The Area 20 Precinct has been rezoned for urban development by the NSW Government.

- Land for approximately 2,500 homes and 6,400 residents
- Easy access to public transport and Rouse Hill Town Centre
- Land for the North West Rail Link and commuter station
- Village centre and employment area linked to the future station
- New primary school
- More than 19 hectares of parks and recreation areas
- Environmental corridor along Second Ponds Creek
- Upgrades to major roads
- New pedestrian and cycle links
- Existing and planned sewerage, drinking water and electricity infrastructure
Area 20 Precinct
Indicative Layout Plan

- Precinct Boundary
- Land to which Precinct Plan Applies
- Cudgegong Station Area
- Preferred Location for Neighbourhood Services

- Medium to High Density Residential
- Medium Density Residential
- Low Density Residential
- Very Low Density Residential
- School
- Parks
- Sporting Fields
- Conservation Area
- Drainage
- Utilities
- Bio-Retention Raingarden
- Riparian Corridor
- North West Rail Link Corridor
- Major Road
- Local Road
- Existing Transmission Easement
- Creek Line

0 100 500m

16 August 2011
Scale 1:5,000 @ A1
1:10,000 @ A3

North West Rail Link Corridor
Major Road
Local Road
Existing Transmission Easement
Creek Line

Number of playing fields reduced and consolidated
School site moved west to be closer to more homes
Park moved north of Rouse Road
New park to serve residents north of Rouse Road
More houses and higher densities within close proximity to the station
Park expanded south and consolidated with nearby park
Schofields Road upgrade anticipated to commence 2012
Detailed Development Control Plan provisions to be reviewed in conjunction with North West Rail Link design

18 August 2011
Area 20 Precinct

The NSW Government has finalised the rezoning of the Area 20 Precinct by amending the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP).

Following public exhibition of the draft Precinct Plan for Area 20 in late 2010/early 2011 and community feedback, the Precinct Plan was amended to:

- Allow detailed planning for the station area to be coordinated with the North West Rail Link design
- Provide more housing within walking distance of the new station
- Provide an open space and recreation network that better caters for the needs of the new community
- Limit the amount of retail development in the village centre
- Move the primary school closer to more housing, east of the creek
- Reduce the size of stormwater treatment infrastructure

The new Precinct Plan is the product of an extensive process which was jointly managed by the Department of Planning and Infrastructure and Blacktown City Council.

Infrastructure

Area 20 benefits from existing and planned sewerage, drinking water and electricity infrastructure.

The 40 million litre Rouse Hill Water Reservoir was completed in April 2011 and will provide drinking water to the North West Growth Centre into the future.

Work is expected to begin on the upgrade of Schofields Road, between Windsor Road and Tallawong Road, in early 2012. The upgrade will be undertaken in stages, to construct a four lane transit boulevard which will have the capacity to be widened to six lanes in future.

The first major tender has been awarded for the North West Rail Link. AECOM Australia Pty Ltd has been selected to provide engineering, rail systems and architectural services for the North West Rail Link. For more information go to www.northwestrail.com.au

Implications for landowners

Although land has been rezoned, there is no compulsion for any owner to develop their land. Landowners can choose to develop or not to develop their property. They can also choose to develop part of their property. Under ‘existing use rights’, landowners can continue with current uses (provided the use is already lawfully commenced).

Next Steps

- The rezoning is accompanied by a Development Control Plan adopted by the Deputy Director-General of the Department of Planning and Infrastructure
- It is anticipated that a draft Section 94 Contributions Plan being prepared by Blacktown City Council will be placed on exhibition in the near future
- The detailed planning provisions for the Cudgegong Station Area will be prepared alongside the North West Rail Link design

**Important**

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<tr>
<th>Language</th>
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<tbody>
<tr>
<td>English</td>
<td>For more information in languages other than English, please call 1300 730 550</td>
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<tr>
<td>Arabic</td>
<td>لغة العربية للاستفسارات أخرى غير الإنجليزية، اتصل بالإسماعيلية: 1300 730 550</td>
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<td>Za više informacija na drugim jezicima, molimo nasozadati pod redor 1300 730 550</td>
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<td>در جهت کسب فهمیات در زبان مادری خود، لطفاً به این شماره تماس بگیرید: 1300 730 550</td>
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<td>Informačné centrum je otvorené pre ďalšie jazyky, dnesové číslo: 1300 730 550</td>
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**Further information**

- Call the Growth Centres Infoline during business hours 1300 730 550
- Email community@planning.nsw.gov.au
- Contact Blacktown City Council on 9839 6000 and request a Section 149 Planning Certificate