

# Riverstone East Priority Precinct Stages 1 and 2

## Finalisation Report



Planning &  
Environment

June 2016

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## Executive Summary

This report plus supporting documents seeks to rezone land within Stages 1 and 2 of the Riverstone East Priority Precinct within Sydney's North West Priority Growth Area for up to 3,500 dwellings to house up to 10,800 people. This will support Sydney's housing growth in proximity to new road and rail infrastructure.

The Riverstone East Precinct Plan for Stages 1 and 2 was exhibited from 12 August to 18 September 2015.

A total of 116 submissions were received with prominent issues raised including:

- the proposed zoning of land, particularly for public purposes such as drainage or open space;
- the road network, particularly the alignment of local roads on individual properties;
- controls proposed for land including density and height with many submissions seeking increases to both;
- the location of open space, particularly the location of the active and passive open space in the south; and
- the location of the community facility.

A discussion of the major issues can be found in **Section 4** and a summary of all submissions and the Department of Planning and Environment's (the Department) response can be found at **Appendix B**.

The main changes to the indicative layout plan (ILP) include:

- narrowing the riparian corridor protection width to 40m from 60m – see **Section 4.4**;
- the land north and east of the heritage item Nu Welwyn is to be rezoned R2 Low Density Residential. It was exhibited at E4 Environmental Living. See **Section 4.9**;
- a new pocket park has been centrally located in Stage 2. See **Section 4.5**;
- the community facility has been relocated from the south east of Stage 1 to the village centre in Stage 2. See **Section 4.8**;
- altering the layout in the south east as a result of relocating the community centre. An additional area of existing native vegetation has been retained and pedestrian/cyclist links maintained to the Cudgegong Road Station (Area 20) Precinct. See **Sections 4.5 and 4.8**; and
- a review of the water cycle management strategy has altered land required for drainage purposes with some areas being reduced and some areas being altered. See **Section 4.3**.

It is proposed to rezone Stages 1 and 2 with sewer, water and electricity available to portions of Stages 1 and 2 now. Trunk sewer and water is available to Stages 1 and 2 with privately delivered lead-ins required. There is electricity capacity for up to 2,000 lots across Stages 1 and 2 from existing substations with further capacity relying on a new substation to be delivered. See **Section 4.2**.

# 1 Introduction

## 1.1 Overview

In August 2013, the former Minister for Planning released the Riverstone East Precinct (the Precinct). The Precinct is in the North West Priority Growth Area.

The draft Precinct planning package for Stages 1 and 2 of the Precinct was exhibited between 12 August and 18 September, 2015. If approved by the Minister and the Governor, the precinct plan will rezone land for urban development under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP).

The new planning controls will apply to land within Stages 1 and 2 of the Precinct, which have combined potential for approximately 3,500 new homes, and is where essential infrastructure will be available first. The rezoning will:

- permit development for a range of urban purposes, including housing, shops, open space, infrastructure and the Sydney Metro Trains Facility (SMTF);
- establish controls to define residential density targets and ensure appropriate standards for subdivision and urban development;
- identify and plan for delivery of infrastructure that is required to support development; and
- protect significant vegetation and water courses.

Following public exhibition, the Department, in collaboration with Blacktown City Council (Council), undertook an extensive review to address issues raised in submissions and finalise the documents.

This report documents the public consultation process, summarises the issues raised in submissions and reports on how those issues have been addressed to finalise the precinct plan.

## 1.2 Summary of the Precinct Plan

The precinct planning package consists of a number of documents and plans, including:

- amendments to the Growth Centres SEPP which, when published, will mean that Appendix 12 Blacktown Growth Centres Precinct Plan will apply to Stages 1 and 2 of the Riverstone East Priority Precinct (referred to in this document as the Precinct Plan);
- amendments to the various maps under the Growth Centres SEPP, to show how controls apply to land within Stages 1 and 2;
- an Indicative Layout Plan (ILP) to display the location of roads, housing densities, infrastructure, open space and community facilities and services; and
- the Blacktown Growth Centre Precincts Development Control Plan (Blacktown Growth Centre Precincts DCP) which provides more detailed design controls for development in the precinct, and Schedule 7 Riverstone East Precinct of the DCP that will apply to Stages 1 and 2.

A small portion of the Cudgegong Road Station (Area 20) Priority Precinct was also exhibited to rezone five lots. This is further detailed in **Section 4.10** of this report. This will require amendments to Schedule 4 of the Blacktown City Council Growth Centre Precincts Development Control Plan (GC DCP).

The precinct planning package also proposes to map the riparian corridor along the western extent of First Ponds Creek within the Riverstone Precinct. See **Section 4.4** of this report for further detail. This will require amendments to Schedule 2 of the GC DCP.

Council is preparing a draft Section 94 Contributions Plan to establish funding mechanisms for local infrastructure (roads, drainage, open space and community facilities) required to service development in the Precinct. The draft Section 94 Contributions Plan is to be exhibited during 2016.

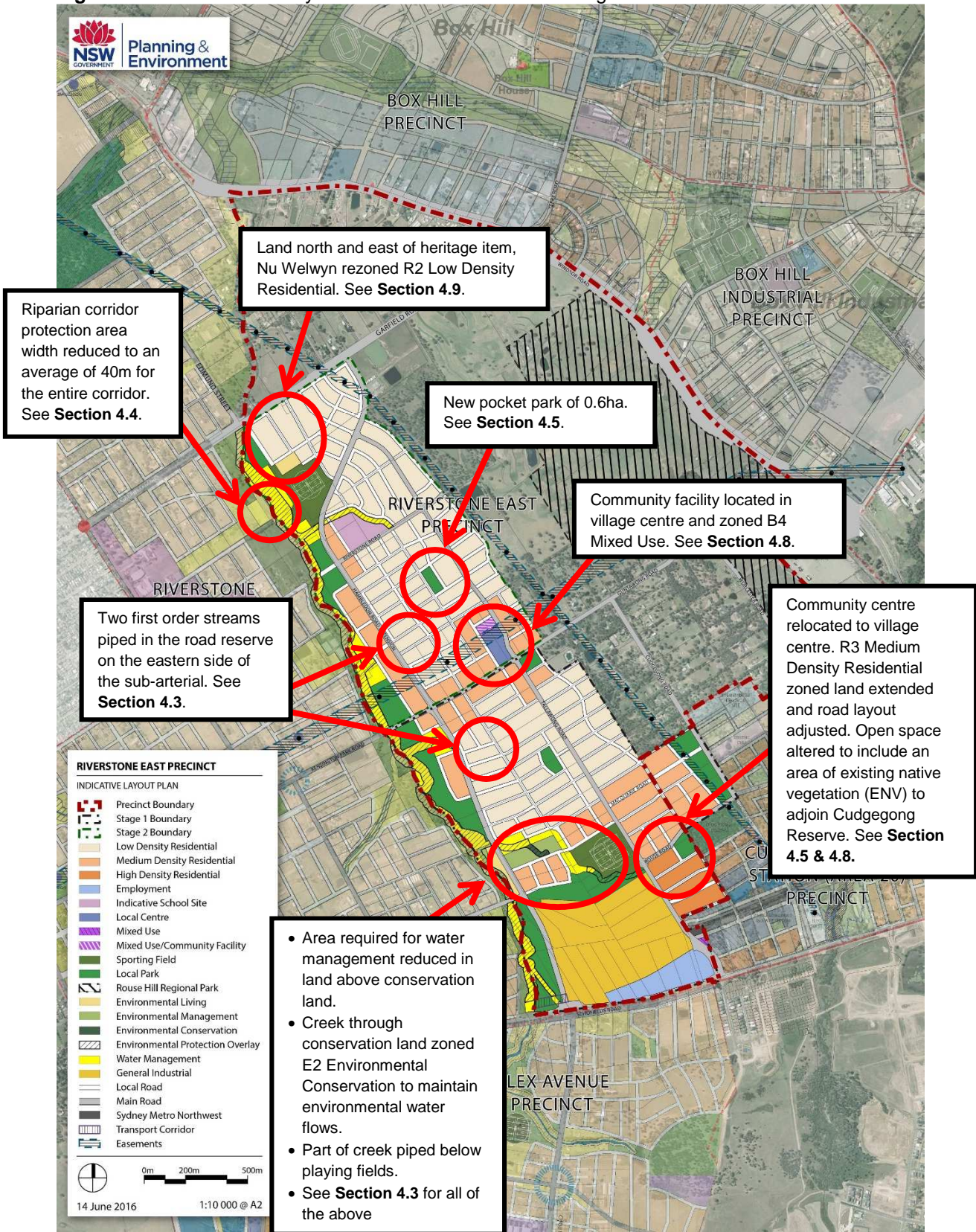
The final ILP is shown at **Figure 1** and **Appendix A. Table 1** summarises the development outcomes for Stages 1 and 2.

**Table 1:** Planning outcomes for Stages 1 and 2

Land Use	Area (ha)		Dwellings*		Population*					
	Stage 1	Stage 2	Stage 1	Stage 2	Stage 1	Stage 2				
Environmental Living (min. 5000m <sup>2</sup> lots)	0.9	0.7	0	0 (no new dwellings as existing dwelling is not counted)	0	0				
Low density residential - land north and east of Nu Welwyn (min. 500m <sup>2</sup> lots)	N/A	4.4	N/A	88	N/A	299				
Low density residential (min. 18 dw/ha)	45.0	66.0	810	1,188	2,754	4,039				
Medium den. res. (min. 25 dw/ha)	26.8	17.5	670	438	1,742	1,138				
Medium to high den. res. (min. 45 dw/ha)	7.5	0.0	338	0	878	0				
<b>Total residential</b>	<b>80.2</b>	<b>88.6</b>	<b>1,818</b>	<b>1,714</b>	<b>5,374</b>	<b>5,476</b>				
Primary schools	0.0	2.5								
<b>Total Schools</b>	<b>0.0</b>	<b>2.5</b>								
Community facility	0.0	0.6								
<b>Total community uses</b>	<b>0.0</b>	<b>0.6</b>								
Village centre	0.0	1.5								
Mixed use (adjoins Area 20 mixed use)	0.5	0.0								
Industrial (SMTF)	28.1	0.0								
Commercial (SMTF)	5.5	0.0								
<b>Total retail + employment uses</b>	<b>34.1</b>	<b>1.5</b>								
Local active open space	5.1	5.3								
Local passive open space	17.2	6.6								
<b>Total local open space</b>	<b>22.3</b>	<b>11.9</b>								
Water Management	8.5	10.2								
Roads – main roads and existing	12.0	9.3								
<b>Total Infrastructure</b>	<b>20.5</b>	<b>19.5</b>								
Environmental management	2.9	0.0								
Environmental conservation	0.3	0.0								
<b>Total environmental land</b>	<b>3.2</b>	<b>0.0</b>								
<b>Stages 1 &amp; 2 total area</b>	<b>160.0</b>	<b>124.6</b>								
<b>Stages 1 &amp; 2 total dwelling and population</b>							<b>3,532</b>		<b>10,850</b>	

\* Figures have been rounded

**Figure 1: Final Indicative Layout Plan – amendments following exhibition**



### 1.3 Staged Rezoning

The Precinct has ultimate capacity for more than 5,800 homes, however water, sewer and electricity infrastructure will only be progressively available to Stages 1 and 2 commencing in 2016. See **Section 4.2** of this report for further details on the planned sequence of infrastructure delivery.

