



Homes and jobs for Sydney's growth

March 2013



Frequently Asked Questions

POTENTIAL HOME SITES PROGRAM

WHAT IS THE POTENTIAL HOME SITES PROGRAM?

- In August 2011, the Minister for Planning and Infrastructure called for expressions of interest from landowners with sites of more than 100 hectares who believed they could deliver houses quickly to the market.

HAS THE PROGRAM BEEN COMPLETED?

- Yes. An evaluation report has been published at www.planning.nsw.gov.au. It assesses 29 sites across Sydney and the Central Coast against three agreed objectives:
 - Housing delivery -- to identify sites suitable for urban development and with viable prospects to produce houses in the short term
 - Infrastructure -- to provide infrastructure and services to new communities in a timely and efficient manner at no additional cost to government; and
 - Strategic fit -- to support the broad planned pattern of growth and urban policies

WHAT ARE THE FINDINGS OF THE EVALUATION REPORT?

- While the evaluation report found no single site fully satisfied all three objectives of the Potential Home Sites program, the government has subsequently supported actions to advance some sites
- All the sites were in greenfield locations and required entirely new or major expansions of existing infrastructure to proceed
- The evaluation report also found many sites had multiple land owners.

WHAT ACTION IS THE DEPARTMENT TAKING ON THE SITES?

- In response to the program, the Government supported:
 - immediate action to progress seven sites with potential for 15,850 dwellings, and
 - investigation of 13 other sites with potential for about 60,000 new homes for the medium to long term in upcoming local or NSW Government strategic plans in consultation with the public.

WHAT HAPPENS NOW WITH THE SEVEN IMMEDIATE ACTION SITES?

- The Department is working with councils to progress rezonings for Blairmount, Emerald Hills and Raby Rd, Catherine Field in Sydney's south-west and North Richmond in Sydney's north-west

- The government will invite the landowners at Lowes Creek to submit a request to accelerate the release of this precinct in the South West Growth Centre
- The department is already assessing a rezoning proposal for Heathcote Ridge (West Menai)
- East Wadalba will progress under the North Wyong Structure Plan.

HOW WILL REGIONAL AND STATE INFRASTRUCTURE BE PROVIDED FOR THE SEVEN SITES WHICH ARE THE SUBJECT OF IMMEDIATE ACTION?

- All landowners will be required to enter into an agreement to pay for infrastructure
- The type of infrastructure required to support each site (for instance water supply, sewerage treatment plants and regional roads) will be established before the sites are allowed to be subdivided.

WHEN WILL THE IMMEDIATE ACTION SITES BE REZONED?

- The rezoning process for the four sites already initiated by local councils, which covers a potential 7,500 dwellings, could be completed by 2014
- If supported as a State significant site, Heathcote Ridge (also known as West Menai) could be rezoned in 2013
- Lowes Creek and East Wadalba could be rezoned within one to two years following agreement on infrastructure.

HOW WILL THE 13 INVESTIGATION SITES BE CONSIDERED?

- Four of the Sydney sites will be addressed under the upcoming draft Metropolitan Strategy for Sydney
- Nine sites in Wollondilly are being investigated as part of the review of Wollondilly's Growth Management Strategy
- The department is working closely with Wollondilly Shire Council on this review, which includes the Wilton Junction masterplan area.

WHAT PROBITY REQUIREMENTS WERE PUT IN PLACE FOR THE EVALUATION REPORT?

- The program was guided by an evaluation and probity plan, which was reviewed by the Independent Commission Against Corruption (ICAC)
- A probity audit of the review was undertaken before the NSW Government considered its findings
- Both the probity plan and probity audit are available on the department's website at www.planning.nsw.gov.au

WHO CONSIDERED THE EVALUATION REPORT?

- The report was considered and endorsed by a CEOs Review Committee comprising the departmental heads of Premier and Cabinet (Chair), Planning and Infrastructure, Finance and Services and NSW Treasury
- The report was also considered and endorsed by the Cabinet Taskforce on Housing Supply, chaired by the Minister for Planning and Infrastructure.

WHAT WERE THE FINDINGS ON THE TWO SITES OUTSIDE SYDNEY?

- Wallalong in Port Stephens will be considered as a proposed urban area in the upcoming review of the Lower Hunter Regional Strategy this year
- The other site - near Gulmarrad in the Clarence Valley - did not satisfy the key criteria and the government decided to take no further action

WHAT ABOUT LATE NOMINATIONS?

- The program focused only on those sites nominated before the end of November 2011. The NSW Government decided that sites nominated after that time would not be considered under the program.

WHAT OPPORTUNITIES WILL BE AVAILABLE FOR LANDOWNERS IN THE FUTURE?

- Under recent changes announced by the NSW Government, it is now possible for landowners whose rezoning requests have been refused or delayed by council to request an independent review by the Joint Regional Planning Panel
- Pre-gateway review requests will be assessed by the department to see if the proposal has strategic merit, site specific merit; is compatible with surrounding land uses; and services and infrastructure are available and can be funded
- These changes are explained further at www.planning.nsw.gov.au/LocalPlanning/GatewayProcess/tabid/291/language/en-US/Default.aspx

