Coordinating Housing and Infrastructure Delivery
A new approach to planning in the North West

Since 2006, the NSW Government has rezoned land for more than 46,000 homes in the North West priority land release area. A Plan for Growing Sydney, outlines the Government’s commitment to delivering more housing and jobs to create areas that people will enjoy living in.

The Riverstone East precinct will play an important part in helping to deliver new homes and the infrastructure needed to support growth and to enhance people’s lifestyle and living.

The rezoning of land in the Riverstone East precinct is only one piece of the puzzle. For development to happen, essential infrastructure such as water, electricity and roads must also be funded and constructed.

In some areas, the private sector is able to invest in the infrastructure needed to support development. In other areas, particularly where there are many landowners with smaller parcels of land, infrastructure needs to be coordinated by Government agencies to stimulate development.

For this reason, the Department of Planning and Environment is focused on working with developers and infrastructure agencies such as Sydney Water and Endeavour Energy, to ensure the timely rezoning of land aligns closely with the delivery of infrastructure and enables development to happen.

The benefits of a new approach

In the past land has been rezoned in some areas where necessary infrastructure to support development of homes is not available. This can leave landowners with a difficult choice whether to stay or sell.

The staged approach to rezoning means land will be rezoned when a commitment from the government or a developer is in place to provide essential infrastructure, reducing the time between rezoning and the ability for land to be developed. This will also enable the Valuer General to apply relevant rates to serviced land and reduce the impact of rezoning on Council rates and land taxes where land is not yet serviced.

Developing the Riverstone East precinct

The Department is proposing to enable development that is aligned with infrastructure delivery, as set out in the Infrastructure Delivery Plan. For a copy of this document please visit www.planning.nsw.gov.au/riverstoneeast.

The Department will monitor development activity across the area and align planning controls that permit development across the area with the timing of infrastructure delivery to maintain the supply of land, which is ready to be developed.

The table and corresponding map in this brochure summarise the required infrastructure for development to occur in each stage of the precinct and when it is likely to be delivered. Experience from other release areas indicates that Stages 1 and 2 will take between 5 to 10 years to develop.

We are proposing to rezone land in Stage 1 first because it has access to infrastructure that is already in the ground or is being built. Development of Stage 2 and Stage 3 can occur when public or private funding for the delivery of services is confirmed.
Blacktown City Council is preparing a draft Local Infrastructure Plan (Section 94) for the entire Riverstone East precinct.

The plan will identify and provide funding for drainage basins, parks and the upgrade of existing roads and construction of some new roads required to support new communities.

The plan will enable these facilities to be provided when they are needed to support development. A draft Plan is expected to be exhibited in the coming months.
<table>
<thead>
<tr>
<th>TYPE</th>
<th>STAGE 1</th>
<th>STAGE 2</th>
<th>STAGE 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>Access to water services in 2015</td>
<td>Access to water services in 2015</td>
<td>Schedule for the delivery of water infrastructure to be determined</td>
</tr>
<tr>
<td>Sewer</td>
<td>Access to sewer trunk and lead-in mains in 2015</td>
<td>Access to trunk mains in 2015. Lead-in mains planned by Sydney Water but not yet funded</td>
<td>Schedule for the delivery of sewer infrastructure to be determined</td>
</tr>
<tr>
<td>Drainage basins</td>
<td>Council has programmed construction of basins on First Ponds Creek that will service Riverstone East and Riverstone</td>
<td>Council has programmed construction of basins on First Ponds Creek that will service Riverstone East and Riverstone</td>
<td>Schedule for the delivery of stormwater infrastructure to be determined</td>
</tr>
<tr>
<td>Electricity</td>
<td>Initial capacity for up to 700 lots. Feeder lines to be delivered to support development of 700-1,400 lots</td>
<td>New electricity substation required</td>
<td>New electricity substation required</td>
</tr>
<tr>
<td>Roads</td>
<td>New or upgraded roads to support increased traffic volumes and public transport</td>
<td>New or upgraded roads to support increased traffic volumes and public transport</td>
<td>New or upgraded roads to support increased traffic volumes and public transport</td>
</tr>
</tbody>
</table>
Development and infrastructure staging

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

Existing water reservoir

Cudgegong Road Station to be completed by 2019

Schofields Road upgrade is under construction
Contact Us
We can be contacted between 9:00am and 5:00pm (Monday to Friday) by:

Phone: 1300 730 550
Email: community@planning.nsw.gov.au

Follow us on social media:
* [www.facebook.com/NSWPlanning](http://www.facebook.com/NSWPlanning)
* [www.twitter.com/NSWPlanning](http://www.twitter.com/NSWPlanning)

If you are deaf or have a hearing or speech impairment, call us through the National Relay Service:
- TTY users, call 133 677 and ask for 1300 730 550
- Speak and Listen (speech to speech relay) users, call 1300 555 727 and ask for 1300 730 550
- Internet relay users, connect to the NRS (www.relayservice.com.au) and ask for 1300 730 550

Translating & Interpreting Service: Please telephone 131 450. Ask for an interpreter in your language and request to be connected to 1300 730 550.
Local call cost from fixed phones. Calls from mobiles at applicable rates.

More Information
For more information about the rezoning of land in Riverstone East and the timing of infrastructure delivery please refer to the draft Precinct Planning package. This information is available at