RESPONSE TO THE SYDNEY MORNING HERALD
LAND REZONED DURING 2013 FOR HOUSING IN SYDNEY

Monday, 6 January 2014

Greenfield land rezoned for housing

During 2013, the NSW Government rezoned greenfield land for some 44,430 homes across Sydney. Importantly, this housing is being delivered alongside new infrastructure like the North West and South West rail lines, major road upgrades, water and sewerage upgrades, schools and new employment areas. (See attached table)

Precinct planning began during 2013 for three precincts in North West Sydney with the potential for 8,200 new homes (West Schofields, Riverstone East and Vineyard).

Rezoning land for infill development

In September 2013, the NSW Government rezoned 12.5 hectares of land around North Ryde Station to provide up to 3,000 homes and 1,500 jobs alongside $17 million of infrastructure improvements.

During 2013, North Ryde was one of eight Urban Activation Precincts (UAPs) where the NSW Government investigated the potential to provide additional housing and employment near transport and infrastructure. Work is being finalised on two of these precincts at Epping Town Centre and Wentworth Point, which are expected to be rezoned early in 2014 – providing around 6,000 more homes.

The department also exhibited, and finalised, a structure plan for the North West Rail Link Corridor, which details the potential for an extra 28,800 homes and 49,500 jobs in the area around the rail line’s eight stations. The structure plan will inform future planning decisions and potential rezonings.

In addition, infill development sites are often rezoned on a site by site basis – spot rezonings - in a council’s local environmental plan (LEP). Since April 2011, councils in Sydney have amended their LEPs with ‘spot rezonings’ for at least 9,500 additional homes. This is in addition to the new council-wide standard instrument LEPs, which have significantly increased the land zoned for housing across Sydney.

Record housing approvals

Housing approvals in Sydney are at their highest level since 2005. The latest figures released by the Australian Bureau of Statistics show 44,628 new homes were approved in the 12 months to October 2013 - 40 per cent higher than the annual average housing approvals from 2006 to 2010.

During 2012-13, Sydney housing figures were the best in a decade with the number of new homes built in Sydney increasing by more 35 per cent to a 10 year high, with 21,097 homes completed.
More than half of the new homes completed - 53 per cent - were in Western Sydney, where more than two million people live. The highest housing completions in Western Sydney were in Blacktown (2,021); Parramatta (1,336); Camden (1,290); Penrith (1,271); Liverpool (1,185); and The Hills (1,037).

**Land rezoned in 2013**

<table>
<thead>
<tr>
<th>Name of precinct</th>
<th>Month of rezoning</th>
<th>Number of dwellings</th>
<th>Greenfield/ Infill</th>
<th>Supported by infrastructure</th>
</tr>
</thead>
</table>
| Austral/ Leppington North North   | March 2013        | 17,350              | Greenfield         | • Close to South West Rail Link  
• To benefit from infrastructure projects being delivered through the NSW Government’s $481 million Housing Acceleration Fund.  
• 13,000 new jobs to be provided in the precinct |
| East Leppington (Camden/ Campbelltown part precinct) | March 2013        | 3,300               | Greenfield         | • Close to South West Rail Link  
• To benefit from infrastructure projects being delivered through the NSW Government’s $481 million Housing Acceleration Fund. |
| Raby Road, Catherine Field (part El Cabello/Gledswood site) | March 2013        | 880                 | Greenfield         | • Adjacent to Camden Valley Way, which is being widened to four lanes by 2015 and was one of 10 projects funded by the Housing Acceleration Fund in the 2012-13 Budget.  
• Close to Central Hills business park, Smeaton Grange industrial area and South West Rail Link. |
| Box Hill & Box Hill Industrial precincts | April 2013       | 9,600               | Greenfield         | • Close to North West Rail Link  
• To benefit from infrastructure projects being delivered through the NSW Government’s $481 million Housing Acceleration Fund.  
• 16,000 new jobs across the precincts |
| North Ryde Station                | September 2013    | 3,000               | Infill             | • $17 million in transport upgrades to support the precinct including a new pedestrian and cycle bridge across Delhi Road, widening Delhi Road at North Ryde Station and upgrading associated intersections  
• Precinct to also benefit from Government’s investment in major infrastructure |
including the $550 million upgrade of the M2 and the $8.3 billion North West Rail Link.

- 1500 new jobs in precinct.

<table>
<thead>
<tr>
<th>Location</th>
<th>Date</th>
<th>Jobs</th>
<th>Type</th>
<th>Details</th>
</tr>
</thead>
</table>
| Marsden Park                      | October 2013 | 10,300 | Greenfield  | $170 million in infrastructure to be delivered  
|                                   |            |        |             | The developers, Stockland and Winten responsible for major Richmond Rd works, providing land for three new schools and paying for sewer, electricity and water infrastructure.  
|                                   |            |        |             | 3,000 jobs in a new town centre and two village centres.  |
| Catherine Field (part precinct)  | December 2013 | 3,200  | Greenfield  | $30 million of essential infrastructure to be delivered or funded by developers including an extension to Rickard Road, upgrading Oran Park Drive, land for a new primary school and building the main sewerage line.  
|                                   |            |        |             | Future cycleway to connect the area to the new Leppington Station on the South West Rail Link. |
| **TOTAL**                         |            | 47,630 |             |                                                                                                                                        |