

Department of Planning, Housing and Infrastructure

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Riverstone East Stage 3 – Explanation of Intended Effect

Explanation of Intended Effect

February 2024





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Riverstone East Stage 3 – Explanation of Intended Effect

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Have your say

The Department of Planning, Housing and Infrastructure welcomes your feedback on the proposed Riverstone East - Stage 3 masterplan, Explanation of Intended Effect, and amendments to *State Environmental Planning Policy (Precincts— Central River City) 2021* (Precincts-Central River City SEPP).

The Department will publish all individual submissions and a consultation summary report once it has assessed and analysed the submissions.

You can view the Explanation of Intended Effects and supporting documents at <https://www.planning.nsw.gov.au/riverstone-east>

To make a submission online please follow the steps below:

1. Read our Privacy Statement and decide whether to include your personal information in your submission.
2. Fill in the online submission form. Your submission can either be typed or uploaded as a PDF and should include:
 - a) the name of the proposal (Riverstone East Stage 3– draft precinct plan)
 - b) a brief statement on whether you support or object to the proposal
 - c) the reasons why you support or object to the proposal.
3. Ensure you disclose reportable political donations. Anyone lodging submissions must declare reportable political donations (including donations of \$1,000 or more) made in the previous two years.
4. Agree to our online statement and lodge your submission.

You may also lodge your submission via post by sending it to:

Executive Director

Key Sites and Regional Assessment

Department of Planning, Housing and Infrastructure, Locked Bag 5022, Parramatta NSW 2124

All submissions will be made public in line with our objective to promote an open and transparent planning system. If you do not want your name or other personal identifying details published, please state this clearly at the top of your submission.

To find out more, please visit <https://www.planning.nsw.gov.au/riverstone-east>

This Explanation of Intended Effect (EIE) outlines the outcomes of the master planning process for the development of the Riverstone East Stage 3 precinct (the precinct) draft Indicative Layout Plan (ILP). It also details the proposed planning framework amendments and justifies rezoning of the precinct for primarily residential purposes.

Vision

The precinct will support the sustainable development of housing to meet the needs of a well-connected and diverse community, supported by local facilities and infrastructure.

Design objective

The objectives for the precinct are:

1. Planning controls are integrated and enable environmentally, economic, and socially sustainable development.
2. A diverse housing mix caters for a range of low, medium, and high-density housing typologies including larger lots, attached and dual occupancy dwellings through to multi-dwelling housing and residential flat buildings.
3. Connections to services, facilities, amenities and open spaces (including Rouse Hill Regional Park), and adjoining precincts (Riverstone, Tallawong, Box Hill and Vineyard) through well-integrated transport linkages.
4. An urban identity is created that respects and capitalises on the natural features of the precinct.
5. Provide for some of the open space and community facility shortfall identified in the North West Growth Area (NWGA) because of higher than anticipated levels of residential development.

Exhibition material

A number of documents have been placed on exhibition to allow the community and stakeholders to provide feedback on the proposed precinct plan for the precinct. The exhibition package includes:

- Draft ILP (Figure 4) illustrating the plan for the development of land within the precinct
- Draft Development Control Plan
- Explanation of Intended Effect (this document)
- Technical studies prepared to inform the draft precinct plan.

Council is responsible for the preparation and exhibition of a draft development contributions plan to fund local infrastructure such as local roads, drainage infrastructure and open space.

Part 1 – Riverstone East Stage 3 Precinct

1.1 Riverstone East Stage 3 Precinct

The precinct is in the North West Growth Area (NWGA) and legislated under the *State Environmental Planning Policy (Precincts—Central River City) 2021* (Precincts – Central River City SEPP) in the Blacktown Local Government Area (LGA). The precinct is one of 16 precincts in the NWGA, the majority of which have been rezoned. See Figures 1 and 2.

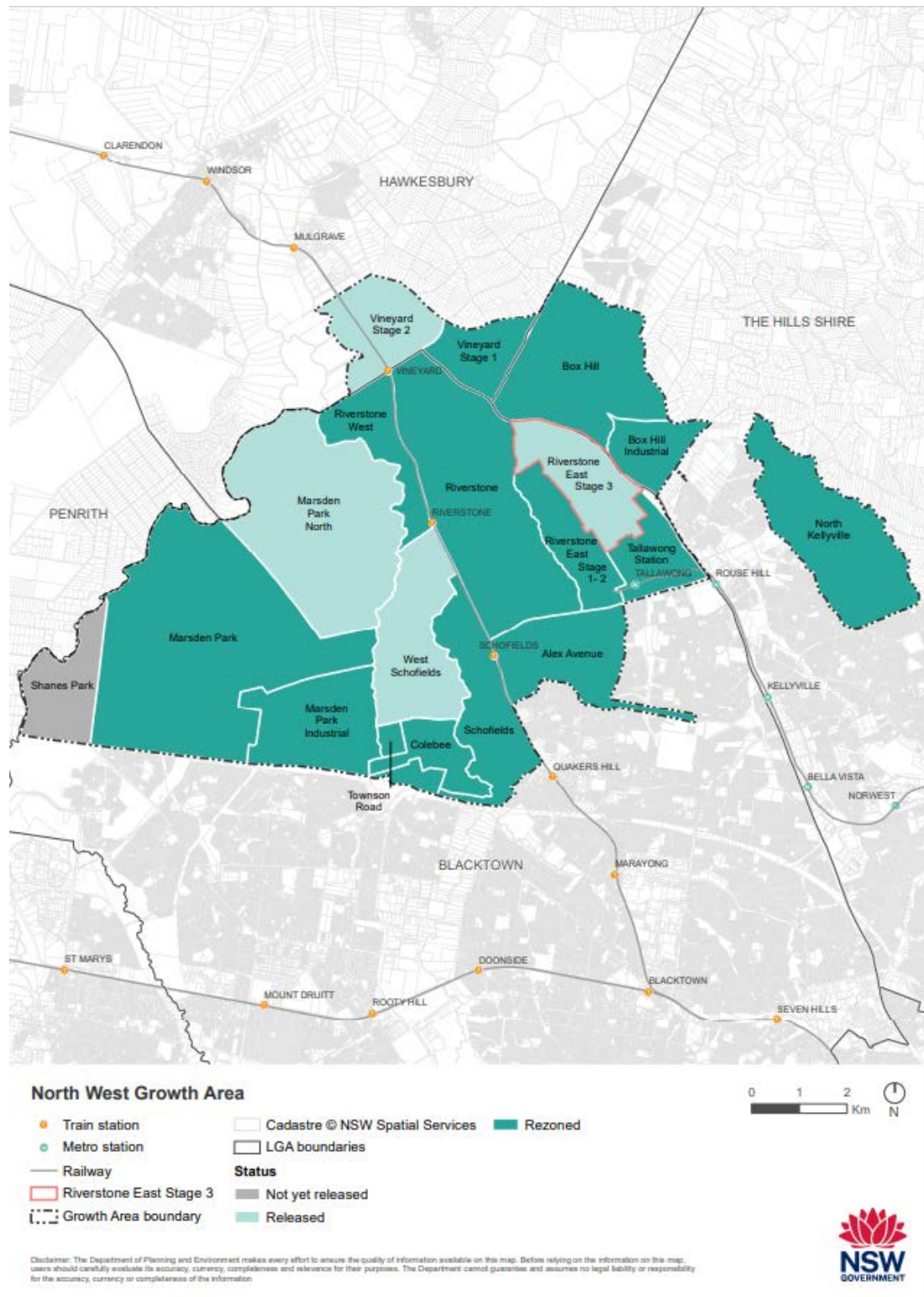


Figure 1 - North West Growth Area Precincts

The Riverstone East Precinct was released in August 2013 and at the time was anticipated to have potential for around 5,300 homes. During the initial planning phase, the precinct was divided into three stages.

Stages 1 and 2 were finalised in August 2016 with an anticipated capacity of approximately 3,500 homes. Since this time, urban development has occurred across Stages 1 and 2, with dwelling yields exceeding the original forecast.

Stage 3 was initially planned alongside Stages 1 and 2 to the extent that a concept-level draft Indicative Layout Plan (ILP) was prepared. The Stage 3 area was planned to be a predominantly low-density residential precinct, with provision for schools, open space, and drainage land.

The NWGA Land Use and Infrastructure Implementation Plan (LUIIP, 2017) identified a potential dwelling capacity of 2,300 dwellings for Stage 3. Following detailed investigations and technical studies this capacity was increased to 3,100-3600 dwellings.

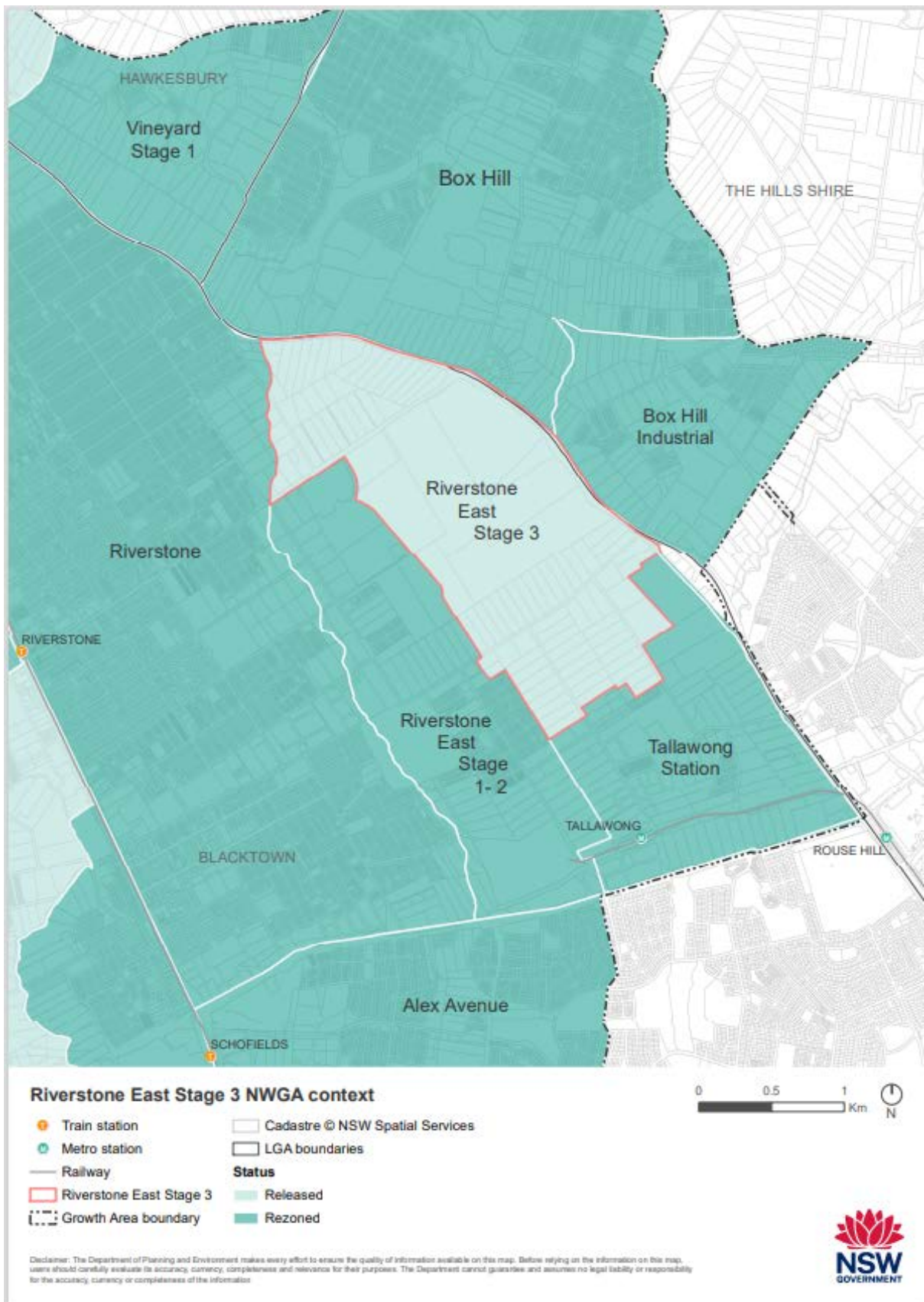


Figure 2 - Riverstone East Stage 3 in the NWGA Context

1.2 Precinct Context and Constraints

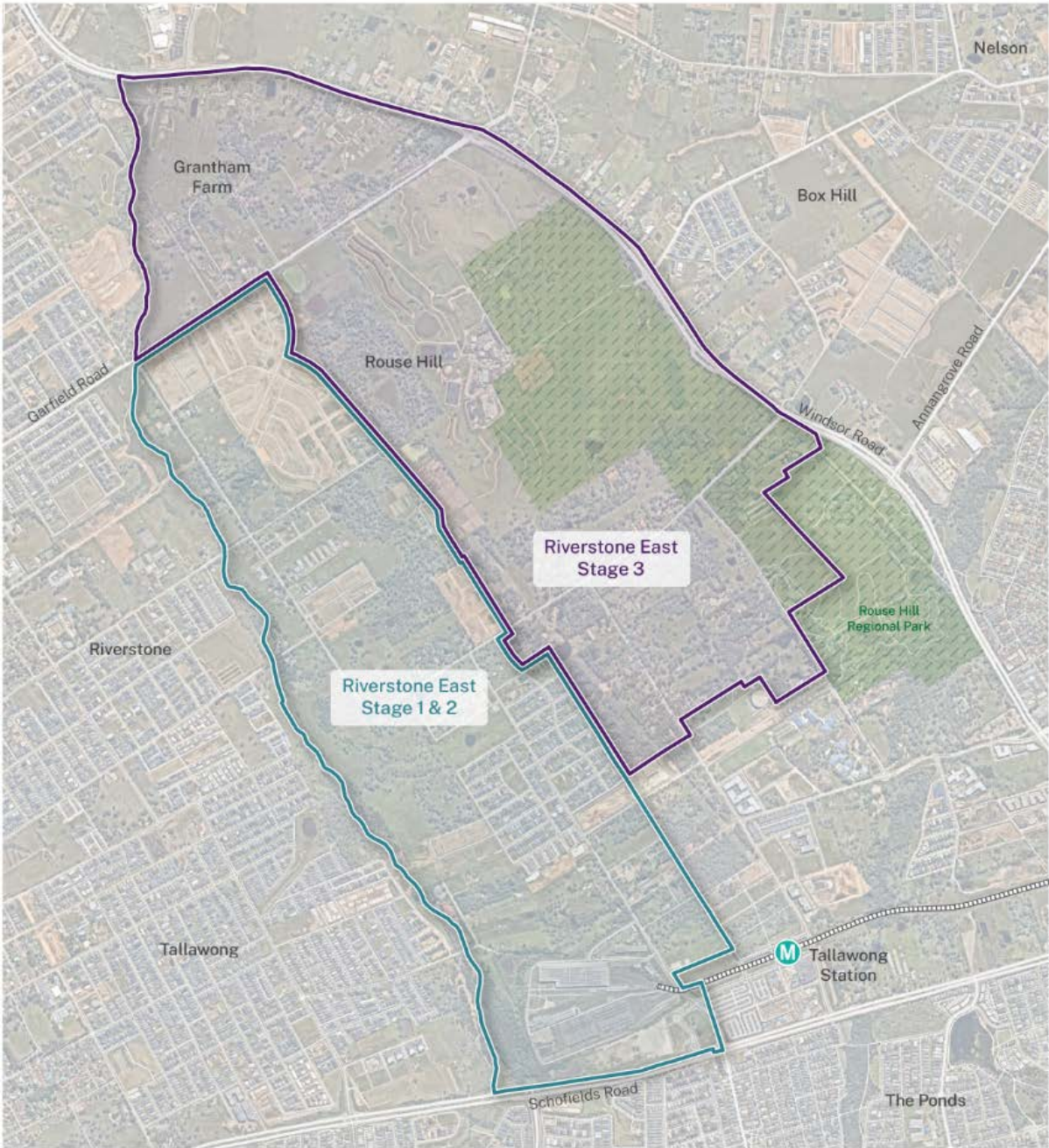
Location and Overview

The precinct is one of several precincts in the NWGA that are in the Blacktown LGA and is approximately 40 kilometres north-west of the Sydney central business district.

