

Changes to the Area 20 Precinct Plan



Planning & Environment

Frequently Asked Questions

November 2014

WHAT ARE THE CHANGES TO THE AREA 20 PRECINCT PLAN?

- We are proposing amendments to a number of planning controls relating to land zoning, heights of buildings, lot sizes and land acquisition. The amendments also propose changes to the amount of land required for open space and drainage land.
- These changes will support longer-term development and maximise accessibility to future public transport connections at Cudgegong Road Station.
- The location of the North West Rail Link train stabling facility has shifted further west in the adjacent Riverstone East Precinct. As a result, a small amount of land that was zoned light industrial is now proposed for medium density residential and mixed use development. This will complement the proposed land uses in the Town Centre.
- A Development Control Plan will show how the Town Centre could be developed.

WHY ARE THESE CHANGES REQUIRED NOW?

- The Area 20 Precinct Plan was finalised based on the preliminary design of the North West Rail Link corridor. The design of the North West Rail Link is now sufficiently progressed to allow detailed planning controls to be finalised for the land around Cudgegong Station and Town Centre. The proposed amendments provide a land use and design response to the North West Rail Link and Cudgegong Station located within the Area 20 Precinct.
- In 2011 the Area 20 Precinct Plan identified Sydney Water as the acquisition authority for a trunk drainage corridor along Second Ponds Creek, which is in the Rouse Hill Development Area. The Government decision in July 2013 to remove Sydney Water's remaining acquisition liabilities in the Rouse Hill Development Area means that the controls for this land under the Growth Centres SEPP must be amended.

WHAT DO THE CHANGES MEAN FOR LANDOWNERS?

- Zoning and development controls that apply to up to half of the properties within the Area 20 Precinct are proposed to change - while the remaining properties will not experience any alteration to the gazetted zoning or development controls.
- Landowners affected by the changes have been notified and are invited to attend a drop-in-session to view the proposed changes.

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WHAT WILL HAPPEN NEXT?

- The proposed changes will be on exhibition until 19 December 2014.
- Following the exhibition of the proposed changes, the Department will consider any submissions on the draft Revised Precinct Plan, and make changes if we need to.
- The final plans will then be submitted to the Minister for Planning with a recommendation to make the proposed amendments.
- The amendments to the Development Control Plan (DCP) will be subject to a similar process and can be approved by the Secretary of the Department.
- Once the amendments to the Growth Centres SEPP and DCP are approved, they will come into force and the Department will advise any affected land owners when the new controls apply.