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Ref: D2014/90776

Mr Bruce Colman  
Director Employment Precincts  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

Attention: Mr Brent McLean  
Team Leader – Employment Precincts

Dear Mr Colman,

**Proposed Amendment of State Environmental Planning Policy (Western Sydney Employment Areas) 2009**

I refer to the proposal to amend *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (WSEA SEPP) by introducing a new *Broader Western Sydney Employment Area* precinct and inserting a new "Land Application Map" to identify the new precinct boundary.

The new *Broader Western Sydney Employment Area* precinct is of interest to the Sydney Catchment Authority (SCA) as the Warragamba Pipelines run through the precinct in the east and form the northern border to the precinct in the west. The Warragamba Pipelines are owned and managed by the Sydney Catchment Authority (SCA) with the corridor being designated as a Schedule 1 Controlled Area under the *Sydney Water Catchment Management Act 1998* where public access is prohibited.

The SCA's main concerns are that: the corridor remains secure as the employment area expands, development does not impede future use of the corridor for augmentation of water supply infrastructure, and that the SCA's current operational and maintenance practices are not adversely affected. In this regard, the Warragamba pipelines act as an important site constraint for future development in the proposed new precinct.

At this stage, it is difficult to know the exact impact of the proposal on the pipelines. Future issues are likely to involve: the effect of future transport routes on the pipelines including impacts on the SCA's need for 24 hour access to the pipelines for staff and contractors, the increased chance of intrusion by the public into the corridors, and increased risk to the pipelines from motor accidents as heavy freight and other traffic increases on adjacent roads. Stormwater management, flood risk and security issues will also be important. Additionally, any proposed crossings over the pipelines will need an easement and associated management arrangement to be negotiated with the SCA. For these reasons, the SCA requests that it is consulted closely as each stage of the new precinct progresses.

The attached map shows the position of the Warragamba pipeline relative to the *Broader Western Sydney Employment Area* precinct. As development options and structure plans

are prepared for the precinct, the SCA requests that future maps depicting the precinct also clearly show the location of the Warragamba pipeline. The SCA can provide the necessary GIS shape files upon request.

The SCA has developed a set of guidelines for development adjacent to the Warragamba Pipelines and Upper Canal. The guidelines refer to the SCA's requirements for matters including security fencing, boundary interface and stormwater control. The "Guidelines for development adjacent to the Upper Canal and Warragamba Pipelines" are available on the SCA website under "publications". A hard copy is also attached for your information.

### **Recommendation**

In light of the above, the SCA requests:

1. that the Warragamba Pipelines and associated corridor be recognised as a site constraint for future development within the new *Broader Western Sydney Employment Area* precinct;
2. that the SCA is consulted closely as each stage of the new precinct progresses;
3. that future maps depicting the precinct clearly show the location of the Warragamba pipelines.

Should you have any questions, please contact Mr Stuart Little, A/ Senior Land Use Planner on 02 4886 9421.

Yours sincerely



19/9/14

**FRAN KELLY**  
**Manager, Planning and Assessments**

# Expansion of the Western Sydney Employment Area

## Legend

-  Upper Canal Corridor
-  Pipeline - Warragamba (SCA)
-  Existing Western Sydney Employment Area
-  Proposed expansion of Western Sydney Employment Area



Scale 1:100,000  
Geographic Coordinate System  
Geocentric Datum of Australia 1994

Trim Ref: D2014/90257  
Created By: Bernie Milllynn  
Date: 10/09/2014

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