The precinct area is generally bound by Windsor Road to the northeast, First Ponds Creek in the northwest, Riverstone East Stage 1 and 2 lands to the west, Tallawong Station precinct (previously known as the Cudgegong Station or Area 20 Precinct) to the south, and lands designated for Rouse Hill Regional Park in the east. The precinct includes sites owned by Burns Pet Food and A J Bush and Sons. The Box Hill and Box Hill Industrial precincts are located on the opposite side of Windsor Road within The Hills Shire Council LGA and further to the north is the Vineyard precinct within the Hawkesbury City Council LGA.

The Stage 3 precinct covers approximately 174 ha excluding the Rouse Hill Regional Park with approximately 128 properties in largely fragmented ownership arrangements.

The precinct planning also includes parts of Lots 1 and 2 DP 218794 Junction Road (Junction Road site) which straddle the Riverstone Precinct. The parts of Lots 1 and 2 within the Riverstone precinct were zoned R2 Low Density Residential and SP2 Drainage under the then *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.



Riverstone East Stage 3



Figure 3 – Map of Riverstone East Stage 3 Precinct

1.3 Existing Conditions

The precinct is predominantly characterised by rural residential properties, regional open space contained within the Rouse Hill Regional Park, low-intensity agriculture and industrial land use associated with AJ Bush and Sons. Numerous watercourses within the precinct serve primarily as tributaries to First Ponds Creek and Killarney Chain of Ponds Creek.

The precinct is well serviced from a transport perspective with the Tallawong Metro Station to the south, Riverstone Railway Station to the west, and Windsor Road and Schofields Road. Garfield Road East provides a key east-west connector between Windsor Road and Riverstone. Upgrades to Garfield Road including a future grade-separated crossing of the railway line at Riverstone are being led by Transport for NSW. Hambledon Road is proposed to be extended from Schofields Road through to Garfield Road East to connect to Windsor Road in the north of the precinct. The precinct currently has a limited pedestrian network with most of the roads having no footpaths.

Key issues, constraints and opportunities for the precinct are summarised in **Table 1**.

1.4 Master Planning Approach

This master plan provides an improved urban design outcome from stages 1 and 2. There is a diversity of housing provided, retention of existing vegetation and an urban pattern that enables a tree canopy coverage of greater than 40%.

Key features of this master plan include:

- A network of open spaces that provides linear, passive and formal recreation opportunities leveraging from the existing creek network and responding to the topography of the precinct.
- Leveraging from Rouse Hill Regional Park, with development connections providing direct access to one of the jewels of the North West.
- Housing that responds to the urban form in a land use pattern that responds to property boundaries and constraints.
- The type of housing:
 - Highest density within walking distance of the station.
 - Medium density offerings with direct access to open space.
 - Lower form housing throughout the precinct.

-
- A road network that provides a local flow of traffic and major roads accommodate bus transit.
 - Roads are an opportunity to facilitate separated active transport, vegetation and water sensitive urban design outcomes.
 - This precinct raises the bar for greenfield development and learns from previous development with particular attention provided to:
 - Urban heating, canopy provision, light colour roofs and preservation of mature trees.
 - Infrastructure provision to enable the development to be staged in accordance with local catchments for provision of sewer and stormwater services.
 - Provides for a variety of housing types that cater to all demographics.

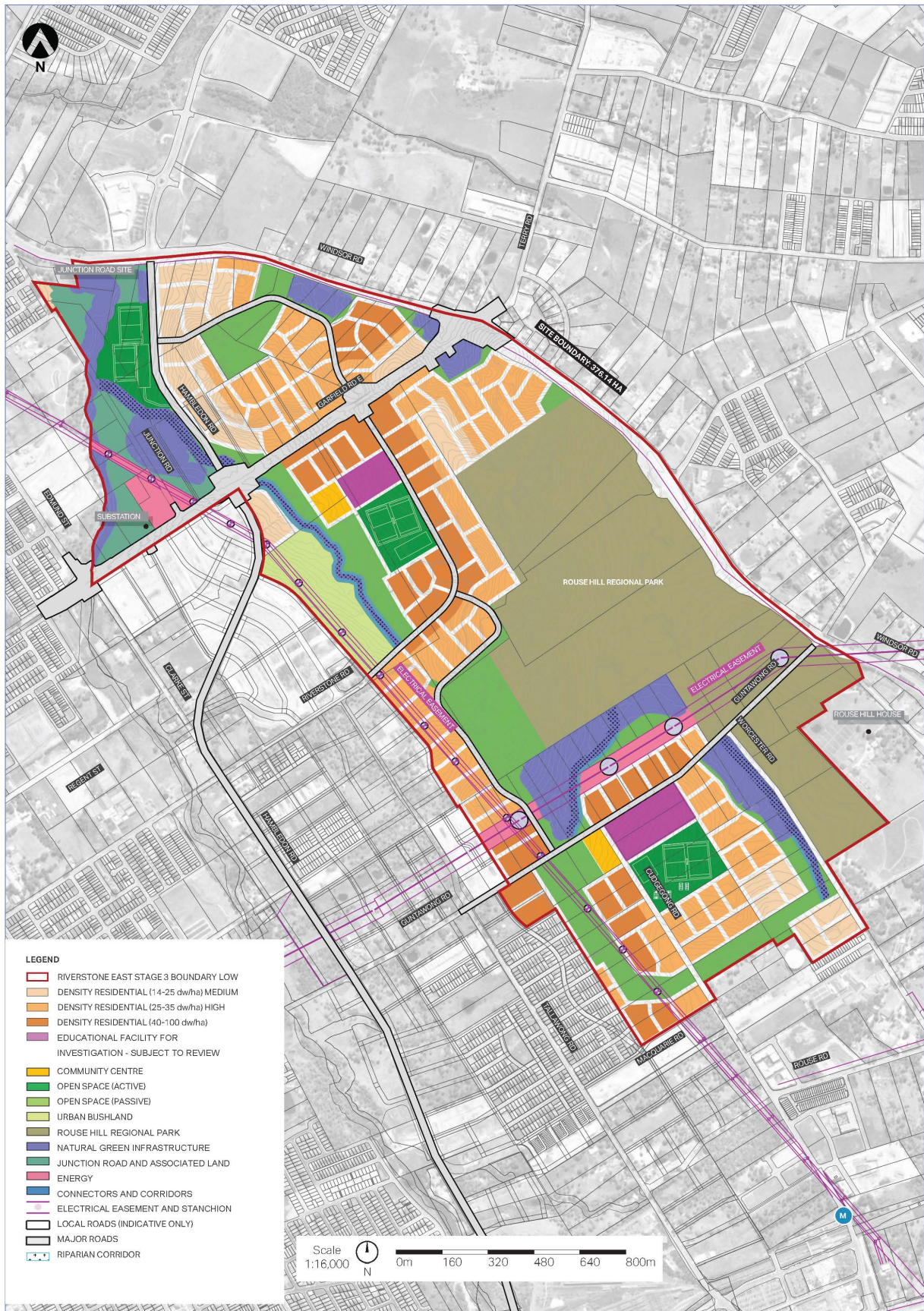


Figure 4 - Riverstone East Stage 3 - indicative layout plan

1.5 Precinct Summary

Planning controls for the precinct will support approximately 3,600 dwellings with a projected population of approximately 11,000 people. Table 1 summarises the key land use and development outcomes proposed for the precinct.

Table 1 Land use outcomes for the Riverstone East – Stage 3 Precinct

Development parameters	Area
Precinct land area (including RHRP)	378 ha
Area to which draft plan applies (excluding RHRP)	174ha
Landowners (excluding RHRP)	138
Low density residential (min. 14 – max 25 dw/ha)	17.70 ha
Medium density residential (min. 25 – max 35 dw/ha)	44.26 ha
High density residential (min. 40 – max 100 dw/ha)	26.55 ha
Community facility (x2)	2.07 ha
Planned public open space (sports fields)	15.70 ha (6 fields)
Planned public open space (passive recreation space)	36.51 ha
Drainage and water management	33.4 ha
Proposed schools – primary and high (subject to further review)	6 ha
Environmental conservation land (urban bushland)	8.66 ha
Maximum dwellings	3,600 dwellings
Estimated population	11,000 persons

1.6 Consultation

An integral part of precinct planning involves consultation with the community and stakeholders.

The Department issued a community newsletter in June 2023.

Consultation with relevant stakeholders throughout the precinct planning process has included:

- Blacktown City Council
- Hawkesbury City Council
- The Hills Shire Council
- DPE Office of Strategic Lands (OSL)
- Endeavour Energy
- Environment Protection Authority (EPA)
- Fire and Rescue NSW
- Greater Cities Commission (GCC)
- Infrastructure NSW (INSW)
- Jemena
- National Parks and Wildlife Service
- NSW Rural fire Service
- Environment and Heritage
- Office of the Government Architect
- School Infrastructure NSW
- State Emergency Services (SES)
- Sydney Water
- Transgrid
- Western Sydney Local Health District

The Department and Council have been partners throughout the precinct planning process representing state and local government interests with government agencies and technical specialists. State agency input has been sought to achieve consistency with relevant legislation and the effective coordination of infrastructure and services provision. Selected agencies have also reviewed various technical studies that address their areas of responsibility.

Agency and stakeholder consultation will continue following the exhibition period.

Part 2 - Discussion of issues and master planning outcomes

2.1 Open Space and Blue Green Grid

The precinct will deliver usable, accessible and inviting areas of open space that leverage off the natural assets of the precinct such as areas of existing native vegetation and Indigenous and non-Indigenous heritage significance. This includes:

- 15.7 hectares of active open space
- 36.5 hectares of passive open space
- 8.66 hectares of urban bushland
- 31.54 hectares of blue green infrastructure (interconnected network of natural and designed landscape components, including water bodies and green and open spaces serving a dual drainage and open space purpose)
- More than 10km of pedestrian and cycle linkages providing a 'Green Grid' looping the northern and southern developable lands through the central core of the precinct.

The majority of residents living within the precinct will be within 500m of an open space used for recreational purposes including playgrounds and informal kick about spaces. Refer to Figure 5: Open Space Location Plan.



Figure 5: Open Space Location Plan

2.2 Social Infrastructure

The precinct will generate the need for social infrastructure such as community facilities, playing fields and courts. The precinct's demographics and social infrastructure assessment estimates that the precinct will generate a need for:

- Six sporting fields (soccer/rugby)
- Three basketball/netball courts
- Two tennis courts
- One community hub with approximately 1,150m² of floor space
- One additional community hub to meet demand beyond the Stage 3 precinct
- Additional educational infrastructure
- Childcare provided on a need basis by the market.

Due to the proposed population (11,000) the precinct does not trigger the requirement for district level social infrastructure facilities. An opportunity also exists for the provision of library floorspace (up to 522m²) within one of the community hubs.

2.3 School Site provision

School Infrastructure NSW has confirmed that the precinct will require additional educational infrastructure.

The draft ILP identifies two investigation sites for educational facilities - subject to further review, in the northern and southern parts of the precinct. The sizes of the proposed school sites are to be consistent with the *School Site Selection and Development Guidelines* being:

- Primary School: 2ha minimum
- High School: 4ha minimum

All schools are required to be designed in accordance with the School Site Selection and Development Guidelines, Educational Facilities Standards and Guidelines and with reference to the design quality principles outlined in the *SEPP (Transport and Infrastructure) 2021*, Chapter 3.

2.4 Flooding and Water Cycle Management

Managing the impacts of flooding and the discharge of water and nutrient loads from the precinct is a key challenge. In response, the draft precinct plan relies on the natural

watercourses that traverse the site with the most significant being Killarney Chain of Ponds, a tributary of Wianamatta-South Creek and the Dyarubbin-Hawkesbury Nepean River system. First Ponds Creek will also play a key function in drainage and conveyance for the eastern portion of the precinct.

Flooding and Evacuation

The precinct is affected by both mainstream flooding and overland flow including long duration backwater flooding from the Dyarubbin Hawkesbury-Nepean River, and flash flooding from First Ponds Creek and Killarney Chain of Ponds tributaries. Refer to Figure 6: Flood prone land.

Residential development and key roads critical to evacuation during flood events are to be located above the 0.2% AEP flood level. The 0.2% AEP event has been selected as the defined flood event for precinct due to predicted changes to the current 1% AEP as a result of climate change.

Areas subject to long duration backwater flooding from the Dyarubbin Hawkesbury-Nepean River will require evacuation. For areas impacted by short duration flash flooding, a shelter in place strategy is considered the safest option as the risk to life is primarily posed by flooding of roads.

Water Cycle Management

The precinct is predominantly comprised of sparsely vegetated rural land traversed by a number of watercourses and overland flow paths draining north-east to Killarney Chain of Ponds and north-west towards First Ponds Creek. Both Killarney Chain of Ponds and First Ponds Creek flow to Wianamatta-South Creek upstream of its confluence with the Dyarubbin Hawkesbury-Nepean River.

Water Sensitive Urban Design (WSUD) measures have been developed to manage stormwater quality and quantity from the precinct.

