

Riverstone East, Stage 3

This document answers frequently asked questions about the Riverstone East stage 3 draft precinct plan.

What is the indicative layout plan for Riverstone East stage 3?

The indicative layout plan for Riverstone East, Stage 3 supports the rezoning of the precinct. It shows the boundary of the precinct that will be rezoned, including the land uses and location of new homes, open spaces, road layout and community facilities. To view the plans and supporting technical studies, go to www.planning.nsw.gov.au/riverstone-east.

What is being planned for stage 3?

It is proposed that Stage 3 will deliver a new neighbourhood of up to 3,600 new dwellings, with new roads, open public spaces and new services and infrastructure. It will also provide better connections with the broader North West Growth Area.

Riverstone East, Stage 3 covers approximately 174 hectares for urban development, and the Rouse Hill Regional Park is also within the precinct.

Amendments will also be made to the *State Environmental Planning Policy (Precincts – Central River City) 2021* (the proposed SEPP) to rezone the Precinct primarily for residential purposes.

Riverstone East, Stage 3 also meets the NSW Government's priority of improving access to housing, with a 10% affordable housing target to support entry into the housing market for key workers and low-income earners.

The plan for stage 3 looks different to what was shared in 2016. Why?

The Riverstone East precinct has been released in three stages to allow for the planning and coordination of delivery for future urban development. Stages 1 and 2 were rezoned in 2016 to support 3,500 dwellings.

Stage 3 caters for better quality urban design outcomes than elsewhere in the North West Growth Area by improving open space connectivity, residential design controls, widening street design and preserving existing bushland.

The 2016 plan identified potential for 2,300 dwellings. The draft plan proposes up to 1,300 more dwellings. This increase is supported by a review of land subject to flooding across the North West

Growth Area and the ability for the Stage 3 to accommodate more housing on land that is not flood prone.

What amenities are being planned for in stage 3?

The Department of Planning, Housing and Infrastructure is working in partnership with Blacktown City Council to progress the planning of Stage 3, to rezone the land for new homes, facilities and services, and create a liveable community.

The plan includes a mix of housing types - free-standing homes, duplexes, apartment living – that cater for singles, couples, and families, and will predominately be low-medium density.

There are also a range of environmental measures proposed to combat urban heat during the warmer months. This includes a 40% tree canopy cover across the whole precinct by retaining existing mature trees and the inclusion of new planning controls to enable more space for private tree planting.

The design of homes will also meet the BASIX requirements for energy, heating/cooling, water and emission provisions.

Planning for a new neighbourhood in Stage 3 includes a primary school and a high school, each co-located with a community centre and double playing fields.

How will traffic and transport be managed?

A network of open space that utilises land adjacent to First Ponds Creek and other creeks throughout the precinct, sports fields, and heritage sites, encourages walking and cycling, and provides direct access to Rouse Hill Regional Park.

A new road network will support a bus network and cycling, as well as a 20 minute walk or a 10 minute cycle to Tallawong and Riverstone stations, making it an easy commute across Sydney metropolitan areas, and beyond.

Isn't Riverstone East flood prone?

The area of Stage 3 is above the Hawkesbury-Nepean Valley Probable Maximum Flood limits, thus minimising impacts on the Hawkesbury-Nepean Valley catchment and evacuation pressures.

Is heavy industry permissible land use in the proposed plan for stage 3?

Heavy industry is not a permissible land use in the plan for Stage 3.

Over time, existing heavy industry will exit the area of Stage 3 so there is no land use conflict between residential uses and industry.

How do I provide feedback on the indicative layout plan?

Exhibition of the plan is open for feedback from 15 February to 14 March 2024.

You can come and meet the team so they can explain the plan in more detail to inform your submission:

DATE	TIME	LOCATION
28 February	Any time between 11am-1pm	Room 3, Rouse Hill Community Centre 39-41 Clower Ave, Rouse Hill
28 February	Any time between 4pm-7pm	Room 3, Rouse Hill Community Centre 39-41 Clower Ave, Rouse Hill
29 February	Any time between 12pm-2pm	Room 3, Rouse Hill Community Centre 39-41 Clower Ave, Rouse Hill

Visit www.planning.nsw.gov.au/riverstone-east to view the draft plan, the technical studies and make a submission.

What are the next steps?

Once exhibition closes, the Department will assess the feedback and consider changes that need to be made to the plan.

It is expected the plan and legislative changes will be completed by mid-2024.

Blacktown City Council will then be the consent authority for the majority of development in Stage 3.