



**Planning**

***State Environmental Planning Policy (Sydney Region Growth Centres)  
Amendment (Riverstone and Alex Avenue Precincts) 2010***

**Post-exhibition Planning Report**

**APRIL 2010**

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# 1 Introduction

## 1.1 Overview

The Minister for Planning announced on 20<sup>th</sup> November 2008 that she would publicly exhibit draft amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Amendments No 4 and No 5), to rezone the Alex Avenue and Riverstone Precincts to facilitate urban development.

The package of exhibited documents included amendments to the Growth Centres SEPP to include statutory provisions for development in the Precincts that will ultimately be transferred to Blacktown City Council's comprehensive Local Environmental Plan; Development Control Plans to guide the assessment of subdivision and development applications; and a Section 94 Contributions Plan prepared by Blacktown City Council.

When finalised, the suite of documents will:

- rezone and establish development standards for the Alex Avenue and Riverstone Precincts;
- include controls to meet residential density targets and improve design quality outcomes;
- incorporate provisions specifying exempt and complying development; and
- identify local infrastructure to support future residents.

Following public exhibition of the draft plan and associated planning documents, the Department of Planning (former Growth Centres Commission) in collaboration with Blacktown City Council has undertaken an extensive review process to finalise the documents.

This report documents the public consultation process, summarises the issues raised both in submissions and during further discussion with state agencies and other stakeholders, and reports on how they have been addressed in the finalisation of the precinct plan.

## 1.2 Summary of the Precinct Plans

The revised Indicative Layout Plans (ILPs) for both Precincts are included at **Appendix A** of this report. **Table 1-1** summarises the main planning outcomes for the final Precinct Plans.

**Table 1-1: Summary of planning outcomes for the Alex Avenue and Riverstone Precinct Plans**

Summary statistics	Alex Avenue	Riverstone
Gross site area (Ha)	420	875*
Drainage, parks and conservation areas (Ha)	73	191
Other non-developable area (Ha)	34	39
Employment Land	N/A	14
Residential net developable area (Ha)	298	614
Net density (dwellings/Ha)	21.10	16.2
Yield (dwellings)	6,240	8900
Population	18,000	25,800
Town centres and mixed use zones (Ha)	11.8	4.7
Retail gross floor area (m <sup>2</sup> )	25,000-35,000	5,000
Jobs	1,150	1,400

\* Areas of land not subject to the Precinct Plan (ie. the existing urban and industrial areas) have been excluded from the gross site area.

## **2 Exhibition Details**

### **2.1 Exhibited Materials**

The following documentation was publicly exhibited as part of the draft Precinct Planning Packages:

- Draft State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Amendment No 4) (SEPP) (Alex Avenue Precinct)
- Draft State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Amendment No 5) (Riverstone Precinct)
- Draft Development Control Plans (DCP) for the Alex Avenue and Riverstone Precincts
- Draft Indicative Layout Plans (ILP) for the Alex Avenue and Riverstone Precincts
- Draft Precinct Planning Reports for the Alex Avenue and Riverstone Precincts
- Background Technical Reports for both Precincts
- Draft Section 94 Contributions Plan for the Alex Avenue and Riverstone Precincts
- Biodiversity Certification Consistency Assessment Reports and draft Amended Certification Maps for Riverstone and Alex Avenue Precincts

A Guide to the exhibition and four Fact Sheets were also available to explain the exhibition material.

### **2.2 Exhibition Period**

The draft Precinct Planning Package was publicly exhibited for 73 days from 26 November 2008 to 6 February 2009. Late submissions were accepted up to and including 24 April 2009.

### **2.3 Exhibition Venues**

The draft Precinct Planning Package was available to the public at the following locations:

- Exhibition Shopfront, Unit 2/15 Pitt Street, Riverstone (open Mondays, Thursdays and Saturdays excluding the Christmas period 22<sup>nd</sup> December to 12<sup>th</sup> January)
- Growth Centres Commission, Level 5, 10 Valentine Avenue, Parramatta
- Department of Planning, 23 - 33 Bridge St, Sydney
- Blacktown City Council, 62 Flushcombe Road, Blacktown
- Max Webber Library, Corner Alpha Street and Flushcombe Road, Blacktown
- Growth Centres web site

## 2.4 Public Notice

Advertisements were placed in the following newspapers:

Media	Appearance Dates	Placement
Sydney Morning Herald	26/11/2008	Government Noticeboard
Daily Telegraph	26/11/2008	Government Noticeboard
Australian Financial Review	26/11/2008	Early General News
Blacktown Sun	25/11/2008	Early General News
Northern News	25/11/2008	Early General News
Rouse Hill Times	26/11/2008	Early General News
National Indigenous Times	27/11/2008	Early General News
Koori Mail	03/12/2008	Early General News
Blacktown Advocate	26/11/2008	Early General News

## 2.5 Notification of Land Owners

The Department of Planning (former Growth Centres Commission)<sup>1</sup> wrote to 4,018<sup>2</sup> landowners on 25 November 2008 advising of the public exhibition. This notification also included properties that directly adjoin the Precinct.

