



Catherine Fields (Part) Precinct



Planning &
Infrastructure

Frequently Asked Questions

December 2013

WHAT DOES THE REZONING ANNOUNCEMENT MEAN?

- Land has been rezoned in the Catherine Fields (Part) Precinct of Sydney's South West Growth Centre for 3,229 new homes and a neighbourhood centre. When fully developed the Precinct will be home to 10,000 people.
- Essential infrastructure such as water, sewerage and roads will be funded or provided by the major developers.
- An accelerated infrastructure timetable will ensure water, roads and utilities are ready for house and land packages to reach the market before the end of 2015.

WHAT IS AN ACCELERATED PRECINCT?

- Catherine Fields (Part) was fast-tracked under the Precinct Acceleration Protocol, which allows Growth Centre Precincts to be rezoned earlier than scheduled, provided there is no additional cost to taxpayers for planning and forward delivery of infrastructure.
- A legal agreement between the Minister for Planning and the major developers of the site, Hixson Pty Ltd, a sister company of Harrington Estates, and Greenfields Development Company No 2 (GDC2), commits private funding to bring forward infrastructure delivery to help meet Sydney's growing need for new homes and employment.

WHAT INFRASTRUCTURE WILL BE PROVIDED TO SERVICE THE PRECINCT?

- Hixson Pty Ltd and Greenfields Development Company No 2 (GDC2) will deliver or fund essential infrastructure worth \$30 million to service Catherine Fields (Part) Precinct.
- The infrastructure to be provided over time includes:
 - Staged upgrade of Oran Park Drive and the construction of Rickard Road within the Precinct
 - Land for a primary school
 - Land for an electricity substation site
 - Wastewater infrastructure in stages
- The Department of Planning and Infrastructure will monitor the developers' commitments and ensure infrastructure delivery obligations are met.



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WHAT TYPES OF HOUSING WILL BE BUILT IN CATHERINE FIELDS (PART)?

- The NSW Government recently exhibited proposed changes to the *Growth Centres State Environmental Planning Policy* which would extend housing options across the Growth Centres.
- It is intended to develop Catherine Fields (Part) using these new land use controls to provide a range of housing types to suit different needs.
- This will include detached dwellings on larger lots, terraces, small lot dwellings and even “Fonzie flat” studio apartments.
- Lot sizes for a detached home will range upwards from 225 square metres, but will typically average around 450 square metres.

HOW WILL ORAN PARK HOUSE AND ASSOCIATED BUILDINGS BE PROTECTED?

- Oran Park House, its landscape setting, historic driveways and associated outbuildings, Coach House and Silo will be conserved through a future listing on the NSW State Heritage Register.
- The planning controls provide for single storey dwellings on larger lots immediately adjacent to Oran Park House.
- Open space protects the surrounding rural landscape and roads that are aligned with important view lines and historic driveways.

WHAT IS THE SIZE AND FUNCTION OF THE NEIGHBOURHOOD CENTRE?

- The neighbourhood centre will provide for a small amount of local retail and commercial space for the convenience of the future residents. The centre will also provide for the adaptive re-use of the historic Coach House building.

ARE TRANSPORT LINKS PROVIDED?

- Construction of the South West Rail Link, which includes new stations at Edmondson Park and Leppington, and a new transport interchange at Glenfield, are 12 months ahead of schedule, with revenue services expected to commence in 2015.
- The Precinct is located 10km from the planned Leppington Major Centre and train station.
- The future extension of Rickard Road will provide a direct link to the Leppington Major Centre and train station.



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WHEN WILL THE UPGRADE OF CAMDEN VALLEY WAY BE FINALISED?

- The staged upgrade of Camden Valley Way will support housing delivery and employment growth, as one of the major roads linking the Hume Highway, M7 and M5 interchange.
- The NSW Government has committed \$280 million to complete the remaining section of Camden Valley Way between Oran Park Drive, Harrington Park, and Bringelly Road, Leppington, by the end of 2015.
- The three final stages of the road upgrade are:
 - **STAGE 1:** Ingleburn Road to Raby Road
 - **STAGE 2:** Raby Road to Oran Park Drive (previously known as Cobbitty Road)
 - **STAGE 3:** Bringelly Road to Ingleburn Road.
- Completion of stage 3 is expected by late 2015.

IS THE ENVIRONMENT BEING PROTECTED?

- More than 37 hectares of significant vegetation and creek corridors will continue to be protected in accordance with the Growth Centres Biodiversity Certification endorsed by both the State and Federal Government.

WHAT DOES THE REZONING MEAN FOR LAND OWNERS?

- The rezoning means new planning controls now apply in Catherine Fields (Part) that allow a range of urban uses.
- Landowners may lodge development applications with Camden Council as long as essential services such as water and power are provided to the land.
- Landowners interested in developing their land should contact Camden Council.

HAS THE COMMUNITY BEEN CONSULTED?

- Yes. The Precinct Plan for Catherine Fields (Part) is the result of an evidence-based approach to planning and an extensive process of consultation with Camden Council, key stakeholders, agencies, land owners and the wider community.
- Consultation was undertaken in the preparation, exhibition and post exhibition phase of the Indicative Layout Plan and proposed planning controls.



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WHAT HAPPENS TO LAND ZONED FOR OPEN SPACE OR DRAINAGE?

- Land zoned for open space and water management (drainage) will be acquired by Camden Council over time. The timing of any acquisition will be influenced by the rate of development.
- The *Land Acquisition (Just Terms Compensation Act) 1991* 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 website at: http://www.lpi.nsw.gov.au/valuation/compulsory_acquisition_of_land