

Appendix A Strategic and Statutory Frameworks

State and regional planning strategies

1. State Plan

The NSW 2021 State Plan – A Plan to Make NSW Number One is a 10 year plan to guide government policy and budget decision making and deliver on community priorities. The five key strategies are:

- rebuild the economy;
- return quality services;
- renovate infrastructure;
- strengthen local environments and communities; and
- restore accountability to Government.

A total of 32 goals have been developed in association with the five key strategies. The State Plan goals and targets that relate to precinct planning are as follows:

- Goal 3 - Drive economic growth in regional NSW;
- Goal 4 - Increase the competitiveness of doing business in NSW;
- Goal 5 - Place downward pressure on the cost of living;
- Goal 20 - Build liveable centres;
- Goal 29 - Restore confidence and integrity in the planning system; and
- Goal 32 - Involve the community in decision-making on Government policy, services and projects.

2. A Plan for Growing Sydney

A Plan for Growing Sydney provides a 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. It sets directions to deliver timely and well planned greenfield precincts and housing and improve housing choice to suit different needs and lifestyles (Directions 2.3 and 2.4). Key priorities of the NSW Government 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.

3. Draft North West Sub-Regional Strategy

Subregional strategies have been prepared to translate objectives of the former Metropolitan Strategy and State Plan to the local level. The North West Sub-Region covers an area broader than just the North West Growth Centre. The draft North West Subregional Strategy prepared in December 2007 aims to guide land use planning until 2031.

The vision for the North West region involves achieving eight key directions:

- Plan for major housing growth (an additional 148,000 new homes, approximately 355,000 by 2031);
- Plan for major employment growth (an additional 142,000 jobs in the region by 2031);
- Develop Penrith as a Regional City;
- Strengthen the role of centres, such as Blacktown Major Centre;
- Improve access to, from and within the subregion, including the coordination of the North West Rail Link and the extension of transport networks within the NWGC;
- Protect rural and resource lands;
- To protect and manage regionally significant bushland and open space; and

- Improve access to open space and recreation opportunities

These priorities are reflected in the recently released strategy, A Plan for Growing Sydney.

The Precinct Planning process for the Precinct has considered these directions to achieve optimal land use planning outcomes such as:

- Ultimately achieving approximately 5,800 new homes across the Precinct;
- prioritising the rezoning of up to 1,800 new homes in Stage 1 of the Precinct where access to enabling infrastructure is to be available by early 2015, and identifying a second stage with capacity for 1,400 dwellings subject to the delivery of an electricity substation;
- concentrating residential densities in close proximity to the new railway station and Town Centre in the adjacent Area 20 Precinct, as well as around the Village Centre and key transport routes within the Riverstone East Precinct;
- incorporating key road upgrades into the planning for the Precinct, to be delivered over time; and
- designating land for open space and conservation purposes to protect unique areas within the Precinct whilst balancing the residential and employment land requirements for the Precinct.

4. North West Growth Centre Structure Plan

The Structure Plan (**Figure 5**) was prepared by the then Department of Planning in 2005 and is a guide to the detailed planning of the Precinct. Under the Structure Plan and associated documents, over 70,000 new dwellings are planned to be delivered in the North West Growth Centre over the next 25 to 30 years.

NORTH WEST GROWTH CENTRE STRUCTURE PLAN (EDITION 3)

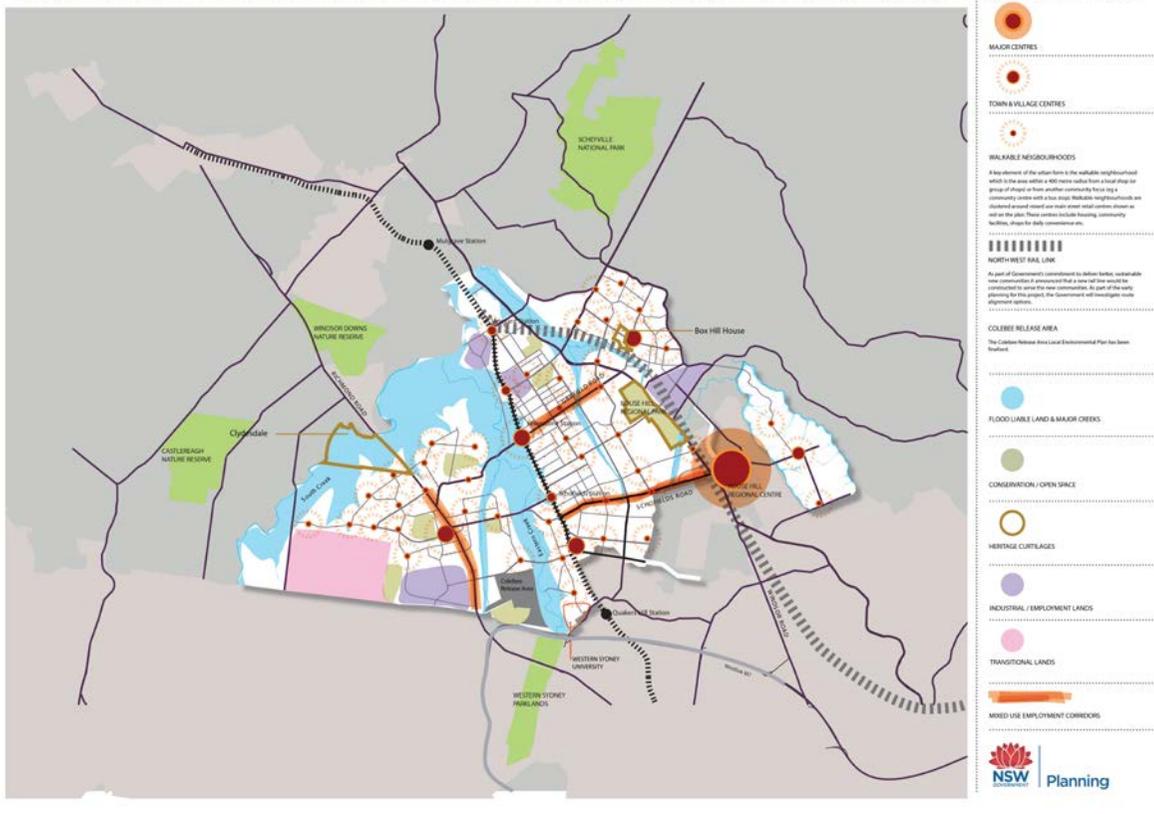


Figure 1 North West Growth Centre Structure Plan (Edition 3)

The Structure Plan identifies key site constraints, opportunities for different land uses and development, regional road links and public transport requirements, as well as sets approximate residential dwelling and population targets and indicative development parameters for the Riverstone East Precinct (refer to **Table 5**). As these were developed at a very broad scale, they provide targets and flag issues that are addressed in much finer detail through the precinct planning process. Planning principles underpinning the Stage 1 ILP are defined in **Section 5** of this Planning Report.

Table 1 North West Growth Centre Structure Plan details for the Precinct

Category	North West Growth Centre Structure Plan - Development Parameters	Precinct Planning Response
Target Dwelling Yield Target Population	<ul style="list-style-type: none"> • 6,000 dwellings • 16,800 people 	<p>The Structure Plan establishes a dwelling target for the Riverstone East Precinct. As described within the Planning Report, the Structure Plan target was scaled down to 5,300 dwellings. The results of the housing market analysis have identified the potential demand for housing above this target.</p> <p>The Precinct may ultimately have capacity for approximately 5,800 dwellings and will provide a range of housing, including detached dwellings, small lot housing, semi-detached housing, townhouses and apartments, to meet the needs of the future population. The draft ILP proposes 1,800 dwellings in Stage 1 and 1,400 dwellings in Stage 2.</p>
Public Transport	<p>The road network is designed to accommodate local and regional bus services through most Neighbourhood and Town Centres, optimising public transport access. Bus priority measures will be implemented along the main roads that link the Town and Neighbourhood Centres.</p>	<p>Higher residential densities are proposed within the walking catchment of the North West Rail Link.</p> <p>A bus-capable road network can be accommodated within the Precinct to ensure all residents are serviced by public transport.</p>
Roads	<p>Existing arterials will be upgraded. These improved roads will also accommodate either bus priority measures, transit lanes or a centre median transitway. The Schofields Road corridor and Garfield Road corridor have been identified for future upgrades over the next 25 – 30 years.</p>	<p>The Structure Plan identifies a new sub-arterial linking Schofields Road to Windsor Road, generally aligned with Tallawong Road. The proposed sub-arterial utilises part of the existing road reserves of Clarke Street and Oak Street to link Schofields Road to Garfield Road as mapped on the draft ILP, and ultimately to Windsor Road, thereby achieving the general regional road connection identified in the Structure Plan. The alignment of the road has been developed in consultation with Blacktown City Council and RMS.</p> <p>The upgrade of Schofields Road is well underway. Garfield Road East</p>

		will also be upgraded.
Retail	4-6 neighbourhood centres located within the Riverstone East Precinct with one located on the precinct boundary	<p>The technical investigations recommended one village centre, rather than four neighbourhood centres given the proximity of centres in the Area 20 and Riverstone Precincts, as well as the higher-order Rouse Hill Town Centre. The draft ILP provides for one Village Centre which is well positioned at the junction of two existing roads.</p> <p>A range of small scale commercial uses are also permissible in the residential zones.</p>
Employment	The Structure Plan identifies potential for mixed-use employment corridors along Schofields Road and Garfield Road East.	An employment zone is proposed on land fronting Schofields Road and will allow for a mix of business enterprise uses.
Natural habitats	<p>The principal significant vegetation in the North West Growth Centre requiring protection is Cumberland Plain Woodland around the Air Services Transmitter site at Marsden Park and North Kellyville. Other environmentally sensitive lands are also to be protected. Areas with conservation value will be protected through public ownership.</p> <p>Significant creeks and other sensitive environments will be managed through detailed Precinct Planning.</p>	<p>The flood prone land (1:100 year flood line) along First Ponds Creek and its tributaries has been refined as part of precinct planning. Flood prone land and riparian corridors will be zoned RE1 Public Recreation and SP2 Drainage. The First Ponds Creek corridor also contains existing native vegetation which will be conserved, consistent with the Biodiversity Certification and Strategic Assessment.</p> <p>Drainage basins have been indicatively sized and located to capture the increased runoff resulting from urban development in order to maintain flood conditions as close as possible to pre-development conditions.</p>
European Heritage	The Structure Plan identifies and conserves curtilages around Rouse Hill House, being a significant rural homestead. Any future development within a heritage curtilage will be subject to approval requirements under the <i>NSW Heritage Act</i> .	Recommendations contained within the technical assessment prepared by AHMS for an enlarged curtilage will be further investigated when the subject land is rezoned in the future.

