BLACKTOWN CITY COUNCIL
GROWTH CENTRE
PRECINCTS

Development Control Plan
Introduction

This document outlines the proposed changes to the Blacktown City Council Growth Centre Precincts Development Control Plan, as marked in bold, below:

1.1 Name and application of this plan

This Development Control Plan (DCP) is the Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (also referred to as BCC Growth Centre DCP). It has been prepared pursuant to the provisions of Section 72 of the Environmental Planning and Assessment Act 1979.

This DCP was adopted by the Deputy Director General Strategies and Land Release (or delegate) of the Department of Planning on 14 May 2010 and came into force on 19 May 2010. The Blacktown City Council Growth Centre Precincts are shown in Figure 1-1. This DCP only applies to Precincts where precinct planning has been completed, as shown on Figure 1-1 and listed below:

- The Alex Avenue Precinct as shown in the Land Application Map in Schedule One.
- The Riverstone Precinct as shown in the Land Application Map in Schedule Two.
- The Marsden Park Industrial Precinct as shown in the Schedule Three.
- The Area 20 Precinct as shown in the Land Application Map in Schedule Four.
- The Schofields Precinct as shown in the Schedule Five.
- The Marsden Park Precinct as shown in Schedule Six
- The Riverstone East Precinct as shown in Schedule Seven

A list of the amendments incorporating precincts where precinct planning has been completed into the BCC Growth Centre DCP is provided in Table 1-1.

Table 1-1: Adoption dates of Schedules to the BCC Growth Centre DCP amendments

<table>
<thead>
<tr>
<th>Section</th>
<th>Date adopted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alex Avenue Precinct</td>
<td>14 May 2010</td>
</tr>
<tr>
<td>Riverstone Precinct</td>
<td>14 May 2010</td>
</tr>
<tr>
<td>Marsden Park Industrial Precinct</td>
<td>Originally adopted 19 November 2010</td>
</tr>
<tr>
<td></td>
<td>Amended 30 November 2011</td>
</tr>
<tr>
<td>Area 20 Precinct</td>
<td>25 October 2011</td>
</tr>
<tr>
<td>Schofields Precinct</td>
<td>9 May 2012</td>
</tr>
<tr>
<td></td>
<td>Amended 27 March 2013</td>
</tr>
<tr>
<td>Marsden Park Precinct</td>
<td>4 October 2013</td>
</tr>
<tr>
<td>Housing Diversity Amendment</td>
<td>13/08/2014</td>
</tr>
<tr>
<td>Riverstone East Precinct</td>
<td>To be inserted</td>
</tr>
</tbody>
</table>

Figure 1-1 is amended as shown to identify Riverstone East Precinct to reflect the status of precinct planning:
Amendments are proposed to the following Schedules:

- Insert Schedule 7 to introduce development controls for the Riverstone East Precinct – refer to Appendix A
- Amend Schedule 4 to alter development controls applying to the Area 20 Precinct - refer to Appendix B
- Amend Schedule 2 to alter development controls applying to the Riverstone Precinct – refer to Appendix C
Appendix A

Riverstone East Precinct
Schedule 7

Riverstone East Precinct
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Proposed Amendment to Blacktown City Council Growth Centre Precincts  
Riverstone East Precinct, Area 20 Precinct, Riverstone Precinct
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1.0 Introduction

1.1 Name and application of this Schedule

This Schedule forms part of the Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (also referred to as BCC Growth Centre DCP or main body DCP).

This Schedule applies to all development on the land shown in Error! Reference source not found.: Land Application Map. This Schedule and related amendments to the BCC Growth Centre DCP give effect to the provisions of the BCC Growth Centre DCP for land within the Riverstone East Precinct as shown on the Land Application Map.

1.2 Structure of this Schedule

This Schedule should be read in conjunction with the main body of the DCP and is an addition to the main body of the DCP. In the event of an inconsistency between this Schedule and the main body of this DCP, this Schedule takes precedence. Table 1-1 summarises the structure of this Schedule – Riverstone East Precinct.

