Contents

Executive summary 2

1.0 Strategic planning context 4
  1.1 A Plan for Growing Sydney 4
  1.2 Precinct Planning 5

2.0 Precinct Context 6
  2.1 Location 6
  2.2 Site Description 6

3.0 Land use and Infrastructure Delivery Plan 8
  3.1 Vision, Objectives and Planning Principles 8
  3.2 Development sequencing 8
  3.3 Infrastructure delivery 8
  3.4 Development outcomes 11
  3.5 Area 20 Precinct Plan Amendment 14
  3.6 Riverstone Precinct Plan Amendment 15

Appendix A Strategic and Statutory Frameworks 29
Appendix B Consistency with Section 117 Statutory Directions 47
Appendix C Community and agency consultation 52
Appendix D Specialist Studies and Draft Stage 1 and 2 ILP outcomes 59

Tables
  Table 1 Key features of the Riverstone East Precinct 3
  Table 2 Development Outcomes 11
  Table 3 Development Outcomes of the draft ILP 16

Figures
  Figure 1 Draft Indicative Layout Plan 3
  Figure 2 The North West and South West Priority Growth Areas 4
  Figure 3 North West Priority Growth Area 5
  Figure 4 Aerial photo of the Riverstone East Precinct 6
  Figure 5 Site Constraints and Opportunities (Discussion Paper, June 2014) 7
  Figure 6 Aerial artists perspective of Riverstone East Precinct 9
  Figure 7 The draft Plan includes planned new parks to meet the needs of a growing community 10
  Figure 8 Example of new residential development 10
  Figure 9 Draft Indicative Layout Plan for Stage 1 & 2 11
  Figure 10 Area 20 amendments map 15
The Riverstone East Precinct was identified for urban development when the North West Growth Centre was established in 2005. Detailed planning commenced when the then Minister for Planning released the Precinct in August 2013. The Precinct is in the Blacktown Local Government Area (LGA) and located approximately 50 kilometres north-west of the Sydney CBD, nine kilometres north of Blacktown and five kilometres west of Rouse Hill. The Precinct is currently zoned for rural purposes. Changes to planning controls are now proposed to enable urban development in the Precinct.

**Infrastructure delivery and development staging**

Technical studies have been completed across the whole Precinct, and land use and infrastructure outcomes have been broadly defined. However, development of the entire Precinct (which has capacity for approximately 5,800 homes) is likely to take many years, and essential infrastructure will not be provided to all parts of the Precinct at once. The draft Precinct Plan outlines the anticipated sequence of infrastructure delivery, and therefore the sequence of land rezoning, across the whole Precinct.

The south-western part of the Precinct, bounded by Guntawong Road, First Ponds Creek and Schofields Road and including land east of Tallawong Road, will benefit first from water, sewer and electricity supply that is being delivered now to enable development in surrounding Precincts. These services will be available in 2015–16, meaning urban development can start in this area immediately following rezoning. Draft planning controls for this first stage have been developed, and it is intended to rezone Stage 1 following exhibition. Stage 1 is projected to cater for approximately 1,800 new dwellings and should satisfy market demand in the area for approximately 5 years. There will be a requirement for feeder mains to be constructed to connect each sewer catchment to the carrier.

Essential infrastructure will be delivered to other parts of the Precinct in stages, when there is evidence of demand and developer or land owner intent to develop the land. Stage 2 has potential for 1,400 dwellings will have access to the First Ponds Creek sewer carrier. However, development of land within the Stage 2 area will rely on construction of a new electrical substation and sewer lead-in mains which are not yet funded but are planned to be delivered to meet market demand.

The ability for the balance of the Precinct, beyond Stages 1 and 2, to be developed is dependent on delivery of a sewer carrier along the Killarney Chain of Ponds by Sydney Water, the new substation mentioned above and augmentation of gas services. The staged rezoning approach more closely links the rezoning of land to the availability of the infrastructure that is required to enable development. When there is evidence of demand for more rezoned land, and infrastructure agencies can cost-effectively invest in essential infrastructure with confidence that development will occur, more land in the Precinct will be rezone.

The sequence may change if the planned delivery of infrastructure changes. The timing of rezoning and infrastructure provision will depend on rates of development. The housing market is subject to broad economic factors and rates of development can slow or accelerate in response to these factors. It is difficult to predict how quickly development will occur, and therefore when additional land will be rezone. The Department will monitor development activity across rezoned land in the Growth Centres, including Riverstone East and surrounding Precincts, and will coordinate with infrastructure authorities to ensure rezoning and infrastructure provision maintains the supply of “development ready” land.

Feedback from land owners, Council and infrastructure agencies will assist to confirm whether the proposed first stage of rezoning is adequate and reasonable. The Department will continue to work with stakeholders to refine and amend the staged rezoning approach as required.

**Development Outcomes**

Technical studies have been prepared to inform the land uses and infrastructure across the whole Riverstone East Precinct. A summary of the development outcomes shown on the draft ILP (Figure 1) is in Table 1.