5. North West Sector Bus Servicing Plan

The North West Sector Bus Servicing Plan dated 2012 defines the future long-term bus service needs for the North West Sector. Development guidelines for bus routes within the North West Sector include provision of services that:

- link major centres of each of the NWGC precincts;
- connect town and regional centres via regional routes;
- pass through patronage generators such as district centres, TAFE colleges, hospitals and universities;
- connect with other transport modes;
- are multifunctional (serving journeys to work, education, shopping and recreation);
- are frequent and direct; and
- meet specified network planning benchmarks.

Precinct Planning for the Precinct has taken these objectives into consideration. The specialist studies undertaken for the Precinct have considered the above strategies and proposed a number of strategic corridors and local connections into the proposed bus network.

6. Rail Crossing Study

In addition to community consultation undertaken by the Department, the Roads and Maritime Service also recently undertook community consultation for the grade separation of east-west roads across the Richmond Rail Line and specifically a proposed alignment generally utilising the Bandon Road corridor, to connect Windsor Road to Richmond Road. The proposed alignment was publicly exhibited from November 2014 to February 2015. The Roads and Maritime Services will now review submissions received and continue with investigations and the concept design.

Statutory Planning Framework

1. NSW Environmental Planning and Assessment Act 1979

The NSW *Environmental Planning and Assessment Act 1979* (EP&A Act) and the NSW *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) provide the statutory planning context for environmental assessment and approval in NSW.

Clauses 275 and 276 in the EP&A Regulation relate to the release of land in growth centres for urban development and the preparation of a Development Code to provide guidelines in conjunction with the Growth Centre Structure Plan. In accordance with Clause 276(1) of the EP&A Regulation the former Minister for Planning and Infrastructure released the Riverstone East Precinct in August 2013.

2. SEPP (Sydney Region Growth Centres) 2006

The Growth Centres SEPP is the primary statutory plan governing the release and rezoning of land in the Growth Centres and establishes the broad planning controls required to oversee the development of the Growth Centres. The aims of the SEPP are:

- To co-ordinate the release of land for residential, employment and other urban development in the North West and South West Growth Centres in the Sydney region
- To enable the Minister from time to time to designate land in those growth centres as ready for release for development
- To provide for comprehensive planning for those growth centres
- To enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity
- To provide controls for the sustainability of land in those growth centres that has conservation value
- To provide for the orderly and economic provision of infrastructure in and to those growth centres
- To provide development controls in order to protect the health of the waterways in those growth centres
- To protect and enhance land with natural and cultural heritage value
- To provide land use and development controls that will contribute to the conservation of biodiversity

Further, the Growth Centres SEPP outlines development controls for:

- Determining development applications prior to and after the finalisation of the precinct planning process
- Flood prone and major creeks land
- Clearing native vegetation
- Cultural heritage landscape area

Precinct Planning for the Riverstone East Precinct will result in an Amendment to the Growth Centres SEPP to establish the zoning and planning controls for the Precinct, as well as parts of the Riverstone and Area 20 Precincts.

The land that forms the current and proposed expansion of Rouse Hill Regional Park is zoned Public Recreation-Regional under the Growth Centres SEPP. As the Stage 1 and 2 areas do not have an interface with Rouse Hill Regional Park, consideration will be given at a strategic level to balancing future surrounding development with the requirements of the park when land surrounding the park undergoes precinct planning in the future.

3. Special Infrastructure Contribution

Under Sections 94ED through to 94EM of the EP&A Act a Special Infrastructure Contribution (SIC) Plan was established for the Growth Centres. It provides for a one-off financial contribution payable by any developer or landowner in the Growth Centres who is developing or subdividing land in a manner triggered by the provisions of the plan. The SIC will help fund regional infrastructure required for development in the North West and South West Growth Centres over the next 30 years.

The Infrastructure Delivery Plan describes the regional and state infrastructure to be funded by the Contribution in relation to the Precinct. For more information refer to the Special Infrastructure Contribution Determination (on www.growthcentres.nsw.gov.au). Specific infrastructure items of relevance to the Precinct to receive funding from the SIC include:

- Garfield Road East (outside of Riverstone Central); and
- Part Rouse Hill Regional Park Stage 2.

4. Section 94

Section 94 of the EP&A Act provides for a local council to prepare and implement a plan to capture payment to fund the provision of local services required by a development.

On 31 August 2010, the then Minister for Planning announced that development contributions for Greenfield sites are to be capped at \$30,000 per residential lot. Contributions Plans may exceed the cap only if approved by the Minister for Planning following a review process led by the Independent Pricing and Regulatory Tribunal (IPART).

Based on the current local infrastructure planning undertaken for the Precinct, the maximum residential contribution rates are anticipated to be above \$30,000 per lot and IPART will be required to review the plan.

5. Section 117 of the EP&A Act

Section 117 Directions of the EP&A Act require councils to address a range of matters when seeking to rezone land with a LEP. There is no statutory requirement for the directions to be considered during precinct planning. Nevertheless, the directions have been addressed as part of precinct planning and the draft ILP and associated documentation is generally consistent with relevant directions, as summarised in **Appendix C**.

6. Threatened Species Conservation Act 1995

The *Threatened Species Conservation Act 1995* (TSC Act) identifies and protects threatened and endangered species, populations and ecological communities. The objectives of the Act include:

- conserving biological diversity and promoting ecologically sustainable development;
- preventing the extinction and promoting the recovery of threatened species, populations and ecological communities;
- protecting critical habitats; and
- encouraging the conservation of threatened species, populations and ecological communities.

The TSC Act also provides for the Biodiversity Certification of environmental planning instruments such as the Growth Centres SEPP (as outlined above). The adoption of the Biodiversity Certification for the Growth Centres means that development on lands that are subject to certification no longer requires assessment under the TSC Act.

As part of the biodiversity certification of the Growth Centres SEPP the Growth Centres Biodiversity Offset Program was established. The program aims to permanently protect bushland inside and outside the Growth Centres through the acquisition of land for new reserves, and by establishing in-perpetuity conservation agreements, such as bio-banking agreements directly with landowners.

The Precinct Planning process has considered the presence of species, populations and communities listed under the TSC Act, and where possible has sought to conserve them. This issue is further addressed in **Appendix E**.

7. Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) protects matters of National Environmental Significance (NES).

A Strategic Assessment of the Growth Centres under the EPBC Act was undertaken to enable development to proceed in the Growth Centres while protecting the environment. The Strategic Assessment considered the potential impacts of development on matters of national environmental significance for the whole of Sydney's Growth Centres. This allows strategic conservation outcomes to be identified and secured. It also provides greater certainty for those constructing new houses and employment areas, as well as infrastructure providers in the Growth Centres. The Strategic Assessment operates in parallel with Biodiversity Certification under the TSC Act.

8. Blacktown Local Environmental Plan 1988 and Draft Blacktown Local Environmental Plan 2013

Under the existing Blacktown Local Environmental Plan 1988 (Blacktown LEP 1988) the Precinct is zoned RU1(a) General Rural. The draft Blacktown Local Environmental Plan 2013 (draft Blacktown LEP 2013) was publicly exhibited in early 2013 and applies to all land within the Blacktown LGA except for land within the North West Growth Centre.

Once the Precinct Plan and the associated amendment to the Growth Centres SEPP is notified, the planning controls in the Precinct Plan will come into force and the planning controls in Blacktown LEP 1988 will no longer apply to land within the Precinct.

Nu Welwyn (LEP-listed heritage site)

One site within the Riverstone East Precinct is listed as being of local significance under the Blacktown LEP 1998 and draft Blacktown LEP 2013, being 4 Clarke Street, Riverstone (part Lot 5 DP 229296; refer **Figure 6**).

It is also listed in the State Heritage Inventory described as *"A large brick country homestead, probably built in two stages, in a landscaped garden dominated by a white cedar tree"* and is addressed in **Appendix E** of this Planning Report.



Figure 2 Local heritage item *Nu Welwyn* as listed in the Blacktown LEP 1988

9. Water Management Act 2000

The *Water Management Act 2000* (WM Act) provides for the sustainable and integrated management of water resources of the State. Objectives of the Act relevant to the Precinct include:

- applying the principles of ecologically sustainable development
- protecting, enhancing and restoring water sources, their associated ecosystems, ecological processes and biological diversity and their water quality
- the classification of water courses
- fostering the sustainable and efficient use of water
- integrating the management of water sources with the management of other aspects of the environment, including land, native vegetation and fauna.

The WM Act replaced a number of other Acts including the *Rivers and Foreshores Improvement Act 1948*. If practical, exemptions for the need for controlled activity approvals under the WM Act will be obtained across the Precinct.

Precinct Planning has addressed the requirements of the Act and the categorisation and management of riparian corridors is reflected in the draft ILP. The new Strahler methodology for riparian corridors adopted in June 2012 has been applied to the planning for the Precinct, and also to the western extent of First Ponds Creek within the Riverstone East Precinct.

10. Rural Fires Act 1997

Amongst its objectives, the *Rural Fires Act 1997* (RF Act) seeks to prevent, mitigate and suppress bush fires and protect life and property from bush fire.

Under Section 100B of the RF Act, approval is required from the NSW Rural Fire Service for development on bush fire prone land. Approval is subject to the development's compliance with standards regarding setbacks, provision of water supply and other matters necessary to protect persons, property or the environment from bush fire danger.

Precinct Planning has addressed the aims of the Act and the management of potential bush fires by the identification of appropriate Asset Protection Zones for the Precinct. Further assessment of development on bush fire prone land will be required at development application stage to ensure compliance with the requirements of Section 100B of the RF Act.

11. National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act* (NPW Act) provides the primary basis for the legal protection and management of Aboriginal sites and relics within NSW. The NPW Act requires amongst other things:

- consultation with the Office of Environment and Heritage (OEH) prior to development to determine the existence of items of Aboriginal heritage
- consultation with local Aboriginal groups
- consent to disturb or destroy Aboriginal heritage sites/items.

Precinct Planning has addressed the requirements of the NPW Act through consultation with OEH on the methodology and results of Aboriginal heritage investigations, consultation with and the participation of Aboriginal groups in field investigations and reporting, and recommendations for the management of Aboriginal heritage. Land containing Aboriginal cultural heritage impacted by future development will be subject to an application for an Aboriginal Heritage Impact Permit of the NPW Act. Local Aboriginal Land Councils and stakeholders were consulted in accordance with the *Protocol for Aboriginal Stakeholder Involvement in the Assessment of Aboriginal Heritage in the Sydney Growth Centres*.