Servicing of Stage 3 is discussed in **Section 4.11**. Issues relevant to Stage 3 as raised in the recent public exhibition will be resolved when that area is to be rezoned, and do not form part of this report.



## 2 Exhibition Details

### 2.1 Exhibition and Submissions Period

The draft Precinct Planning Package was exhibited from 12 August to 18 September 2015. The Department accepted a number of late submissions. All submissions received by the Department have been considered in the summary of submissions report at **Appendix B**.

### 2.2 Exhibited Materials

The following documentation was publicly exhibited as part of the draft Precinct Planning Package:

- Precinct Planning Report;
- draft ILP;
- Explanation of the Intended Effect (EIE) of the proposed amendment to the Growth Centres SEPP (a “plain English” version of the draft Precinct Plan);
- draft Growth Centres SEPP maps;
- draft DCP;
- supporting technical studies;
- Infrastructure Delivery Plan; and
- Biodiversity Consistency Assessment Report and Strategic Assessment Report.

### 2.3 Exhibition Venues

The draft Precinct Planning Package was available to the public at the following locations:

- Department of Planning & Environment, Level 5, 10 Valentine Avenue, Parramatta;
- Department of Planning & Environment, 23 – 33 Bridge St, Sydney;
- Blacktown City Council, 62 Flushcombe Rd, Blacktown; and
- Department of Planning and Environment web site ([www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)).

### 2.4 Public Notice

Notices were placed in the following newspapers advising details of the public exhibition:

- Blacktown City Sun – 18 August 2015
- Rouse Hill Times – 19 August 2015
- Rouse Hill Courier – 20 August 2015

### 2.5 Notification of Land Owners

The Department wrote to all land owners in the Precinct and all landowners within the affected areas of Cudgegong Road Station (Area 20) Priority Precinct and the Riverstone Priority Precinct (as recorded on Council’s rates database) at the start of the exhibition period. The letter provided details of the exhibition period and invited submissions on the draft Precinct Plan.

### 2.6 Notification of Key Stakeholders

The Department advised stakeholders of the exhibition, including the local councils, stage agencies, and environmental, community and development interest groups, as listed at **Appendix C**.

## 2.7 Information Sessions

The Department of Planning & Environment held three information sessions at the Vineyard Church, 357 Windsor Road, Vineyard during the exhibition period. The sessions were held on:

- Thursday 20 August 2015 5:00pm-8:30pm
- Saturday 22 August 2015 10:00am-2:30pm
- Thursday 10 September 2015 5:00pm-8:30pm

During this time, the Department also made available a working draft Indicative Layout Plan for Stage 3 for information purposes only.

The sessions were an opportunity for members of the public to meet with the project team and discuss the draft Precinct Plan. Sydney Water, Roads and Maritime Services, and Council were also represented at the sessions.

The sessions were well attended by the community with 120 landholdings within the Precinct represented by 186 people.

## 3 Submissions Summary

### 3.1 Number of Submissions

A total of 116 submissions were received. All submissions received are listed and summarised at **Appendix B** along with the Department's response. A summary of submissions grouped into major stakeholder groups is provided at **Table 2**. When the Precinct Plan is finalised, the Department will write to all land owners and those who made submissions to advise of the Minister's decision.

**Table 2:** Summary of submissions

Submission author	Number of submissions
Commonwealth Government Agencies	0
State Members of Parliament	2
State Government Agencies	11
Services & Utilities	2
Local Government	1
Land owners and groups (within Precinct)	95 (69 in Stages 1 & 2, 26 in Stage 3)
Landowners (external) and community/interest groups	4
Industry Groups	1
Environmental Groups	0
<b>Total</b>	<b>116</b>

### 3.2 Issues Raised in Submissions

All submissions received were reviewed by Departmental staff and issues were categorised, see **Table 3**. Detailed responses to key issues are provided in **Section 4** of this report.

Prominent issues raised in submissions include:

- the proposed zoning of land, particularly for public purposes such as drainage or open space;
- the road network, particularly the alignment of local roads on individual properties;
- controls proposed for land including density and height with many submissions seeking increases to both; and
- the location of open space.

**Table 3:** Summary of issues by category

Issue raised	Frequency of issue (%)
Zoning	54
Road network	22
Height	17
Open Space	14
Infrastructure provision	13
Acquisition and value of land	11
Drainage/ Flooding	10
Power Lines	10
Staged rezoning	7
Density	7
Open Space – existing native vegetation	5
Heritage – Indigenous Non-Indigenous	4
School Site	4
Compatibility with surrounding areas	4
Community Centre	4

**Note:** Many submissions raised more than one issue which is captured in the frequency of issue column.

## 4 Consideration of Issues

This section discusses the issues raised in submissions and those raised in ongoing discussions with State agencies and key stakeholder groups. Changes have been made to the Precinct Plan since exhibition as a result of the Department's review of submissions, and these changes are summarised in **Section 5**.

Prominent issues raised have been considered in detail in this section, while **Appendix B** provides responses to all individual submissions. Reference should be made to the final ILP at **Figure 1** (and **Appendix A**) and **Section 5** to understand the changes made to the plan since exhibition.

### 4.1 Zoning - General

Approximately 54% of submissions raised the issue of the zoning of land. Most common was the objection to the zoning, for example, open space or drainage, and requests were made for land to be zoned a "higher" residential density than exhibited.

When planning a precinct, a range of issues must be balanced to determine which areas of land will be developed for residential purposes, commercial purposes, open space, drainage, environmental conservation, schools etc.

#### 4.1.1 Zoning for drainage infrastructure

First Ponds Creek is located along the western boundary of the Precinct. The creek corridor is proposed to contain a large portion of the drainage infrastructure. Other drainage infrastructure has been located and sized to capture stormwater from upstream catchments and is generally located at low points within drainage catchments. For these reasons, drainage infrastructure needs to be located in specific areas and cannot be easily moved. **See Section 4.3 for further discussion on the location and amendments to the drainage infrastructure.**

#### 4.1.2 Zoning for open space

Approximately 14% of submissions mentioned open space as a concern, mainly by landowners objecting to open space being located on their land. Open space is located to ensure equitable access for residents within the Precinct and also to provide access for residents in surrounding precincts, e.g. to sports fields. It is essential to provide for wellbeing and community interaction for access by future residents. **See Section 4.5 for further discussion on the location and amendments to the size and location of proposed open space.**

#### 4.1.3 Zoning for residential uses and density controls

Many submissions requested a change of zoning to a higher residential zone than was exhibited, a higher residential density or an increase to maximum building height.

The Housing Study report prepared for the Precinct assessed the potential demand for housing type based on the demand within the Blacktown Local Government Area, as being:

- detached houses: 68% of dwellings
- townhouse/attached: 21% of dwellings
- apartments: 11% of dwellings

Feasibility testing further examined the following housing types:

- Small lot detached houses – lots are produced by land developers through a standard subdivision process and the purchaser funds the construction of a preferred project home.

- Attached dwellings – delivered using the integrated housing model, which requires the design, approval and construction of the dwellings prior to the registration of the subdivision. This requires the developer to design and fund the construction of the dwellings.

From the testing, the integrated housing model (point 2 above) to develop townhouse/attached dwellings is not likely to be financially attractive to developers. In contrast, small lot detached housing (point 1 above) is considered a more feasible means to deliver medium density housing and contribute to housing affordability. High density apartment development is also feasible, with the potential to also contribute to housing affordability. The report suggests the demand for townhouse/attached dwellings can be met instead by medium density housing through small lot housing. Demand for separate houses will be accommodated in low density housing.

The report also suggests that Riverstone East will only accommodate part of the demand for apartments through multi-unit developments up to three storeys. The rest will more likely be accommodated in the Cudgegong Road Station (Area 20) Priority Precinct, due to the Precinct having a train station and being closer to the Rouse Hill Major Centre.

Therefore the recommended split between low, medium and high density housing for the Precinct is:

- Low density housing: 70%
- Medium density housing: 22%
- High density housing: 8%

Based on the above breakdown, the majority of the Precinct is proposed to be zoned for low residential density development (R2). Medium density housing (R3), up to three storeys will be located in the south of the Precinct, centrally in the vicinity of the village centre on Guntawong Road, and along parts of the sub-arterial road/Hambledon Road extension. High density housing (R3), up to four storeys will be located in the south east of the Precinct in proximity to Cudgegong Road Station (Area 20) Priority Precinct.

The only additional area of R3 proposed since exhibition is the area where the community centre was proposed in the south (see **Section 4.8**). No other additional areas of R3 zoning or height increases are proposed within the Precinct. The distribution and densities of residential areas therefore align with the Housing Study. Furthermore, the open space quantum and proposed road network will cater for the densities proposed.

Many submissions requested an R3 Medium Density Residential zoning along the section of the sub-arterial road located north of Guntawong Road. The submissions argued that as R3 Medium Density Residential land is proposed on the western side of the sub-arterial, it should be matched on the eastern side. Justification for R3 Medium Density Residential on the western side is based on driveway access to individual properties direct from the sub-arterial road; and the narrow depth of land available between the sub-arterial road and First Ponds Creek. The same direct property access restrictions apply to land fronting the sub-arterial road to the east, however the proposed network of local roads allow low density housing to be accommodated. Finally, the quantum of medium density residential land across the Precinct is consistent with the recommendations contained in the Housing Study prepared for precinct planning.

## 4.2 Staged Rezoning and Infrastructure Delivery

### 4.2.1 Staged rezoning approach

Around 7% of submissions mentioned the proposed staged development of the rezoning of the Precinct. The submissions did not support the staged rezoning approach and/or wanted land in later stages to be included in earlier stages.

The rezoning of the majority of precincts within the Priority Growth Areas to date has occurred on a precinct wide basis, i.e. a whole precinct has been rezoned at the one time. This has resulted in large areas of land being rezoned to allow for residential purposes ahead of the scheduled delivery of services, which in some cases has been over several years. The consequential increase in land rates has been raised as a concern by landowners at several information sessions and submissions received for various public consultation processes.

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

### 4.2.2 Essential infrastructure

The utility agencies have committed to the funding and delivery of essential infrastructure for land within Stages 1 and 2. The timing for the servicing for Stage 3 can be approximated but the rezoning of Stage 3 will be dependent on a number of factors other than servicing (see **Section 4.11**).

For Stages 1 and 2, infrastructure will be delivered progressively, see **Table 4**.

**Table 4:** Provision of essential infrastructure

Type	Availability / capacity	
	Stage 1 (1,800 lots)	Stage 2 (1,700 lots)
Potable water (trunk)	Yes	Yes
Potable water (lead-in)	No – to be privately delivered	No – to be privately delivered
Sewer (trunk mains)	Yes	Yes
Sewer (lead-in)	Two lead-ins to be delivered by Sydney Water by 2019. The remainder of lead-ins to be privately delivered.	No – to be privately delivered
Electricity	Initial capacity for 1,400 lots from existing Schofields Zone Substation with feeders to be provided by developers.	Up to 600 lots from Riverstone substation. The balance is dependent on new Riverstone East / Box Hill Zone Substation to be delivered around 2022.

