

A Guide to the Growth Centres

The New South Wales Government coordinates planning and infrastructure in Sydney's Growth Centres to facilitate the supply of new land to the market as quickly as possible.

The Growth Centres will provide capacity for 181,000 dwellings, at least 2,500 hectares of land for employment and \$7.5 billion in regional infrastructure to support up to half a million additional residents over the next 30 years.

The work will streamline the planning and development approval process and is vital to the future of Sydney. Focusing greenfield development in the Growth Centres reduces the time to bring developable land to market down to two or three years • Simplifies the planning process and delivers efficiency savings by dealing with legislative requirements at a Growth Centres or Precinct-wide level • Produces better environmental outcomes • Helps the coordination of infrastructure provision • Helps ensure jobs will be closer to home as planning for employment and public transport infrastructure is done upfront.

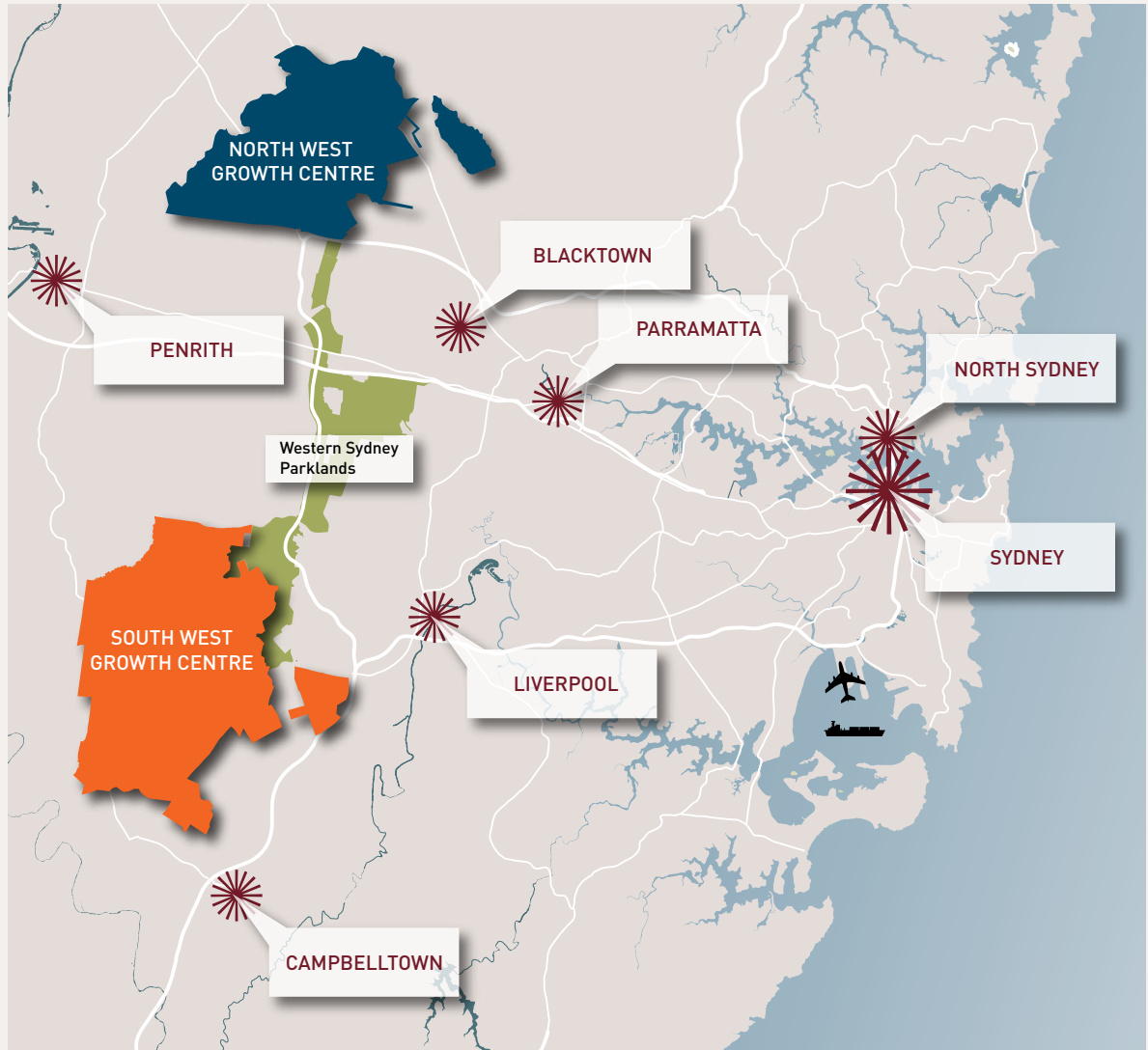


Why the Growth Centres?

