

Catherine Fields (Part) Precinct - Rezoned

Precinct Plan

December 2013

What will the plan deliver?

Located in Sydney's South West, adjacent to the Oran Park and Turner Road Precincts, the Catherine Fields (Part) Precinct totals some 320 hectares. The future community will benefit from:

Land for approximately 3,200 homes and over 10,000 residents



1 neighbourhood centre



50 hectares of open space, recreation and environmental

conservation areas



Developer commitment to provide essential infrastructure

in stages



Upgrades to Oran Park Drive and construction of Rickard Road extension



1 primary school



Protection of Oran Park House



Conservation of

significant vegetation along creeks



New pedestrian and cycle links



Planning &
Infrastructure

Why has land in the Catherine Fields (Part) Precinct been rezoned?

By 2031, Sydney's population will grow by an expected 1.5 million more people and Greater Sydney will be home to more than half of all Sydneysiders. We need to ensure there are more affordable homes, good job opportunities and easier ways to get around.

The NSW government is planning for at least 545,000 additional homes by 2030 to support population growth and help to drive down costs, making housing more affordable. Catherine Fields (Part) Precinct will accommodate some of this growth.

Planning for the future

The Catherine Fields (Part) Precinct has been rezoned by the NSW Government for urban development. The plan provides for a wide range of uses such as housing, schools and recreational facilities to service the new community. We know that new homes should be located closer to jobs, transport connections, shops, schools, health services and other infrastructure to make Sydney a more liveable city.

How were you involved?

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.

In addition to workshops and meetings, the Department sent out a number of community updates and responded to regular calls and emails about the planning process for Catherine Fields (Part), via the Community Information Line and dedicated email address.



Summary of Consultation Activities

There are 20 land owners in the Precinct. All land owners were given the opportunity to participate at various key stages of the planning process.

38  attendees

Introduction & Enquiry by Design
workshop 1: 18 October 2011

47  attendees

Enquiry by Design
workshop 2: 9 February 2012

2 drop in sessions **26**  submissions

Exhibition 21st November to
21st December 2012

14  land owner groups

Post-exhibition land owner
meetings 17, 24 and 25 July 2013

Post-exhibition changes

Following the exhibition period in November and December 2012, the Department reviewed all submissions and worked with State Government agencies and Council to resolve issues. Changes to the draft Precinct Plan were made in direct response to the submissions and are supported by technical studies where required.

Key Change	Explanation
	<p>Residential development</p> <p>Increased the area of land zoned for residential development.</p>
	<p>Drainage and flooding</p> <p>Where possible the amount of land required for drainage infrastructure, riparian corridors and flood plain management was reduced, whilst meeting appropriate standards and guidelines.</p>
	<p>Open space</p> <p>The eastern double playing field was moved to a central location and additional parks were identified.</p>
	<p>Road network</p> <p>The route of Rickard Road was re-aligned to run alongside the electricity easement and to improve the road for bus operation.</p>
	<p>Heritage</p> <p>The layout and nature of roads, parks and housing types around Oran Park House was reviewed to better integrate heritage conservation with future development.</p>
	<p>Development controls</p> <p>Open space and drainage areas on the large landholdings are zoned for residential purposes to enable flexibility at the subdivision design stage.</p>

More information and the final Indicative Layout Plan (ILP) are on pages 4 and 5.

Infrastructure

Significant infrastructure will be provided in the Catherine Fields (Part) Precinct over time to support the increase in population. Interconnected roads, walking and cycling networks, a bus-friendly road network and higher housing densities closer to transport will encourage public transport use and decrease reliance on cars. The future extension of Rickard Road will provide a direct link to the planned Leppington Major Centre and train station.

The provision of drinking water, waste water and power infrastructure will be staged to enable development to occur progressively across the Precinct. Stormwater detention infrastructure will be provided to manage natural drainage flows and protect the natural environment. The Department will continue to work with infrastructure providers to ensure that infrastructure is delivered in stages to enable development to proceed.

The developers, Hixson and Greenfields Development Company No 2, have entered into a Planning Agreement with the Minister for Planning and Infrastructure to deliver much of the required regional level infrastructure to the entire (Part) Precinct over time, including the construction of a waste water carrier along South Creek, Rickard Road extension, upgrades to Oran Park Drive, and provision of land for a primary school and electricity substation.

