

August 2016

What does the rezoning announcement mean?

Stages 1 and 2 of the Riverstone East Priority Precinct in the North West priority growth area have now been rezoned. This means that new planning controls will enable a range of uses for the land such as housing, employment and recreation.

What will the plan deliver?

Stages 1 and 2 of the Riverstone East Priority Precinct will provide up to 3,500 new homes, a new primary school and a new community facility.

When fully developed, the Precinct will deliver approximately 5,800 new homes.

The community will have access to a range of housing types including terraces and stand-alone homes, to suit different needs and budgets, as well as easy access to parks, shops, cafes and transport.

Services such as water and sewerage will be in place when the first new homes are complete.

Why is land being rezoned in Stages?

A staged approach to rezoning provides greater efficiency and certainty for landowners and developers.

Land is rezoned when infrastructure is available or a commitment to deliver the required infrastructure is in place. Water and sewerage are available to Stages 1 and 2 now. Initial capacity for electricity services is now available to parts of Stages 1 and 2 with the remainder to be serviced by a new zone substation around 2022.

The Department will continue to work with infrastructure providers to ensure that the delivery of essential infrastructure will match housing demand.

When will land in Stage 3 be rezoned?

Land will be rezoned when infrastructure is available or a commitment to deliver the required infrastructure is in place.

The Department is working with the infrastructure providers like Sydney Water to coordinate the planning and delivery of essential infrastructure to meet demand for new housing in the precinct.

What transport links will be included?

The Riverstone East Priority Precinct is close to the Cudgegong Road Railway Station on the Sydney Metro North West line. The area will benefit from upgrades to rail and major roads, including Schofields Road.

Proposed bus routes and cycle ways will link the precinct to the railway station and surrounding areas.

How did the Department respond to submissions?

The issues raised in submissions were carefully considered and have resulted in a number of changes to the exhibited Precinct Plan and associated planning controls such as the relocation of the community facility and the provision of a new pocket park.

The Department has prepared a Finalisation Report that details the issues raised by the community during exhibition, and changes made.

Where can I get more information?

For a copy of the Finalisation Report or related documents, please visit www.planning.nsw.gov.au/riverstoneeast or call (02) 9228 6333.

If English isn't your first language, please call 131 450. Ask for an interpreter in your language and then request to be connected to our Information Centre on (02) 9228 6333.

The new zoning and other land use controls are explained in State Environmental Planning Policy (Growth Centres) 2006. The amended SEPP and maps relating to zoning are available at www.legislation.nsw.gov.au.

For information about zoning and planning controls, please contact Blacktown City Council on (02) 9839 6000.

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