Precinct Planning is the key to getting land to market as quickly and sustainably as possible.

It is a detailed process which analyses the development potential of each Precinct in the Growth Centres.

Community liaison and involvement is ongoing throughout Precinct Planning. The Growth Centres community team staffs the Community Information Line (1300 730 550), email address (community and neighbourhood briefings, meetings, mailouts and newsletters during the Precinct Planning process

Precinct release

Precinct is released by the NSW Government. A Precinct Boundary Review may be undertaken to confirm Precinct boundaries. The external Growth Centres boundary is not reviewed.



The Department of Planning & Infrastructure stablishes a Project Control Group with he relevant Council. Landowners are notified.



Development Parameters |

The objectives for the Precinct are determined, based on the bigger picture requirements and objectives identified in the Structure Plans.



Analysis

Environmental and urban form analysis. Involves site visits by specialists.

> This work, at Precinctlevel, avoids the need to revisit many issues at **Development Application**



A draft 'Indicative Layout Plan' (ILP) is prepared, indicating where roads housing, infrastructure, public areas and services may be placed.

The draft ILP provides the basis for discussion with the community and State agencies



A Precinct Planning package is placed on exhibition for public

> All documents are available online, at the Department of Planning 8 Infrastructure offices and at the relevant Council

Submissions are considered and the final layout of the Precinct is decided.

Post exhibition

A report is prepared for the Minister for Planning & Infrastructure, who may approve, amend or not approve the Precinct Planning package.

If approval is granted, the Precinct is rezoned to allow development.



Legal documents address all zoning matters and State

agency requirements, and may incorporate development standards and other special provisions.



The Director-General of the Department of Planning & Infrastructure adopts the Precinct **Development Control** Plan and recommends the Minister amend the Growth Centres SEPP. The Department works with Council to finalise

and adopt the Section 94

Contribution Plan.



Development

Other provisions and protocols will help to streamline the DA process.



Precinct release is based on proposed program of infrastructure (and other factors).



with State agencies to discuss scope of infrastructure

Infrastructure requirements identified so land required for roads and drainage etc are included in the detailed planning.

Background analysis includes detailed modelling for

infrastructure including traffic analysis and placement of community services.

Draft ILP is used to define space required for infrastructure and to agree on infrastructure arrangements with State agencies.

Precinct Planning package links all local and regional infrastructure, giving the community a clear picture of water, sewer, drainage, power, roads, transport and other services to be provided.

> State agencies can also make submission: during the exhibition.



This stage gives certainty to State agencies and is the opportunity to refine strategies to deliver infrastructure.



Detailed design of infrastructure and review of environmental impacts can commence.

