

No.	Name	Address	Submission ID	Confidentiality Requested?	Issue Category	Issue	Response
GOVERNMENT AGENCIES AND COUNCILS							
1	Fairfield City Council	89 Avoca Road Wakeley	111201	NO	Transport and Traffic	States that a transport structure plan needs to be implemented for the employment lands to address the required upgrades and maintenance of roads on the surrounding road network including local roads in Council's ownership.	Noted. A Preliminary Transport Planning Report and Traffic Modelling report has been prepared for the 2013 draft Structure Plan and will be reviewed as part of the revision. Subsequent detailed precinct planning processes will also inform detailed planning for road upgrades within the Broader WSEA and surrounding areas.
1	Fairfield City Council	89 Avoca Road Wakeley	111201	NO	Transport and Traffic	Notes concern regarding adequacy of \$200 million funding for local road improvements in Western Sydney Infrastructure Package to address traffic impact of Badgerys Creek Airport and employment lands. Requests further funding from Federal and State Governments.	Noted.
1	Fairfield City Council	89 Avoca Road Wakeley	111201	NO	Interface Issues	Identifies need for further investigations to minimise potential visual and acoustic impacts from future employment lands on the adjoining rural-residential lands in Fairfield City Council.	Noted. A visual impact assessment was undertaken in key areas following exhibition of the 2013 Broader WSEA Structure Plan area. Further detailed assessments to ensure that appropriate land use interface outcomes are achieved will be undertaken as part of subsequent precinct planning stages, or as part of consideration of proponent led development proposals.
1	Fairfield City Council	89 Avoca Road Wakeley	111201	NO	Interface Issues	Raises concern that the inclusion of the area of land in Horsley Park and Cecil Park nominated as "non-employment lands" in the 2013 Draft Structure Plan within the SEPP may create expectation that land will be zoned for future employment uses. Requests that purpose for including this land in SEPP be clarified and that DP&E ensure that an appropriate buffer is provided between future employment lands and existing rural residential.	The SEPP Amendment seeks to include this land within the area to which the SEPP applies. It does not designate a land use zone to this area, but simply allows the Department to coordinate the zoning process and deal with issues such as the interface with existing residential areas. Whilst the purpose of the policy is to 'protect and enhance land for employment purposes', the Department will consider a transition of land use zonings at this location to ensure the most appropriate planning outcome. This process will be undertaken as part of subsequent planning stages, which will include further public consultation.
1	Fairfield City Council	89 Avoca Road Wakeley	111201	NO	Consultation Process	Council noted the Department's agreement to conduct a third drop-in session for Horsley Park residents and to extend the period for submissions to any residents unable to attend the first two sessions.	As requested by Council, the Department held an additional community drop-in session at Horsley Park Hall on 8 October 2014 and the period for submissions to be accepted was extended accordingly.
2	Penrith City Council	PO Box 60, Penrith	111197	NO	General Support	Notes general support for the initiative.	Noted.
2	Penrith City Council	PO Box 60, Penrith	111197	NO	Employment Uses	Supports the NSW Government's commitment to increase the number of jobs located within Western Sydney and notes that BWSEA presents an opportunity to deliver both the quantity and typology of jobs which is fundamental to addressing the employment demands of past and planned growth. Supports WSEA SEPP Amendment as exhibited.	Noted.
2	Penrith City Council	PO Box 60, Penrith	111197	NO	Infrastructure Delivery (excluding roads)	Notes that immediate priority must be on the early delivery of detailed precinct planning and essential infrastructure by the NSW Government.	Noted. The Department is currently revising the 2013 Draft Structure Plan which will consider infrastructure requirements to service anticipated development. Once finalised the Department will continue to work with infrastructure providers to support delivery of enabling infrastructure.
2	Penrith City Council	PO Box 60, Penrith	111197	NO	Coordination of regional planning	Notes that precinct planning for BWSEA will need to be informed by Badgerys Creek Airport, recently announced road upgrades, transport corridor investigations, Sydney Science Park planning proposal and Growth Centres SEPP.	The Department is currently revising the 2013 Draft Structure Plan to consider land uses around the proposed Western Sydney Airport at Badgerys Creek, which will inform detailed precinct planning and infrastructure delivery within the BWSEA. The Department is working closely with Transport for NSW and other key agencies on planning for significant transport-related infrastructure initiatives proposed in the area, including the Outer Sydney Orbital and South West Rail Link corridor extension with key project officers forming part of the Steering and Transport Working group. The Department will work closely with government agencies and proponents to ensure that planning for the BWSEA provides a coordinated framework for compatible development.
2	Penrith City Council	PO Box 60, Penrith	111197	NO	Coordination of regional planning	Notes that precinct planning for the BWSEA should involve integrated cross-government coordination with planning for Badgerys Creek Airport and surrounding areas to ensure that world class aviation, urban and employment outcomes for the Western Sydney region are achieved. A significant task of coordinated and integrated cross- government planning will be essential.	Noted. The revision of the 2013 Broader WSEA Structure Plan will continue to be undertaken with close involvement of Councils and state agencies as part of the project Steering Group. The Department will continue to engage with the Australian Government on the airport throughout the planning process. Planning for the airport is in its very early stages. We acknowledge a need to ensure a whole of government approach to planning for the airport is established. The Department will continue to engage with the Australian Government on this matter as planning for the airport progresses.
2	Penrith City Council	PO Box 60, Penrith	111197	NO	Land Release	Notes difficulty posed by lack of restriction on sites in the vicinity of Badgerys Creek and the BWSEA, with Council's compelled to consider opportunistic Planning Proposals ahead of work to undertake comprehensive planning of the broader framework for development in the region. Recommends a moratorium on planning proposals that intensify development (other than those that respond appropriately to precinct planning undertaken for the BWSEA or South West Growth Sector) until the abovementioned Land Use and Economic Strategy is completed and formalised.	Noted. The Department is supportive of a coordinated approach to land release and delivery within the Broader WSEA. Whilst a moratorium on development proposals is not supported, the Department will work with Councils to identify requirements for consideration of out of sequence development proposals.