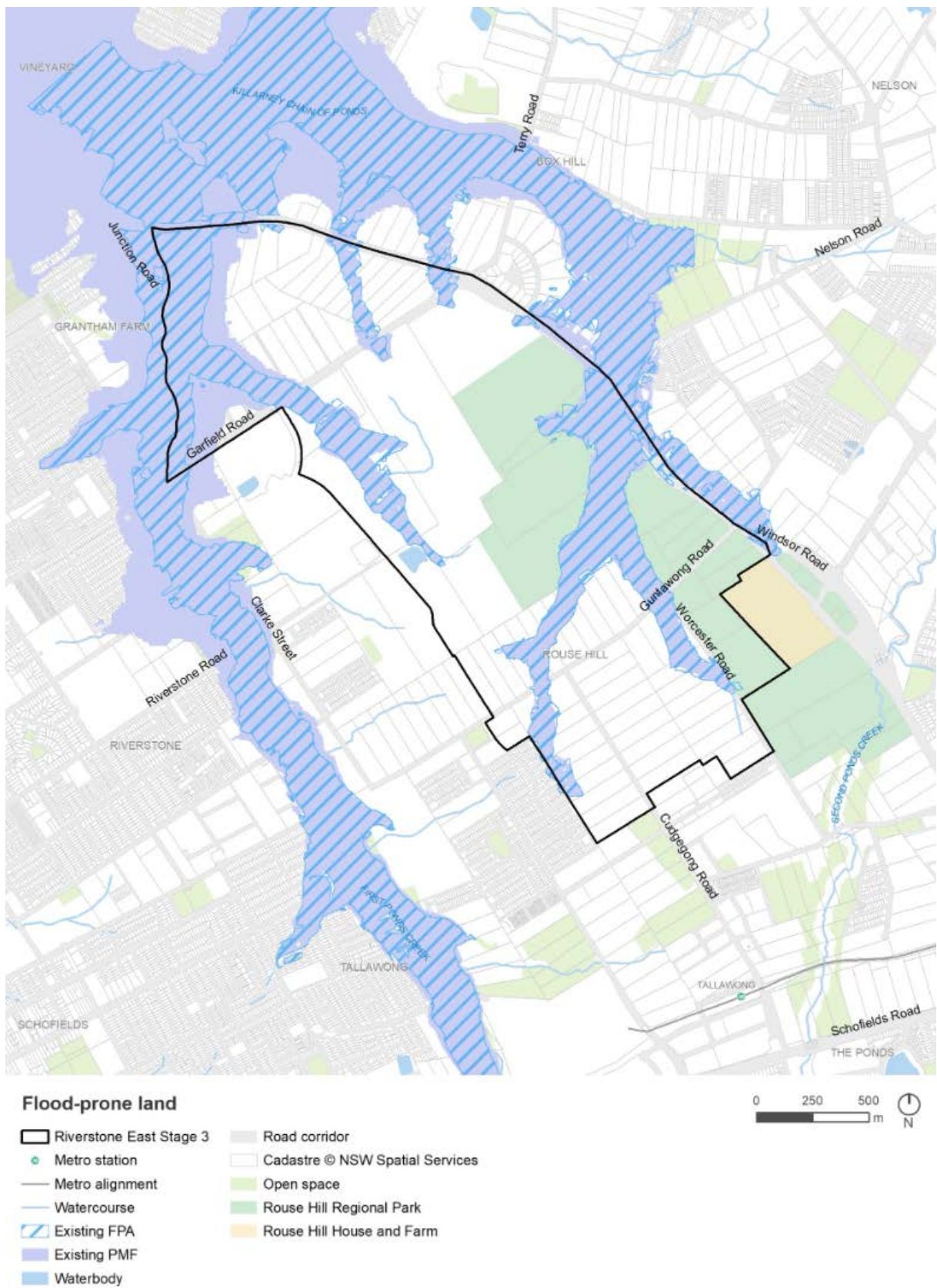


Figure 6 - Flood Prone Land

2.5 Biodiversity and Riparian Corridors

The precinct comprises approximately 244ha that has been bio certified by order of the Minister for the Environment. Approximately 135ha is identified as “non-certified” land, the majority of which is within the Rouse Hill Regional Park. Where land is “certified”, development may proceed without the usual requirement for site-by-site assessment.

Vegetation within the precinct comprises a combination of cleared pastureland and scattered remnant vegetation fragmented by rural-residential and industrial uses. The dominant vegetation community in the precinct is Cumberland Plain Woodland with smaller areas of Alluvial Woodland, Shale Sandstone Transition Forest and Castlereagh Ironbark Forest. A total of 58 flora species were recorded in the precinct during field surveys, including 23 natives and 35 exotic species.

The following four threatened ecological communities under the *Biodiversity and Conservation Act 2016* (BC Act) and *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) have been recorded and identified as:

- Cumberland Plain Woodland in the Sydney Basin Bioregion,
- Shale Sandstone Transition Forest in the Sydney Basin Bioregion,
- Cooks River/Castlereagh Ironbark Forest in the Sydney Basin Bioregion, and
- River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin South East Corner Bioregions.

No threatened flora or fauna species were identified during the field surveys,

The precinct will maintain and improve biodiversity by:

- maximising the retention of existing native vegetation (ENV) and additional high conservation value vegetation (AHCVV) within certified and non-certified lands (refer to Figure 7: Locations of retained ENV and AHCVV),
- prioritising detention basins, riparian corridors and parks on public land and in areas of low ecological value,
- restoration of ecological and environmental function of the portion of the Killarney Chain of Ponds in the precinct,
- retaining, connecting and enhancing biodiversity corridors, including retention of habitat trees and other native vegetation, and
- providing for site specific planning controls in the Development Control Plan (DCP) to help provide contiguous biodiversity corridors.



Figure 7: Locations of retained ENV and AHCVV

2.6 Bushfire

The NSW bush fire prone land (BFPL) mapping online portal (NSW RFS, 2020) currently identifies that most of the precinct is not classified as BFPL.

A bushfire assessment was completed for the precinct to assess the potential bushfire hazard across the precinct. Key recommendations are:

- the majority of the precinct is recommended to be mapped as either BFPL or BFPL buffer (refer to Figure 8: Recommended bush fire prone land mapping),
- each stage of development will be required to include suitable asset protect zone (APZs), buildings must be constructed to a compliant bushfire attack level (BAL), emergency accesses and egress must be provided including perimeter roads, and services (including water supply) must be established,
- the recommended BFPL map should be reviewed and endorsed by the Commissioner of the RFS following consultation with Council and in accordance with Section 10.3 of the EP&A Act, and
- the recommended BFPL mapping reflects the current site circumstances and it is recommended that this mapping be reviewed and updated once the precinct has been developed.

It is acknowledged that vegetation and the threat of bush fire within the precinct will be modified as the precinct is development in accordance with the draft ILP. The removal of vegetation and management of land from the threat of bushfire is likely to significantly reduce the threat of bushfire for the developed land.

The assessment concludes that the hazard proposed is acceptable based on the ability to provide compliant APZs within property boundaries. The DCP outlines the APZs required throughout the precinct.

Note: The NSW BFPL map triggers requirements for consideration of bushfire protection measures under the Planning for Bush Fire Protection (PBP) (NSW RFS, 2019) guideline and Australian Standard AS3959 Construction of Buildings in Bushfire-Prone Areas (AS3959:2018).

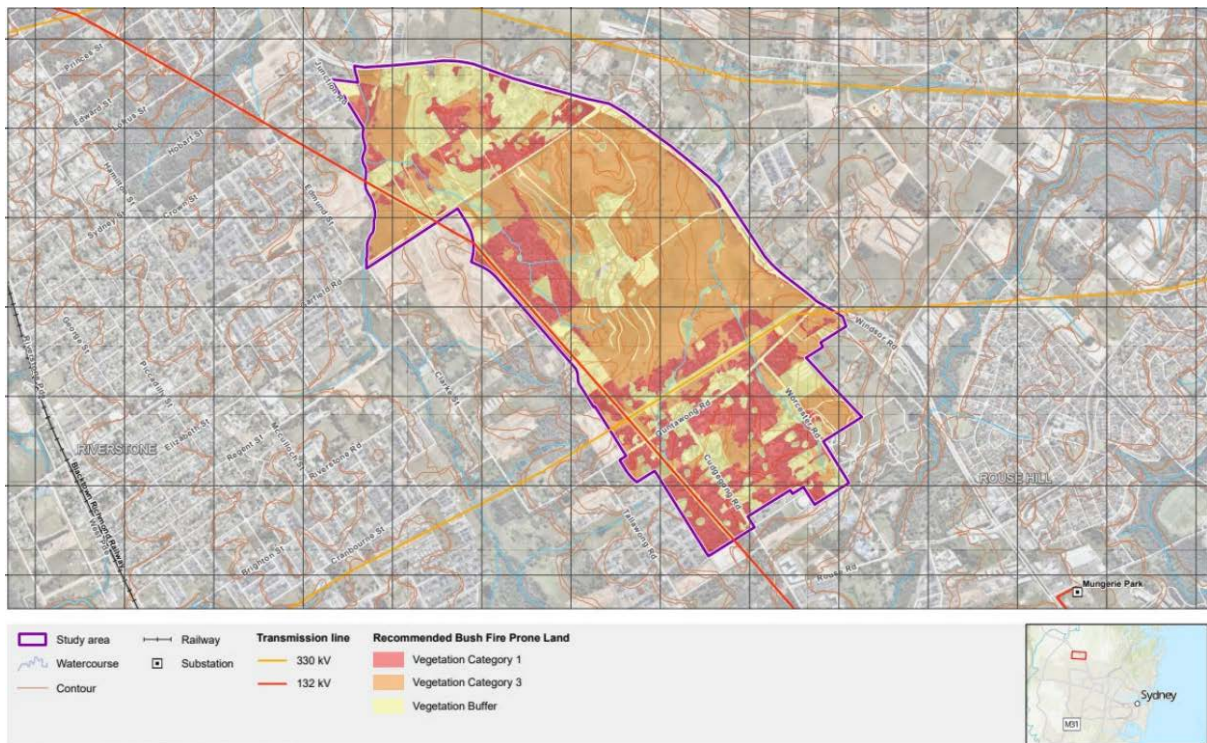


Figure 8 - Recommended bush fire prone land mapping

2.7 Indigenous and Non-Indigenous Heritage

Indigenous Heritage

A total of 16 sites of Aboriginal heritage significance are located within the precinct. The draft ILP has considered and avoided areas of high and very high archaeological potential and several sites have been identified and registered in the AHIMS database. Of the 16 sites, 11 have been registered as artefact sites, four are registered as Artefact/Potential Archaeological Deposit (PAD) sites and one. Refer to Figure 9: Indicative Indigenous and non-Indigenous heritage.

A Designing with Country workshop was held with Darug Knowledge holders and a representative of Deerubbin Local Aboriginal Land Council. The outcomes of the workshop informed and contributed to the design of the precinct with the aim of building better connections with the Aboriginal cultural values of the precinct and surrounding region.

Non-Indigenous Heritage

There are currently no heritage listed sites within the precinct and nine within 1 km of the precinct (refer to Figure 9: Indicative Indigenous and non-Indigenous heritage). Three of these items are listed on the State Heritage Register, notably the Box Hill Inn, Box Hill

House and Rouse Hill House and Farm. The majority of the heritage items within the vicinity of the precinct are locally listed.

One site of potential non-indigenous heritage significance (the Tyburn Priory building) was identified at 325 Garfield Road, Riverstone. Taking into consideration the date of the convent, the documentary evidence regarding its use and configuration, and its probable association with the Benedictine Adorers of the Sacred Heart of Jesus of Montmartre, it is recommended the Tyburn Priory building be listed as an item of local heritage significance.

An assessment of archaeological potential within the precinct found a number of sites are considered to have a medium to high level of archaeological significance (Figure 8). The former Rummery House, Box Hill Inn Stable and Windsor Road corridor, located towards the north-east of the precinct, were found to have medium archaeological potential due to their historical associations and relatively low disturbance. Creek lines which traverse the precinct were found to have moderate archaeological potential.

The Precincts - Central River City SEPP is proposed to be amended to include additional heritage items identified in Figure 9 and site-specific controls are proposed in the DCP to manage these sites.



Figure 9: Indicative Indigenous and non-Indigenous heritage

2.8 Contamination and Landfill Sites

The precinct has several existing and historical land uses that have resulted in the potential for contamination of land. Sites of concerns within the precinct include the AJ Bush Meat Rendering site and the Junction Road unregulated landfill site at Lots 1 and 2 DP 218794 Junction Road.

A number of other sites, referred to as 'areas of environmental concern', have been identified as contaminated or potentially contaminated (refer to Figure 10: Areas of potential concern for the purpose of contamination). These sites will be subject to further investigation as part of any development application process as required by *State Environmental Planning Policy (Resilience and Hazards) 2021*.

The Junction Road site is proposed to be rezoned for purposes which do not intensify the existing land uses on the site. This is due to the likelihood of the site containing significant volumes of stockpiled soil with elevated levels of chemicals of potential concern.

As such, the following land use zones have been considered for the subject site and surrounds:

- C2 – Environmental Conservation
- R2 - Low Density Residential (current zoning)
- SP2 – Infrastructure (current zoning).