Table 1-1: Structure of this Schedule

<table>
<thead>
<tr>
<th>Part</th>
<th>Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 – Introduction</td>
<td>Identifies the land to which the Schedule applies.</td>
</tr>
<tr>
<td>2 – Notification and advertising</td>
<td>Identifies situations where Blacktown City Council needs to refer development applications to relevant agencies.</td>
</tr>
<tr>
<td>3 – Subdivision planning and design</td>
<td>Establishes an overall vision and Indicative Layout Plan for the future development of the Precinct. Provides Precinct specific figures that support the controls in Part 3 of the main body of the DCP in relation to the Riverstone East Precinct, as well as the Area 20 Precinct, as relevant.</td>
</tr>
<tr>
<td>4 – Neighbourhood and subdivision design</td>
<td>Provides additional objectives and controls for neighbourhood and subdivision design across the Precinct.</td>
</tr>
<tr>
<td>5 – Centre Development Controls</td>
<td>Provides additional controls that apply to specific sites in the Riverstone East Precinct. Establishes additional objectives, controls and design principles for the Riverstone East Village Centre.</td>
</tr>
<tr>
<td>6 – Site Specific Controls</td>
<td>Specific objectives and controls for development in certain parts of the Precinct, including land affected by electricity easement and floodplain. This section also provides controls to guide the development near Nu Welwyn, and along Garfield Road East and the new sub-arterial road linking Schofields Road to Garfield Road East.</td>
</tr>
</tbody>
</table>

Additional notes are provided throughout this document. These notes are not part of the formal provisions of the DCP, but are intended to provide additional guidance and explanation of the provisions. If further guidance is required on the interpretation of provisions in the DCP, readers should refer to the definitions or contact the consent authority for advice.
Proposed Amendment to Blacktown City Council Growth Centre Precincts
Riverstone East Precinct, Area 20 Precinct, Riverstone Precinct
2.0  Notification and advertising

Blacktown City Council shall refer development applications (including subdivisions) to relevant agencies where an agency has an interest or role in the proposal, eg. where a school site is identified on the ILP, the application will be referred to the Department of Education and Communities, and to Transport for NSW for areas within or adjacent to the transport corridor.
3.0 Subdivision planning and design

3.1 Vision

Planning for the Riverstone East Precinct responds to the need for new and diverse housing in Sydney that is well connected to major centres and employment, protects natural assets and encourages sustainable living. Consideration of the surrounding context, history and natural environment has informed the precinct planning process.

The Precinct will consist of a mix of housing types that allows greater choice for different household types. It is predominantly accommodated with low density housing. Medium density housing is located around the village centre, schools and open spaces. Medium and high density housing is located in proximity to Cudgegong Road station on the North West Rail Link in the adjacent Area 20 Precinct, to optimise convenient living near retail, community facilities, schools, recreational facilities and public transport.

Items and places of significant heritage value, particularly Aboriginal Heritage and Nu Welwyn, have been integrated into the planning of the Precinct and protected through a sensitive design approach.

The village centre will support retail and commercial services to promote community interaction. A business enterprise corridor along Schofields Road provides employment uses in a visually prominent and accessible location. The distribution of both active and passive open space uses supports connections to key destination areas including the North West Rail Link and a green corridor on First Ponds Creek.

Direct road connections to the nearby Riverstone and Schofields Railway Stations and the North West Rail Link ensure regional public transport accessibility. Consideration has also been made for a transport corridor that could potentially link the North West Rail Link to the west. A safe and permeable street network will promote accessibility, connectivity and social interaction. The provision of cycle ways and pedestrian connections as well as public transport connections to surrounding centres will promote a community that is less dependent on private vehicle use.
Figure 3-1 Indicative Layout Plan
### 3.2 Referenced Figures

The referenced figures below support the objectives, controls and design principles for the subdivision planning and design in Part 2 of the main body of the DCP as indicated in Table 3-1.