2	Penrith City Council	PO Box 60, Penrith	111197	NO	Coordination of regional planning	Recommends that a joint government planning arrangement/task force be established to develop a detailed Land Use and Economic Strategy for the Western Sydney Airport and Associated Economic Corridor as a matter of urgency. This arrangement/task force should involve relevant Federal and State Departments and local councils and develop strategies for land both within and outside the airport site.	Response as per WSEA_EXT02 Coordination of regional planning.
3	Blacktown City Council	62 Flushcombe Road, Blacktown	111234	NO	General Support	Supports the BWSEA extension and the associated job creation benefits.	Noted.
3	Blacktown City Council	62 Flushcombe Road, Blacktown	111234	NO	Transport and Traffic	Supports NSW Government's commitment to identify and fund necessary regional transport infrastructure projects to support WSEA.	Noted.
3	Blacktown City Council	62 Flushcombe Road, Blacktown	111234	NO	Coordination of regional planning	Notes that the 2013 Draft Structure Plan is being revised and offers Council's continued assistance via the BWSEA Steering Group.	Noted.
4	Blue Mountains City Council	Locked Bag 1005 Katoomba NSW 2780	111238	NO	General Support	Supports the provision of new employment lands in Western Sydney, particularly as 60% of BMCC residents travelling outside of LGA for work	Noted.
4	Blue Mountains City Council	Locked Bag 1005 Katoomba NSW 2780	111238	NO	Employment Uses	Need to ensure that office development does not detract from economic development in existing centres, such as Penrith, that is planned for under the North West Subregional Strategy. More information is required to demonstrate economic and social impacts on existing centres.	Land demand for employment land use zones will be assessed as part of Economic and Employment Demand studies. These studies will incorporate directions and targets as defined by metropolitan and subregional delivery plans and consider the supply in existing specialised precincts and centres.
4	Blue Mountains City Council	Locked Bag 1005 Katoomba NSW 2780	111238	NO	Transport and Traffic	Notes support for public transport infrastructure provision, including the South West Rail Link extension and heavy rail corridors, deemed critical for the success for Broader WSEA.	Noted. Public transport provision and other transport related infrastructure requirements will be considered as part of the draft Structure Plan review. The Department is also working closely with Transport for NSW who is coordinating investigations for corridor protection for the Outer Sydney Orbital and South West Rail Link Extension to ensure appropriate transport infrastructure can be provided to support development.
4	Blue Mountains City Council	Locked Bag 1005 Katoomba NSW 2780	111238	NO	Transport and Traffic	Notes that development is likely to increase the amount of road freight travelling to the west of the Blue Mountains, and supports further measures to increase rail freight.	Noted.
5	Liverpool City Council	Locked Bag 7064 Liverpool NSW 1871	111495	NO	General Support	Notes general support for the initiative.	Noted.
5	Liverpool City Council	Locked Bag 7064 Liverpool NSW 1871	111495	NO	Western Sydney Airport	Notes the Australian Government announcement of a second Sydney airport at Badgerys Creek. Seeks preservation of land around the airport until the plans for the airport are finalised. Requests a separate land use study for land around the airport to ensure land is reserved and not opportunistically rezoned prior to the airport being established.	Noted. Consideration of the proposed Western Sydney Airport will be addressed in the Department's review of the Draft Structure Plan for the Broader WSEA. See also response as per WSEA_EXT02 Land Release.
5	Liverpool City Council	Locked Bag 7064 Liverpool NSW 1871	111495	NO	Land Release	Recommends the expansion area be broken into precincts to coordinate land release.	Noted. Release area boundaries will be determined as part of subsequent planning stages.
6	NSW Environment Protection Authority	PO Box 513 Wollongong NSW 2520	111242	NO	Biodiversity and Environmental Issues	Notes the potential for air quality and its management to be a significant issue for the Broader WSEA area as the area develops. Provided an overview of the policy framework for managing air quality in the Sydney basin and made a number of recommendations to ensure that future development within the Broader WSEA remains consistent with this framework.	Noted. All development proposals will be required to comply with existing air, noise, and environmental controls as regulated by Commonwealth and State Legislation as part of the development assessment process.
6	NSW Environment Protection Authority	PO Box 513 Wollongong NSW 2520	111242	NO	Biodiversity and Environmental Issues	Notes potential for water quality impacts to the Hawkesbury Nepean catchment. Outlined water cycle management issues that need to be considered in planning for development in the area, particularly with regard to water quality.	Noted. A Water and Wastewater strategy was prepared for the 2013 draft Structure Plan and considers water cycle management approaches. This will be revised as part of the review of the Structure Plan and may be used to support planning undertaken by infrastructure providers such as Sydney Water.

6	NSW Environment Protection Authority	PO Box 513 Wollongong NSW 2520	111242	NO	Infrastructure Delivery (excluding roads)	Noted the regional strategy for waste management that is being prepared by WSROC, and that development in the Broader WSEA is likely to contribute substantially to demand for waste disposal services. Outlined the guidelines relevant for informing detailed planning controls.	Noted.
7	Sydney Catchment Authority	PO Box 323 Penrith NSW 2750	111244	NO	Infrastructure Delivery (excluding roads)	Noted the location of the Warragamba Pipelines in relation to the Broader WSEA and requested that all future planning for the Broader WSEA identify this infrastructure.	Noted. The Department is mindful of the location and protection of the Warragamba Pipelines and will ensure that future planning in the vicinity of this infrastructure does not adversely impact upon the corridor in accordance with the Authorities policies on development adjacent to the pipeline.
