

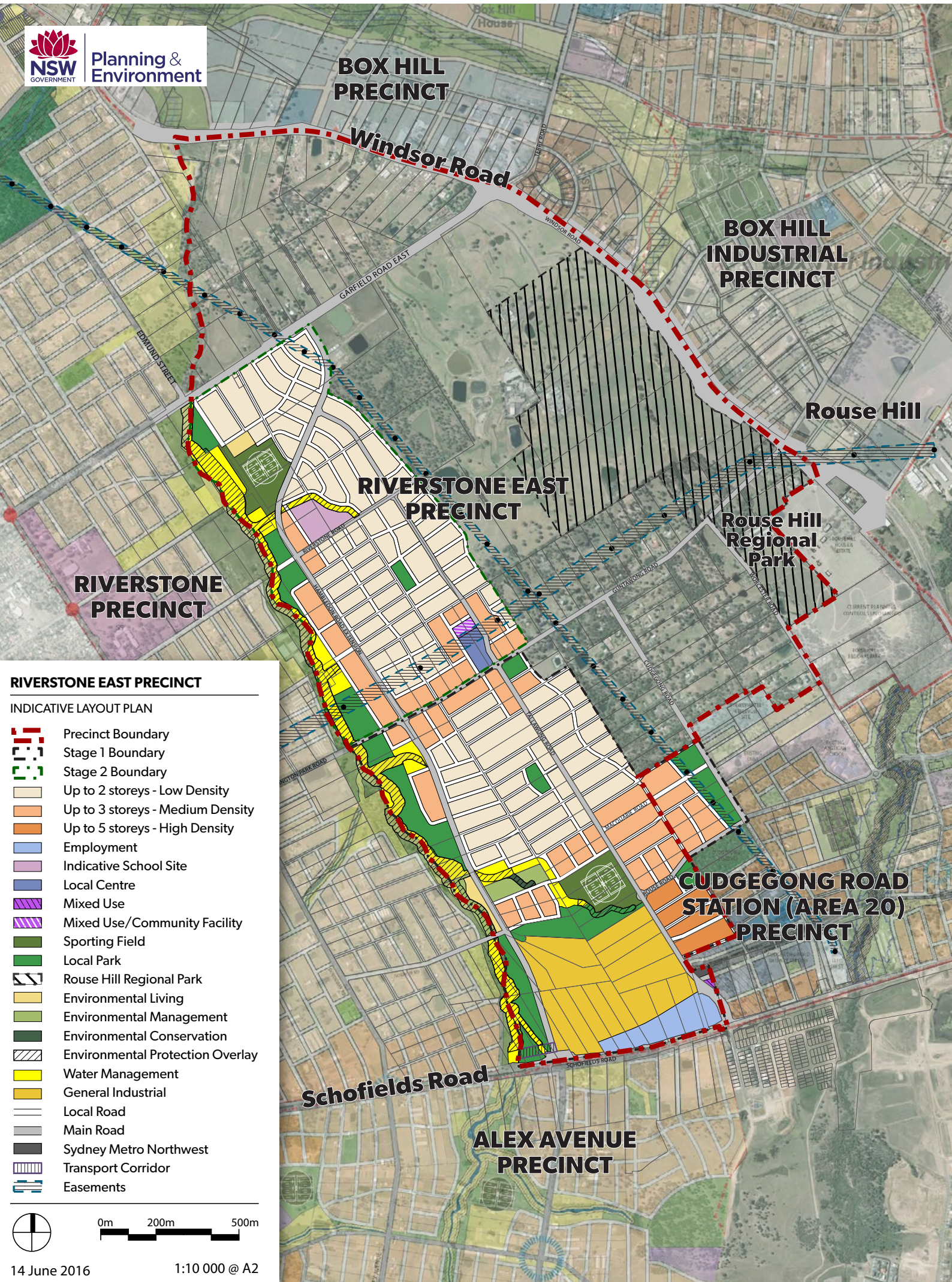


Planning &
Environment

Riverstone East Precinct Stages 1 and 2 Precinct Rezoning

New community facilities and houses at Schofields
Credit: NSW Department of Planning & Environment

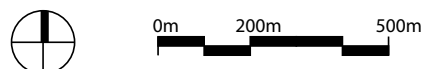
Indicative Layout Plan Stages 1 and 2



RIVERSTONE EAST PRECINCT

INDICATIVE LAYOUT PLAN

- Precinct Boundary
- Stage 1 Boundary
- Stage 2 Boundary
- Up to 2 storeys - Low Density
- Up to 3 storeys - Medium Density
- Up to 5 storeys - High Density
- Employment
- Indicative School Site
- Local Centre
- Mixed Use
- Mixed Use/Community Facility
- Sporting Field
- Local Park
- Rouse Hill Regional Park
- Environmental Living
- Environmental Management
- Environmental Conservation
- Environmental Protection Overlay
- Water Management
- General Industrial
- Local Road
- Main Road
- Sydney Metro Northwest
- Transport Corridor
- Easements



A vibrant, well connected, new community in Riverstone East

Following extensive consultation with the community and key stakeholders, Stages 1 and 2 of the Riverstone East precinct have now been rezoned.

