

North West Land Use and Infrastructure Implementation Plan

○ Frequently Asked Questions

May 2017

We are committed to creating attractive places to live by providing a greater mix of homes that are close to jobs, parks, schools and services.

The Land Use and Infrastructure Implementation Plan (the Implementation Plan) outlines how we are planning for more homes, jobs and essential services in the North West Priority Growth Area and identifies the infrastructure needed to support growing communities.

What is the North West Priority Growth Area?

- The North West Priority Growth Area spans three local government areas: The Hills Shire, Blacktown and Hawkesbury, and is one of Sydney's largest land release areas.
- The NSW Government has been coordinating the supply of land for new homes and jobs in Sydney's northwest since 2006. New communities are already growing in Marsden Park, Riverstone and Schofields with housing construction well underway.
- The North West Priority Growth Area can supply approximately 12 percent of the new homes Sydney needs over the next 20 years.

What is the Land Use and Infrastructure Implementation Plan?

- The Implementation Plan reflects the current status of planning, development and infrastructure delivery across the North West Priority Growth Area, and sets out a long term vision and future direction, particularly for those areas yet to be rezoned and developed.
- Over the next 30-40 years, up to 90,000 homes could be developed in the North West Priority Growth Area, 20,000 more than originally envisaged ten years ago. The Implementation Plan will ensure the needs of residents are balanced with the timely delivery of infrastructure, services and facilities.
- The Implementation Plan sets out key actions to support the delivery of new homes and jobs. These will be reviewed and updated annually.

Why has the Department released a Land Use and Infrastructure Implementation Plan for the North West Priority Growth Area?

- The Implementation Plan delivers on several requirements set out in *A Plan for Growing Sydney*, which include:
 - updating the structure plan for the North West Priority Growth Area to realise the full potential of investment in new infrastructure
 - improving how we rezone to maintain the supply of land which can be developed
 - establishing a framework to co-ordinate and deliver infrastructure to enable more homes to be built.
- The North West Priority Growth Area is located within the West and West Central Districts. The release of the draft West and West Central District Plans in late 2016 by the Greater Sydney Commission has informed the Implementation Plan. For more information visit greater.sydney/my-district.
- The Implementation Plan considers and responds to changes in trends such as the growing demand for more diverse housing types and the increasing importance of housing affordability.

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What are the key objectives of the Land Use and Infrastructure Implementation Plan?

Create vibrant and liveable neighbourhoods

- New homes will be close to shops, schools and transport. People will also have access to nearby community facilities such as parks and cafes. Terraces, townhouses and apartments will be located close to transport and areas of employment. We will continue to work on providing more affordable housing where possible.

Provide more homes and greater housing choice

- We are planning for a range of housing types at different price points, giving people more choice when it comes to owning their own home. Over 33,000 new homes will be built by 2026.
- The delivery of affordable housing will be explored in ongoing planning.

Coordinate housing and infrastructure delivery

- The Implementation Plan identifies essential infrastructure needed to service current and future residents. New and upgraded roads will make it easier to get around and provide access to essential services such as shops and schools.
- New planning controls will ensure that the right infrastructure is available to meet the needs of growing communities.
- We will monitor development activity and demand, and work with infrastructure delivery partners to fast track infrastructure projects where necessary.

Provide local jobs

- Communities will have access to local jobs, including those nearby at Marsden Park, Rouse Hill, Norwest Business Park, Blacktown and Penrith.

Improve recreation facilities

- The Eastern Creek corridor will connect new homes with open spaces and a green pedestrian and cycleway network will link growing suburbs to protected bushland and places for recreation.

Improve transport accessibility and connectivity

- An integrated transport network and major infrastructure projects such as the Sydney Metro Northwest will ensure growing communities have public transport options and connections to surrounding areas. The upgrade of Richmond Road and future bus connections will improve travel options for future residents.

What does the Land Use and Infrastructure Implementation Plan mean for precincts that have already been rezoned?