7	Sydney Catchment Authority	PO Box 323 Penrith NSW 2750	111244	NO	Infrastructure Delivery (excluding roads)	Essential to ensure that pipeline corridor remains secure as the employment area expands.	Noted. Response as per WSEA_EXT07 Infrastructure Delivery (excluding roads)
7	Sydney Catchment Authority	PO Box 323 Penrith NSW 2750	111244	NO	Infrastructure Delivery (excluding roads)	Need to ensure that development does not impede on future augmentation of water supply infrastructure.	Noted. Response as per WSEA_EXT07 Infrastructure Delivery (excluding roads)
7	Sydney Catchment Authority	PO Box 323 Penrith NSW 2750	111244	NO	Infrastructure Delivery (excluding roads)	SCA's operational and maintenance practices should not be impacted as a result of development in the Broader WSEA	Noted. Response as per WSEA_EXT07 Infrastructure Delivery (excluding roads)
8	Sydney Water	PO Box 399, Parramatta	111199	NO	Infrastructure Delivery (excluding roads)	Notes Sydney Water's involvement in the structure planning process for BWSEA and desire to continue involvement. However, notes that advice to date is preliminary and strategic in nature and does not indicate a commitment by Sydney Water to service future development of the BWSEA.	Noted.
8	Sydney Water	PO Box 399, Parramatta	111199	NO	Infrastructure Delivery (excluding roads)	Notes that the area which is subject to the BWSEA is not currently included in Sydney Water's forward planning plans. The current Growth Servicing Plan (2012-17) does not include servicing of the BWSEA investigation area, and at this time Sydney Water does not have an integrated servicing strategy for the area.	Noted.
8	Sydney Water	PO Box 399, Parramatta	111199	NO	Infrastructure Delivery (excluding roads)	Notes that servicing of BWSEA will be subject to Government's Contestability Assessment Guidelines.	Noted.
8	Sydney Water	PO Box 399, Parramatta	111199	NO	Infrastructure Delivery (excluding roads)	Sydney Water will require an integrated servicing strategy for BWSEA based on zoning and land use plans and will not support servicing of any out of sequence and isolated pockets of land within BWSEA without first investigating and developing a comprehensive servicing strategy for the area.	Noted. An ultimate Water and Wastewater strategy has been prepared for the 2013 draft Structure Plan. This will be revised as part of the review of the Structure Plan.

SPECIAL INTEREST GROUPS

9	Blacktown & District Environment Group (Wayne Olling)	PO Box 207 Doonside	110585	NO	Consultation Process	Raises concerns regarding lack of notification to submitters on Draft Structure Plan.	The Department notified landowners within the Broader WSEA Structure Plan area, including an additional 900 residents immediately adjoining the boundary of the proposed SEPP Amendment by mail. This area covered the Capitol Hill and Horsley Park area in Fairfield and Penrith local government areas. Notices were also placed in local newspapers, and the Department's 'on exhibition' website.
9	Blacktown & District Environment Group (Wayne Olling)	PO Box 207 Doonside	110585	NO	General Objection	Opposes change of use from rural to employment lands, and also opposes airport development.	Noted.
9	Blacktown & District Environment Group (Wayne Olling)	PO Box 207 Doonside	110585	NO	Biodiversity and Environmental Issues	Questions whether health studies will be undertaken to measure impact of future air polluting activities resulting from development in light of topographical conditions that cause accumulation of air pollution. Suggest agricultural and environmental protection areas are better alternatives.	Noted. The Department will work with the Environment Protection Authority as part of future land use planning for the Broader WSEA to ensure that development proposals support all relevant regulations and NSW Government policies to reduce air pollution in the Sydney basin. All development proposals will be required to comply with existing air, noise, and environmental controls as regulated by Commonwealth and State Legislation as part of the development assessment process.
9	Blacktown & District Environment Group (Wayne Olling)	PO Box 207 Doonside	110585	NO	Employment Uses	Recommends broad farming and environmental protection areas in Western and South-Western Sydney are better alternatives for healthy living on the Cumberland Plain.	Noted. See also response as per WSEA_EXT13 Biodiversity and Environmental Issues.
9	Blacktown & District Environment Group (Wayne Olling)	PO Box 207 Doonside	110585	NO	Biodiversity and Environmental Issues	Raises concerns regarding standard of environmental protection for biodiversity.	The BWSEA will be subject to the existing regime for biodiversity protected that applies across NSW under the <i>Environmental Planning and Assessment Act 1979</i> and the <i>Threatened Species Act 1997</i> .
10	UDIA NSW	66 King Street, Sydney	110631	NO	General Support	Supports the SEPP Amendment as a positive step for job creation in Western Sydney.	Noted.
10	UDIA NSW	66 King Street, Sydney	110631	NO	Western Sydney Airport	Staging of land rezoning should take into account Badgerys Creek Airport commitment, and that the release of employment land should be considerably hastened to take advantage of associated infrastructure provision and market demand.	Noted. Consideration of the proposed Western Sydney Airport will be addressed in the Department's review of the Draft Structure Plan for the Broader WSEA.
10	UDIA NSW	66 King Street, Sydney	110631	NO	Land Release	Supports the timely and efficient release of land zoned for employment uses. Current lack of affordable employment land is making Sydney an uncompetitive market for job creation.	Noted. The proposed SEPP Amendment establishes the statutory framework for the release of 4,537ha of land for employment uses. This area forms part of the Broader WSEA Structure Plan area, which will provide a coordinated infrastructure delivery plan to boost the supply of serviced employment land.
10	UDIA NSW	66 King Street, Sydney	110631	NO	Employment Uses	Considers the demand identified by the draft Structure Plan as an underestimation. The proposed zoning of the Broader WSEA is too narrow for job creation and needs more flexibility to create higher order jobs. Good examples of appropriate zoning are Norwest, Macquarie Park and Sydney Business Park.	Noted. No land use zones are proposed as part of the SEPP Amendment. The Department is in the process of revising the 2013 Draft Structure Plan, including economic modelling to establish demand for specific land use types in light of the Badgerys Creek airport announcement, and will utilise this information to identify demand for various employment zonings which may support higher-order jobs at the land release stage.
10	UDIA NSW	66 King Street, Sydney	110631	NO	Coordination of regional planning	Recommends that Specialised Centre be relocated to the immediate north of the Commonwealth land to ensure the NSW Government maintains full control of this centre.	Noted. The Department is in the process of revising the 2013 Draft Structure Plan in light of the Commonwealth's decision to proceed with an airport at Badgerys Creek. The location of centres will be considered as part of this process.