**Draft Precinct Planning package for public exhibition**

The following documents form the Precinct Planning package:

- an Explanation of Intended Effect, explaining the proposed changes to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP) for land within Stages 1 and 2 which includes specific clauses, land use tables, zones and other local provisions for the Riverstone East Precinct, as well as amendments to the Riverstone Precinct and Area 20 Precinct, and is accompanied by a package of maps that show how the provisions apply to the Precinct. Some of the key maps show the proposed zoning, minimum residential densities, height of buildings and native vegetation to be protected;

- a draft Development Control Plan (DCP) for land within Stages 1 and 2 that will contain specific controls that respond to local conditions, such as heritage interpretation requirements in the vicinity of the original property holding of 4 Clarke Street, Riverstone; guide development of the village centre, and inform the road layout and design of roads; the draft DCP will be an appendix to the Blacktown Growth Centre Precincts Development Control Plan (DCP);

- a draft Indicative Layout Plan (ILP) as shown in Figure 1 for the first and second stages of development within the Riverstone East Precinct, as well as proposed changes to land within the Area 20 Precinct, and the riparian corridor along First Ponds Creek within the Riverstone Precinct;

- a Land Use and Infrastructure Delivery Plan (this document); and

- an Infrastructure Delivery Plan.

**Draft Section 94 Contributions Plan**

Blacktown City Council (Council) is preparing a Section 94 Contributions Plan for land within the Precinct, combined with the Area 20 Precinct to enable Council to collect contributions from developers towards the costs of essential infrastructure including local roads, drainage infrastructure and open space. The draft plan is anticipated to be exhibited in 2015 by Council.

The key development parameters of the Stage 1 ILP are summarised in Table 1.
## Table 1: Key features of the Riverstone East Precinct

<table>
<thead>
<tr>
<th>Development parameters</th>
<th>Stage 1</th>
<th>Stage 2</th>
<th>Total Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross site area</td>
<td>158ha</td>
<td>124ha</td>
<td>656ha</td>
</tr>
<tr>
<td>Recreational Open Space (active)</td>
<td>5ha</td>
<td>7ha</td>
<td>13ha</td>
</tr>
<tr>
<td>Recreational Open Space (passive)</td>
<td>15ha</td>
<td>4ha</td>
<td>45ha</td>
</tr>
<tr>
<td>Rouse Hill Regional Park</td>
<td></td>
<td></td>
<td>141ha</td>
</tr>
<tr>
<td>Drainage and water management</td>
<td>13ha</td>
<td>12ha</td>
<td>48ha</td>
</tr>
<tr>
<td>Schools (primary)</td>
<td></td>
<td>2.5ha</td>
<td>Up to 3 schools</td>
</tr>
<tr>
<td>Neighbourhood Centre</td>
<td></td>
<td>1.3ha</td>
<td>1.3ha</td>
</tr>
<tr>
<td>Community Facility</td>
<td>0.45ha</td>
<td></td>
<td>0.45ha</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>0.1ha</td>
<td></td>
<td>0.1ha</td>
</tr>
<tr>
<td>Employment</td>
<td>6ha</td>
<td></td>
<td>6ha</td>
</tr>
<tr>
<td>Rapid Rail Transit Facility (General Industrial)</td>
<td>28ha</td>
<td></td>
<td>28ha</td>
</tr>
<tr>
<td>Environmental Management (E3 zone)</td>
<td>2ha (1 lot)</td>
<td>2ha (1 lot)</td>
<td>2ha (1 lot)</td>
</tr>
<tr>
<td>environmental Living (E4 zone)</td>
<td>7ha (75 lots)</td>
<td>7ha (75 lots)</td>
<td>7ha (75 lots)</td>
</tr>
<tr>
<td>Low density Residential (min. 25 dw/ha)</td>
<td>44ha (651 lots)</td>
<td>64.3ha (940 lots)</td>
<td>233ha (approx. 4,000 lots)</td>
</tr>
<tr>
<td>Medium density Residential (min. 25 dw/ha)</td>
<td>24ha (538 lots)</td>
<td>17ha (377 lots)</td>
<td>43ha (approx. 1,000 lots)</td>
</tr>
<tr>
<td>High density Residential (min. 45 dw/ha)</td>
<td>7.7ha (606 lots)</td>
<td></td>
<td>7.7ha (approx. 600 lots)</td>
</tr>
<tr>
<td>Total Yield</td>
<td>1,815 lots</td>
<td>1,392 lots</td>
<td>5,675 lots</td>
</tr>
<tr>
<td>Population (total)</td>
<td>5,082</td>
<td>3,897</td>
<td>15,890</td>
</tr>
</tbody>
</table>

Table 1: Key features of the Riverstone East Precinct

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**Figure 1: Draft Indicative Layout Plan**

- **Stage 1**: 1,800 homes serviced & rezoned by late 2015
- **Stage 2**: 1,400 homes masterplanning & rezoning linked to infrastructure availability
- **Stage 3**: Servicing not yet programmed

**Riverstone East – Land Use and Infrastructure Delivery Plan**
1.0 Strategic planning context

1.1. A Plan for Growing Sydney

In 2005 the NSW Government identified two growth centres, the North West Growth Centre (NWGC) and the South West Growth Centre (SWGC), to accommodate 181,000 new dwellings for 500,000 people, and 2,500 hectares of employment land over the next 30 years. The two growth centres represent 27,000 hectares which have been divided into 34 Precincts.

