



Precinct Boundary Review Process

The *Precinct Boundary Review Process* is a clear and transparent process to consider changes to Precinct boundaries in the North West and South West Growth Centres. The Process is a further step in streamlining the process of getting land to market.

Why has the Process been developed?

The Government has released 10 Precincts for planning in the Growth Centres. The Precinct Planning process for these Precincts has highlighted the need for a formal process to assess submissions to change boundaries in the Precincts.

The Process is not a procedure to consider major changes to the external Growth Centre Boundary.

When does the Process begin?

A Precinct Boundary Review Process will begin once a Precinct has been released for planning and Precinct Planning commences. The Process is not applicable to existing First Release Precincts – except for Area 20 – and will be employed for the recently accelerated Marsden Park Industrial Precinct and all subsequent releases from July 2008.

How does the Process begin?

Relevant Councils, landowners and State agencies will be notified by mail of a Call for Submissions when the Review Process is being undertaken for a released Precinct. Advertising will be placed in local press and notification will be included on the Commission's website.

What should a submission include?

Submissions must address specific Assessment Criteria included on the Growth Centres Commission website. These are:

- **Mapping or survey anomaly:** the submission should show where land has been incorrectly included within Precinct due to a mapping or survey anomaly.
- **The orderly and efficient delivery of land to market:** the submission should meet the overall objective of getting land to market with the best use of Government resources.
- **Service and drainage catchments:** the submission should show that land will be able to be serviced by existing or planned infrastructure.
- **Logical urban catchments:** the submission should show the boundary creates a logical urban catchment by following a physical boundary such as a major creek, ridge line or regional transport line such as an arterial road or rail line.
- **Integrated land use and transport:** the submission should show that the land will be better linked to, for example, the public transport, walking or cycling links to a centre.
- **Cadastral boundaries:** the submission should show that the boundary better fits cadastral boundaries to avoid ongoing administrative problems.
- **Net public benefit:** the submission, if not meeting the above criteria, should show there would be an overall benefit to the public if the boundary is changed.

Submissions must satisfy at least one of the Assessment Criteria without having a negative impact on any other criteria.



Who assesses the submissions?

Written submissions will be considered by a Review Panel made up of Sydney Water, NSW Treasury and the Department of Planning. The Review Panel will assess submissions as well as additional matters raised formally by the Growth Centres Commission, the Department of Planning and other State agencies, where appropriate.

The Review Panel will prepare an Evaluation Report to the Chief Executive Officer of the Growth Centres Commission. The Commission will then make a recommendation to the Minister for Planning. Relevant Councils, State agencies and landowners will be notified of the Minister's final determination.

The Independent Commission Against Corruption (ICAC) has been consulted and its comments have been incorporated into the process. Importantly, the Process ensures Panel members cannot receive presentations direct from landowners or proponents.

What happens next?

Precinct Planning commenced in Area 20 and Marsden Park Industrial Precincts in mid 2008. The Call for Submissions to the *Precinct Boundary Review Process* for these Precincts has occurred concurrently with the commencement of Precinct Planning.

Landowners, State agencies and Councils will be notified of any further formal review processes as and when additional Precincts are released for planning.

More information

For more information contact the Growth Centres Commission

- By phone: 1 300 730 550
- By email: community@gcc.nsw.gov.au
- By post: PO Box 1457, Parramatta NSW 2124
- By fax: 02 9895 7670.

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