



Explanation of Intended Effect

Riverstone West Precinct - Amendments to State Environmental Planning Policy (Precincts—Central River City) 2021 and State Environmental Planning Policy (Precincts—Western Parklands City) 2021

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Acknowledgment of Country

We acknowledge and pay our respects to the Traditional Owners and Custodians of the land, water and air of the place now known as Blacktown City.

We also acknowledge and respect the vibrant and diverse Aboriginal population that call Central and Western Sydney home. They have been established in the Central River City and Western Parkland City for many generations and have strong cultural values associated with this Country.

We pay deep respect to Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples.

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Introduction

This Explanation of Intended Effect (EIE) outlines proposed amendments to State Environmental Planning Policy (Precincts – Central River City) 2021 (Central River City SEPP) and State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Western Parkland City SEPP).

The proposed amendments relate to the Riverstone West precinct and primarily consist of amendments to the flood related development controls in section 3.27 of both SEPPs, noting that section 3.27 of both SEPPs only applies to the Riverstone West precinct.

Minor amendments are also proposed to the Land Zoning, Lot Size, Height of Buildings, Floor Space Ratio, Development Control and Native Vegetation Protection maps of the Central River City SEPP.

The primary intended outcome of the proposed amendments is to facilitate the realisation of the business park and industrial development that was envisaged when the precinct was rezoned in 2009.

Precinct location and intended development

The Riverstone West precinct (the precinct) is in the Blacktown City Council (Council) local government area and is part of the North West Growth Area (NWGA).

The precinct’s location within the NWGA is shown below in **Figure 1**.

The precinct is planned to be a major employment area within the NWGA and was zoned in August 2009 primarily for business park, general industrial and light industrial uses. At full development, it is anticipated the precinct will provide for over 12,000 jobs.

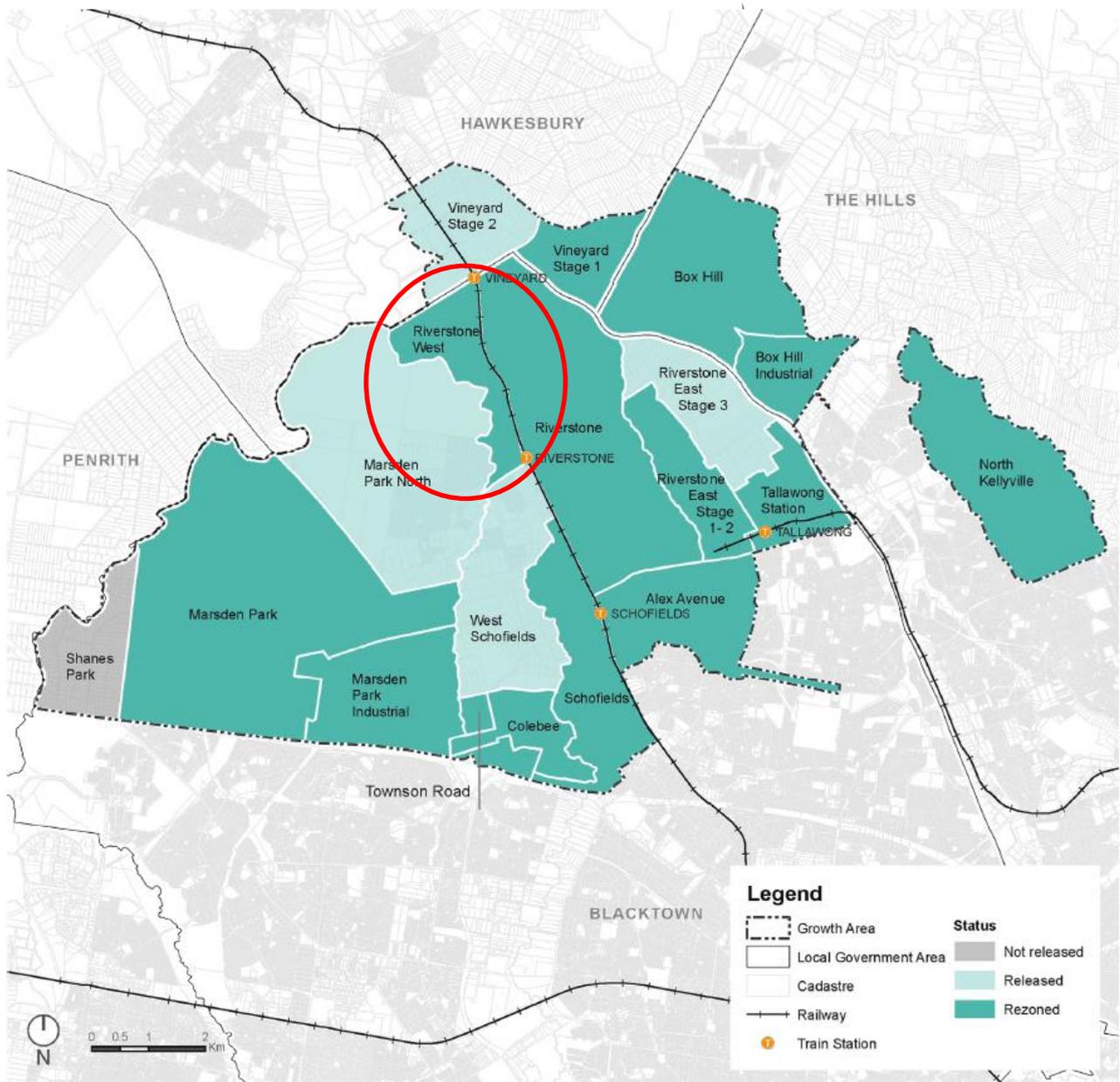


Figure 1 Location of Riverstone West within the North West Growth Area

Summary of proposed amendments

The proposed amendments consist of the following written and map based amendments:

- Amendments to section 3.27 of the Central River City SEPP and repeal of section 3.27 of the Western Parkland City SEPP as the clause is only relevant to Riverstone West.
- Development Control Map – redrawing of the boundary to which section 3.27 applies
- Land Zoning, Lot Size, Height of Buildings and Floor Space Ratio maps – amendment of zoning and related controls to reflect realignment of an internal road (known as the Spine Road) and correction of the zoning of Garfield Road West
- Native Vegetation Protection map – correction to mapping of existing native vegetation

The primary intended effect of the proposed amendments is to facilitate the realisation of the business park and industrial development that was envisaged when the precinct was rezoned in 2009.

The proposed amendments are described below.

Written instrument amendments

Central River City SEPP

Section 3.27 of the Central River City SEPP is as follows:

3.27 Development on and near certain land at Riverstone West

- (1) *This section applies to the land shown outlined in red on the [North West Growth Centre Development Control Map](#).*
- (2) *Despite any other provision of this Chapter (including any Precinct Plan), the consent authority must not grant consent for development on land to which this section applies unless it is satisfied that the proposed development—*
 - (a) *will be undertaken in a way that is consistent with the floodplain management strategy in the Riverstone West Precinct Development Control Plan published by the Department in August 2009, and*
 - (b) *does not increase flood levels on adjoining properties in events up to the design 100 year recurrence flood, and*
 - (c) *limits any increases in flood velocities on adjoining properties in events up to the design 100 year recurrence flood to minor increases only, and*
 - (d) *is not likely to result in adverse flood impacts on adjoining properties (including during any construction stage of the proposed development).*
- (3) *This section does not apply to development that the consent authority is satisfied is minor and will not result in unacceptable adverse flood impacts on adjoining properties.*

It is intended that section 3.27 be amended as follows:

1. Sub-section (2)(b) - allow for flood modelling tolerances to be considered in determining potential flood level increases on adjoining properties, which would be based on typical flood modelling sensitivity tolerances i.e., modelling margins of error. The flood modelling that has been prepared to support and justify the amendment is included in the exhibition material.
2. Clarify that “adjoining properties” are properties external to the precinct and not existing or future adjoining properties within the precinct. At the time of the precinct’s rezoning in 2009, the focus of flood modelling and consideration of related impacts was on properties external to the

precinct not within the precinct. It is appropriate that this external consideration be reflected in section 3.27 so as not create unintended or unnecessary restrictions to development within the precinct.