12. Heritage Act 1977

The *Heritage Act 1977* includes a range of provisions for identifying and protecting items of environmental heritage. The Act controls development of, or in the vicinity of, a State heritage item. The State Heritage Register, established under Section 22, lists items which have been assessed as being of State significance. There are no State Significant heritage items within the Precinct.

13. State Environmental Planning Policy (Infrastructure) 2007

The Infrastructure SEPP replaces a range of SEPPs relating to the provision of infrastructure across NSW. It aims to establish clear rules in relation to the permissibility of various infrastructure types (including roads, rail, water and sewer, electricity, schools and health facilities). The Infrastructure SEPP specifies whether certain types of infrastructure are permissible with or without consent in the various zones identified in the *Standard Instrument (Local Environmental Plans) Order 2006*. The provisions of the Infrastructure SEPP have been considered in the preparation of the Precinct Plan.

14. State Environmental Planning Policy 19 – Bushland in Urban Areas

SEPP 19 aims to protect and preserve bushland within urban areas. Planning for the Precinct involves the conservation and enhancement of areas of bushland that are of high value relative to other vegetation within the Precinct. Future development will need to be managed in accordance with SEPP 19.

15. State Environmental Planning Policy 55 – Remediation of Land

SEPP 55 aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. It specifically requires consideration of contamination when rezoning land and in determining Development Applications.

When rezoning land the planning authority must consider whether the land is contaminated and consider whether the land is suitable in its contaminated state or is satisfied that the land will be remediated before the land is used for that purpose.

Managing Land Contamination – Planning Guidelines (Department of Urban Affairs and Planning and Environment Protection Authority 1998) provides guidance on the level of assessment that is required to satisfy clause 6, for large rezonings as follows:

“Rezoning that cover a large area... usually describe proposed land uses very generally both in type and location. This makes it difficult for a planning authority to be satisfied that every part of the land is suitable for the proposed use(s) in terms of contamination at the rezoning stage. In these cases, the rezoning should be allowed to proceed, provided measures are in place to ensure that the potential for contamination and the suitability of the land for any proposed use are assessed once detailed proposals are made.”

Based on the guidance provided above, the requirements of SEPP 55 have been considered during Precinct Planning and will be further addressed during the development assessment process.

16. State Environmental Planning Policy – Hawkesbury Nepean River

State Environmental Planning Policy – Hawkesbury Nepean River seeks to protect the environment of the Hawkesbury-Nepean River system. Development within the catchment is required to consider the general and specific principles and controls listed in the SEPP to ensure that the impacts of future land use are considered in a regional context. First Ponds Creek drains to the Killarney Chain of Ponds and ultimately to South Creek and the Hawkesbury River. Precinct Planning has considered the impacts of the development on the health of the system.

Other relevant plans

1. Blacktown Growth Centre Precincts Development Control Plan

Blacktown Growth Centre Precincts Development Control Plan (DCP) currently applies to land rezoned under the Growth Centres SEPP. Draft detailed controls have been prepared to guide future development in the Riverstone East Precinct. Once the Riverstone East Amendment to the Growth Centres SEPP is gazetted, the Blacktown Growth Centre Precincts DCP will be updated to include the detailed controls for all forms of development in the Precinct. In addition, the Area 20 DCP – Schedule Four will be amended to update controls that applied to the original 2,000 square metre lots, and to remove the application of public domain and landscaping provisions to the subject properties (refer to Appendix A), and amendments to the mapped riparian corridor extent in the Riverstone DCP – Schedule 2 will also be undertaken.

2. Growth Centres Development Code

The Growth Centres Development Code was released in October 2006 to guide the precinct planning process. The Development Code contains precinct development parameters, guidelines for the preparation of an ILP, including an environmental analysis of a Precinct and an urban form analysis for development of a Precinct.

The Development Code has been used by the project team as a reference document in the undertaking of all studies and generally as part of the precinct planning process. Refer to **Table 6**, below for a discussion on the consistency of the ILP with the Development Code.

Table 2 Consistency with the Growth Centres Development Code

Development Code Requirements	Proposed Precinct Planning Controls
A. Key Inputs	
<p>Density targets:</p> <ul style="list-style-type: none"> • Low: 12.5-20 dwellings/ha • Medium: 20-40 dwellings/ha • High: 40 dwellings/ha 	<p>Minimum density controls for the Precinct are:</p> <ul style="list-style-type: none"> • Low (Zone R2): 15 dwellings/ha • Medium (Zone R3): 25 dwellings/ha • High (Zone R3): 45 dwellings/ha <p>Ultimate development of the Riverstone East Precinct to the minimum densities proposed in the proposed SEPP amendment will achieve a yield of approximately 5,800 dwellings in the Precinct.</p> <p>The North West Structure Plan identifies 5,300 dwellings for Riverstone East.</p> <p>Development at higher densities than the minimums specified will be possible and will result in greater yields. Lower residential densities will occur adjacent to the local heritage site at 4 Clarke Street, Riverstone.</p> <p>High density development is proposed within the walking catchment of the new railway station in the adjacent Area 20 Precinct which satisfies the principles of transit-oriented development.</p>
<p>Indicative lot sizes:</p> <ul style="list-style-type: none"> • Townhouses, semi-detached and detached small dwellings: up to 350 m² • Detached medium: 350-450m² • Detached large: 450m²+ 	<p>Minimum lot sizes for the Precinct are:</p> <ul style="list-style-type: none"> • Multi-unit dwellings: 375m² - 1500m² • Attached dwellings: 375m² - 1500m² • Semi-detached dwellings: 250m² - 300m² • Secondary dwellings: 450m² • Dual occupancy: 400m² - 500m² • Detached dwellings: 125m² - 250m²

	<ul style="list-style-type: none"> • Detached dwellings in the Environmental Living zone: 1,000m² • Detached dwellings in the Environmental Management zone: 20,000m²
<p>Employment and retail:</p> <p>Town and village centres contain services for a number of adjacent communities and contain secondary retail (supermarkets, specialist shops, mini-majors)</p> <p>Walkable communities are linked to a small scale mixed activity zone to encourage local community integration</p>	<p>The draft ILP contains one village centre at the intersection of Guntawong and Tallawong Roads.</p> <p>The Precinct provides approximately 1.3 hectares of land for this Village Centre. Neighbourhood shops are permissible with consent in the R2 and R3 zones.</p> <p>Other community facilities such as schools and open space have been positioned to form a focus for neighbourhood activity.</p>
<p>Mixed use employment corridors provide for a variety of commercial and industrial opportunities that take advantage of exposure along arterial and sub-arterial roads</p>	<p>The Structure Plan identifies mixed use employment corridors along Schofields Road and Garfield Road East. The draft ILP proposes a B6 Enterprise Corridor on land with frontage to Schofields Road, recognising its main road frontage which will attract high visibility and good access. Permitted uses will include businesses, offices, retail and light industry.</p>
B. Urban Form Analysis	
<p>B.9 Street pattern</p> <p>A hierarchy of town centre streets that include main streets, secondary streets and lanes</p>	<p>The draft ILP contains one village centre which is located at the intersection of Guntawong and Tallawong Roads (existing roads). Both roads will be upgraded to a collector road status.</p>

<p>B.10 Lot layout and orientation</p> <p>Optimal lot size and orientation is defined for solar access</p>	<p>Blocks have been designed to maximise the north-south or east-west orientation of lots, to achieve appropriate solar access. The layout has also considered and responded to the irregular existing lot boundaries, and aims to increase development potential. In certain areas of the Precinct the road layout responds to natural conditions or has been designed to optimise heritage views. Many lots in the Precinct will face towards riparian areas or open space.</p>
<p>C Mixed Use Town Centres, Neighbourhoods and Housing</p>	
<p>C.1 The DCP should set FSR controls, height and minimum landscape development controls for lots greater than 350 square metres</p>	<p>The proposed SEPP amendment is generally consistent with the Standard Instrument LEP. In accordance with the Standard Instrument, building height controls have been provided in the Precinct Plan where appropriate. Setbacks, landscaping and other controls are included in the draft DCP Schedule for the Precinct. These controls will regulate the scale and intensity of development throughout the Precinct.</p>
<p>C.3 Streets</p> <p>Road cross sections and dimensions are identified for use in Precinct Plans</p>	<p>Cross-sections for streets within the Precinct are provided within the DCP Schedule. The road cross sections and dimensions are generally consistent with the Development Code. A cross section has been developed for the proposed sub-arterial between Schofields and Windsor Roads.</p>

Appendix B Consistency with Section 117 Statutory Directions

Table 3 Consistency with Section 117 Statutory Directions

Direction	Compliance
1. Employment and Resources	
Direction 1.1 – Business and Industrial Zones	<p>Direction 1.1 applies to a planning proposal that will affect land within an existing or proposed business or industrial zone. The Riverstone East Precinct is currently zoned RU1(a) General Rural under the Blacktown LEP 1988 and this Direction is therefore not applicable to the Precinct.</p> <p>However, it is noted that a B6 Enterprise Corridor zone on land with frontage to Schofields Road is proposed in the draft Riverstone East Stage 1 and 2 ILP which is consistent with the North West Growth Centre Structure Plan.</p>
Direction 1.2 – Rural Zones	<p>The Precinct is currently predominately zoned RU1(a) General Rural under Blacktown LEP 1988. The proposed SEPP amendment will rezone the land for a range of urban land uses. The proposed amendment is therefore inconsistent with the Direction. Clause 5(c) of the Direction provides for inconsistencies that are justified by a strategy. The proposed amendment is consistent with the North West Growth Centre Structure Plan and North West Subregional Strategy 2007 and is therefore considered justifiably inconsistent.</p>
Direction 1.3 – Mining, Petroleum Production and Extractive Industries	<p>The direction is not applicable to the Precinct</p>
Direction 1.4 – Oyster Aquaculture	<p>The direction is not applicable to the Precinct</p>