11	Regional Development Australia Sydney	Suite 102, 460 Church Street, Parramatta	111240	NO	Employment Uses	Provided commentary regarding the implications of various regional planning strategies and employment trends on the demand and need for employment uses within the Broader WSEA.	Noted. See also response as per WSEA_EXT10 Employment Uses.
11	Regional Development Australia Sydney	Suite 102, 460 Church Street, Parramatta	111240	NO	Coordination of regional planning	Emphasised the need to ensure that the planning process for the Broader WSEA is integrated with the planning processes for the North West and South West Growth Centres and the airport at Badgerys Creek. Identified greater role for the Western Sydney Commission to play in coordinating planning.	Noted. The Department is working closely with key government stakeholders and agencies in planning for the Broader WSEA.
11	Regional Development Australia Sydney	Suite 102, 460 Church Street, Parramatta	111240	NO	Transport and Traffic	Made a series of comments regarding the need to integrate land use with transport upgrades, particularly in the areas of the road network, public transport and freight rail.	Noted. The Department is working closely with Transport for NSW and NSW Roads and Maritime Services for the review of the 2013 draft Broader WSEA Structure Plan.
11	Regional Development Australia Sydney	Suite 102, 460 Church Street, Parramatta	111240	NO	Land Release	Zoning of land should be based on an overall activity assessment for the Broader WSEA based on the timing of major and local infrastructure upgrades, catalyst development in the region and overall market demand for new employment uses.	Noted. The Department will consider infrastructure requirements and staging as part of land release and rezoning and will also seek to ensure that land release mechanisms are based on sound planning principles to support coordinated and efficient development in this region.
12	Sydney Airport Corporation Limited	Locked Bag 5000, Sydney International Airport, NSW	110596	NO	General Support	Agrees that development of an airport will provide economic and social benefits to the western Sydney community, and notes that faster growth of the airport will bring forward these benefits.	Noted.
12	Sydney Airport Corporation Limited	Locked Bag 5000, Sydney International Airport, NSW	110596	NO	Western Sydney Airport	Supports extension of WSEA to enable expansion of business uses close to the airport.	Noted.
12	Sydney Airport Corporation Limited	Locked Bag 5000, Sydney International Airport, NSW	110596	NO	Employment Uses	Supports the investigation of strategies that will encourage a mix of developments that in turn will support a wider range of employment opportunities. In particular high-value jobs, initially in the construction, aviation and services industries, and over the longer term ideally in higher density employment industries such as information technology, transport logistics, science and technology, health and education.	Noted. See also response as per WSEA_EXT10 Employment Uses.
12	Sydney Airport Corporation Limited	Locked Bag 5000, Sydney International Airport, NSW	110596	NO	Western Sydney Airport	Notes that Sydney Airport is still in early stages of exercising First Right of Refusal under the 2002 Sydney Airport Sale Agreement.	Noted.

12	Sydney Airport Corporation Limited	Locked Bag 5000, Sydney International Airport , NSW	110596	NO	Land Release	Advocates prioritisation of land bordering the Badgerys Creek Airport in the staging of development within the BWSEA.	Noted. The revision of the draft Structure Plan will consider staging in accordance with the timing of enabling infrastructure delivery.
12	Sydney Airport Corporation Limited	Locked Bag 5000, Sydney International Airport , NSW	110596	NO	Land Release	Requests that priority be given to development and servicing in consolidated areas, such as near the airport, rather than incremental or opportunistic development.	Noted. The staging of land release within the Broader WSEA will be further explored as part of the review of the draft Structure Plan and timing of enabling infrastructure delivery.
12	Sydney Airport Corporation Limited	Locked Bag 5000, Sydney International Airport , NSW	110596	NO	Western Sydney Airport	Notes need to consider airspace protection in future stages of planning.	Noted.
13	Western Sydney Wildlife (Peter Ridgeway)	Station Street, Penrith	110591	NO	General Objection	Objects to the proposed WSEA expansion.	Noted.
13	Western Sydney Wildlife (Peter Ridgeway)	Station Street, Penrith	110591	NO	Consultation Process	Concern regarding failure to consult with local community environment groups, particularly when land owners and property developers have been.	Landowners were notified directly of the proposed SEPP amendment. All other parties were notified through advertisements in local suburban newspapers and on the Department's website 'on exhibition' website.
13	Western Sydney Wildlife (Peter Ridgeway)	Station Street, Penrith	110591	NO	Biodiversity and Environmental Issues	Objects to failure to undertake ecological assessments to support SEPP Amendment.	The SEPP Amendment is an initial step that establishes the framework to coordinate the planning and development for the area. It is not a final test of land suitability for particular land use zone. A Biodiversity and Riparian Assessment was prepared to inform the Draft Structure Plan, and more detailed assessments will be undertaken at subsequent detailed planning and development stages when details of a development activity can be considered. All development proposals will be required to comply with existing air, noise, and environmental controls as regulated by Commonwealth and State Legislation as part of the development assessment process.
13	Western Sydney Wildlife (Peter Ridgeway)	Station Street, Penrith	110591	NO	Biodiversity and Environmental Issues	Identifies a range of areas, ecological communities and species habitats within BWSEA that should not be developed.	Noted.
13	Western Sydney Wildlife (Peter Ridgeway)	Station Street, Penrith	110591	NO	Biodiversity and Environmental Issues	Raises concern with biodiversity offsetting practices and failure to address native grassland losses, and ability of offsetting in general to mitigate environmental damage.	Noted.
13	Western Sydney Wildlife (Peter Ridgeway)	Station Street, Penrith	110591	NO	Biodiversity and Environmental Issues	Recommends that conservation strategy be developed based on detailed ecological surveys prior to any further planning.	Noted.
13	Western Sydney Wildlife (Peter Ridgeway)	Station Street, Penrith	110591	NO	Biodiversity and Environmental Issues	Biodiversity offset land should not be used for public open space.	There are clear and established guidelines regarding the management of biodiversity offset lands that will be adhered to throughout the planning and development process for the Broader WSEA where implemented.