The Growth Centres represent a new approach to releasing land for urban development by linking planning and infrastructure. Newly zoned land won't be attractive to the market without roads, public transport and services.

The NSW Government will manage the timing and sequencing of land release in the Growth Centres, as well as the mix of housing and the types of centres and employment lands; infrastructure timing, costs, and contributions; and communication with local communities and landowners.

Planning in the Growth Centres brings together infrastructure agencies and Local Government, ensuring better, more sustainable communities supported by essential infrastructure.



The Growth Centres will have all the elements we look for in our suburbs: high quality, sustainable and diverse new communities.

- Best practice urban design will protect biodiversity, regional open space and precious water resources.
- Housing, roads, transport, schools, jobs and shops will be connected, ensuring safer, more practical and liveable communities and allowing residents to walk to local shops and services.
- Sustainability will have real meaning: communities will incorporate recycled water and smart energy use, and will help reduce car use with jobs, services and public transport near homes.
- Housing densities will reflect the needs of a diversity of residents, from families with children, to older people, singles or extended families.
- Communities will be healthy and leafy environments, made up of native trees, protected bushland areas around creeks, open spaces, parks and recreation facilities.

2006

June

- Announced first round of land releases - 39,500 lots.
- Confirmed Precinct Acceleration Protocol, which allows Precinct releases to be brought forward to increase land supply.
- Began Precinct Planning in Oran Park, Turner Road, North Kellyville, Riverstone and Alex Avenue.

October

- Released Growth Centres Development Code.

December

- Confirmed Special Infrastructure Contribution and released Practice Note.

2007

February

- Assisted Liverpool Council on revised Edmondson Park LEP, DCP and Section 94 Plan.

May

- Placed Oran Park and Turner Road Precinct Plans on public exhibition.

October

- Reviewed State and Local infrastructure contributions, with State contribution reduced from \$33,000 to \$23,000 per average lot.
- Liverpool Council exhibited revised Edmondson Park LEP, DCP and Section 94 Plan.

November

- Turned first sod in Colebee Precinct in the North West Growth Centre, representing 1,000 housing lots.

December

- Minister for Environment conferred Biodiversity Certification on the Growth Centres SEPP ensuring better biodiversity outcomes and streamlining planning.
- Rezoned land for 12,000 lots in Oran Park and Turner Road in under two years – a record time.

2008

January

- Commenced Precinct Planning in Riverstone West, a major employment area for the North West.

May

- Unlocked plans for 6,100 lots in Edmondson Park with Liverpool Council's adoption of revised LEP, DCP and Section 94 Plan.
- Exhibited draft Precinct Plans for North Kellyville, constituting a further 4,700 lots.

June

- Released Marsden Park Industrial Precinct, a major employment hub for the North West, under the Precinct Acceleration Protocol.