The wording of the proposed amendments will be finalised after consideration of submissions received during the exhibition of the EIE and will be determined by the NSW Parliamentary Counsel's Office.

Western Parkland City SEPP

Section 3.27 in the Western Parkland City SEPP is the same as section 3.27 in the Central River City SEPP. Section 3.27 applies only to the Riverstone West precinct which appears as an appendix (Appendix 6) in the Central River City SEPP. Riverstone West is not a precinct in the Western Parkland City SEPP. It is therefore proposed to remove section 3.27 from the Western Parkland City SEPP.

Map amendments

The proposed Central River City map amendments are shown in **Appendix 2** and consist of the following.

Development Control Map

It is proposed to amend the Development Control map by redrawing the red coloured boundary line which indicates the land to which section 3.27 applies.

Currently the boundary line does not include all land within the precinct and it also captures land external to the precinct.

The land external to the precinct (Lot 11 DP 816720) was relevant to the proposed development in the precinct at the time of rezoning and was under the same ownership of the land proposed to be development for business and industrial purposes (Lot 211 DP 830505). After the rezoning of the precinct both properties were sold to separate owners and Lot 11 is no longer related to or required for the proposed development of Lot 211 Accordingly it is appropriate that the boundary line be amended to exclude Lot 11 from the application of section 3.27.

Land Zoning, Height of Buildings, Lot Size and Floor Space Ratio maps

The Land Zoning, Height of Buildings, Lot Size and Flood Space Ratio maps are proposed to be amended to reflect the proposed realignment of an internal road known as the Spine Road.

The primary reason for the realignment of the Spine Road is due to Transport for NSW's (TfNSW) proposed upgrade of Garfield Road West¹. TfNSW's works propose a short section of road into the precinct as part of a future four-way signalised intersection at Denmark Road and Garfield Road West.

The alignment and length of this proposed road into the precinct has required a westerly realignment of the southern portion of the proposed Spine Road.

Figure 2 shows the realigned Spine Road (3 red lines) relative to the current Land Zoning map.

¹ Information relating to TfNSW's upgrade of Garfield Road West can be found at - <https://roads-waterways.transport.nsw.gov.au/projects/north-west-growth-centre-strategy/garfield-road.html>

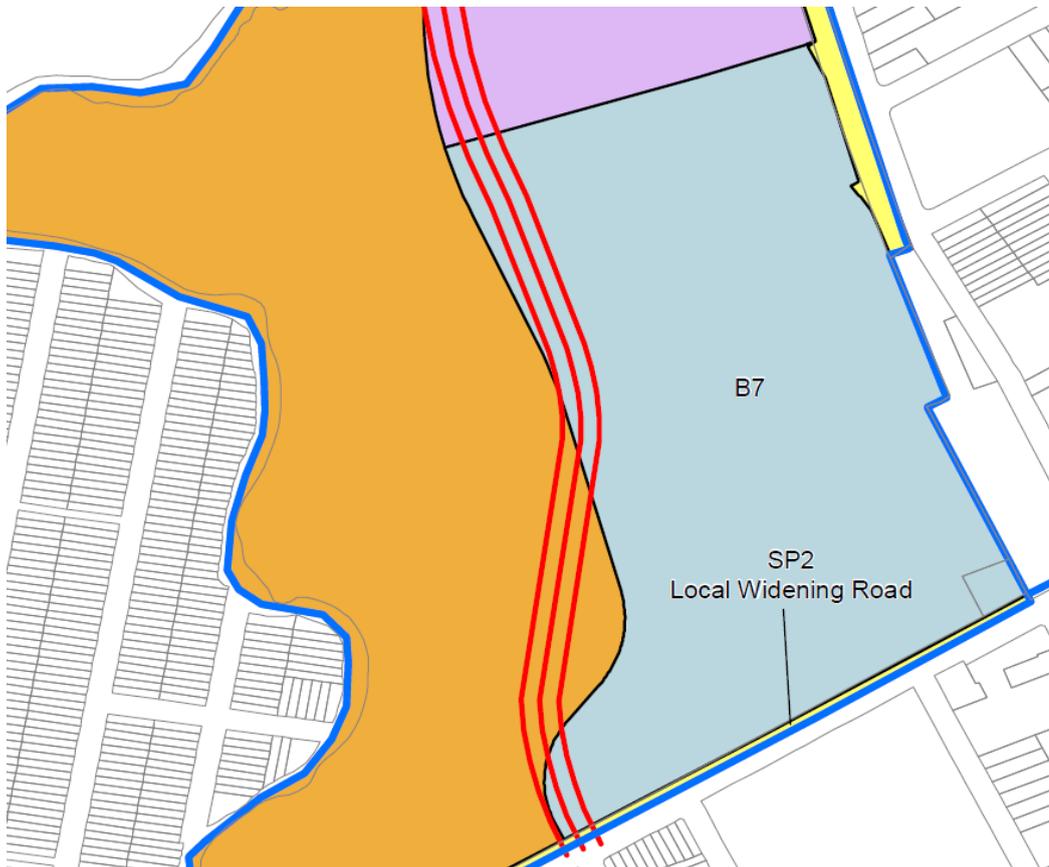


Figure 2 Realigned Spine Road with current land zones

The realignment of the Spine Road results in an isolated patch of Environmental Conservation zoned land between the proposed Spine Road and B7 Business Park zoned land. The patch of Environmental Conservation zoned land consists of disturbed grasslands of low ecological significance. It is currently separated from other Environmental Conservation zoned lands due to an existing internal driveway which generally follows the alignment of the proposed Spine Road.

To eliminate this isolated patch and to promote a practicable development outcome it is proposed to amend the Land Zoning map by increasing the Business Park zone to match the Spine Road realignment. The increase in Business Park zoned land also affects the Lot Size, Height of Buildings and Floor Space Ratio maps.

Additional minor realignments of the Spine Road are proposed towards the centre of the precinct to create a smoother and straighter path of travel. These realignments have resulted in corresponding amendments to the Land Zoning, Lot Size, and Height of Buildings maps.

Finally, it is also proposed to correct the zone of Garfield Road West. The current Land Zoning map shows Garfield Road West as "SP2 Local Road Widening". Garfield Road West is a classified road hence the correct zoning is "SP2 Classified Road".

Native Vegetation Protection Map

There is currently a mismatch between land shown as "existing native vegetation" (ENV) on the Native Vegetation Protection map and C2 Environmental Conservation zoned land on the Land Zoning map.

The discrepancy is shown below and can be seen by comparing the location of the C2 and ENV lands relative to nearby property/zone boundaries.

