

## Frequently Asked Questions

August 2015

### WHAT IS HAPPENING IN RIVERSTONE EAST?

- The NSW Government is inviting community feedback on a draft plan to rezone land to allow for future homes, jobs and community services in the Riverstone East Priority Precinct.
- This precinct, which is currently zoned for rural land use, covers 656 hectares and is located within the Blacktown Local Government Area in North West Sydney.
- The draft Riverstone East precinct plan recommends the rezoning of land in stages to align with the delivery of infrastructure.
- The draft plan for the first two stages of the Riverstone East Priority Precinct is now on exhibition and available for comment from the community. Stage 1 will have infrastructure available from late 2015 and we propose to rezone this land by the end of 2015. Stage 2 could be rezoned when electricity infrastructure is upgraded. A third stage is proposed but infrastructure delivery is not yet programed for that area, so we haven't included draft planning controls in the exhibition material.

### WHAT ARE PRIORITY PRECINCTS?

- Priority Precincts help to deliver homes alongside infrastructure, transport, jobs, shops, cafes, community services and improved public spaces.
- Detailed planning for precincts is undertaken in close consultation with local communities and councils. The benefits to the community include greater housing choices, services and improved public spaces.

### WHAT WILL THE PLAN DELIVER?

- The draft plan proposes a range of housing types for people to choose from, and identifies key transport routes at a precinct-wide level, the location of conservation zones and a town centre.
- The draft plan proposes a staged rezoning approach, in line with the delivery of infrastructure.
- The Infrastructure Delivery Plan identifies the infrastructure needed and when it is likely to be delivered. This includes water, sewer, electricity and roads.
- The precinct will benefit from upgrades to Schofields Road, Garfield Road and the delivery of the Sydney Metro Northwest.
- A transport corridor is identified in Stage 1 to provide a public transport link from the Sydney Metro Northwest to Marsden Park.

## WHY IS A STAGED APPROACH TO REZONING BEING PROPOSED?

- A staged approach to rezoning is being recommended to provide greater efficiency and certainty for landowners and developers.
- Land will be rezoned when infrastructure is available or a commitment to deliver the required infrastructure is in place. The new approach will coordinate the rezoning of land with the delivery of infrastructure.
- Rezoning the precinct in stages means that landowners won't have to pay higher rates on land that can't be developed because there is not infrastructure in place.
- The Department has worked with infrastructure providers to ensure that the delivery of essential infrastructure will match housing demand.
- An overview of the staged approach to rezoning and what it means for the Riverstone East Priority Precinct is available in the brochure "Coordinating Housing and Infrastructure Delivery". For more information, please refer to the draft Infrastructure Delivery Plan and draft Precinct Planning report available at [www.planning.nsw.gov.au/riverstoneeast](http://www.planning.nsw.gov.au/riverstoneeast)

## HOW WILL THE REZONING AFFECT LANDOWNERS?

- Landowners can continue to use the land for its existing purpose provided that the use has been lawfully commenced.
- Landowners can continue to choose to sell their property at any time.
- The staged approach to rezoning will ensure that land is rezoned in line with the delivery of infrastructure. This will give existing landowners greater capacity to plan to develop their land.
- Rezoning in stages means that landowners also won't have to pay higher rates on land that can't be developed because there is no infrastructure in place.

## WHAT ELSE IS HAPPENING IN THE NORTH WEST?

- As outlined in *A Plan for Growing Sydney*, the Government is working to provide a range of housing across Sydney to meet different household needs, and the jobs and infrastructure needed to support them.
- This includes continuing to rezone land in areas such as the North West for new homes, jobs, open space and community services. We will also be reviewing the way we go about planning in these areas so that we can reduce the time between rezoning and houses being delivered.
- A draft land use and infrastructure strategy will be prepared and will be available for community comment on in the coming months.

## WHAT CONSULTATION HAS BEEN UNDERTAKEN?

- In October 2013, the Department hosted information sessions, providing an overview of the planning process and outlining how the community would be involved.
- In mid-2014, we held two workshops with over 140 participants from the precinct.

- Blacktown City Council and relevant state agencies have also been closely involved in planning for the precinct.
- Feedback from these activities has been used to develop the draft Precinct Plan.

## WHERE CAN I VIEW THE INFORMATION?

- You can view this information at:
  - [www.planning.nsw.gov.au/riverstoneeast](http://www.planning.nsw.gov.au/riverstoneeast)
  - The offices of the Department of Planning and Environment, L5, 10 Valentine Ave, Parramatta, and 23-33 Bridge St, Sydney
  - Blacktown City Council, 62 Flushcombe Rd, Blacktown
- You can obtain the information on CD by phoning 1300 730 550 or by emailing [community@planning.nsw.gov.au](mailto:community@planning.nsw.gov.au)
- Staff from the Department will be available at drop-in session to answer questions. Please contact 1300 730 550 for further details.

## HOW CAN I COMMENT ON THE DRAFT PLAN?

- You can make a submission:
  - online at [www.planning.nsw.gov.au/proposals](http://www.planning.nsw.gov.au/proposals)
  - by post to the Department of Planning and Environment, Land Release, GPO Box 39, Sydney NSW 2001
  - by emailing: [community@planning.nsw.gov.au](mailto:community@planning.nsw.gov.au)
  - by completing our [survey](#) and posting, emailing or faxing it back to us.
- Submissions will be made public in line with the Department of Planning and Environment's objective to promote an open and transparent planning system. If you do not want your name published, please state this clearly at the top of your submission.
- Before making a submission, please read our privacy policy at [www.planning.nsw.gov.au/privacy](http://www.planning.nsw.gov.au/privacy)
- Submissions close on 18 September 2015.

## WHAT HAPPENS AFTER EXHIBITION?

- All submissions will be carefully considered and a report will be prepared for the Minister for Planning and Environment.
- If the plan is approved, it will be introduced via an amendment to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.
- Once it is approved and the rezoning proceeds, landowners and developers in stage 1 will be able to prepare and lodge development applications.
- The Department will notify landowners when the rezoning is finalised.