

# Broader Western Sydney Employment Area

## WHAT IS THE BROADER WESTERN SYDNEY EMPLOYMENT AREA?

- The Broader Western Sydney Employment Area (WSEA) is expected to become the largest employment area in NSW.
- Once fully developed, it will run from the intersection of the M4 and M7 at Eastern Creek to Bringelly in the south – a distance of about 20km.
- Its total size will be equivalent to the size of four City of Sydney council areas.
- About 57,000 new jobs are expected to be located at the employment area over the next 30+ years.
- A total of 212,000 new jobs are expected to be located in the area when it is fully developed beyond 2046.

## HOW DOES THIS HELP MEET THE GOVERNMENT'S PLANS FOR WESTERN SYDNEY?

- Development of the Broader WSEA will help deliver on a Government commitment to allow people in Western Sydney – the city's population heartland where more than two million people live – to have employment opportunities closer to their homes.
- It will play a key role delivering the NSW Government's Metropolitan Strategy target to have 50 per cent of Sydney's new jobs in Western Sydney in the period to 2031.
- The employment area is listed as one of nine key city shapers in the draft Metropolitan Strategy with the potential to transform Sydney.

## WHAT ARE THE BENEFITS FOR DEVELOPING THE BROADER WSEA?

- It will help reduce commuting times, allowing residents to spend more time with their families.
- It will reduce pressure on our roads and transport corridors by enabling people to access workplaces close to their home.

## WHAT IS THE BROADER WSEA STRUCTURE PLAN?

- The NSW Government has released the Broader WSEA draft Structure Plan that outlines a planning vision for an area of more than 10,700 hectares.
- It identifies key infrastructure, such as water and transport links, which are required to support development.
- It also identifies the land that can support the area's long-term employment potential.
- The draft Structure Plan is the first step before more detailed precinct planning takes place and planning control and implementation plans are implemented.

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## WHAT EMPLOYMENT USES ARE ALREADY HAPPENING IN THE AREA?

- Some 1,750 hectares of land, mainly in the north of the employment area, is already zoned for employment purposes and is being actively developed for warehousing and other industrial purposes.
- The rest of the land is currently largely undeveloped and used for a variety of other uses including farmland, rural residential development or environmental protection.

## WHAT WILL HAPPEN TO THE UNDEVELOPED AREA?

- It is proposed about 6,300 hectares of land will be set aside for employment uses supported by new road and rail infrastructure and freight intermodal terminals.
- Further investigations will need to take place to preserve land that has high environmental value or is flood-affected within this area.

## WHAT TYPES OF JOBS ARE PROPOSED?

- About 57,000 new jobs will be created over 30 years, with about 21,000 office-based jobs and 36,000 in the industrial sector.
- Transport, logistics and warehousing is anticipated to be the predominant employment type in the short to medium term.
- As the area develops and as infrastructure and services increase in the area, it may provide opportunities for higher density employment such as business parks.

## WHAT NEW ROAD INFRASTRUCTURE CORRIDORS ARE PROPOSED?

- The draft Structure Plan outlines the road network which is required to support both future important cross-regional connections and growth within the employment area.
- This includes incorporating three options for the possible Outer Sydney Orbital (OSO), which is a north-south corridor connecting the F3 north of Sydney with the Hume Highway south of Campbelltown.
- Feedback on the draft Structure Plan will contribute to the strategic planning for the OSO as route selection progresses, in accordance with the NSW Long Term Transport Master Plan.
- Three new intersections between arterial roads and the possible OSO, a number of major arterial and sub-arterial roads or upgrades are also identified in the draft Structure Plan.

## WILL OLD WALLGROVE ROAD BE UPGRADED?

- Old Wallgrove Road at Eastern Creek is an important link that allows development traffic in the existing Western Sydney Employment Area to access the M7 motorway.
- The NSW Government has allocated \$70 million in the 2013-14 Budget through the Housing Acceleration Fund to help bring forward the road's widening and improvement to support employment growth in this area.

