

Why do we need a plan?

57,000
New jobs within 30 years. More than 200,000 when fully developed.

We know that by 2031 our population will grow by an expected 1.3 million more people and that Greater Western Sydney will be home to more than half of Sydneysiders.

The NSW government is committed to strengthening the economic growth of NSW and increasing job opportunities for Western Sydney, bringing a variety of job options closer to home.



To achieve these outcomes, the Broader WSEA has been identified in the draft Metropolitan Strategy for Sydney to 2031 as one of nine key 'city shaping projects' critical to Sydney's growth. These city shaping projects will help to make sure that the right transport and infrastructure is available close to where people live and work.

The Broader WSEA will be the single largest employment space in NSW.



Glossary of terms

Existing WSEA: The existing land zoned for employment uses under *State Environmental Planning Policy (Western Sydney Employment Area) 2009*. The existing WSEA is approximately 2,200ha.

Broader WSEA Study Area: The area defined within the scope of the project. The Broader WSEA study area extends from the M4/M7 hub in the north to Badgerys Creek in the south. The Broader WSEA study area is approximately 10,700ha (this includes the existing WSEA).

Infrastructure Provision: The provision of essential infrastructure such as roads, water services, gas and electricity.

Precinct Planning: The draft Structure Plan will provide a strategic guide for the study area which, once finalised, will allow planning at precinct level, including rezoning and infrastructure planning, to take place.

Project Steering Group: Consists of Penrith, Blacktown, Fairfield and Liverpool Councils, Sydney Water, Transport for NSW and Department officers. The Steering Group guides the development of the draft Structure Plan.

Rezoning: Rezoning means land may be developed for nominated new purposes. Rezoning will occur following further detailed planning or under the normal process identified within the *Environmental Planning & Assessment Act 1979*.

Staging: Refers to the manner in which development occurs throughout the study area. Staging is dependant on adequately zoned land, infrastructure and demand.

Structure Planning Package: A package of information prepared for exhibition of the draft Structure Plan, including:

Draft Broader WSEA Structure Plan: Provides an explanation of the draft Structure Plan. Incorporates background analysis, summarises the proposed approach to land use, staging and infrastructure, identifies and addresses constraints and opportunities and addresses next steps.

Specialist Technical Studies: Specialist technical studies underpin the draft Structure Plan. They are prepared by specialist consultants providing detailed information in a broad range of areas including economic, transport and environmental studies.

WSEA SEPP: *State Environmental Planning Policy (Western Sydney Employment Area) 2009*, the environmental planning instrument which sets controls for the existing Western Sydney Employment Area.

Broader Western Sydney Employment Area

Structure Planning Process

Community Guide

June 2013



More information

Call the Community Infoline during business hours 1300 730 550. If you are deaf or have a hearing or speech impairment, please call us through the National Relay Service on 1300 555 727 or www.relay-service.com.au

