

What is the Luddenham Village Plan and why is it being developed?

There is a shared interest in ensuring a sustainable future for Luddenham Village. Following a review of submissions received on the draft Aerotropolis Precinct Plans and the release of the Independent Community Commissioner's report, we have prepared a Luddenham Village Discussion Paper, which is currently on exhibition. Feedback received on the Discussion Paper will help us develop a Luddenham Village Plan. To inform the Plan, we are undertaking the following:

- Seeking input from the community through several co-design workshops about the vision and role of Luddenham Village in the Agribusiness precinct and wider Aerotropolis, including a review and discussion of potential development scenarios for sustainability and growth.
- Developing an evidence-base which guides an understanding of the population scale and housing required to ensure the viability of Luddenham Village and the social infrastructure needed to support it.
- Informing the Final Agribusiness Precinct Plan to determine where best to locate future populations in the village minimise or avoid noise impacts from Airport operations.

How can the community get involved in the development of the Luddenham Village Plan?

The Luddenham Village Discussion Paper provides a framework for consulting with the community about the role of Luddenham Village in the future Aerotropolis.

We want to hear your thoughts on the future of Luddenham Village. We will be holding two online co-design workshops with the community to collect feedback and explore the scenarios for developing the Luddenham Village Plan. These workshops will provide the opportunity for a two-way conversation between the community and project team, to help finalise a plan that ensures a sustainable future for Luddenham Village. These sessions will be held on:

- Workshop Option 1 – Wednesday 13 October 2021 at 10.30am – 12pm
- Workshop Option 2 – Thursday 14 October 2021 at 6pm – 7.30pm

To register to attend one of these workshops, please email engagement@urbis.com.au by Monday 11th October 2021.

What is the ANEC 20 and above contour, and how does it impact land within Luddenham Village?

Australian Noise Exposure Concept (ANEC) refers to anticipated forecasts of future noise exposure patterns based on indicative flight paths around an airport and is presented as contours, for example ANEC 20-25 contour, ANEC 25-30 contour, ANEC 30-35 contour and ANEC 35+ contour. A higher number represents a higher exposure to aircraft noise.

In preparing planning controls for the Western Sydney Aerotropolis and surrounding areas, a precautionary approach to aircraft noise controls, particularly noise sensitive development within the ANEC 20 and above controls was taken.

Noise sensitive development means development for the following purposes:

- a) centre-based child care facilities,
- b) educational establishments,
- c) exhibition homes,
- d) exhibition villages,
- e) funeral homes,
- f) hospitals,
- g) information and education facilities,
- h) places of public worship,
- i) residential accommodation,
- j) respite day care centres,
- k) school-based child care (other than in an existing school).

A precautionary approach will protect the amenity of community and safeguard the curfew-free operations of Western Sydney International (Nancy-Bird Walton) Airport. As such, no intensification of noise sensitive development (including residential development) will be permitted within the ANEC 20 and above contours. For example, dual occupancies, secondary dwellings and the subdivision of land for residential purposes that have not already been approved, will not be permitted.

However, both the Aerotropolis SEPP and the Western Sydney Aerotropolis Plan clarifies that in existing residential areas or on land already approved for residential development, the ability to construct dwelling houses will not be removed. Additionally, renovations to existing dwelling houses or extensions will still be allowed. Further, any development for the purposes of dwelling houses within the ANEC 20 and above contours will be subject to the development meeting indoor design sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021—2015, Acoustics—Aircraft noise intrusion—Building siting and construction. The above is reflected in clause 19(4) of the SEPP.

Over time, the noise exposure contours will be reviewed and recalibrated in accordance with the requirements of the Airports Act 1996. Land use planning will progress based on the most up-to-date information and will respond to any changes accordingly.

What are the next steps after the Luddenham Village Plan is developed?

Following exhibition, we will review all submissions received and findings from consultation activities. This information will then be used to confirm the preferred approach in collaboration with the community and key stakeholders.

Once finalised, the outputs from the Luddenham Village Plan will be reflected in the Final Agribusiness Precinct Plan which is scheduled to be released at the end of 2021.