

August 2014



The new state
of business



CREATING NEW JOBS IN WESTERN SYDNEY

AMENDING THE STATE
ENVIRONMENTAL PLANNING
POLICY TO EXPAND THE WESTERN
SYDNEY EMPLOYMENT AREA

Proposal
available for
public
comment



Planning &
Environment

WESTERN SYDNEY: AUSTRALIA'S GROWTH ENGINE

WESTERN SYDNEY HAS ONE OF THE FASTEST GROWING ECONOMIES IN AUSTRALIA WITH ITS ANNUAL GROSS REGIONAL PRODUCT REACHING ABOUT \$97 BILLION.

MORE THAN \$12 BILLION IN STATE AND REGIONALLY SIGNIFICANT PROJECTS WERE APPROVED IN THE AREA IN 2012-13. THE REGION IS HOME TO A MULTILINGUAL AND MULTICULTURAL POPULATION.

Western Sydney's population is expected to grow by

900,000 

2011-31



Artist's impression of a proposed specialised centre in the Western Sydney Employment Area

Western Sydney's population is growing rapidly. The number of people living in Western Sydney is expected to rise from 2 million in 2011 to 2.9 million in 2031. The New South Wales (NSW) Government expects this population surge to fuel demand for over 300,000 new jobs across the whole of Greater Western Sydney.

To meet this demand, the region's economy will need to diversify. More people and more businesses will also create the need for critical infrastructure such as roads and utilities.

WHAT IS THE WESTERN SYDNEY EMPLOYMENT AREA?

To enable Western Sydney to realise its potential, the NSW Government established the Western Sydney Employment Area.

Located about 50 kilometres from the Sydney central business district, the Western Sydney Employment Area enables businesses to use land for purposes such as transport and logistics, warehousing and office space.

In April 2014, the Commonwealth Government confirmed Sydney's second airport would be built at Badgerys Creek, near the Western Sydney Employment Area.

This means we can expect the Western Sydney Employment Area to provide more than the 57,000 jobs we'd predicted over the next 30 years, and the 212,000 jobs we'd forecasted for the longer term.

30 / **57,000+**
years jobs



36,000
industrial jobs



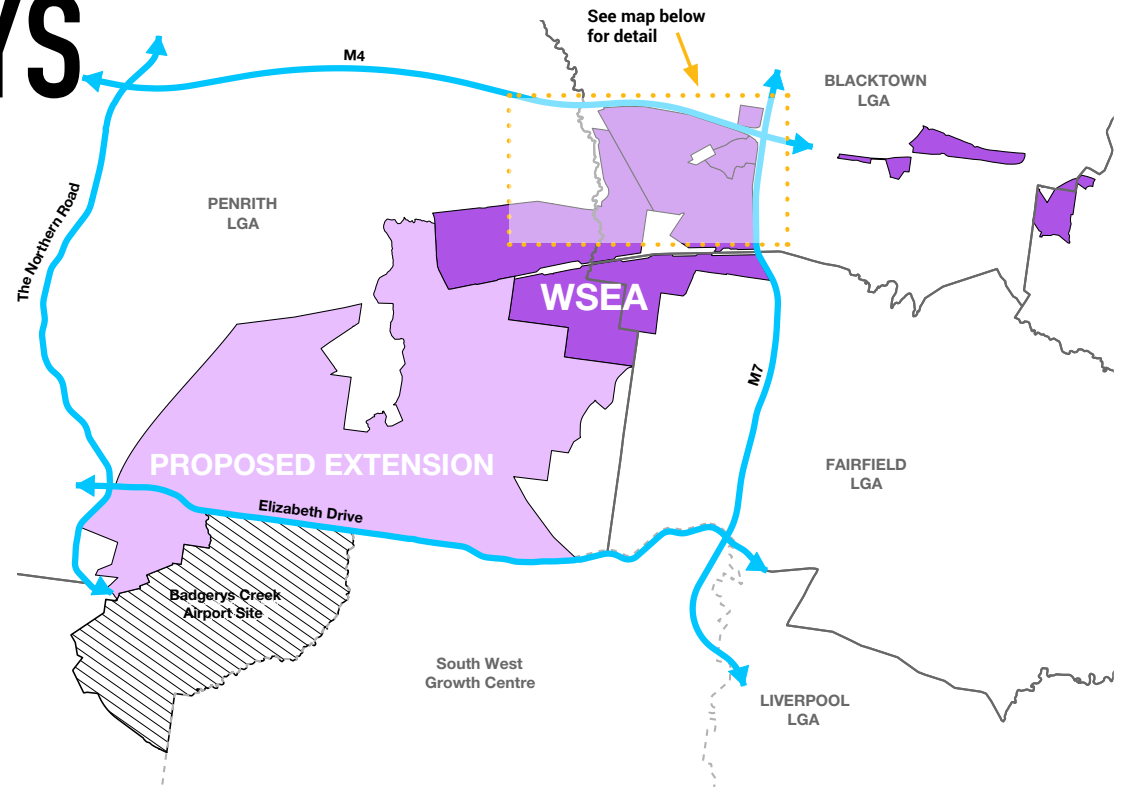
21,000
office jobs

212,000+ jobs
longer term

WHAT DOES BADGERYS CREEK AIRPORT MEAN FOR THE WESTERN SYDNEY EMPLOYMENT AREA?

THE BADGERYS CREEK ANNOUNCEMENT MEANS THE NSW GOVERNMENT CAN PLAN FOR THE FUTURE OF WESTERN SYDNEY.