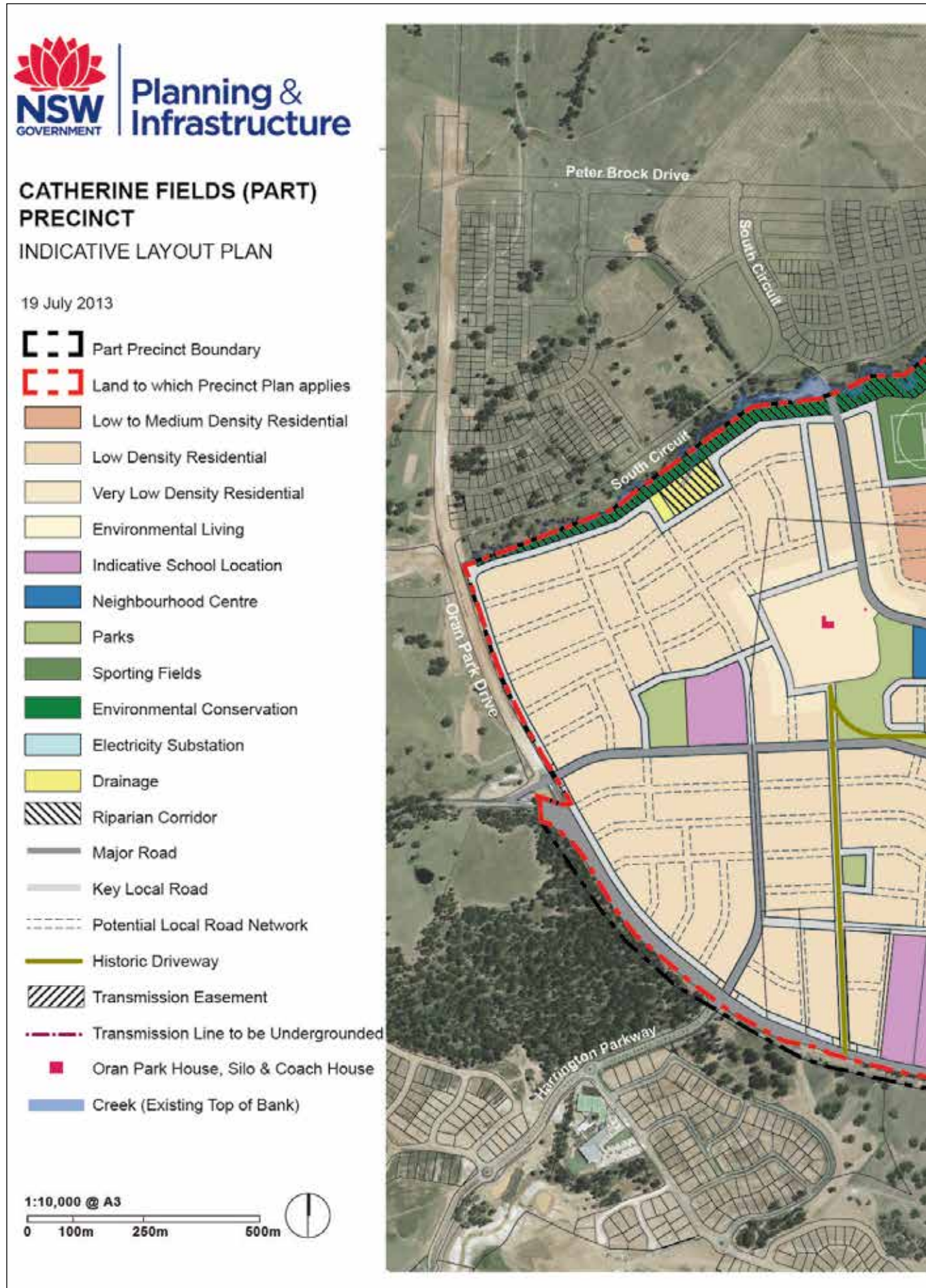
Environment & Heritage

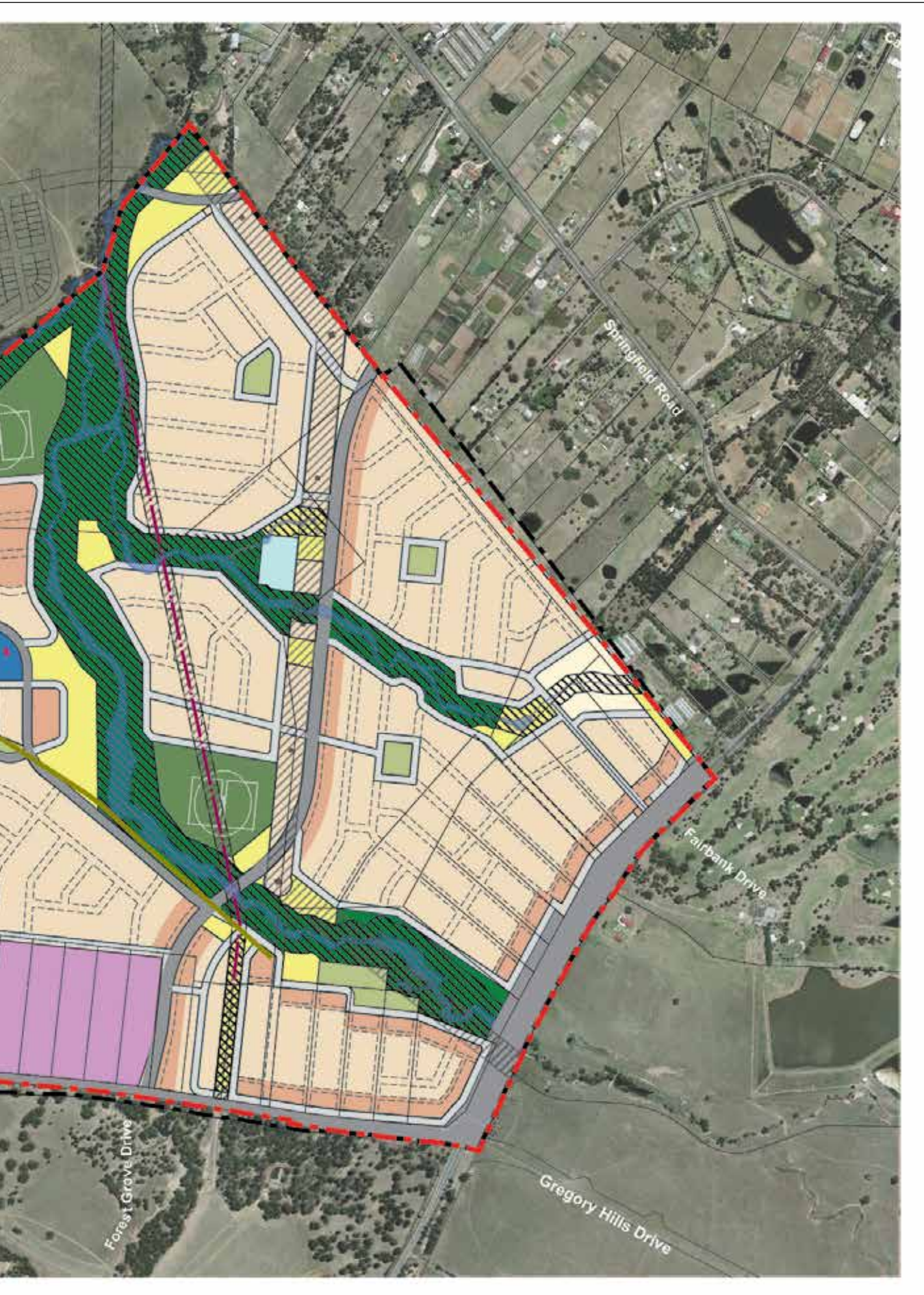
The Precinct Plan protects more than 37 hectares of significant vegetation and creek corridors through an environmental conservation zoning, including South Creek and Kolombo Creek.

The future of Oran Park House, its landscape setting, historic driveways and associated outbuildings, Coach House and Silo, will be assured through a future listing on the NSW State Heritage Register. The listing will be in accordance with the Precinct Planning outcomes, including single storey dwellings on larger lots immediately adjacent to Oran Park House, open space that protects the surrounding rural landscape and roads that are aligned with important view lines and historic driveways.

An artist's impression on page 6 shows an example of how the area immediately adjacent to Oran Park House may look in the future.

Finalised Indicative Layout Plan (ILP)







Artist's impression of future development near to Oran Park House

Oran Park House and associated buildings will be conserved through a future listing on the NSW State Heritage Register.

Infrastructure to service the entire (Part) Precinct over time, including a sewer carrier, Rickard Road extension, upgrades to Oran Park Drive and land for a school and electricity substation.

What does the rezoning mean for existing land owners?

The *State Environmental Planning Policy (Sydney Region Growth Centres)*, 2006 (the Growth Centres SEPP) has been amended, meaning that the land has been rezoned and new planning controls now apply.

Although land has been rezoned, land owners do not have to develop or sell their land. Land owners can choose to develop all or part of their property or not to develop at all. Under 'existing use rights', land owners can continue with current uses (provided the use is already lawfully commenced).

Land zoned specifically for infrastructure and recreation purposes, will be acquired by the relevant acquisition authority over time and when required. The timing of any acquisition will be influenced by the rate of development. The *Land Acquisition (Just Terms Compensation Act) 1991* requires the relevant acquisition authority to consider key matters such as the market value of the land, any special value to the land owner 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: www.lpi.nsw.gov.au/valuation/compulsory_acquisition_of_land

Next Steps

The rezoning is accompanied by the *Camden Council Growth Centre Precincts Development Control Plan* (DCP), which sets out the standards and requirements for particular types of development.

- A **Section 94 Contribution Plan**, which details the local infrastructure required to support development, has been prepared by Camden Council.
- The Department will continue to work with land owners, developers, Camden Council and infrastructure delivery agencies to assist in the development of the (Part) Precinct after rezoning.