A Plan for Growing Sydney was released by the NSW Government in December 2014. It is the Government’s strategy to accommodate Sydney’s future population growth for the next 20 years, as well as planning for employment, services and facilities, liveable communities and the natural environment. Direction 2.4 states that greenfield housing will continue to be primarily focused in the North West and South West Growth Centres. Key priorities of the NSW Government, as described in A Plan for Growing Sydney, are to:

- maintain a steady supply of rezoned land for development, including in the North West and South West Growth Centres;
- support the provision of new infrastructure, such as the North West Rail Link and the upgrade of Richmond Road and Schofields Road as well as the duplication of the Richmond Rail line up to Schofields Station in the North West Growth Centre;
- coordinate and deliver enabling infrastructure to assist the conversion of zoned land into homes, and
- allow for a range of housing types to be delivered to meet the needs of various household structures.

Figure 2 shows the North West and South West Growth Centres in the context of the overall plan for growing Sydney.

The draft Riverstone East precinct plan implements key elements of Action 2.4.1 of A Plan for Growing Sydney, by:

- proposing to rezone those parts of the Precinct that will have access to essential enabling infrastructure (water, sewer and electricity), and which will benefit from proximity to major infrastructure investments like the North West Rail Link and Schofields Road upgrade;
- progressively delivering land for an additional supply of 1,800 homes in Stage 1, 1,400 homes in Stage 2, and ultimately around 5,800 new homes to meet demand from Sydney’s growing population;
- coordinating the delivery of enabling infrastructure so that public and private investment in new development is focused on those areas where new communities can grow, with access to amenities, services and critical infrastructure.
Precinct planning has addressed issues and benchmarks set out in a range of strategic planning documents including A Plan for Growing Sydney, the Long Term Transport Master Plan, North West Structure Plan, and the Growth Centres Development Code. The Department is currently preparing new sub-regional plans and planning for the Growth Centres will integrate with the sub-regional plans.

The draft precinct plan is a response to the strategic planning context and inputs from the specialist studies, landowner and stakeholder consultation. Specialist investigations undertaken as part of precinct planning and documented in this report include:

- Social infrastructure and recreation;
- Retail and employment;
- Land capability and soil contamination;
- Noise and vibration;
- Odour;
- Indigenous heritage;
- Non-Indigenous heritage;
- Biodiversity and riparian corridors;
- Bushfire risk;
- Water cycle management and flooding;
- Infrastructure services; and
- Transport and traffic.

The Minister can recommend (or not) to the Governor to approve the proposed amendment to the Growth Centres SEPP. The Secretary of the Department of Planning and Environment has the authority to adopt the proposed DCP. Council has key responsibilities for implementation of the outcomes of precinct planning, as the consent authority for development once planning has been finalised.

The planning process is overseen and directed by a Project Control Group (PCG) with senior representatives from the Department and Council. The PCG is responsible for reviewing and directing the project at a strategic level, including financial matters, the program and high level negotiations.

The ongoing detailed planning work is undertaken by the Precinct Working Group (PWG). The PWG includes the Department project manager and Council project coordinator, with input from the master planning consultant, government agencies and technical specialists as required. The role of the PWG is to facilitate effective management, communication and decision making at an operational level, and assist in negotiations with and coordinate input and decisions from government agencies.

Precinct planning involves wide ranging and often inter-related technical inputs, and there are numerous stakeholders across Government, Council and the private sector. Successful outcomes depend on a high degree of consultation and integration with specialist consultants, Council’s technical specialists and key government stakeholders. The consultation process ensures issues and conflicts are identified and resolved to balance environmental, social and economic goals.
2.1. Location

The Precinct is located approximately 50 kilometres north west of the Sydney CBD and is in the Blacktown City Council local government area (LGA). The Precinct is immediately surrounded by the rezoned Precincts of Box Hill and Box Hill Industrial and Windsor Road to the north east, Area 20 and Schofields Road to the south east, the Riverstone and Alex Avenue Precincts to the west and south west respectively. Further west lie the rezoned Precincts of Riverstone West, Schofields and Marsden Park.

The Riverstone and Alex Avenue Precincts were rezoned in May 2010 and provide for approximately 9,000 and 6,300 dwellings, respectively, while the Box Hill and Box Hill Industrial Precincts were rezoned in March 2013 for 9,600 dwellings. The Area 20 Precinct was rezoned in October 2011 providing for 2,500 dwellings. Some planning controls in Area 20 have recently been reviewed to respond to the planned railway station on the NWRL and the surrounding Town Centre design, and the capacity of the Precinct has been revised to approximately 4,000 dwellings. A revised draft precinct plan to accommodate these changes was exhibited from November to December, 2014 and is to be finalised in the first half of 2015.

Figure 3 illustrates the location of the Precinct within a local context.

2.2. Site Description

The Precinct is 656 hectares in area and is bound by Windsor Road to the east, the Area 20 Precinct to the south east, Schofields Road to the south and First Ponds Creek to the west. Blacktown LEP 1988 is the principal planning instrument affecting land use within the Blacktown LGA. The current zoning of land in the Precinct is Zone RU1(a) General Rural (refer to Appendix B).

Historically, the Precinct was generally used for residential and agricultural uses and today the land is predominantly characterised by rural residential properties interspersed with some agriculture such as market gardens, poultry sheds and a meat rendering plant, and minor commercial activities.

