

Riverstone East



Community Update 1 January 2014

Precinct planning for Riverstone East is now underway. This and future newsletters will keep you up-to-date on the progress of the work being undertaken.

Precinct Planning update

Precinct Planning is a process that:

- Rezones land in the Growth Centres for housing, jobs and other urban purposes.
- Coordinates the planning and delivery of essential infrastructure like roads, water and sewer, and community facilities.
- Involves State agencies, local councils, industry and the community to achieve the best possible planning outcomes.



Aerial map of the Riverstone East Precinct

The location of specific land uses (zoning) will be determined as the Precinct Planning process progresses.

As part of the process, the Department is now engaging specialist contractors to undertake technical studies to determine the land capability to accommodate future urban development. These studies examine issues including:

- land suitability
- contamination
- flooding
- indigenous and non-indigenous heritage
- biodiversity
- odour
- traffic
- noise
- community needs

These studies, along with feedback from Council, the community, agencies and stakeholders will help determine the location of housing, town centres, schools, parks, transport routes, conservation and drainage areas and other services which will be shown on an Indicative Layout Plan (ILP).

A draft ILP and planning package (including all of the supporting technical studies, as well as a draft amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006) will be placed on exhibition for public comment. We anticipate exhibition will occur in the second half of 2014.

Riverstone East



The table below summarises the key stages in the Precinct Planning process and provides an overview of the milestones and timing. Please note the timing of these may vary depending on a number of factors. We will advise you if the timetable changes.

Key Steps	Activities	Status
Precinct Planning commences	<ul style="list-style-type: none"> Minister releases Riverstone East Precinct for planning 	COMPLETE
Land owner information sessions	<ul style="list-style-type: none"> Provide an overview of the Precinct Planning Process 	COMPLETE
Technical studies & field investigations	<ul style="list-style-type: none"> Contractors engaged to prepare studies that will inform rezoning Field investigation (e.g. heritage, traffic etc) Consultation with government agencies and service providers 	UNDERWAY
Enquiry By Design workshops	<ul style="list-style-type: none"> To present and discuss the early outcomes of technical and master planning work and gather feedback 	Second quarter 2014
Draft Precinct Plan	<ul style="list-style-type: none"> Technical studies finalised Draft Precinct Plan and Indicative Layout Plan (ILP) prepared 	Mid 2014
Public exhibition of draft Precinct Plan	<ul style="list-style-type: none"> Drafts plans publicly available for comment Submissions invited from the public 	Second half 2014
Review submissions and finalise Precinct Plan	<ul style="list-style-type: none"> Consideration of issues raised in submissions Changes made to the exhibited plans if necessary Report to the Minister for Planning & Infrastructure 	Following exhibition
Notification of final Precinct Plan	<ul style="list-style-type: none"> Land is rezoned and new planning controls for urban development come into force 	First half 2015

Permission to Access Private Property Forms

To complete the studies referred to above, it is sometimes necessary for contractors to enter private properties to conduct field inspections. Contractors will only enter private property with the land owner's permission and will carry documentation at all times to show they are working on the Department's behalf. Much of the field work will simply involve a visual inspection or a walk over the land. Some investigations may involve collecting soil and groundwater samples.

Riverstone East



In September 2013, **Permission to Access Private Property** forms were sent out to all land owners and a number of completed forms were returned. We would like to thank land owners who have returned their forms. **If you have not yet given permission but would like to, please return your completed form to the email address or postal address below.**

Land Owner Information Sessions

Two introductory information sessions were held in October 2013 for land owners at the Nelson Road Hall in Box Hill. These information sessions provided attendees with:



Land owner information session

- An overview of the Precinct Planning process, including stages and timing.
- An outline of how land owners can be involved in the process.
- An opportunity to meet the team that will be undertaking the work.
- An opportunity to ask questions.

Over 130 people attended these sessions and 25% completed and returned an evaluation form.

The feedback we received was very positive with over 90% of respondents indicating that they found the sessions useful and informative and all respondents indicated that the information was well explained and easy to understand.

To view the presentation and more information on the Riverstone East Precinct please go to: <http://www.gcc.nsw.gov.au/index-161.html>

Some of the key comments/issues that were raised on the night are also addressed below:

Frequently Asked Questions

Q. What does precinct planning mean for me?

Until Precinct Planning is completed, the current planning rules and controls remain. Once Precinct Planning is completed and the land is rezoned, you may be able to develop all or part of your land, or continue any existing lawful activity for which you have development consent from Blacktown City Council.

Riverstone East



Q. How will the rezoning affect my council rates?

How rates are calculated varies between each Local Government Area but they are generally based on land values determined by the Valuer-General. For more information about how rates are determined please visit http://www.lpi.nsw.gov.au/land_valuation

Blacktown City Council is responsible for council rates in the Riverstone East Precinct. There may be options available to land owners to lessen the burden should council rates increase; these can be discussed with Blacktown City Council.

Q. When can we sell our property and who will buy it?

Land owners can choose to sell their property at any time. The Precinct Planning process does not mean that land cannot be bought and sold. If your land is required for a public purpose (such as drainage or playing fields), it will be acquired for the nominated use by the nominated acquisition authority (such as Blacktown City Council or State Government Agencies) when it is needed and when sufficient funds are available to purchase it.

Q. Is there an Indicative Layout Plan for Riverstone East?

The Indicative Layout Plan is yet to be prepared. The Precinct Planning Process is still in the initial stages.

Q. Will there be schools and medical facilities provided?

The Department is currently conducting technical work that will consider social infrastructure such as schools and medical facilities.

Next Steps

The Department and Blacktown City Council will be holding the first Enquiry by Design (EBD) workshops for land owners in the coming months. The aim of these workshops will be to gather valuable local information about the precinct, to discuss some of the early outcomes from the technical and master planning work, and to collect land owners' feedback about the future of the area. Land owners will receive an invitation to these workshops in the near future.

The Department will also continue to work closely with Blacktown City Council, State agencies and service providers to help inform the development of a Draft Indicative Layout Plan (ILP), proposed land use zones and other detailed development provisions to be included in the proposed amendment to the Growth Centres State Environmental Planning Policy.

Further information: phone 1300 730 550 or email community@planning.nsw.gov.au

If you are deaf or have a hearing or speech impairment, please call us through the National Relay Service on 1300 555 727 or www.relayservice.com.au