

Western Sydney Employment Area Land Extension



Planning & Environment

Frequently Asked Questions

December 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 new land for industry and employment, including transport and logistics, warehousing and office space.
- 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.

WHY DID WE ESTABLISH THE WSEA?

- The NSW 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.
- As part of these revisions, we have extended the existing WSEA boundary south to Elizabeth Drive and to include land west of the airport site.
- To confirm the new WSEA area, we've amended the State Environmental Planning Policy (Western Sydney Employment Area) 2009 and the Land Application Map to include the new area.

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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.

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.
- Landowners in the extended WSEA will now 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 NSW Government has started planning for a corridor that will connect the South West Rail Link to 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 the next ten 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 other local roads.

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

- The Department of Planning and 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.



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- These strategies will tell land owners which 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 extension to the WSEA, please contact the Department's Community Relations Team during business hours on 1300 730 550 or visit www.planning.nsw.gov.au/wsea
- 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 or visit www.infrastructure.gov.au/aviation/airport/western_sydney

WHAT HAPPENS NEXT?

- We are currently reviewing the WSEA Structure Plan. This will be released for community feedback later in 2015.
- Opportunities and recommendations for land release for housing and employment will be considered in response to market demand and planned infrastructure delivery.
- The Department of Planning and Environment will assist councils and landowners in coordinating land release and staged rezoning in key areas to meet demand. Developer-led planning proposals may also be considered where there is no additional cost to government.