## 2.6 Notification of Key Stakeholders

The Department of Planning wrote to 60 other key stakeholders on 25 November 2008 advising of the public exhibition and enclosing a full copy of the exhibition documentation on CD. These stakeholders included the Local Councils, State Agencies, and environmental and development industry interest groups, as listed at **Appendix C**.

## 2.7 Exhibition Shopfront

The Department of Planning operated an Exhibition Shopfront on Mondays, Thursdays and Saturdays throughout the exhibition period (excluding 22 December – 12 January). The public was given the opportunity to meet with members of the project team and discuss the plans for Riverstone and Alex Avenue. The shopfront was designed to be an information hub for local residents and landowners, with support from other government agencies such as Landcom and the RTA.

The shop front received a good response from the public receiving more than 750 visits over the exhibition period. Department of Planning staff offered information, advice and help to landowners including assistance in writing submissions and giving information and guidance on the planning package.

<sup>1</sup> In December 2008, the Growth Centres Commission was amalgamated with the NSW Department of Planning and now forms part of the Strategies and Land Release Office of the Department.

<sup>2</sup> Landowner contact information for the Riverstone & Alex Avenue Precincts was obtained from the Blacktown City Council Rates Database.

### 3 Submissions Summary

#### 3.1 Number of submissions

A total of 399<sup>3</sup> submissions were received on both the Riverstone and Alex Avenue Precinct, with 112 submissions received on the Alex Avenue Precinct Planning package and 287 submissions on the Riverstone Precinct Planning package. Submissions were accepted by mail, fax and email. All submissions are listed and summarised at **Appendix B**. A summary of submissions grouped into major stakeholder groups is provided at **Table 3-1**.

**Table 3-1: Summary of submissions**

Received From	No. of Submissions	
	Riverstone	Alex Avenue
Commonwealth Government Agencies	1	1
State Members of Parliament	14	11
State Government Agencies	10	9
Local Government	3	2
Landowners	249	85
Services & Utilities	2	3
Industry Groups	2	1
Environmental Groups	2	-
Landowner Groups	4	-
<b>TOTAL</b>	<b>287</b>	<b>112</b>

#### 3.2 Late Submissions

While the formal closing date for submissions was the close of public exhibition on 6 February 2009 and no formal extensions were granted, submissions received up to 24 April were able to be considered.

