

Precinct Boundary Review Process

GCC EN 08-002

Amending a Precinct boundary within the Growth Centres

This Explanatory Note details the Growth Centres Commission's *Precinct Boundary Review Process*.

Since the release of the nine First Release Precincts in June 2006, Precinct Planning has been completed in Oran Park and Turner Road and is underway in North Kellyville, Alex Avenue, Area 20, Riverstone and Riverstone West. Edmondson Park and Colebee Precincts are already rezoned.

Precinct Planning has identified the need for a clear and transparent *Precinct Boundary Review Process* to facilitate amendments to the boundaries of released Precincts where necessary. The Process will be undertaken for future Precincts after their release, including Precincts accelerated through the Precinct Acceleration Protocol.

Call for Submissions

Each Review Process will be advertised in local newspapers and on the Commission's website. Relevant landowners, Councils and infrastructure agencies will be notified in writing of the Review Process and will be offered the opportunity to lodge a submission during a 21 day 'Call for Submissions' period.

Submissions must address at least one or more of the following Assessment Criteria without having a negative impact on any other criteria. These criteria will be used to determine if a Precinct boundary should be amended.

Assessment Criteria

Anomaly and other minor changes

It can be demonstrated that the land has been incorrectly included in a Precinct due to a mapping or survey anomaly, or other minor changes that:

- a. meet the objective of the Growth Centres Commission; or
- b. remove possible future administrative problems.

Servicing/Drainage Catchments

The land holding is part of the servicing and/or drainage catchment of the Precinct and the boundary change will not affect the logical urban catchment, is not contrary to integrated land use and transport planning principles and will not undermine the orderly and efficient delivery of land to the market.

Logical urban catchments

The boundary change will provide a logical urban catchment as it will result in the Precinct boundary following a physical boundary such a major creek, ridge line, or regional transport infrastructure such as an arterial road or rail line.

In addition, the land must be part of the servicing or drainage catchment of the Precinct and the boundary change must not be contrary to integrated land use and transport planning principles and must not undermine the orderly and efficient delivery of land to the market.

Integrated land use and transport planning principles

The boundary change will facilitate the delivery of integrated land use and transport planning principles.

For example, a boundary change may ensure a significant portion of the walking catchment of a centre is within one Precinct.

Cadastral (property) boundaries

The boundary change will align Precinct Planning proposals, where possible, with property boundaries to avoid administrative problems.

The land must be part of the servicing or drainage catchment of the Precinct and the boundary change must not be contrary to integrated land use and transport planning principles and must not undermine the orderly and efficient delivery of land to the market.

Net-public benefit

The boundary change, despite not meeting any of the above criteria, may constitute a demonstrable net-public benefit. In this regard, evidence relating to the orderly, efficient servicing and delivery of land associated with the boundary change would need to be demonstrated. The net-public benefit will be articulated by the Review Panel.

Review of Submissions

A Review Panel consisting representatives from Sydney Water, NSW Treasury and the Department of Planning will assess all submissions and prepare a recommendation to the Chief Executive Officer of the Growth Centres Commission.

Any recommendation of the Panel must align with the Commission's objective to promote the orderly and efficient delivery of land to the market.

The Commission will consider whether a boundary change is desirable and prepare advice to the Minister for Planning for determination.

Announcing a Decision

The decision to amend a Precinct boundary will be announced at an appropriate time following the completion of the Review Process.