LAND OWNERS – BWSEA and EXISTING WSEA							
14			111195	NO	General Support	Supports BWSEA extension and requests opportunity to comment on any future rezoning of their land once further detailed assessment has been undertaken.	Noted.
15			110447	NO	General Support	Support of the inclusion of their property in BWSEA.	Noted.
15			110447	NO	Infrastructure Delivery (excluding roads)	Notes that infrastructure is already in place to allow development to proceed immediately on an initial parcel of approximately forty eight (48) hectares of land.	Noted. The Department is currently in the process of revising the 2013 Draft Structure Plan in light of the Commonwealth's announcement regarding airport development at Badgerys Creek. The staging of land release within the Broader WSEA will be further explored as part of this process, and the Department will work with councils and owners of land that is currently serviced, or able to be serviced at no cost to the government, to discuss the mechanisms for further planning of these areas.
16			110589	YES	General Support	Supports BWSEA extension.	Noted.
17			110635	YES	BWSEA Boundary	Supports the inclusion of Aldington Road in the BWSEA boundary in the SEPP Amendment.	Noted.
17			110635	YES	BWSEA Boundary	Supports inclusion of inclusion of eastern side of Aldington Road in BWSEA.	Noted.
18			110541	YES	BWSEA Boundary	Supports inclusion of Aldington Road in BWSEA and requests opportunity to review further planning for the area.	Noted.
19			111203	YES	BWSEA Boundary	Supports inclusion of Aldington Road in BWSEA and requests opportunity to review further planning for the area.	Noted.
20			109755	NO	General Support	Supports rezoning of land within BWSEA.	Noted.
21			110244	NO	Interface Issues	Raises concern regarding land use change and conflict, including Jacfin land, SLRN and inclusion in BWSEA. Concerned the extension area includes their land parcel.	Further detailed planning for the Broader WSEA will be undertaken to ensure that interfaces between new employment lands and existing rural-residential areas are appropriately managed. Similarly, the Department is currently progressing planning to implement appropriate measures to treat the interface between the Jacfin Horsley Park site and existing adjoining residential areas. See also response as per WSEA_EXT01 Interface Issues. The proposed WSEA extension boundary does incorporate land South of Francis Road and West of Capitol Hill drive at this location. See response as per WSEA_EXT27
21			110244	NO	Interface Issues	Raises uncertainty regarding planning for transitional area between employment and rural residential uses, and requests further clarification of Jacfin proposal, studies of interface issues such as noise and visual amenity.	Response as per WSEA_EXT27 and 01 Interface Issues.
22			110162	NO	General Support	Supports BWSEA extension.	Noted.
23			110587	YES	General Support	Supports BWSEA extension.	Noted.
24			110003	YES	General Support	Supports BWSEA extension.	Noted.
25			108190	YES	General Support	Supports BWSEA extension.	Noted.
26			110539	YES	General Support	Supports BWSEA extension and requests opportunity to comment on any future rezoning of their land once further detailed assessment has been undertaken.	Noted.
27			110601	NO	Interface Issues	Reinforces the need to provide a buffer between industrial-type development and current and future executive housing.	Noted. The treatment of the interface between future employment uses and existing residential areas will be managed as part of detailed precinct planning and detailed site planning. See also response as per WSEA_EXT01 Interface Issues.
27			110601	NO	Interface Issues	Suggests that natural north-south ridgeline adjacent to Aldington Road is reinforced by suitable landscaping and is free of development associated with employment lands.	Noted. See also response as per WSEA_EXT01 Interface Issues.
27			110601	NO	Protection of Rural-Residential	Provides commentary regarding the importance of providing sufficient executive housing to support viable employment land in higher-order jobs such as business parks.	Noted.

27	110601	NO	Interface Issues	Recommends that the lands making up Aldington Road and Capitol Hill be zoned for residential purposes for executive housing.	Noted. The land in question is currently zoned a mix of E4 Environmental Living (which permits dwelling houses) and E2 Environmental Conservation under the Penrith LEP 2010. The proposed SEPP Amendment does not alter these zones at this stage. Future detailed planning for this area will consider the appropriate distribution of land uses in the area to achieve the most appropriate planning outcome. See also response as per WSEA_EXT01 Interface Issues.
28	110581	NO	Comment - Other	Notes Jacfin sites remain with existing WSEA and are not affected by changes, and requests opportunity to be involved in, and consulted regarding, an further planning changes in relation to the land adjacent the Jacfin Horsley Park site.	Noted.
28	110581	NO	Interface Issues	Notes Jacfin as a key stakeholder for all future rezoning assessment for land adjacent to their site in the existing WSEA.	Noted.
28	110581	NO	Coordination of regional planning	Notes that planning decisions as a result of PAC Concept Plan determination for Jacfin Horsley Park may have implications for land use on surrounding land that is proposed to be included in the Broader WSEA.	Noted. Identification and inclusion of the Broader WSEA precinct will allow the NSW Government to coordinate planning for the area and address the interface between existing zoned employment lands, future employment lands and existing residential areas.
29	110621	NO	General Support	Supports SEPP Amendment and the greater level of certainty provided to land owners about the area's future use as employment lands.	Noted.
29	110621	NO	Coordination of regional planning	Supports SEPP as statutory vehicle for future rezoning as it provides for a consistent approach across the BWSEA.	Noted.
29	110621	NO	Land Release	In absence of the finalised Structure Plan, the SEPP Amendment has little effect and it is imperative that the Structure Plan be finalised in order for development to be facilitated.	The Department is currently in the process of revising the 2013 Draft Structure Plan to consider the proposed Western Sydney Airport at Badgerys Creek. It is essential to ensure that strategic planning for the Broader WSEA aligns with planning for the airport to ensure land uses and infrastructure provision are planned appropriately. The purpose of the proposed SEPP Amendment is to establish the statutory framework for future detailed planning of the area.
29	110621	NO	Employment Uses	Identifies a need to broaden the existing land uses in the WSEA SEPP to accommodate a wider range of uses supporting higher order employment.	Noted. See also response as per WSEA_EXT10 Employment Uses.