The Precinct also contains patches of vegetation typical of three communities being Shale Plains Woodland, Alluvial Woodland and Shale Sandstone Transition Forest. Areas of remnant existing native vegetation (ENV) are located throughout the Precinct.

Rouse Hill House and Regional Park (including land identified for a major expansion) occupies land along the eastern boundary. Rouse Hill House is located within the adjacent Area 20 Precinct and its curtilage extends into the Regional Park.

Windsor Road is an arterial north-south road that was upgraded in 2006 to meet the 1 in 500 year flood event. It is a major evacuation route and provides access to the M2 and Parramatta to the south, and Windsor and Richmond to the north. Schofields Road and Garfield Road, when ultimately upgraded, will each connect Windsor Road to Richmond Road. Upgrades to Schofields Road in stages are presently ongoing.

There are a number of watercourses within the Precinct that are tributaries to First Ponds Creek, and the Killarney Chain on Ponds within the Box Hill Precinct, all identified as being in a degraded condition. First Ponds Creek is categorised as a 3rd order stream and in moderate condition, and requires a riparian corridor width of 30 metres on each side of the watercourse. The priority for riparian corridor conservation of First Ponds Creek is high.
The tributaries to First Ponds Creek and the Killarney Chain of Ponds are 1st order streams, with the eastern tributaries combining to form a 2nd order stream before it exits the Precinct across Windsor Road.

The major ridge line in the Precinct extends from Rouse Hill House in the neighbouring Area 20 Precinct to Cudgegong Road in the south/south west, before it continues south to Schofields Road and west to First Ponds Creek. It also extends east toward Second Ponds Creek in the Area 20 Precinct and north into Rouse Hill Regional Park. A secondary ridge line extends north east / south west midway through the Precinct. The highest point of 74 metres is located midway along Cudgegong Road, at the Riverstone East and Area 20 common boundary, while the lowest point in the Precinct at the far north west sits at 22 metres. A range of middle and distant view points are available from various points within the Precinct, with views from Rouse Hill House tending to the north, west and east.

Two transmission easements intersect the Precinct, bisecting generally mid-way of the Precinct. TransGrid manages an electricity easement, 61 metres wide, for overhead 330kV electricity transmission lines that run east-west, through the Precinct, slightly north of Guntawong Road. Existing 132kV transmission lines within a 30 metre easement traverse the Precinct from the Vineyard bulk supply point near Bandon Road to the south east, which then veer south/south east into the Area 20 Precinct.

Figure 5 Site Constraints and Opportunities (Discussion Paper, June 2014)
3.0 Land use and Infrastructure Delivery Plan

3.1 Vision, Objectives and Planning Principles

The vision for the Precinct is sustainable development of housing to meet the needs of a well-connected and diverse community, supported by local facilities and infrastructure.

The design of the draft ILP is based on these objectives:
1. Planning controls are integrated and enable environmentally, economically and socially sustainable development;
2. A diverse housing mix caters to a range of household types;
3. Connections to services, facilities, amenities and open space (including Rouse Hill Regional Park) and Cudgegong Station will be improved; and
4. An urban identity is created that respects and capitalises on the natural features of the Precinct.

The draft ILP is underpinned by the planning principles set out in the following subsections. The principles are based on the specialist investigations, the North West Growth Centre Structure Plan and Explanatory Notes, the Growth Centres Development Code and input from stakeholders including State agencies and Blacktown City Council.

Figure 5 shows planning principles, opportunities and constraints that have informed the draft Precinct Plan. This illustration was presented to landowners at community workshops in 2014. Feedback from those workshops, along with more detailed input from technical studies, was integral to the preparation of the Precinct Plan.

3.1.1 Public domain and the natural environment

A public domain framework of streets and open space that creates a connected network linking places within the Precinct and places adjoining the Precinct, particularly along First Ponds Creek, and to Rouse Hill Regional Park and Cudgegong Station in the adjacent Area 20 Precinct.

- A strong neighbourhood structure focused on a local centre and social hubs such as schools. Residential neighbourhoods also have open space activity nodes within walking distance of 400 metres of most homes.
- Local and neighbourhood parks take advantage of and retain the key environmental features of the Precinct, including high points, views to surrounding areas, creeks and areas of existing vegetation.
- First Ponds Creek will be integrated with the drainage and open space network to create a spine with passive recreation and connectivity opportunities. These corridors will be publicly owned and managed.
- Areas of biodiversity value are protected within the riparian corridor and flood prone land, mostly through a Public Recreation or Special Use zone; and
- Areas of Aboriginal cultural heritage importance are also largely protected within the environmental corridor and open space network.