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- This will help unlock up to 1,200 hectares of employment land, with the potential to stimulate up to 30,000 jobs.
- It is expected construction will commence in 2014 and be completed by 2016.

## WHAT ARE THE PLANS FOR FREIGHT TRAFFIC?

- The draft Structure Plan shows possible future freight and rail infrastructure corridors, a prudent and sensible approach to long-term infrastructure planning.
- Two sites have been identified for a possible intermodal facility – where freight is transferred between road and rail - one within the Eastern Creek precinct of existing Western Sydney Employment Area and one located north of Elizabeth Drive and west of Luddenham Road.

## HOW WILL THE ENVIRONMENT BE PROTECTED?

- Approximately 254 hectares has already been preserved in the northern part of the existing employment area, with a further 600 hectares to be investigated for protection as new employment areas are created.
- The draft Structure Plan will inform the protection of important areas of Cumberland Plain Woodland.

## WILL THERE BE A CHANCE TO PROVIDE FEEDBACK AND ASK MORE QUESTIONS?

- Yes, the draft Structure Plan will be on exhibition until 26 August 2013.
- This is a formal opportunity for the community and other stakeholders to have their say on the future of their local area.
- The Department of Planning and Infrastructure will notify landowners and consider all submissions before the draft Structure Plan is finalised.

## WHAT CONSULTATION HAS TAKEN PLACE TO DATE?

- The project is led by a steering group consisting of Penrith, Blacktown, Fairfield and Liverpool Councils, Sydney Water, Transport for NSW and the Department of Planning and Infrastructure.
- The project team has held three major workshops with Commonwealth, State and local government and industry representative groups.
- Outcomes of these consultation events are displayed on the department's website.

## WHAT IMPACT WILL THE DRAFT STRUCTURE PLAN HAVE ON EXISTING LANDOWNERS?

- The draft Structure Plan will have no immediate impact on landholder's property. It is a draft plan for the future.

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- Some areas have been identified as unsuitable for intensive employment uses, in particular at Luddenham Road West and Aldington Road East, and the draft Structure Plan proposes no change to the current land uses.
- Areas suitable for possible development as employment land will undergo further investigation when the draft Structure Plan is finalised. Any proposed rezoning of land will be subject to a full public exhibition process as part of subsequent precinct planning processes.

## HOW SOON AFTER THE DRAFT STRUCTURE PLAN IS FINALISED WILL DEVELOPMENT START?

- Under current market conditions, it is anticipated there will be demand for an additional 2,100 hectares of employment land over the next 30 years.
- Development of the first precinct is likely to commence in 2016 following detailed precinct planning and rezoning.
- The entire Broader Western Sydney Area is expected to be developed beyond 2046.

## WHAT IS PROPOSED FOR THE COMMONWEALTH LAND AND HOW DOES IT AFFECT ANY PLANS FOR BADGERYS CREEK AIRPORT?

- The draft Structure Plan includes 1,700 hectares of Commonwealth land at Badgerys Creek. This would not stop the site being used for an airport in the future.
- The Commonwealth Government owns the land and under Commonwealth legislation is able to set its own land-use controls.
- Airport and aviation facilities are a Commonwealth Government responsibility.
- Employment uses surrounding the Commonwealth site would not affect the future use of the site as an airport.

## IS NEW RESIDENTIAL DEVELOPMENT ALLOWED?

- No, the draft Structure Plan area does not support any additional or more intense residential development.
- This is in line with the government's vision of the area as an employment area.

## IF YOU REQUIRE ANY FURTHER INFORMATION

Please contact the Community Relations Team on **1300 730 550** or email [community@planning.nsw.gov.au](mailto:community@planning.nsw.gov.au) or go to [www.planning.nsw.gov.au/wsea](http://www.planning.nsw.gov.au/wsea)

## IMPORTANT

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