- Some changes to planning controls are proposed to ensure residential densities align with planned infrastructure. The detailed planning controls for the precincts that have already been rezoned will remain much the same. Refer to the information provided below.
- A review of areas that will benefit from access to public transport, for example, along the Schofields Road corridor, will be undertaken to maximize investment and strengthen the role of the Marsden Park Centre.

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What does the Land Use and Infrastructure Implementation Plan mean for precincts that have not yet been rezoned?

- The Implementation Plan does not rezone land. It provides a long-term vision for the precincts that have not yet been rezoned.
- The Minister has issued a direction to ensure that future rezoning proposals are consistent with the Implementation Plan.
- The proposed planning controls (see below) will be applied to precincts yet to be rezoned, eg Riverstone East Stage 3, West Schofields and Marsden Park North.

What changes are proposed to the planning controls?

- The Implementation Plan will become the “structure plan” for the North West Priority Growth Area.
- Future rezoning proposals will require a Development Control Plan and will need to satisfy infrastructure delivery requirements.
- Minimum and maximum targets will be set for the number of new homes that can be built in the North West Priority Growth Area (see comments on the Explanation of Intended Effect below)
- Set minimum subdivision lot sizes in all residential areas will apply.
- The six existing precinct plans in the Blacktown local government area that currently do not come under the ‘Blacktown Growth Centres Precinct Plan’ will be rolled into that Precinct Plan. They include Riverstone West, Alex Avenue, Riverstone, Marsden Park Industrial, Cudgegong Road Station (Area 20) and Schofields. The Marsden Park and Riverstone East Precincts are already located within the ‘Blacktown Growth Centres Precinct Plan’.

How can I be involved in the process?

- We welcome your feedback on the Land Use and Infrastructure Implementation Plan and associated exhibition package for the North West Priority Growth Area.
- You will have the opportunity to comment on the Implementation Plan by completing an online feedback form or survey [here](#).
- You can also make a submission on the proposed changes to planning controls during the exhibition period.
- If you cannot access the internet contact us on 1300 305 695 and request a hard copy of the feedback form or survey.

When will the proposed changes come into effect?

- Your feedback on how the North West should look like in the future will help shape the vision for the area. We will update the Implementation Plan annually and will use your feedback to improve the way we plan for the area.
- Once finalised, the planning control changes will be announced through the website, local newspapers and media.

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The Explanation of Intended Effect

The Explanation of Intended Effect (EIE) sets out the changes required to the planning controls. We have received a number of questions about the changes outlined in the EIE and have updated this FAQ document to include these below:

What happens to development applications that have already been lodged with councils prior to the changes being announced?

Council (or the consent authority) is not required to apply the new controls to applications lodged prior to 22 May 2017. Those lodged after this time will be considered against the exhibited controls. More information is available on page 3 of the EIE.

Why weren't landowners and developers consulted before the Implementation Plan and related documents were released?

We are consulting on the Implementation Plan and proposed changes now. We are asking for your feedback and submissions until 27 June 2017. For more information on how to have your say please visit planning.nsw.gov.au/northwestpriority.

What are the minimum and maximum densities for land zoned R2 and R3 in the North West Priority Growth Area?

The densities proposed are outlined on pages 9 and 10 of the EIE. Please also refer to the corresponding draft residential density map.

Why are there two R3 density bands for the Blacktown Precincts (page 10 of the EIE)?

Two density bands are proposed for R3: 25-35 dwellings per hectare and 55-100 dwellings per hectare. The 55-100 dwellings per hectare range applies to five areas in the Alex Avenue precinct, near Schofields Station and the Cudgegong Road Station (Area 20) precinct. These areas have a higher proposed density control because they are located close to existing Schofields Station and the planned Cudgegong Road Station.

Where can I view the information?

- Visit the website at planning.nsw.gov.au/northwestpriority.
- Contact us on 1300 305 695.
- Email: community@planning.nsw.gov.au