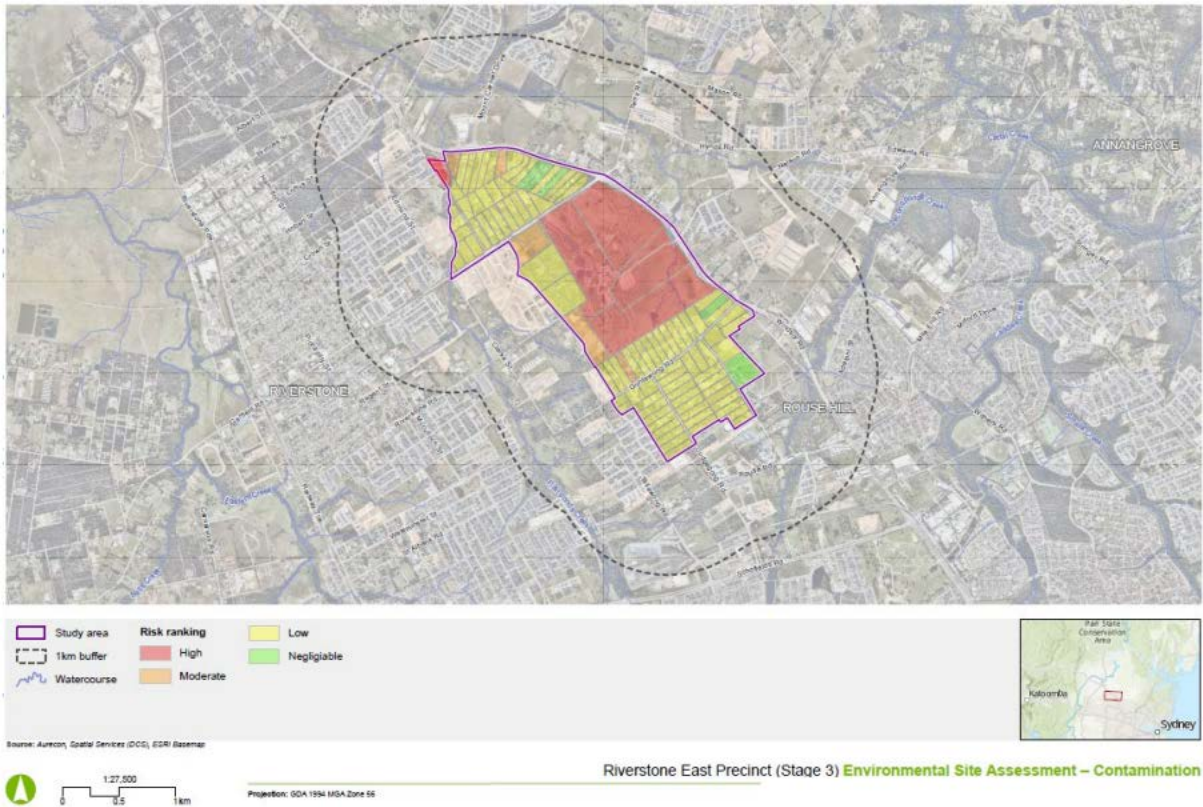


Figure 10: Areas of potential concern for the purpose of contamination (indicative only and subject to detailed site investigation)

2.9 Air and Odour

The precinct has a number of odour-generating activities that have the potential to impact on future sensitive land uses such as dwellings, schools and community facilities if appropriate mitigation measures are not taken to reduce or eliminate odour impacts.

Specifically, the precinct’s Odour Assessment indicates that unmitigated development of the land for residential and sensitive land uses in proximity to AJ Bush and Sons (meat rendering facility) and 20 Clarke Street (poultry farm) (located in Stage 2 of the Riverstone East Precinct), would not be compatible with current odour impact limits for residential development.

It is expected that the odour generating activities will cease to operate as the precinct develops and the lands with odour generating activities are redeveloped for urban purposes. The NSW Government is currently exploring options to support the relocation of AJ Bush and Sons.

2.10 Noise and Vibration

The existing land uses within the precinct and the impact of road and rail noise have the potential to impact upon sensitive land uses if they are not managed and mitigation measures implemented.

The precinct's Noise and Vibration Assessment found:

- in the event that operations continue at the AJ Bush and Sons site, noise mitigation measures will be required,
- noise mitigation measures will be required to mitigate traffic noise from Windsor Road, Schofields Road and Garfield Road East,
- no mitigation measures are required to address noise generated by the Metro train operations or from the RAAF Base Richmond, and
- there are no major vibration inducing activities or equipment within the precinct that will impact adversely on any of the sensitive receivers.

Typical mitigation measures are expected to consist of noise barriers, landscaping, building treatments and building design. These can be considered as part of the development assessment process.

2.11 Transport and Traffic

The precinct is well connected to the existing road and rail network (Sydney Trains and Sydney Metro) to serve the growing population.

Road links to the existing transport routes will be maintained or improved to enable access to the Windsor Road and Garfield Road East. The precinct is also well placed to access the M4 and M7 motorways and the proposed Outer Sydney Orbital Motorway.

The precinct is located approximately 3km to the east of the Riverstone Railway station and approximately 2km north of the Tallawong Metro Station. The precinct is also well placed to benefit from the proposed future passenger rail link between Tallawong and St Marys as identified in the *Future Transport Strategy 2056, the Greater Sydney Region Plan: A Metropolis of Three Cities and the Central City District Plan*.

Bus connections are provided via existing local services, including the rapid bus services between Rouse Hill and Blacktown via Marsden Park and local suburban connections.

The objectives of transport planning for the precinct have been embodied in the precinct planning:

-
- prioritising connections with the broader transport network for the North West Growth Area
 - creating a '30 Minute City' and '15 Minute Neighbourhoods'
 - ensuring the ILP efficiently links with the existing road network
 - ensuring effective and timely road infrastructure upgrades and road hierarchy
 - enabling equitable access to public transport and the reduction in private vehicles dependency by providing safe and efficient alternatives
 - creation of a pedestrian and cyclist-friendly environment that encourages people to walk, bike or use other forms of active transportation instead of relying solely on cars.

To reduce impacts of the regional road network it is recommended that the precinct be serviced by feeder bus services to make use of the higher capacity heavy rail and metro rail infrastructure. The existing and proposed future road network is provided in Figure 11: Road network plan.

encourage people to use active transportation and increase physical activity levels, reduce traffic congestion, improve air quality, and create a sense of community by providing opportunities for people to interact with one another. Refer to Figure 12 Transport and active movement network.

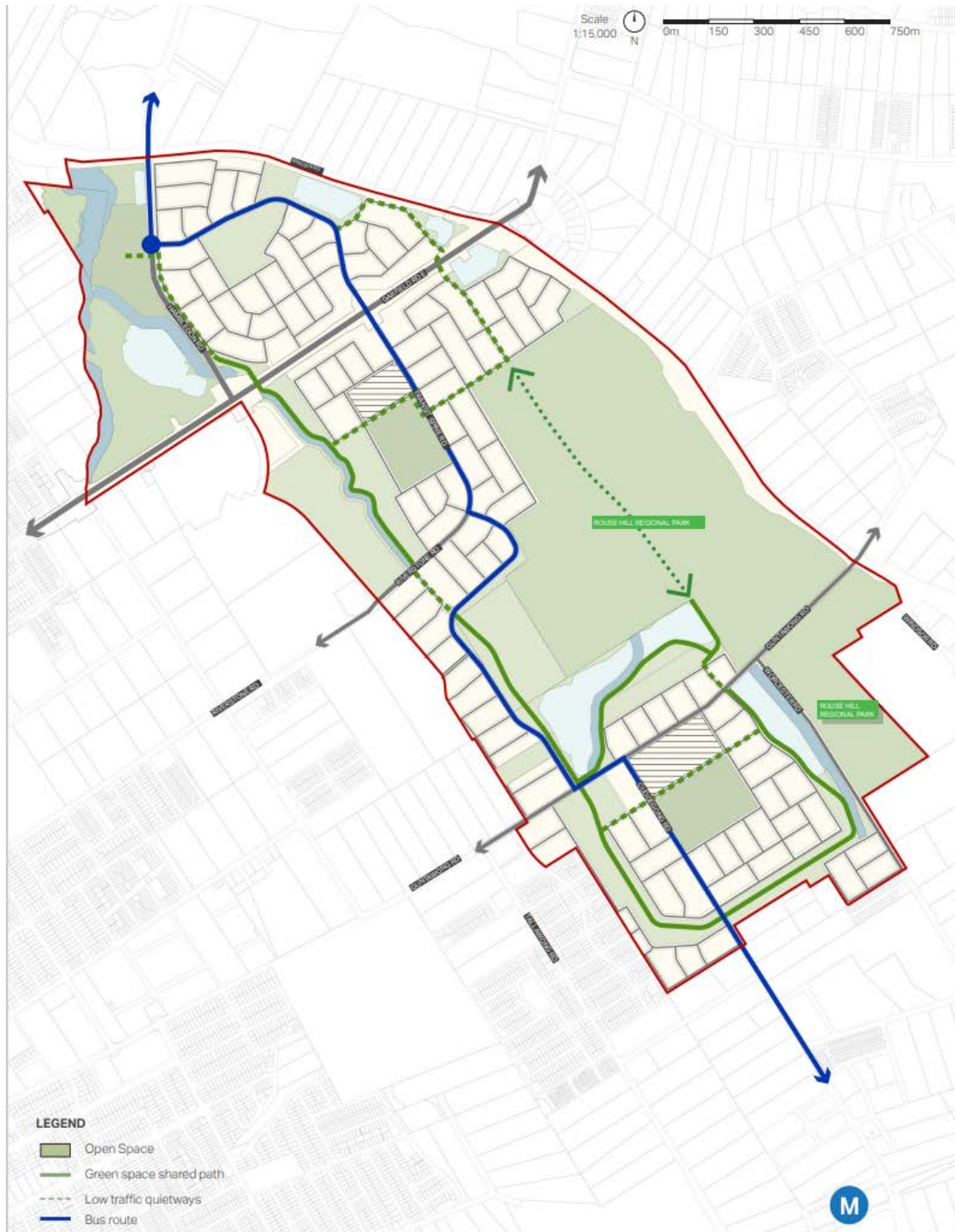


Figure 12 Transport and active movement network.

2.12 Infrastructure Provision

Water and wastewater

Augmented potable water and waste water infrastructure will be required to appropriately service the intended developments within the precinct. Sydney Water is in the process of developing a Preferred Strategy by 2025, which will thoroughly examine a range of infrastructure options. The Department will work with Sydney Water to ensure the delivery of necessary infrastructure to service the forecasted commencement of construction and delivery of housing in 2028/29.

The Department is not seeking to mandate the uptake and use of recycled water. The NSW Government will continue to encourage the private sector to implement innovative recycled water solutions.

Electricity

The precinct is well served by existing electricity infrastructure and Endeavour Energy has planned for upgrades to enable continued service to the precinct, including an additional zone substation at 263 Garfield Road East. Existing Electrical infrastructure is provided in Figure 13: Electricity infrastructure.

To enable the full development potential of land in the precinct, the draft ILP allows for the undergrounding of the 132kV overhead powerline within planned road corridors. Any upgrades or relocation would need to be entirely developer driven.

TransGrid's 330kV transmission line easement crosses the precinct in an east-to-west direction. No plans are proposed for the undergrounding or relocation of the powerline due to the limited distance involved and the prohibitive cost.



Figure 13: Electricity infrastructure

Gas

Natural gas is available and could be supplied to the precinct by Jemena subject to augmentation. The nearest existing suitable gas main available to the connection for the precinct is located at Guntawong Road and Clarke Street.

Telecommunications

The installation of telecommunication lines to the development area of the precinct will be demand driven., No additional lead-in infrastructure will be required to facilitate communications servicing.

Part 3 - proposed amendment to the Precincts – Central River City SEPP

3.1 General Objectives and Intended Outcomes

The objectives of the proposed amendments are to:

- a) Rezone land for predominately residential purposes to allow development to occur in a manner envisaged by the NWGA LUIP
- b) Deliver housing choice and affordability by accommodating a wide range of dwelling types that cater to housing diversity
- c) Provide certainty regarding the total number of dwellings and by establishing development controls relating to the density of residential development
- d) Ensure the balanced delivery of deep soil landscaping on private and public land, including the enhancement of tree canopy cover
- e) Provide urban design and built form controls that reduce the impacts of urban heat
- f) Protect and enhance riparian corridors and areas of significant native vegetation by establishing development controls that minimise the clearing of existing native vegetation
- g) Protect and enhance areas of heritage significance (both indigenous and non-indigenous) by establishing development controls to maintain and respect the relationships between heritage sites, and their adjacent uses.

3.2 Consent Authority

Subject to the provisions of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and subordinate legislation, the consent authority for development carried out under the Precinct Plan will be Council.

3.3 Savings provision relating to pending development applications

A savings provision will ensure that any development applications made but not determined before the commencement of the Precinct Plan will be assessed and determined as if the Precinct Plan had not commenced.

3.4 Format and structure of the proposed amendments

It is proposed to include a new appendix for Riverstone East Stage 3 and associated maps into the Precincts – Central River City SEPP to establish the precinct under the SEPP and

introduce new planning controls for the precinct. The appendix will contain the main planning controls to guide development in the Precinct, and is to be accompanied by maps to support the rezoning:

- Land application map
- Land use zoning map
- Minimum lot size
- Maximum residential density
- Height of building
- Land Reservation Acquisition map
- Native Vegetation Protection Map
- Development Control Map
- Riparian Protection Area Map
- Heritage Items

The intended effect of the new planning controls is to rezone the precinct for primarily residential, open space, community, education and infrastructure purposes.

Note: the NSW Parliamentary Counsel Office will draft the amendments after the Department has considered submissions received during the exhibition period. This may result in changes to the anticipated amendments outlined in this EIE.

3.5 Proposed Zones

The Precinct Plan will rezone land to one of the following zones. These will be shown on the Land Zoning Map:

- R2 Low Density Residential zone - intended to provide for low density residential supported by local facilities and services to meet the needs of the local community
- R3 Medium Density Residential - intended to provide for a flexible housing typology from semi-detached and attached housing with limited forms of residential flat buildings due to the restriction on overall height in the zone
- R4 High Density Residential - intended to provide opportunities for efficient land use in well-connected locations in the south of the precinct with the opportunity to provide for a variety of affordable dwellings. The built form is expected to be residential flat buildings which will be guided by rigorous and well-grounded planning controls under *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* (SEPP 65). SEPP 65 aims to deliver better

living environments for residents choosing this form of housing, and to enhance our streetscapes and our neighbourhoods

- SP2 Infrastructure - intended to provide for infrastructure and related uses and prevent development that is not compatible with or that may detract from the provision of infrastructure
- RE1 Public Recreation - intended to enable land to be used for public open space or recreational purposes and to provide a range of recreational settings and activities and compatible land uses
- C2 Environmental Conservation - intended to protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values and prevent development adversely affecting those values. Dwelling houses and other forms of residential accommodation are not permitted in the zone and any existing lawful forms of residential accommodation in the zone will (if established) benefit from an existing or continuing use right to continue to use the land for the previously lawful use.

3.6 Principal Development Standards

The Precinct Plan will contain the following principal development standards:

- Maximum height of buildings
- Minimum lot sizes for subdivision
- Minimum lot sizes for residential development
- Maximum dwelling densities

These standards will be supported by maps showing the respective development controls.

3.7 Maximum height of buildings

The purpose of the maximum building height controls is to control the scale of development.

Higher building heights have been proposed where greater densities are possible with access to areas of higher amenity and proximity to the Tallawong metro station in the south of the Precinct. Lower building heights have been allocated to the low-density residential areas and along ridgelines.

The allocation of height controls has also considered the need to preserve important view lines to and from the Rouse Hill Regional Park and Rouse Hill Estate and important views to the Blue Mountains to the west.

The maximum height of buildings controls are shown on the Height of Buildings Map.

3.8 Minimum lot size for subdivision

The Precinct Plan will specify minimum lot sizes for subdivision in the C2 Environmental Conservation.