### 4.2.3 Road infrastructure

There are a number of roads that will require construction and/or upgrading to support the future population. In particular, Tallawong Road will provide greater connectivity to the future Sydney Metro Northwest and Cudgegong Road Station, and is also proposed to serve as a bus route for the area. It will therefore require upgrading to perform a collector road function which will be undertaken by Council as development activity warrants. Council is preparing a draft Section 94 Contributions Plan that will fund the upgrade of Tallawong Road, as well as its extension to meet the proposed sub-arterial (see below). It is noted that the existing Tallawong Road reservation does not require road widening due to it being 20 metres wide which satisfies collector road requirements.

The proposed sub-arterial road connecting Schofields Road/Hambledon Road to Garfield Road East will create new north-south connectivity for residents both internal and external to the site, and open up more development fronts. This road will utilise the existing Oak Street road reservation, as well

as part of the existing Clarke Street reservation and will require road widening to a total width of 26 metres. Areas of land acquisition are identified on the Land Zoning Map and Land Reservation Acquisition Map. Whilst the ultimate function of the road will provide a much larger regional benefit over the long term, it will facilitate local traffic movements within Stage 1 in the first instance, until its ultimate delivery.

The proposed sub-arterial was exhibited at a total width of 35 metres. Since exhibition, it has been confirmed to be 26 metres wide to align with the design of Hambledon Road south of Schofields Road. As a result, a reduction in the land required to be acquired has occurred, partially removing it from properties east and west of the corridor, depending on the best design outcome for the road and properties. As mentioned above, there remain some acquisition impacts on specific properties.

#### **4.2.4 Drainage infrastructure**

Urban development within the Precinct will rely on a number of detention basins and raingardens to moderate storm flows. Precinct planning has resolved to establish as few basins as possible which has resulted in the need for large areas of land required at a single time. Blacktown City Council is preparing a draft Section 94 Contributions Plan that will fund the acquisition of land required for drainage infrastructure, and construction of those items. Drainage infrastructure will be constructed at the time it is required, to support urban development.

### **4.3 Water Cycle Management**

The Water Cycle Management Report has been extensively reviewed following exhibition of the Precinct Plan. The following amendments are proposed. Also see the map in **Figure 1**.

#### **Online detention basin 1**

Basin 1 (north of Oak Street) as advised by Council will most likely not be built but it is still included in the water cycle management strategy to demonstrate water quantity targets for the Precinct can be met. It will not be needed due to future drainage infrastructure upstream in the Alex Avenue Precinct being sufficient for the catchment. The land will be zoned local open space, not drainage to represent the likely future land use.

#### **Online detention basin 2**

Basin 2 has been narrowed and lengthened slightly to ensure future riparian corridor planting can go around the basin, not within the basin. Substantial plantings for riparian rehabilitation cannot go through the basin because they would create hazards in the basin that would affect the maintainability and integrity of the basin.

#### **Drainage infrastructure around conservation land and southern playing fields**

The land required for the raingarden at 34 Oak Street, Schofields (adjoining the conservation land to the north) has been reduced after review. The riparian corridor running through this land, as exhibited will be realigned to go around the conservation land and into the open space to meet up with the existing riparian corridor alignment.

The riparian corridor is being maintained through the conservation land for environmental flow purposes and will then meet up with the existing riparian corridor alignment in the open space, with some of the alignment to be piped as it crosses the future sub-arterial road.

The riparian corridor south of the playing fields will be partially piped to assist in the flexibility of the design of the playing fields and will provide an improved level of flood protection to properties adjacent to the existing creek. Environmental flows will be maintained to the existing riparian corridor south-west of the proposed playing fields.

### Piping of first order streams

Two first order streams were exhibited as open channels but are now proposed to be piped because they are minor streams and do not warrant having open channels. They are located north and south of Guntawong Road and are now recommended to be zoned R2 Low Density Residential.

## 4.4 Riparian Corridor – First Ponds Creek

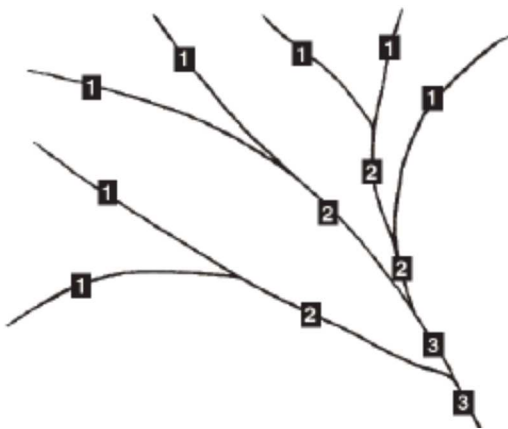
Specific submissions were not received on the riparian corridor, however the Department carried out a review of the watercourse classification of First Ponds Creek and the proposed corridor width to be protected in consultation with the Department of Primary Industries – Water (DPI Water).

The rezoning of the Precinct proposes to apply a riparian corridor protection area to both the eastern and western sides of First Ponds Creek. This protection area will therefore extend into the Riverstone Precinct. This protection area will eventually be vegetated and there are limits to any works that can occur in the corridor.

First Ponds Creek is strictly classified as a 3<sup>rd</sup> order watercourse according to the Strahler system as used by DPI Water. Watercourse classification ranges from 1<sup>st</sup> order through to 4<sup>th</sup> order (and above) with 1<sup>st</sup> order being the lowest, ie a minor creek, see **Figure 2**.

Within the watercourse network that eventually flows into First Ponds Creek, there are now mapped 1<sup>st</sup> order watercourses that no longer exist. Therefore the 2<sup>nd</sup> order watercourses now act like a 1<sup>st</sup> order meaning First Ponds Creek is acting like a 2<sup>nd</sup> order watercourse.

**Figure 2:** The Strahler system



The riparian corridor protection layer that was exhibited was set at 60m (+ channel width) to match the 3<sup>rd</sup> order status of First Ponds Creek. This width has now been reduced to 40m (+ channel width) to match DPI Water requirements for 2<sup>nd</sup> order watercourses. This approach has been agreed with DPI Water.



## 4.5 Open Space

Open space in any precinct is designed and located to serve the future residents of an area taking into consideration a number of factors such as:

- safe and easy access – for vehicles, pedestrians and cyclists;
- the population catchment near open space;
- expanding or integrating existing areas of open space or native vegetation;
- creating pedestrian and cyclist linkages through the Precinct and onto adjoining precincts; and
- environmental constraints such as flooding, slope, and, indigenous and non-indigenous heritage.

The main areas of open space proposed within Stages 1 and 2 include (see **Figure 3**):

- along the riparian corridor (First Ponds Creek);
- playing fields and passive open space in Stage 1, north of the SMTF;
- playing fields in Stage 2 on the realigned sub-arterial road;
- pocket parks located centrally and at the corner of Tallawong and Guntawong Roads in Stage 1; and
- an additional pocket park centrally in Stage 2 (see **Section 4.5.2**).

Open space along First Ponds Creek takes advantage of the creek environment and will establish pedestrian and cyclist linkages through the Precinct, to Cudgegong railway station, as well as north to Riverstone and Vineyard Precincts and south to Alex Avenue Precinct. Open space along the creek also makes use of constrained land (flooding and Aboriginal archaeology) that cannot be used for other purposes.

The northern playing fields in Stage 2 are located to service that population catchment and create a complex of playing fields in close proximity to those located within the Riverstone Precinct.

Pocket parks are located for the immediate residential area they serve, providing safe and easy access for residents, not needing to cross major roads. They are all located on high points to provide views to and from the open space.

The large expanse of passive and active open space proposed adjoining the SMTF is discussed below in **Section 4.5.3**.

### 4.5.1 Population and dwelling projections and open space provision for Stages 1 and 2

Prior to exhibition, the predicted total dwelling numbers for Stages 1 and 2 were approximately 3,200 (9,000 people). The minimum density of development in the R2 Low Density Residential zone (15 dw/ha) was used to calculate the majority of the potential dwelling yield.

The open space planned for Stages 1 and 2, as exhibited was 29ha. This consisted of active and passive open space as well as constrained and unconstrained land.

Recent market demand analysis undertaken by the Department indicates that densities in the R2 zone are more likely to be around 18dw/ha. On this basis, the total dwelling numbers for Stages 1 and 2 are estimated to be in the order of 3,500 (10,800 people), as outlined in **Table 1**.

This equates to an open space provision of approximately 30.6ha based on the standard provision of 2.83ha per 1,000 people. Stages 1 and 2 after post-exhibition changes will provide 34.2ha of active and passive open space on constrained and unconstrained land.

#### 4.5.2 Proposed pocket park in Stage 2

Due to concerns raised by Council regarding a lack of accessible passive open space located amongst the residential area in Stage 2, a pocket park of 0.6ha is proposed within Lot 1 DP 30211 (14 Clarke Street) as a post-exhibition change. See **Figures 1 and 3**.

While there is passive open space located along the riparian corridor within Stage 2, users must cross the sub-arterial road for access. A pocket park centrally located within the residential area is justified, and the final location was agreed upon by the Department and Council.

#### 4.5.3 Stage 1 active and passive open space adjoining the Sydney Metro Trains Facility

A large area of active and passive open space is proposed north of the SMTF. This includes 6 Oak Street and 67, 77, 83 and 87 Tallawong Road. See **Figure 3**.

Passive open space is proposed at 6 Oak Street, Schofields and a double playing field, drainage supporting a creek and passive open space is proposed across the Tallawong Road properties. There is also an area of existing native vegetation (ENV) that is being retained across the southern portion of the entire open space area in accordance with the biodiversity certification requirements for the Precinct and the North West and South West Priority Growth Areas as a whole (see **Section 6.4** for further details).

