



19 September 2014

Housing, Growth & Economic Development  
GPO Box 39  
Sydney NSW 2001

Online submission: [www.planning.nsw.gov.au/proposals](http://www.planning.nsw.gov.au/proposals)

Dear Sir / Madam

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

APP Corporation Pty Ltd (APP) act on behalf of the owner of land at No. 1783 – 1789 Elizabeth Drive, Badgerys Creek and write in response to the exhibition of an amendment to State Environmental Planning Policy (Western Sydney Employment Area) 2009 (SEPP (WSEA)).

The amendment will extend the WSEA boundary south and southwest to Elizabeth Drive and introduce “Precinct 11 - Broader Western Sydney Employment Area” as shown on the “Land Application Map”. Figure 1 (below) shows the proposed boundary extension and new Broader WSEA Precinct, together with the location of No. 1783 - 1789 Elizabeth Drive, Badgerys Creek, legally described as Lot 1 DP 240718 (the site).

The site is located to the north of Elizabeth Drive, south of the SITA landfill site and has natural (and legal boundary) to the west with Badgerys Creek with an approximate area of 15.09 hectares.

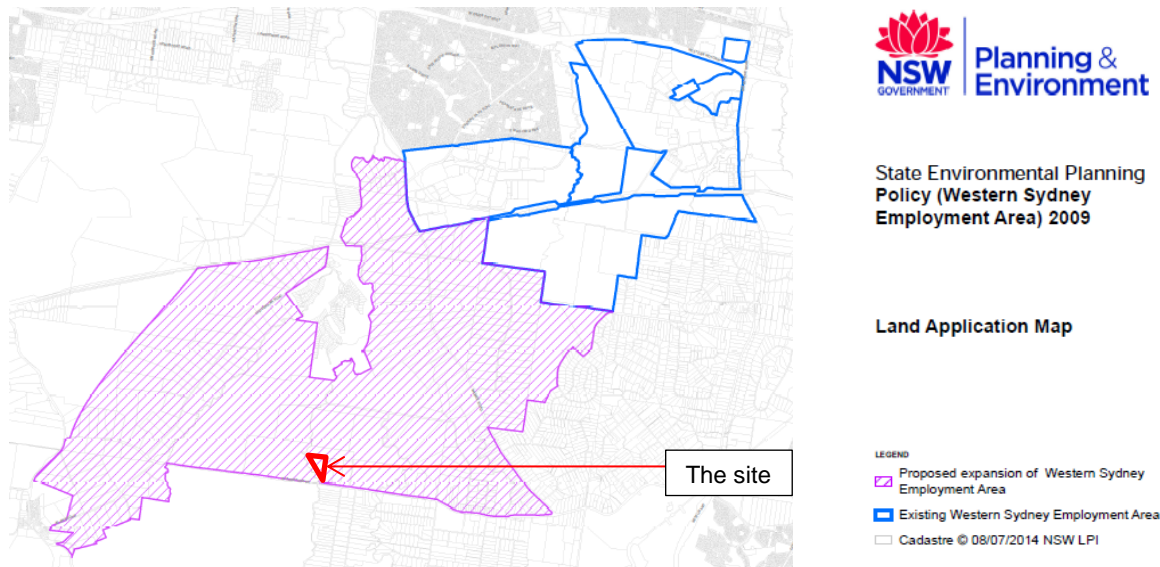


Figure 1: Extract of proposed amendment to SEPP “Land Application Map”(source: [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au))

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The announcement of Sydney's second airport in April 2014, has served as a catalyst for reconsideration of the draft Broader WSEA Structure Plan released in June 2013. It is understood that the current amendment to SEPP (WSEA) will not progress rezoning of the land within the Broader WSEA but does mark the first step in this process of developing the necessary planning instruments.

Our client, as a local resident and landowner welcomes and supports the amendment of SEPP (WSEA) that will provide greater certainty in the delivery of the Broader WSEA and more than 4,537 hectares of employment generating land.

The process ahead presents a unique opportunity to review and refine the draft structure plan as well as key investigation reports into land suitability and capability within the proposed precinct, such as the *Biodiversity and Riparian Assessment* undertaken by Ecological Australia with the view to establishing realistic and suitable controls while maximising the provision of delivery of well-located and serviced employment lands.

In this regard, the locational benefits of the site within the immediate context the proposed airport, with direct access to the main east-west corridor of Elizabeth Drive would be appropriate for future industrial, enterprise or business related uses. Moreover, the size of the site and its location within a cluster of smaller land holdings provides diverse redevelopment opportunities as a standalone property or as part of a large consolidated land holding.

We would welcome the opportunity to have detailed input and involvement with future planning of the area, including (but not limited to) the development of the structure plan, zoning and land use controls in relation to the definition and location of the boundary between the riparian corridor and the adjacent developable land.

Once again the Sims Family, wish to express their support for the proposed amendment to SEPP (WSEA) and the subsequent process of public engagement and precinct planning. Should you have any questions, please do not hesitate to contact me on 9956 1218 or [rachael.snape@app.com.au](mailto:rachael.snape@app.com.au).

Yours sincerely

A handwritten signature in black ink, appearing to be 'Rachael Snape', with a small horizontal line at the end.

Rachael Snape  
**Senior Planner – APP Corporation**