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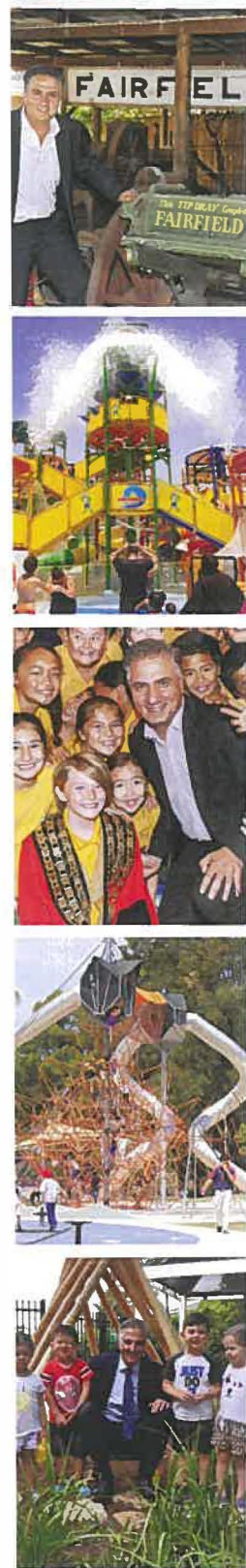
Western Sydney Aerotropolis New Planning Rules - Impacts on your Future

Dear Property Owner,

In early August 2020, I wrote to all property owners in Horsley Park affected by Australian Noise Exposure Concept (ANEC) 20-25 contours of the Western Sydney Airport, warning of the State Government’s intention to introduce unfair and unreasonable planning rules and restrictions on you.

I am now writing again to inform you of the misleading and false information being fed into the community by the State Government. The following information sets out the facts.

1. The restrictions have now been introduced by the State Government without any consultation with you. You were first notified of the finalisation of the new planning rules by the State Government in a letter dated 15 September 2020. That letter provided no information regarding the restrictions being placed on your land, nor did it mention that the restrictions would commence on 1 October 2020.
2. Since 1994 Fairfield City Council has allowed rural residential subdivision in Horsley Park to 1 hectare. Under the new rules, if you own 2 hectares or more, the State Government has removed your right to subdivide and build a home.
3. Over the last two years Council has been advocating that you be given improved rights to subdivide down to 1 acre (4000m²). The State Government has not supported Council and has instead removed your existing subdivision rights.
4. Under the new rules, the State Government has also removed your right to build a secondary dwelling (granny flat) on your land.
5. Under the new rules, if you own 2 hectares or more, the State Government has also removed your right to build a dual occupancy (two homes) on your land.



I am strongly of the view that the State Government has misled the community and gone way too far in the development restrictions it has imposed in Horsley Park, which will not be affected by aircraft noise until the second runway is built sometime beyond 2060! In particular, I believe that property owners with land that has subdivision potential (many of whom planned to have their children build homes on the land) should be able to realise their dream. I can only assume that the financial success of the airport is a higher priority for the State Government than financial impacts on our residents.

I can assure you that Fairfield City Council will continue to fight for your rights and will continue to call out any misleading and false information released by the State Government. For your information, please see attached my letter to the State Member for Mulgoa, Tanya Davies MP that corrects a number of points made recently by her.

If you have any questions on these matters, or wish to discuss what this means in your particular circumstances, please do not hesitate to contact us here at Fairfield City Council. If you are unhappy with these new planning rules, please contact the State Member for Mulgoa and the Minister for Planning, Rob Stokes.

Yours sincerely,

A handwritten signature in black ink that reads "Frank Carbone". The signature is written in a cursive, slightly slanted style.

Frank Carbone
Mayor of Fairfield City

2 November 2020