



# Western Sydney Employment Area Land Extension



Planning & Environment

## Frequently Asked Questions

August 2014

### WHAT IS THE WESTERN SYDNEY EMPLOYMENT AREA?

- The New South Wales Government established the Western Sydney Employment Area (WSEA) to provide businesses in the region with land for industry and employment, catering for transport and logistics, warehousing and office space.
- Located about 50 kilometres from the Sydney central business district, the WSEA gives these businesses access to roads and utility services and is close to the planned new airport at Badgerys Creek.

### WHY DID WE ESTABLISH THE WSEA?

- We're planning for the future. The New South Wales Government intends that, by 2031, more than half of all new jobs in Sydney will be created in Western Sydney.
- The WSEA gives new and emerging businesses a firm foundation to enter the Western Sydney market.
- We're also giving more Western Sydney residents the chance to work locally so they can spend more time with their families.
- When we prepared our earlier proposals, we expected businesses in the WSEA to provide about 57,000 new jobs within the next 30 years, and up to 212,000 new jobs when the area was fully developed.

### WHAT DOES BADGERYS CREEK AIRPORT MEAN FOR THE WSEA?

- The Commonwealth Government's confirmation in April 2014 that a new airport will be built at Badgerys Creek has changed our plans.
- We now expect even more job opportunities and economic growth in the WSEA as Western Sydney businesspeople travel to new markets to sell products and find suppliers.
- We're revising our plans to account for the Badgerys Creek airport development and expect to complete this work in 2015.
- While we're making these revisions, we propose to extend the existing WSEA boundary south to Elizabeth Drive and include land west of the airport site.
- To confirm the new WSEA area, we're proposing to amend the State Environmental Planning Policy (Western Sydney Employment Area) 2009 and the Land Application Map.
- If the Minister for Planning approves the proposed amendment, it'll add 4,537 hectares to the WSEA and set the land aside for businesses and jobs.

### DOES THIS MEAN THE LAND I OWN WITHIN THE EXTENDED WSEA IS BEING REZONED?

- No. We're keeping existing land use zones in place until we complete our planning. Then we'll consider what zones best suit the available land and consult landholders who might be affected by any rezoning.

## Frequently Asked Questions

### WHAT DOES THE STATE ENVIRONMENTAL PLANNING POLICY (SEPP) AMENDMENT DO?

- The SEPP amendment sets aside land in the extended WSEA for new and existing businesses to set themselves up and create jobs.
- If the Minister for Planning approves the proposed SEPP amendment, landowners in the extended WSEA will have greater certainty for future development uses while we revise our WSEA plans.
- The SEPP amendment will also allow the New South Wales Government to recover costs from developers for building roads to the extended WSEA in the future.

### HOW WILL BADGERYS CREEK AIRPORT AND WSEA EXTENSION AFFECT ROAD AND RAIL IN WESTERN SYDNEY?

- There's considerable work underway to improve road and rail links to the west. For example, the New South Wales Government has started corridor planning to connect the South West Rail Link to a region we've identified as the South West Growth Centre. The link will also provide connections to the Badgerys Creek airport, the extended WSEA and the main western rail line.
- In addition, the New South Wales and Commonwealth governments have announced \$3.5 billion in funding over 10 years to improve roads near Badgerys Creek.
- Improvements include upgrading Bringelly Road to four lanes from Camden Valley Way to The Northern Road, and The Northern Road to a minimum of four lanes from Narellan to the M4 Motorway.
- A new four-lane motorway is also being built along the Elizabeth Drive Corridor from the M7 Motorway to The Northern Road, and the interchanges connecting The Northern Road and Elizabeth Drive with other major roads are being upgraded. There are also plans to spend \$200 million on improving local roads.

### HOW ARE UTILITY SERVICES BEING PLANNED FOR IN THE EXTENDED WSEA?

- The Department of Planning & Environment is developing strategies to provide roads, water and wastewater, and utility services such as electricity, gas, telecommunications and broadband, to businesses in the extended WSEA.
- These strategies will tell land owners what roads, water and utilities service providers may plan to connect to buildings on their land. The strategies will also show when the infrastructure will be required to support development.

### WHERE CAN I GET MORE INFORMATION?

- For more information about the proposed WSEA amendment, please contact the department's community infoline during business hours on 1300 730 550 or visit [www.planning.nsw.gov.au/wsea](http://www.planning.nsw.gov.au/wsea).

# Western Sydney Employment Area Land Extension



Planning &  
Environment

## Frequently Asked Questions

- For more information about the planned second Sydney airport at Badgerys Creek, please contact the Commonwealth Department of Infrastructure and Regional Development, Western Sydney Unit, on 1800 038 160. You can also email [wsiu@infrastructure.gov.au](mailto:wsiu@infrastructure.gov.au) or visit [www.infrastructure.gov.au/aviation/airport/western\\_sydney](http://www.infrastructure.gov.au/aviation/airport/western_sydney).

## WHERE CAN I SEE AND COMMENT ON THE PLANNED WSEA EXTENSION?

- We've posted the planned amendment to the WSEA online at [www.planning.nsw.gov.au/proposals](http://www.planning.nsw.gov.au/proposals). You can also view the documents during business hours at:
  - Department of Planning & Environment  
Level 5, 10 Valentine Ave, Parramatta  
23–33 Bridge St, Sydney
  - Blacktown City Council  
62 Flushcombe Rd, Blacktown
  - Liverpool City Council  
12/33 Moore St, Liverpool
  - Fairfield City Council  
86 Avoca Rd, Fairfield
  - Penrith City Council  
601 High St, Penrith
- We'll display the amendment until 19 September 2014. During this time, you can make submissions through our website at [www.planning.nsw.gov.au/proposals](http://www.planning.nsw.gov.au/proposals), or by post to Housing & Infrastructure, GPO Box 39, Sydney NSW 2001.
- All submissions will be made public in line with the department's objective to promote an open and transparent planning system. If you want the department to delete your personal information before publication, please make this clear at the top of your letter. Before making a submission, please read our privacy statement at [www.planning.nsw.gov.au/privacy](http://www.planning.nsw.gov.au/privacy).

## WHAT HAPPENS NEXT?

- We'll review all submissions on the proposed new boundaries, and then prepare a report for the Minister for Planning.
- Once the Minister makes a decision about the amendment, we'll notify affected landowners. And we'll publish an update on our website at: [www.planning.nsw.gov.au/wsea](http://www.planning.nsw.gov.au/wsea).