#### 3.3 Response to Submissions

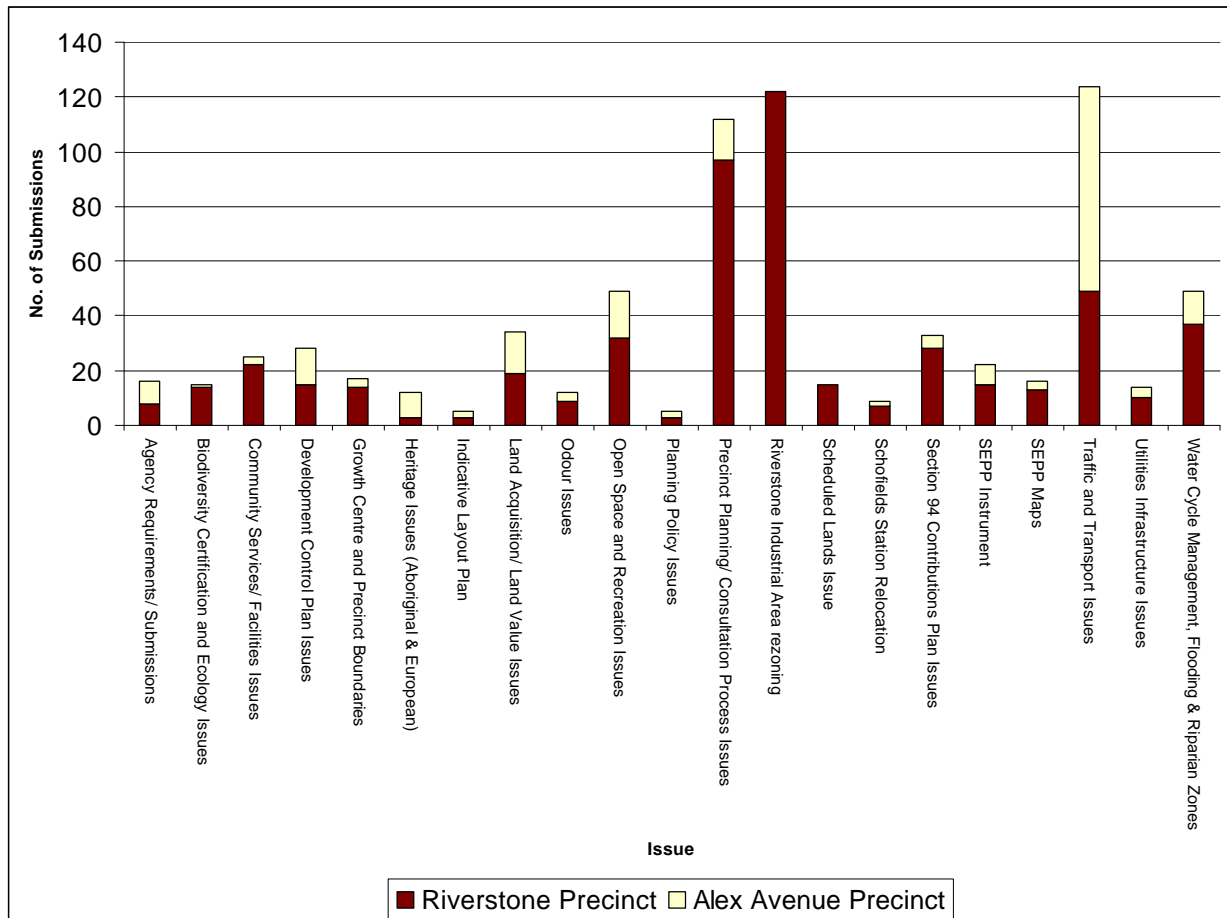
Authors of all submissions received within the period up to and including 24 April 2009 were sent a letter of acknowledgement. Following gazettal of the Precinct Plans, further correspondence will be sent to all land owners and all those who made submissions to advise of the Minister's decision and to advise in general terms of how matters raised have been responded to. This report provides more detail of how specific issues raised in submissions have been dealt with, and is to be publicly available following gazettal of the Precinct Plans.

<sup>3</sup> State Agency submissions have been counted as two separate submissions if they raised specific issues regarding the Riverstone Precinct or Alex Avenue Precinct. Where a submission was received from more than one source (eg. direct from a resident and through the local member) the submission has been counted once.

## 3.4 Issues raised in Submissions

All submissions received were read by Department staff and issues raised were categorised according to a category list defined prior to the start of the exhibition period. The issue categories, and a graphical representation of the number of submissions that raised issues in each category, are shown on **Figure 3-1**. A detailed response to key issues is addressed in detail below and individual submissions are responded to in **Appendix B**.

**Figure 3-1: Summary of issues – Riverstone & Alex Avenue Precincts**



Prominent issues that have arisen out of submissions include:

- Indicative road layout of the Precincts
- Rezoning of land to open space or conservation area
- Rezoning of land for drainage purposes
- Rezoning of the Riverstone Industrial Area
- Timing and value of land to be acquired
- Relocation of Schofields Station
- Timing of the exhibition
- Section 94 levy exceeding the \$20,000 per lot threshold

## 4 Consideration of Issues

This section identifies the issues raised in submissions, and also those raised in ongoing discussions with state agencies and key stakeholder groups. In responding to the issues raised in submissions, the Department has formed a position by balancing a range of competing views, in the context of state planning policies and guidelines, and informed where necessary by additional specialist advice. Where changes have been made to the Precinct Planning Package since exhibition, these are summarised below. **Appendix B** contains more detailed and specific responses to issues that have been raised in submissions.

It is important to note that, because of the number of submissions received and the complexity of issues dealt with in Precinct Planning, in many cases it is not possible to respond specifically to issues in individual submissions. Where appropriate, issues have been grouped and a single response has been provided to avoid repetition. Reference should be made to the revised Indicative Layout Plan and associated documentation for specific information on how the changes to the plans since exhibition affect individual properties.

### 4.1 Riverstone Industrial Area

The existing Riverstone industrial area is zoned 4(a) General Industrial under Blacktown Local Environmental Plan (LEP) 1988. The industrial area is largely developed and has many long established businesses. As part of the preparation of the draft Riverstone Precinct Plan, the Department considered the nature of existing businesses and the future role of the Riverstone Industrial area in the context of other development in the Precinct and other industrial and employment development proposed in Western Sydney. That assessment concluded that the most appropriate zoning for the industrial area was a light industrial zone.