29	110621	NO	Land Release	Interim planning procedures are required to enable land owners to progress the planning of their land in the absence of a finalised Structure Plan so that the employment objectives can be achieved.	In accordance with the existing planning framework, development proposals can be submitted to the respective consent authority for consideration for alternative zoning.
29	110621	NO	Comment - Other	Notes that SEPP Amendment reduces land in the BWSEA from that identified under the Draft Structure Plan from 6,300ha to 4,573ha.	The area identified by the proposed WSEA SEPP Amendment does not include land already identified for future employment within the South West Growth Centre and State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
29	110621	NO	Land Release	Reiterates comments made in regard to the Draft Structure Plan regarding demand for employment land; staging and timing of land release; view that the Specialised Centre should be outside the airport site so that the NSW Government has greater control over planning; and that the Broader WSEA Structure Plan needs to do more to ensure that the area fulfils its role as a City Shaper.	Noted. The demand and location of centre activities will be considered as part of the revision of the 2013 draft Structure Plan to consider the proposed Western Sydney Airport.
30	110629	NO	General Support	Supports broader planning initiative for BWSEA and requests ongoing involvement in BWSEA planning process.	Noted.
30	110629	NO	Employment Uses	Requests future planning take into account substantial land holdings and site's connection between Mamre Road and Elizabeth Drive.	Noted.
30	110629	NO	Employment Uses	Requests a broader mix of businesses such as offices, business parks and ancillary uses.	Noted. See also response as per WSEA_EXT10 Employment Uses.
31	110633	NO	Protection of Rural-Residential	Maintains that land needs to provide residential lots for executive housing and notes studies by Penrith Council, UWS and Urbis that support this.	Noted. Response as per WSEA_EXT01 Employment Uses
31	110633	NO	Protection of Rural-Residential	Notes that executive housing is necessary to support local business growth.	Noted. Response as per WSEA_EXT01 Employment Uses
31	110633	NO	Protection of Rural-Residential	Requests that Capitol Hill be planned as a matter of priority, and notes 170ha land holding by Pazit Pty Ltd that can be readily serviced and developed.	Noted.
32	111002	YES	General Support	In support of the proposed extensions to the Western Sydney Employment Area.	Noted.
32	111002	YES	Employment Uses	Notes Business and Private communities are making positive choices to establish themselves, settle and grow within Western Sydney. With proper and adequate planning, residents should be afforded the opportunity to live and work within close proximity of their home and employment.	Noted.
32	111002	YES	Transport and Traffic	Supports land being ear-marked for uses such as transport (road, rail, air & associated infrastructure), warehousing, manufacturing, office space, schooling, pre-schools and child-care centres.	Noted.
33	110627	NO	General Support	Supports the amendment of the WSEA SEPP to include the BWSEA precinct. Notes EJC's planning proposal for Sydney Science Park makes up 6.5% of BWSEA area. Planning proposal envisages rezoning of the site will make available 340,000m2 of employment floor space, 100,000m2 of education floor space and 30,000m2 of retail floor space across the site. Greater employment densities will be achieved than envisaged in BWSEA Draft Structure Plan.	Noted.
34	110609	NO	Transport and Traffic	Notes history of his family's ownership of Caltex service station on Mamre Road and investment in property. Requests that no changes are made to Mamre Road that would adversely impact on current or future traffic demands.	Noted. Detailed analysis of the regional traffic network, including of any future upgrades required to support employment growth in the Broader WSEA, will be undertaken in the Department's review of the 2013 draft Structure Plan and future detailed planning for the region. These comments will be considered as part of this future planning, and further consultation will be undertaken prior to any road infrastructure upgrades taking place.
35	110625	NO	General Support	Welcomes the SEPP Amendment as a positive initial step in planning process.	Noted.
35	110625	NO	BWSEA Boundary	Notes position of land holding adjacent to Badgerys Creek Airport and opportunities to deliver employment, industrial or business uses, as well as other diverse opportunities.	Noted.
36	111104	YES	General Support	Supports broader planning initiative for BWSEA and requests ongoing involvement in BWSEA planning process.	Noted.
37	110246	YES	General Support	General support for the proposal.	Noted.

37	110246	YES	Western Sydney Airport	Questioned whether compensation will be granted for noise insulation in affected areas.	Under current regulations residential uses are conditionally permitted in the 20-25 ANEF which applies to parts of Kemps Creek. The Australian Government will prepare an Environmental Impact Assessment (EIS) report for the airport proposal which will include revised noise contours and consideration of potential noise impacts. Noise impacts on existing dwellings which are greater than the Australian Standards will be addressed through the EIS approval process. For further enquiries in relation to the proposed airport please contact the Australian Government www.infrastructure.gov.au/aviation/airport/western_sydney
LAND OWNERS AND RESIDENTS – OUTSIDE OF BWSEA					
38	110613	YES	BWSEA Boundary	Requests the inclusion of properties on the eastern side of Mamre Road between Kerrs Road and Elizabeth Drive in order to provide buffer between future employment lands and established residential land. States that this would provides for logical characterisation of Mamre Road as an employment route.	Noted. There are no current directions to expand the WSEA boundary at this location, at this time. However, land owners may seek council consideration of alternative zonings through existing LEP Amendment processes. Development impacts will be mitigated through subsequent detailed planning processes.
38	110613	YES	Transport and Traffic	Raises concern about impact of traffic and safety implications of heavy vehicle movements and increased traffic in general for residential properties accessing Mamre Road directly.	Noted. Future traffic-generating development within the Broader WSEA will be assessed to ensure ongoing road safety and identify access impacts associated with increased vehicle numbers on the road network.
39	110453	YES	Interface Issues	Raises concern about lack of buffer zone to manage noise, air and visual impacts around Mount Vernon and Twin Creeks.	The identification of the BWSEA Precinct boundary in the WSEA SEPP does not denote the developable area. Interface issues between existing residential areas and new development proposals will be addressed through future detailed planning and consideration of development proposals. See also response as per WSEA_EXT47 General Objection.
39	110453	YES	Biodiversity and Environmental Issues	Raises concern about the protection of the water catchment and areas of significant vegetation and habitat of the south creek catchment.	Noted. See also WSEA_EXT13 Biodiversity and Environmental Issues.