3.1.2 Transport and access

- A hierarchy of roads that ensures efficient movement of vehicles and pedestrians around the Precinct, minimises conflicts between through and local traffic and residential amenity, and provides direct access to the planned Village Centre on Guntawong Road, Cudgegong Station in the adjacent Area 20 Precinct, Rouse Hill Regional Park, and local schools and open space, as well as regional access to the broader road network.
- The road network enables bus routes that mean the majority of residents are within walking distance of a bus stop.
- The proposed road network utilises existing road and boundary alignments where possible to avoid potential ownership complications/issues, facilitate development and recognise historical property boundaries.
- The street and open space networks respond to the site’s historic landscape context topography, regional and local views, existing watercourses and vegetation.
- The layout promotes walking and cycling generally with convenient and safe connections throughout the local area and to open space and activity centres.
- Local streets are located adjacent to the open space and riparian corridors to provide activity and surveillance and to take advantage of the amenity these areas will provide.
- Garfield Road East will ultimately be widened between Windsor Road in the east and First Ponds Creek in the west. Existing and proposed intersections with Garfield Road East have been considered and adjusted as necessary to support a safe and efficient road network. It is proposed to close Clarke Street at Garfield Road East and create a new left-in/left-out road some 250 metres east of the Clarke Street/Garfield Road East intersection. A new four-way intersection with Garfield Road East is proposed with the new sub-arterial.

3.1.3 Land Use

- A mix of housing types and sizes is permissible to create housing choice for a wide range of buyers or renters, and to encourage a diverse community.
- Housing density and form responds to environmental constraints, including topography, riparian corridors, infrastructure easements, flood prone land and vistas to heritage elements.
- Within the low density residential areas a variety of housing choices will be available whilst maintaining a low density residential character, with small lot, attached and semi-detached housing located around activity nodes and public transport routes, and larger lots adjoining areas of heritage and environmental importance.
- Some medium density housing is located in close proximity to the village centre located on Guntawong Road, along the major north-south sub-arterial road connecting to Oak Street and Clarke Street in the west of the Precinct, and in the south of the Precinct adjacent to the Area 20 Precinct and Cudgegong Station.
- High density housing is proposed toward the southern extent of Tallawong Road within the walking catchment of Cudgegong Station.
- The Village Centre will meet the local-scale shopping needs of future residents and will be centrally located.
- The existing electrical easements are managed and integrated within the design of the urban pattern.
- Open space areas are identified on the Draft ILP which are proposed to be zoned accordingly and identified for acquisition by Council.

3.2 Development sequencing

Levels of existing infrastructure and essential services in the Riverstone East Precinct are consistent with the current rural land uses. Advice from key utilities agencies indicates that the capacity of wastewater infrastructure and electricity networks in the Precinct will not be sufficient to service future urban development and will require significant augmentation. Furthermore, it will need to be staged to match investment with demand.

Given the lack of existing services available to the Precinct, an Infrastructure Delivery Plan has been prepared as a guide for landowners and developers to consult when considering the development of land in the Precinct. The Infrastructure Precinct Planning Report identifies the infrastructure that will need to be delivered to enable the development of the Precinct such as water and sewer mains, electricity, gas, telecommunications and roads.

In Precincts like Riverstone East the current pattern of land ownership is relatively fragmented (i.e. there are many relatively small land parcels owned by many different people). This means that the staging and spread of development can determine the timing of delivery of essential infrastructure (water, sewer and electricity).
3.3 Infrastructure delivery

The Riverstone East Precinct has capacity for approximately 5,800 new homes and covers 656 hectares. Not all parts of the Precinct will have access to services at the same time: infrastructure will progressively be provided to different parts of the Precinct based on cost-effective delivery and the rate of demand from new home construction.

The Department is therefore proposing that, following exhibition and finalisation of the Precinct Plan, the first part of the Precinct to be rezoned would be the area west of the central ridgeline and between Guntawong Road and Schofields Road. A second stage has been identified between Guntawong Road and Garfield Road East which will be rezoned as services become available and market demand increases. The remainder of the Precinct would retain the current zoning under Council’s planning controls until infrastructure commitments can be made based on evidence of development demand in these areas.

This is a new approach in the Growth Centres. Previously, whole Precincts have been rezoned at the same time. However, the usual approach can lead to artificial inflation of land values and puts pressure on Council and infrastructure agencies to deliver infrastructure across a larger area which is less cost-effective. The approach to rezoning part of the Precinct that is linked to infrastructure delivery will be further refined following exhibition and the Department will consider any issues raised in submissions when determining a final position on this issue.

The Department has been consulting with Sydney Water and Endeavour Energy to determine existing capacity of infrastructure either in the Precinct or within close proximity that could be augmented to allow initial development to occur within the Precinct. The interim servicing strategy described below is preliminary, and the Department will continue to work with relevant agencies to confirm infrastructure provision for the initial stages of development in the Precinct.

The Department will continue to work with key service authorities and other parts of Government to develop appropriate funding and delivery models that allows the timely delivery of infrastructure that is able to service development fronts as demand arises.

Initial Servicing Strategy

- The western side of the Precinct will benefit from the availability of water and sewer services from 2015, along with existing capacity of electricity and gas services.
- The major service limitations to the eastern side of the Precinct are the delivery of water, sewer and electricity services. Details of the staging of these services are outlined in the Infrastructure Delivery Plan.

Market Demand

- It is anticipated that market demand for urban development will increase in the Precinct as a result of current and likely developments within the adjoining Precincts. The construction of the North West Rail Link and supporting rail infrastructure as well as the future Town Centre in the Area 20 Precinct will likely increase market demand within the southern portion of the Precinct in the short term. Demand for residential development within the central west to the north west of the Precinct will increase over time.
- Should owners in presently unserviced areas wish to develop earlier, they would be subject to discussion with Sydney Water, Endeavour Energy and Council to determine the feasibility of providing enabling infrastructure. The Department would support any enquiry into servicing land and would look to provide an active role in facilitating discussions with the relevant agencies.