**Table 3-1:** Referenced figures in Part 2

<table>
<thead>
<tr>
<th>Referenced figure</th>
<th>Section in Growth Centres Precincts DCP 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Figure 3-2</td>
<td>Key elements of water cycle management and ecology strategy 2.3.1 Flooding and water cycle management</td>
</tr>
<tr>
<td>Figure 3-3</td>
<td>Flood prone land 2.3.1 Flooding and water cycle management</td>
</tr>
<tr>
<td>Figure 3-4</td>
<td>Areas of potential salinity soil aggressively risk 2.3.2 Salinity and soil management</td>
</tr>
<tr>
<td>Figure 3-5</td>
<td>Aboriginal cultural heritage 2.3.3 Aboriginal and European Heritage</td>
</tr>
<tr>
<td>Figure 3-6</td>
<td>European cultural heritage 2.3.3 Aboriginal and European Heritage</td>
</tr>
<tr>
<td>Figure 3-7</td>
<td>Bushfire risk and Asset Protection Zone requirement 2.3.5 Bushfire hazard management</td>
</tr>
</tbody>
</table>
Figure 3-2  Key elements of water cycle management and ecology strategy
Figure 3-3  Flood prone land
Figure 3-4  Areas of potential salinity
Figure 3-5  Aboriginal cultural heritage
Figure 3-6  European cultural heritage
Figure 3-7  Bushfire risk and Asset Protection Zone requirement
Figure 3-8  Sites that require additional contamination investigation
4.0 General Precinct Controls

Note: This part provides additional controls to those set out in Part 3 of the main body of the DCP in relation to neighbourhood and subdivision design.

4.1 Referenced Figures

The referenced figures below support the objectives, controls and design principles for the subdivision planning and design in Part 3 of the main body of the DCP as indicated in Table 4-1.

Table 4-1: Referenced figures in Part 3

<table>
<thead>
<tr>
<th>Referenced figure</th>
<th>Section in Growth Centres Precincts DCP 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Figure 4-1</td>
<td>Residential Structure</td>
</tr>
<tr>
<td></td>
<td>3.2.2 Residential character</td>
</tr>
<tr>
<td>Figure 4-2</td>
<td>Precinct road hierarchy</td>
</tr>
<tr>
<td></td>
<td>3.2.3 Road Layout</td>
</tr>
</tbody>
</table>
Figure 4-1 Residential Structure
Figure 4-2  Precinct road hierarchy
4.2 Street network and design

Objectives
a. To create specific street types that minimise land area requirements whilst enhancing the landscape verge.

Controls
1. The street network and road hierarchy is to be provided generally in accordance with Figure 4-2.
2. Precinct specific street types are to be designed in accordance with Table 4-2 and Figure 4-3 to Figure 4-7.

Table 4-2: Street Types

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub-Arterial</td>
<td>Sub-arterial roads mediate between regional traffic routes and local traffic routes, and link arterial routes to town centres. Vehicular access to property is not permitted along these roads, therefore rear access should be provided. Shared paths are provided for pedestrian and cycle use and on-street parking on both sides of the street. Refer to Figure 4-3.</td>
</tr>
<tr>
<td>Collector Road (Bus Route)</td>
<td>Collector Roads collects traffic from local streets and carry a higher volume of traffic, linking neighbourhoods and centres and accommodating public transport routes. Amenity and safety is to be maintained by restricting vehicle speeds through traffic-calming measures and intersection design. Intermittent parking with landscaping is provided on both sides of the street. Refer to Figure 4-4.</td>
</tr>
<tr>
<td>Local Street</td>
<td>Local Streets provide local residential access. These streets are designed to slow residential traffic in order to give priority to pedestrians and cyclists. Amenity and safety is to be maintained by introducing various traffic calming measures. On-street parking is provided on both sides of the street. Refer to Figure 4-5.</td>
</tr>
</tbody>
</table>
### Street Type | Description
---|---
**Street along Riparian Corridors/Parks** | Perimeter streets are located along riparian corridors and parks. When adjoining riparian corridors the streets form part of the Bushfire Asset Protection Zone and allow the provision of shared cycleways that link the open space network. Amenity, safety and emergency access and egress for fire fighting is to be maintained by designing the road in accordance with acceptable solutions as stipulated under Planning for Bushfire Protection 2006. Traffic calming measures are to be introduced and parking is to be provided on the dwelling side of the street to allow access for emergency vehicles. Refer to Figure 4-6.

**Rear Lane** | Rear lanes provide access to developments fronting sub-arterial and collector roads and also to medium density developments. Rear lanes will provide access for servicing. Laneways must have splayed entrances of 3 metres to allow for garbage trucks. Refer to Figure 4-7.

**Slip Road** | Slip roads are located parallel to major roads to provide local access to residential areas. Parking is provided on both sides of the street and a shared carriageway provides access in low density residential areas. Pedestrian access is provided by way of a footpath on one side of the road. Refer to Figure 4-8.
Figure 4-3  Sub Arterial

Figure 4-4  Collector Road (Bus Route)
Figure 4-5  Local Street

Figure 4-6  Local Street along Riparian Corridors/Parks
Figure 4-7  Rear Lane

Figure 4-8  Slip Road


4.3 Information Technology

Objectives

a. To provide the necessary Information Technology infrastructure, such as high speed internet; and
b. To ensure that all new development has access to information technology services.

