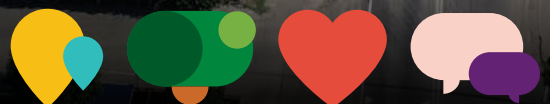




Department of Planning, Industry and Environment

# The Accelerated Infrastructure Fund

Progress update





# Acknowledgement of country

The Department of Planning, Industry and Environment acknowledges the traditional custodians of the land and pays respect to Elders past, present and future.

We recognise Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to place and their rich contribution to society.

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## Find out more:

[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)

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Cover image: Hezlett Road project - The Hills Shire Council

Artwork (left) by Nikita Ridgeway

## Acknowledgements

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Regent Street road works.  
Image courtesy of Blacktown City Council.





# The Accelerated Infrastructure Fund

**The NSW planning system has played a vital role in keeping the economy moving and people in jobs in the fight against COVID-19. The Accelerated Infrastructure Fund (AIF) was one of a series of streamlined fast-track planning processes introduced under the NSW Government's Planning System Acceleration Program as part of its immediate response to the pandemic.**

Established in April 2020, the AIF supports the delivery of community infrastructure in the high-growth areas of Blacktown and The Hills Shire in north-west Sydney with 14 key projects worth a total of \$145 million now under construction. The AIF is backing both councils with a total **\$75.9 million** to help them deliver local roads, stormwater infrastructure and public open space projects – all are essential infrastructure to unlock the development of up to **40,000 new homes**, **115 ha of employment land** and up to **1000 jobs** in this important growth area.

The fund is helping close the gap between local contributions and the actual cost of projects. It will

support the continued delivery of new homes and employment lands in north-west Sydney. It's a great example of collaboration between State and Local Government and represents a new approach to building infrastructure for growing communities

The fund was created with four key objectives in mind:

- fund infrastructure that unblocks development approvals and enables development activity
- stimulate construction activity by investing in 'shovel-ready' infrastructure projects
- reduce local developer contributions
- encourage developers to enact development approvals and invest in construction.

Find out more about the Accelerated Infrastructure Fund at [www.planning.nsw.gov.au/Plans-for-your-area/Infrastructure-funding/Accelerated-Infrastructure-Fund](http://www.planning.nsw.gov.au/Plans-for-your-area/Infrastructure-funding/Accelerated-Infrastructure-Fund)

Artist's impression of Reserve 885. Image courtesy of Blacktown City Council.





