

# Sydney's Growth Centres

## Guide to the new release Precincts

**The North West and South West Growth Centres will help cater for Sydney's growth by providing a sustainable supply of land and housing matched with infrastructure. Land will be available to the market in less time because the work will be streamlined through Precinct Planning where local councils work with the NSW Government**

- Nearly half of the 40,000 lots released in the first stage in 2005/06 are rezoned; the remainder of lots are at an advanced stage of planning
- Now, a further five Precincts have been released for Precinct Planning with the potential for an additional 27,000 housing lots and at least 200 hectares of employment land



NSW GOVERNMENT  
Department of Planning

Since the First Release Precincts were announced in June 2006, the Department of Planning has worked with partners in Councils, State agencies and across the North West and South West of Sydney to get as much land as possible available for the market with the best use of Government resources.



With Edmondson Park (South West Growth Centre) and Colebee (North West Growth Centre) already rezoned, 12,000 lots were rezoned in Oran Park and Turner Road in the South West in December 2007 in less than 18 months – a record time for such a rezoning.

In the North West, North Kellyville (5,185 lots) was rezoned in 2008 and plans for Riverstone, Alex Avenue and Riverstone West (15,000 lots and employment land) have been exhibited and rezoning will follow in 2009. Precinct Planning has begun in Area 20 and Marsden Park Industrial has been accelerated for release.

The first stage of Precincts set the foundation for the sustainable release of land for housing, jobs and accompanying infrastructure. They represent the first stage in the supply of 181,000 new homes, nearly 2,500 hectares of land for employment purposes and \$7.5 billion in infrastructure in the Growth Centres in the next 30-40 years.

The next five Precincts will be:

#### South West

- Austral (6,700 lots)
- North Leppington (9,000 lots)

**15,700 housing lots**

#### North West

- Box Hill (7,700 lots)
- Box Hill Industrial (200 hectares employment land)
- Schofields (3,600 lots)

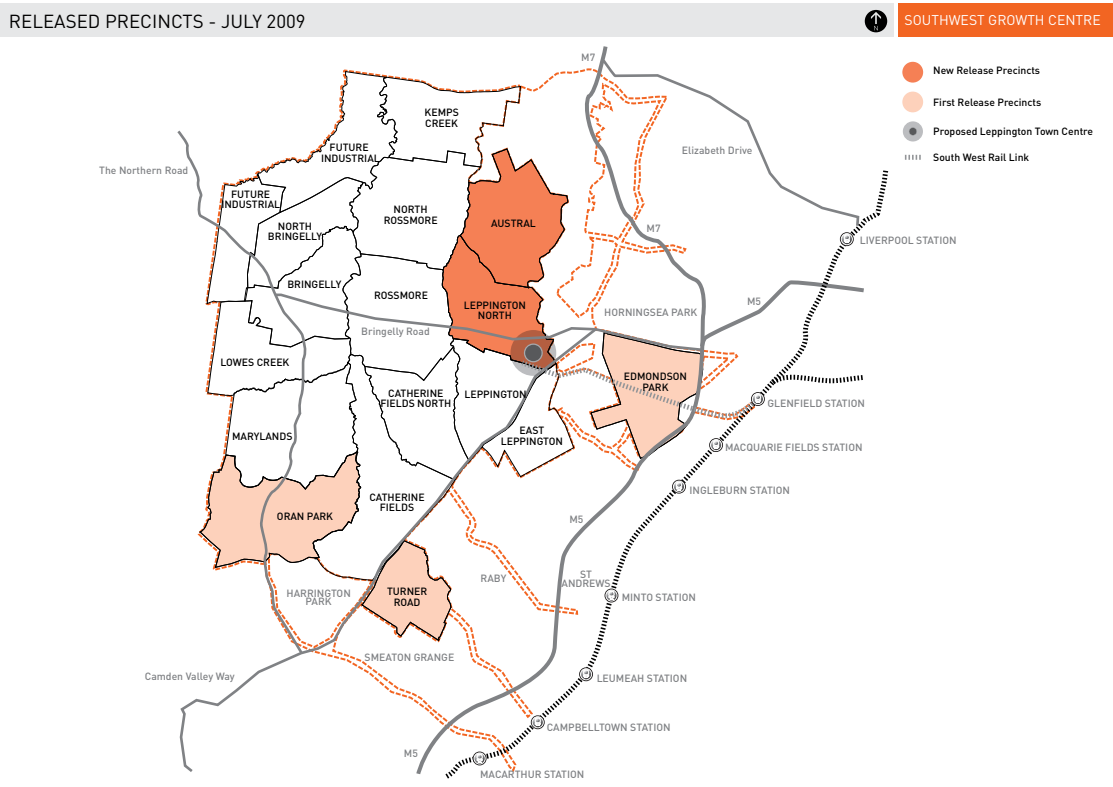
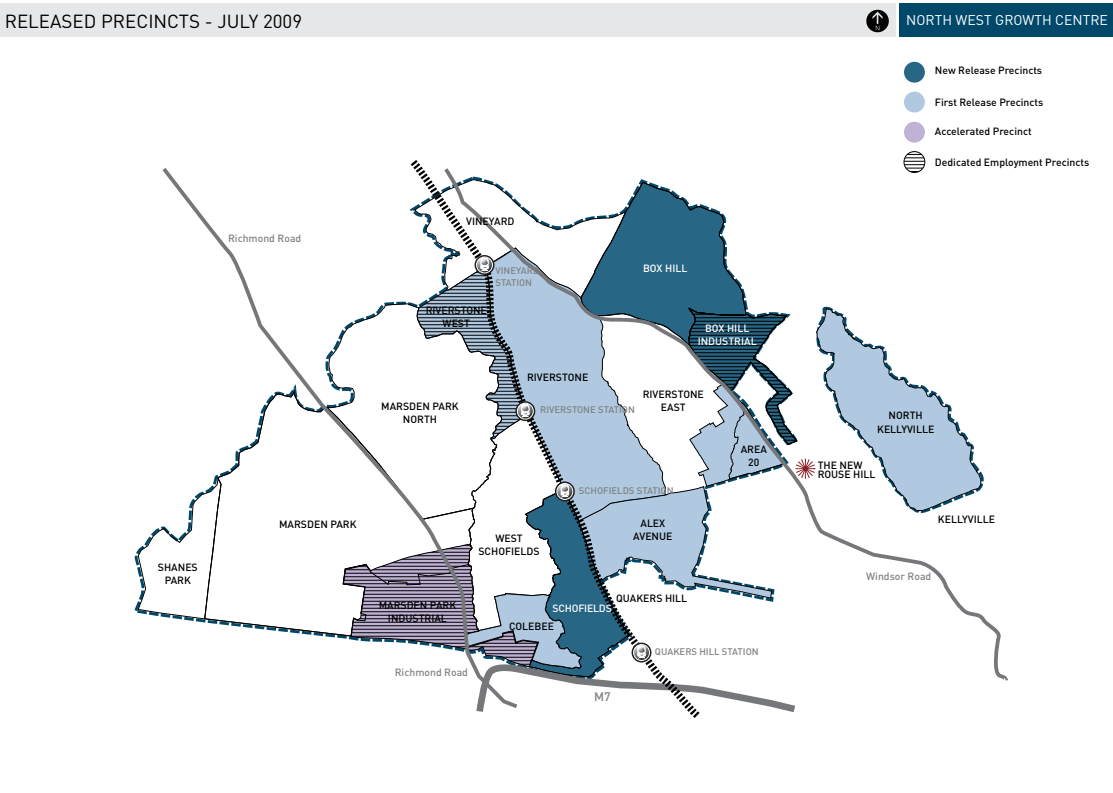
**11,300 housing lots and land for employment**