This includes reworking the proposal we posted in June last year. We'll be doing this between now and 2015. In the meantime, we're planning to extend the existing Western Sydney Employment Area boundary south to Elizabeth Drive and to include land west of the planned second Sydney airport.



Map showing proposed extension to Western Sydney Employment Area and Badgerys Creek airport site



Map showing Old Wallgrove Road upgrade



If approved, these changes will allow the NSW Government to dedicate 4,537 more hectares to economic growth in Western Sydney, providing the potential for more of the region's residents to work closer to home. This will help them spend more time with family and friends.

By setting aside more land near Badgerys Creek for business use, the NSW Government will pave the way for more businesses to operate close to the airport. This means more people can travel easily to new markets, sell products to customers in Australia and beyond, and obtain supplies from interstate or internationally.



hectares
4,537

Landowners will not see an immediate change if the new Western Sydney Employment Area boundaries are adopted. We'll keep existing land use zones in place until we complete our planning. If we need to rezone any land, we'll undertake a detailed assessment and display the proposals for public comment.



WORK IS ALREADY WELL UNDERWAY ON IMPROVING TRANSPORT LINKS TO AND WITHIN WESTERN SYDNEY, INCLUDING BADGERYS CREEK AND THE LAND WE'RE PROPOSING TO INCLUDE IN THE WESTERN SYDNEY EMPLOYMENT AREA.



The NSW Government has started corridor planning to extend the nearly-completed South West Rail Link to Bringelly and head in two directions: north to the western rail line near St Marys and south to Narellan.

The Government proposes the planned extension includes a station at Badgerys Creek airport.

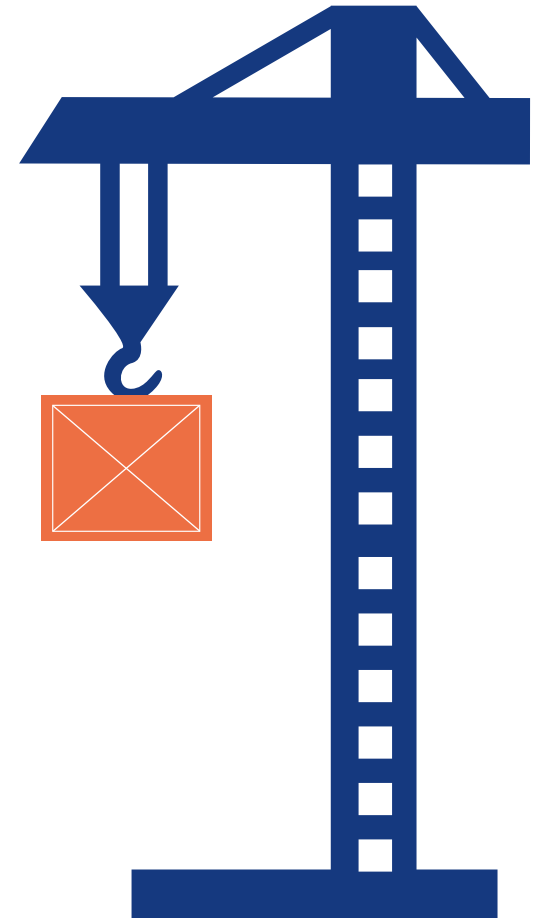


The NSW and Commonwealth Governments have announced \$3.5 billion in funding over 10 years to improve roads in Western Sydney near Badgerys Creek.

The governments are 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.

There are plans to build a new four-lane motorway along the Elizabeth Drive Corridor from the M7 Motorway to The Northern Road, and upgrade the interchanges connecting The Northern Road and Elizabeth Drive with arterial roads. There are also plans to spend \$200 million improving local roads.

We'll also be preparing strategies for smaller roads and utilities such as water, electricity, gas and telecommunications.



NEXT STEPS

TO SET THE LAND ASIDE UNTIL WE FINISH OUR PLANNING, WE'RE PROPOSING TO CHANGE THE STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY EMPLOYMENT AREA) 2009 AND LAND APPLICATION MAP.

The proposed changes are on display until 19 September 2014.

You can make submissions through:

our website: www.planning.nsw.gov.au/proposals

or by post: **Planning Strategies, Housing & Infrastructure**
GPO Box 39, Sydney NSW 2001

You can also view printouts of the proposed WSEA extension during business hours at:



Department of Planning & Environment

Level 5, 10 Valentine Ave, Parramatta
23-33 Bridge St, Sydney



Blacktown City Council

62 Flushcombe Rd, Blacktown



Fairfield City Council

86 Avoca Rd, Fairfield



Liverpool City Council

12–33 Moore St, Liverpool



Penrith City Council

601 High St, Penrith

Once the exhibition closes, we'll review your submissions and prepare a report for the Minister for Planning. We'll then notify affected landholders of the Minister's decision and we'll publish an update at [**www.planning.nsw.gov.au/wsea**](http://www.planning.nsw.gov.au/wsea)

FURTHER INFORMATION

WESTERN SYDNEY EMPLOYMENT AREA

For more information about the proposed Western Sydney Employment Area amendment, please contact the Department of Planning & Environment's community infoline during business hours on **1300 730 550**, or visit the project website at **www.planning.nsw.gov.au/wsea**

BADGERYS CREEK AIRPORT

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**, or email **wsiu@infrastructure.gov.au**

For project information visit
**[www.infrastructure.gov.au/aviation/
airport/western_sydney](http://www.infrastructure.gov.au/aviation/airport/western_sydney)**

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