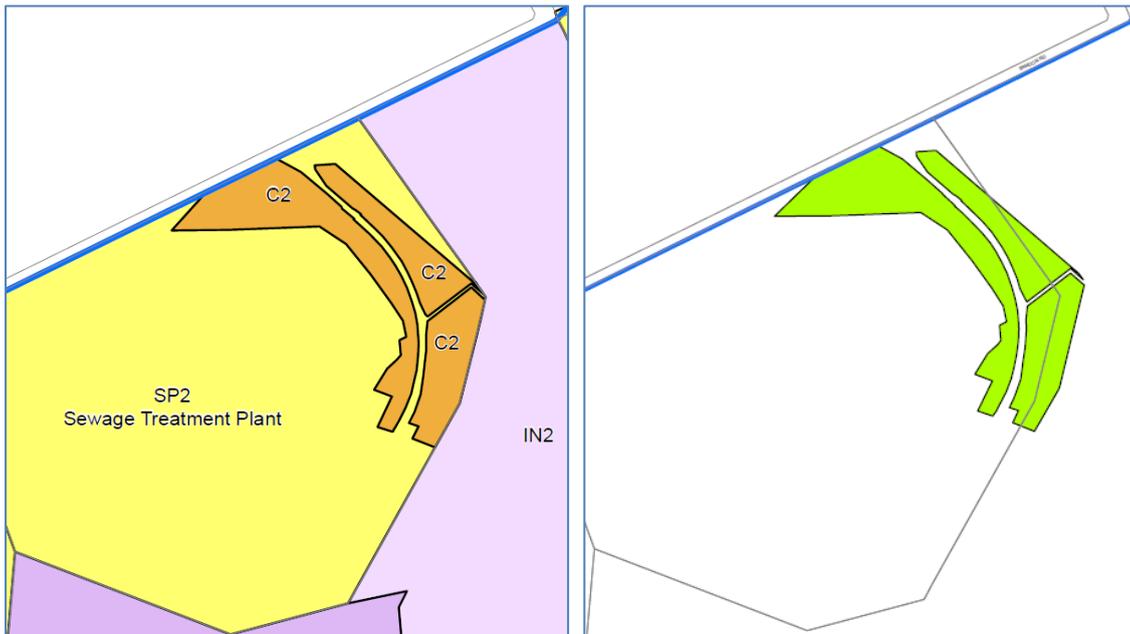


Figure 3 Comparison between environmental conservation zoned land and existing native vegetation land

The Land Zoning map correctly shows the location of the actual vegetation to be protected. To rectify this discrepancy, it is proposed shift the location of ENV on the Native Vegetation Protection map in a westerly direction to match the E2 Environmental Conservation zone on the Land Zoning map.

Next steps – Have your say

The Department of Planning and Environment welcomes community and stakeholder feedback on this Explanation of Intended Effect. Your feedback will help us better understand the views of the community and will inform the amendment to the SEPPs as outlined in this document.

You can make a submission on the Explanation of Intended Effect by completing the online feedback form before 26 September 2022 at:

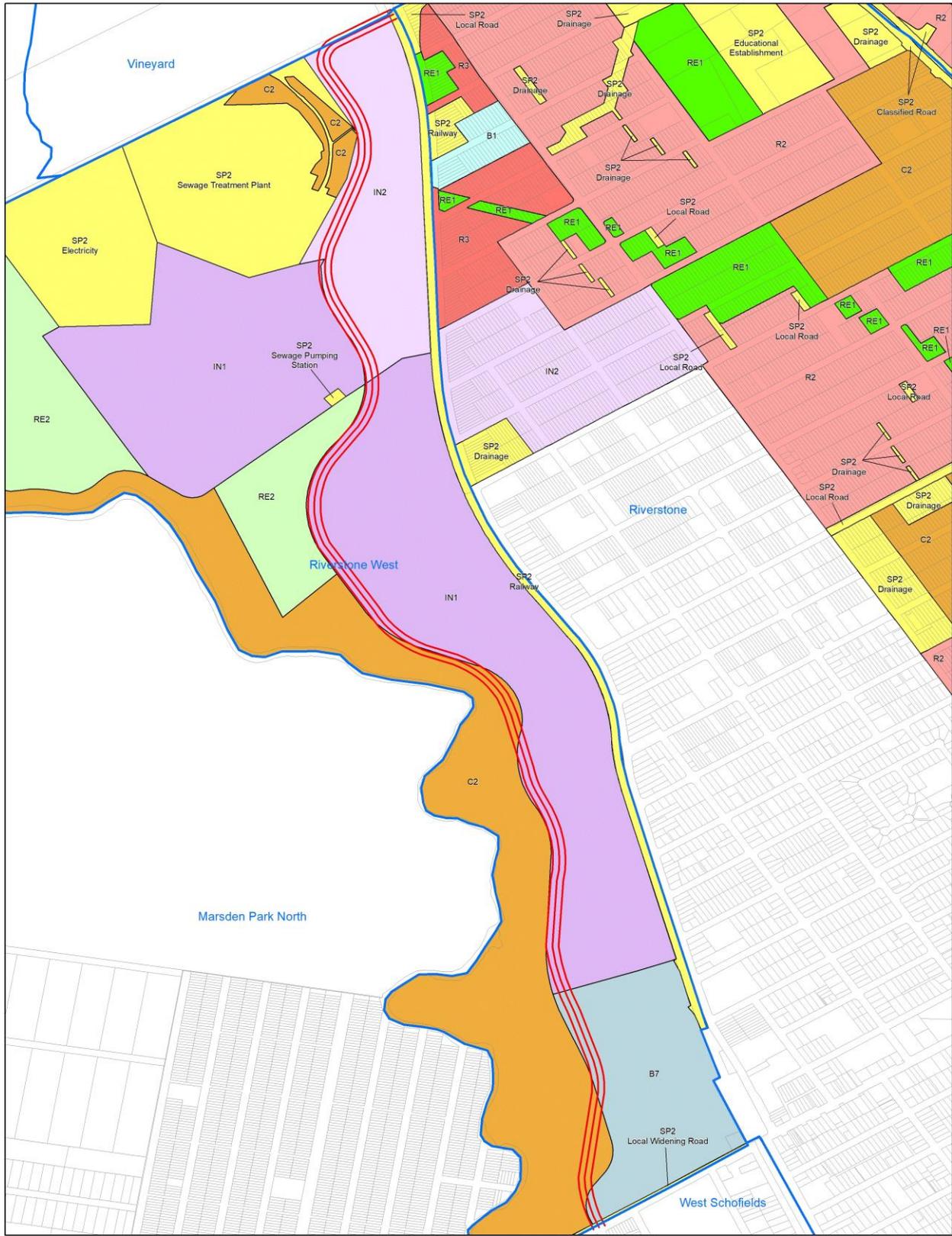
www.planningportal.nsw.gov.au/draftplans/on-exhibition

Submissions may address the issues raised in this Explanation of Intended Effect or provide additional input regarding the proposed amendment to the SEPPs. The department will publish a response to submissions following the close of the exhibition period.

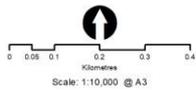
Appendix 1

Draft map amendments

Note the alignment of the proposed Spine Road (3 red lines) is shown in the Land Zoning, Lot Size, Height of Buildings and Floor Space Ratio maps for illustrative purposes only. The Spine Road will not appear in the finalised maps.