Minimum lot sizes for residential development in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential are to be specified for dwelling houses, dual occupancy, semi-detached dwelling, attached dwelling, multi dwelling housing and residential flat building. The minimum lot size for these forms of residential accommodation will be linked to the dwelling densities and not a minimum Lot Size Map.

The minimum lot sizes contained on the Lot Size Map will specify a minimum lot size in relation to the C2 Environmental Conservation of 1 ha to reflect the objectives of this zone.

3.9 Maximum dwelling density

The Precinct Plan proposes maximum dwelling densities as outline in Table 2.

Table 2: Maximum dwelling densities

Zone	Maximum dwelling density (dwelling per hectare)
Zone R2	25 dw/ha
Zone R3	35 dw/ha
Zone R4	100 dw/ha

3.10 Exceptions to development standards

The Precinct Plan will identify the public authorities required to acquire land for public purposes (such as roads, open space and drainage) in the event of an owner-initiated acquisition under the *Land Acquisition (Just Terms Compensation) Act 1991*.

The reserved land is identified on the Land Reservation Acquisition Map and the following table identifies the acquisition authorities.

- Exceptions to minimum lot sizes for dwelling houses

- Exceptions to minimum lot sizes for dwelling houses on other lots in Zone R2 Low Density Residential
- Exceptions to minimum lot sizes for dwelling houses on small lots
- Exceptions to the minimum lot size for dwelling houses on lots in Zone C2 Environmental Conservation.

3.11 Land acquisition

The Precinct Plan will identify the public authorities that will be responsible for the acquisition of land for public purposes (such as roads, open space and drainage) under the *Land Acquisition (Just Terms Compensation) Act 1991*. The land to be acquired is identified on the Land Reservation Acquisition Map and the following table identifies the acquisition authorities.

Type of land shown on Map	Acquiring authority
Zone RE1 Public Recreation marked 'Local Open Space'	Blacktown City Council
Zone SP2 Infrastructure marked 'Community Facilities'	Blacktown City Council
Zone SP2 Infrastructure marked 'Local Drainage'	Blacktown City Council
Zone SP2 Infrastructure marked 'Local Road' and 'Local Road Widening'	Blacktown City Council
Zone SP2 Infrastructure marked 'Classified Road' and 'Classified Road Widening'	Transport for NSW
Zone SP2 Infrastructure marked 'School'	School Infrastructure NSW

3.12 Heritage conservation

The Precinct Plan identifies heritage items that will be afforded heritage protection. The heritage items are listed below and are shown on the Heritage Map.

- *Tyburn Priory* - 325 Garfield Road, Riverstone - to be listed as a local heritage item,

-
- *Rouse Hill House Curtilage Extension* - the extent of the curtilage of the currently listed heritage item is to be increased to extend to Windsor Road in the east and to subsume the stockyard in the west,
 - *Archaeological potential - Rummery House Remains* – predictive mapping is to identify an area of archaeological significance to be protected,
 - *Archaeological potential - Box Hill Inn Stable Remains* - predictive mapping is to identify an area of archaeological significance to be protected,
 - *Archaeological potential - Windsor Road* - predictive mapping is to identify an area of archaeological significance to be protected

3.13 Native vegetation and riparian protection

The Precinct Plan will contain provisions applying to mapped Riparian Protection Areas, Native Vegetation Retention Areas and Existing Native Vegetation Areas detailing matters that must be addressed before development consent can be granted. The objects of the provisions are to:

- prevent clearing of native vegetation, and
- to facilitate regeneration of riparian vegetation, and
- to facilitate the recovery of native flora and fauna.

3.14 Special Flood Consideration

The Precinct Plan will contain provisions for special flood considerations applying to sensitive development or development that may cause a particular risk to life and require the evacuation of people or other safety considerations. The provision would apply to land between the flood planning area and the probable maximum flood, to:

- enable the safe occupation and evacuation of people subject to flooding,
- ensure development on land is compatible with the land's flood behaviour in the event of a flood,
- avoid adverse or cumulative impacts on flood behaviour,
- protect the operational capacity of emergency response facilities and critical infrastructure during flood events,

3.15 Other provisions

Controls relating to miscellaneous permissible uses

The Precinct Plan will contain provisions for miscellaneous permissible uses including bed and breakfast accommodation, home businesses, home industries, kiosks, neighbourhood shops, and secondary dwellings.

Subdivision and demolition

The Precinct Plan will contain a provision that requires development consent for certain subdivision and demolition.

Temporary use of land

The temporary use of land will be permitted in certain circumstances, where the use does not compromise the future development of that land, or have detrimental economic, social, amenity or environmental effects on the land.

Earthworks

A provision will be included that allows certain minor earthworks to be undertaken without development consent. The provision will also detail the matters to be taken into consideration by the consent authority when applications for earthworks are being considered.

Classification and reclassification of public land

The Precinct Plan will contain provisions that enable public land to be reclassified from community to operational, consistent with the *Local Government Act 1993*.

Development near zone boundaries

The Precinct Plan will contain a provision that, in limited circumstances, allows flexibility in the application of zone provisions. This flexibility is particularly needed where investigation of a site and its surroundings reveals that a use allowed on one side of a zone boundary would enable a more logical and appropriate development of the other side.

The flexible zone boundary clause enables development to occur in these situations without the need to rezone land. The zone boundary flexibility will not apply to land that adjoins C2 Environmental Management, C4 Environmental Living or RE1 Public Recreation and is to be limited to 50 metres from the zone boundary.

Architectural roof features

The Precinct Plan will provide controls relating to architectural roof features to ensure that they are decorative elements only and are contained within the prescribed building height.

Conversion of fire alarms

A provision in the Precinct Plan will provide for certain development relating to fire alarm systems that can be monitored by Fire and Rescue NSW or by a private service provider.

Preservation of trees or vegetation

Trees and vegetation located on land within the precinct will be subject to preservation controls.

Bush fire hazard reduction work

The Precinct Plan will include a provision that permits bush fire hazard reduction works that are authorised by the *Rural Fires Act 1997* to be carried out on any land without development consent.

Infrastructure development and use of existing buildings of the Crown

The provision ensures that development may be carried out within the Precinct by or on behalf of a public authority without development consent, under the *State Environmental Planning Policy (Infrastructure) 2007*.

Additional local provisions

The Precinct Plan will contain local provisions that relate to matters that require Precinct specific development controls due to the nature of the Precinct and may include:

- development controls for native vegetations retention,
- existing native vegetation,
- development in Zone E2 Environmental Conservation,
- Subdivision of land adjoining E2 Environmental Conservation, and
- Development of land within or adjacent to public transport corridor.

Public utility infrastructure

A provision will be included providing that the consent authority must not grant consent to development unless public utility infrastructure (which includes water and electricity supply or sewage disposal and management) is available to the site or will be made available when required.

Information and education facilities on land in Zone R2 Low Density Residential

The Precinct Plan will contain a provision permitting information and education facilities (such as information centres, galleries and museums) in certain circumstances on land in Zone R2 Low Density Residential.

This provision will permit this type of development only adjacent to open space or public uses to strengthen the relationship between these uses and other community, cultural or environment related land uses and to minimise impacts on adjoining residential areas.

Maps

The Precinct Plan will contain the following maps:

- Land Zoning Map
- Development Control Map
- Land Application Map
- Land Reservation Acquisition Map
- Heritage Map
- Height of Buildings Map

-
- Lot Size Map
 - Residential Density Map
 - Native Vegetation Protection Map
 - Riparian Protection Area Map

These maps are provided in Attachment A.

Other amendments

Other amendments will be required to be made to the Precincts – Central River City SEPP to reflect that the Precinct Plan is adopted and where it is located within the Precincts – Central River City SEPP. New terms will also be inserted into the Dictionary to the Precincts – Central River City SEPP to identify the Precinct.

Junction Road Site Amendments

The Junction Road site Lot 1 and 2 in DP218794, Junction Road, Grantham Farm (refer to Figure 14) is zoned as follows:

- Part R2 Low Density Residential under the Precincts - Central River City SEPP
- Part SP2 Drainage under the Precincts - Central River City SEPP, and
- Part RU4 Primary Production Small Lots under the Blacktown Local Environmental Plan 2015.

The site will be rezoned as follows:

- Part SP2 Drainage - consistent with the extent of drainage function,
- Part C2 Environmental Conservation - consistent with the flood planning area, and
- Part R2 Low Density Residential – A small portion of land fronting Junction Road will retain its current R2 zoning.

The Land Reservation Acquisition Map will be amended to limit the extent of any acquisition to the extent of the refined SP2 Drainage extent.



Figure 14 - No. 88 and No. 94 Junction Road, Grantham Farm and legally identified as Lot 1 and 2 in DP218794.

3.16 Exempt and Complying Development

There is no intention to introduce any additional forms of exempt and complying development under the Precincts - Central River City SEPP. Exempt and complying development will be enabled through *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP).

3.17 Greenfield Housing Code Amendment

The Greenfields Housing Code (GHC) is included in the Codes SEPP and is intended to speed up the delivery of new homes in greenfield areas (new release areas) to house a growing population and improve affordability

The GHC aims to:

- simplify the standards in the Codes SEPP for greenfield areas

-
- tailor development standards to suit market demand, housing types and typical lot sizes in greenfield areas
 - increase the take-up of complying development to speed up housing approvals.

A variation to the GHC is proposed allow low scale residential development in the precinct as Complying Development thus enabling a fast-track approval pathway

The main difference between the current GHC controls and the proposed complying development controls for the precinct include:

- a minimum lot width of 8m
- a minimum front setback of 4.5m for all lots
- larger setbacks
- increased minimum landscaped area
- roof materials must have a solar absorptance rating of 0.7 or less (roof solar absorptance is the proportion of the total incident solar radiation that is absorbed by the roofing material, the remainder is reflected)

The new controls will allow for 1 or 2 storey dwelling house and any attached development and alterations and additions to a 1 or 2 storey dwelling house to be approved as a complying development.

3.18 Blacktown Growth Centre Precincts Development Control Plan 2010

The Blacktown Growth Centre Precincts Development Control Plan 2010 (DCP) will apply to the precinct. The DCP provides detailed planning and design guidelines for development. Specific controls have been prepared for the precinct that responds to local conditions and these will be contained in a new schedule to the DCP.

The DCP deals with the main structural elements of the draft ILP, general controls applying across the precinct, subdivision design, residential development and development within the centre.

The Riverstone East Stage 3 Appendix to the DCP is exhibited with this Precinct Planning Package.

3.19 Consistency with the Greater Sydney Region Plan and Central City District Plan

Precinct planning has been guided by the provisions of the Greater Cities Commission's (the Commission) 'Greater Sydney Region Plan' (Region Plan) and 'Central City District Plan' (District Plan).

The Region Plan applies to the Greater Sydney Region and sets the planning framework for the five districts which make up the region. It specifically notes the need to provide for new neighbourhoods, industry and urban services, and biodiversity protection within the NWGA.

The District Plan covers the Blacktown, Cumberland, Parramatta and The Hills LGAs and is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney.

It is a guide for implementing the Region Plan at a district level and is a bridge between regional and local planning. It contains a suite of planning priorities, direction, objectives and actions based on the themes of:

- Infrastructure and collaboration
- Liveability
- Productivity
- Sustainability
- Implementation

The District Plan notes that the NWGA presents an opportunity for additional housing supply, new communities to be linked to a variety of employment opportunities, infrastructure and services, and that within the NWGA environment zones have been used along major waterways making a step towards achieving a green parkland city.

In response, the precinct will provide additional housing supply and the new communities will have access to open space, a variety of employment opportunities, and infrastructure and services. In addition, an environment zone is proposed consistent with riparian and environmental corridors and the Indigenous and non-Indigenous heritage will be respected.

3.20 North West Growth Area Land Use and Infrastructure Implementation Plan

The *North West Growth Area Land Use and Infrastructure Implementation Plan* (LUIIP) outlines how the Department will plan for more homes, jobs and essential services in the NWGA and seeks to balance the needs of residents with the timely delivery of infrastructure, services and facilities.

The objectives of the LUIIP are to:

- plan for an increased population in Sydney's North West in vibrant and liveable neighbourhoods
- balance the needs of a growing population with opportunities for employment and recreation
- improve transport accessibility and connectivity throughout the area
- facilitate the delivery of infrastructure that will support housing and employment growth
- identify and enhance key biodiversity areas, open spaces, riparian corridors and culturally sensitive areas
- explore new land uses along major infrastructure corridors to maximise public investment in infrastructure.

The LUIIP sets out eight key actions to support the delivery of new homes and jobs in the NWGA. These are:

- **Action 1:** Provide more land supply for new homes
- **Action 2:** Protect and plan for major transport corridors
- **Action 3:** Manage residential densities to align with infrastructure
- **Action 4:** Protect assets and plan for evacuation
- **Action 5:** Transfer more planning controls back to local councils
- **Action 6:** Simplify planning controls within the Blacktown precincts in the NWGA
- **Action 7:** Review infrastructure requirements and accelerate funding for capital works
- **Action 8:** Improve pedestrian, cycle and green connectivity.

The LUIIP offered an early forecast of 2,300 dwellings and highlights particular electricity and sewer servicing requirements for the precinct. The forecast delivery of additional dwellings (3,600 dwellings) above the previously forecast figure responds to the need for

additional housing without compromising on urban design, amenity and environmental outcomes.

3.21 Biodiversity Certification for the Sydney Growth Areas and Environment Protection and Biodiversity Conservation Act 1999

The NWGA is subject to biodiversity certification issued under Section 126H of the *Threatened Species Conservation Act 1995* (TSC Act). Biodiversity certification removes the need to undertake site by site threatened species assessments subject to certain conditions and precinct planning obligations being met.

The draft ILP meets the conditions outlined in the North West Growth Centres Bio-certification Order. An assessment of consistency between the commitments of the ILP and the North West Growth Centres Bio-certification Order is provided in the Biodiversity and Riparian Corridors Assessment Report.

3.22 Blacktown Local Environmental Plan 2015

The rezoning of the precinct under the Precincts - Central River City SEPP will require the “turning off” of the provisions of the *Blacktown Local Environmental Plan 2015* (BLEP 2015).

Drafting of the amendments to the Precincts - Central River City SEPP will include appropriate amendments to the BLEP 2015 (written instrument and maps) that will result in the BLEP 2015 no longer applying to the precinct.

Once the proposed amendments to the Precincts - Central River City SEPP are notified, the planning controls in the SEPP will come into force and the planning controls in BLEP 2015 will no longer apply to land within the precinct.