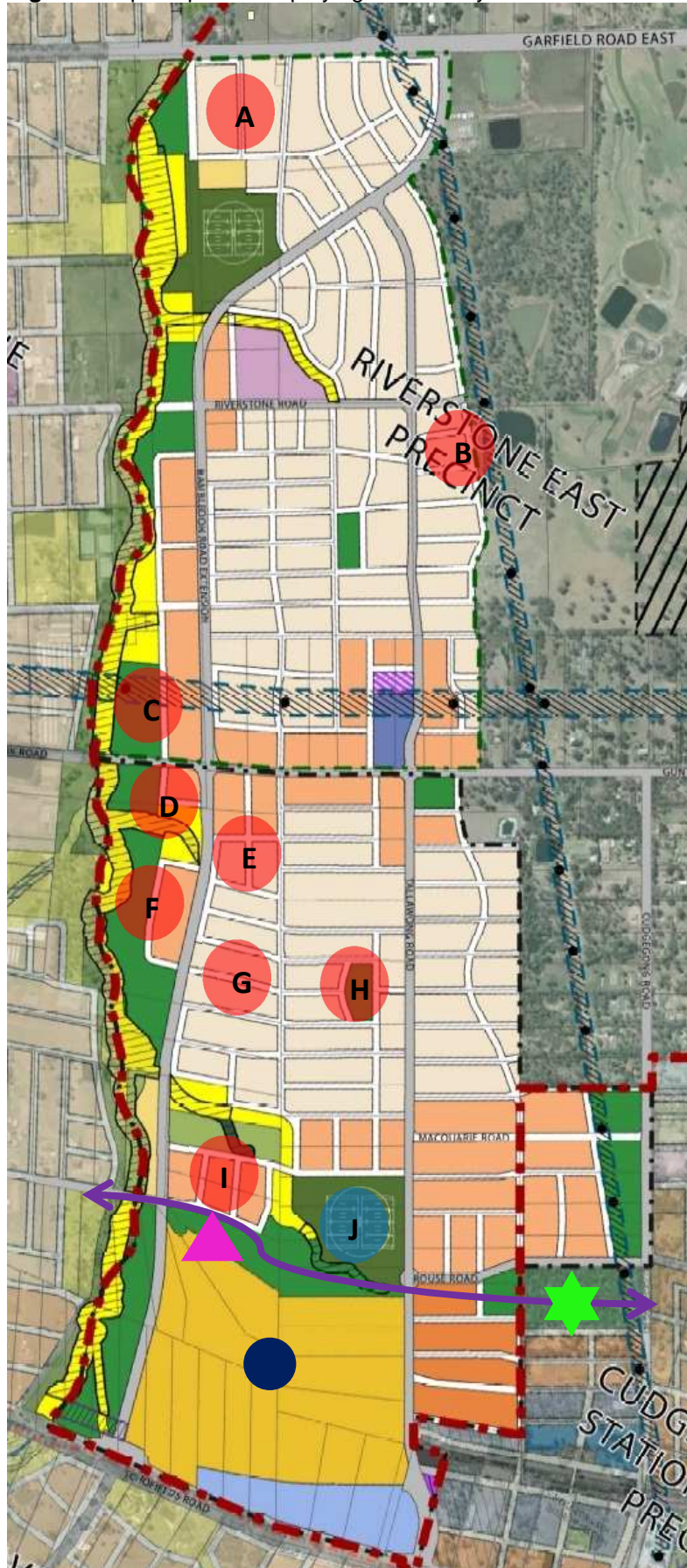
The original intent for open space in this location was based on the following:

- providing a noise buffer to the SMTF (see **Section 4.7**);
- locating open space close to higher density residential development proposed in the south east of the Precinct close to the adjoining Cudgegong Road Station (Area 20) Priority Precinct;
- providing an open space link for pedestrians and cyclists from Cudgegong Road Station Precinct, through Cudgegong Reserve, 72 Tallawong Road, the subject properties and across the sub-arterial road to First Ponds Creek (see the purple arrow in **Figure 3**);
- retention of 2.17ha area of ENV; and
- provision of multiple access points for vehicles primarily off local roads.

Due to landowner submissions from all five properties the location of the open space in this area was reviewed and the relocation of the playing fields was considered. A number of alternative locations were considered across Stages 1 and 2 as shown on **Figure 3** and compared in detail in **Appendix D**.

As discussed in **Section 4.7**, the land immediately north of the SMTF is required to be retained as open space to act as a noise buffer to the SMTF. This includes 67 and 77 Tallawong Road and 6 Oak Street. These properties are also required to be zoned for open space to retain an area of ENV. The retention of open space in this location was discussed with Transport for NSW and the Department's acoustic consultant who demonstrated that a noise buffer is necessary to mitigate noise impacts on future residents associated with the SMTF.

**Figure 3: Open space and playing fields analysis**



**KEY**



**A – I:** Location of areas investigated for playing fields relocation. See table in **Appendix D** for detailed analysis



**J:** Exhibited and final location of southern playing fields. Includes 67, 77, 83 and 87 Tallawong Road, Rouse Hill



Open space through link from First Ponds Creek through to Cudgegong Road Station Precinct and beyond



Cudgegong Reserve



6 Oak Street, Schofields



Sydney Metro Trains Facility (SMTF)

#### 4.5.4 72 Tallawong Road – Proposed passive open space

As exhibited, the site at 72 Tallawong Road was proposed to be zoned part RE1 Public Recreation, part SP2 Infrastructure and part R3 Medium Density Residential. The site was to partially contain the community centre and primarily contain passive open space as discussed in **Section 4.5.3**. See **Figure 4**.

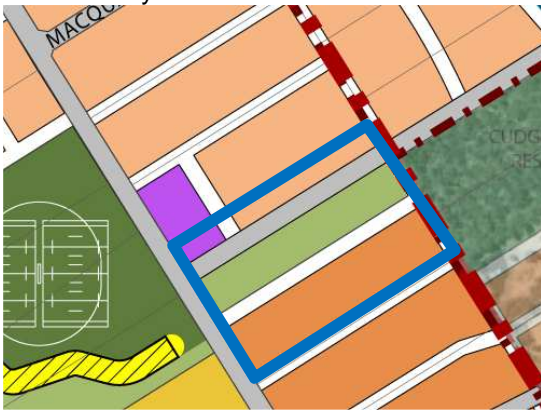
Due to submissions from the landowner, Council and other landowners, the location of the community centre was reviewed (see **Section 4.8**) as well as the other zonings proposed on the site. The community centre is now proposed to be located with the village centre, and 72 Tallawong Road will contain R3 Medium Density Residential, RE1 Public Recreation and an extension of Rouse Road to connect to Tallawong Road. See **Figure 5**. Open space will now also be located on the property to the south, 58 Tallawong Road, which will serve to protect 0.21ha of ENV, and will maintain a passive park with connectivity to Cudgegong Reserve.

The Department worked closely with Council in assessing the site and surrounds in determining a layout. Consideration was primarily given to ensuring a pedestrian and cyclist link from Cudgegong Road Station Precinct through to Riverstone East Precinct and onto the creek. Consideration was also given to the biodiversity value of Cudgegong Reserve at the rear of the site and the opportunity to link the open space on the subject site and the site to the south to Cudgegong Reserve.

The final layout alters the alignment of the Rouse Road extension to provide an appropriate development footprint to 72 Tallawong Road. The road reserve will contain an extra 2m width (total 22m width) to enable tree planting to link the Reserve to the playing fields and passive open across Tallawong Road to the west. An area of passive open space and ENV (0.83ha) will be located across the rear of 72 and 58 Tallawong Road which will directly link with the Reserve. The proposed road at this location will be closed to effectively increase the size of Cudgegong Reserve.

The altered layout has allowed for the preservation of more native vegetation while still providing a pedestrian and cyclist link between the Precinct and the Cudgegong Road Station Precinct.

**Figure 4:** 58 and 72 Tallawong Road - Exhibited layout



**Figure 5:** 58 and 72 Tallawong Road - Proposed layout



## 4.6 Traffic and Transport

Submissions by Council, the Roads and Maritime Authority and Transport for NSW regarding the design of the transport network have been addressed in the Summary of Submissions table at **Appendix B**. Key issues raised in submissions are addressed below.

### 4.6.1 Local road network

Approximately 22% of submissions raised the road network as an issue. The majority of these submissions objected to the local road layout as shown on the ILP with some submissions requesting they be relocated to enable more developable land.

The proposed local road layout is shown on the ILP only, not the statutory SEPP maps, and indicates the most logical and equitable subdivision pattern for the Precinct. The road layout may be varied in consultation with Council at subdivision or development application stage.

The layout of a small number of local roads has been altered. These sites are discussed in the Summary of Submissions table at **Appendix B**.

### 4.6.2 Sub-arterial road width

The proposed sub-arterial road was exhibited at a total width of 35 metres. Since exhibition, it has been confirmed to be 26 metres wide to align with the design of Hambledon Road south of Schofields Road. As a result, a reduction in the land required to be acquired has occurred, removing it from properties east and west of the corridor, depending on the best design outcome for the road and properties. There will still remain some acquisition impacts on specific properties.

The Roads and Maritime Services (RMS) does not object to the width reduction provided the carriageway widths in each direction will be 7m. The design of the sub-arterial will be undertaken by the RMS and the proposed width of 26m can accommodate carriageway widths of 7m.

## 4.7 Acoustic Impacts

The Department's acoustic consultant, Renzo Tonin, reviewed submissions made by Transport for NSW and landowners at 67 and 87 Tallawong Road, and 6 Oak Street. These properties are located to the north of the SMTF. See **Figure 6**.

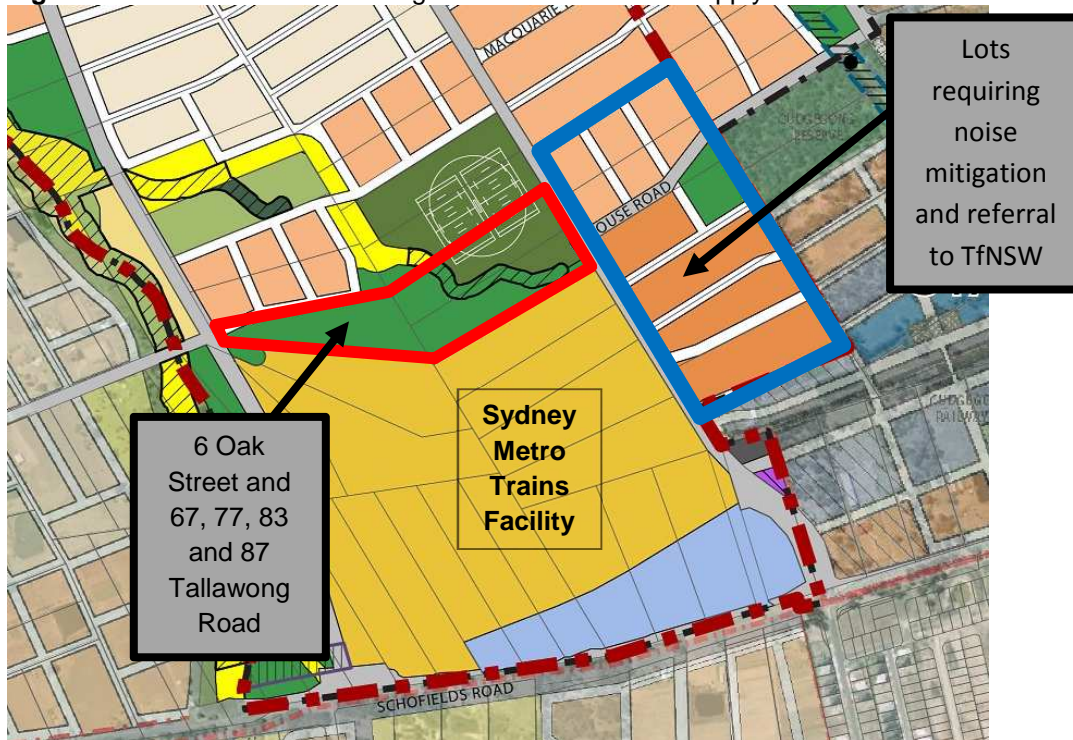
The acoustic advice confirmed that the land immediately north of the SMTF is required to be retained as open space to act as a noise buffer to the SMTF. This includes 67 and 77 Tallawong Road and 6 Oak Street. As outlined in the Environmental Impact Statement (EIS) for the SMTF and reiterated in the Riverstone East Precinct Noise and Vibration report, the land use planning immediately surrounding the SMTF should aim to incorporate less noise sensitive development or provide some buffer to noise sensitive development. This recommendation is based on a precautionary approach particularly as the detailed design of the SMTF is still ongoing and the site will not be fully operational for up to 30 years.