# What we committed to funding in 2021

Total funding: **\$75.9 million** for 14 projects



Roads

**4.55 km**

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Cycleways

**0.5 km**

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Open space

**35.4 ha**

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Playgrounds and parks

**31 facilities**

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Drainage

**1.63 km**

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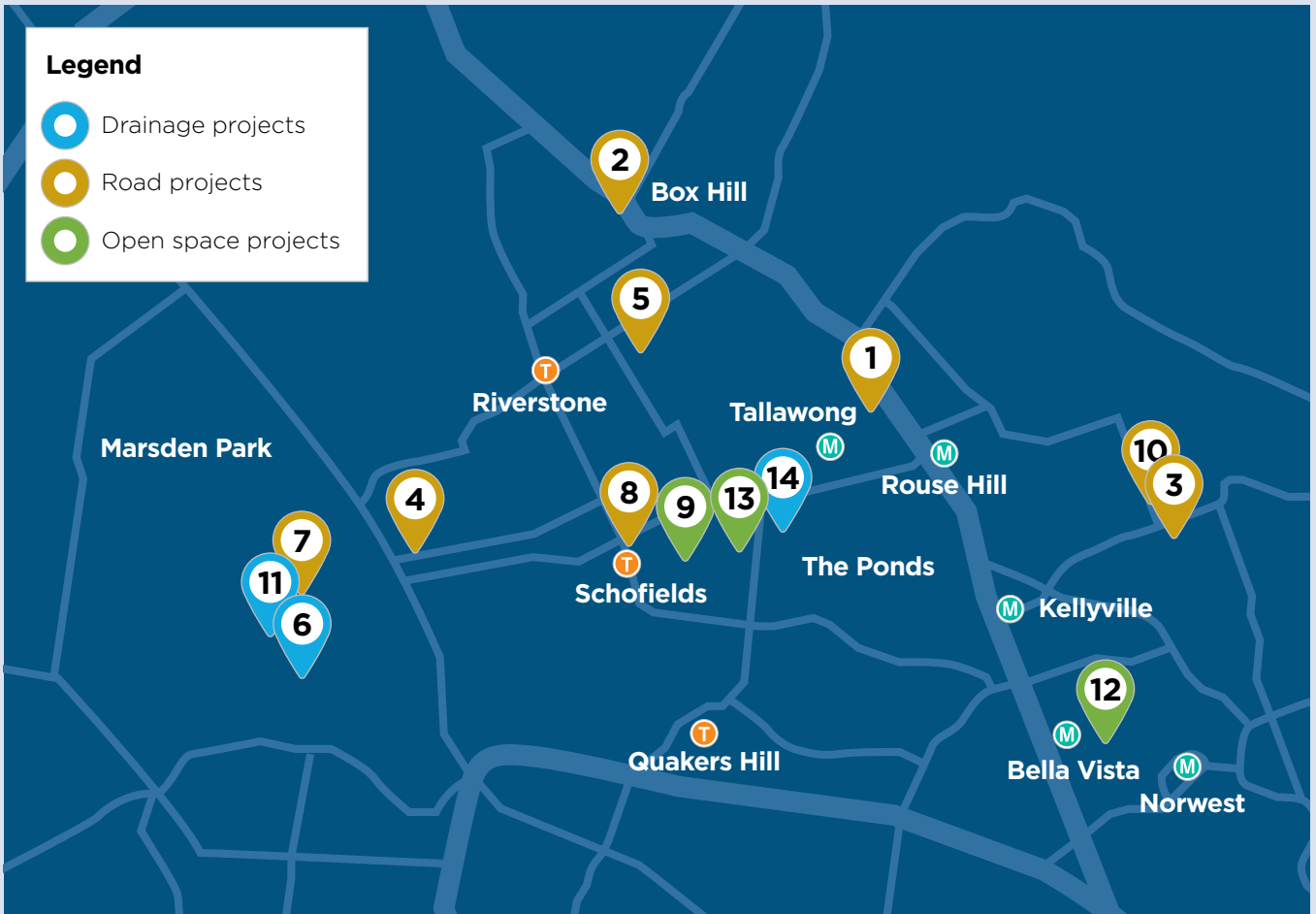