Controls

1. The main network system must be provided in all streets and meet NBNCo requirements.
2. Subdivision developments shall outline a strategy to deliver optic fibre.
3. Solutions to new technology advances will be considered on merit.
4.4 Riparian Protection Area

General

Within land that is in a Riparian Protection Area (refer to Error! Reference source not found. and to the Riparian Protection Areas map that is part of the Growth Centres SEPP) native vegetation is to be conserved and managed in accordance with the Guidelines for riparian corridors on waterfront land prepared by the NSW Office of Water and dated July 2012 (available at www.water.nsw.gov.au). The guidelines contain the outcomes and requirements for development on land containing a riparian protection area within the Growth Centres.

Environmental flows to the property at 26 Oak Street, Schofields will be replicated as close as possible to the natural flow regime via the trunk stormwater system.
Figure 4-9  Riparian Protection Area
4.5 Aboriginal Heritage

Due Diligence

In order to ensure that a person who undertakes activities that may harm Aboriginal objects identified in Figure 3-5 exercises due diligence, a due diligence assessment will be required for those activities.

The Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales is designed to assist individuals and organisations to exercise due diligence when carrying out activities that may harm Aboriginal objects and to determine whether they need to apply for an Aboriginal heritage impact permit (AHIP) under the National Parks and Wildlife Act 1974. The Code of Practice outlines a five step assessment process:

1. Establish whether the activity will disturb the ground surface or any culturally modified trees.
2. Establish whether there are any (a) relevant confirmed site records on the Aboriginal Heritage Information Management System (AHIMS) sites database or any other sources of information of which a person is already aware, and (b) landscape features that are likely to indicate the presence of Aboriginal objects.
3. Establish whether harm to any Aboriginal objects or landscape features identified in Step 2 can be avoided by the proposed activity;
4. Undertake further desktop assessment and visual inspection to establish whether there are Aboriginal objects present or whether they are likely.
5. Undertake further investigation and impact assessment if required.

Investigations to support an AHIP application are to be undertaken in consultation with Aboriginal stakeholders including the Darug Aboriginal Cultural Heritage Assessments and the Darug Custodian Aboriginal Corporation.

Consultation and Interpretation

A subdivision Development Application is to detail opportunities for ongoing consultation and interpretation of Aboriginal heritage values.
5.0 Centres Development Controls

*Note:* This part contains Precinct Specific Controls for the Riverstone East Village which are additional controls to the Centre controls provided in Part 5 in the main body of the DCP.

5.1 Riverstone East Village

**Future Desired Character Statement**

The village centre within the Riverstone East Precinct will support the needs of the surrounding neighbourhood community and provide a focal point for local activity. To create a village atmosphere the village should incorporate a range of small scale shops anchored by a supermarket, with potentially shop top housing above. A well-designed streetscape and landscaped areas will create a vibrant and high quality pedestrian amenity.

Townhouses, terraces and other medium density dwellings surround the village centres to encourage activity and vibrancy. The village centre maintains visual cohesion with the surrounding low and medium density housing in terms of height, bulk and scale. The design and scale of the village centre reinforces its support role in the hierarchy of centres for the region. Safe and direct pedestrian connections to local schools, sporting fields and parks promote walkability within the neighbourhood. The village provides opportunities to integrate commercial/retail uses with the parkland and sporting fields used for both active and passive recreation.

Car parking does not detract from the amenity or aesthetic of the village centre.

**Objectives**

a. To create a vibrant, mixed use village centre that provides a range of small scale retail and business which serve the needs of the people who live and work in the Precinct;

b. To ensure that the detailed design of the village is undertaken in a co-ordinated manner in order to achieve a high quality urban design outcome;

c. To create a vibrant village in a medium density residential setting and in proximity to open space and a primary school; and

d. To minimise adverse impacts including noise, overshadowing and traffic on residential land adjacent to the Centre.

**Controls**

**General controls**

1. The Riverstone East Village is to be located generally in accordance with Figure 5-1.

**Built form**

2. The bulk and scale of buildings is to be compatible with the surrounding residential development.

3. There should be no adverse impact on the amenity of the surrounding residential precinct as a result of development within the Village Centre.