MORE INFORMATION

www.planning.nsw.gov.au/review-of-potential-housing-sites

Summary of endorsed Departmental actions on potential home sites

LGA	SITE NAME	EXPLANATION	POTENTIAL DWELLINGS
IMMEDIATE ACTION SITES			
CAMDEN	Emerald Hills	Support continuation of council rezoning process	1,200
	Lowes Creek, Bringelly	Support acceleration of land under Precinct Acceleration Protocol	6,000
	182-188 Raby Road, Catherine Fields	Support continuation of council rezoning process	520
CAMPBELLTOWN	Blairmount and Eagle Vale Drive	Support work by council to resolve site boundary with Scenic Hills through new principal LEP	2,280
HAWKESBURY	North Richmond	Support continuation of council rezoning process	1,400
SUTHERLAND	Heathcote Ridge, West Menai	Support continuation of assessment as a potential state significant site	2,400
WYONG	East Wadalba	Support for future urban development and release by council in the medium term	1,710 to 2,050
STRATEGIC INVESTIGATION SITES			
HORNSBY PENRITH	South Dural Orchard Hills	Consider under review of the Metropolitan Strategy and seek public comment	3,000 25,000 (estimate)
THE HILLS SHIRE	Box Hill North		4,370
	North Glenhaven		2,000
WOLLONDILLY	Appin Vale Bingara Gorge	Consider under review of Wollondilly Growth Management Strategy and seek public comment	2,000 535
	Brooks Point, Appin		3,500
	Cawdor		3,000 to 4,000
	Mayfarm Road, Brownlow Hill		3,250
	Silverdale		2,200
	West Thirlmere		1,900
	Wilton South		2,000
	Wilton West		5,500 to 6,000

Note: The above represents government's response to the Potential Home Sites program. While the evaluation report found no single site fully satisfy all three objectives of the Potential Home Sites program, government subsequently supported actions to advance some sites as above.

LGA	Site name (location) Details at Appendix B	EVALUATION SUMMARY	Objective 1 Housing Delivery					Objective 1 OVERALL	Objective 2 Infrastructure				Objective 2 OVERALL	Objective 3 Strategic Fit			Objective 3 OVERALL	REVIEW FINDING	
			Land Capability	Land use compatibility (with housing)	Lead times (utilities, roads, planning)	Council Views	Delivery conditions (Nominée commitment, housing submarkets, ownership pattern)		Willingness & capacity to pay all costs	Availability enabling infrastructure	Costs (\$)			Impact on govt investment	Consistency with strategies (urban form)	Accessibility & Liveability (within 30 mins by public transport of a major centre)			Cumulative Implications
											per site Millions	per dwelling							
	Wilton South Macarthur South, south of village of Wilton (adjoins reserved land in Upper Nepean River Sub catchment)	Not an appropriate location for housing at this time. Unsuitable site for fast development due to range of constraints and unresolved competing land uses. Remote with poor accessibility to jobs and services. No waste water capacity and long lead times for planning and servicing. Hot spot (Macarthur South)	Significant constraints: bushfire, vegetation (Priority Conservation Lands), koala corridor, mine subsidence, Aboriginal heritage	Competing land uses: Significant mining interests, agriculture value, proximity to proposed Wilton site for 2 nd airport – airport planning	Short: electricity Long: DW/WW, planning, roads	Conditionally supported: joint structure and master planning with State for Wilton new town	Mediocre Delivery plan and developer led but outside established submarkets		Most likely Experienced developer / owner	No / limited network capacity at this time Limited DW, no WW, limited electricity	164	82,101	Additional cost to government unless all costs carried by nominee		Not consistent with strategies Rural remote site inconsistent with broad planned pattern or urban growth	Low - Car dependent: does not meet NSW 2021 Goal 20	Hot spot: multiple pressures for development in area		
	Wilton West Macarthur South, west of Bingara Gorge (abuts Nepean River)	Not an appropriate location for housing at this time. Unsuitable site for fast development due to range of constraints and unresolved competing land uses. Remote with poor accessibility to jobs and services. No enabling services and long lead times. Hot spot (Macarthur South)	Significant constraints: bushfire, vegetation (Priority Conservation Lands), koala corridor, mine subsidence, Aboriginal heritage	Competing land uses: Significant mining interests, agriculture value, proximity to proposed Wilton site for 2 nd airport – airport planning	Short: electricity Long: DW/WW, planning, roads	Conditionally supported: joint structure and master planning with State for Wilton new town	Mediocre Delivery plan and developer led but outside established submarkets		Most likely Experienced developer / owner	No network capacity at this time: no DW/WW, limited electricity (Note propose use of Bingara Gorge STP)	412	71,558 Costs may be lower if private Bingara Gorge STP used	Additional cost to government unless all costs carried by nominee		Not consistent with strategies Rural remote site inconsistent with broad planned pattern or urban growth	Low - Car dependent: does not meet NSW 2021 Goal 20	Hot spot: multiple pressures for development in area		
Wyong	East Wadalba Within North Wyong Structure Plan Area	Strategic location for housing. Within North Wyong Structure Plan Area and with good accessibility to jobs and services. Supported by Council for medium term . Short term delivery challenges due to lack of enabling services and multiple landowners and potential cost to government .	Easy to develop: bushfire, vegetation, mine subsidence	Compatible with future land uses: structure planned area	Medium: DW/WW, roads, electricity, planning	Conditionally Supported: medium term development under NWSPA; earlier if State pays for infrastructure & proponent pays for planning	Not favourable No nominee delivery plan, highly fragmented		Not demonstrated Multiple landowners	Potential network capacity: no capacity at this time but planned for medium term (Note Wyong Council is water authority)	108	57,431	Within Infrastructure planning but unfunded – nominee to forward fund		In strategy but out of sequence Urban fringe site supports compact urban form	Highly accessible: meets NSW 2021 Goal 20	Low risk of further urban sprawl: within structure plan area		

Abbreviations: CPW – Cumberland Plain Woodland; DW – Drinking Water; LEP – local environmental plan; NWGC – North West Growth Centre; PAP – precinct acceleration protocol; SWGC – South West Growth Centre; WW – Waste Water

Legend – satisfaction of objective

HIGH
MEDIUM
LOW