Land acquired

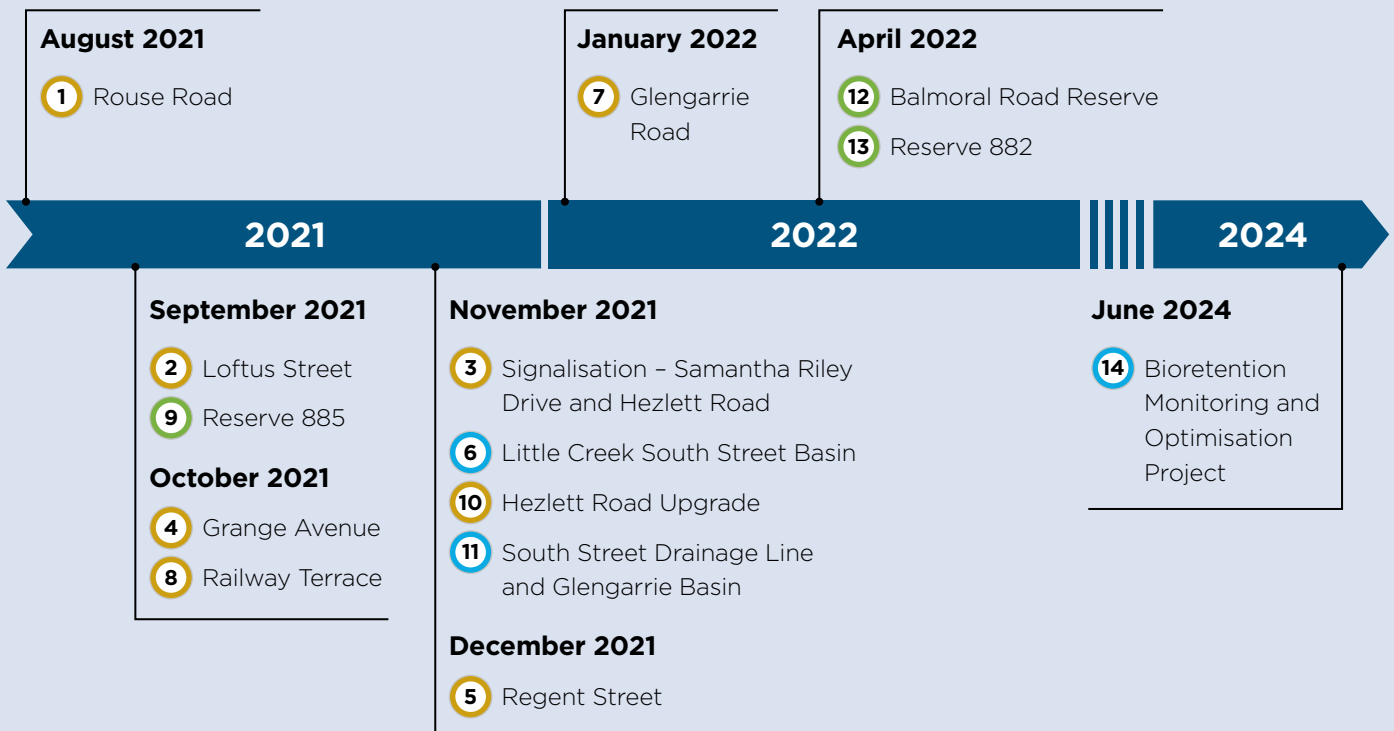
**0.42 ha**

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# Projects at a glance



## Delivery timeline



# ♥ Case studies – Blacktown

## Reserve 885



The Schofields community in the Blacktown Local Government Area will soon have access to a new neighbourhood park with sports fields for rugby league and cricket, safe shared pathways for walkers, joggers and cyclists, a new playspace, and tree cover for shade. The Reserve 885 project is expected to support 180 new jobs and help meet this growing community's demand for free, accessible and public open space. The new park is also adjacent to the recently opened Galungara Public School. The school is one of more than 100 projects fast-tracked last year by the NSW Government's to keep people in jobs and the economy moving through COVID-19. Availability of free, accessible and public open space is a critical factor for investors, developers and



Image courtesy of Blacktown City Council.

communities. With support from the Accelerated Infrastructure Fund, Blacktown Council's delivery of Reserve 885 will help attract more investment, accelerate development and provide local amenity for the community to enjoy.

## Loftus Street



Image courtesy of Blacktown City Council.

Blacktown Council's project for the staged construction of Loftus Street between Windsor Road and Schoffel Street in the growth area of Riverstone demonstrates how the Accelerated Infrastructure Fund is closing the funding gap to enable council projects to proceed earlier than would otherwise have been possible. The Loftus Street works, together with an upgrade of the intersection of Windsor Road, means a partly unformed rural road will be made into a new subarterial road with a 26-metre-wide road reserve. It will enable housing development in Riverstone to proceed without delay and create new infrastructure for public and active transport to service significant areas of developing land in the Riverstone and Riverstone East precincts. The work is also expected to create up to 100 jobs and help convert development approvals to completed development. It also provides improved access for more than 290 dwellings nearby, where residents were previously having to use rural roads.



Image courtesy of Blacktown City Council.

