Draft Structure Plan

Community Guide

June 2013

More than 10,000 total hectares

212,000 new jobs when fully developed

57,000 new jobs within 30 years

Demand for 2,100 hectares of new employment land within 30 years
The draft Broader Western Sydney Employment Area (WSEA) Structure Plan sets out a plan for the development of the largest new employment space of its kind in NSW.

The draft Broader WSEA Structure Plan identifies new employment lands to ensure the provision of long term employment opportunities and secure economic and employment growth for Western Sydney and greater NSW.

By 2046, the Broader WSEA is expected to:

- provide 57,000 new jobs,
- with a total of 212,000 jobs in the future

You can play an important role in shaping Sydney’s future by having your say on this plan.
Why do we need a plan?

We know that by 2031 our population will grow by an expected 1.3 million more people and that Greater Western Sydney will be home to more than half of Sydneysiders.

The NSW government is committed to strengthening the economic growth of NSW and increasing job opportunities for Western Sydney, bringing a variety of job options closer to home.

To achieve these outcomes, the Broader WSEA has been identified in the draft Metropolitan Strategy for Sydney to 2031 as one of nine key ‘city shaping projects’ critical to Sydney’s growth. These city shaping projects will help to make sure that the right transport and infrastructure is available close to where people live and work.

The Broader WSEA is proposed to be the single largest new employment space in NSW.
About the plan

The draft Structure Plan sets out a framework for how the Broader WSEA will support jobs growth, provide opportunities for improved transport connections, infrastructure upgrades and deliver new freight opportunities. The Broader WSEA will:

Identify 2,100ha of employment land over the next 30 years to meet existing demand as well as preservation of a further 4,250ha of additional employment lands to ensure the provision of adequate land to serve future employment in Western Sydney;

Provide approximately 57,000 new jobs within the next 30 years with the potential for up to 212,000 jobs ultimately over the life of the Broader WSEA;

Identify two specialised centres and one local centre as well as a robust road network to support the growth of the area;

Identify three key public transport corridors and the possible extension of existing passenger rail corridors to provide access to employment opportunities; Identify possible new freight opportunities for Sydney including freight rail corridors and potential locations for two intermodal terminals;

Identify key environmentally sensitive areas; and

Identify potential staging scenarios to inform and support development of the area.

The preparation of the draft Structure Plan has been guided by the Broader WSEA Steering Group which consists of the Department of Planning & Infrastructure, Blacktown, Liverpool, Penrith, and Fairfield City Councils, Transport for NSW and Sydney Water. The work has been undertaken in consultation with Federal, State and Local Governments, including industry representative groups and other stakeholders.

We are now seeking further feedback on the draft plan to help inform the final Structure Plan.
Draft Broader Western Sydney Employment Area Structure Plan

LEGEND

Existing Zoned
- General Industrial
- Environmental Conservation
Future Land Uses
- Employment
- Non Employment

Centres
- Major Centre
- Town Centre
- Local Centre
- Potential Local Centre
- Potential Specialised Centre

Transport
- Potential Outer Sydney Orbital Multi Modal Corridor
- Future Primary Road
- Future Secondary Road
- Potential Rail Corridor
- Potential Freight Corridor
- Potential Intermodal Terminal
- Interchange

Other
- Study Area Boundary
- Proposed Boundary
- Adjustment
- Major Floodplain
- Commonwealth Land
What this means for landowners

The draft Structure Plan is a framework to guide future land use planning and the provision of infrastructure to service the area. It will be further developed and refined based on feedback received during the exhibition process.

The draft Structure Plan does not rezone land within the Broader WSEA and is intended to provide a direction for land use and transport planning at a strategic level.

Until the final Structure Plan is implemented and land is rezoned, the current planning controls remain and existing lawful activities may continue.

Southern Intermodal Terminal Concept
Have your say

The draft Broader WSEA Structure Plan is now on public exhibition. You can play an important role in shaping the future of metropolitan Sydney by telling us what you think of this plan.

All feedback will be carefully considered to help develop the final Structure Plan. The submission period will extend until 26 August 2013.