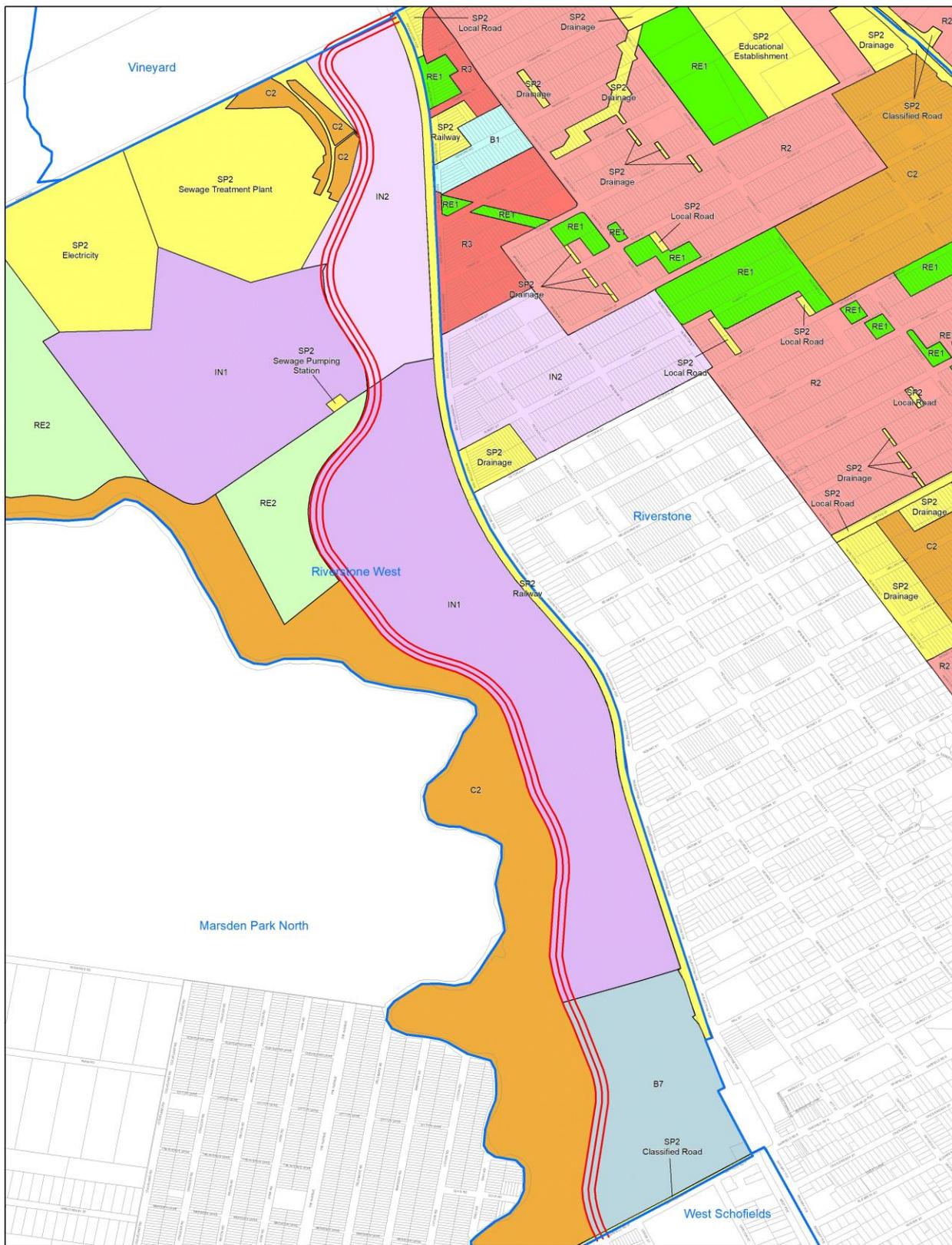
Legend			
B1	Neighbourhood Centre	—	Alignment of Proposed Spine Road
B7	Business Park	 	Cadastrre 04/04/2022 © Spatial Services
C2	Environmental Conservation	RE1	Public Recreation
IN1	General Industrial	RE2	Private Recreation
IN2	Light Industrial	SP2	Infrastructure
R2	Low Density Residential		
R3	Medium Density Residential		



**SEPP (Precincts - Central River City) 2021
NWGC Land Zoning Map - Riverstone West**

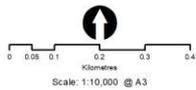
Current Map





Legend

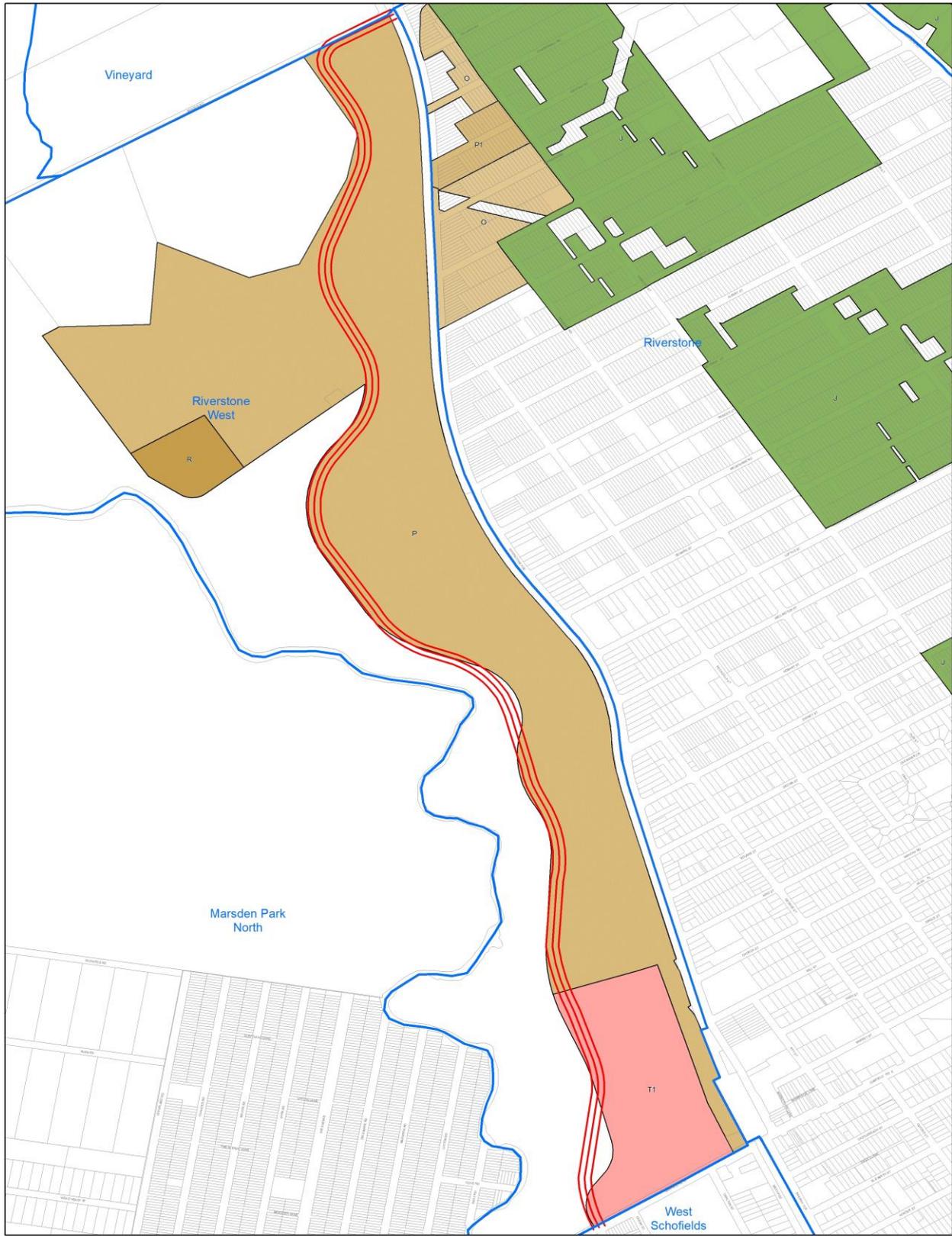
B1 Neighbourhood Centre	R2 Low Density Residential	— Alignment of Proposed Spine Road
B7 Business Park	R3 Medium Density Residential	□ Cadastre 04/04/2022 © Spatial Services
C2 Environmental Conservation	RE1 Public Recreation	
IN1 General Industrial	RE2 Private Recreation	
IN2 Light Industrial	SP2 Infrastructure	