English	For more information in languages other than English, please call 1300 730 550	German	Sollten Sie weitere Informationen in Ihrer Landessprache benötigen, helfen wir Ihnen gerne unter der Telefonnummer 1300 730 550 weiter	Polish	Po dalsze informacje w językach innych, niż angielski, prosimy dzwonić pod numer 1300 730 550
Arabic	لمزيد من المعلومات بلغات أخرى غير الإنجليزية، يرجى الاتصال بالهاتف رقم 1300 730 550	Greek	Για περισσότερες πληροφορίες σε γλώσσες εκτός της Αγγλικής, τηλεφωνήστε στο 1300 730 550	Punjabi	ਮੰਗਣੀ ਭੇਜਣਾ ਹੋ ਜੇਕਰ ਤੁਹਾਨੂੰ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿੱਚ ਵਧੇਰੇ ਜਾਣਕਾਰੀ ਦੀ ਜ਼ਰੂਰਤ ਹੈ 1300 730 550
Assyrian	بۆ زیادهی ئه زانیاری بهێڵێتی به ژباڕهێکی تر، پێشێتێتێت به ئه ژباڕهێکی تر 1300 730 550	Hindi	अगर और अधिक जानकारी की आवश्यकता है तो अन्य भाषाओं में 1300 730 550 पर कॉल करें	Samoan	Mo nisi faamatalaga i gagana e ese mai i le gagana Peretania, faamolemole valaau i le 1300 730 550
Bengali	আনুগ্রহ করে বাংলা ভাষায় অতিরিক্ত তথ্যের জন্য 1300 730 550-এ কল করুন	Italian	Per maggiori informazioni in lingue oltre all'inglese telefonate al 1300 730 550	Serbian	Za više informacija na jeziku koji nije engleski, molimo pozovite 1300 730 550
Chinese(S)	要获得更多信息，英语以外的语言请拨打1300 730 550	Korean	한국어로 더 자세한 정보를 원하시면 1300 730 550 으로 전화하십시오	Spanish	Para más información en otros idiomas, llame al 1300 730 550
Chinese(T)	欲以非英語的語言獲取更多資訊，請致電1300 730 550	Lao	ຖ້າທ່ານຕ້ອງການຂໍຢູ່ນຳຂໍ້ມູນເພີ່ມເຕີມໃນພາສາອື່ນ, ຈົ່ງຕິດສອບເລັກ 1300 730 550	Tamil	மேலும் தகவலை வேண்டுமென்றால் வேறு வேறுபாட்டு மொழிகளில் 1300 730 550 என்ற தொலைபேசி எண்ணில் தொடர்பு கொள்ளவும்
Croatian	Za više informacija na drugim jezicima osim engleskog, molimo nazovite 1300 730 550	Macedonian	Za poveќе informacii na drugi jazik osven na انگليسي, ве molime javete se na 1300 730 550	Turkish	İngilizceден başka bir dilde daha fazla bilgi almak için, lütfen 1300 730 550 numaralı telefonu arayın
Dari	برای کتب معلومات بیشتر به سانسوای هر از انگلیسی تلفاً به تیان شماره 1300 730 550 رنک بزنید	Maltese	Għaliq aktar ta'għrif f'lingwi barra l-Ingliż, jekk jogħġbok cempel 1300 730 550	Vietnamese	Muốn biết thêm thông tin bằng các ngôn ngữ khác Tiếng Anh, xin gọi số 1300 730 550
Filipino	Para sa karagdagang impormasyon sa mga wikang maliban sa Ingles, mangyari lamang na tumawag sa 1300 730 550				



What is Structure Planning?

Structure planning provides a strategic framework for the future development of an area by coordinating strategic planning objectives and the timely delivery of essential infrastructure and staging requirements. This process provides greater certainty for the development industry, government, services providers and the community to ensure the achievement of the desired vision for the area.

The Structure Plan will deliver a strategic vision for Broader WSEA reflecting government, industry and community priorities for the area and greater Western Sydney. This vision and development framework will be used to guide subsequent detailed planning initiatives for development of the area. The following chart details the Broader WSEA Structure Planning Process.

The Structure Planning process brings together government agencies, local Councils and the community to consider the future development potential of the study area and coordinate the efficient delivery of key infrastructure.

Specialist technical investigations are undertaken into areas such as master planning, economic drivers, transport planning, water and wastewater services, electricity, telecommunications and ecology to inform the Structure Plan.

These studies inform the Structure Planning package, which is placed on public exhibition. The Structure Planning package will set out, at a strategic level, the proposed future land uses, the mix and type of uses, road patterns, staging and infrastructure delivery for the area. The final Structure Plan will include more information about implementation, which in most cases will require detailed planning investigations and rezoning. After the Structure Plan is finalised, land within the Broader WSEA will be progressively re-zoned to keep pace with demand. Until the land is re-zoned, current planning controls remain and existing lawful activities may continue.



Extensive consultation takes place throughout the process with Councils, Government Agencies, industry groups and the community.