

WSEA regional road network



Planning & Environment

Frequently Asked Questions

October 2014

WHAT IS BEING PROPOSED IN THE WESTERN SYDNEY EMPLOYMENT AREA?

- As part of our plan to create a world class road network in the Western Sydney Employment Area (WSEA) we are asking for feedback on changes to the regional road network.
- The changes affect the alignment of the Southern Link Road Network (an east-west link between Mamre Road and Wallgrove Road) and the Archbold Road extension (connecting the Great Western Highway with the Erskine Park Link Road).
- The changes are reflected on the Transport and Arterial Road Infrastructure Plan Map which is now on exhibition.
- The Transport and Arterial Road Infrastructure Plan Map identifies the indicative location of future regional roads within the WSEA.

WHAT IS THE WESTERN SYDNEY EMPLOYMENT AREA?

- The NSW Government established the WSEA in 2009 to provide businesses in the region with land for industry and employment, catering for transport and logistics, warehousing and office space.
- Located about 50 kilometres from the Sydney central business district, the WSEA gives these businesses access to roads and utility services and is close to the planned new airport at Badgerys Creek.

WHY IS THE REGIONAL ROAD NETWORK IMPORTANT?

- We want to make the road network in the WSEA as easy to get to and move around as possible.
- Once we have a good road network in place it makes it more viable to release land for new employment areas south of the Warragamba Pipeline, and in the Ropes Creek and Eastern Creek precincts of the WSEA.
- Developing the land in these areas is expected to generate over 40,000 jobs.

HOW IS THE ROAD NETWORK CHANGING IN THE WSEA?

- The changes being proposed move key sections of the Southern Link Road Network to the north, with the majority of the road now within the future employment area.
- In addition, some minor changes to the network are proposed as a result of the completion of the Erskine Park Link Road and the current Old Wallgrove Road upgrades.

WSEA regional road network



Planning & Environment

Frequently Asked Questions

October 2014

WHY ARE THE CHANGES BEING PROPOSED?

- As development within the WSEA has progressed, the Department has undertaken more detailed studies of the topography and land use patterns in the WSEA.
- This work has highlighted that we need to make sure that future development within the WSEA is compatible with the intended regional road corridors for the area.
- The changes being proposed will ensure that future development does not affect the ability to deliver the future regional road network within the WSEA.
- Applications for development within, or in the vicinity of, the identified corridors would be referred to the Department for consideration.

HOW WILL THE CHANGES AFFECT LAND OWNERS NEAR THE CORRIDORS?

- Land owners affected by the proposed road changes will be consulted as part of the detailed planning and environmental assessment of these proposals.
- No land is being acquired at this stage.
- Land that is required for the purpose of road construction would be identified during detailed planning for the road network. It would be acquired at that time in accordance with the processes established in the *Land Acquisition (Just Terms Compensation) Act 1991*.

WHEN WILL THE REGIONAL ROAD NETWORK FOR THE WSEA BE COMPLETED?

- The NSW Government has not allocated funding for the Southern Link Road Network or the Archbold Road extension at this stage.
- The Department will work with the relevant transport agencies. In the interim, the Department will also work with land owners in the WSEA to find ways of accelerating segments of the road, where this would be desirable, to provide more employment-generating development.
- There may be opportunities to provide development contributions or works-in-kind for this purpose.

WHEN CAN I SEE AND COMMENT ON THE PLANNED CHANGES?

- You can view the proposed changes to the regional road network for the WSEA online at: www.planning.nsw.gov.au/proposals
- You can also view the documents during business hours at:
 - **Department of Planning and Environment**
Level 5, 10 Valentine Ave, Parramatta, 23-33 Bridge St, Sydney

WSEA regional road network



Planning & Environment

Frequently Asked Questions

October 2014

- **Blacktown City Council**
62 Flushcombe Rd, Blacktown
- **Fairfield City Council**
86 Avoca Rd, Fairfield
- **Penrith City Council**
601 High St, Penrith
- Submissions can be made online at: www.planning.nsw.gov.au/proposals, or by post to: Housing, Growth & Economics, GPO Box 39, Sydney NSW 2001.
- We publish submissions online. So it's important to read our privacy statement at www.planning.nsw.gov.au/privacy
- Submissions close on 1 December 2014.

WHAT HAPPENS AFTER THE EXHIBITION?

- All submissions will be carefully considered and a report will be prepared for the Minister for Planning.
- If the planning changes are approved they will be introduced via an amendment to the *Western Sydney Employment Area State Environmental Planning Policy Amendment - Transport and Arterial Road Infrastructure Plan Map*.