

EXPLANATION OF INTENDED EFFECT

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

1.0 OBJECTIVES OR INTENDED OUTCOMES

The proposed State Environmental Planning Policy ('proposed SEPP') will amend the *State Environmental Planning Policy (Western Sydney Employment Area) 2009* ('WSEA SEPP') to:

- rezone land to the west of Mamre Road, Orchard Hills from RU2 Rural Landscape to IN1 General Industrial and SP2 Infrastructure; and
- amend associated maps in the WSEA SEPP, namely the 'Land Zoning Map', 'Transport and Arterial Road Infrastructure Plan Map', 'Industrial Release Area Map' and the 'Land Reservation Acquisition Map'.

Penrith City Council will continue to be the consent authority for development and be responsible for the assessment and determination of development applications in accordance with the planning controls for the Site.

The purpose of the proposed SEPP is to rezone rural land for industrial employment purposes to ensure there is an adequate supply of industrial zoned land to generate jobs in Western Sydney. The Site forms part of the recently announced Western Sydney Priority Growth Area, which aims to provide local people with better access to jobs within and around the planned Western Sydney Airport at Badgerys Creek, as well as infrastructure and services for local residents. The rezoning of the site to general industrial will assist in realising the objective of the new Priority Growth Area to provide better access to jobs by providing zoned land capable of accommodating industrial buildings and the associated employment opportunities.

2.0 EXPLANATION OF PROVISIONS – WSEA SEPP

2.1 Land to which the proposed amendment will apply

The proposed SEPP will apply to the *State Environmental Planning Policy (Western Sydney Employment Area) 2009*.

The proposed SEPP will rezone land to introduce an additional 46.93 hectares of new general industrial land.

Consultation regarding the proposed SEPP has been undertaken with Penrith City Council, Sydney Water, Roads and Maritime Services, the Office of Environment and Heritage and adjoining landowners to the Site.

Internal Access Road

Once the interim seagull island intersection to Lot 2171 / DP1153854 on Mamre Road is closed under Roads and Maritime Services' instruction, or deemed at capacity, a new signalised intersection with James Erskine Drive will be established. This will require the property described as Lot 2172 / DP1153854 to gain access to Lot 2171 / DP1153854. The

internal access road will be provided in general accordance with the Mamre West Development Control Plan and must be designed to RMS and Penrith Council requirements.

A clause is included within the *State Environmental Planning Policy (Western Sydney Employment Area) 2009* ensuring this access is secured for when it is required.

2.2 Maps

The proposed SEPP will amend the following maps consistent with the diagram shown at **Attachment A**:

- State Environmental Planning Policy (Western Sydney Employment Area) 2009 – Land Zoning Map;
- State Environmental Planning Policy (Western Sydney Employment Area) 2009 – Transport and Arterial Road Infrastructure Plan Map;
- State Environmental Planning Policy (Western Sydney Employment Area) 2009 – Industrial Release Area Map; and
- State Environmental Planning Policy (Western Sydney Employment Area) 2009 – Land Reservation Acquisition Map.