

Exhibition of Draft Plans to Rezone Land Near Burley Road and Greenway Place

FREQUENTLY ASKED QUESTIONS

September 2015

WHAT IS BEING PROPOSED?

- The NSW Government is asking for feedback on a draft plan to rezone 35 hectares of land at Lot A, Burley Road Horsley Park, to permit rural residential land uses.

WHY IS THE CHANGE BEING PROPOSED?

- In 2013 the Planning Assessment Commission determined the first three stages of a concept plan to allow industrial development of the site.
- As the site is next to a number of rural residential properties, the remaining stages posed potential visual amenity issues for local people.
- As a result, the Department has undertaken additional work to explore a rural residential buffer zone within the area to help maintain neighbours' rural outlooks. The proposed rezoning is the result of these additional studies.

WHAT TYPE OF USES ARE PROPOSED FOR THE AREA?

- The area is proposed to be rezoned to the primary production small lot (RU4) zone under *Penrith Local Environmental Plan 2010*.
- Land zoned RU4 can be used for rural residential purposes and seeks to maintain the rural landscape character of the land.
- A two-hectare minimum lot size will be imposed in order to retain acoustic and visual privacy for new and existing landowners.

WHAT WILL HAPPEN IF THE AREA IS REZONED?

- Once the land has been rezoned the landowner may seek approval for development or subdivision through Penrith Council under the *Environmental Planning & Assessment Act 1979*.

WHERE CAN I SEE AND COMMENT ON THE PROPOSED PLANS?

- The draft plans and supporting documents online at www.planning.nsw.gov.au/proposals.
- You can view the draft plans during business hours at:

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- The Department of Planning and Environment
Level 5, 10 Valentine Avenue, Parramatta, or
22 – 33 Bridge Street, Sydney
- Fairfield City Council, 86 Avoca Road, Fairfield
- Penrith City Council, 601 High Street, Penrith
- Submissions can be made up to 23 October 2015
 - online at www.planning.nsw.gov.au/proposals
 - by post to the Department of Planning and environment, Employment Land Release, GPO Box 29, Sydney NSW 2001
 - by email to community@planning.nsw.gov.au
 - by fax to (02) 9859 7670
 - by completing the enclosed survey and posting, emailing or faxing it back to us.
- Submissions will be made public in line with the Department of Planning and Environment's objective to promote an open and transparent planning system. If you do not want your name published, please state this clearly at the top of your submission.
- Before making a submission, please read our privacy policy at www.planning.nsw.gov.au/privacy

WHAT ARE THE NEXT STEPS?

- At the end of the consultation period all submissions will be carefully considered and a report will be prepared for the Minister for Planning.
- If the proposed plan is approved, it will be introduced via an amendment to *State Environmental Planning Policy (Western Sydney Employment Area) 2009*, which will rezone the land and amend *Penrith Local Environmental Plan 2010*.
- Land owners would then be able to prepare and lodge development applications.
- The Department will notify landowners if and when the rezoning is finalised.

WHERE CAN I GET MORE INFORMATION?

- Visit the website at www.planning.nsw.gov.au
- Phone 1300 730 550. If English isn't your first language, please call 131 450. Ask for an interpreter in your language and then request to be connected to 1300 730 550.
- Email community@planning.nsw.gov.au