**SEPP (Precincts - Central River City) 2021
NWGC Land Zoning Map - Riverstone West**

Proposed Map





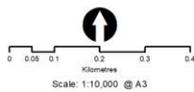
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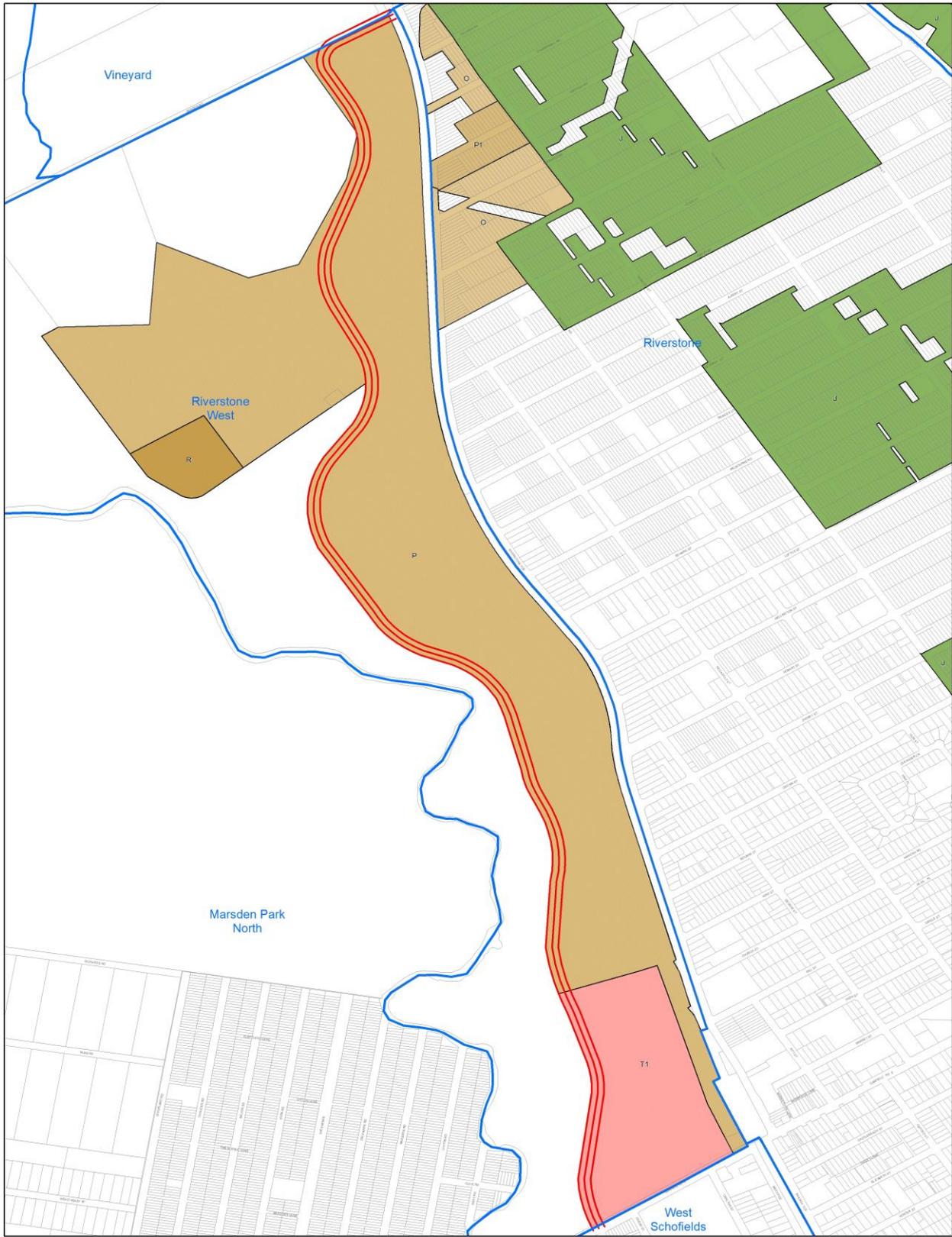
- J 9
- O 16
- P 18
- P1 17
- R 21
- T1 26

- Alignment of Proposed Spine Road
- Cadastre 04/04/2022 © Spatial Services

**SEPP (Precincts - Central River City) 2021
NWGC Height of Buildings Map - Riverstone West**

Current Map





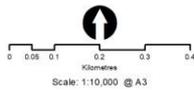
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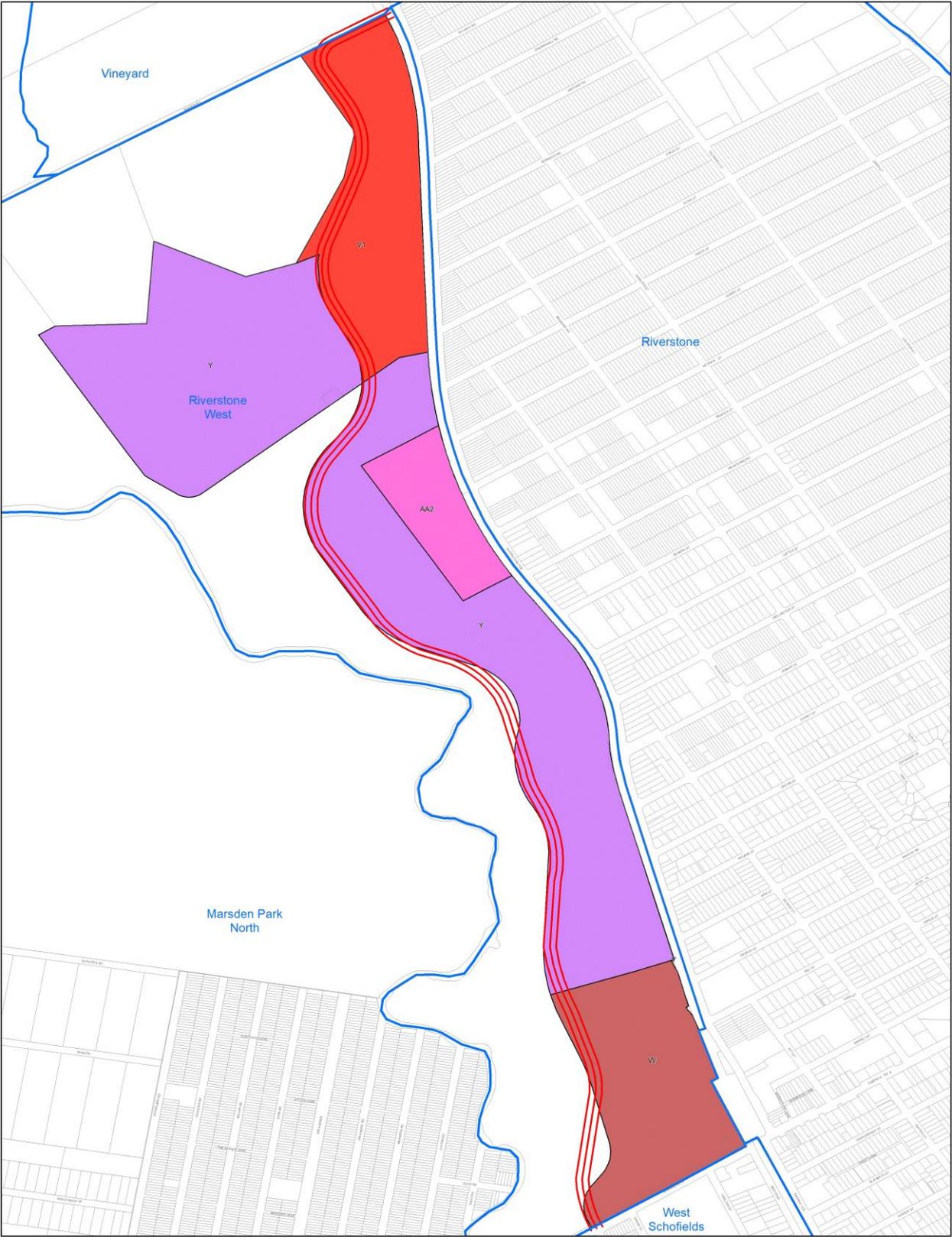
- J 9
- O 16
- P 18
- P1 17
- R 21
- T1 26

