

What is the background to the Fairfield Rural Lands Urban Investigation Area?

In March 2018, the Greater Sydney Commission (GSC) released the Western City District Plan, with the Fairfield Rural Lands and land in Mt Vernon in Penrith City included in an Urban Investigation Area (UIA).

Council has been working with the GSC, State agencies and Penrith City Council in preparing an Urban Capability Assessment and draft Structure Plan Options for the UIA.

The Options consider the Western Sydney Aerotropolis and Western Sydney Employment Area, including proposed new roads and infrastructure to service these areas.

The Urban Capability Assessment and draft Structure Plan Options for the UIA are now on public exhibition for your feedback.

What is the status of the draft Structure Plan Options prepared for the UIA?

Options A, B, and C are concepts that set out broad strategic land use options for Horsley Park and Cecil Park. The Options do not rezone land.

They provide a basis for developing a preferred Structure Plan and future detailed land use plans for public exhibition.

How and when will the preferred Structure Plan be released?

In the first half of 2019 a report will be referred to Council on public feedback and the preferred Structure Plan.

All affected land owners will be notified of Council's decision.

The preferred Structure Plan will be placed on public exhibition, with an opportunity to comment.

What happens following adoption of a preferred Structure Plan?

The preferred Structure Plan will need to be referred to the GSC for final endorsement.

After this step, detailed precinct planning will be undertaken for land in the UIA.

Precinct planning includes determining the road network layout for the area, and what new infrastructure (e.g. sewer and water supply) and services (e.g. community facilities, open space) are required to meet the needs of future development in the area.

Who will pay for infrastructure to service future development?

Developers/landowners will pay for new infrastructure required to service any increase demand (e.g. sewer, electricity, water). This is the current arrangement applying to all urban release areas in NSW.

State Infrastructure Contributions (SICs) would apply to new development to pay for any new district roads required.

Council developer contributions would also be levied on future development to pay for local roads, community facilities and public open space.

The exact level of SICs and developer contributions will be determined under the detailed precinct planning process referred to above.

It is anticipated that any future rezoning of land within the UIA will include planning provisions that ensure that a proportion of the value uplift created by rezoning is used to provide future infrastructure/ land acquisition within the area to create a liveable community. These provisions will need to rely on historical land values that predate the declaration of UIA to ensure equity and to manage land speculation.

HAVE YOUR SAY

Fairfield Rural Lands Urban Investigation Area

PUBLIC EXHIBITION

9 November 2018 to 8 February 2019



FREQUENTLY ASKED QUESTIONS

If my property is proposed to be rezoned how long will it take?

Subject to the State Government endorsing Council's position, it would not occur until at least 2021.



What is the Western Sydney Aerotropolis Land Use Infrastructure and Implementation Plan (LUIIP)?

The LUIIP establishes high level future land use planning directions and infrastructure delivery for the Aerotropolis comprising nine major land use precincts surrounding the Western Sydney Airport.

View the Plan on this website:
<https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Western-Sydney-Aerotropolis/Key-actions-and-documents>

What is the impact of Western Sydney Aerotropolis LUIIP on the UIA?

Although not part of the LUIIP, the UIA will be affected by new infrastructure (e.g. district roads, freight and passenger rail) required to service the Western Sydney Aerotropolis.

Parts of Horsley Park and Cecil Park are also affected by the WSA 20-25 Australian Noise Exposure Concept (ANEC)

The LUIIP includes the following advice in regard to this affectation:

"New residences will be prevented from being developed in the higher noise zone (above ANEC/ANEF 20) around the Airport. This restriction is one of the most important factors in protecting the new Aerotropolis community from potential noise-related impacts of airport operations".

The above impacts of the WSA LUIIP on Horsley Park and Cecil Park have been factored into the draft Structure Plan Options prepared by Council.

All of the draft Structure Plan Options propose employment land uses adjoining the northern sections of Horsley Park affected by the Western Sydney Rail Corridor

Options B and C include an employment lands option for areas of Horsley Park and Cecil Park affected by the 20-25 ANEC as well as a freight rail siding to service these lands.

Option C includes a high density residential option for Cecil Park having regard to the potential of a railway station associated with a passenger rail corridor through the area linking Parramatta to the WSA. This option will rely on further investigations to be carried out by Transport for NSW into the passenger rail corridor.

No allowance has been made for any increase in residential development in the areas of Horsley Park and Cecil Park that fall within the 20-25 ANEC noise zone, see Western Sydney Airport Noise modelling tool:
<http://westernsydneyairport.gov.au/about/flight-paths/noise-tool/index.aspx>

Why should I make a submission to draft Structure Plan Options?

The draft Structure Plan Options will have significant implications for the future planning of Horsley Park and Cecil Park.

Council is recommending that all land owners take the opportunity to comment on the draft Options.

How do I make a submission on the draft Structure Plan Options?

Comments can be made by filling out a submission form (sent to landowners by mail) or providing written submissions.

All submissions should reach Council on or before Friday 8 February 2019, and quote file number 14/00489.

Need more information?

Contact Council on 9725 0222 or visit Council's website – www.fairfieldcity.nsw.gov.au