If the land at 83 and 87 Tallawong Road was not proposed for playing fields, these lots would not be required as a buffer to the SMTF and could be developed for residential purposes. This is not however proposed as detailed in **Section 4.5.3**.

The land across Tallawong Road, east of the SMTF is proposed to be zoned R3 Medium Density Residential. This land is proposed to be medium density because of its close proximity to Cudgegong Road Station. Additional DCP noise controls are proposed for these lots shown in **Figure 6**. All development proposed on the lots will require pre development application lodgement consultation with Transport for NSW (TfNSW) to ensure noise mitigation measures are based on the

most up-to-date noise impact information. These controls are supported by TfNSW and Council. All lodged development applications will require referral to TfNSW.

**Figure 6:** Land to which noise mitigation DCP controls will apply



#### 4.8 Community Facility relocation to the Local Centre

The community facility was proposed to be located in the south of the Precinct across part of two sites, 72 and 74 Tallawong Road (see **Figure 7**). This location has been reviewed based on discussions held with Council and landowner submissions.

The Social Infrastructure Assessment prepared for the Precinct recommended that a secondary multi-purpose community hub be provided within the new town centre for Cudgegong Road Station Priority Precinct. The primary community centre for the area will be located within the Riverstone Priority Precinct and this secondary centre would serve the combined Riverstone East and Cudgegong Road Station populations. The location as exhibited was intended to be in a location that would allow access for both the Riverstone East and Cudgegong Road Station Precinct residents.

As a result of a thorough merit assessment of potential locations for the community facility, it is now proposed to locate the community facility within the village centre of the Riverstone East Precinct within Stage 2 which will achieve the co-location of public facilities with retail uses, shared car parking arrangements and public transport access.

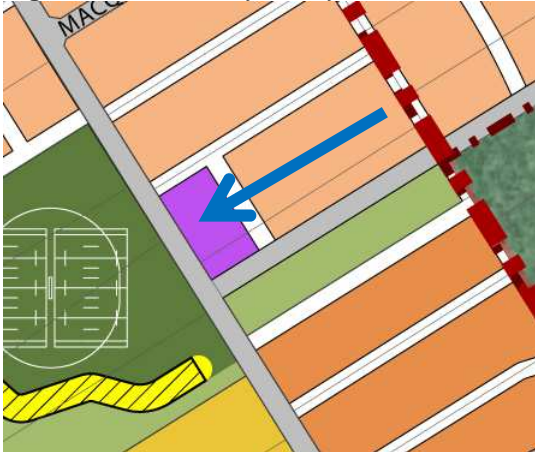
The B2 Local Centre as exhibited is shown in **Figure 8**. As exhibited, the B2 land comprised a total land footprint of 13,000m<sup>2</sup>, made up of 4,400m<sup>2</sup> within the easement and 8,500m<sup>2</sup> outside of the easement. A total 4,500m<sup>2</sup> gross floor area of retail space can be accommodated within the footprint with a maximum permitted building height of 14m. **Figure 9** displays the proposed relocation of the community facility to the immediate north of the village centre. A B4 Mixed Use zone is proposed for the community facility along with a 14m height limit. Residential uses are permitted in both the B2 Local Centre zone and B4 Mixed Use zone which will allow for apartments to be built above the

village centre and community facility. The community facility is identified for acquisition by Council on the Land Reservation Acquisition Map.

The proposed extension of Tallawong Road, north of Guntawong Road, has been moved slightly east to align with the property boundary which will slightly increase the land to be zoned B2 Local Centre by 500m<sup>2</sup> to total 13,500m<sup>2</sup>. As a result, 4,500m<sup>2</sup> will be located within the easement and 9,000m<sup>2</sup> outside of the easement.

The B4 Mixed Use land will consist of 4,500m<sup>2</sup> in total with 1,000m<sup>2</sup> under the easement and 3,500m<sup>2</sup> outside the easement. Land under the easement will most likely be used for car parking.

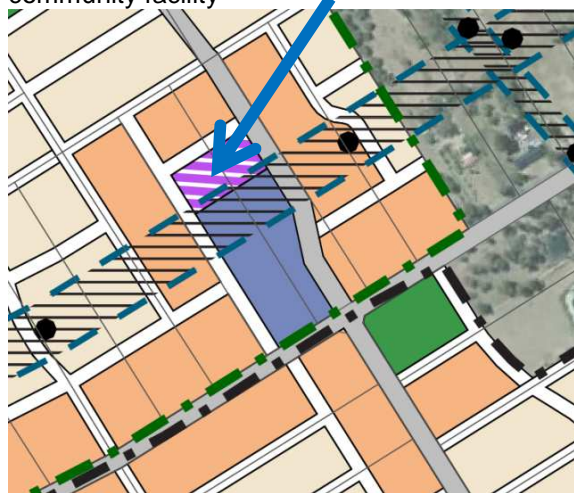
**Figure 7:** Community facility location as exhibited



**Figure 8:** Village centre as exhibited



**Figure 9:** Village centre with proposed community facility



#### 4.9 Non-Indigenous Heritage

The only proposed listed heritage item within Stages 1 and 2 is at 4 Clarke Street, “Nu Welwyn”. As exhibited the heritage site plus the lots to the north of the site had a proposed zoning of E4 Environmental Living with a minimum lot size of 1000m<sup>2</sup> and a height limit of 9m. See **Figure 10**.

The DCP also proposed additional controls for the site and surrounds to limit the extent of future development in terms of setbacks and maximum site coverage.

The zoning and minimum lot size for the land north and east of Nu Welwyn has been reviewed and a zoning of R2 Low Density Residential with a minimum lot size of 500m<sup>2</sup> is proposed. This zoning and reduced minimum lot size will still result in an appropriate setting to the heritage item while enabling a potential residential subdivision. See **Figure 10**.

The height limit will remain at 9m and a minimum lot width control of 15m will be in the DCP.

**Figure 10:** Heritage item Nu Welwyn and land to the north - exhibited

**Figure 11:** Heritage item Nu Welwyn and land to the north - final

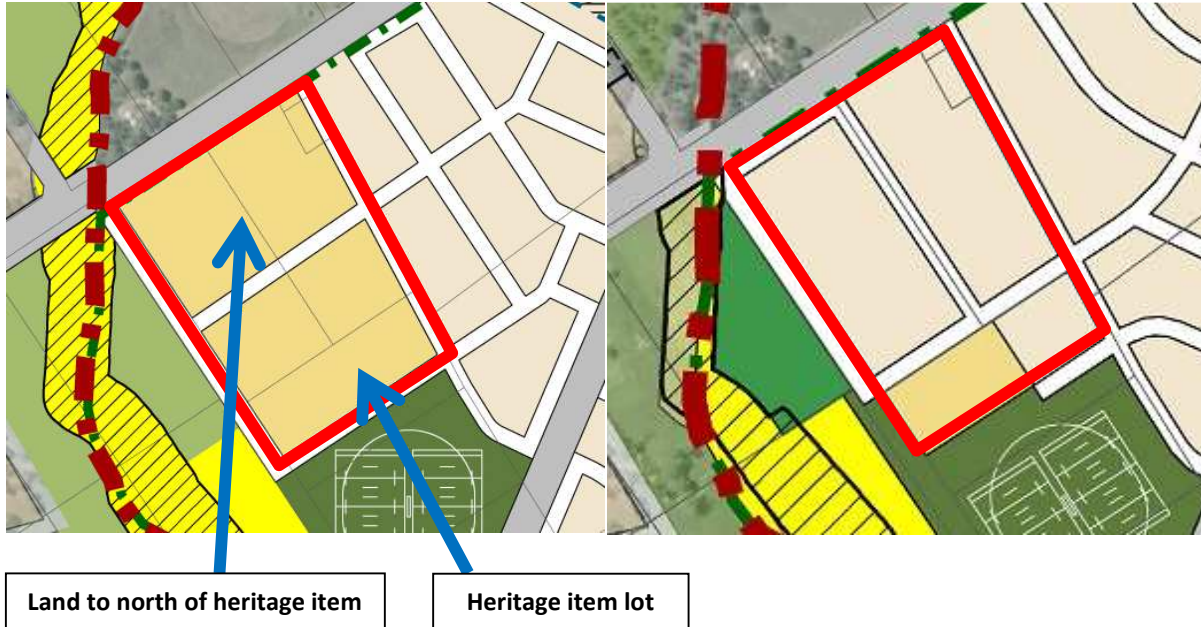


Figure 3-6 within the DCP shows the original landholding boundary of Nu Welwyn, see an extract at **Figure 12**.

As exhibited, the DCP required development on land within this boundary to be subject to the preparation of a heritage impact statement or conservation management plan. For land south of the heritage item, this control is considered too onerous and the DCP will be amended to apply only to land north of the heritage item (and including the heritage item). Land uses to the south will include playing fields, a school, the sub-arterial road and multi-dwelling housing. The land uses, the slope away from Nu Welwyn and the distance from Nu Welwyn mean a heritage impact assessment is not warranted for this area. All the proposed amendments are supported by Council.

**Figure 12:** Original landholding to Nu Welwyn





#### 4.10 Cudgegong Road Station Priority Precinct – Five lot rezoning

The draft Precinct Plan proposes to delete the 2,000m<sup>2</sup> minimum lot size control applying to lots 78, 79 80, 81 and 82 in DP 208203, located along Cudgegong Road within the Cudgegong Road (Area 20) Precinct, see **Figure 13**. Originally proposed to mitigate visual impacts from the State-heritage listed Rouse Hill House, a review was undertaken to determine if part of the subject lots would be suitable for typical small lot residential development if it could be demonstrated that no impacts on sensitive view lines to Rouse Hill House and Estate could be achieved.

A ridgeline runs across the properties as does an electricity easement and the lots are well vegetated with mature trees which presently act as a form of landscaped screening to the west from Rouse Hill House and Estate. A landscape and visual assessment undertaken by Place Design Group as part of precinct planning found that the topography of the subject properties would allow for an increase in building height from 8.5m to 9m, and typical medium density residential development on parts of those lots west of the ridgeline. It is noted that the origin of the site lines from Rouse Hill House and Estate as shown on the sections in the technical analysis are taken from the ground floor of the heritage site, however views from the upper storey of the house are also to be considered.

A number of submissions were received from landowners on the proposed amendment with issues ranging from:

- timely and fair compensation for the land proposed to be zoned RE1;
- requests to increase the maximum permitted building height to 12-14m because any development would not be seen from Rouse Hill House;
- removal of local roads/removal of collector road; and
- open space not needed due to other open space in the Precinct.

Removal of the minimum lot size from these properties will allow for residential development in line with current controls for typical medium density housing types, as presently reflected in Appendix 6 Area 20 Precinct Plan to the Growth Centres SEPP. The 9m height control has been tested against the view lines and topographical information and the Department considers that development up to a maximum height of 9m on the western side of the ridgeline is reasonable and will not impact on sensitive view lines. However any increase above that will raise the risk of properties being visible from the heritage site. Based on these conclusions, an amendment to the zoning from R2 Low Density Residential to R3 Medium Density Residential is considered appropriate with a 9m height limit.