Land Fragmentation and Infrastructure Delivery

- The Infrastructure Delivery Plan and Housing Analysis acknowledge that the standard practice to the delivery of infrastructure to urban growth areas needs to be tailored to enable development in the Precinct. The Department will continue to work with key service authorities and other parts of Government to develop appropriate funding and delivery models that allows the timely delivery of infrastructure that is able to service development fronts as demand arises.
Given the existing subdivision and ownership pattern in the Precinct, land owners wishing to develop or sell may need to consider the intentions of their neighbours, and where these align, cooperate to foster interest from the development industry and to demonstrate to infrastructure agencies that there is a willingness to develop the land. The Department will work with landowners and developers that are interested in developing their land to help coordinate the future discussions and planning with servicing authorities.

**Funding of Local Infrastructure above the Section 94 Contributions Cap**

A Section 94 Contributions Plan is being prepared by Blacktown City Council. The Section 94 Plan will enable Council to levy contributions on development within the Precinct. Funding sourced from these contributions will be used by Council to deliver essential infrastructure required by the Precinct. This will typically include:

- major local road infrastructure such as sub-arterial roads and creek crossings and the necessary land to build them;
- drainage infrastructure including detention basins, parts of riparian corridors used to convey stormwater, new drainage channels and the necessary land to build them;
- open space including embellishment of new parks, playgrounds and sporting fields and the necessary land to build them; and
- the land for community facilities (construction of the facilities cannot be delivered from Section 94 contributions and councils need to find alternative funding for these).

Under current Government policy, funding for this type of infrastructure that can be collected by councils from Section 94 Contributions is limited to $30,000 per residential lot. However, given the size of the Precinct, the significant amount of infrastructure that is required for the future residential and working population, and amount of constrained land (i.e. land that will be undevelopable due to flooding, riparian corridors, infrastructure provision and easements etc), it is likely that the average Section 94 Contribution per residential lot will exceed the $30,000 cap. The Section 94 Plan will be reviewed by Independent Pricing and Regulatory Tribunal (IPART) prior to being adopted by Council.

**Developing sequencing**

The timely provision of primary utilities in line with the rezoning and development of land is often a significant factor that prevents development from occurring in new release areas. The Infrastructure Delivery Plan identifies where services are likely to be available first, and on this basis has identified a potential development front in the west of the Precinct.

The focus on rezoning Stage 1 will allow for development activity to be concentrated in an area that will have access to services in the near future. This approach may also help to alleviate concerns raised during consultation that rezoning of land without services available results in land value increases, and therefore land rate increases, that do not match development potential. The Department will continue to consult with the community, Council and utilities agencies to refine the above approach prior to rezoning. Stage 2 will be rezoned as services become available and market demand increases.

The Infrastructure Delivery Plan will be updated and refined as planning and development proceeds. The Infrastructure Delivery Plan will be used by the Department and other agencies to progress planning within Government to ensure commitments are obtained to funding and timing of essential infrastructure to service the Precinct.
3.4 Development Outcomes

This section provides an overview of the vision, objectives and planning principles that were used to inform the development outcomes shown on the draft Indicative Layout Plan (ILP) for Stages 1 and 2. An overview of the draft ILP including a description of the urban structure, proposed zones, densities and population yields is provided.

Appendix E summarises the technical studies undertaken for the Precinct and describes how the key technical issues and constraints were addressed as part of the precinct planning process and incorporated into the draft staged ILP. Technical studies have been prepared to inform the land uses and infrastructure across the Riverstone East Precinct. A summary of the development outcomes for Stages 1 and 2 as shown on the draft ILP (Figure 1) is in Table 2.
<table>
<thead>
<tr>
<th>ILP Feature</th>
<th>Overall Precinct Outcomes</th>
<th>Stage 1 Outcomes</th>
<th>Stage 2 Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential areas</td>
<td>A mix of housing types ranging from single dwellings on a range of lot sizes to townhouses, terrace style houses and low scale flat buildings. Minimum residential densities to encourage efficient use of land and infrastructure and encourage diverse housing options. High density residential areas concentrated close to Cudgegong Station and the new Town Centre in the neighbouring Area 20 Precinct, and medium residential density surrounding the village centre on Guntawong Road, and also along the sub-arterial road.</td>
<td>The Stage 1 ILP provides potential for approximately 1,800 dwellings out of a potential 5,800 dwellings across the entire Precinct, with a mix of low, medium and high density dwellings. The high density dwellings are within the walking catchment of the station on Cudgegong Road in the neighbouring Area 20 Precinct.</td>
<td>1,400 homes in medium density residential surrounding the village centre on Guntawong Road, and along the sub-arterial road. Low density residential in other parts of the Precinct.</td>
</tr>
<tr>
<td>Activity Centres</td>
<td>There is anticipated demand for one Neighbourhood Centre and an employment area within the Precinct.</td>
<td>6.3 hectares of employment land is proposed along Schofields Road which will benefit from exposure and access to an arterial road. The employment land will replace the removal of industrial-zoned land in the adjacent Area 20 Precinct.</td>
<td>One Neighbourhood Centre located on Guntawong Road with capacity for up to 4,500m² of retail and commercial floor space.</td>
</tr>
<tr>
<td>Road network</td>
<td>A sub-arterial link utilising the existing Oak Street and Clarke Street corridors, connecting Hambledon Road / Schofields Road in the south to Windsor Road / Mount Carmel Road in the north. The timing of construction of the road will be informed by the rate and location of development. The extension of Tallawong Road as a collector road to connect to the new sub-arterial road in the north will provide circulation through the centre of the Precinct and provide access to the village centre and surrounding land uses. Timing of construction of the extension and the upgrade of the existing road section will be influenced by the rate of development. Riverstone Road, Guntawong Road and Gordon Road will cross First Ponds Creek, and facilitate access to the new Cudgegong Road Station. Schofields Road is being upgraded in three stages between Windsor Road and Richmond Road, with Stage 1 – Windsor Road to Tallawong Road completed in June 2014, Stage 2 construction is well underway. Garfield Road East will ultimately be upgraded between Richmond Road and Windsor Road.</td>
<td>An upgrade to existing roads within the Stage 1 area will be required to support increased traffic generated from within the Stage 1 area, in particular, Tallawong and Guntawong Roads. The Stage 1 area will also rely on the delivery of the new sub-arterial road although there will be potential for initial development of properties fronting Tallawong Road to rely on access via the existing road network.</td>
<td>An upgrade to existing roads within the Stage 2 area will be required, in particular Riverstone Road. The area will rely on the delivery of the new sub-arterial road and the extension of Tallawong Road to connect to the sub-arterial.</td>
</tr>
</tbody>
</table>
### Public Transport