40	107327	NO	General Support	Supports proposal.	Noted.
41	111039	NO	Consultation Process	Concerned regarding quality of consultation documents (including map quality) and adequacy of supporting documentation.	Noted. The WSEA SEPP amendment is largely an administrative amendment to identify a boundary area for coordinated planning. The 2013 draft Structure Plan included a proposal for an expanded WSEA boundary, and reflected consideration of land use, infrastructure and biodiversity matters. Further detailed planning and community consultation will be undertaken as part of subsequent rezoning stages, which will more specifically address site specific issues. The map on display throughout the exhibition is the administrative map that forms part of the SEPP proposed to be amended.
41	111039	NO	Transport and Traffic	General comment about how road congestion and public transport will be addressed. Specific comments about the Elizabeth Drive Upgrade, including concerns about planning process, lack of detail and existing traffic issues.	Noted. The 2013 draft Structure Plan incorporated indicative public transport networks to support anticipated development. See also response as per WSEA_EXT01 and 43 Transport and Traffic.
41	111039	NO	Interface Issues	Questioned how noise issues would be managed.	The Department will work with the Environment Protection Authority as part of future land use planning for the Broader WSEA to ensure that development proposals support all relevant regulations and NSW Government policies on noise management. All development proposals will be required to comply with existing air, noise, and environmental controls as regulated by Commonwealth and State Legislation as part of the development assessment process.
41	111039	NO	Biodiversity and Environmental Issues	Raised concerns regarding water pollution and vegetation loss.	Noted. Further planning will be undertaken to address the potential for water pollution and vegetation loss as part of subsequent detailed planning stages. See also response as per WSEA_EXT12 Biodiversity and Environmental Issues.
41	111039	NO	Employment Uses	Raised concerns regarding population increase, housing and land development.	Noted. The WSEA SEPP amendment and WSEA extension proposal has been identified to support delivery of employment for Sydney's growing population. The area is supported by surrounding North West and South West housing growth centres.
42	110983	NO	BWSEA Boundary	Requests that approximately 20 hectares of land at 1450 Elizabeth Drive, Kemps Creek be excluded from the South West Growth Centres Precinct and instead be included in the Broader Western Sydney Employment Area.	Noted. The purpose of the draft SEPP Amendment is to identify land for future employment. The land in question is identified for future urban uses under the Sydney Region Growth Centres SEPP. These uses may be reviewed at precinct planning or land release to confirm their suitability. The draft SEPP Amendment does not release or rezone land for development, and the mechanisms for these actions to occur are expected to be much the same as for the Growth Centres. The Department, as the principal authority for planning for employment lands in both the WSEA and the Growth Centres, will continue to provide coordinated planning for the release of all greenfield employment lands in this region of western Sydney.
42	110983	NO	Land Release	Seeks advice on early land release and consideration of out of sequence development.	The State Government coordinates land release in the growth centres to ensure planning for the area is delivered in a coordinated process in line with the planning and delivery of necessary utility and transport infrastructure to support development. Out of sequence development proposals may be considered by the state government and local councils. However, these may only proceed at no additional cost to government.
43	108746	NO	Transport and Traffic	Raises concerns regarding ability of landfill and recycling business on the southern side of Elizabeth Drive opposite the Mamre Rd intersection to access Elizabeth Drive as a result of proposed road upgrades.	The upgrade of Elizabeth Drive is separate to the BWSEA SEPP Amendment, and forms part of a package of works known as the Western Sydney Infrastructure Plan that is jointly funded by the State and Commonwealth Governments. NSW Roads and Maritime Services will be consulting with affected land owners regarding road alignment and access arrangements for existing land owners and businesses once these initiatives commence.
44	111022	NO	BWSEA Boundary	Requests inclusion of site at 785-811 Wallgrove Road, Horsley Park, within WSEA. Request based on site's existing rural industry operations, the expected continuation of these uses, the conflict between existing use and existing land use zoning, and interface with existing WSEA.	Noted. There are no current directions to expand the WSEA boundary at this location, at this time. Existing permitted uses may continue in accordance with conditions of development consent. Land owners may seek council and state government consideration of alternative zonings through existing LEP Amendment processes.
45	107266	YES	Employment Uses	BWSEA needs to include a mix of employment uses such as offices, science research and IT, not just warehouses. Government and universities should support this by relocating facilities to area.	Noted. See also response as per WSEA_EXT10 Employment Uses.
45	107266	YES	Transport and Traffic	Public transport improvements such as Leppington Rail Link extension should be implemented as soon as possible to reduce car usage.	Noted. Transport for NSW is leading the investigation of the South West Rail Link extension corridor protection initiative. The timing of delivery for passenger transport related infrastructure is generally undertaken in accordance with an assessment of population growth, patronage demand and infrastructure cost.
46	111033	NO	General Objection	Believes land should be used for recreational and environmental uses instead.	Noted. The Department is planning for employment uses within the Broader WSEA in order to grow employment in western Sydney and ensure that there is adequate supply of employment land to support the economic productivity of Sydney. As part of this process, the Department will seek to protect key areas of environmental significance and set aside land for public purposes where appropriate.
46	111033	NO	Western Sydney Airport	Notes objection to Badgerys Creek Airport due to the negative environmental impact on residents.	Noted.
46	111033	NO	Consultation Process	Concerned that there is a lack of information supplied on what the land will be used for.	Noted. The area has been identified for future employment uses and this was noted in all communication materials. Demand studies undertaken for the 2013 draft Structure Plan indicates transport and logistic type warehousing with an office component is the likely type of development which would occur in the short term.
47	110449	YES	General Objection	Does not support the proposed employment land use at the Mount Vernon and Capitol Hill drive location.	Noted. The WSEA SEPP amendment does not rezone the land. Land in the vicinity of Capitol Hill has been included within the Broader WSEA boundary in the proposed SEPP Amendment in order to ensure that future detailed planning for this area can be coordinated by the Department, and the sensitive interface between future employment uses and existing rural-residential uses is managed appropriately.