The eastern extent of the subject properties will be zoned RE1 Public Recreation in order to maintain the landscaped view line from Rouse Hill House. Council is the nominated acquisition authority for land to be zoned RE1 Public Recreation to be funded via section 94 contributions.

The local road layout in this area may be varied at subdivision or development application stage by Council. However, the proposed collector road at the southern end of the five lots (Rouse Road extension) is required as a through road to the Cudgegong Road Station Precinct and onto Windsor Road and cannot be deleted. See **Figure 14**.

The Area 20 ILP and Schedule 4 of the GC DCP will also be amended as a result of the rezoning.

**Figure 13:** Five lot rezoning - Cudgegong Road (Area 20) Precinct current layout



**Figure 14:** Five lot rezoning - Cudgegong Road (Area 20) Precinct and proposed



#### 4.11 Stage 3

Twenty-six submissions were received in relation to Stage 3. Their main issues raised were the proposed zoning of land and the timing of rezoning.

The working draft map of the proposed zoning of Stage 3 was only released for information purposes. The rezoning of Stage 3 is some years away and the masterplanning for the area has not been completed. This may mean proposed zoning for sites could change when the area is formally exhibited.

The limiting factors for rezoning of land in Stage 3 relate to the timeframe for electricity and sewer services to be delivered. Electricity to all of Stage 3 is unlikely prior to 2022. Sewer is unlikely to be available to the eastern and southern part of the Precinct prior to 2019. Rezoning of land in Stage 3 will align with the delivery of these essential services.

The western edge of the northern triangle of Stage 3, north of Garfield Road East could be serviced earlier than 2022 depending on the uptake of Stage 2 and electricity provision to Stage 2. Water and sewer services are available to this area. The Department will continue to monitor the market demand for housing and to determine infrastructure delivery and when land can be rezoned and therefore developed.

## 5 Post-Exhibition Amendments to Precinct Planning Package

### 5.1 Indicative Layout Plan and SEPP map amendments

The following table summarises the changes made to the ILP after exhibition as shown in **Figure 1** and details the corresponding changes to the relevant SEPP maps.

**Table 5:** Description of changes made to the ILP since exhibition

Description/location of change	SEPP map amended	Comments	See Section
<b>Water Cycle Management</b>			
Basin 1	Zoning Acquisition Native Vegetation Protection	Space for Basin 1 is allocated but it will not be zoned SP2. This is because it is unlikely Council will require it due to stormwater detention in the Alex Ave precinct. It is still shown in the Water Cycle Management Report to meet water quality management requirements for the Riverstone East Precinct. The area will be zoned RE1.	4.3
Basin 2	Zoning Acquisition Native Vegetation Protection	Shape of basin has been amended.	4.3
First order creeks piped – north and south of Guntawong Road	Zoning Acquisition Height of Building Residential Density Riparian Protection Native Vegetation Protection	These first order streams were originally to be open channels for most of their length but will now be piped on the eastern side of the sub-arterial.	4.3
First order creek north of conservation land, into playing fields	Zoning Acquisition Height of Building Lot Size Residential Density Riparian Protection Native Vegetation Protection	<ul style="list-style-type: none"> <li>Land north of conservation land required for drainage purposes reduced.</li> <li>Environmental flows diverted through conservation land with appropriate environmental conservation zoning and riparian corridor overlay.</li> <li>Creek around southern area of playing fields piped and zoned RE1 to allow for flexibility in building playing fields.</li> </ul>	4.3
<b>Open Space</b>			
58 & 72 Tallawong Rd	Zoning Acquisition Height of Building Residential Density Native Vegetation Protection	Due to relocation of community centre to the village centre and a review of the surrounding area, 72 Tallawong Road will contain medium density residential and open space zonings and 58 Tallawong Road will contain a new area of open space that will retain an area of existing native vegetation.	4.5.4
Stage 2 pocket park 14 Clarke St	Zoning Acquisition Height of Building Residential Density	Based on consultation with Council and a lack of passive accessible open space located in Stage 2, a new pocket park of 0.6ha is proposed.	4.5.2

Description/location of change	SEPP map amended	Comments	See Section
<b>Traffic and Transport</b>			
Sub-arterial road width narrowed	Zoning Acquisition Height of Building Residential Density Lot Size Native Vegetation Protection	Upon request of Council and supported by the RMS, the width has been reduced from 35m to 26m.	4.6.2
<b>Village centre</b>			
Community facility plus surrounding adjustments  (156 & 162 Guntawong Road)	Zoning Acquisition Height of Building Residential Density	The community facility has been relocated to the village centre.	4.8
<b>Heritage</b>			
Land north and east of Nu Welwyn	Zoning Height of Building Lot Size Residential Density	Land north and east of the heritage item has had the minimum lot size reduced from 1000m <sup>2</sup> to 500m <sup>2</sup> .	4.9
<b>Native Vegetation Protection</b>			
The entire Precinct	Native Vegetation Protection	The mapping of areas to contain future native vegetation has been refined due to the exclusion of areas of major drainage infrastructure.	N/A
<b>Riparian Corridor</b>			
The entire riparian corridor	Riparian Protection	The corridor width has been reduced from 60m to 40m in consultation with Office of Water.	4.4
<b>Other</b>			
The Sri Lankan Buddhist Vihara Temple 35 Oak Street	Zoning Acquisition Height of Building Lot Size	Based on multiple submissions, the temple site will be zoned part Environmental Living and part Environmental Management to allow the existing uses on site to continue. It was proposed to be zoned for infrastructure and open space purposes.	See page 17 of App. B Summary of Submissions table.

## 5.2 Blacktown Growth Centres DCP amendments

The following proposed amendments were exhibited and any post exhibition changes to those amendments are detailed in **Appendix E**:

- the main body DCP will be updated to include a reference to Riverstone East;
- Schedule 2 Riverstone will be updated to include the riparian corridor overlay;
- Schedule 4 Area 20 Cudgegong Road Station will be updated to include the new controls for the five lot rezoning; and
- Schedule 8 Riverstone East will be inserted.

## 6 Consistency with other Instruments, Acts and Policies

### 6.1 Growth Centres Structure Plan

The proposed plans are generally consistent with the North West Growth Centre Structure Plan with a few areas of variation. The Structure Plan clearly states that it is an “indicative regional land use plan”, to guide Precinct Planning. The Precinct Planning process for the Riverstone East Priority Precinct has been guided by the Structure Plan and is consistent in the following ways:

- the dwelling yield is similar to the target of the Structure Plan;
- the locations and functions of the major roads are generally as shown on the Structure Plan; and
- flooding constraints have been refined from the areas shown on the Structure Plan but the controls on development on flood constrained land are consistent with the Structure Plan.

However, the Precinct Plan differs from the Structure Plan in that Stages 1 and 2 show three “walkable neighbourhood” centres whereas the exhibited ILP shows one village centre. This is discussed in the table below.

### 6.2 Growth Centres Development Code

The Growth Centres Development Code is a guide to the preparation of the Precinct Plan. The Development Code provides for consistent standards of development across the Growth Centres. The Riverstone East Priority Precinct Plan has also been prepared with reference to other development controls including those of Blacktown City Council, to enable controls to be consistent with surrounding areas. In certain instances, variation of the design controls in the Development Code has been necessary to address particular site characteristics.

The Precinct Plan is consistent with the Development Code with the exception of matters where site specific controls are required, or where it has been determined that consistency with the Council’s current controls takes precedence. A summary of consistency with the Development Code is provided in **Table 6**.

**Table 6:** Consistency with the Growth Centres Development Code

Development Code Requirements	Riverstone East Stages 1 and 2 Proposed Precinct Planning Controls
<b>A. Key Inputs</b>	
Minimum density targets: <ul style="list-style-type: none"> <li>• Low: 12.5-20 dwellings/ha</li> <li>• Medium: 20-40 dwellings/ha</li> <li>• High: 40 dwellings/ha</li> </ul>	Minimum density controls: <ul style="list-style-type: none"> <li>• Low (Zone R2): 15 dw/ha</li> <li>• Medium (Zone R3): 25 dw/ha</li> <li>• Medium-high (Zone R3): 45dw/ha</li> </ul>
Indicative lot sizes: <ul style="list-style-type: none"> <li>• Townhouses, semi-detached and detached small dwellings: up to 350 m<sup>2</sup></li> <li>• Detached medium: 350-450m<sup>2</sup></li> <li>• Detached large: 450m<sup>2</sup>+</li> </ul>	Minimum lot sizes proposed for R2 or R3 zoned land are to be consistent with Cl4.1AB of the Blacktown Growth Centres Precinct Plan as follows: <ul style="list-style-type: none"> <li>• Dwelling houses (detached): 300m<sup>2</sup></li> <li>• Dual occupancy: 400 or 500m<sup>2</sup> depending on the density control</li> <li>• Semi-detached dwellings: 250 or 300m<sup>2</sup> depending on the density control</li> <li>• Attached dwellings: 375m<sup>2</sup> or 1,500m<sup>2</sup> depending on the density control</li> </ul>

Development Code Requirements	Riverstone East Stages 1 and 2 Proposed Precinct Planning Controls
	<ul style="list-style-type: none"> <li>• Multi-dwelling housing: 375m<sup>2</sup> or 1,500m<sup>2</sup> depending on the density control</li> <li>• Manor home: 600m<sup>2</sup></li> <li>• Residential flat buildings: 2,000m<sup>2</sup></li> </ul> Minimum lot size for E4 zoned land 5,000m <sup>2</sup> (as mapped on the Lot Size Map)
Employment and retail: Town and village centres contain services for a number of adjacent communities and contain secondary retail (supermarkets, specialist shops, mini-majors). Industrial/Employment Lands	The village centre in Stage 2 will provide for a range of uses including a community facility.  The Precinct contains the stabling yards in which some land will be zoned B6 Enterprise Corridor which will contribute to employment.
<b>B. Urban Form Analysis</b>	
B.9 Street pattern A hierarchy of town centre streets that include main streets, secondary streets and lanes.	The DCP nominates a road hierarchy that will support the projected traffic volumes at ultimate density of the Precinct.
B.10 Lot layout and orientation Optimal lot size and orientation is defined for solar access.	The ILP ensures that the majority of future lots will achieve the maximum north-south or east-west orientation for appropriate solar access.
<b>C Mixed Use Town Centres, Neighbourhoods and Housing</b>	
C.1 The DCP should set FSR controls, height and minimum landscape development controls for lots greater than 350 square metres.	The SEPP sets height controls for the R2 and R3 zones. FSR controls are not needed due to density restrictions and the height control. The Blacktown Growth Centres DCP sets out landscape requirements.
C.3 Streets Road cross sections and dimensions are identified for use in Precinct Plans	The Blacktown Growth Centres DCP and Schedule 8 Riverstone East contain road cross sections.

### 6.3 Section 117(2) Directions

The proposed SEPP amendment is not strictly required to comply with these directions, as they apply only to the preparation of Local Environmental Plans. However, the Precinct Plan may at some point be incorporated into the relevant Council Local Environmental Plan and it is therefore appropriate that the Precinct Plan be consistent with the Section 117 directions to the maximum possible extent.

An assessment of consistency with Directions issued by the Minister (or Secretary of the Department under delegation) under Section 117 of the EP&A Act was prepared as part of the Precinct Planning Report, prior to exhibition. That assessment is still valid for the final Precinct Plan, and the Precinct Plan is generally consistent with the Directions.