- Alignment of Proposed Spine Road
- Cadastre 04/04/2022 © Spatial Services

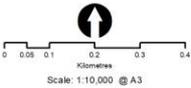
**SEPP (Precincts - Central River City) 2021
NWGC Height of Buildings Map - Riverstone West**

Proposed Map





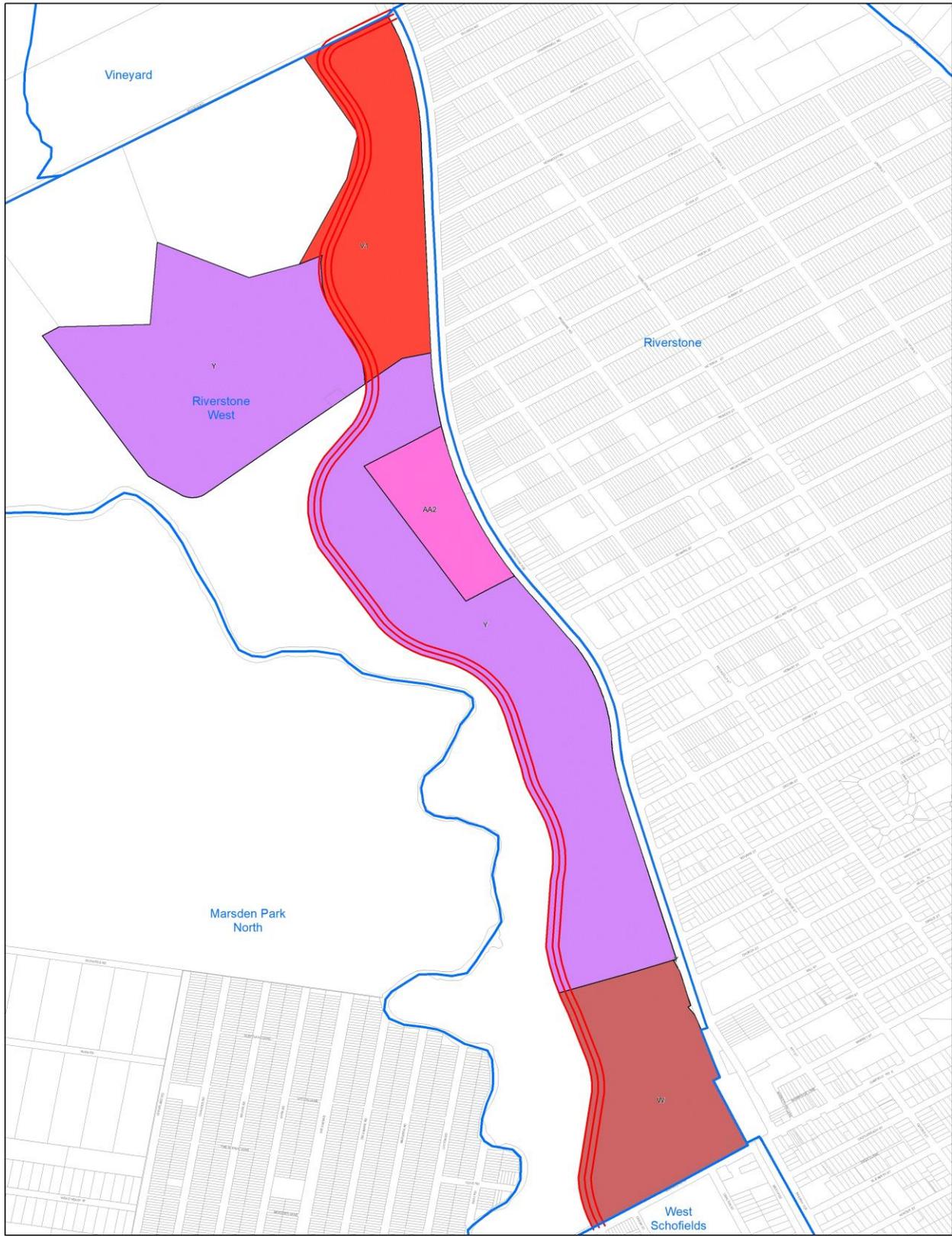
- Legend**
- V1 2,000 sqm
 - W 4,000 sqm
 - Y 1 ha
 - AA2 7 ha
 - Alignment of Proposed Spine Road
 - Cadastre 04/04/2022 © Spatial Services



**SEPP (Precincts - Central River City) 2021
NWGC Lot Size Map - Riverstone West**

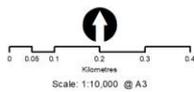
Current Map





Legend

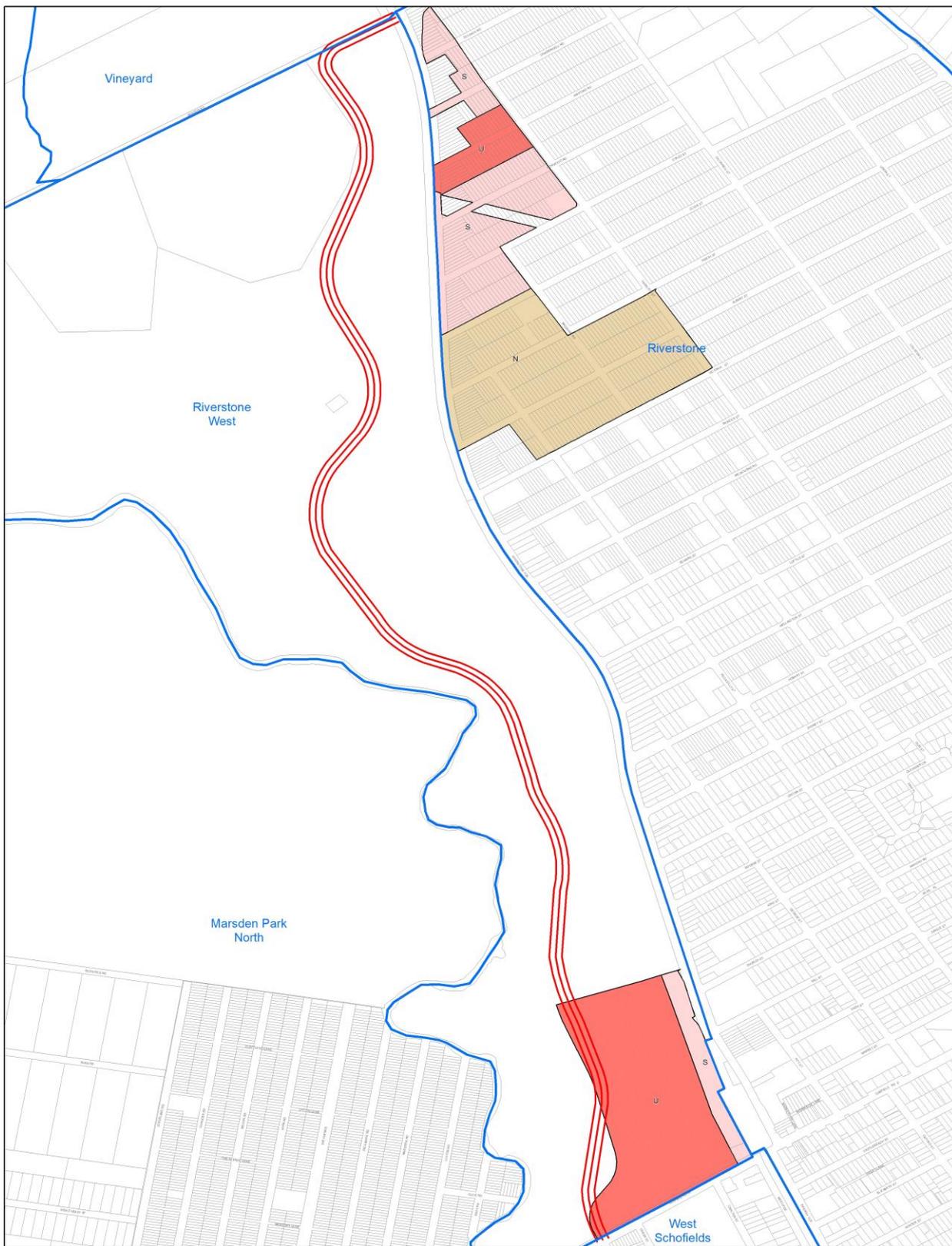
- V1 2,000 sqm
- W 4,000 sqm
- Y 1 ha
- AA2 7 ha
- Alignment of Proposed Spine Road
- Cadastre 04/04/2022 © Spatial Services