Direction 1.5 – Rural Lands	See 1.2 Rural Zones
2. Environment and Heritage	
Direction 2.1 – Environmental Protection Zones	<p>The proposed SEPP amendment includes provisions that facilitate the protection and conservation of environmentally sensitive areas. RE1 Public Recreation and SP2 Infrastructure zones are proposed for land considered flood liable, containing existing native vegetation and riparian corridors.</p> <p>The Growth Centres SEPP also contains provisions to ensure the protection of environmentally sensitive land. The proposed amendment does not reduce the environmental protection standards that apply to land in the Precinct and is therefore considered consistent with the Direction.</p>
Direction 2.2 – Coastal Protection	The direction is not applicable to the Precinct
Direction 2.3 – Heritage Conservation	The proposed SEPP amendment contains provisions that facilitate the conservation of both indigenous and non-indigenous heritage items and areas of cultural heritage significance. Studies of both the indigenous and non-indigenous heritage in the Precinct have been undertaken as part of the precinct planning process, and listed properties within and surrounding the Precinct are the subject of appropriate development controls. In light of the above, it is considered that the proposed amendment is consistent with the Direction.
Direction 2.4 – Recreation Vehicle Areas	This direction is not applicable to the Precinct
3. Housing, Infrastructure and Urban Development	
Direction 3.1 – Residential Zones	The proposed SEPP amendment is consistent with the Direction because it will broaden the choice of housing types and locations; make more efficient use of existing infrastructure and services; reduce the consumption of land for housing and associated urban development on the urban fringe; and be adequately serviced with improved urban

	infrastructure.
Direction 3.2 – Caravan Parks and Manufactured Home Estates	Caravan parks and manufactured home estates are not permissible uses within the residential zones of the plan. However, the inconsistency is justified by a strategy (the adopted North West Structure Plan which was approved by the former Director-General) which considers the objective to provide for a variety of housing types.
Direction 3.3 – Home Occupations	The plan is consistent with the direction as it permits home occupations in the R2 and R3 residential zones without consent.
Direction 3.4 – Integrating Land Use and Transport	The objective and requirements of the direction are achieved through implementation of the requirements of the Growth Centres Development Code and consistency with the adopted North West Structure Plan. Specifically, the draft SEPP Amendment proposes to zone land for higher density residential in close proximity to the proposed new railway station on the North West Rail Link in the adjacent Area 20 Precinct.
Direction 3.5 – Development Near Licensed Aerodromes	The direction is not applicable to the Precinct
Direction 3.6 – Shooting Ranges	The direction is not applicable to the Precinct
4. Hazard and Risk	
Direction 4.1 – Acid Sulfate Soils	The direction is not applicable to the Precinct, as the area is not mapped on the Acid Sulphate Soil Risk Map.
Direction 4.2 – Mine Subsidence and Unstable Land	This direction is not applicable as the Precinct is not within a mine subsidence district.
Direction 4.3 – Flood Prone Land	The proposed SEPP amendment is consistent with this Direction as all flood prone land is proposed to be zoned RE1 Public Recreation and SP2 Infrastructure.

Direction 4.4 – Planning for Bushfire Protection	The RFS has been consulted as part of the precinct planning process. The proposed SEPP amendment has been prepared with regard to Planning for Bushfire Protection 2006. The SEPP will introduce controls that avoid placing inappropriate developments in hazardous areas. Appropriate asset protection zones have also been established through the precinct planning process. The proposed SEPP amendment is consistent with the Direction.
5. Regional Planning	
Direction 5.1– Implementation of Regional Strategies	Not applicable
Direction 5.2 – Sydney Drinking Water Catchments	Not applicable
Direction 5.3 – Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
Direction 5.4 – Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
Direction 5.5 – Development in the Vicinity of Ellalong, Paxton and Millfield	Not applicable
Direction 5.6 – Sydney to Canberra Corridor	Not applicable
Direction 5.7 – Central Coast	Not applicable

Direction 5.8 – Second Sydney Airport: Badgerys Creek	Not applicable
6. Local Plan Making	
Direction 6.1 – Approval and Referral Requirements	The plan is consistent with the direction and does not contain provisions requiring concurrence, consultation or referral which have not been approved. The plan does not identify any development as designated development.
Direction 6.2 – Reserving Land for Public Purposes	The plan creates reservations of land for public purposes. Approval has been sought by the Department from all nominated acquisition authorities.
Direction 6.3 – Site Specific Provisions	The proposed SEPP amendment does not include provisions which permit particular development on specified lands. The inclusion of the potential for later listing of such uses within Schedule 1 is consistent with the Standard Instrument and the direction.
7. Metropolitan Planning	
Direction 7.1 – Implementation of the Metropolitan Plan for Sydney 2036	The draft Precinct Plan is consistent with the current strategic plan, <i>A Plan for Growing Sydney</i> .

Appendix C Community and agency consultation

1. General

There are a total of 257 separate land parcels owned by 175 different landowners within the Riverstone East Precinct. The focus of consultation with landowners has been to provide information about the precinct planning process and to engage and inform landowners during precinct planning, exhibition and rezoning. Consultation with landowners and the broader community has been conducted through:

- the Department's and Council's websites
- Community information sessions
- Landowner Enquiry-by-Design (EBD) workshops
- Community newsletters
- Growth Centres Community Information telephone and email service
- Newspaper advertisements
- Public exhibition material
- Individual meetings as requested

2. Community Information Sessions

Two Community Information Sessions were held at the Vineyard Church (357 Windsor Road, Vineyard) on 16 and 17 October, 2013 which were attended by 139 people in total. The objective of these sessions was to explain the precinct planning process as well as giving the community an opportunity to meet Department representatives and ask questions.

Two Landowner EBD workshops were held on 17 and 19 June, 2014. Approximately 135 landowners attended as well as a Council representative. Findings from technical studies carried out during the Precinct Planning process were presented to the landowners and exercises were used to gain local information and insight from the existing community on future land uses and locations.

The workshop activities comprised group discussions where landowners could contribute their ideas on suggested locations for certain land uses such as a retail centre, schools and open space. Information provided at these sessions by landowners was published on the Department's Growth Centres website (www.growthcentres.nsw.gov.au) and used by the Department to weigh up the merits of key land uses and locations.

A summary of feedback from these sessions is provided in **Part 5 of this Appendix**, below. Many of the comments supported the general direction of the mud-map presented at the workshops. Generally speaking, support was shown for:

- higher residential densities close to Cudgegong Station and on main roads
- medium residential densities south of Guntawong Road
- village centre location on Guntawong Road
- parking facilities under the transmission easements
- open space adjacent to the regional park
- open space and pedestrian and cyclist linkages along riparian corridors, including linking Cudgegong Reserve to First Ponds Creek
- schools not located on main roads or in close proximity to each other
- large lots under easements
- commercial / industrial uses to act as a buffer from the stabling yard

In addition to the comments addressed in **Part 5 of this Appendix**, below, a number of general queries and comments were raised at the workshops which were addressed in Community Update 3 which was sent to landowners on 14 October, 2014:

- clarification on how flooding is identified and will be addressed
- land near Rouse Hill House and the Regional Park
- future of the NWRL and stabling yard
- process of acquisition of land for public uses
- timeframe for development

- impact of land values on rates and land tax
- timing and delivery of infrastructure including sewerage and electricity

3. Community Newsletters

The focus of the newsletters has been to keep the community informed about precinct planning. Three newsletters have been sent to landowners within the Precinct, as follows:

- Community Update 1 – 21 January, 2014
- Community Update 2 – 21 March, 2014
- Community Update 3 - 14 October, 2014

4. State agency and stakeholder consultation

The Department and Council have been partners throughout the precinct planning process, representing State and local government interests with government agencies and technical specialists through site visits, workshops and focus meetings.

State agency input to Precinct Planning is essential to achieving consistency with relevant legislation and the effective coordination of infrastructure and services provision. As the responsibilities of agencies are often inter-related, the Department has facilitated and coordinated agency input. Agencies have also reviewed various technical studies that address their areas of responsibility (refer to **Table 7**), and provided input to the development of the draft Stage 1 and 2 Precinct Plans, and proposed development controls.

Table 4 Key Issues for State and Local Government Agencies

Issue	Agency
North West Rail Link, Stabling Yard (RTRF), Transport Corridor, Bus network	Transport for NSW
Rail Crossing Alignment	RMS, Council
New north-south sub-arterial	RMS, Council
Timing of delivery of water and sewer services	Sydney Water
Electricity services	Endeavour Energy

These issues are discussed in detail in **Appendix D** of this Planning Report. Agency and stakeholder consultation will continue following the exhibition period, and the Minister for Planning will consult with relevant Ministers prior to finalising the Amendment to the Growth Centres SEPP.

5. Results of Community Consultation

The Department held landowner workshops in June, 2014. Feedback received is addressed in **Table 8**.

Table 5 Community feedback received at the Landowner Enquiry-by-Design Workshops

ILP Workshop Feedback	Response in draft ILP
<i>Different housing typologies</i>	
<ul style="list-style-type: none"> Maintain large lots under electricity easements as well as along creeks Higher densities near schools, shops and train station; east of Tallawong Road; close to the Regional Park; and on main roads stepping down to medium density further away 	<p>In preparing the draft staged ILP for exhibition, the distribution of medium density has been further investigated, in particular, high density is proposed in close proximity to the new station on the North West Rail Link in the neighbouring Area 20 Precinct and associated town centre; and the proposed Village Centre on</p>

<ul style="list-style-type: none"> • Medium density south of Guntawong Road, and larger lots near the regional park • Residential flat buildings and small lots along Guntawong Road • Housing should face away from main roads • Allow for small housing lots across the entire Precinct • Better integrate Rouse Hill Regional Park into the surrounding area by allowing large lots along the boundary 	Guntawong Road.
<i>Roads and public transport</i>	
<ul style="list-style-type: none"> • Provide parking near public transport • Provide bus services to Riverstone and Schofields train stations • Make Tallawong Road a bus route 	<p>Planning for the new Cudgegong Station in the Area 20 Precinct will include provision for a 1,000 space car park. Parking will also be available at Schofields Station.</p> <p>Bus routes have been planned with reference to the North West Sector Bus Servicing Plan. The proposed grid road network will support a bus capable road network.</p>
<i>Schools</i>	
<ul style="list-style-type: none"> • Schools should have drive-through / kiss-and-ride facilities to manage traffic congestion • School on Worcester Road is a good location although concern was raised that it is too close to a school in the Area 20 Precinct • Encourage dual use of schools / sport fields • DP&E's suggested location on Guntawong Road / Tallawong Road (south east) needs adjacent sport fields • Relocate DP&E's suggested northern school (combined with village centre and sport fields) to north of Garfield Road East • Shift the northern school on Clarke Street further east, away from the main road • A private school currently proposed on Tallawong Road requires secondary road access to reduce congestion 	A school is shown as an indicative site on the draft ILP with good access to open space. Certain restrictions to the placement of schools apply, to keep them away from busy roads and intersections, and from flood prone and vegetated land. The proposed location has been selected due to its constraint-free nature. The school site on Riverstone Road is setback from the proposed sub-arterial road as suggested by landowners.
<i>Open Space</i>	
<ul style="list-style-type: none"> • Locate near schools to support dual use 	The location and distribution of open space has been largely driven by ensuring