## Grange Avenue



The Accelerated Infrastructure Fund is supporting existing and future communities in Marsden Park, Schofields and West Schofields in the Blacktown LGA with the upgrade of Grange Avenue between Richmond Road and Bells Creek. These vital works will transform a rural type road to a full width collector road of about 810 metres. With development underway in Marsden Park either side of Grange Avenue, this work is critical to support the growing community and to provide a safe connection to Richmond Road. The project is expected to create up to 54 jobs and will facilitate the development of up to 4,500 new dwellings in the new West Schofields Precinct.

## Glengarrie Road



Marsden Park is set to benefit from an upgrade of the full width of Glengarrie Road, with a new roundabout, drainage, undergrounding of power, and lighting.

The new amenities will serve around 320 ha of residential land in the southern part of Marsden Park and approximately 100 ha of employment land in the north-western part of the Marsden Park Industrial area. With most of the Marsden Park precinct now under construction or with development approval on either side of Glengarrie Road, these vital works will support growth in the area for potentially more than 4800 new dwellings. Glengarrie Road is also a key flood evacuation route for the Marsden Park precinct and will provide access from Marsden Park to



Image courtesy of Blacktown City Council.

Richmond Road in the event of a Probable Maximum Flood. The AIF investment will enable delivery of the road and therefore support the flood evacuation strategy for the area which may otherwise have been compromised.





## Rouse Road



Improving Rouse Road in Sydney's North West Growth Area will accelerate delivery of 3,000 homes in the Cudgegong Road Station (Area 20) Precinct. Rouse Road is a key access road for residents in the precinct's south, providing access to Tallawong Metro Station and Windsor Road. The road's capacity is being boosted to ensure it can handle both current and future demand as residential development increases in the area. The project involves a 350m road upgrade between Windsor Road and Terry Road along with footpath construction and drainage works. The \$1.8m provided by the Accelerated Infrastructure Fund will support the development of 83 ha of land. The Rouse Road upgrade will also benefit the local bus network, servicing route 742, and is expected to be completed by August 2021.

Image courtesy of Blacktown City Council.

## Railway Terrace



The upgrade of Railway Terrace will help improve access to the Schofields railway station and the emerging Schofields town centre in Sydney's North West Growth Area. Delivery of the upgrade will support development of 8,000 homes and 12.5 ha of commercial and retail land use in the Alex Avenue and Schofields precincts. The Accelerated Infrastructure Fund will provide \$5.89 million to help turn a 390m stretch between Schofields Road and Jacqui Avenue from rural to collector road, as well as three intersection upgrades and land acquisition for road widening. The Railway Terrace upgrade will also help enable future development supported by Schofields



Image courtesy of Blacktown City Council.

Station, which is set to play a key role as an interchange between the heavy rail network and the future Sydney Metro Greater West. The road upgrade is expected to be completed by October 2021.

# Little Creek South Street Basin and South Street Drainage Line & Glengarrie Basin



The Accelerated Infrastructure Fund (AIF) is supporting two projects that will help to unlock development in the Marsden Park Industrial and Marsden Park precincts in Sydney's North West Growth Area.

Once completed in December 2021, the Little Creek South Street basin will help deliver almost 5,000 dwellings across the Marsden Park Industrial and neighbouring Marsden Park precincts. This crucial water management infrastructure will serve a catchment of 45.5 ha of industrial land, most of which is subject to development applications or interest. The AIF is also supporting new stormwater management for the South Street Drainage Line and Glengarrie Basin. This \$15 million project will help unlock the full potential of the 71.3 ha of industrial land, 14.4 ha of business zoned land and 8.9 ha of



Image courtesy of Blacktown City Council.

R2 residential land. Most of the industrial land is subject to development applications or interest. Together, these projects complete the stormwater drainage plan for the Marsden Park Industrial and Marsden Park precincts. Delivery of the projects will unlock the remaining residential, commercial and industrial areas for development.

