

# Frequently Asked Questions

## Priority upgrades and new staging

### The Horsley Drive Upgrade

May 2025



Transport for NSW acknowledges the Cabrogal clan of the Darug Nation as the Traditional Custodians of the lands on which we work and pay respect to Elders past and present.

#### Stage 1 – priority upgrades

#### What does priority upgrades and new staging mean?

New staging means that The Horsley Drive Upgrade will now be delivered in stages instead of all at once. Stage 1 will include the upgrades that have been identified as most important due to their impact on the road network.

#### Why will the project be delivered in stages and how was this decided?

Based on the amount of funding we received, we assessed which part of the project would return the highest benefit to the community and that's the section we will deliver first.

The way we identified priority upgrades was through measuring the potential impacts of upgrading different sections of the project on the broader road network. Results showed that Stage 1, which extends approximately 600 metres, will play a key role in improving traffic flow to reduce congestion and enhance safety for motorists.

#### What are the benefits of Stage 1?

Benefits include:

- Smoother traffic flow

- Reduced travel time
- Improved freight movement
- Provision for future walking and bike paths

#### What is included in Stage 1?

Stage 1 includes widening part of The Horsley Drive where it intersects with the M7 Motorway and Wallgrove Road to deliver:

- An additional eastbound lane on The Horsley Drive west of Wallgrove Road
- An additional right turn lane on The Horsley Drive westbound (onto Wallgrove Road northbound)
- An additional eastbound lane on The Horsley Drive between the M7 Motorway and Wallgrove Road
- An additional right turn lane on Wallgrove Road northbound (onto The Horsley Drive eastbound)
- New medians and islands
- Provision for future shared bike and walking path

See the map on the next page for a visual overview of what Stage 1 will include.





Wallgrove Road and M7 Motorway interchange



## Have you consulted on Stage 1?

Yes. Stage 1 is part of the original scope that we consulted the community on in 2017. We received 33 submissions on the concept design and Environmental Investigation Report. In 2019, we released a Submissions Report which addressed the feedback received.

## What's going to happen with the rest of the scope?

The rest of the project scope, or Stage 2, is subject to funding and approvals. Please refer to the **Stage 2 – remaining scope** section.

## What is the status of Stage 1?

We are working on completing the detailed design for Stage 1. This involves some additional investigation work. The detailed design is planned for completion by early 2026.

## When will construction begin for Stage 1?

The construction tender is expected to be released by mid-2026.

## How long will it take to complete Stage 1?

Stage 1 delivery is estimated to take about two years.

## Stage 2 – remaining scope

## What does Stage 2 of the project comprise of?

Stage 2 of the project currently includes all the upgrades just east of the M7 Motorway intersection up to the intersection of The Horsley Drive with Cowpasture Road. Features of Stage 2 include:

- Widening this section of road to two lanes in each direction
- Upgrading the intersection with Ferrers Road including adding a turning bay
- Upgrading the roundabout intersection with Cowpasture Road to a signalised traffic light intersection
- New shared walking and bike paths that connect to Western Sydney Parklands – this will also connect to Stage 1's shared path
- New bus stops and bus priority lanes

A section of Stage 2 may be delivered by a developer, subject to approval. Please refer to the **Voluntary planning agreement for Keyhole Lands site** section.

## What is the status of Stage 2 and what are the next steps?

Stage 2 is currently on hold as Stage 1 is the priority upgrades.

We will keep the community informed on Stage 2 as updates become available.

## Project background

## What's the project background?

In 2015, Transport proposed upgrades along The Horsley Drive between the M7 Motorway and Cowpasture Road in Horsley Park. The initiative is part of broader efforts to support the growing population in Sydney's west and improve transport infrastructure in the region.

A few months later, we consulted the public on a preferred alignment and in 2017 we sought community feedback on our concept design and the Environmental Investigation Report of the preferred alignment.

About a year later, we published a Submissions Report to summarise and respond to the 33 feedback submissions we received.

The project was determined in May 2022 shortly after the Revocation Bill was passed in the NSW Parliament. The Revocation Bill allowed us to acquire necessary land from the National Park and Wildlife Services to enable the delivery of the project.

The project has now been approved for delivery in stages after we identified priority upgrades that would yield the highest benefits for the community.

## What consultation has been done to date?

In August 2015, we consulted the community on the preferred corridor alignment and in July 2016, we published the preferred alignment.

In June 2017, we consulted the community on the concept design and the Environmental Investigation Report (which details environmental impacts). We released the Submissions Report about a year later which included the changes we

made to the concept design based on community feedback.

All these reports can be found on the project webpage [nswroads.work/horsleydriveupgrade](https://nswroads.work/horsleydriveupgrade)

## Property acquisition

### Will there be new properties required for acquisition following the new staging?

No additional land is needed as the design hasn't changed.

### Have properties already been acquired for the project?

One residential property has been acquired that falls within Stage 1.

