



Homes and jobs for Sydney's growth

March 2013



Frequently Asked Questions

SYDNEY'S GROWTH CENTRES

WHAT DOES TODAY'S ANNOUNCEMENT MEAN?

- Land will be rezoned for 30,250 homes and 29,000 jobs in five precincts in the North West and South West Growth Centres
- A timetable has also been announced to upgrade or install infrastructure such as water and roads, to enable housing delivery to start as soon as possible
- Land will also be released in three additional precincts with potential for 8,200 homes.

WHICH AREAS WILL BE REZONED IN THIS ANNOUNCEMENT?

- o **Austral and Leppington North** - 17,350 homes and 13,000 jobs
- o **East Leppington (Camden/Campbelltown part precinct)** - 3,300 homes

WHY IS ONLY PART OF EAST LEPPINGTON BEING REZONED?

- A section of the precinct in the Liverpool local government area will be re-exhibited to give the community an opportunity to comment on proposed changes to the draft plan that was exhibited earlier
- It is expected that the final rezoning will take place around the middle of the year.

WHICH AREAS WILL BE REZONED NEXT?

- **Box Hill and Box Hill Industrial** - 9,600 homes and 16,000 jobs

WHICH PRECINCTS ARE BEING RELEASED IN THIS ANNOUNCEMENT?

- Riverstone East, Vineyard and part of West Schofields in the North West Growth Centre.

WHY IS MORE LAND BEING REZONED AND RELEASED WHEN 11 PRECINCTS ARE ALREADY REZONED AND AVAILABLE FOR DEVELOPMENT?

- A continuous roll-out of land at different stages of the planning and development cycle ensures there is a steady supply of land available for new homes and jobs in a variety of locations over the medium to long term

- The precincts rezoned also include land for 29,000 jobs and are located near the North West Rail Link and South West Rail Link.

HOW WILL YOU PROVIDE INFRASTRUCTURE IN THESE NEW AREAS?

- The Department of Planning and Infrastructure is coordinating essential infrastructure delivery with providers like Sydney Water and Endeavour Energy
- The NSW Government announced more than \$481 million in a Housing Acceleration Fund in the 2012-13 State budget to introduce infrastructure to enable new housing in 10 growth areas across NSW, including the Growth Centres
- Some of this funding will support major road, water and wastewater upgrades in the Growth Centres
- This is in addition to major transport initiatives already under way including the North West Rail Link, the South West Rail Link and the Richmond rail line duplication.

WHEN WILL ESSENTIAL SERVICES BE AVAILABLE?

- Each precinct has an Infrastructure Delivery Plan that details the proposed timing of critical infrastructure
- An outline of the infrastructure and delivery commitments is provided in precinct Fact Sheets.

HOW WILL YOU PROVIDE EMPLOYMENT IN THESE NEW AREAS?

- Austral and Leppington North precincts include a major centre near the proposed Leppington station on the South West Rail Link, which will have capacity for 13,000 jobs in a range of sectors including retail, commercial and administrative services
- This is in addition to existing employment areas in the South West Growth Centre, including the Turner Road precinct where construction of the Central Hills business park is under way
- The Box Hill Industrial Precinct has capacity for 16,000 jobs in the North West Growth Centre
- This is in addition to the Marsden Park Industrial Precinct – which is currently being developed with capacity for 10,000 jobs.

WHAT DOES THE REZONING MEAN FOR LANDOWNERS?

- The rezoning means new planning controls now apply that allow a range of new uses such as housing, retail, commercial and industrial
- Landowners may lodge development applications with their local council after arrangements are made to provide services such as water and power to the land

- Landowners interested in developing their land should talk to their neighbours, the Department of Planning & Infrastructure and council.

WILL COUNCILS RATES CHANGE AS A RESULT OF REZONING?

- New zonings mean that local council rates are likely to increase to reflect the land's new potential uses. Landowners should contact their council for more details
- The Valuer-General determines the value of land for rating purposes every few years. A wide range of factors that can impact the value of land are considered, including zoning, the availability of services and constraints such as flooding.

DOES REZONING MEAN LANDOWNERS ARE FORCED TO SELL, DEVELOP OR CHANGE THEIR LAND USE ACTIVITY?

- No. Under 'existing use rights', landowners can continue with legally commenced current uses.

WHAT HAPPENS TO LAND ZONED FOR OPEN SPACE, DRAINAGE OR ACQUISITION?

- Land zoned specifically for open space and drainage will eventually be acquired by the local council. The timing of any acquisition will be influenced by the rate of development
- The Just Terms Compensation Act requires a council or Government agency to consider key matters such as the market value of the land, any special value to the landowner and expenses as a result of relocating
- For more information on the compulsory acquisition process and matters for consideration, see the Land and Property Information's website at:
http://www.lpi.nsw.gov.au/valuation/compulsory_acquisition_of_land

HOW QUICKLY WILL THE REZONED PRECINCTS BE DEVELOPED?

- The rate of development will depend on a variety of factors including the demand for housing, population growth in Sydney, and the provision of essential infrastructure for items such as water, wastewater and power.