<ul style="list-style-type: none"> • Locate sport fields within the regional park • Sport fields near Rouse Hill House will manage view impacts • There is less need for parks because of the regional park, however others thought that more open space is needed • Locate sport fields in flood-affected areas connected with green corridors and pedestrian and cycle trails along riparian corridors; also consider skate parks and mountain biking in flood prone areas • Consider open space north of stabling yard with green link to Cudgegong Reserve • Need more small parks spread throughout the Precinct especially close to higher densities • Locate open space to offset noise impacts • Utilise easements for recreational links 	<p>equitable access will be available to passive and active open space fields, largely along riparian corridors and creeks, and to sports fields, respectively.</p> <p>A total of 13 sports fields will ultimately be required across the Riverstone East Precinct and will be equitably located as precinct planning occurs for future stages within the Precinct. Double playing fields are proposed in Stage 1 and Stage 2 to meet demand for open space by future residents. Each site is also well connected to the passive open space corridor along First Ponds Creek.</p>
<p><i>Flooding</i></p>	
<ul style="list-style-type: none"> • Reduce extent of flooding to allow more land for development • Use flood prone land for open space 	<p>Land found to be at or below the 1 in 100 year flood event is proposed to be zoned for drainage or open space to mitigate impacts of flooding.</p>
<p><i>Community Facilities</i></p>	
<ul style="list-style-type: none"> • Include provision for a community facility and facilities for older people 	<p>Refer to response provided below, <i>Village Centres</i>.</p>
<p><i>Village Centre</i></p>	
<ul style="list-style-type: none"> • Make it a place to stop, not drive by • Include a service station • Resemble Rouse Hill Village • Neighbourhood centre on Guntawong Road is too close to powerlines • Potential village centre locations are on the extension of Tallawong Road (midway between Garfield Road East and Guntawong Road) and at the corner of Windsor Road and Garfield Road East (south side) • DP&E's suggested location at corner of Garfield Road East and Clarke Street is too close to Riverstone shops 	<p>The size of the village centre in the Riverstone East Precinct was investigated by SGS Economics and Planning and considered a range of factors including the size of the proposed upgrade of the Area 20 Town Centre which was influenced by the new Cudgegong Station, distance from other centres such as Riverstone Town Centre, and the need to provide a smaller, more local centre in proximity to those who would benefit from it most. The size and scale of the centre recognises the hierarchy of larger centres at Area 20, Box Hill and Rouse Hill while retaining local access to more immediate, short-term shopping needs. The proposed location on Guntawong Road at its intersection with Tallawong Road will be central to the future</p>

<ul style="list-style-type: none"> • DP&E's suggested location on Guntawong Road is good as it is on top of a hill • Use land along Guntawong Road / under transmission easement for mixed use, commercial and sport fields • Locate on main roads / intersections and not divided by intersections • Review the scale of old Rouse Hill centre and consider if 3,000 square metres is sufficient to allow adequate choice of retail / services • A second village centre is needed north of Garfield Road East 	<p>population.</p> <p>The final proposed location of the village centre on Guntawong Road / Tallawong Road was supported by landowners at the workshops.</p> <p>A Community Facility is planned with frontage to Tallawong Road in the Riverstone East Precinct to serve the combined population catchments of Riverstone East and Area 20.</p>
<p><i>Environment</i></p>	
<ul style="list-style-type: none"> • Plant natives • Green & Golden Bell Frog could be bred and released into creeks • Maintain a green corridor along the northern side of Guntawong Road 	<p>A planting schedule is included in the Blacktown Growth Centre Precincts Development Control Plan 2014 and includes native species.</p> <p>An assessment of Green & Golden Bell Frog habitat was undertaken when planning for the Riverstone Precinct occurred, and resulted in the protection of habitat.</p>
<p><i>Other</i></p>	
<ul style="list-style-type: none"> • Underground power lines • Locate commercial / industrial uses along Windsor Road and as a buffer from the stabling yard such as offices, light industrial, sport fields and gyms • Consider noise buffers and visual pollution 	<p>Power lines are not able to be placed underground due to the significant cost involved. Planning around such constraints as power lines and their easements has resulted in the proposal for open space where possible, car parking associated with the village centre and low residential densities within easements.</p> <p>Land north and south of the stabling yard was identified to be suitable for less noise- and visually-sensitive uses such as open space and commercial/industrial. SGS Economics and Planning advised of the potential demand for industrial land within the Precinct which is suitably located south of the stabling yard, along Schofields Road and will replace the removal of industrial-zoned land from the adjacent Area 20 Precinct.</p>

Appendix D Specialist Studies and Draft Stage 1 and 2 ILP outcomes

Specialist studies provided baseline information and analysis to inform the preparation of the draft Stage 1 and 2 ILP. The following provides an overview of the investigations and recommendations from these specialist studies which are contained in the Precinct Planning Exhibition Package and are available on the Department's Growth Centres website www.growthcentres.nsw.gov.au.

Table 6 Precinct Planning response to technical issues

Key issues	
Technical Study	Precinct Planning Response
Land Capability and Contamination	<p>The technical study advised that there is a medium risk for potential saline soils to exist within the Riverstone East Precinct and that development within the Precinct will need to satisfy salinity controls in the Blacktown Growth Centres DCP which are based on a high risk of salinity across the Precinct, and require higher construction standards and management measures unless applicants can demonstrate that less stringent salinity controls would be adequate.</p> <p>Areas within Stages 1 and 2 that are recommended for further assessment of contamination risk, or require measures be implemented to address salinity are contained within the draft Riverstone East DCP.</p>
Biodiversity and Riparian Corridors Assessment	<p>The Biodiversity and Riparian Corridors Assessment identified the presence of Cumberland Plain Woodland, Alluvial Woodland and Shale Sandstone Transition Forest vegetation communities within the Precinct located on non-certified land. Within the Stage 1 and Stage 2 areas, riparian corridors will be protected with an SP2 zone and adjacent open space (RE1), and they are mapped on the Riparian Protection Area Map which requires protection and rehabilitation of vegetation within the riparian corridors.</p> <p>The draft Conservation Plan identifies 14.6 hectares of ENV to be retained within the Riverstone East Precinct to maintain parity with the 2000 hectare requirement across the Growth Centres. An assessment undertaken by EcoLogical Australia considered existing ENV within Stages 1 and reported on the protection of existing native vegetation on non-certified land as follows:</p> <ul style="list-style-type: none"> • Stage 1: 6.6 hectares of ENV will be retained which exceeds the target identified in that area by 2.3 hectares (target of 4.3 hectares). The 6.6 hectares is comprised of 2.9 hectares of field validated non-certified ENV and 3.7 hectares of offset ENV. • Stage 2:

	<ul style="list-style-type: none"> • Within Stage 2, 1.7 hectares will be retained which does not satisfy the 3.2 hectare target identified in that area. The additional ENV required to offset the difference will be achieved with the surplus ENV identified in Stage 1. • All retained ENV will be protected with the use of SP2 and RE1 zones, and inclusion on the Native Vegetation Protection Map. • Details are provided in the Biodiversity Consistency Report and the Strategic Assessment. • The Strategic Assessment demonstrates that the requirements to protect 1.1 hectares of Cumberland Plain Woodland within the Stage 1 area will be met, while 1 hectare of Cumberland Plain Woodland will be protected within the Stage 2 area, to satisfy the requirement to protect 1 hectare. • Condition 18 of the Biodiversity Certification Order requires targeted survey of the Green and Golden Bell Frog which exists west of Clarke Street (within the Stage 1 ILP), and bound by Garfield Road East to the north, McCulloch Street to the west within the Riverstone Precinct, and Riverstone Road to the south. The results of previous survey work undertaken for this area as part of studies undertaken in the Riverstone Precinct confirmed the presence of the species and proposed a range of habitat conservation measures. An area within the Riverstone Precinct was subsequently provided with appropriate protection which OEH endorsed, and no further survey work was required for the land within the Riverstone East Precinct. <p>The draft Precinct Plan proposes the following management measures:</p> <ul style="list-style-type: none"> • water quality and detention basins are located in areas of low ecological constraint to minimise the loss of existing habitat across the site; • vegetation that is the subject of the Conservation Covenant under the <i>Nature Conservation Trust Act 2001</i> at 26 Oak Street, Schofields, within Stage 1, will be protected by way of an Environmental Management (E3) zoning which sets clear objectives for the protection of vegetation while still permitting a dwelling; • protection of ENV within riparian corridors and passive open space, to be in public ownership, with multiple uses of the riparian corridors for open space purposes; • the protection of vegetation along the First Ponds Creek corridor, as well as other minor creeks through the centre of the Precinct, and in the south for flooding, open space and drainage to provide a buffer to urban development. These areas contain vegetation remnants within the riparian corridors which are to be protected within the open space network. • The riparian corridors/flood prone land and associated ENV will be contained within the RE1 Public Recreation and SP2 Infrastructure zones under the proposed SEPP Amendment. First Ponds Creek is classified as a 3rd order stream while other streams are generally of 2nd or 1st order status (refer to Water Cycle Management and Flooding, below, for further details in relation to riparian corridors). • The Precinct Plan will establish a framework in which the condition of the vegetation within these corridors can be improved in the future with appropriate revegetation and rehabilitation, to allow the riparian corridors to function as natural creek systems. Provisions in the proposed SEPP amendment and the draft DCP will protect ENV through zoning, Riparian Protection Areas and Native Vegetation Protection controls.
Non-Indigenous Heritage	To mitigate impacts of future development within the Precinct on non-indigenous heritage items, the following measures are proposed:

Nu Welwyn (4 Clarke Street, Riverstone)

