

10 August 2020

(Addressee details)

Dear Sir/Madam,

I write to you as the owner of land within the Horsley and Cecil Park Urban Investigation Area (UIA) that is subject to the Australian Noise Exposure Concept (ANEC) 20-25 contours of the Western Sydney Airport. These contours are used for planning purposes to control what development can take place on affected land (see attached map).

As you would be aware, Council adopted a Preferred Structure Plan for the UIA in April last year. Under the plan, Council proposed that 1-acre (4000sqm) subdivision be permitted on your land.

Since the adoption of the Preferred Structure Plan, Council has been trying to progress the 1-acre (4000sqm) subdivision standard with the State and Federal Governments. This is because these levels of government have the final decision-making powers.

As part of these negotiations, it has only just become apparent that the State and Federal Governments are likely to prohibit all subdivision of land within the ANEC 20-25 contours, even subdivision that is currently permitted under local planning rules for lot sizes of 2 hectares or more. It is also likely that you will not be permitted to apply for dual occupancy development (also currently permitted for lot sizes of 2 hectares or more). Your Council will continue to strongly support these basic development rights that have applied in Horsley Park since 1993.

I have recently written to the Premier and relevant Ministers expressing my deep concern with the approach that her Government is taking, along with the Federal Government, regarding the future of your land. I am especially concerned that they have not consulted with you and Council. I have urged her Government to work openly and cooperatively with landowners and Council on this important matter.

As decisions directly affecting your land may be made in the next few weeks, you may wish to write directly to the responsible Minister to express your views and to ensure your voice is heard:

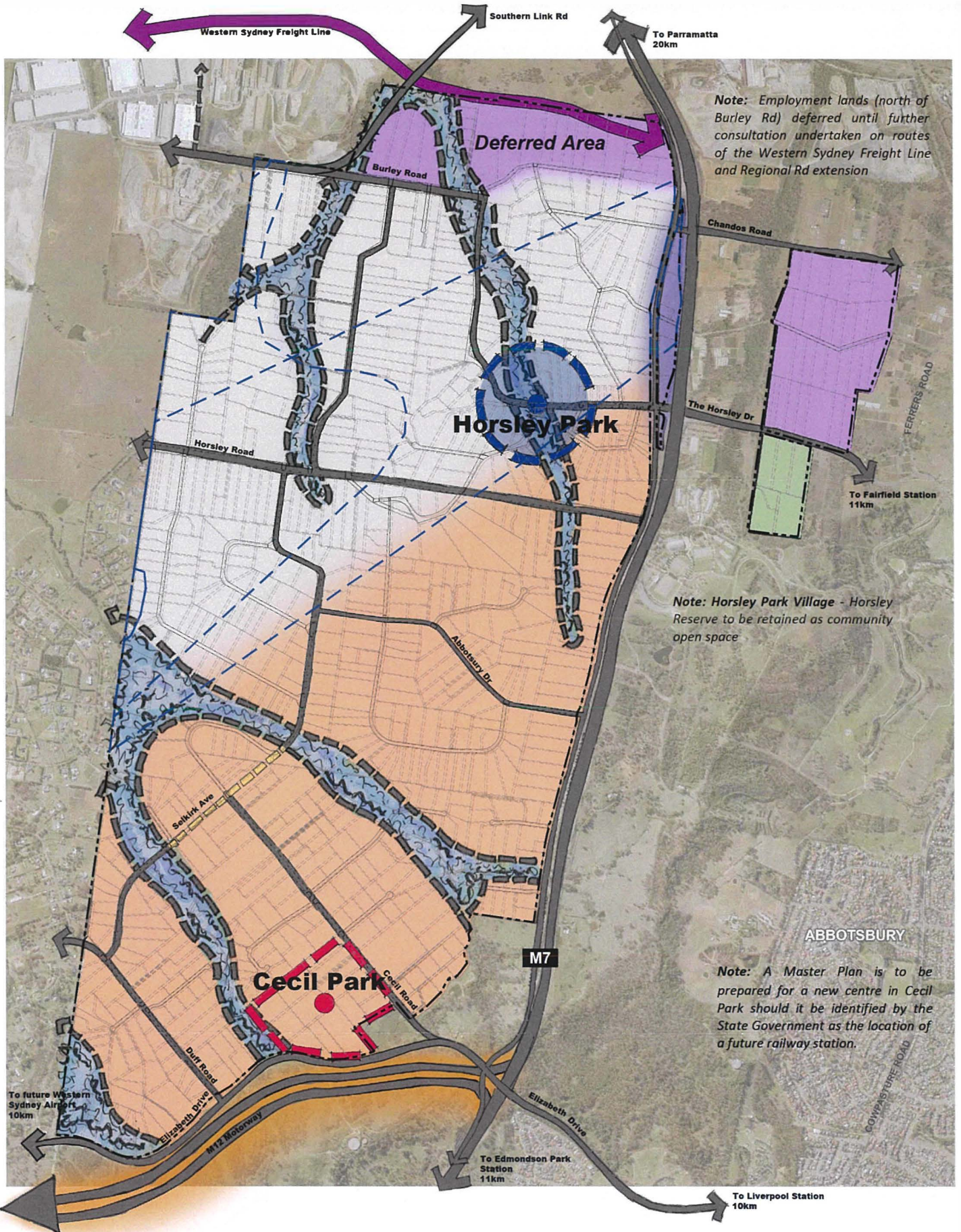
The Hon. Rob Stokes MP
Minister for Planning & Public Spaces
GPO Box 5341
SYDNEY NSW 2001

Please be assured that your Council stands with the community in opposition to these new proposals and will continue to make representations on your behalf.

Yours sincerely,

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

FRANK CARBONE
MAYOR OF FAIRFIELD CITY



Note: Employment lands (north of Burley Rd) deferred until further consultation undertaken on routes of the Western Sydney Freight Line and Regional Rd extension

Note: Horsley Park Village - Horsley Reserve to be retained as community open space

Note: A Master Plan is to be prepared for a new centre in Cecil Park should it be identified by the State Government as the location of a future railway station.

DRAFT PREFERRED STRUCTURE PLAN OPTION

LOW DENSITY RESIDENTIAL (half hectare/1 acre) AND SMALL LOT SINGLE DWELLING HOUSING (rail station enabled)

- | | | |
|--|--------------------------------------|--|
| | Major Roads | Commercial Village Centre |
| Low Density: Agribusiness and Estate Homes (1 acre) | Potential Road Extension | Civic Village Centre |
| Small Lot Single Dwelling Housing | M12 Motorway | Western Sydney Airport 20-25 ANEC Boundary |
| Employment Land | Western Sydney Freight Line corridor | |
| Rural Landscape | | |
| Environmental Living and Vegetation Corridors (1 acre) | | |
| Enterprise Corridor | | |