47	110449	YES	Protection of Rural-Residential	Mount Vernon and Capitol Hill Drive should remain rural residential.	Noted.
47	110449	YES	Interface Issues	Industrial development would ruin aesthetics of the area. The hill adjoining Bakers Lane provides a good natural barrier.	Noted. Future detailed precinct planning for this area will be undertaken in order to determine the best way to manage the visual and land use relationship between existing rural-residential uses and future employment areas.
47	110449	YES	Transport and Traffic	Concerned about impact of heavy vehicles and general increase in traffic on road safety.	Noted. Future traffic-generating development within the Broader WSEA will be required to assess their impact on the road network, including other matters such as noise generation. Safety will be a major consideration in the planning for future road network upgrades.

48	110451	YES	General Objection	Objects to extension of BWSEA to Capitol Hill Drive.	Noted. See also response as per WSEA_EXT47 General Objection.
48	110451	YES	Interface Issues	Objects to extension of BWSEA to Capitol Hill Drive for aesthetic and lifestyle reasons.	Noted. See also response as per WSEA_EXT47 General Objection.
49	110561	YES	Biodiversity and Environmental Issues	Stresses that Elizabeth Drive should not be widened and important trees along Elizabeth Drive should be retained, and cannot be adequately offset.	The upgrade of Elizabeth Drive is separate to the BWSEA SEPP Amendment, and forms part of a package of works known as the Western Sydney Infrastructure Plan (WSIP) that is jointly funded by the State and Commonwealth Governments. As part of this the WSIP, Elizabeth Drive has been identified for upgrading to meet anticipated vehicle movement. The NSW Roads and Maritime Services will prepare and exhibit environmental assessments detailing the proposed works and mitigation measures for impacts, including vegetation management. These environmental assessments will be made available for public consultation. All landowners will be notified once the project has been initiated. Enquires for the proposed upgrade should be directed to NSW Roads and Maritime Services.
49	110561	YES	General Objection	Objects to the proposal to expand the WSEA	Noted.
49	110561	YES	Biodiversity and Environmental Issues	Notes potential for destruction of native flora and fauna. Seeks further assessment of biodiversity values. Biodiversity corridors should be provided throughout the BWSEA.	Noted. See also response as per WSEA_EXT13 Biodiversity and Environmental Issues.
49	110561	YES	Employment Uses	Notes lack of jobs created created by proposed employment uses.	Noted.
49	110561	YES	Transport and Traffic	Notes impact of increased traffic from development of the area.	Noted.
50	110623	NO	General Support	Supports Draft Structure Plan and associated business opportunities and employment.	Noted.
50	110623	NO	Transport and Traffic	Requests that consideration be given to existing businesses for access to Elizabeth Drive during upgrades.	Noted. Response as per WSEA_EXT43 Transport and Traffic.
51	110666	NO	Consultation Process	Concerned that Fairfield Advance advertisement 3/9/14 was first notification of Broader WSEA proposal. States that greater notification should have been undertaken and that Growth Centres website should have been updated.	Noted. Response as per WSEA_EXT13 Consultation Process. The webpage for all Departmental proposals on exhibition is www.planning.nsw.gov.au/onexhibition
51	110666	NO	Biodiversity and Environmental Issues	Concerned that the proposal will result in the loss of substantial green space, biodiversity and productive agricultural land. Concerned that proposal is not consistent with principles of ecologically sustainable development. Notes impact of air, noise, and other environmental pollution from proposed future development.	The SEPP Amendment establishes the framework for future planning for the Broader WSEA. Issues such as green space, biodiversity conservation and land use change will be addressed in the review of the Draft Structure Plan and subsequent detailed precinct planning stages.
51	110666	NO	Western Sydney Airport	Concern that Badgerys Creek Airport is scheduled for commencement of construction in 2015 when EIS has not been released.	The Australian Government Department of Infrastructure and Regional Development is responsible for coordinating preparation of the Environmental Impact Assessment and commercial arrangements relating to the development of the Badgerys Creek Airport. Please contact the Department of Infrastructure and Regional Development for queries or concerns in relation to this initiative. www.infrastructure.gov.au/aviation/airport/western_sydney
51	110666	NO	General Objection	Objects to BWSEA proposal.	Noted.
52	110607	NO	Comment - Other	Proposes alternate plan for development surrounding the airport at Badgerys Creek, including transport upgrades, Grand Prix-capable racetrack, major sports stadium and affordable housing.	Noted.
53	110922	NO	General Support	Supports rezoning of land within BWSEA.	Noted. The Draft SEPP Amendment does not rezone land at this time, but instead establishes the statutory framework for this to occur in the future.
54	111228	NO	General Objection	Objects to the BWSEA proposal. Notes impact to land value in the area resulting from the ANEF contour regulations. Considers the proposal and Draft Broader WSEA Structure Plan to 'plan' for the proposed Badgerys Creek Airport. Notes no consideration of North /South runway alignment by Draft Structure Plan.	Noted. The draft Structure Plan noted the existing s117 directions relating to the proposed Badgerys Creek Airport, which have been in place for some time. This direction regulates the use of the area for non residential uses, which supports use of the area for employment uses.
54	111228	NO	Western Sydney Airport	Does not support the airport at this location noting air, noise, and environmental impacts associated with the proposal. Requests greater consideration and planning in relation to the airport proposal. Notes potential for Hazard and Risk impacts and Duty of Care responsibility. Submission includes excerpts from the 1999 NSW State Government's submission concerning the Environmental Assessment for the proposed second Sydney airport, and other matters.	Noted. The Badgerys Creek Airport proposal is an Australian Government initiative. Please contact the Department of Infrastructure and Regional Development for queries or concerns in relation to this initiative. www.infrastructure.gov.au/aviation/airport/western_sydney
54	111228	NO	Consultation Process	Considered the exhibition period insufficient. Notes clarity of mapping insufficient.	The exhibition period was extended from four weeks to almost eight weeks, which is considered an extended exhibition period, to accommodate an additional community drop-in session at Horsley Park. See also response as per WSEA_EXT13 Consultation Process.