## Why these Precincts?

The new release Precincts are close to existing land releases to make the most of existing infrastructure in place or planned to be in place in time for the development of these new communities.

The releases also take into account the Government's commitment to a new rail station at Leppington (in North Leppington Precinct) in the South West and upgraded rail facilities between Quakers Hill and Vineyard in the North West.

Through these new release Precincts, a total of over 65,000 housing lots in the Growth Centres will be rezoned on completion of detailed Precinct Planning. This means that as the housing market improves, lot production can commence and the land can go onto the market without delay.



## Next Steps



Precinct Planning will begin in Austral, North Leppington, Box Hill, Box Hill Industrial and Schofields in stages from 2009/10.

During Precinct Planning, the Department of Planning partners with the relevant Councils to look into the future zoning and development controls for the Precinct.

This requires extensive investigations ranging from Aboriginal and European heritage to land capability and contamination, noise, odour, transport, biodiversity, bushfire, water cycle management, economics and employment, and community facilities and open space.

Information on the investigations in the new release Precincts will be made available to landowners once Precinct Planning is underway.

### More information on the next releases



- Visit [www.growthcentres.nsw.gov.au](http://www.growthcentres.nsw.gov.au)
- Call the Growth Centres Infoline **1300 730 550**
- Email [community@planning.nsw.gov.au](mailto:community@planning.nsw.gov.au)

### If you require language assistance, please call 1300 730 550 to arrange for an interpreting service



중요사항: 통역이 필요하시면 1300 730 550으로 전화하십시오.

VAŽNO: Ako su vam potrebne usluge tumača, molimo nazovite 1300 730 550.

आवश्यक सूचना: यदि आपको दुभाषिण की आवश्यकता है तो 1300 730 550 पर फ़ोन करें।

هام: إذا احتجت إلى مُترجم، يُرجى الاتصال على رقم **1300 730 550**

ΠΡΟΣΟΧΗ – Αν χρειάζεστε διερμηνέα, παρακαλώ τηλεφωνήστε στο 1300-730-550.

IMPORTANTE: Si necesita intérprete, llame al 1300 730 550.

IMPORTANTE: Se você precisa de uma interprete, por favor telefone para 1300 730 550.

IMPORTANTI: Jekk ghandek bzonn ta' interpretu, cempel 1300 730 550.

重要事項：如果你需要口译员，请打电话：1300 730 550.

ВАЖНО: Ако вам треба тумач молимо назовите 1300 730 550.

WICHTIG: Falls Sie einen Dolmetscher brauchen, rufen Sie uns bitte unter 1300 730 550 an.

IMPORTANTE: se avete bisogno di un interprete chiamate il numero 1300 730 550.

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QUAN TROÏNG: Neáu quí vò caàn thoàng dòch vieân, xin goïi 1300 730 550