## 6.4 Biodiversity Certification for the Sydney Growth Centres

Biodiversity Certification under the *Threatened Species Conservation Act 1995* (TSC Act) was conferred upon the Growth Centres SEPP in December 2007 and confirmed in July 2008 via an amendment to the TSC Act. The Certification effectively switches off the need to undertake assessment and obtain approvals required under the TSC Act for development on land that is certified. The Biodiversity Certification includes a number of requirements (or Relevant Biodiversity Measures – RBMs) that must be satisfied in order to maintain the Certification.

RBM 35 requires that a report be prepared assessing the consistency of the Riverstone East Priority Precinct Plan with the Biodiversity Certification. This report has been prepared for the final Precinct Plan and is included at **Appendix F**.

ENV to be protected is generally located on land that has limited development potential due to other constraints (particularly flooding) or has been integrated with land that is required for other public purposes such as open space or drainage. The exhibited Precinct Plan proposed to protect 8.3ha of ENV within Stages 1 and 2 and the final Plan will protect 8.1ha. The reduction has occurred in consultation with the Office and Environment and Heritage in reviewing the size and location of ENV and it was determined some areas did not meet the definition of ENV and therefore cannot be included.

## 6.5 Growth Centres Strategic Assessment Program

In December 2011 the Federal Government endorsed the Sydney Growth Centres Strategic Assessment Program Report and in February 2012 approved the classes of actions in the Growth Centres that if undertaken in accordance with the approved program do not require separate approval under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act).

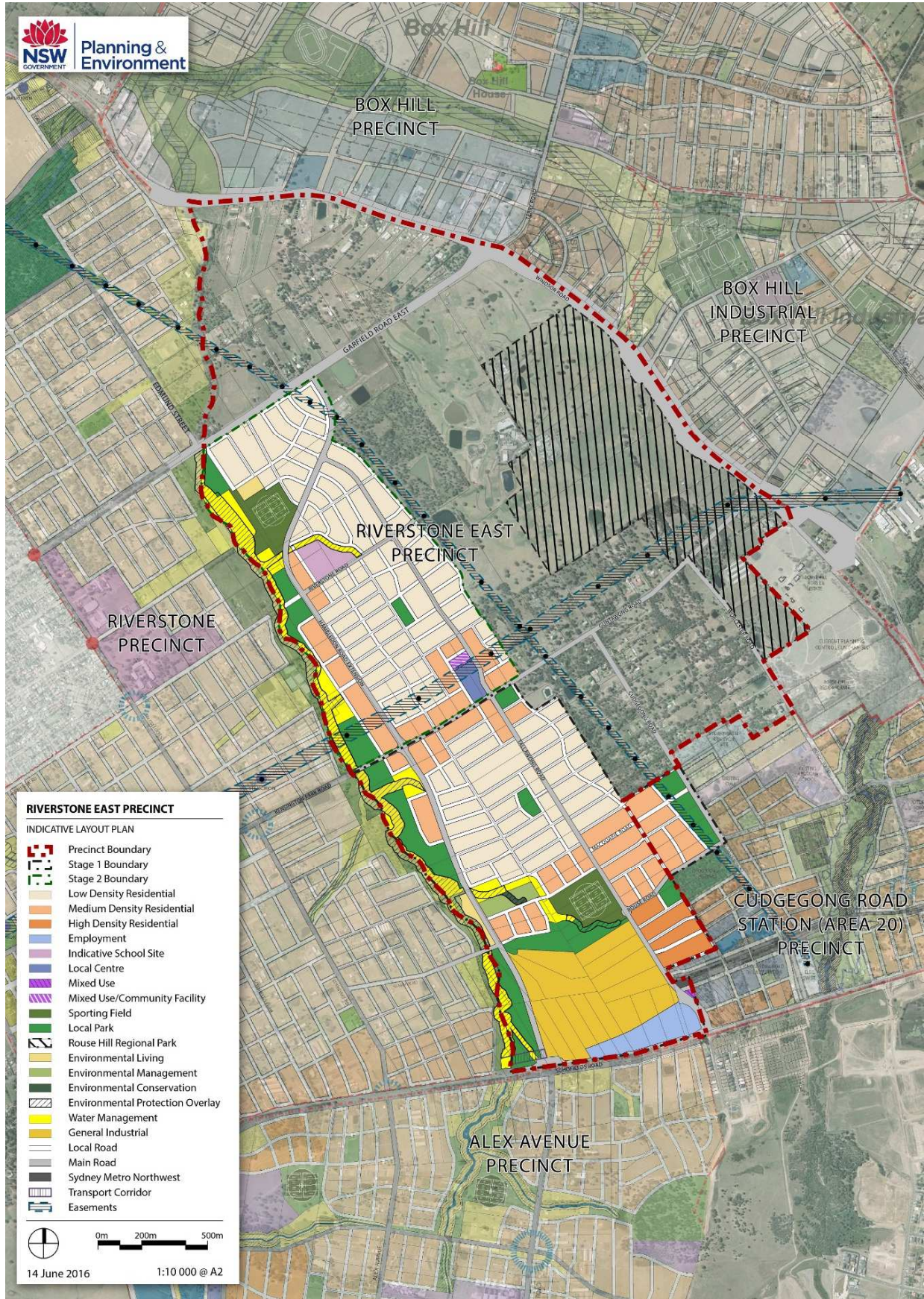
The Program includes a range of commitments for matters of national environmental significance protected under the EPBC Act. The commitments are drawn from the analysis in the Supplementary Assessment Report and Draft Strategic Assessment Report (Part B), and build upon the Relevant Biodiversity Measures for the Growth Centres Biodiversity Certification.

Generally, if a development proposal complies with the Biodiversity Certification under the TSC Act (refer above), the requirements of the Strategic Assessment Program will have also been met. This means that:

- On land that is certified under the TSC Act, there is no need for further assessment of impacts under the EPBC Act;
- Any proposal to clear vegetation on land that is non-certified must be in accordance with the Relevant Biodiversity Measures (RBMs) of the Growth Centres Biodiversity Certification; and
- Any proposed development on non-certified land that is not in accordance with the RBMs would require full assessment and approvals under both the TSC Act and the EPBC Act.

An assessment of consistency of the final Precinct Plan with the Strategic Assessment Program has been prepared and is included at **Appendix G**. The assessment concluded that 2.1 ha of CPW will be protected within non-certified lands. This is consistent with the targets of the draft Conservation Plan and will count towards the target of 138 ha of CPW required on flood prone lands. There will be no loss of CPW in non-certified lands.

# Appendix A: Final Indicative Layout Plan



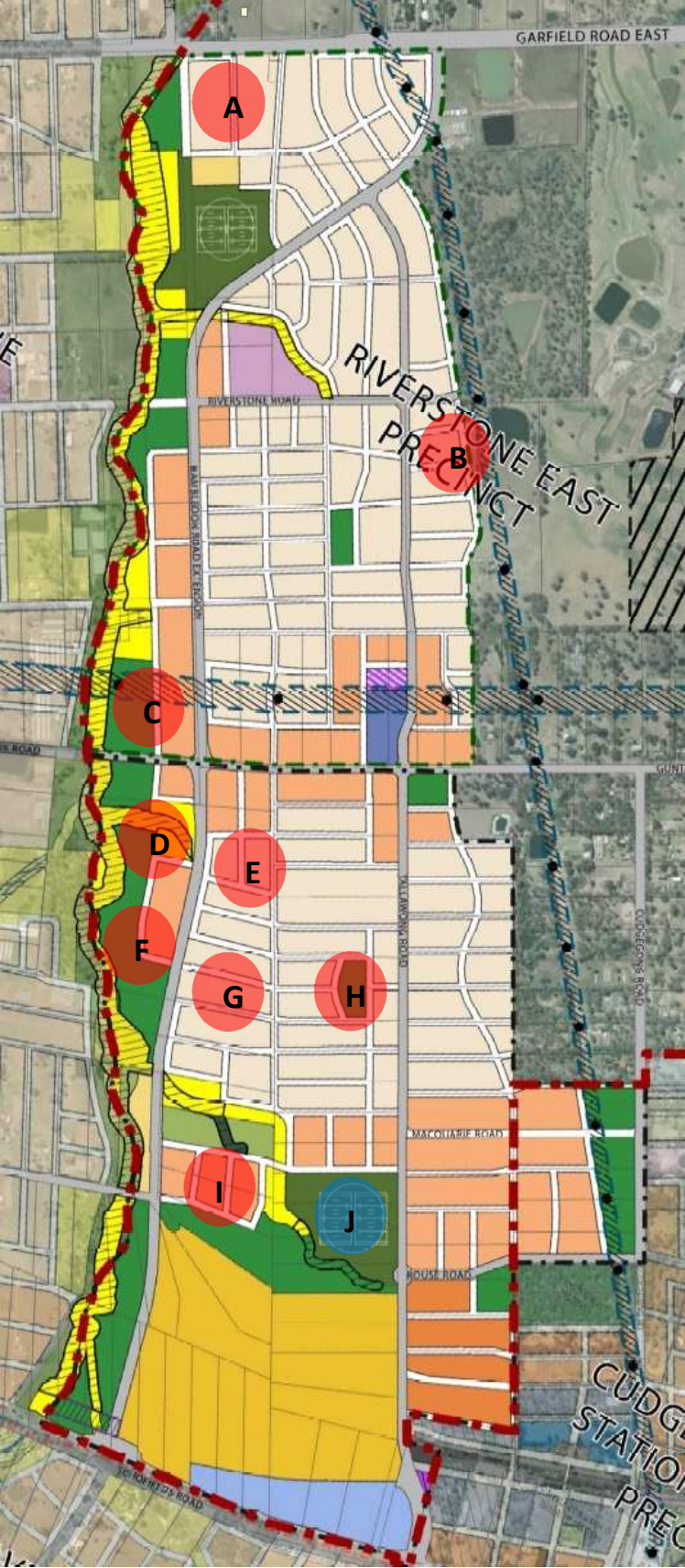


## **Appendix B: Summary of Submissions and Responses**

## Appendix C: Key stakeholders notified of the public exhibition

<b>Ministers/ MPs</b>	
Premier and Minister for Western Sydney	Minister for Transport
Minister for the Environment and Minister for Heritage	State Member for Riverstone
Minister for Roads and Ports	
<b>State and Local government agencies and interested groups</b>	
Urban Growth NSW	Western Sydney Parklands
Office of Environment and Heritage	Sydney Water
NSW Office of Water	Liverpool City Council
Integral Energy, Department of Trade and Investment	Campbelltown City Council
RailCorp, Department of Transport	Camden Council
Housing NSW	The Hills Shire Council
Office of Strategic Lands	Blacktown City Council
NSW Rural Fire Service	Hawkesbury City Council
RailCorp, Department of Transport	Urban Taskforce of Australia
Secretary, NSW Treasury	Property Council of Australia
NSW Department of Education & Communities	Real Estate Institute of NSW
Office of Western Sydney, Department of Premier and	Royal Australian Institute of Architects
Department of Premier and Cabinet	UDIA NSW
Department of Family & Community Services	Housing Industry Association
NSW Department of Health	Planning Institute of Australia
NSW Industry and Investment	Regional Development Australia - Sydney Committee
Division of Local Government, Department of Premier	Western Sydney Business Connection
Sydney Water Corporation	Australian Conservation Foundation
Sydney Catchment Authority	Environmental Defender's Office (NSW)
Department of Aboriginal Affairs	Greening Australia
Transport for NSW	Nature Conservation Council of NSW (NCC)
Department of Transport, Roads and Maritime Services	Total Environment Centre (TEC)
Department of State and Regional Development	Action for Public Transport
NSW Police Force	Bicycle NSW
Ambulance Service	Comfort Delgro Cabcharge
NSW State Emergency Service	National Trust of Australia (NSW)
Council of Social Service of NSW	Western Sydney Community Forum
WSROC	Sydney Living Museums
SHOROC	Shelter NSW
Local Government and Shires Assoc	Clubs NSW
Growth Areas Authority - Victoria	Deerubbin Local Aboriginal Land Council
Jemena	Darug Custodian Aboriginal Corporation
NSW Fire and Rescue	Darug Tribal Aboriginal Corporation
Federal Department of Sustainability, Environment,	Darug Aboriginal Cultural Heritage Assessments
Sydney West Area Health Service	Gandangara Local Aboriginal Land Council
NBN Co.	Tharawal Local Aboriginal Land Council
Transgrid	Cubbitch Barta Native Title Claimants Aboriginal
Sydney South West Area Health Service	Darug Aboriginal Land Care Inc
Tocomwal/Yarrowalk	DLO
Northern Illawarra Aboriginal Collective	Aboriginal Elder's Group at Hoxton Park
Office of Communities	