August

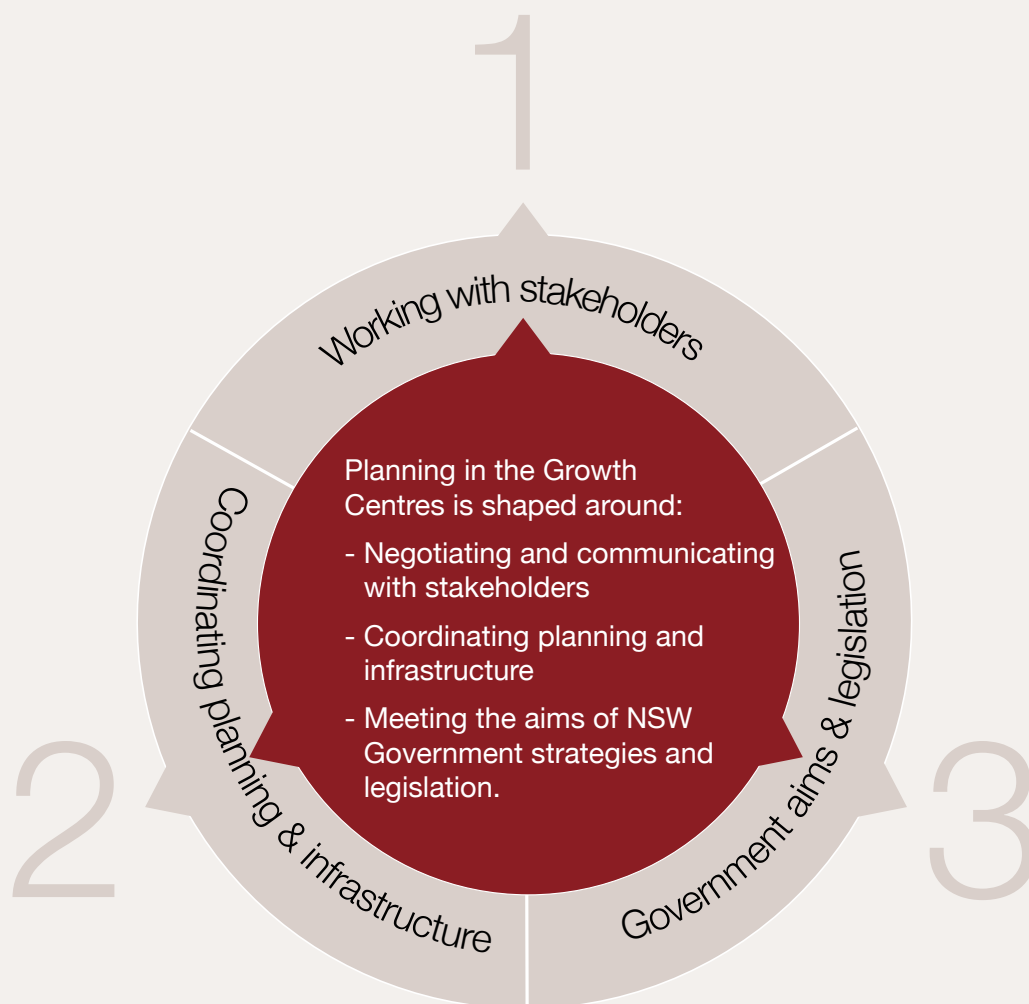
- Commenced Precinct Planning for Area 20 Precinct
- Commenced Precinct Boundary Review Process for Area 20 and Marsden Park Industrial Precincts

November

- Placed Riverstone and Alex Avenue Precinct Plans on public exhibition

Future

- Continue Precinct Planning in Riverstone West, Area 20 and Marsden Park Industrial Precincts.
- Finalise rezoning for 4,700 lots in North Kellyville Precinct.
- Undertake strategic studies into Growth Centre employment.
- Review Development Code.



1 The development of plans for the Growth Centres harnesses the energy, expertise and resources from across industry, Local Councils and the community.

- The Government partners with the six Growth Centres Councils through a Local Government Coordination Committee to achieve the best economic, social and environmental outcomes.
- Information sessions are held during Precinct Planning and a dedicated community information hotline is available.
- During Precinct Planning, the Government and Councils work daily to achieve a total exhibition package with draft DCPs and Section 94 Plans exhibited at the same time as draft rezoning plans.
- Communication is open with key representative groups via industry events and Reference Panels.

2 State agencies work together to resolve statutory requirements and plan for regional infrastructure.

During Precinct Planning, and when planning for new releases, State agencies agree on the scope of infrastructure requirements and land required to provide infrastructure alongside housing, shops, services and open space.

This efficient and speedy rezoning of land gives certainty to State agencies, providing the impetus to include infrastructure requirements in future budgets.

Precinct-wide or Growth Centre-wide statutory requirements vastly streamline the development process in relation to biodiversity, bushfire, Aboriginal heritage and Water Management Act requirements.

3 The NSW Government is delivering the objectives of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP), the legal instrument that establishes the planning rules and objectives for the Growth Centres. The SEPP must be applied when planning decisions are made about land within the Growth Centres.

The Growth Centres are also planned within the parameters of the Metropolitan Strategy *City of Cities: A Plan for Sydney's Future (2005)* and the *NSW State Plan (2006)*. This work is having a significant impact of the State Plan target of 55,000 zoned and serviced lots by 2009.



Further information

- Visit www.gcc.nsw.gov.au
- Call the Community Information Line 1300 730 550
- Email community@gcc.nsw.gov.au