**SEPP (Precincts - Central River City) 2021
NWGC Lot Size Map - Riverstone West**

Proposed Map

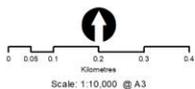


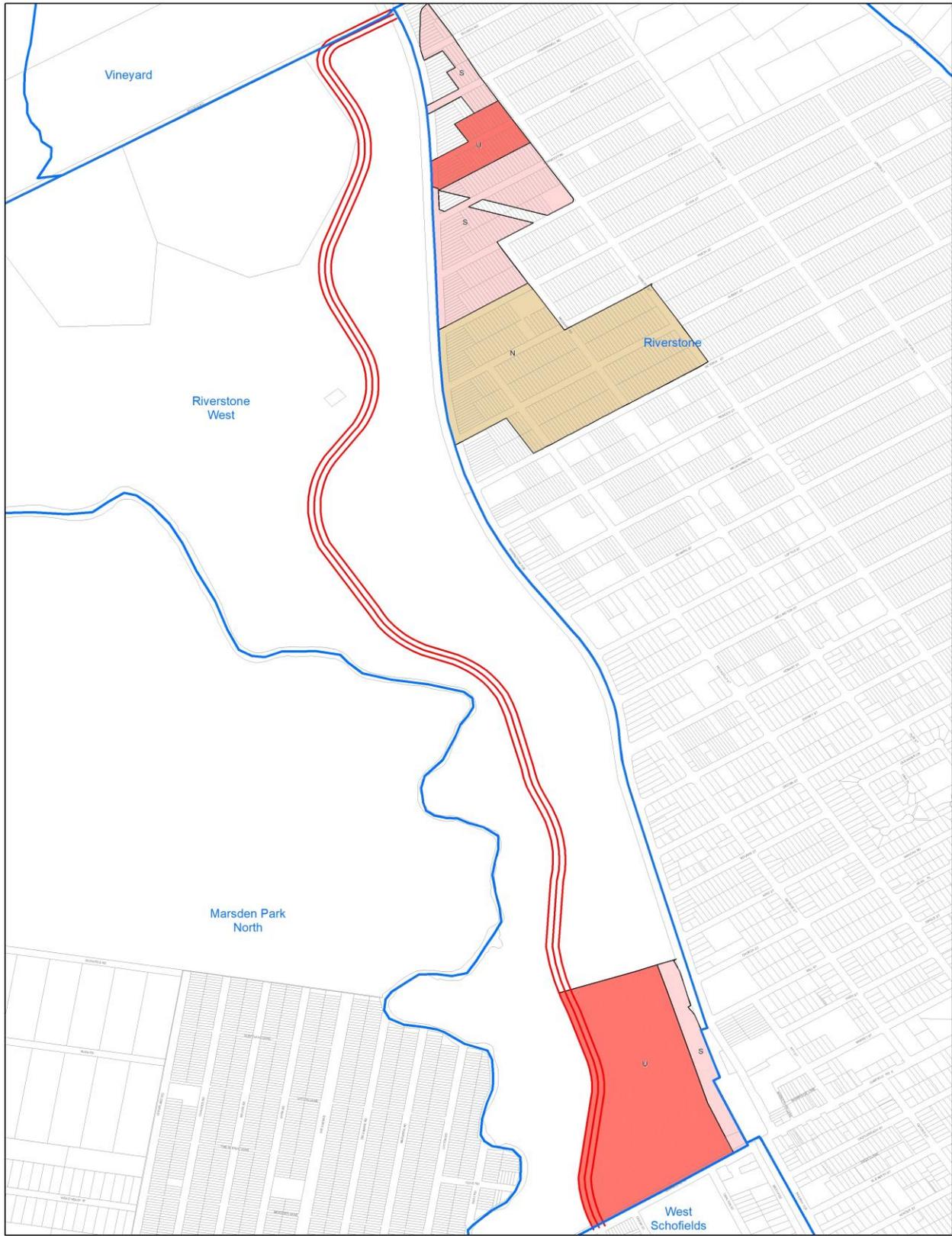


- Legend**
- N 1
 - S 1.75
 - U 2.75
 - Alignment of Proposed Spine Road
 - Cadastre 04/04/2022 © Spatial Services

