

19 September 2014

Carolyn McNally
Secretary
Department of Planning and Environment
23-33 Bridge Street
Sydney NSW 2000

Re: Proposed Amendment of SEPP (Western Sydney Employment Area) 2009

Dear Carolyn,

The Urban Development Institute of Australia (UDIA) NSW is the leading property industry group promoting the responsible growth of this State. We have around 500 company members and more than 3,000 of their employees attend our events, sit on our committees, undertake training or are involved in the activities of the organisation on an annual basis. Our organisation is the oldest property development advocacy group in the country and was established in 1962.

UDIA NSW is governed by a 13 person Council that is elected annually by the membership. We have 8 policy committees that meet monthly and they actively advise the council on policy positions. UDIA NSW aims to secure the viability and sustainability of urban development for our members and therefore the communities that they create. Our policy agenda has three key themes, namely the delivery of more new homes for NSW, the provision of quality, affordable infrastructure to support development and the creation of more jobs closer to where people live.

The proposed SEPP amendment is welcomed by UDIA NSW, particularly as our August 2013 submission in response to the *Draft Structure Plan for the Broader Western Sydney Employment Area* (Broader WSEA) called for the proposed Western Sydney Employment Area to consider Badgerys Creek as the potential site for Sydney's second airport and the effect this would have on job creation and infrastructure provision in the area. A copy of UDIA NSW's August 2013 submission is attached to this letter as an annexure for your information.

UDIA NSW considers that the stimulation of investment in employment generating industries in Western Sydney is critical to addressing the existing and worsening jobs imbalance in Western Sydney. The timely and efficient release of land that is zoned for employment generating development is one mechanism by which the Government can stimulate this investment.

The staging of land rezoning should take into account the Federal Government's commitment to Badgerys Creek as Sydney's second airport and the associated infrastructure improvements around the site. Badgerys Creek Airport and associated infrastructure improvements will stimulate demand for employment lands beyond what was originally envisaged in the studies for the *Draft Structure Plan for the Broader WSEA*. Consequently, UDIA NSW recommends that the release of employment lands should be considerably hastened to make the provision of infrastructure improvements stemming from the Badgerys Creek Airport.

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While the 2009 SEPP is being amended, UDIA NSW takes this opportunity to reiterate a number of key principles raised in our August 2013 submission.

Affordable Employment Land

The lack of affordable employment land is causing potential multinational organisations to either pay a premium for land in Sydney or invest in other States where the price of land is considerably cheaper. The current market is making Sydney an uncompetitive market for job creation.

Zoning

The proposed zoning for the Broader WSEA is too narrow for job creation. The zoning needs to allow for greater flexibility in order to create high order jobs rather than the rigidity of light industry and heavy industry. A more supple zoning mirroring that of Norwest Business Park, Macquarie Park and Sydney Business Park will enable a higher number of uses and encourage investment in the area.

Centres

In order to avoid leaving the benefits that come with a specialised centre hostage to the whims of the Commonwealth Government UDIA NSW strongly recommends that the NSW Government should mark a specialised centre just north of the Commonwealth site. This provide NSW with greater flexibility, certainty and control.

UDIA NSW welcomes the opportunity to continue to play a role in the consultation process of the Broader Western Sydney Employment Area.

Should you wish to further discuss any of the above please contact Justin Drew, Manager, Policy and Government Relations at jdrew@udia-nsw.com.au or on (02) 9262 1214.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Stephen Albin', with a stylized flourish at the end.

Stephen Albin
Chief Executive