



Mr Alan Young
City Manager
Fairfield City Council
86 Avoca Road
Wakeley NSW 2716

Attention: Andrew Mooney, Executive Strategic Planner

Dear Mr Young

Thank you for your letter of 3 June 2019 to Mr Geoff Roberts, Deputy Chief Commissioner and Liz Dibbs, Western City District Commissioner, inviting the Greater Sydney Commission (the Commission) to comment on Fairfield Council's plans for the Horsley Park Urban Investigation Area (UIA). We noted your council recommendation requested feedback from both the Commission and the Department of Planning, Industry and Environment (DPIE) and we are happy to provide this joint response.

Firstly, we would like to congratulate Council for the significant amount of work that has gone into the investigation of the Horsley Park UIA, including the extensive community consultation. The investigations provide a thorough assessment of urban capability. It is noted that Council has, as part of scoping the potential urban capacity, developed a preferred structure plan, setting out a preferred concept for future urban development in the Horsley Park UIA.

To ensure the success of the Horsley Park UIA, future development of the Horsley Park UIA is to be fully integrated with opportunities being investigated across the Western Parkland City. This was highlighted in the Greater Sydney Region Plan (refer to page 161), which notes that:

- the investigation for urban was triggered by the proximity of the Horsley Park UIA to Western Sydney Airport and because of the "infrastructure and investments associated with the Airport"; and
- a requirement for the "integration of land use with future transport infrastructure" to be considered as part of the investigations into future urban development.

To help support Council to address these considerations, the Commission proposes to use the existing Steering Committee. The Steering Committee will assist Council through this next phase of the work to focus on aligning the planning of the Horsley Park UIA to the strategic context and the emerging structure of the Western Parkland City. Specifically, the Steering Committee would focus on a number of key issues, including:



- ongoing rail corridor planning, including potential station locations and freight rail connections;
- ongoing road corridor planning, supporting a network of north-south and east-west connections across the District;
- ongoing utility infrastructure requirements and cost-effective approaches to servicing emerging from the South Creek Corridor Project;
- demand for and viability of potential housing in the context of the overall demand and supply of housing across the local housing submarket and contributions for both State and local infrastructure provision;
- demand for industrial land and opportunities to integrate the Horsley Park UIA with the Western Sydney Employment Area
- opportunities to deliver a cool and green parkland city, with green grid connections in line with the South Creek urban design principles; and
- exposure to aircraft noise and potential impacts on future land uses.

It is therefore proposed that the Steering Committee would be chaired by Liz Dibbs, Western City District Commissioner, with support from DPIE, and coordinate inputs from NSW Government agencies, including Transport for NSW. I expect the Steering Committee would need to meet quarterly, and at the next meeting scheduled by council, agree a program to track these key issues through 2019 and 2020.

We look forward to supporting Fairfield City Council in progressing the structure planning for the Horsley Park UIA. If you require any further information, please contact Stephanie Barker, A/Executive Director, City Planning - Strategy, at the Commission on (02) 8289 6207 or by email stephanie.barker@gsc.nsw.gov.au.

Yours sincerely

Geoff Roberts
Deputy Chief Commissioner
Chief Coordinator for Western Sydney

Elizabeth Dibbs
District Commissioner - Western City

Brett Whitworth
A/Deputy Secretary – Growth and Design

23 SEP 2019