**SEPP (Precincts - Central River City) 2021
NWGC Floor Space Ratio Map - Riverstone West**

Current Map





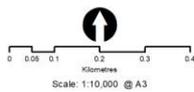
Legend

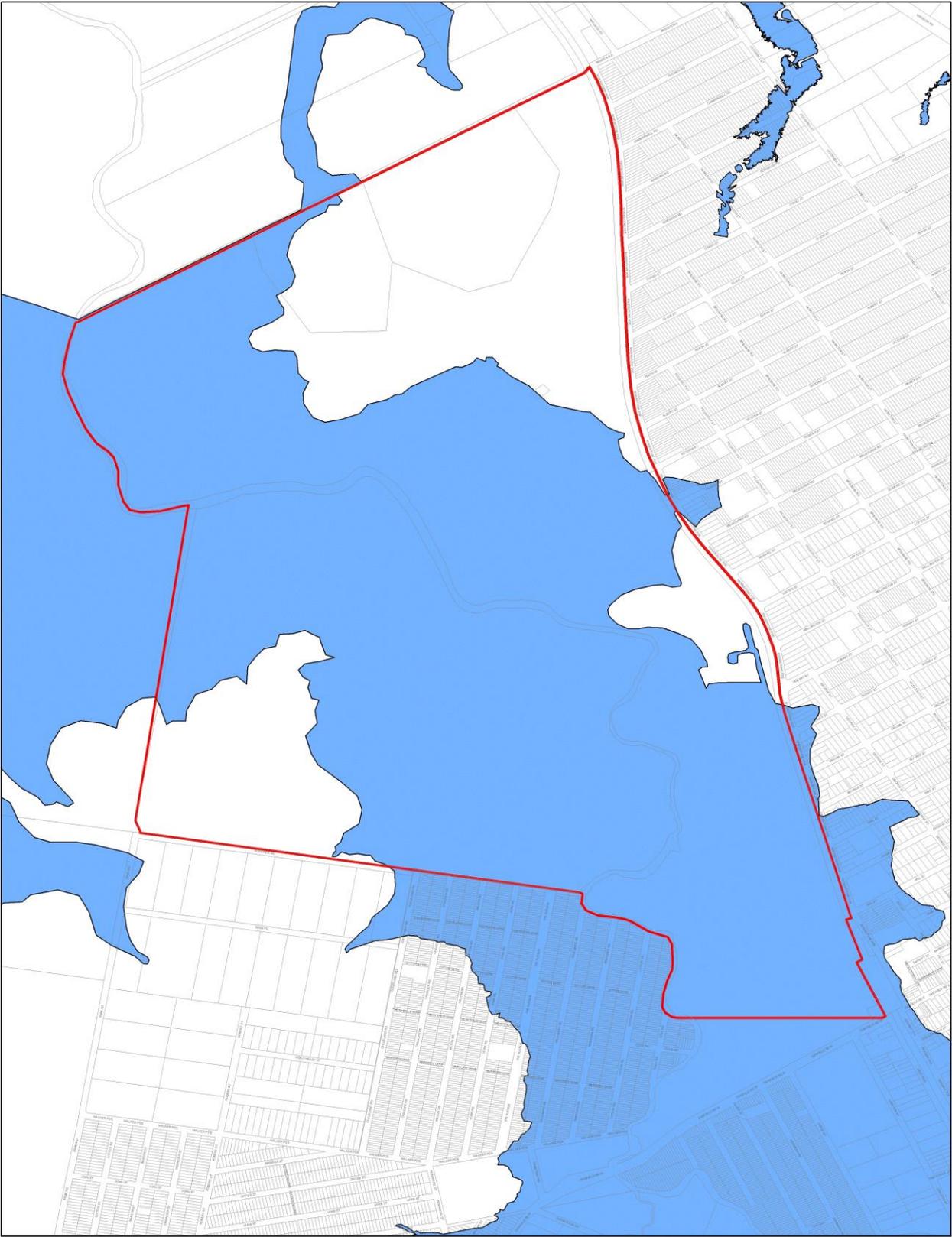
- N 1
- S 1.75
- U 2.75

- Alignment of Proposed Spine Road
- Cadastre 04/04/2022 © Spatial Services

**SEPP (Precincts - Central River City) 2021
NWGC Floor Space Ratio Map - Riverstone West**

Proposed Map

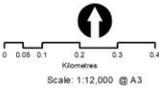


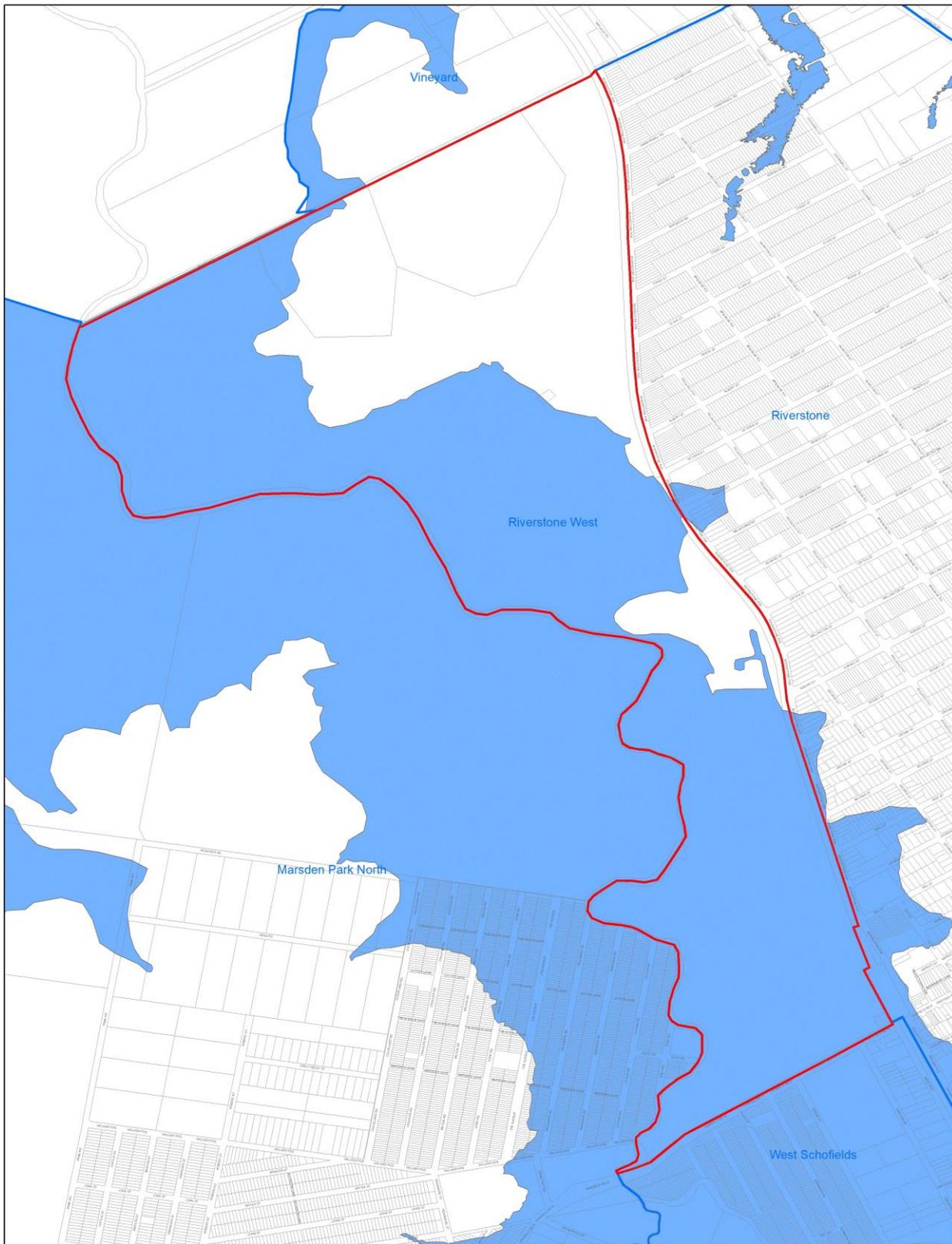


- Legend**
- Land Identified in Clause 20(1)
 - Flood Prone and Major Creeks Land
 - Cadastre 04/04/2022 © Spatial Services

**SEPP (Precincts - Central River City) 2021
NWGC Development Control Map - Riverstone West**

Current Map

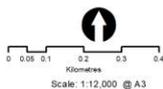




- Legend**
- Flood Prone and Major Creeks Land
 - Land Identified in Section 3.27
 - Cadastre 25/05/2022 © Spatial Services

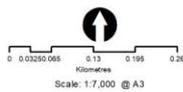
**SEPP (Precincts - Central River City) 2021
NWGC Development Control Map - Riverstone West**

Proposed Map





- Legend**
- Protected Vegetation**
- Existing native vegetation area
 - Native vegetation retention area
 - Cadastral 04/04/2022 © Spatial Services



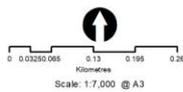
**SEPP (Precincts - Central River City) 2021
NWGC Native Vegetation Protection Map - Riverstone West**

Current Map





- Legend**
- Protected Vegetation**
- Existing native vegetation area
 - Native vegetation retention area
 - Cadastral 04/04/2022 © Spatial Services



**SEPP (Precincts - Central River City) 2021
NWGC Native Vegetation Protection Map - Riverstone West**

Proposed Map