### Are there property acquisitions required for Stage 1?

Yes. Besides the one residential property acquired, there are another five partial acquisitions of government-owned and large businesses properties.

### Are there property acquisitions required for Stage 2?

Yes. Across the 2-kilometre section, there are 29 acquisitions required to deliver Stage 2. These are predominately partial acquisitions, and the majority are not residential properties.

### Has Transport communicated the acquisition process and timeline with all impacted properties from both stages?

At the time of the new staging announcement, the project team will reach out to all impacted residential and small business property owners to inform them of the status of The Horsley Drive Upgrade and the impact this has on their properties.

### What will happen to the properties required that now fall in Stage 2?

Until we secure funding for Stage 2, we won't be proceeding with acquisitions of properties that fall within the boundaries of Stage 2. We will maintain contact with the property owners and provide updates as soon as we can.

### Has the project changed the zoning on any properties?

No. The Horsley Drive Upgrade has not changed the zoning on any properties. However, we're unable to advise whether the zoning on your property has changed. To find out more about zoning impacts on your property, please reach out to your local council.

### What if property owners impacted by acquisition want to sell?

Property owners impacted by acquisition are not under any obligations to Transport so they can sell anytime. If unable to sell due to the project's impact on the property, please contact the project team to discuss your circumstance.

### Who can property owners impacted by acquisition reach out to?

All property owners that may be impacted by acquisition, whether for this stage or at a later stage, will be contacted directly to discuss individual circumstance and will continue to be supported.

For general information or all other enquires, please reach out to [projects@transport.nsw.gov.au](mailto:projects@transport.nsw.gov.au) and include The Horsley Drive Upgrade in the subject line.

## Voluntary planning agreement for Keyhole Lands site

### What is a voluntary planning agreement (VPA)?

A voluntary planning agreement (VPA) is a legally binding arrangement between a government authority and a developer where the developer agrees to provide benefits or make contributions

(such as building infrastructure) to support the community's needs alongside its development.

## Is there a VPA for The Horsley Drive Upgrade?

A VPA pertaining to a section of The Horsley Drive Upgrade is currently under consideration.

To view the VPA, go to

<https://www.planningportal.nsw.gov.au/svpa/>

and search "Keyhole Lands Horsley Park."

## What is the status of the VPA?

The VPA was displayed for public feedback via the NSW Planning Portal from Friday 13 December 2024 to Friday 31 January 2025. Now that the public display period has closed, Transport will review any submissions and make any necessary amendments to the agreement. We will notify the community as soon as there are any updates with the VPA.

## If the VPA is approved, what does this mean for The Horsley Drive upgrade?

If the VPA is approved, the developer will be responsible for the delivery of a section of The Horsley Drive Upgrade under Transport's governance. This will include an additional eastbound lane, building a new signalised intersection and provisions for walking and bike paths.

Before the works are undertaken, Transport must grant the developer with a works authority deed (WAD) which is a legal agreement outlining terms and conditions under which work can proceed, ensuring safety, compliance with regulations and coordination with the relevant authorities during the construction process.

The Horsley Drive Upgrade project team will also work with the VPA project team to ensure the two projects interface smoothly.

## If the VPA is approved, what does this mean for properties required for acquisition within this section?

If the VPA is approved, property acquisition will still be required to enable the delivery of the road upgrade.

Properties impacted by acquisition that fall within the VPA section will be contacted by the developer for acquisition.

If the property owners and the developer are unable to reach an agreement, Transport will commence the acquisition process directly under the *Land Acquisition Act 1991* to enable the delivery of the road upgrade. The property acquisition process is designed to be fair, easy to understand, and transparent. For more information on how property acquisition works including all the stages and step by step guides, visit <https://www.nsw.gov.au/housing-and-construction/property-acquisition/how-property-acquisition-works>

## If the VPA is approved, what impact will this have on the general community in terms of traffic, noise, dust etc.?

If the VPA is approved, the developer will need to deliver a Review of Environmental Factors (REF) that would outline all environmental impacts of the project such as noise, traffic, dust etc. The REF will be put on display for public feedback and a Submissions Report will be prepared to address any feedback received.

## How long will it take to develop the Keyhole Lands site?

Please reach out to the developer for information about their development.

## How long will it take to build the road section under the VPA?

Details of the VPA will be released as they become available. At this stage, the VPA is still subject to approval.

## Who can property owners impacted by acquisition reach out to?

All property owners that may be impacted by acquisition, whether for this stage

or at a later stage, will be contacted directly to discuss individual circumstance and will continue to be supported.

For general information or all other enquires,  
please reach out to  
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## Contact us



Project Infoline **1800 684 490**



[projects@transport.nsw.gov.au](mailto:projects@transport.nsw.gov.au)



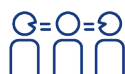
[nswroads.work/horsleydriveupgrade](https://nswroads.work/horsleydriveupgrade)



The Horsley Drive Upgrade  
Transport for NSW  
PO Box 973  
Parramatta CBD, NSW, 2124



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