3.23 Development contributions

State Infrastructure Contributions

The Growth Centres area is subject to Special Infrastructure Contribution (SIC) under Part 7 Subdivision 4 of the EP&A Act. The SIC provides for a one-off financial contribution payable by any developer or landowner in the Growth Areas who is developing or subdividing land in a manner triggered by the provisions of the SIC plan. The SIC will help

fund regional infrastructure required for development in the North West and South West Growth Areas over the next 30 years.

A combination of sources including the Housing Acceleration Fund (HAF), Special Infrastructure Contributions, state budget allocation and developer works-in-kind have funded the delivery of infrastructure in the North West Growth Area.

The NSW Government's Housing and Productivity Contribution (HPC) comes into effect from 1 October 2023, including a Strategic Biodiversity Component (SBC) and Transport Project Component (TPC) in certain areas. However, the existing SIC will remain in place for the North West and South West Growth Areas until 1 July 2026 when the SIC will transition into the HPC. The HPC will be underpinned by an Infrastructure Opportunities Plan (IOP) which will identify the key infrastructure required to support growth.

Local Development Contributions and Planning Agreements

Part 7 Subdivision 3 of the EP&A Act provides for a local council to prepare and implement a contributions plan to capture payments to fund the provision of local infrastructure required by a development. The infrastructure required to support the precinct will be identified through the specialist studies and investigations undertaken during the rezoning process.

As local development contributions in this precinct are expected to be over \$30,000 per lot, the contributions plan will be assessed by the Independent Pricing and Regulatory Tribunal (IPART) and reported to the Minister for Planning for approval to enable contributions to be levied beyond the \$30,000 per lot cap.

Council will prepare the contributions plan following the rezoning and this contribution plan will be subject to a separate exhibition and IPART review process.

Clause 66 of the Environmental Planning and Assessment Regulation 2021 requires that either a local contributions plan, or a planning agreement that deals with matters that may be the subject of a contributions plan, must be in place before development can be approved by a consent authority on land in nominated land use zones. This approach provides a mechanism to ensure the funding or delivery of works, dedication of land, and payment of monetary contributions to deliver the enabling and supporting infrastructure required for new development.

Table 3 - Infrastructure proposed to be delivered under the draft ILP.

Infrastructure category	Description
Sub-arterial roads	Hambledon Road
Collector roads	<ul style="list-style-type: none"> • A new north-south bus-capable spine road • Collector road upgrades within the existing road reserves for Guntawong Road, Worcester Road and Cudgegong Road
Local roads	Full-width or half-road construction for some local roads which have frontage to or are bounded on both sides by open space, community facility and school land
Active open space	<ul style="list-style-type: none"> • Six playing fields • Three netball/basketball courts • Two tennis courts • Playgrounds
Passive open space	A network of passive open space including parklands, play spaces, linear parks, playgrounds, kick about spaces, and linear spaces and corridors
Community facilities (land only)	Two sites for community facilities

Note: Local contributions plans which exceed the \$30,000 cap on contributions will be unable to include works which do not meet IPART’s “essential works” criteria. This will include:

- higher-level embellishment of open space areas to include features such as dog-off-leash areas
- Community facility works (only land can be included in a contributions plan)

3.24 Affordable Housing

Affordable housing is essential for social equity and community wellbeing, a diverse labour market, employment growth and economic development, and environmental sustainability. A lack of affordable housing affects the quality of life of families and individuals.

All new development in this precinct must provide a portion of ten percent affordable housing within this precinct.

This is a key priority of the NSW Government.

Attachment A – Anticipated amendments to Precincts – Central River City SEPP

Part 1 Preliminary

- 1.1 Name of Precinct Plan
- 1.2 Aims of Precinct Plan
- 1.3 Land to which Precinct Plan applies
- 1.4 Definitions
- 1.6 Consent Authority
- 1.8 Repeal of other local planning instruments applying to land
- 1.8 A Savings provision relating pending development applications
- 1.9 Application of SEPPs
- 1.10 Suspension of covenants, agreements and instruments

Part 2 Permitted or prohibited development

- 2.1 Land use zones
- 2.2 Zoning of land to which Precinct Plan applies
- 2.3 Zone objectives and Land Use Table
- 2.5 Additional permitted uses for particular land
- 2.6 Subdivision – consent requirements
- 2.7 Demolition

Land Use Table

- Zone R2 Low-Density Residential
- Zone R3 Medium-Density Residential
- Zone R4 High Density Residential
- Zone SP2 infrastructure
- Zone RE1 Public Recreation
- Zone C2 Environmental Conservation

Part 4 Principal development standards

- 4.1 Minimum subdivision lot size
- 4.2 Minimum lot sizes in split zones
- 4.3 Exceptions to minimum lot sizes for specific land use zones
- 4.4 Residential density
- 4.5 Height of buildings
- 4.6 Exceptions to development standards

Part 5 Miscellaneous provisions

- 5.1 Relevant acquisition authority
- 5.2 Classification and reclassification of public land
- 5.3 Development near zone boundaries

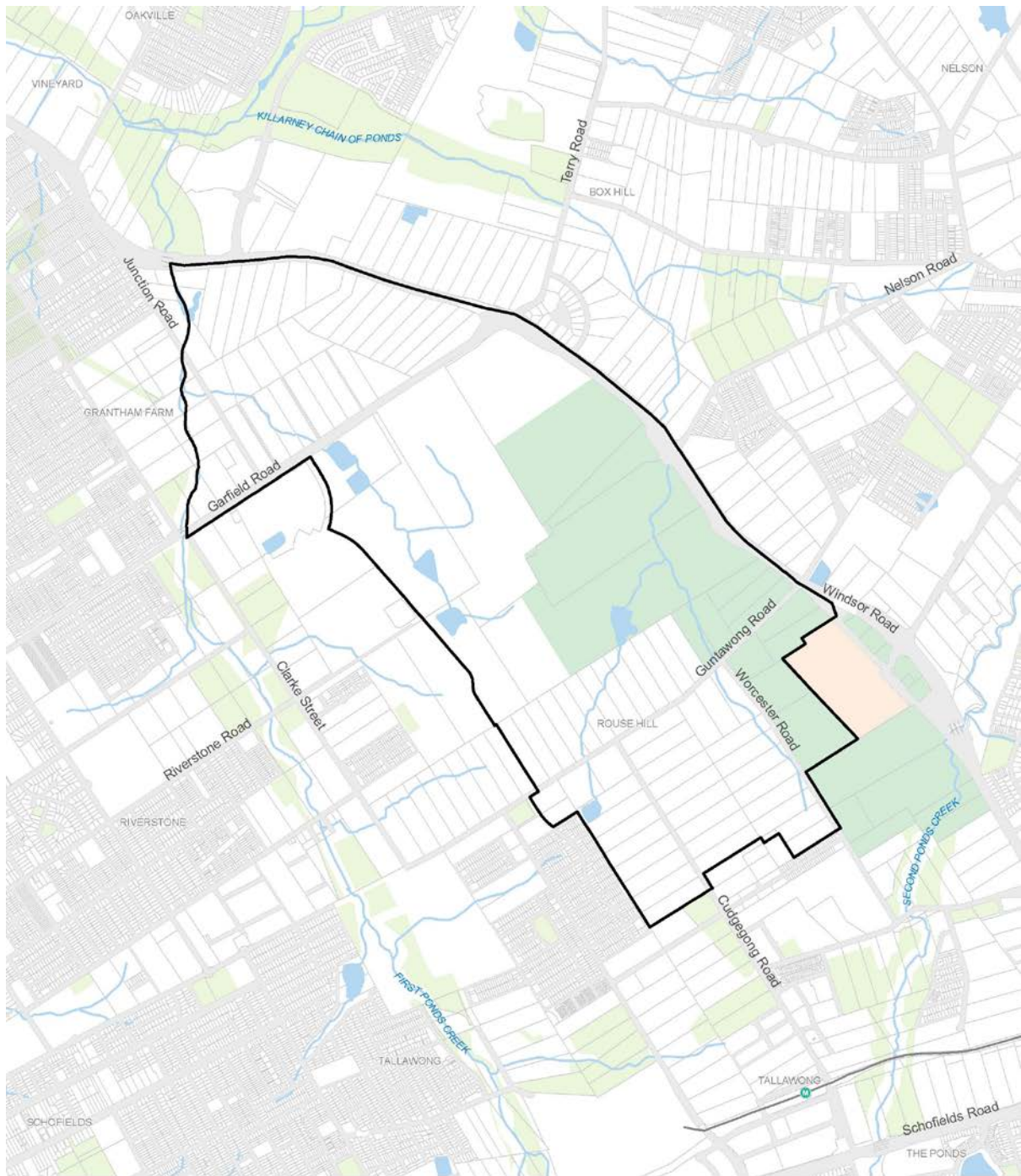
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- | | |
|------|---|
| 5.4 | Controls relating to miscellaneous permissible uses |
| 5.6 | Architectural roof features |
| 5.8 | Conversion of fire alarms |
| 5.9 | Preservation of trees or vegetation |
| 5.10 | Heritage conservation |
| 5.11 | Bush fire hazard reduction |
| 5.12 | Infrastructure development and use of existing buildings of the Crown |
| 5.13 | Eco-tourist facilities |
-

Part 6 Additional local provisions

- | | |
|-----|--|
| 6.1 | Public utility infrastructure |
| 6.2 | Information and education facilities in Zone R2 Low Density Residential |
| 6.3 | Development controls – native vegetation retention areas |
| 6.4 | Development controls – existing native vegetation |
| 6.5 | Development in Zone C2 Environmental Conservation Subdivision of land adjoining Zone C2 Environmental Conservation |
| 6.6 | Active Street frontages |
| 6.7 | Development of land within or adjacent to public transport corridor |
| 6.8 | Attached dwellings and multi dwelling housing in Zone R2 Low Density Residential |
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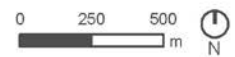
Attachment B – SEPP Maps

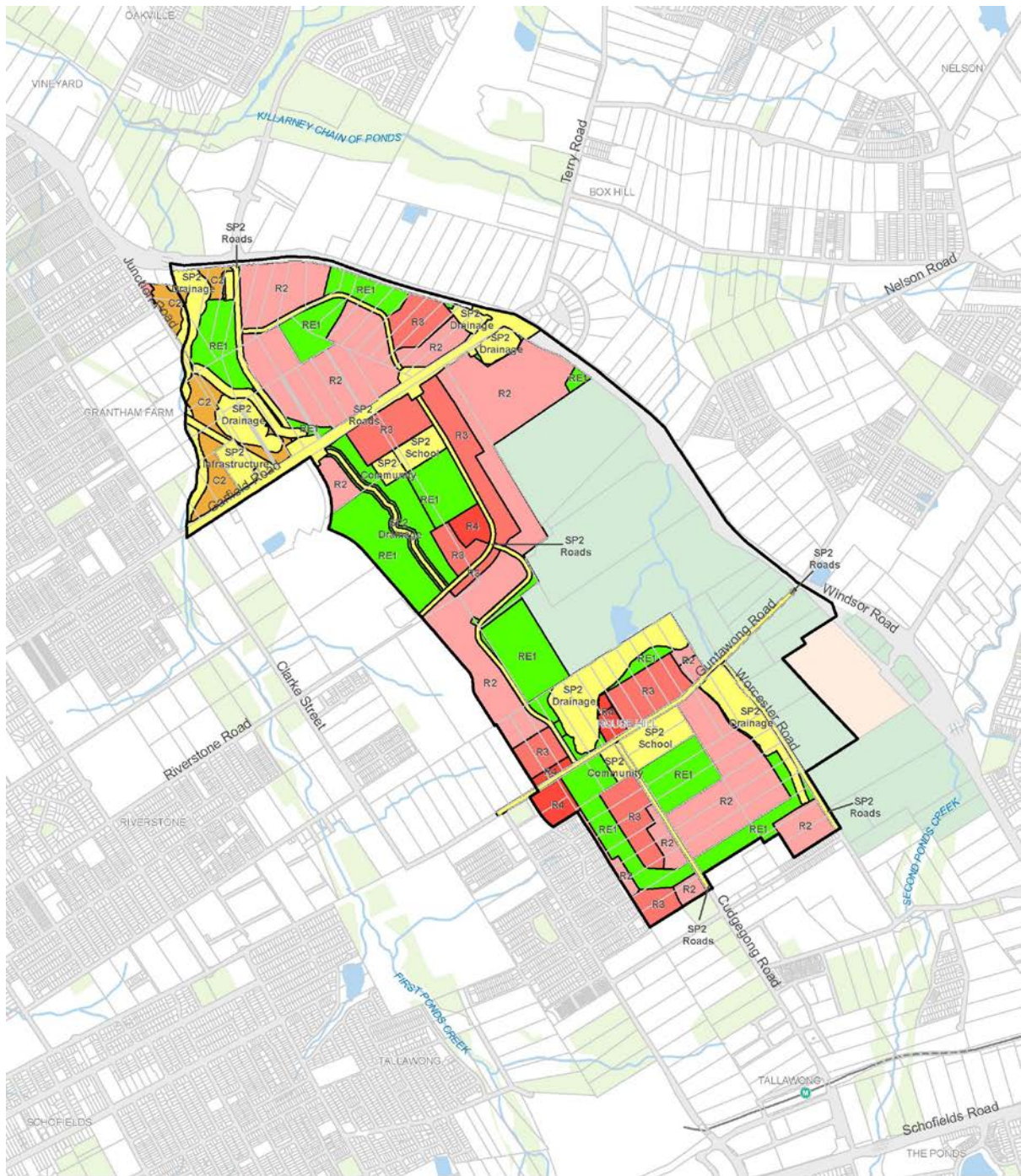
- Land application map
- Land use zoning map
- Minimum lot size
- Maximum residential density
- Height of building
- Land Reservation Acquisition map
- Native Vegetation Protection Map
- Development Control Map
- Riparian Protection Area Map
- Heritage Items



Land application map

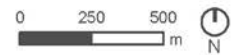
- Riverstone East Stage 3
- + Metro station
- Metro alignment
- Cadastre © NSW Spatial Services
- Road corridor
- Waterbody
- Open space
- Rouse Hill Regional Park
- Rouse Hill House and Farm

