

EXPLANATION OF INTENDED EFFECT

PROPOSED AMENDMENT OF STATE ENVIRONMENTAL PLANNING POLICY
(WESTERN SYDNEY EMPLOYMENT AREA) 2009

It is proposed to amend *State Environmental Planning Policy (Western Sydney Employment Area) 2009* ("WSEA SEPP") by:

- Introducing a new precinct by title, known as the *Broader Western Sydney Employment Area* precinct.
- Inserting a new "Land Application Map" which identifies the new Broader Western Sydney Employment Area precinct boundary.

Objectives

The proposed amendments to the WSEA SEPP are intended to:

- Identify new land for intended future employment purposes by expanding the WSEA lands to ensure there is adequate land to supply jobs to Western Sydney.

EXPLANATION OF PROVISIONS:**Part 1 Preliminary****4. Land to which this Policy applies**

Under the WSEA SEPP, WSEA lands are currently divided into 10 precincts. The proposed amendment will introduce a new 11th precinct known as the *Broader Western Sydney Employment Area* precinct.

The policy will apply to the land identified on the Land Application Map.

Note. The Land Application Map shows the subject land divided into the following precincts:

- (a) Precinct 1 (Former Wonderland),
- (b) Precinct 2 (Eastern Creek),
- (c) Precinct 3 (Huntingwood),
- (d) Precinct 4 (Raceway),
- (e) Precinct 6 (Ropes Creek),
- (f) Precinct 7 (Erskine Park Employment Lands),
- (g) Precinct 8 (South of Sydney Catchment Authority Warragamba Pipelines),
- (h) Precinct 9 (Quarantine Station),
- (i) Precinct 10 (Greystanes Northern Employment Lands),
- (j) ***Precinct 11 (Broader Western Sydney Employment Area).***

7. Maps

The WSEA SEPP Land Application Map will be amended to include the new precinct (highlighted in purple). See the proposed map at **Attachment A**.

The proposed extension of the existing WSEA boundary will introduce an additional 4,537 hectares of new employment lands to be administered under WSEA SEPP.

Penrith Local Environmental Plan 2010 and *Liverpool Local Environmental Plan 2008* currently apply to development within the proposed extension. The proposed amendment to the Land Application Map does not rezone land and local planning instruments will continue to apply to the land.