- The subject site is located within the Stage 1 ILP. The existing house contains the remains of the Victorian Homestead and is one of the few remaining such homesteads in the area.
- The Non-Indigenous Heritage study recommended that the curtilage of the item should be extended to comprise the whole of the northern part of the original estate associated with the house which extends from Garfield Road East to Riverstone Road and that it be used for open space, and that the section of land between Riverstone Road and Guntawong Road be interpreted for archaeological significance so as to avoid impact on the heritage significance of the item.
- The following recommendations are reflected on the draft Stage 1 and 2 ILP, SEPP Maps and DCP controls:
 - The extent of the listed heritage item should be increased to correspond with the present property boundary. This is shown on the Heritage SEPP Map.
 - Very low density residential development in place of the recommended open space area is proposed directly north of 4 Clarke Street, Riverstone with specific development controls to limit the minimum lot size to 1,000 square metres, ensure appropriate front and side setbacks, limit the maximum site coverage, encourage landscaping and reinforce the original land holding via a future road network. An E4 Environmental Living zone is proposed in this location, and also to 4 Clarke Street, Riverstone. The controls are specific in the SEPP Maps and DCP Schedule 7.
 - A Conservation and Management Strategy is to be prepared by a qualified Heritage Consultant and endorsed by Blacktown City Council prior to subdivision approval of the heritage site to establish site curtilages, significant trees and features, and development controls for the property. A strip of land along the southern boundary of the site is required to achieve the minimum open space area to support playing fields to the south. The remaining site area of 4 Clarke Street, Riverstone is 2 hectares.
 - A local road layout that partly aligns with significant historical property divisions is shown on the draft Stage 1 and 2 Indicative Layout Plan.
 - The provision of open space directly south of 4 Clarke Street, Riverstone will retain the open rural landscape adjacent to the heritage site, and will continue to land west of Clarke Street. A combination of open space and drainage land is proposed west of the Nu Welwyn estate and of Clarke Street, to allow the historical access to First Ponds Creek to be re-established as best as possible.
 - The proposed sub-arterial has been aligned to largely avoid impact on the locally-listed heritage property at 4 Clarke Street, Riverstone and intentionally provide for the open space buffer south of the heritage site.
 - Development on land within the original land holding as mapped in the DCP 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.
 - Subdivision and development within the southern part of the original estate associated with Nu Welwyn, as bound by Riverstone Road, Clarke Street, Guntawong Road and the eastern property boundary will be informed by the placement of a local road along

	<p>the eastern boundary to allow the historical extent of the former estate to be understood.</p> <ul style="list-style-type: none"> ○ The interpretation of the original land use by use of street names is encouraged for new roads within the original land holding (mapped in the DCP). <p><i>Development in the view corridor of Rouse Hill House</i></p> <ul style="list-style-type: none"> • The Non-Indigenous Heritage study noted the potential impacts resulting from denser development within the western edge of the recommended curtilage as recommended in the Rouse Hill Estate Curtilage Study (Conybeare Morrison & Partners, October 2003 curtilage study, and impacts on the eastern extent of the view-lines related to Rouse Hill House. It is noted that medium density residential development is proposed to be concentrated along Guntawong Road with the balance of the land identified for low density residential development. • Consideration of any potential impacts of development within the Riverstone East Precinct on the State heritage-listed property, Rouse Hill House and Estate, was given in both the Non-Indigenous Heritage Study and the Landscape and Visual Analysis and applied to the large lots rezoned within the Area 20 Precinct to determine whether the minimum lot size was appropriate or whether alternate land uses might be suitable. • Both studies have informed a decision to propose changes to the lots presently zoned R2 Low Density Residential with a minimum lot size of 2,000 square metres located west of Cudgegong Road within the Area 20 Precinct is proposed: <ul style="list-style-type: none"> ○ RE1 Public Recreation is proposed east of the transmission easement on the subject lots (zoned in 2011 for very low residential density with a minimum lot size of 2,000 square metres) which will allow for the retention of trees to effectively screen the transmission stanchions and wires and preserve the view corridor from Rouse Hill House up to the ridgeline. ○ R3 Medium Density Residential is proposed on the residue of those lots (ie. west of the transmission easement) up to the western Precinct boundary up to 9 metres in height. The eastern boundary of the proposed R3 zone was informed by the Landscape and Visual Analysis which drew attention to a ridgeline located west of the transmission easement from which the topography slopes down to the west into the Riverstone East Precinct and where it is considered that development of a medium scale will not be visible from Rouse Hill House.
Indigenous Heritage	<p>The Indigenous Heritage assessment identified listed AHIMS sites as well as areas of varying degrees of probability of Aboriginal significance. Precinct planning has had regard for the listed sites and in particular areas of high probability which are largely located along First Ponds Creek, to avoid disturbance of potential sites. It should be noted that due to limited site access, AHMS was not able to undertake testing in areas deemed to have potential for artefacts. Accordingly, the draft Precinct Plan has proposed to:</p> <ul style="list-style-type: none"> • preserve listed AHIMS sites for open space purposes where possible, such as adjacent to First Ponds Creek; • setback residential areas from areas of high probability for Aboriginal significance; and • align major roads and drainage basins outside of areas of high probability for Aboriginal significance as much as possible.

	<p>The assessment concluded that none of the identified Aboriginal heritage features would necessarily prevent development of the Precinct; however future development must avoid harm to Aboriginal objects where possible. In general, the following recommendations are made:</p> <ul style="list-style-type: none"> • avoid harm to Aboriginal objects where possible; • apply for an Aboriginal Heritage Impact Permit (AHIP) for Aboriginal objects where harm cannot be avoided; • mitigate harm to Aboriginal objects. This would be a particular requirement for sites or areas with high archaeological or cultural values. An AHIP would be required for mitigation activities; and • implement ongoing management strategies for avoiding harm to Aboriginal objects. <p>Key outcomes of the draft precinct plan are noted below:</p> <ul style="list-style-type: none"> • The A7 Archaeological Complex site on the banks of First Pond Creek is of high significance. A small section on the periphery of the A7 Archaeological Complex site is proposed to be zoned medium density residential. • One site of high significance, a scarred tree and associated PAD situated on Guntawong Road is currently situated within proposed low density residential, and may be impacted upon. • All remaining sites within areas of high potential impact were generally composed of low densities of Aboriginal objects and considered of low significance. • Areas of moderate-high archaeological probability are extensive and would be subject to impact from residential development. However, a significant proportion of this zone along the banks of First Ponds Creek would be situated in parkland, riparian corridor or water management and remain relatively unaffected. • Areas of moderate and low archaeological probability encompass much of the study area, and would be impacted by a range of activities. • Opportunities exist to reflect contemporary Aboriginal values through a range of possible initiatives that have been identified by the Aboriginal community. • Stakeholder consultation was undertaken by AHMS in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (Office of Environment and Heritage, 2010) and feedback received indicated satisfaction with the process undertaken and outcomes shown in the draft Precinct Plan. <p>It is recommended that sub-surface excavation be implemented in areas of high, moderate/high and moderate archaeological potential, as mapped in the DCP, to characterise and assess the significance of any buried sub-surface cultural materials. Information on these deposits is currently uncertain, and any potential impact to these areas would require such investigations to ensure an AHIP could be obtained from OEH. Test excavations should focus on areas of potential impact, but also consider conservation areas if they are designated as such due to heritage values.</p>
Bushfire Assessment	The draft ILP has been designed so that the majority of APZs fall within open space areas or over the adjoining road network to reduce the impact on

	<p>development potential. The indicative road layout also places considerable weight on evacuation procedures with the implementation of perimeter roads and a well-connected road system that avoids dead end streets, with links to neighbouring areas and Precincts. Less sensitive land uses such as open space and drainage basins have also been included in the draft ILP in certain areas that are adjacent to existing and potential bush fire hazards.</p> <p>The development of the Precinct will occur progressively over a period of many years. This means that, over this period, bushfire risk will change as vegetation is cleared or reinstated. Consideration of bushfire risk will therefore need to respond to these changing conditions, and consider the particular risks to development sites at the time development is proposed, and with consideration of the current and future development potential of adjoining land.</p> <p>Measures for Bush Fire Risk Management are outlined in the draft DCP and will be required to be implemented during the development phase. As a minimum, this would include the preparation of a Bushfire Protection and Assessment Report in accordance with PBP 2006 to accompany development applications for subdivision on land identified as bush fire prone on the Blacktown Bush Fire Prone Land Map. For future development of individual dwellings, exemptions for the further consideration of bushfire requirements may apply, in accordance with recent changes to the Environmental Planning and Assessment Regulation.</p>
Odour Assessment	<p>A Level 2/3 odour assessment conducted for the Riverstone East Precinct found that there are several odour sources that have potential to impact upon the proposed development area, being several poultry farms, two intensive piggeries outside of the Precinct and a meat rendering facility.</p> <p>The report highlights the potential land use conflicts between future urban uses and the existing odour-generating uses. It is important to note that:</p> <ul style="list-style-type: none"> • the entire North West Growth Centre was identified for urban development in 2005 and rezoning of surrounding Precincts has occurred over recent years; • some of the odour-generating sources that were assessed during the Level 2/3 study are located outside of the Riverstone East Precinct in other Precincts that have been rezoned (Riverstone, Alex Avenue and Area 20 Precincts) while others in the proposed stages will have the ability to redevelop over time, once rezoned; rezoning of the Riverstone East Precinct will occur in stages to respond to servicing and market demand, which will ultimately provide existing operations with the opportunity to plan for their future; • while poultry farming may impact on residential amenity as the Precinct develops (particularly in the early stages of urbanisation), poultry farms within the NWGC are expected to cease operations progressively after rezoning. The specialist study assumed during the assessment that all poultry farms are in active operation and a standard separation distance was applied to all, however it was noted that some operations have already closed. <p>The assessment acknowledges that the land in the Precinct will be rezoned predominantly for residential purposes and as a result, it is likely that the current odour sources would be progressively developed over time for urban development, with the first stage of the Precinct to be rezoned this year. As such, these odour sources need not be considered as permanent limiting factors for the development of the Precinct if appropriate mechanisms are</p>

	<p>available to inform future residents of the odour issue that is present within parts of the Precinct. The draft DCP includes advice to this effect, and requirements for additional investigations where necessary.</p>
<p>Noise Assessment</p>	<p>Four primary noise constraints for development within the Riverstone East Precinct were identified in the specialist assessment, with associated recommendations as follows:</p> <ul style="list-style-type: none"> • NWRL Rapid Transit Rail Facility (or stabling yard) located in the southern portion of the Precinct (within Stage 1) - land immediately surrounding the RTRF should be considered for less noise sensitive development such as commercial or light industrial uses; • Broiler farm at 20 Clarke Street, Riverstone (within Stage 1) - a 75 metre setback for residential development from the northern and southern property boundaries of 20 Clarke Street, Riverstone is recommended; • meat rendering works site at 1106 Windsor Road, Rouse Hill (located outside of Stages 1 and 2) - mechanical plant used within the meat rendering works site was audible during day and night time surveys. A recommended buffer distance for residential development is 600 metres from the centre of the site which affects land in Stage 2; however it is noted that rezoning and development of stages of the Precinct will occur progressively over time, subject to delivery of an electricity substation, and sewer services in the east of the Precinct; rezoning may also occur as demand warrants at which time the subject site will also be rezoned and available for development; and • road traffic from Windsor Road and Garfield Road East, with a section of the latter forming the northern boundary of Stage 2; and internal sub-arterial and collector roads. <p>The Noise Assessment has considered the traffic volumes on existing and proposed roads within and immediately surrounding the Precinct based on the Transport Assessment undertaken by ARUP. The Infrastructure SEPP requires that detailed assessment be undertaken for development on roads that have an annual average daily total (AADT) that exceeds 40,000 vehicles over a 24 hour period, and an assessment is also undertaken for roads greater than 20,000 AADT. The data indicates that the future traffic flows on all subject roads are predicted to be well below 40,000 AADT, however Windsor Road is predicted to have traffic flows greater than 20,000 AADT. It is noted that land within the Precinct with frontage to Windsor Road is not within the Stage 1 or 2 ILP area and therefore will be considered when this land is to be rezoned at a future time.</p> <p>For road traffic noise, while none of the roads exceed 40,000 AADT to otherwise trigger assessment under the ISEPP, road traffic noise has potential to impact upon new development along lower order roads. A requirement to assess road traffic noise impacts on lower order roads (generally excluding local streets) is satisfied with acoustic treatment controls contained within the BCC DCP 2014.</p> <p>The Stage 1 ILP proposes the following mitigation measures:</p>

