



Addressee details

**Western Sydney Aerotropolis New Planning Rules - Impacts on your Future**

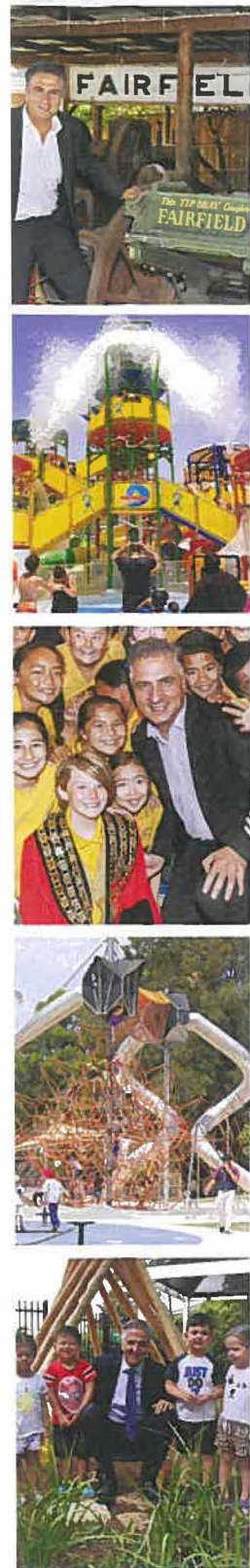
Dear Property Owner,

I am writing to you about new planning rules recently introduced by the NSW State Government under *State Environmental Planning Policy (SEPP) – Western Sydney Aerotropolis* that includes requirements on future residential development located within 13km from Western Sydney Airport at Badgerys Creek.

I am extremely concerned that you, as a property owner affected by these rules, have not been notified or consulted by the State Government regarding this matter. Initially, the State Government wanted the new rules to apply from 1 October 2020, however due to the protests raised by Fairfield City Council, introduction of the rules has been delayed until 26 April 2021.

If the new rules are allowed to stand, it will mean that if you wish to make an application to build a new house or to alter your existing house, you will need to pay many thousands of dollars for noise insulation measures. This is despite your property not likely to ever be affected by aircraft noise, even when the second runway is built sometime beyond 2060!

According to the State Government, the reason for introducing the new rules is that your property is located under the Obstacle Limitation Surface (OLS) Map (attached) for the Western Sydney Airport. However, the role of the OLS Map is to restrict the height of structures (e.g. buildings, telecommunication towers, cranes) within 13km of the Airport. It has nothing to do with areas affected by aircraft noise, known as the Australian Noise Exposure Concept (ANEC), located closer into the future Airport runways (also shown on the map).



So why is this happening? I can only assume that the State Government believes that the financial success of the airport is a higher priority than the financial impacts on residents.

The delayed introduction of the new rules is still a totally unacceptable outcome. To this end, I have written to the Prime Minister Scott Morrison and Premier Gladys Berejiklian registering Fairfield City Council's strongest objections to the proposed new requirements. They are unreasonable, unnecessary and will have a significant financial burden on you as an affected property owner should you ever want to build a new home or alter your existing home.

I can assure you that Fairfield City Council will continue to fight for the rights of our community on this matter.

Yours sincerely

A handwritten signature in black ink that reads "Frank Carbone". The signature is written in a cursive style with a large initial 'F'.

**Frank Carbone**  
**Mayor of Fairfield City**

3 November 2020