The road network provides opportunities for bus routes to directly access the new railway station on the North West Rail Link, the village centre on Guntawong Road / Tallawong Road and activity areas around schools and open space.

The proposed north-south sub-arterial connecting Hambledon Road / Schofields Road in the south to Windsor Road / Mount Carmel Road in the north will also facilitate public bus movements, as will the internal collector road extending from the existing Tallawong Road.

### Utility Infrastructure

The rezoning of land in the Precinct is reliant on the delivery of essential infrastructure, being water, sewer and electricity. Details of infrastructure required to service the Precincts provided within this report.

Existing and planned services to Stage 1 will allow for development of up to 1,400 dwellings (limited by electricity capacity). The delivery of a new electrical substation will supplement capacity for the projected yield of 1,800 dwellings in Stage 1.

Sewer services will be available in 2015, however the development of land within the Stage 2 area is dependent on the delivery of a new electricity substation.

### Open Space Network and Social Infrastructure

Planning for open space for the future Riverstone East population has been considered in conjunction with the Area 20 Precinct. The technical study identified demand for 13 playing fields and a number of passive parks, to also satisfy demand from the Area 20 Precinct.

An additional 3.2 hectares is proposed within the Area 20 Precinct above the already rezoned 21.91 hectares.

A community facility is required to service the combined population catchments of Riverstone East and Area 20 and will be accommodated within the Area 20 Town Centre.

Rouse Hill Regional Park will provide regional-level open space.

One double playing field is proposed.

One double playing field is proposed.

### Education Facilities

Three new primary schools are proposed to be located within walking distance to sports fields, and on collector roads to enable bus access. One of these is within walking distance to the Area 20 Precinct and is proposed to serve the local catchment.

No planned schools are identified within Stage 1 due to available or planned schools in the vicinity, including Stage 2.

