

## EXPLANATION OF INTENDED EFFECT

### STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY EMPLOYMENT AREA) 2009 – UPDATE TRANSPORT AND ARTERIAL ROAD INFRASTRUCTURE MAP

#### 1.0 OBJECTIVES OR INTENDED OUTCOMES

The proposed instrument (the proposal) will make amendments to *State Environmental Planning Policy (Western Sydney Employment Area) 2009* ('The WSEA SEPP'). The proposal is intended to amend the Transport and Arterial Road Infrastructure Plan Map.

The Transport and Arterial Road Infrastructure Plan Map (**Attachment A**) outlines the proposed WSEA transport infrastructure route. The map provides guidance to Councils, Agencies and developers in the WSEA as to the location of future transport infrastructure routes.

The Department has undertaken a detailed refinement process for WSEA transport infrastructure routes regarding the Southern Link Road Network (SLRN). The proposed amendment to the SEPP will update the Transport and Arterial Road Infrastructure Plan Map with an up to date, refined concept alignment for the road network. The updated transport infrastructure routes will provide greater certainty to Councils, Agencies and developers within the WSEA.

#### 2.0 EXPLANATION OF PROVISIONS

This section provides an explanation of the proposed provisions of the draft SEPP Amendment. Terms used in this description have the same meaning as in the Environmental Planning and Assessment Act 1979 ('EP&A Act') or the Standard Instrument.

##### 2.1 Transport and Arterial Road Infrastructure Map (TAI 001)

The proposed amendment will amend the Transport and Arterial Road Infrastructure Plan Map. The existing Transport and Arterial Road Infrastructure Plan Map will be removed and replaced with a new map identifying refined transport infrastructure routes.

Clause 26 of the WSEA SEPP requires that consent authority must refer to the Secretary any application for consent to carry out development on or in the vicinity of a proposed transport infrastructure route as shown in the Transport Arterial Road Infrastructure Plan Map and take the Secretary's comments into consideration regarding the compatibility of the development with the related transport route. The proposed amendment will allow for Clause 26 to be properly applied to the WSEA road network.

Clause 2, Schedule 4 of the SEPP, Requirements relating to preparation and content of development control plans, requires that with respect to traffic, parking and key access points, a development control plan must be consistent with the Transport Arterial Road Infrastructure Plan. The proposed amendment will ensure that development control plans are consistent with the proposed transport infrastructure routes.