**Bicycle parking rates**

4. Cycle racks should be provided at the rate of 1 space per 300 m² of Gross Floor Area (GFA).
6.0 Site Specific Controls

6.1 Development on and around Nu Welwyn, 4 Clarke Street, Riverstone

Objectives

a. To protect the rural and visual curtilage of the Local Heritage Item, Nu Welwyn 4 Clarke Street, Riverstone;

b. To ensure that development surrounding 4 Clarke Street, Riverstone is compatible with the heritage significance of Nu Welwyn, including its rural setting;

c. To ensure that heritage items are integrated with the development of the Precinct; and

d. To provide opportunities for interpretation of the history of Riverstone East.

Controls

1. Development on the land immediately north of the heritage site zoned Environmental Living (E4) is to:
   a. have a front building setback of 7 metres to allow for tree planting in front yards;
   b. have a minimum lot widths of 25 metres and minimum lot depth of 35 metres;
   c. have a maximum site coverage of 40%;
   d. be setback a minimum of six metres from the boundary with 4 Clarke Street, Riverstone; and
   e. align new roads so as to reinforce the boundaries of the original property.

2. A subdivision DA for the land immediately north of the heritage site zoned Environmental Living (E4) is to provide information that illustrates the following:
   a. Building envelope;
   b. Fencing;
   c. Landscape Plan; and
   d. Protection of trees.

3. Subdivision of 4 Clarke Street, Riverstone is permitted subject to the preparation of a Conservation and Management Strategy by a qualified Heritage Consultant and endorsed by Blacktown City Council prior to subdivision approval. The Conservation and Management Strategy is to establish site curtilages, significant trees and features, and development controls for the property.

4. Development on land within the original land holding as mapped in Figure 3-6 will be subject to a heritage impact assessment, either by way of assessment specific to the proposed development or a more general document such as a conservation management plan, to allow potential for heritage impacts to be avoided or minimised.

5. The interpretation of the original land use by use of street names is encouraged for new roads.
Appendix B

Proposed amendment to Schedule 4 Area 20 Precinct of the Blacktown City Council Growth Centre Precincts Development Control Plan

Description of proposed changes

Amendments are proposed to Area 20 – Schedule 4 of the Blacktown City Council Growth Centre Precincts DCP to address the changes described below.

The affected properties are:

- Lot 82 DP 208203, 129 Cudgegong Road, Rouse Hill
- Lot 81 DP 208203, Cudgegong Road, Rouse Hill
- Lot 80 DP 208203, 105 Cudgegong Road, Rouse Hill
- Lot 79, DP 208203, 95 Cudgegong Road, Rouse Hill
- Lot 78 DP 208203, 87 Rouse Road, Rouse Hill

The proposed changes are as follows:

- Amend Figure 2-1 Precinct Indicative Layout Plan to reflect proposed land use changes to the abovementioned properties as shown on the draft Riverstone Indicative Layout Plan (refer to Figure 3-1 of the draft Riverstone East Precinct DCP Schedule)
- Amend Figure 3-1 Precinct Road Hierarchy to insert local road layout on subject properties
- Amend Figure 3-2 Public Transport Network to insert local road layout on subject properties
- Amend Figure 3-3 Pedestrian and Cycle Network to insert proposed open space on subject properties and pedestrian and cycle links through this area
- Delete Controls numbered 8, 9 and 10 under the sub-heading Northern Ridgeline in Section 3.2.2
- Amend Figure 3-4 Additional Public Domain and Landscaping Provisions to delete the Northern Ridgeline labels and shading from the subject properties
Appendix C

Proposed amendment to Riverstone Precinct Schedule 2 of the Blacktown City Council Growth Centre Precincts Development Control Plan

Description of proposed changes

Amendments are proposed to Riverstone – Schedule 2 of the Blacktown City Council Growth Centre Precincts DCP as described below.

The following figures are to be amended to reflect the updated riparian corridor, as shown on Figures 3-2 Key Elements of Water Cycle Management and Ecology Strategy and 4-9 Riparian Protection Area of the draft Riverstone East DCP Schedule in Appendix A:

- **Figure 3-1** Indicative Layout Plan
- **Figure 3-2** Key Elements of Water Cycle Management and Ecology Strategy