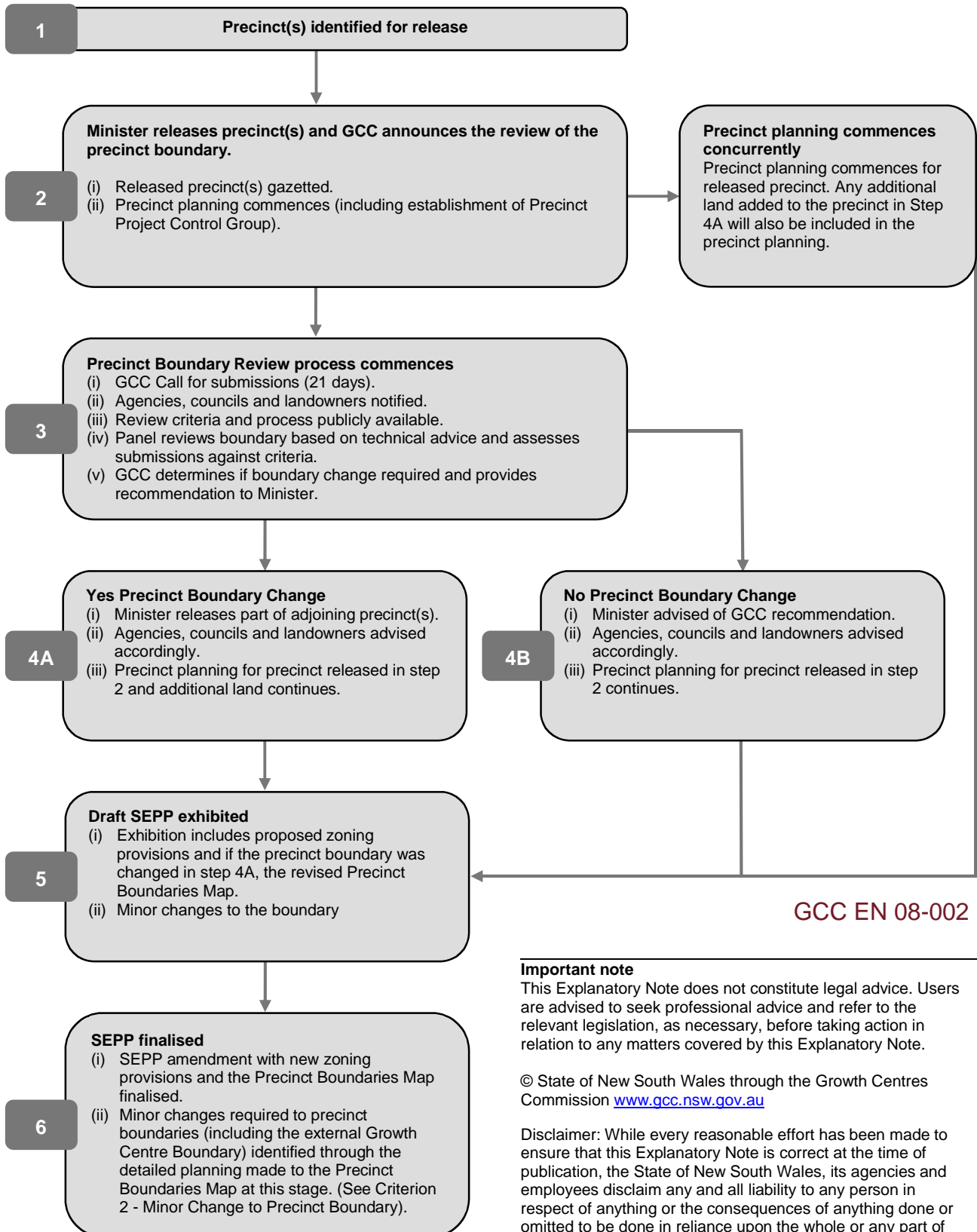
An amendment to a Precinct boundary is not an agreement to a change in land use as indicated on the relevant Structure Plan. Any final land use decision will be determined through the Precinct Planning process that involves extensive studies and public consultation.

A diagram summarising the review process at Figure 1 demonstrates the steps involved in the *Precinct Boundary Review Process*.

A detailed outline of the Process is also available on the Commission's website at www.gcc.nsw.gov.au.

For more information call 1 300 730 550 or visit www.gcc.nsw.gov.au.

Figure 1: Steps in the Precinct Boundary Review Process



GCC EN 08-002

Important note

This Explanatory Note does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this Explanatory Note.

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