	<ol style="list-style-type: none"> 1. In order to address potential noise emissions from the RTRF, land south of the RTRF is proposed for business uses in an Enterprise Corridor (B6) zone which permits a range of uses including business premises, community facilities, garden centres, hardware and building supplies, hotel or motel accommodation, landscaping material supplies, light industries and warehouse or distribution centres, amongst others. Land north of the RTRF is proposed to be open space (RE1 zone) and may be used for active and passive uses. These zones, being less noise sensitive are suitable to act as a noise buffer. 2. Land surrounding 20 Clarke Street (north and south), as well as 20 Clarke Street itself, is proposed to be zoned for low density residential development. Development of the Precinct will occur over time as influenced by the market, and so it is not considered necessary to impose buffers on surrounding land uses. 3. Land in the vicinity of the meat rendering works will be rezoned progressively over time as demand warrants. Low residential density is proposed to the west/south-west and north, within the recommended 600 metre buffer; however it is intended to rezone the Precinct over time as market demand requires which will delay the development of part of this area. <p>It is considered that as a result of these measures, the Riverstone East Precinct is suitable for urban development and that appropriate noise mitigation measures are proposed that will balance the proposed land uses, and will be supplemented by the staged rezoning and subsequent development over time.</p>
Social Infrastructure and Recreation	<p>Elton Consulting undertook a Social Infrastructure Assessment for the Riverstone East Precinct to identify the demand for social infrastructure by future residents such as active and passive open space, schools and community facilities.</p> <p><i>Open Space</i></p> <p>In order to guide the open space requirements across the population catchment likely to utilise facilities within the Riverstone East Precinct, and to ensure quality and well-located open space is provided, a holistic planning approach was undertaken that included demand generated from the adjacent Area 20 Precinct.</p> <p>As the Riverstone East Precinct will be rezoned in stages, consideration has been given to opportunities to provide open space facilities for active and passive uses within Stages 1 and 2. Specifically, each stage encompasses a double playing field as well as access to passive parks along First Ponds Creek. These playing fields will contribute to an ultimate provision of playing fields across the Precinct, when fully developed. An additional 3.2 hectares of passive open space land is proposed on properties along Cudgegong Road within the Area 20 Precinct to preserve the view lines from Rouse Hill House with the retention of a green canopy. Collectively, it is considered that the provision of open space is reasonable and will meet the needs of the future resident population. It is also noted that the staging and rate of development will result in a gradual increase in demand for open</p>

space.

As mentioned earlier in this report, the Area 20 Precinct has undergone a review of land uses surrounding the new railway station on the North West Rail Link, located on Cudgegong Road, the size and function of the town centre both north and south of the station, and the potential for greater residential development as a result of these changes. It is anticipated that a projected 4,000 residential dwellings could be developed within the Area 20 Precinct, exceeding a previous forecast of 2,500 dwellings. The additional approximate 100 dwellings to result from increasing the residential density on land west of Cudgegong Road will create additional demand for open space facilities which will be provided for within the balance of the Riverstone East Precinct.

The assessment has identified the open space requirements to support the ultimate population of the Riverstone East and Area 20 Precincts being 13 playing fields, and a number of pocket parks for passive use. A review of the open space demand for the Area 20 Precinct as a result of the increase in dwelling yield has identified the need for an additional four playing fields. The anticipated 13 playing fields incorporates the four required for the Area 20 Precinct and will ultimately be planned and delivered as rezoning of land within the Riverstone East Precinct progresses.

Community Facilities

The Social Infrastructure Assessment identifies the demand that will be generated by future residents within the Riverstone East Precinct for local government community facilities which are to be provided across a wider catchment. Specifically, this translates to demand for a multi-purpose secondary community hub to serve both the Riverstone East and Area 20 Precincts with a combined ultimate population of approximately 30,000. Such a centre is proposed to be located within the Riverstone East Precinct on Tallawong Road.

Demand from future Riverstone East residents for youth, library, cultural and indoor recreation components will also be generated, and may be met by the primary level community hub proposed within the Riverstone town centre.

Access will also be required to district, sub-regional and regional level services in the wider area including:

- higher order shopping and commercial services, to be provided in town centres in Riverstone, Area 20 and Rouse Hill;
- public hospital services at Blacktown, Mount Druitt and Westmead Hospitals;
- community health services in Blacktown and the in the longer term at Rouse Hill;
- welfare and support services, primarily located in Riverstone, Blacktown, Mount Druitt and Rouse Hill;
- emergency and safety services, existing or proposed, in adjacent Precincts; and

	<ul style="list-style-type: none"> leisure and entertainment opportunities across the region, and particularly in nearby town centres. <p><i>Education facilities</i></p> <p>There are presently no school facilities within the Riverstone East Precinct. Existing and proposed schools are located within the adjacent Riverstone and Area 20 Precincts. Consideration of the demand for schools to support the future population has included the catchment of Area 20 due to an identified shortfall within that Precinct of one primary school.</p> <p>The following recommendations are made in relation to education facilities:</p> <ul style="list-style-type: none"> A minimum of two primary schools to serve the future Riverstone East Precinct population; A third primary school to meet the future requirements of the Area 20 Precinct located within the vicinity of that Precinct; <p>On a regional level, access to tertiary education and lifelong learning opportunities across Western Sydney will be generated by future residents within the Riverstone East Precinct.</p> <p>The Stage 2 area proposes a location for a primary school site of approximately 2.5 hectares. Locations for the two additional schools will be determined when precinct planning is undertaken for the balance of the Precinct. The school site in Stage 2 is proposed to be zoned for residential uses within which schools are also permitted uses. The zoning does therefore not preclude permitted land uses from developing, however a referral clause within the DCP will require a development application on potential school sites to be forwarded to the Department of Education and Communities prior to the consent authority making a determination.</p>
Traffic and Access	<p>The results of the traffic modelling have informed the road classification, road capacity and intersection performance upgrades of the existing and future road network, taking into account the traffic volumes to be generated by the forecasted dwelling yield, residential densities and distributions, and retail and employment nodes. In addition, consideration has been given to access the new station and 1,000 space commuter car park in the adjacent Area 20 Precinct and across First Ponds Creek to the west, as well as maintaining connections to Windsor Road and Schofields Road.</p> <p>The draft Stage 1 and 2 Precinct Plans rely on upgrades of existing roads and the construction of a new north-south link as described below::</p> <ul style="list-style-type: none"> a regional sub-arterial road parallel to the western Precinct boundary utilising the alignments of Oak Street and Clarke Street, to then intersect with Garfield Road East midway through the Precinct. The alignment has had regard to: <ul style="list-style-type: none"> the heritage item at 4 Clarke Street, Riverstone and its recommended curtilage; the intersection separation distance along Garfield Road with other intersections at Edmund Street within the Riverstone Precinct, and Windsor Road; and

o compatible land uses;

- a road network that provides access within the Precinct to the key destination areas of the Village Centre on Guntawong Road with the extension of Tallawong Road to the north to connect to the new sub-arterial road, as well as to the rail station in the Area 20 Precinct, school and open space areas; this network is designed to provide a permeable grid network that encourages a good level of accessibility to local destinations without requiring access to the broader arterial road network; the road network will also assist with stormwater management, and will maximise solar access to new houses. The proposed hierarchy of roads, streets and paths collectively creates an overall circulation system for both vehicles and pedestrians within the Precinct and to surrounding areas;
- off-road shared paths for pedestrians and cyclists which are proposed along the major roads (i.e. transit boulevards and collector roads) and streets alongside open spaces and riparian corridors, including a number of crossings over First Ponds Creek. These will provide for safe pedestrian and cyclist movement linking the major destinations in the Precinct and surrounding residential areas. Provision for a pedestrian/cycleway will also be made along Garfield Road East when upgraded;
- provision has been made for a bus-enabled road network via local and collector roads to provide direct access to key nodes within the Precinct and surrounding areas, including the North West Rail Link and Richmond Rail Line. The indicative routes utilise the sub-arterial and arterial roads and collector roads and have been designed to ensure the majority of the population is within 400 metres of a bus stop. Bus routes are proposed along Garfield Road East, Schofield's Road, the proposed sub-arterial, Tallawong Road and other collector roads;
- public transport commitments include construction of the North West Rail Link which is underway and will include delivery of a new train station in the Area 20 Precinct; a public transport corridor extension from the new station to the west which will allow for further expansion of the public transport network and is shown on the draft SEPP documents; and the Richmond Rail Link which was duplicated between Quakers Hill Station and Schofield's; it is noted that the Riverstone Precinct Planning process identified a relocated site for the Vineyard railway station to the south of its present location, however there are currently no plans to continue the duplication of the Richmond Rail Line to Vineyard station, or relocate the station.

The design of roads is generally in accordance with the Growth Centres Development Code and Blacktown City Council's development standards. Typical cross sections for road type are provided in the draft Blacktown Growth Centres DCP – Riverstone East Schedule 7.

The traffic assessment also focused on the reliance of Guntawong Road to support future traffic movements within the Precinct. With Guntawong Road identified as an east-west link in the North West Growth Centre Structure Plan, the traffic sensitivity analysis compared the performance of the road network under two scenarios, with Guntawong Road both open and closed to traffic. The results demonstrated the significant deterioration in road network performance following the closure of Guntawong Road due to the redistribution of traffic onto surrounding collector roads including Tallawong Road and Cudgegong Road.