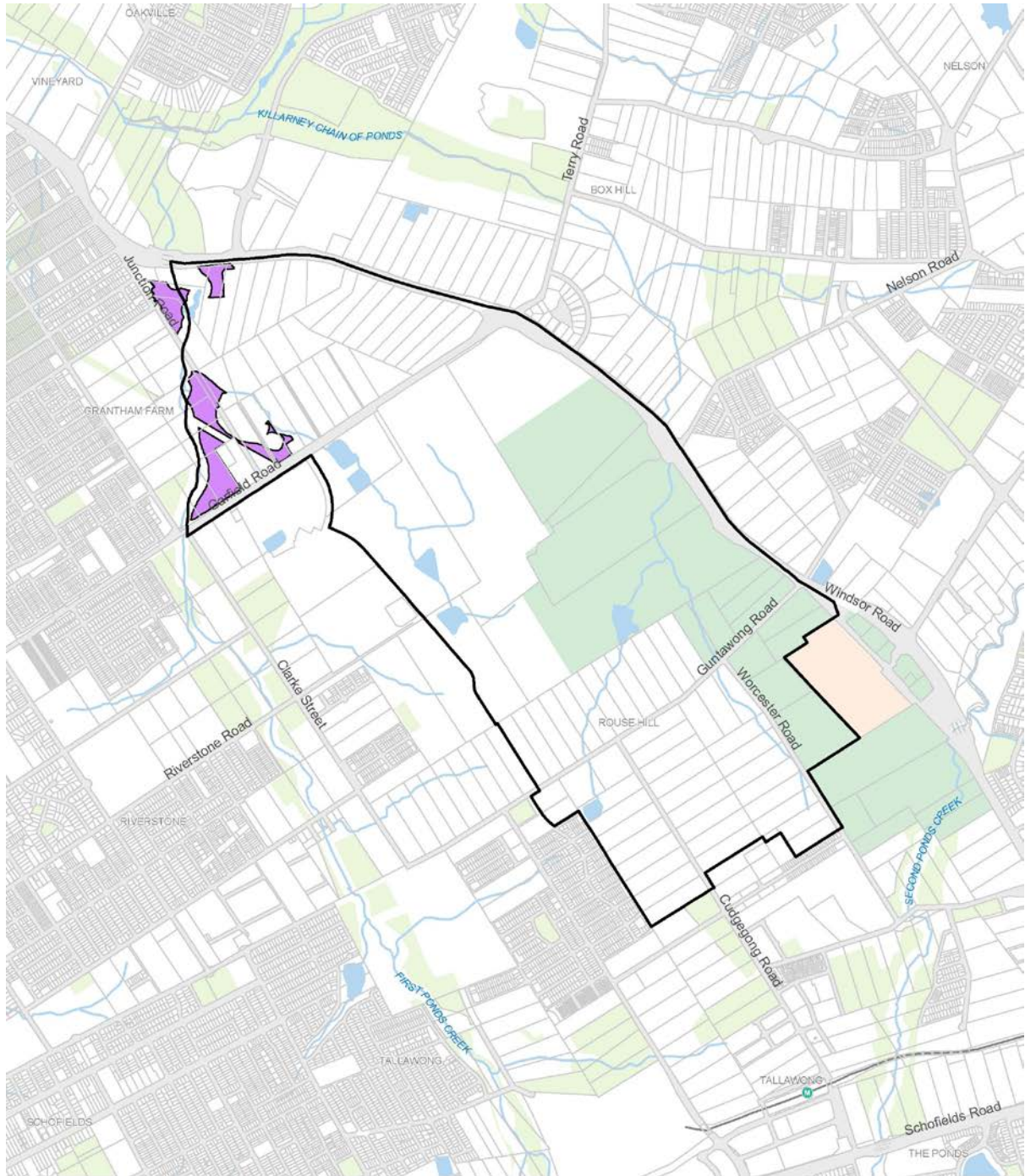




Land zoning map

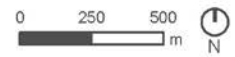
- Riverstone East Stage 3
- Metro station
- Metro alignment
- Cadastre © NSW Spatial Services
- Road corridor
- Waterbody
- Open space
- Rouse Hill Regional Park
- Rouse Hill House and Farm
- C2 - Environmental Conservation
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- RE1 - Public Recreation
- SP2 - Infrastructure

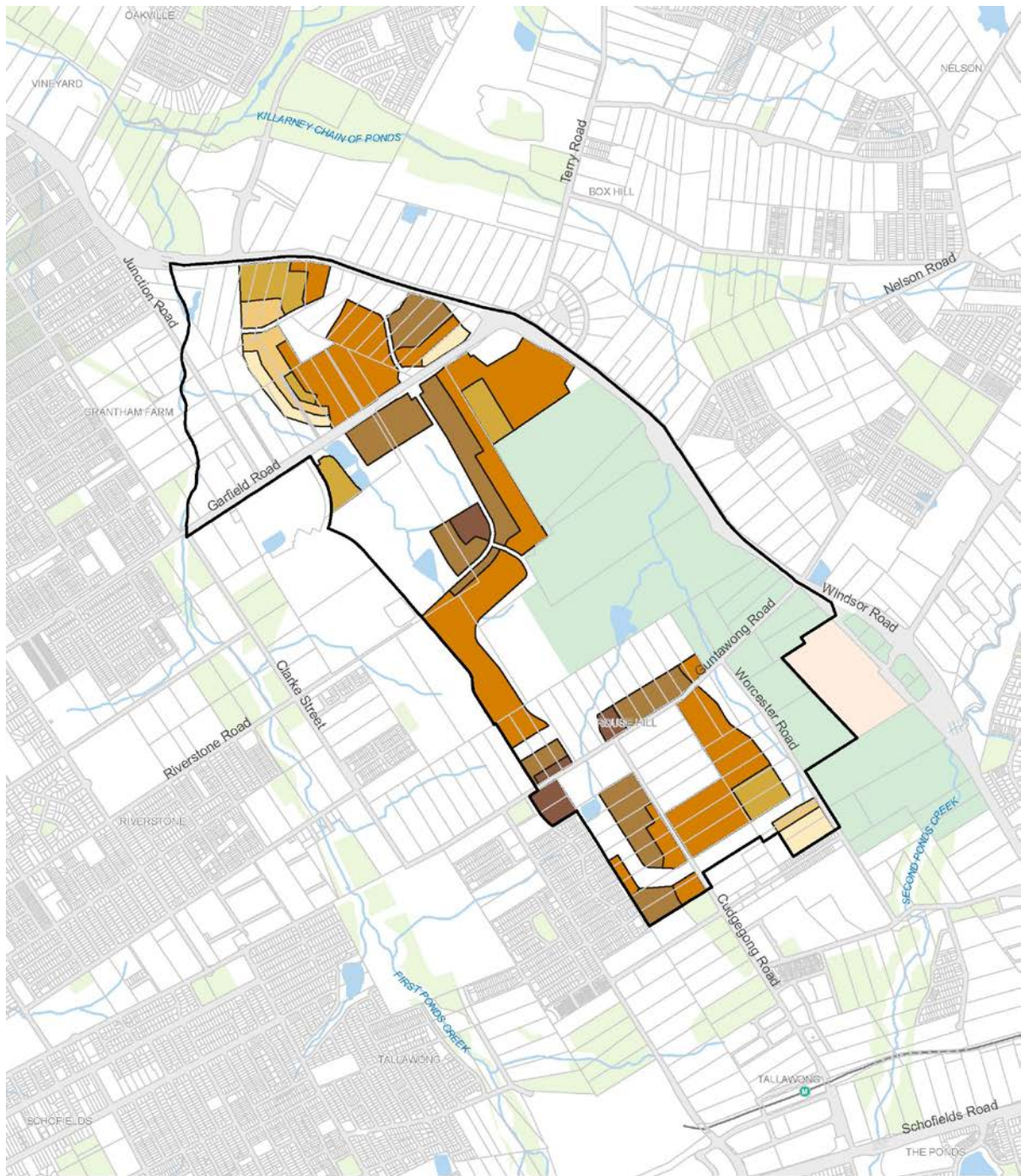




Minimum lot size map

- Riverstone East Stage 3
- Metro station
- Metro alignment
- Cadastre © NSW Spatial Services
- Road corridor
- Waterbody
- Open space
- Rouse Hill Regional Park
- Rouse Hill House and Farm
- 1 ha

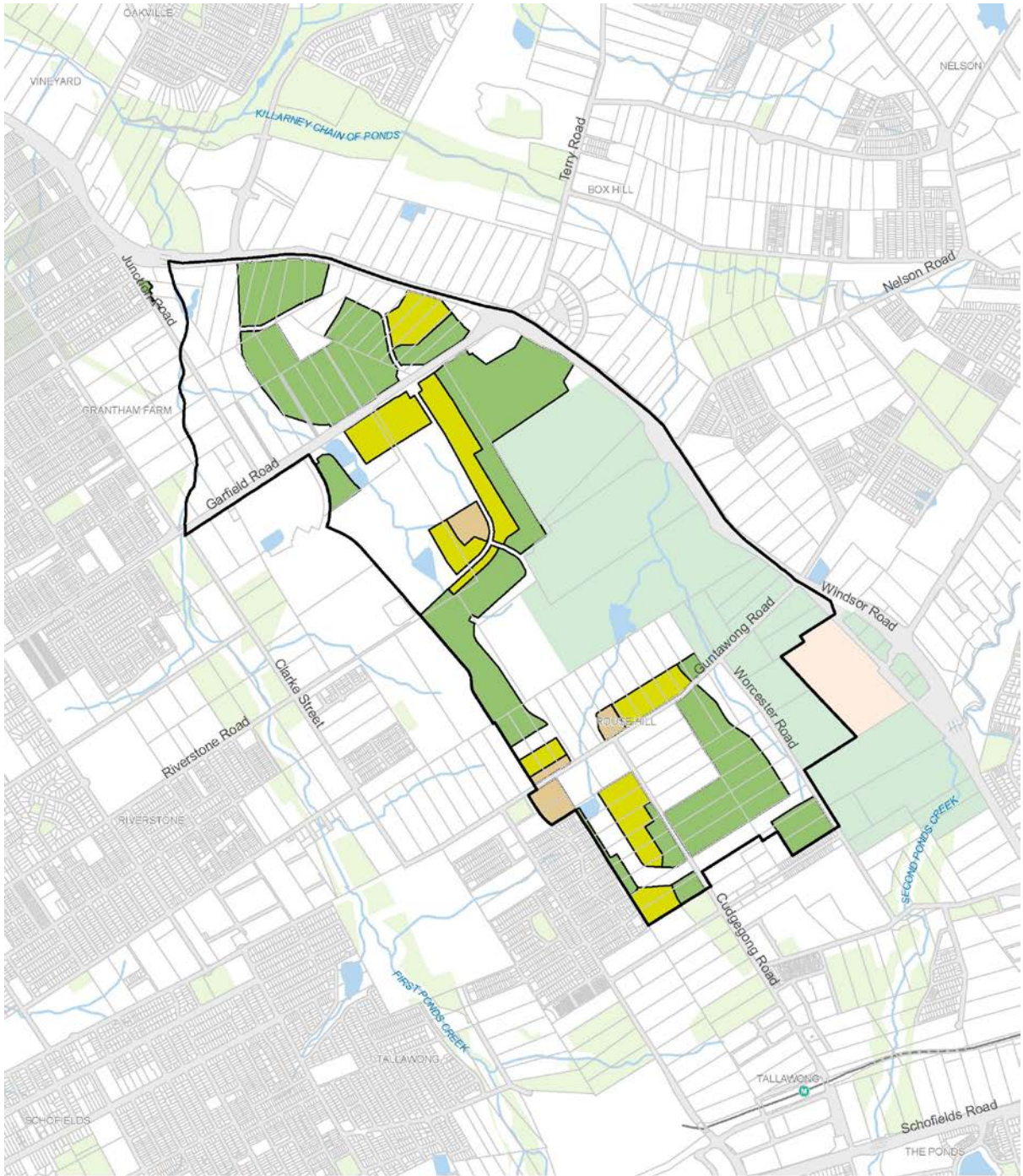




Residential density map

- | | | |
|---------------------------------|---------------------------|--------------------------|
| Riverstone East Stage 3 | Rouse Hill Regional Park | 100 dwellings per ha |
| Metro station | Rouse Hill House and Farm | 14 dwellings per ha |
| Metro alignment | 17 dwellings per ha | 20 - 25 dwellings per ha |
| Cadastre © NSW Spatial Services | 25 - 33 dwellings per ha | 40 - 66 dwellings per ha |
| Road corridor | | |
| Waterbody | | |
| Open space | | |

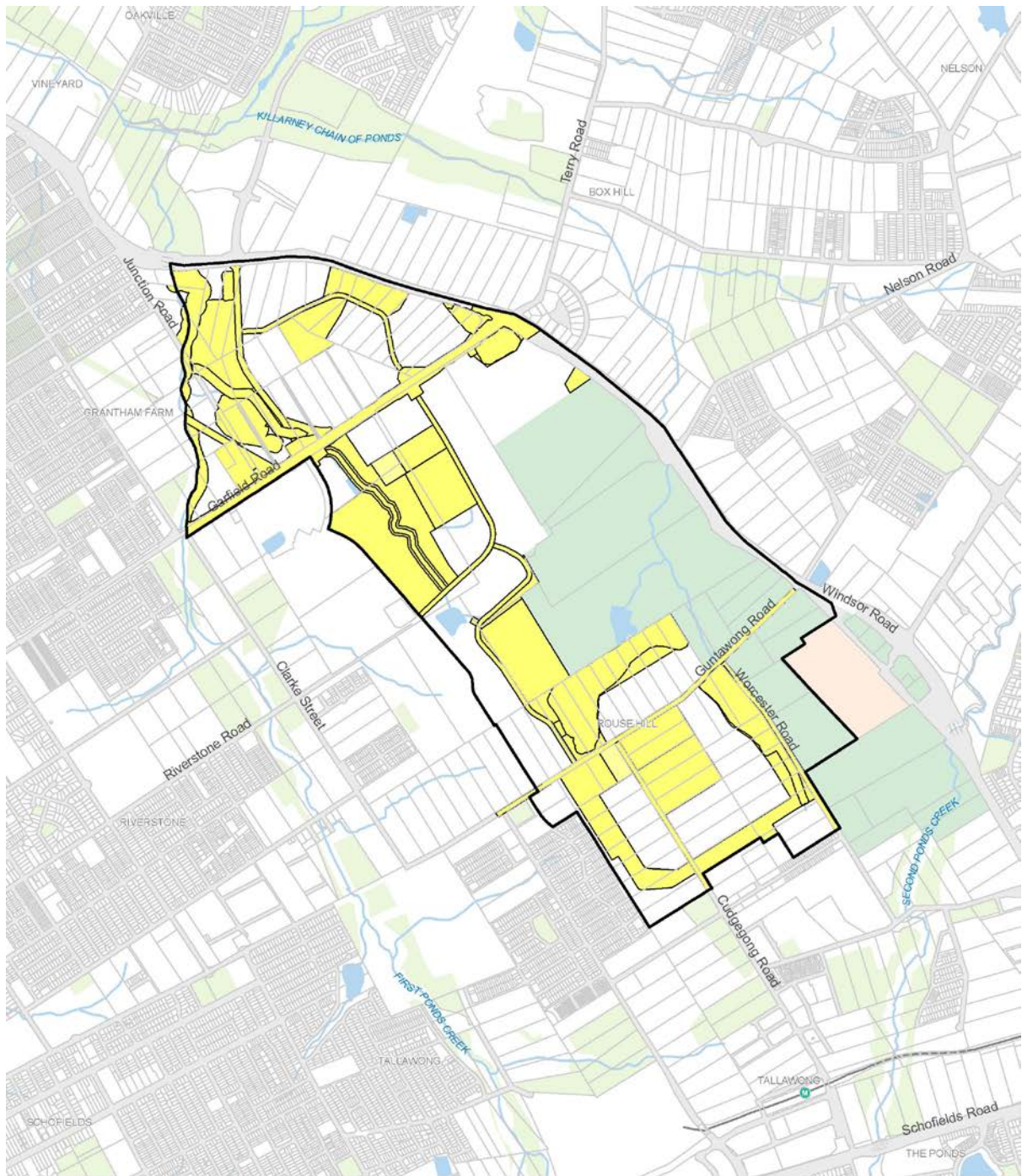




Height of building map

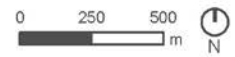
- Riverstone East Stage 3
- + Metro station
- Metro alignment
- Cadastre © NSW Spatial Services
- Road corridor
- Waterbody
- Open space
- Rouse Hill Regional Park
- Rouse Hill House and Farm
- 8.5 m
- 16.0 m
- 12.0 m





