

# Draft Structure Plan

## Community Guide

June 2013



Elizabeth Drive Concept



**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.

## What is the Metropolitan Strategy for Sydney?

The Strategy sets out the framework for Sydney's growth to 2031 and beyond. For more information or to provide feedback visit

[www.metrostrategy.nsw.gov.au](http://www.metrostrategy.nsw.gov.au)



# 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

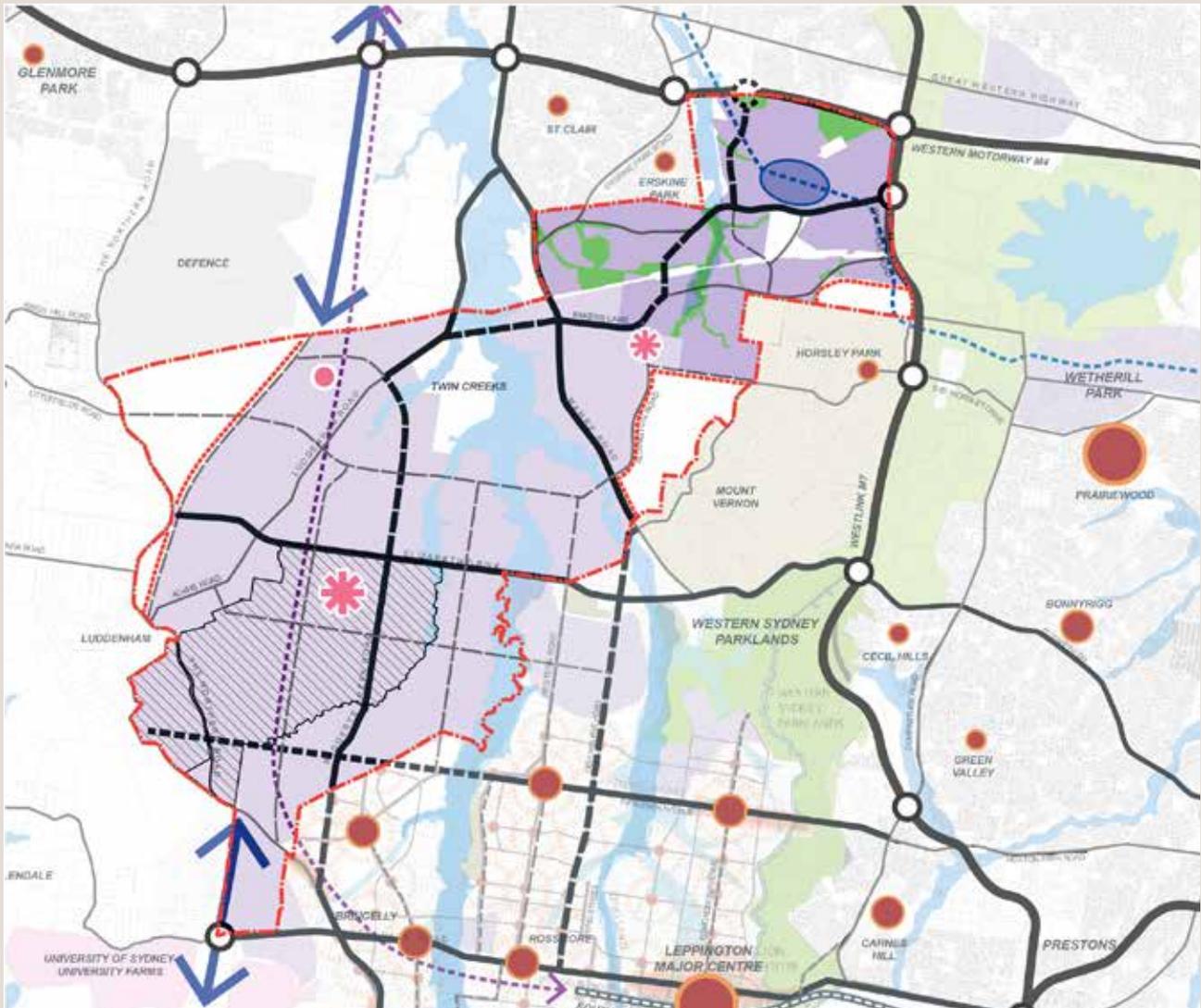


Identify potential staging scenarios to inform and support development of the area.

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	Centres	Transport	Other
General Industrial	Major Centre	Potential Outer Sydney Orbital Multi Modal Corridor	Study Area Boundary
Environmental Conservation	Town Centre	Future Primary Road	Proposed Boundary Adjustment
Future Land Uses - Employment	Local Centre	Future Secondary Road	Major Floodplain
Future Land Uses - Non Employment	Potential Local Centre	Potential Rail Corridor	Commonwealth Land
	Potential Specialised Centre	Potential Freight Corridor	
		Potential Intermodal	
		Terminal	
		Interchange	

0 5km  
3 April 2013

# 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](http://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](mailto: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](http://www.planning.nsw.gov.au).

# 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, Wakely

Online at: [www.planning.nsw.gov.au/wsea](http://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

**Horsley Park Hall**

**The Horsley Drive, Horsley Park**

Saturday 10 August 10:00-1:00pm

**Bringelly Community Centre**

**Greendale Road, Bringelly**

Tuesday 16 July 5:30-8:30pm

Wednesday 24 July 5:30-8:30pm

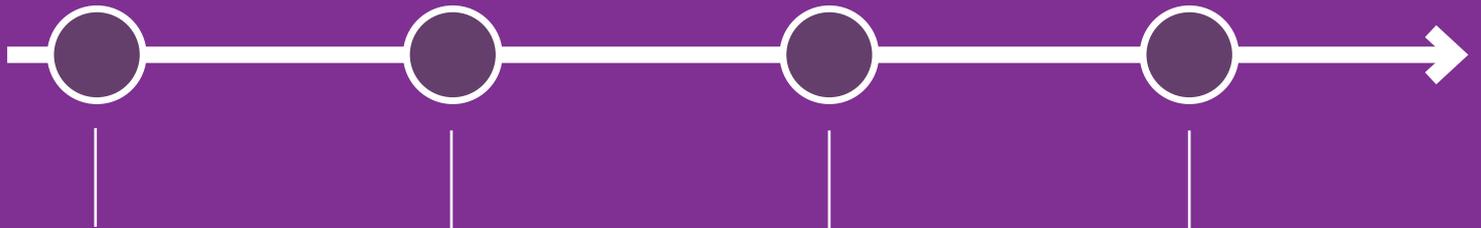
**Minchinbury Neighbourhood Centre**

**46 Minchinbury Drive, Minchinbury**

Wednesday 7 August 5:30-8:30pm



# 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.



# 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.





Department of Planning & Infrastructure  
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Sydney NSW 2001  
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