The report did however make recommendations to minimise the level of severance and enhance north-south connectivity through Rouse Hill Regional Park, such as by narrowing the road width through the park, a cut and cover option, and a grade-separated pedestrian and cyclist crossing such as by way of a pedestrian overbridge. Ongoing discussions with OEH and Council considered design options to regrade and lower a section of Guntawong

	<p>Road to minimise visual impacts across the park and allow for construction of a pedestrian bridge. The matter will be considered further through the preparation of the Section 94 Contributions Plan. The road cross-section for collector roads includes a shared pathway which will facilitate pedestrian and cyclist facilities along Guntawong Road.</p>
<p>Water Cycle Management and Flood Management Strategy</p>	<p>The existing 100 year Average Recurrence Interval (ARI) flood depths and extents have been modelled and informed where development can occur and the size and location of drainage infrastructure that is required to enable urban development.</p> <p>The water cycle management strategy developed for the draft ILP adopts a trunk stormwater management approach. Water management areas are generally located at the lowest points in the catchment adjacent to the riparian corridor / flood prone land, with some drainage basins being provided adjacent to, or “on line” on the First Ponds Creek waterway itself where appropriate. Drainage flows from areas of low density residential will be managed via the road network, while flows from areas of medium and high density residential, and the enterprise corridor in the south of the precinct will be required to have their own on-site detention and water quality devices.</p> <p>The proposed water cycle management strategy has been designed to locate basins to detain as much of the catchments’ runoff as possible to minimise the number of basins required; avoid existing vegetation, Aboriginal heritage sites and areas that may be retained (such as the Buddhist temple) where possible, and maintain a natural creek flow continually through the online basins. Specific details of the strategy relevant to Stages 1 and 2 include the requirement for two basins along First Ponds Creek (online 3rd order), previously proposed as part of the Riverstone Precinct planning and approved by the Office of Water, to capture runoff from both the Riverstone and Riverstone East Precincts. Minor adjustments to the footprints of the basins are required as shown in the Water Cycle and Flood Management Report.</p> <p>The technical study has advised that in the event of a PMF, the Precinct will experience backwater flooding from the greater Hawkesbury/Nepean catchment which will further amplify the impact of flooding, particularly on the lower regions of the Precinct at the First Ponds Creek/Windsor Road crossing. As Windsor Road is cut off by severe flooding at this point, safe refuge within parts of the Precinct, and evacuation toward the south of the Precinct will be necessary. The technical study shows that this can be achieved with the local road network.</p> <p>A continuous network of riparian corridors along First Ponds Creek is identified on the draft ILP. The corridors are to be restored, revegetated and managed as a natural creek ecosystem, as well as providing a regional habitat function, passive recreation resource and scenic outlook within the Precinct. The majority of native remnant vegetation exists within the riparian corridors and will be retained and regenerated. The waterways will also accommodate water quality, flood management and ecological functions. By integrating these lands into the public domain, environmental and social objectives of Precinct Planning can be met and more consistent outcomes for the riparian corridors can be achieved.</p> <p>The riparian corridors are proposed to be brought into public ownership progressively as rezoning occurs, as part of the open space network and drainage lands. These are linked by pedestrian and cycling routes that follow the major internal road network. The connections will form part of the overall open space network and will provide green links from the south of the Precinct to the north and will contribute to the total open space</p>

	<p>calculation for the Precinct.</p> <p>Where evidence of 1st order streams (creek channels) that have been manipulated is apparent, creek embellishment works are proposed which involves maintaining the existing stream classification and channelising flows. The result is a formal drainage channel with riparian offsets, better streamlined for configuration of developable areas.</p> <p>One such example applies to the riparian corridor that presently traverses the property at 26 Oak Street, Schofields within Stage 1 and is the subject of a Conservation Covenant under the Nature Conservation Trust Act 1995. An opportunity to realign the stream around the property (to be ultimately owned by Council) while maintaining environmental flows to the existing vegetation on the Oak Street property exists. Environmental flows will be replicated as close as possible to the natural flow regime via the trunk stormwater system within the road reserve south of the property, as described in the draft DCP.</p> <p>Changes to the ability of Councils to collect contributions under Section 94 of the EP&A Act were announced by the NSW Government in October 2007. Under the changes, Council can no longer levy for Section 94 contributions to cover the cost of purchase of land and works to conserve riparian zones, as a mechanism for managing these corridors under the Water Management Act 2000. Where riparian lands serve a function that is able to be levied for under Section 94 (such as open space, pedestrian/cycle links or drainage), Council can utilise Section 94 funds to bring these lands into public ownership. The planning response to riparian corridors for the Precinct has been to locate some other elements of the public domain along key riparian corridors, to enable public uses that are compatible with the water quality, drainage, ecology and soil conservation functions of riparian zones.</p>
<p>Infrastructure Services and Staging</p>	<p>At present infrastructure in the Precinct is only provided to a rural standard and is not suitable for urban development. The Infrastructure Precinct Planning Report prepared by Mott MacDonald outlines local and regional level drinking water, sewerage, electricity and gas infrastructure required to meet the needs of the new community as well as an early activation sub-precinct based on the likely timing and staging of development, and delivery mechanisms.</p> <p>Servicing the Precinct will require investment by Government in water, sewer, electricity, road infrastructure and public transport. The Department has worked with infrastructure providers to ensure that the delivery of essential infrastructure will match demand from development. In particular:</p> <ul style="list-style-type: none"> • major road upgrades are already underway along Schofields Road, with plans to upgrade Garfield Road. Windsor Road was upgraded in 2006 to a 1 in 500 year flood planning level; • construction is underway on the North West Rail Link which will include delivery of a new train station in the Area 20 Precinct; a transport corridor extension from the new station to the west will allow for further expansion of the public transport network and is shown on the draft SEPP documents; • drinking water and sewer infrastructure will be delivered in stages in accordance with Sydney Water's long term servicing strategy; and • the Precinct will be serviced with electricity and gas to meet demand.

The Stage 1 area is based on the expected delivery of infrastructure from early 2015, as follows:

- The early activation precinct is located west of Cudgegong Road (west of the ridgeline) and south of Guntawong Road and is driven by the delivery of water and sewer infrastructure (trunk water and sewer mains are due for completion by early 2015 along with a sewer lead-in main within that catchment); and the existing capacity of electricity services within the Schofields zone substation located on Schofields Road. Electricity capacity is in the order of 700 to 1,400 lots, however to achieve the maximum 1,400 lots, two new feeders would be required to be brought from the substation along Schofields Road and into the Precinct, utilising the existing overhead network.
- The delivery of a trunk sewer main along First Ponds Creek by early 2015 will allow for development to occur in the catchments that drain to that main, subject to the delivery of the required feeder mains.
- The Stage 1 area will have access to gas services for up to 800-1,000 lots. Beyond this, two secondary mains extended from the feeder mains would be required to service any new developments. One of these mains, to be extended from the existing main on Guntawong Road south along Tallawong Road to Schofields Road to the Alex Avenue Precinct, is programmed to be completed by 2025. The second main, to be extended from the existing main along Garfield Road East to Windsor Road and then into Box Hill, will be delivered subject to market demand.
- Sufficient capacity within the existing telecommunications conduit will satisfy demand within the early activation sub-precinct. Demand will ultimately drive the installation of telecommunication lines to development areas, to be installed within new public road reservations or as part of upgrades to existing roads.

The Stage 2 area is dependent on the delivery of a new electrical substation in either Riverstone East or Box Hill, which will supply the central and northern areas of the Precinct. Delivery of the substation will be influenced by market demand. The balance of the Precinct will be serviced in response to market demand. The Department will monitor the take-up of land for development in consultation with Blacktown City Council and the utility agencies to ensure that the rezoning of land occurs in a coordinated manner with services being available to meet demand.

Based on the above programming of all utility infrastructure, it is proposed to rezone the Precinct in the order proposed, with Stage 1 to be rezoned in 2015, and Stage 2 to be rezoned subject to the delivery of electricity services and market demand.

Infrastructure Delivery Plan

The proposed rezoning sequence has been determined with the following in mind:

- the delivery of roads will be largely influenced by the rate of development. For roads identified in the Section 94 Contributions Plan, delivery will be determined by the demand generated by development and the availability of section 94 Contributions that Council will collect from development activity;
- the delivery of drainage basins will also be largely influenced by the rate of development; the Stage 1 boundary is based on drainage catchments to ensure that urban runoff is managed through the road network, basins and water quality devices; Council will determine when

	<p>land will be acquired for drainage purposes as demand arises and Section 94 funds become available; the Stage 2 area includes land at its north eastern end that will rely on a new detention basin to be located north of Garfield Road East;</p> <ul style="list-style-type: none"> • the Village Centre would likely be required once the population in the Precinct reaches around 7,000 people (or 2,500 dwellings) to ensure its viability, and provision of retail services to the local community; • rezoning of the balance of the Precinct will be undertaken as infrastructure delivery occurs and demand for land by the market exists.
<p>Economic and Employment</p>	<p>An assessment of the retail floor space demand in the Precinct was undertaken by SGS, and consideration of the hierarchy of centres in the Structure Plan has led to the identification of demand of a Village Centre within the Riverstone East Precinct.</p> <p>Consideration was given to whether employment uses would be required within the Precinct based on the planned or available employment uses elsewhere in the NWGC and surrounding region. It was found that demand would exist for employment across a range of industries including local light industrial and urban support (wholesale trade; transport, postal and warehousing; construction; manufacturing; and other services) and retail main street functions (retail trade; administrative and support services; and other services).</p> <p>In accordance with SGS' recommendations, the draft ILP proposes a Village Centre at the intersection of Guntawong Road and Tallawong Road, located within Stage 2, which will provide for up to 4,500 square metres of retail floor space (gross floor area) and will be capable of accommodating a variety of uses including a small supermarket of 2,000 square metres and small-scale neighbourhood services.</p> <p>In relation to demand for employment uses, the report concluded that demand for local light industrial uses with a land requirement of 3.8 hectares would exist within the Precinct. These employment activities would generate up to 355 on-site jobs which are in addition to those employed in retail, health, education and other social sectors.</p> <p>The area south of the RTRF with frontage to Schofields Road which is located within the Stage 1 areas is considered to be suitable for employment purposes, with the following four categories suggested:</p> <ul style="list-style-type: none"> • bulky goods retail; • local light industry; • special uses; and • short term accommodation. <p>It comprises 6.3 hectares and is proposed to be zoned B6 Enterprise Corridor which will permit a range of uses including business premises, community facilities, garden centres, hardware and building supplies, hotel and motel accommodation, landscaping material supplies, light industries, passenger transport facilities, plant nurseries and warehouse or distribution centres. In addition, it is proposed to permit service stations. Access to the site will be determined when a development proposal is lodged with Blacktown City Council.</p>