



New South Wales

Environmental Planning and Assessment Amendment (Western Sydney Aerotropolis) Bill 2024

Explanatory note

This explanatory note relates to this Bill as introduced into Parliament.

Overview of Bill

The object of this Bill is to amend the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021* to allow residential accommodation on certain land in the Wollondilly local government area that may be affected by aircraft noise from the new Western Sydney International Airport.

Outline of provisions

Clause 1 sets out the name, also called the short title, of the proposed Act.

Clause 2 provides for the commencement of the proposed Act on the date of assent to the proposed Act.

Schedule 1 Amendment of State Environmental Planning Policy (Precincts—Western Parkland City) 2021

Schedule 1 gives effect to the object of the proposed Act set out in the overview.



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This PUBLIC BILL, originated in the LEGISLATIVE ASSEMBLY and, having this day passed, is now ready for presentation to the LEGISLATIVE COUNCIL for its concurrence.

Legislative Assembly

Clerk of the Legislative Assembly



New South Wales

Environmental Planning and Assessment Amendment (Western Sydney Aerotropolis) Bill 2024

No. _____, 2024

A Bill for

An Act to amend the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021* to allow residential accommodation on certain land in the Wollondilly local government area that may be affected by aircraft noise from the new Western Sydney International Airport.

The LEGISLATIVE COUNCIL has this day agreed to this Bill with/without amendment.

Legislative Council

Clerk of the Parliaments

Tabling copy

The Legislature of New South Wales enacts—

1

1 Name of Act

2

This Act is the *Environmental Planning and Assessment Amendment (Western Sydney Aerotropolis) Act 2024*.

3

4

2 Commencement

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This Act commences on the date of assent to this Act.

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Schedule 1 Amendment of State Environmental Planning Policy (Precincts—Western Parkland City) 2021 1
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Schedule 1 Additional permitted uses—Western Sydney Aerotropolis 3

Insert at the end of the schedule, with appropriate section numbering— 4

Use of certain land in Wollondilly 5

(1) This section applies to land in the Wollondilly local government area that is in an ANEF or ANEC contour, within the meaning of section 4.17, of 20 or greater. 6
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(2) Development for the purposes of residential accommodation is permitted with development consent. 9
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Note— Because of section 4.2, **residential accommodation** has the same meaning as in the standard local environmental planning instrument prescribed by the *Standard Instrument (Local Environmental Plans) Order 2006*. That instrument defines **residential accommodation** to include attached dwellings, boarding houses, co-living housing, dual occupancies, dwelling houses, group homes, hostels, multi dwelling housing, residential flat buildings, rural workers' dwellings, secondary dwellings, semi-detached dwellings, seniors housing and shop top housing. 11
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(3) This section prevails over section 4.17. 18