# Appendix D: Investigation of the relocation of southern playing fields



**Figure 15:** Investigation of the relocation of the southern playing fields

**KEY**



A – I: Location of areas investigated for playing fields relocation. See the table below for detailed analysis.



J: Exhibited and final location of southern playing fields. Includes 67, 77, 83 and 87 Tallawong Road.

	Sites investigated for playing fields – Refer to Figure 3 & Figure 15 above									
	A	B	C	D	E	F	G	H	I	J Exhibited location
<b>Accessibility</b> [Not ideal/ satisfactory]	<u>Vehicular:</u> Satisfactory - via local roads  <u>Pedestrian:</u> Satisfactory - walking distance of low density residential	<u>Vehicular:</u> Satisfactory - via a collector road  <u>Pedestrian:</u> Satisfactory - walking distance of low-medium density residential	<u>Vehicular:</u> Not ideal - requires local road access as RMS will not allow direct access off sub- arterial  <u>Pedestrian:</u> Not ideal - residents will need to cross sub-arterial	<u>Vehicular:</u> Not ideal - requires local road access as RMS will not allow direct access off sub- arterial  <u>Pedestrian:</u> Not ideal - residents will need to cross sub-arterial	<u>Vehicular:</u> Not ideal - requires local road access as RMS will not allow direct access off sub- arterial  <u>Pedestrian:</u> Satisfactory - walking distance of low-medium density residential	<u>Vehicular:</u> Not ideal - requires local road access as RMS will not allow direct access off sub-arterial  <u>Pedestrian:</u> Not ideal - residents will need to cross sub-arterial	<u>Vehicular:</u> Not ideal - requires local road access as RMS will not allow direct access off sub- arterial  <u>Pedestrian:</u> Satisfactory - walking distance of low density residential	<u>Vehicular:</u> Satisfactory - via a collector road  <u>Pedestrian:</u> Satisfactory - walking distance of low-medium density residential	<u>Vehicular:</u> Not ideal - requires local road access as RMS will not allow direct access off sub- arterial  <u>Pedestrian:</u> Satisfactory - walking distance of low-medium density residential	<u>Vehicular:</u> Ideal – via a collector and local roads.  <u>Pedestrian:</u> Ideal – walking distance of Cudgegong Station Precinct and surrounding medium-high density residential
<b>Connectivity through Precinct – pedestrian/ cyclist/green</b> [Negligible/ low/ medium/ excellent]	Medium – would establish a link to creek	Currently low – Stage 3 rezoning would allow connections through to Rouse Hill Regional Park	Medium – would establish a link to creek	Medium – would establish a link to creek	Negligible due to location within residential area	Medium – would establish a link to creek	Negligible due to location within residential area	Negligible due to location within residential area	Excellent – connectivity from Cudgegong Station through to creek	Excellent – connectivity from Cudgegong Station through to creek
<b>Population catchment</b>	Will not serve a dense population	Will not serve a dense population	Close to medium density along Guntawong Road but will not serve a dense population	Close to medium density along Guntawong Road but will not serve a dense population	Close to medium density along Guntawong Road but will not serve a dense population	Close to medium density along Guntawong Road but will not serve a dense population	Will not serve a dense population	Will serve a low-medium dense population	Will serve a low-medium dense population	Will service a medium-high dense population

	Sites investigated for playing fields – Refer to Figure 3 & Figure 15 above									
	A	B	C	D	E	F	G	H	I	J Exhibited location
<b>Size/ shape/ topography</b>  <u>Any substantial alteration to the road alignment of the sub-arterial road is not supported by RMS</u>	Slope acceptable.  Fields could fit	Slope acceptable.  Fields could fit but would require extension into Stage 3 plus partial location under electricity easement which is not supported by Council	Slope acceptable.  Not enough room between sub-arterial and creek and sub-arterial cannot be moved in this location due to Sydney Water services in road reserve	Slope acceptable.  Sub-arterial would require alteration for fields to fit, cut and fill required plus drainage/ creek line alteration	Slope acceptable.  Sub-arterial would require alteration for fields to fit, as not enough room for fields between current sub-arterial road alignment and proposed private school to the east	Slope acceptable.  Sub-arterial would require alteration for fields to fit. Encroachment into flood and riparian zones	Slope acceptable.  Cut and fill required	Slope varies, not ideal as extensive cut and fill required due to elevated location	Slope varies, not ideal due to drainage issues, low lying land	Slope acceptable.  Fields can fit in this location including batters and amenities
<b>Flooding/ stormwater management</b>	Partially flood affected	N/A	Partially flood affected	Partially flood affected, amendments to drainage and creek alignment required	Partially flood affected, would require building over minor creek	Partially flood affected	N/A	N/A	Substantially flood affected, drainage issues	Some creek realignment and piping needed but natural flow paths clear of creek and Existing Native Vegetation retained
<b>Acoustics</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Lot north of Sydney Metro Trains Facility required for an acoustic buffer.	Two lots north of Sydney Metro Trains Facility required for an acoustic buffer

	Sites investigated for playing fields – Refer to Figure 3 & Figure 15 above									
	A	B	C	D	E	F	G	H	I	J Exhibited location
<b>Safety/ Surveillance</b>	Low density residential surveillance	Low density residential surveillance	Poor surveillance due to lack of surrounding residential	Poor surveillance due to lack of surrounding residential	Low-medium density residential surveillance	Poor surveillance due to lack of surrounding residential	Low density residential surveillance	Low density residential surveillance	Poor surveillance due to lack of surrounding residential	Medium density residential surveillance
<b>Existing Native Vegetation (ENV)</b>	N/A	N/A	Potential impact	Potential impact	N/A	Potential impact	N/A	N/A	Potential impact	Minor impact. 1.7ha of ENV will be lost however overall target met across Stages 1 and 2 (refer to <b>Section 6.4</b> )
<b>Indigenous heritage</b>	Potential impact	Potential impact	Potential impact	Potential impact	Potential impact	Potential impact	Potential impact	N/A	Potential impact	Potential impact
<b>CONCLUSION</b>	<b>Additional playing fields not needed in Stage 2</b>	<b>Playing fields under/ near electricity easements not supported by Council and additional playing fields not needed in Stage 2</b>	<b>Playing fields under/ near electricity easements not supported by Council and access is poor due to location on sub-arterial</b>	<b>Poor access due to location on sub-arterial</b>	<b>Realignment of sub-arterial required due to school on eastern side. Would straddle drainage line</b>	<b>Poor access due to location on sub-arterial</b>	<b>Poor urban design outcome isolating medium density on western side of sub-arterial</b>	<b>Extensive cut and fill required due to elevated location</b>	<b>Drainage issues with lowering the whole site to accommodate playing fields. Access poor due to sub-arterial</b>	<b>DPE preferred location due to suitable topography, access, connectivity, green links and proximity to medium-high density residential</b>

# Appendix E: Blacktown Growth Centres DCP Schedule 8 amendments post exhibition

## Schedule 8 Riverstone East Precinct

DCP Section	Text/Table/Figure amended	Comment
<b>Section 3</b> Subdivision planning and design	<b>3.1 Vision</b> Reference made to the community facility to be located in the village centre  <b>Figure 3-1</b> ILP updated  <b>Figure 3-2</b> Water cycle management figure updated  <b>Figure 3-3</b> Flood prone land figure updated  <b>Figure 3-4</b> Salinity figure updated – any constraints taken off SMTF  <b>Figure 3-5</b> Aboriginal cultural heritage figure updated – any constraints taken off SMTF  <b>Figure 3-7</b> Bushfire risk and APZ requirements figure updated	<ul style="list-style-type: none"> <li>• All figures updated as a result of post-exhibition changes to the ILP.</li> <li>• Any constraints on the SMTF have been removed as that site has already gone through a separate assessment and approval process.</li> </ul>
<b>Section 4</b> General Precinct Controls	<b>Figure 4-1</b> Residential structure figure updated  <b>Figure 4-2</b> Road hierarchy figure updated  <b>4.2 Street Network and Design</b> <ul style="list-style-type: none"> <li>• Additional section for Rouse Rd extension added.</li> <li>• Sub-arterial, collector, local road (including along riparian corridors) and rear lane sections removed as they feature in the main body DCP.</li> </ul> <b>Figure 4.3</b> Bicycle and Pedestrian Network added  <b>Figure 4-9</b> Riparian protection area updated	<ul style="list-style-type: none"> <li>• All figures updated as a result of post-exhibition changes to the ILP or as a result of the additional information being shown.</li> <li>• Rouse Road extension addition road section added at the request of Council, due to redesign of surrounding area. Section will be 22m wide. See Section 4.5.4 of this report for further details.</li> <li>• Riparian corridor reduced from 60m to 40m. See Section 4.4 of this report for further details.</li> </ul>
<b>Section 5</b> Centres Development Controls	<b>5.1 Riverstone East Village</b> Reference made to the community facility to be located in the village centre  <b>Figure 5-1</b> Centres Hierarchy figure updated.	<ul style="list-style-type: none"> <li>• Centre expanded due to location of community facility.</li> </ul>
<b>Section 6</b> Site Specific Controls	<b>6.1 Development on and around Nu Welwyn</b> Controls updated in light of subdivision minimum lot size reducing on land north and east of Nu Welwyn.  <b>6.2 Environmental Management</b> New controls inserted for noise and odour management.	<ul style="list-style-type: none"> <li>• See Section 4.9 of this report for further details.</li> <li>• See Section 4.7 of this report for further detail.</li> </ul>

## **Appendix F: Consistency with the Growth Centres Biodiversity Certification**



## **Appendix G: Consistency with the Growth Centres Strategic Assessment Program**