The new, revitalised community will benefit from up to 3,500 new homes, new public open space, community facilities, a school and shops.

New and upgraded infrastructure will be rolled out in time to support the growing community, with footpaths, cycle ways and bus routes providing a range of transport options and making it easier to get around.

Rezoning land for housing means better access to a range of homes that suit different needs, budgets and lifestyle choices.

A staged approach to rezoning

The staged approach means land will be rezoned when a commitment for essential infrastructure is in place. This will provide more certainty for landowners and reduce the time between rezoning and the ability for land to be developed.

The Department of Planning and Environment will continue to work closely with infrastructure agencies such as Sydney Water and Endeavour Energy, and potential developers, to ensure the rezoning of land aligns closely with the delivery of infrastructure and enables development to happen.

Plan highlights

A greater choice of homes

A range of housing types are planned for Riverstone East, providing more choice when it comes to owning a home. Residential areas have been planned close to shops, schools and transport, with access to nearby community facilities such as parks and cafes.

New and upgraded infrastructure

Infrastructure such as water, sewer and electricity will be coordinated and delivered on time to meet the needs of the growing communities. New and upgraded roads will make it easier to get around and access essential services such as shops and schools. For more information about the timing of infrastructure please refer to the Finalisation report which is available on our website at planning.nsw.gov.au/riverstoneeast.

Alternate transport options such as trains via the Sydney Metro North West, buses and dedicated paths and cycle ways are also being planned to increase travel choice and accessibility, whilst promoting a healthy lifestyle.

The community will benefit from:

- upgrades to Schofields Road (2017);
- the Sydney Metro Northwest complete to Cudgegong Road Station (2019); and
- Garfield Road East (timing dependent on the development of the Precinct).

Jobs closer to home

Residents will benefit from Riverstone East's proximity to Marsden Park, which is the largest employment area in the North West. It includes Sydney Business Park which is already providing local job opportunities. Over time Marsden Park will become an employment centre providing 10,000 local jobs.

Residents will also benefit from proximity to Cudgegong Road Station, with the Sydney Metro Northwest providing rapid connections to employment centres such as Norwest and Macquarie Park.

Opportunities to enjoy the outdoors

New playing fields, parks, and cycle ways will provide sporting and recreational activities close to home. New walking paths and cycle ways will connect homes with transport networks and surrounding communities along riparian corridors and vegetated areas.

How did we consult?

Community feedback is an essential part of the planning process. We worked closely with Blacktown City Council, agencies, stakeholders and the community to coordinate the ability for new homes to be delivered as the supply of essential services is delivered.

Summary of consultation activities

- **October 2013:** Introduction & information sessions
- **June 2014:** Two workshops with over 140 participants
- **12 August - 18 September 2015:** Formal exhibition and consultation phase

What changes were made to the draft plans?

We received 116 submissions during the formal exhibition and consultation phase, all of which are available on our website at planspolicies.planning.nsw.gov.au/

Following a review of the feedback we received, a number of changes were made to the draft plans as summarised below:

Key Change	Explanation
Water Cycle Management	Minor zoning and design changes to create a better drainage system for the precinct.
Community Facility	The community centre has been relocated from the south east of Stage 1 to the village centre in Stage 2 to provide a more centrally located facility.
Open Space	With the relocation of the community facility from Stage 1 and a review of the surrounding area, a larger pocket park has been provided in Stage 1, adjoining Cudgegong Reserve. A new pocket park has been located centrally in Stage 2 to ensure all future residents have access to local open space.
Traffic and Transport	The sub-arterial road has been reduced in width from 35 metres to 26 metres, allowing more land for residential purposes.

Infrastructure roll out

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.

What does the rezoning mean for landowners?

The rezoning means that new land uses are now in place. Landowners can continue to use the land for its existing purpose provided that the use has been lawfully commenced. Landowners can also choose to sell or develop their land.

The staged approach to rezoning will ensure that land is rezoned in line with the delivery of infrastructure and will mean landowners will not be charged higher rates than necessary. This will give existing landowners greater capacity to plan to develop their land (development is subject to approval).

When will stage 3 be rezoned?

The Department has a draft Indicative Layout Plan for Stage 3, which was available for community feedback during August and September 2015.

Further work will be undertaken to refine the draft Indicative Layout Plan for Stage 3. It will be released for formal consultation when we have a definite timeframe for the provision of water, sewer and electricity.



More information



**Visit: planning.nsw.gov.au/riverstoneeast
to view the documents and video**



Phone: 1300 305 695

For enquiries relating to development applications please contact Blacktown City Council on 9839 6000.



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