The majority of businesses in the existing industrial area were considered by the Department to fit within the definitions of permissible land uses under the draft IN2 Light Industrial zoning. Despite this, the proposed rezoning of the existing Riverstone Industrial Area was a prominent issue raised in a large number of submissions on the draft Riverstone Precinct Plan. Many business and landowners were concerned that the proposed rezoning would have significant impacts on their businesses and on land values.

In reviewing the draft Precinct Plans following exhibition, the Department of Planning identified a number of possible options for planning controls for the existing industrial area. Contained within **Volume 2: Technical Studies**, is a report outlining the issue, the assessment of options, and the Department's recommended position. The review process included a preliminary land use study of the area, discussions with Blacktown Council and representatives of the affected businesses. The Department has come to the conclusion that the existing Riverstone Industrial Area should be excluded from the Riverstone Precinct Plan, and remain 4(a) General Industrial under the Blacktown LEP 1988. To give effect to this, the Land Application Boundary, on the Land Application Map, has been amended to exclude the existing industrial area. This means that the zoning under Council's LEP will continue to apply.

The Department wrote to all land owners and people who made submissions on this issue following completion of its assessment of this issue, advising that it would recommend to the Minister that the existing industrial area be excluded from the gazetted Riverstone Precinct Plan. The recommendations in the report in **Volume 2** reflect this position, and are submitted for the Minister's consideration. Confirmation of this action will be obtained when the Precinct Plan is gazetted.



## 4.2 SEPP Instrument

The SEPP Amendment has been prepared in a format consistent with the Department of Planning's Standard Instrument for Local Environmental Plans ("LEP Template"). Although a SEPP is not legally required to be in this format, use of the template will facilitate the eventual integration of the Alex Avenue and Riverstone Precinct provisions into Blacktown City Council's comprehensive Local Environmental Plan, which is currently in preparation.

### 4.2.1 Consolidation of Precinct Plans

Separate SEPP Amendments and Precinct Plans were publicly exhibited for Riverstone and Alex Avenue. Following exhibition, and as part of the process of making amendments to the Precinct Plans prior to gazettal, the Department decided to consolidate the SEPP Amendments and Precinct Plans into a single plan covering both Precincts. This decision was taken to reduce duplication, minimise the size of the overall Growth Centres SEPP, and improve understanding of the planning controls applying to land in the Precincts. The amendment to the Growth Centres SEPP that has been submitted to the Minister for Planning is therefore *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Riverstone and Alex Avenue Precincts) 2010*.

Key issues relating to the content of the SEPP Amendments are outlined below.

### 4.2.2 Land Use Table

The Land Use Table has been updated to ensure that where possible group terms are used based on the land use matrix and Practice Notes prepared by the Department of Planning. For each zone, the zoning table specifies land uses that are permissible without consent, with consent or are prohibited development. Since exhibition, the land use tables have been modified with input from Council, to respond to issues raised in a number of submissions. Council input to the content of the land use tables is important, as where possible the land use tables in the Growth Centres Precincts should be consistent with those in Council's comprehensive LEP.

A number of submissions raised the issue of inconsistent structuring of the land use tables for different zones, with some zones listing all permissible uses and some zones listing all prohibited uses. The land use tables have been drafted consistent with the Department's standard practice, as outlined in Practice Note PN06-002, and the structure in the draft SEPP Amendments has been retained.

Key changes to the land use tables since exhibition include:

- Broadening the permissible uses in the B1 Neighbourhood Centre zone to permit retail premises (with some exceptions).
- Broadening the permissible uses in the B1 Neighbourhood Centre zone and B2 Local Centre zone to permit vehicle repair stations.
- Broadening the permissible uses within the IN2 zone to permit a wider range of food and drink premises to service workers, and to permit other uses that are typically found in light industrial areas (eg. service stations).

### 4.2.3 Height of Buildings

The exhibited SEPP Amendment made provision for maximum building height controls to control the scale of development, while allowing for development that will contribute to achieving the minimum dwelling yield. The maximum height of buildings in the R2 Low density residential zone areas of the Precincts has been adjusted from 8.5m to 9.0m to be consistent with the North Kellyville Precinct Plan and to provide greater flexibility to construct two storey dwellings on sloping sites.

