id=7523
- For more information please call 1300 305 695.