Further Information

Now that the rezoning has been finalised, Camden Council is responsible for providing information about zoning and the new planning controls which apply in the Catherine Fields (Part) Precinct. You may be required to apply to Council for a Section 149 Certificate. Copies of the DCP and Section 94 Contributions Plan can also be obtained from the Council.

The Precinct Planning package for the Catherine Fields (Part) Precinct, which consists of technical studies, reports and the Indicative Layout Plan, is available at www.growthcentres.nsw.gov.au

The amended *State Environmental Planning Policy* (Sydney Region Growth Centres) 2006 and maps relating to zoning are available at www.legislation.nsw.gov.au (refer to the *Camden Growth Centre Precinct Plan* at Appendix 9).

Further Information

 **Call**
Community Information Line 1300 730 550

 **Email**
community@planning.nsw.gov.au

Important

If you are deaf or have a hearing or speech impairment, please call us through the **National Relay Service on 1300 555 727** or www.relayservice.com.au

English	For more information in languages other than English, please call 1300 730 550
Arabic	لمزيد من المعلومات بلغات أخرى غير الإنجليزية، يرجى الإتصال بالهاتف رقم 1300 730 550
Assyrian	قنا تهموكنهكنا: مونا حلفون حجهه حر لحن: نهللحن: ن: حهلحن: كهمجه، موموم، جلد حندن: 1300 730 550
Bengali	ইংরেজী ব্যতীত অন্য ভাষায় আরও তথ্যের জন্য অনুগ্রহপূর্বক ফোন করুন 1300 730 550
Chinese(S)	要获得更多信息，英语以外的语言请拨1300 730 550
Chinese(T)	欲以非英語的語言獲取更多資訊，請致電1300 730 550
Croatian	Za više informacija na drugim jezicima osim engleskog, molimo nazovite 1300 730 550
Dari	برای کسب معلومات بیشتر به لساهی ای غیر از انگلیسی لطفاً به تلفون شماره 1300 730 550 زنگ بزنید
Filipino	Para sa karagdagang impormasyon sa mga wikang maliban sa Ingles, mangyari lamang na tumawag sa 1300 730 550
German	Sollten Sie weitere Informationen in Ihrer Landessprache benötigen, helfen wir Ihnen gerne unter der Telefonnummer 1300 730 550 weiter
Greek	Για περισσότερες πληροφορίες σε γλώσσες εκτός της Αγγλικής, τηλεφωνήστε στο 1300 730 550
Hindi	अंग्रेजी के अतिरिक्त अन्य भाषाओं में और अधिक जानकारी के लिए कृपया 1300 730 550 पर कॉल करें
Italian	Per maggiori informazioni in lingue oltre all'inglese telefonate al 1300 730 550
Korean	한국어로 더 자세한 정보를 원하시면 1300 730 550 으로 전화하십시오
Lao	ຖ້າທ່ານຕ້ອງການຂໍ້ມູນເປັນພາສາອື່ນທີ່ບໍ່ແມ່ນພາສາອັງກິດ, ກະລຸນາ ໂທສະສັບ 1300 730 550
Macedonian	За повеќе информации на други јазици освен на англиски, ве молиме јавете се на 1300 730 550
Maltese	Għal aktar taġġir f'lingwi barra l-Ingliż, jekk jogħġbok ċempel 1300 730 550
Polish	Po dalsze informacje w językach innych, niż angielski, prosimy dzwonić pod numer 1300 730 550
Punjabi	ਅੰਗਰੇਜ਼ੀ ਤੋਂ ਇਲਾਵਾ ਹੋਰ ਭਾਸ਼ਾਵਾਂ 'ਚ ਵਧੇਰੇ ਜਾਣਕਾਰੀ ਲੈਣ ਲਈ ਕਿ੍ਪਾ ਕਰਕੇ ਸੰਧਰਕ ਕਰੋ 1300 730 550
Samoan	Mo nisi faamatalaga i gagana e ese mai i le gagana Peretania, faamolemole valaau i le 1300 730 550
Serbian	За више информација на језику који није енглески, молимо позовите 1300 730 550
Spanish	Para más información en otros idiomas, llame al 1300 730 550
Tamil	ஆங்கிலம் அல்லாத பிறமொழிகளில் மேல்விவரங்கள் பெறத் தயவுசெய்து 1300 730 550 எண்ணும் எண்ணில் தொடர்புகொள்ளவும்
Turkish	İngilizceden başka bir dilde daha fazla bilgi almak için, lütfen 1300 730 550 numaralı telefonu arayın
Vietnamese	Muốn biết thêm thông tin bằng các ngôn ngữ khác Tiếng Anh, xin gọi số 1300 730 550



www.growthcentres.nsw.gov.au