## Regent Street



An upgrade to Regent Street between McCulloch Street and First Ponds Creek is currently underway and will unlock land for new homes in the Riverstone community – a key precinct in Sydney's North West Growth Area. Once completed in December 2021, the road will support access to future residences and ease traffic movements around local schools. The Accelerated Infrastructure Fund is providing \$4 million to upgrade the existing 'rural road' to a 'local road' nine metres wide and 600 metres in length. Delivery of this project will help accommodate housing growth in the North West Growth Area and other developments in northwest Sydney.

Image courtesy of Blacktown City Council.



## Reserve 882



Image courtesy of Blacktown City Council.

New sports facilities and a new playspace will allow the people of Schofields access to free, safe exercise opportunities and the chance to gather as a community in well-shaded, green spaces. The regional sports park planned for Reserve 882 will include soccer fields, cricket pitches and practice areas, a new building with toilets and a canteen to support local clubs, a natural creek and a range of play equipment. These will all be connected by shared pathways for cyclists and walkers and plenty of trees will be planted throughout the park for future shade. This project will support 200 new jobs and the included stormwater infrastructure works will unlock the potential for 19.5 ha of adjacent, undeveloped land to become future homes for this growing community. Together with the Reserve 885 project, Reserve 882 will deliver new open space, homes and jobs for Schofields.

## Bioretention Monitoring and Optimisation



The North West Growth Area Bioretention Monitoring and Optimisation project will bring vital stormwater infrastructure to the Alex Avenue precinct – one of the key new communities in Sydney’s North West Growth Area (NWGA). On commencement the project supported 20 new jobs and unlocked further development potential across all NWGA precincts and the wider Blacktown City Council area. The Accelerated Infrastructure Fund provided \$1.98 million to build the bioretention system and monitoring equipment which reduces future stormwater management costs across the NWGA, enabling other infrastructure projects to be brought forward with the cost savings.



Image courtesy of Blacktown City Council.

# ♥ Case studies – The Hills Shire

## Hezlett Road Upgrade and Signalisation – Samantha Riley Drive & Hezlett Road



Image courtesy of The Hills Shire Council.

Hezlett Road is one of the main transport routes into North Kellyville. The two-lane rural road has become busier as the precinct has grown with more residents. Congestion is holding up housing development. In 2020 there were more than 1200 dwellings with DAs approved but not yet commenced. To help the precinct reach its full development potential, the Accelerated Infrastructure Fund (AIF) is supporting two projects. First, an upgrade to a four-lane sub-arterial road between the town centre bypass and Samantha Riley Drive, together with intersection upgrades at Curtis Road and Gum Nut Close. Second, the fast-tracking of new traffic signals at the intersection of Samantha Riley Drive and Hezlett Road at a roundabout that has seen increased traffic congestion and other access

problems as the community in this area has grown. When completed, the Hezlett Road upgrade will deliver new traffic signals and dual lane roundabouts, a signalised pedestrian crossing and a new 'kiss and ride' facility fronting North Kellyville Public School, upgraded bus stops, new footpaths and streetscapes. It will improve traffic conditions, make the community safer, and unlock new residential and commercial development, providing much needed construction jobs and economic investment. When constructed, the new traffic signals at the intersection of Samantha Riley Drive and Hezlett Road will help to ease congestion, improve travel times and support the potential to deliver 1200 new dwellings currently approved but not yet constructed within the North Kellyville area.

# Balmoral Road Reserve

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To meet the needs of a growing population in and around Kellyville, the Accelerated Infrastructure Fund (AIF) is supporting The Hills Shire Council's vision for Balmoral Road Reserve - a multi-purpose sporting and recreational facility offering a wide range of active sporting facilities and passive recreation activities. It will include four multi-purpose fields, two cricket ovals, six multi-purpose tennis courts, two cricket practice nets, a local playground, picnic areas, amenities buildings, a carpark and a shared pedestrian/cycling trail link between Bella Vista and Rouse Hill Regional Park. Free, accessible, open and public space is essential to the development of significant new housing or employment land. The reserve will support development for thousands of new dwellings in the area. Construction will support at least 50 direct jobs. AIF funding has enabled the project to start without delay, as scoped and following public exhibition.



Image courtesy of The Hills Shire Council.



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