One proposed primary school is located within Stage 2.
<table>
<thead>
<tr>
<th>ILP Feature</th>
<th>Overall Precinct Outcomes</th>
<th>Stage 1 Outcomes</th>
<th>Stage 2 Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pedestrian and cycleway network</strong></td>
<td>Pedestrian paths and cycleways within the open space network and riparian corridors will create links across the Precinct. Road designs will provide for on-road cycle lanes and off-road pedestrian/shared paths.</td>
<td>One online basin along First Ponds Creek (3rd order) to service the Riverstone and Riverstone East catchments planned as part of the Riverstone Precinct with a minor adjustment to the footprint required.</td>
<td>One online basin along First Ponds Creek (3rd order) to service the Riverstone and Riverstone East catchments with a minor adjustment to the footprint required.</td>
</tr>
<tr>
<td><strong>Protection of the environment / Water Cycle Management and Flooding</strong></td>
<td>Areas identified as below the 1 in 100 year flood level are proposed for drainage and open space. Riparian corridors along First Ponds Creek and smaller tributaries are to be incorporated into publicly owned drainage and open space reserves. Non-Certified Existing Native Vegetation will ultimately be retained and protected to satisfy requirements of the Biodiversity Certification (State) and Strategic Assessment (Commonwealth). In addition, five new basins are proposed along a tributary of First Ponds Creek (online 1st order), tributaries of the Killarney Chain of Ponds (online 1st order; within Rouse Hill Regional Park) and adjacent to the Windsor Road corridor (off line) to detain flows and decrease the peak flow rates generated by development within the Riverstone East Precinct. All of these basins are located outside of the Stage 1 area and will be zoned for drainage purposes at a future time when upstream development is rezoned which relies on construction of the basins to manage the development flows.</td>
<td>Within Stage 1, 4.3 hectares of ENV needs to be retained to meet the requirements of the draft Conservation Plan. A total of 6.6 hectares of validated ENV is to be protected and retained using SP2 and RE1 zones, and inclusion on the Native Vegetation Protection Map, as follows, which exceeds the area to be retained by 2.3 hectares. 0.2 hectares of non-certified ENV will be cleared to allow for the upgrade of a road crossing over First Ponds Creek, at Oak Street / Gordon Street. This will be offset by the retention of 3.7 hectares of field validated certified ENV within the SP2 and RE1 zones.</td>
<td>Within Stage 2, 3.2 hectares of ENV needs to be retained to meet the requirements of the draft Conservation Plan. A total of 1.7 hectares of validated ENV is to be protected and retained using SP2 and RE1 zones, and inclusion on the Native Vegetation Protection Map, as follows. This represents a shortfall of the ENV target, however, will be offset by the additional ENV to be protected within Stage 1.</td>
</tr>
<tr>
<td><strong>Biodiversity</strong></td>
<td>The draft Conservation Plan identifies 14.56 hectares of ENV to be retained within the Riverstone East Precinct to maintain parity with the 2000 hectare requirement across the Growth Centres.</td>
<td>Within Stage 1, 4.3 hectares of ENV needs to be retained to meet the requirements of the draft Conservation Plan. A total of 6.6 hectares of validated ENV is to be protected and retained using SP2 and RE1 zones, and inclusion on the Native Vegetation Protection Map, as follows, which exceeds the area to be retained by 2.3 hectares. 0.2 hectares of non-certified ENV will be cleared to allow for the upgrade of a road crossing over First Ponds Creek, at Oak Street / Gordon Street. This will be offset by the retention of 3.7 hectares of field validated certified ENV within the SP2 and RE1 zones.</td>
<td>Within Stage 2, 3.2 hectares of ENV needs to be retained to meet the requirements of the draft Conservation Plan. A total of 1.7 hectares of validated ENV is to be protected and retained using SP2 and RE1 zones, and inclusion on the Native Vegetation Protection Map, as follows. This represents a shortfall of the ENV target, however, will be offset by the additional ENV to be protected within Stage 1.</td>
</tr>
<tr>
<td><strong>Heritage</strong></td>
<td>Development across the balance of the Precinct will have regard for the heritage significance of the State-heritage listed Rouse Hill House when Precinct Planning is undertaken for that part of the Precinct.</td>
<td>Consideration of Indigenous Heritage has resulted in the design of the drainage and road strategy to minimise impacts on areas of potentially high Aboriginal significance.</td>
<td>Appropriate land use zones and DCP controls are proposed to manage development of the locally significant heritage item at 4 Clarke Street, Riverstone (Nu Welwyn) and areas of potentially high Aboriginal significance.</td>
</tr>
</tbody>
</table>
3.5 Area 20 Precinct Plan Amendment

It is proposed to amend the zoning and development controls that apply to land that interfaces with the Riverstone East Precinct and Cudgegong Road. The subject properties were previously zoned R2 with a minimum lot size of 2,000 square metres. A review of these controls has resulted in a proposal to rezone the land as described below:

- Medium density is proposed within the western extent of the Area 20 Precinct which was zoned Low Density Residential in October 2011 with a minimum lot size of 2,000 square metres. A review of this area has had regard for the extent of those lots that are within sensitive view lines of Rouse Hill House, and the balance of those lots that are not visible from Rouse Hill House and suitable for residential development.

- The review has also considered that an area of public open space along Cudgegong Road would maintain a landscaped screening of development to the west by way of the existing trees. The subject sites contain additional high quality value vegetation (AHCVV) as identified during the Biodiversity and Riparian Corridors Assessment prepared during precinct planning of the Area 20 Precinct in 2011. Those pockets of AHCVV were not mapped on the Native Vegetation Protection Map and are on certified land meaning they are not required to be retained to achieve vegetation protection measures established in the Biodiversity Consistency Report.

- The review was based on a Landscape and Visual Analysis undertaken by Place Design Group which profited the significant view corridors from Rouse Hill House, one of which traversed the subject properties in the Area 20 Precinct between Cudgegong Road, Macquarie Road and Tallawong Road. The analysis identified the potential for future development along this corridor as having a very high visual effect due to its prominent location near a high point and dense stands of native vegetation which is important to help form the rural background to Rouse Hill House Estate. In order to mitigate the visual impacts resulting from development on Rouse Hill House Estate, it was recommended that large areas of vegetation be preserved within a landscaped buffer. The topographic profile of the area allows for a medium density residential level of development that would be mitigated by the open space corridor proposed east of the transmission easement. The proposed built form will allow for development that lies below the height of the ridgeline.

Refer to Appendix A of this report for details of the draft development controls.

3.6 Riverstone Precinct Plan Amendment

A review of the riparian corridor along the western side of First Ponds Creek was undertaken as part of the Riverstone East Biodiversity and Riparian Corridors Assessment, to align the stream buffer requirements to the current Office of Water’s ‘Guidelines for Riparian Corridors on Waterfront Land’. The resultant 30m wide riparian corridor is reflected on the draft ILP, and relevant SEPP and DCP maps. Refer to Appendix A of this report for details of the proposed amendment.

Figure 10 Area 20 amendments map
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