Ways you can provide feedback

Online
www.planning.nsw.gov.au/wsea
• make a submission
• register for a community drop in session
• see the future Broader WSEA by viewing in our 3D video

Email
community@planning.nsw.gov.au

Post
Planning Strategies, Housing & Infrastructure
GPO Box 39
Sydney NSW 2001

Please note that it is Department of Planning & Infrastructure policy to make all the submissions available to the public after the exhibition has closed. Should you not wish your personal details to be made public, it is important that you indicate this in your submission. For more information please refer to the Department’s privacy policy at www.planning.nsw.gov.au.
Draft Structure Plan Community Guide

View the plan

The draft Structure Planning package will be available to view during business hours at the following locations:

Department of Planning & Infrastructure
Level 5, 10 Valentine Ave, Parramatta
23-33 Bridge St, Sydney

Penrith City Council
601 High St, Penrith

Blacktown City Council
62 Flushcombe Rd, Blacktown

Liverpool City Council
12/33 Moore St, Liverpool

Fairfield City Council
86 Avoca Rd, Wakeley

Online at: www.planning.nsw.gov.au/wsea

Community drop in sessions

Staff from the Department of Planning & Infrastructure will be available throughout the exhibition period at various locations to answer questions about the draft Broader WSEA Structure Plan.

Cosgrove Room, Twin Creeks Golf & Country Club, 2-8 Twin Creeks Drive, Luddenham
Tuesday 9 July 5:30-8:30pm
Wednesday 17 July 5:30-8:30pm

Bringelly Community Centre
Greendale Road, Bringelly
Tuesday 16 July 5:30-8:30pm
Wednesday 24 July 5:30-8:30pm

Minchinbury Neighbourhood Centre
46 Minchinbury Drive, Minchinbury
Wednesday 7 August 5:30-8:30pm

Horsley Park Hall
The Horsley Drive, Horsley Park
Saturday 10 August 10:00-1:00pm
Next Steps

Following the exhibition of the draft Structure Plan all submissions will be considered to inform the final Structure Plan.

A report will be prepared for the Minister for Planning & Infrastructure to endorse the finalised Structure Plan.

Implementation of the Structure Plan will be undertaken in consultation with Agencies, Councils and other stakeholders.

Detailed planning will commence in key areas in accordance with recommended staging. The Structure Plan will inform future rezoning, staging of release of land, land use and infrastructure provision in the area.
More information

Call the Community Infoline during business hours 1300 730 550

If you are deaf or have a hearing or speech impairment, please call us through the National Relay Service on 1300 555 727 or www.relayservice.com.au
Glossary of terms

**Existing WSEA**: The existing land zoned for employment uses under *State Environmental Planning Policy (Western Sydney Employment Area) 2009*. The existing WSEA is approximately 2,200ha.

**Broader WSEA Study Area**: The area defined within the scope of the project. The Broader WSEA study area extends from the M4/M7 hub in the north to Badgerys Creek in the south. The Broader WSEA study area is approximately 10,700ha (this includes the existing WSEA).

**Infrastructure Provision**: The provision of essential infrastructure such as roads, water services, gas and electricity.

**Further Detailed Planning**: The draft Structure Plan will provide a strategic guide for the study area which, once finalised, will allow planning at precinct level, including rezoning and infrastructure planning, to take place.

**Project Steering Group**: Consists of Penrith, Blacktown, Fairfield and Liverpool Councils, Sydney Water, Transport for NSW and Department officers. The Steering Group guides the development of the draft Structure Plan.

**Rezoning**: Rezoning means land may be developed for nominated new purposes. Rezoning will occur following further detailed planning or under the normal process identified within the *Environmental Planning & Assessment Act 1979*.

**Staging**: Refers to the manner in which development occurs throughout the study area. Staging is dependant on adequately zoned land, infrastructure and demand.

**Structure Planning Package**: A package of information prepared for exhibition of the draft Structure Plan, including:

- **Draft Broader WSEA Structure Plan**: Provides an explanation of the draft Structure Plan. Incorporates background analysis, summarises the proposed approach to land use, staging and infrastructure, identifies and addresses constraints and opportunities and addresses next steps.

- **Specialist Technical Studies**: Specialist technical studies underpin the draft Structure Plan. They are prepared by specialist consultants providing detailed information in a broad range of areas including economic, transport and environmental studies.

**WSEA SEPP**: *State Environmental Planning Policy (Western Sydney Employment Area)* 2009, the environmental planning instrument which sets controls for the existing Western Sydney Employment Area.