Land reservation acquisition map

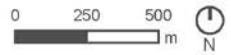
- Riverstone East Stage 3
- Metro station
- Metro alignment
- Cadastre © NSW Spatial Services
- Road corridor
- Waterbody
- Open space
- Rouse Hill Regional Park
- Rouse Hill House and Farm
- Land reservation acquisition

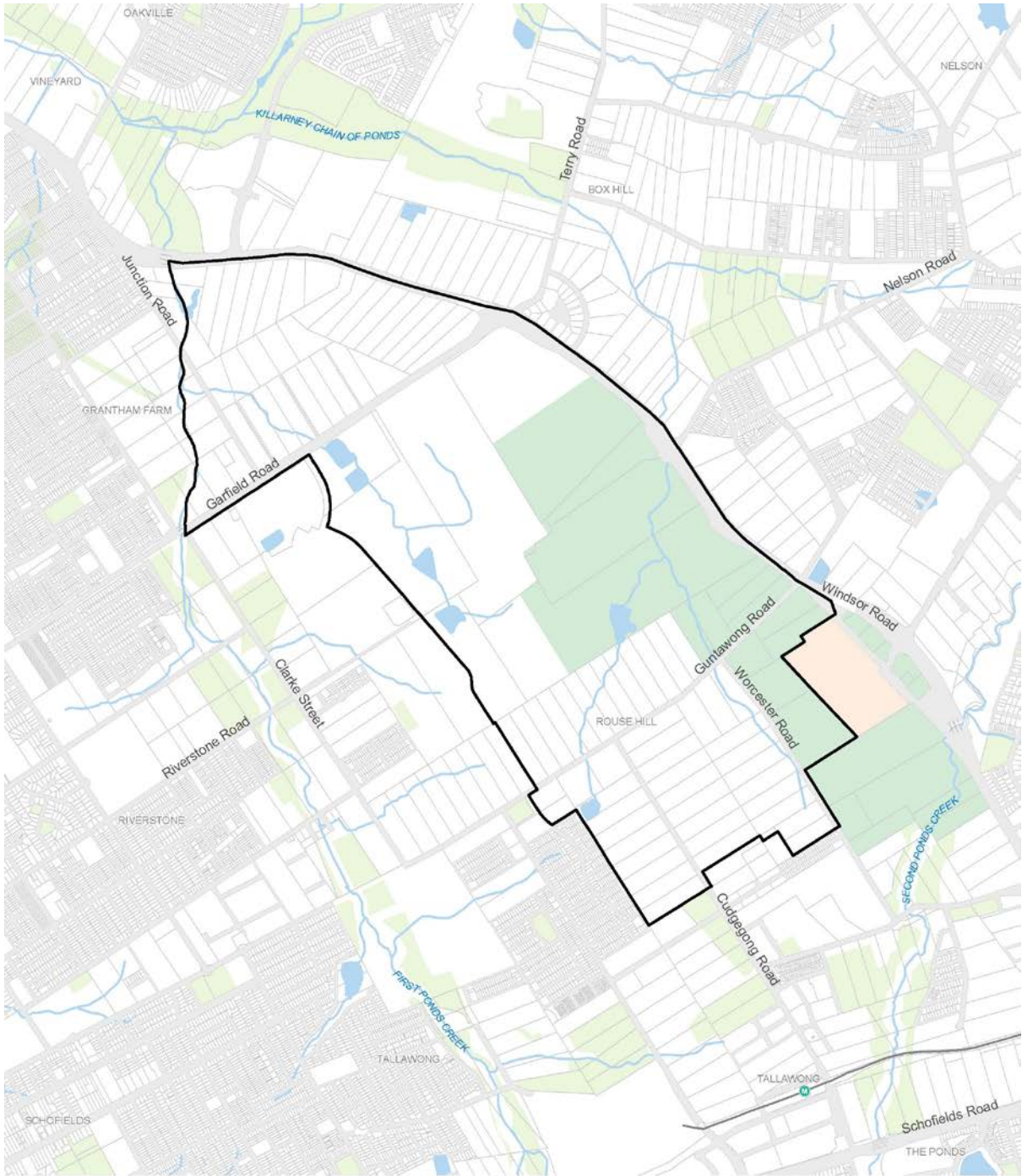




Native vegetation protection map

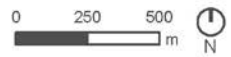
- Riverstone East Stage 3
- Metro station
- Metro alignment
- Cadastre © NSW Spatial Services
- Road corridor
- Waterbody
- Open space
- Rouse Hill Regional Park
- Rouse Hill House and Farm
- Biodiversity

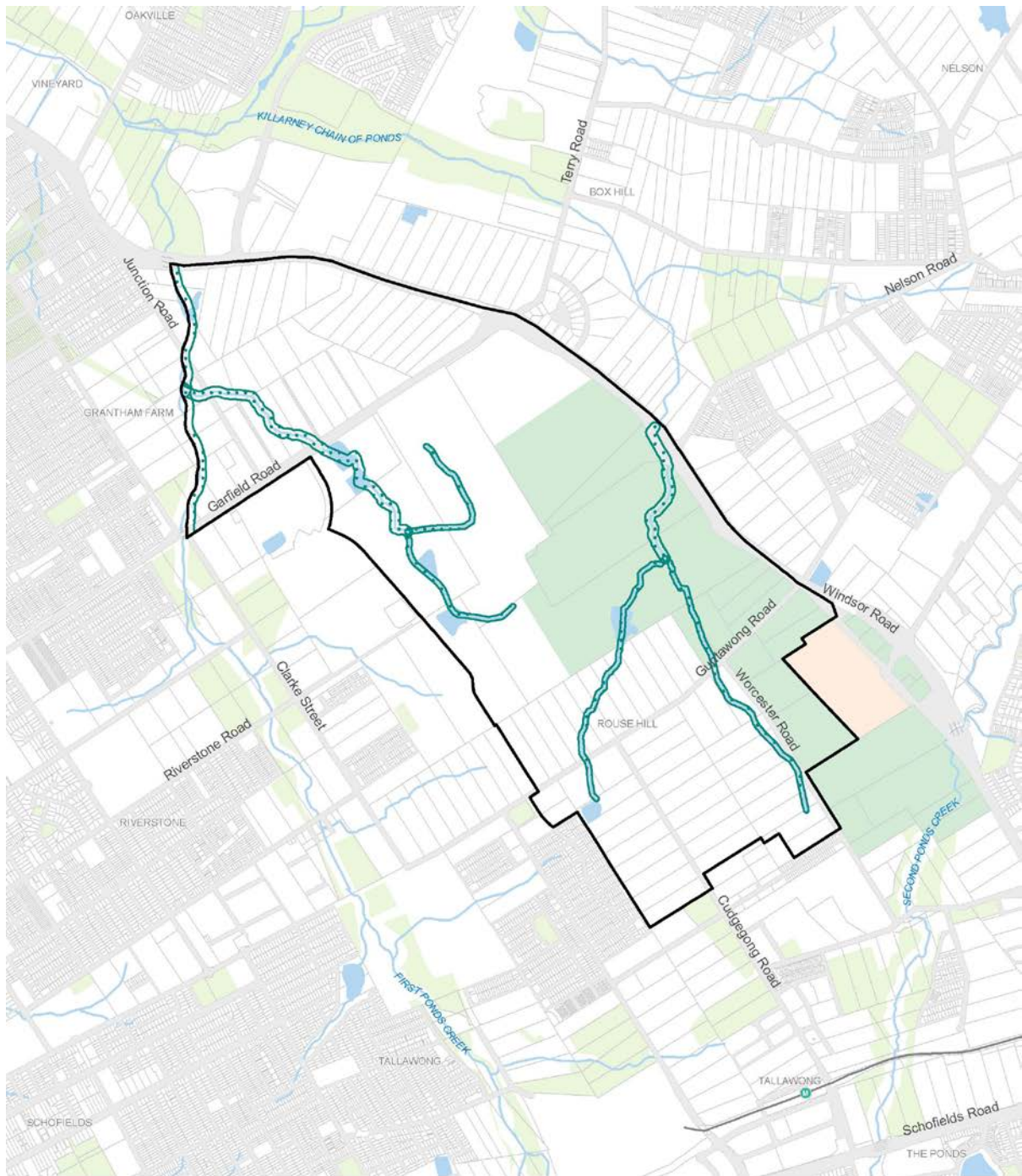




Development control map

- Riverstone East Stage 3
- + Metro station
- Metro alignment
- Cadastre © NSW Spatial Services
- Road corridor
- Waterbody
- Open space
- Rouse Hill Regional Park
- Rouse Hill House and Farm

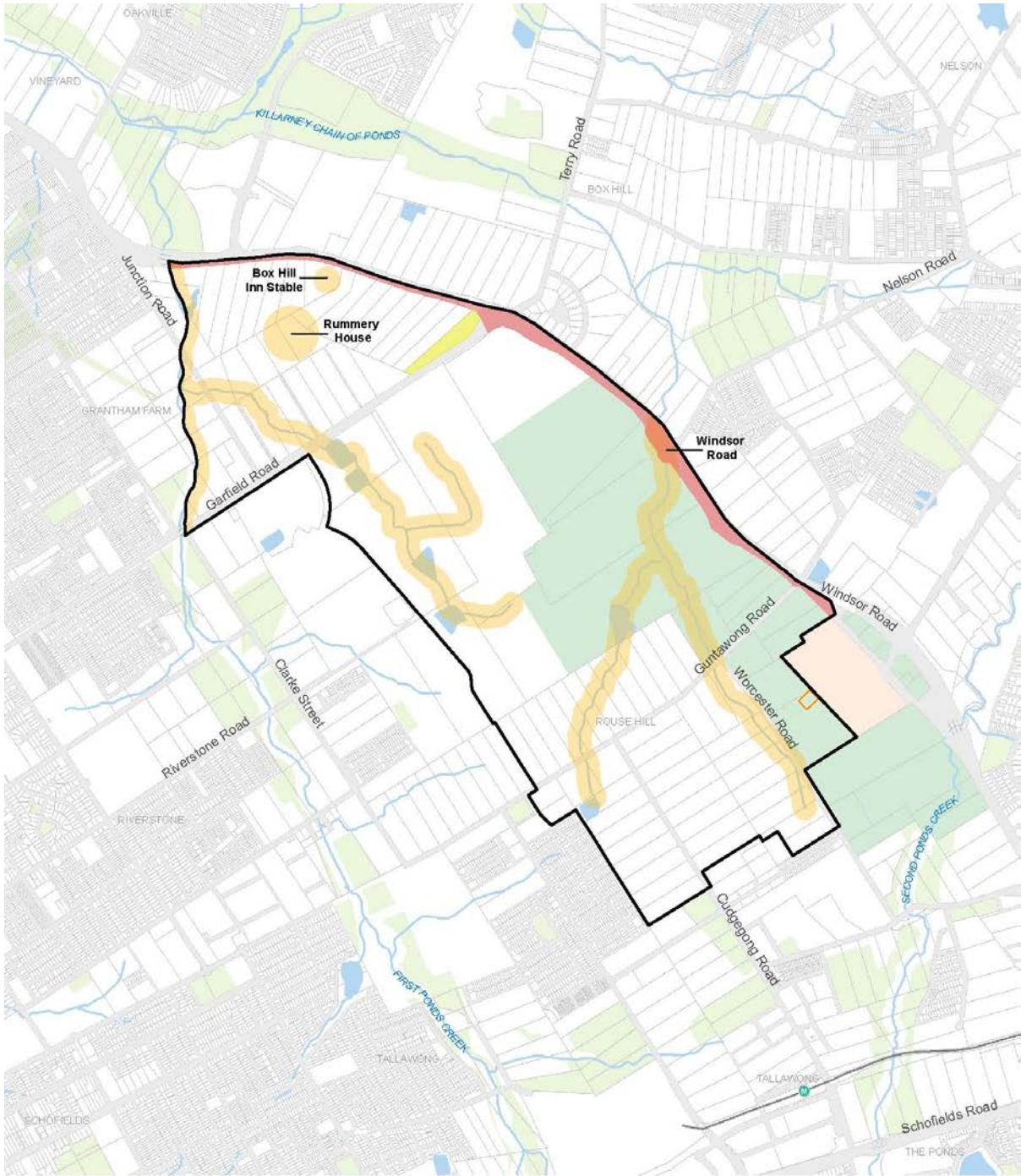




Riparian protection area map

- Riverstone East Stage 3
- Metro station
- Metro alignment
- Cadastre © NSW Spatial Services
- Road corridor
- Waterbody
- Open space
- Riparian buffer
- Rouse Hill Regional Park
- Rouse Hill House and Farm





Heritage items map

- Riverstone East Stage 3
- M Metro station
- Metro alignment
- Cadastre © NSW Spatial Services
- Road corridor
- Waterbody
- Open space
- Rouse Hill Regional Park
- Rouse Hill House and Farm
- Recommended revised curtilage of Rouse Hill House Estate - Stock yard
- High potential for archaeological remains
- Medium potential for archaeological remains
- Tyburn Priory lot