#### 4.2.4 Floor Space Ratio

Floor space ratio provisions are made for different land uses within the medium density, high density mixed use and local centre zones. For some land uses, minimum FSR controls are proposed to ensure that development in the Town Centre and mixed use zones have a retail or commercial component. Maximum FSRs for land use types are also proposed, to prevent over-provision of retail and commercial land uses, to ensure residential uses are located accordingly and to limit the overall bulk and scale of buildings.

In response to submissions that raised concerns with the application of minimum FSR controls and maximum FSR controls by land use type, these controls have been removed and the FSR controls are now consistent with the LEP template clause. No changes were made to the maximum allowable FSR as shown on the Floor Space Ratio Map, except changes to boundaries to reflect changes to zone boundaries. Other outcomes that the modified FSR controls were seeking to achieve (such as land use mix) are appropriately addressed through other controls in the SEPP amendments and DCP.

#### 4.2.5 Residential Density

Minimum dwelling densities are specified in the Precinct Plan on a location basis and are set to provide flexibility to developers to respond to market demand. Minimum density standards are to facilitate achievement of the minimum dwelling yield for the Precinct and must be achieved by each development application for subdivision and dwelling construction within the Precinct.

In their submissions, some landowners raised the issue of increasing the residential densities. The residential densities in the draft SEPP Amendments are minimums, and providing other development standards can be met, applicants can propose residential development at densities higher than those set in the SEPP Amendments. No amendment has been made to these provisions.

In response to consultation with TransGrid during and following the exhibition period, the Residential Density Map has been amended to exclude lands affected by the electricity transmission easement, generally between Cranbourne Street and Kensington Park Road, from the requirement of clause 4.1B to achieve a minimum residential density.

#### 4.2.6 Salinity

DECCW requested inclusion of a clause in the SEPP Amendments relating to the control of urban salinity. This issue has been adequately addressed in the DCPs and it is not considered appropriate to include additional salinity provisions in the SEPP Amendments.

#### 4.2.7 Part 6 Local Provisions

Additional local provisions were included in Part 6 of the SEPP Instruments, making some uses permissible with consent, subject to compliance with additional location or design criteria. These additional local provisions relate to matters that require Precinct specific development controls due to the nature of the precinct. In many cases, local provisions have been used to avoid making changes to the range of permissible land uses in the zoning tables, so as to maintain consistency with Council's comprehensive planning controls, which are currently being prepared. In other cases, local provisions have been included to respond to specific environmental issues.

The main change to the local provisions is the deletion of clause 6.5 relating to places of public worship in R2 zones. This has been deleted as the issues it addresses are able to be dealt with by Council in the assessment of development applications without reference to a specific clause. Clause 6.6 Development controls – native vegetation protection areas, has been amended to be consistent with the equivalent clause in the Riverstone West Precinct Plan.

A new clause has been inserted (clause 6.9) in relation to the creation and protection of habitat for the Green and Golden Bell Frog on certain lands in Riverstone. This clause was required by the Department of Environment, Climate Change and Water (DECCW) to ensure protection of habitat in accordance with condition 18 of the relevant biodiversity measures, as set out in Part 7, Schedule 7 to

the *Threatened Species Conservation Act, 1995*. The clause applies only to land that condition 18 applies to.

A number of clauses in the draft Alex Avenue and Riverstone Precinct Plans made reference to the relevant Development Control Plan (DCP). References to the DCP have been removed, and other consequential amendments to clauses have been made, to reduce the need to refer between the Precinct Plan and the DCP, and to simplify statutory arrangements around the operation of these clauses in the event that either the DCP or Precinct Plan is amended at some later stage. The effect of the amended provisions remains essentially unchanged.

#### 4.2.8 Exempt and Complying Development

In February 2009, the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* came into effect. The exhibition draft DCPs contained schedules specifying the types of development that are exempt development or complying development. Since exhibition, the list of development in the schedules has been reviewed and limited to only those types of development that are not covered by the Exempt and Complying Development Codes SEPP. The schedules have been removed from the DCP and placed into the Growth Centres SEPP, consistent with the format of the Standard Instrument (that includes exempt and complying development provisions in the LEP rather than the DCP). A single schedule each for exempt and complying development is proposed to apply to all precincts across the Growth Centres, rather than adopting specific schedules for individual precincts. This change has been made to simplify the Growth Centres SEPP, to reduce duplication, and to ensure consistency across all Growth Centre Precincts. The new Schedules contain provisions in relation to types of development that are not covered by the Exempt and Complying Codes SEPP.

### 4.3 SEPP Maps

#### 4.3.1 Land Zoning

Numerous submissions objected to the proposed zoning of land under the draft SEPP Amendments, in particular where land is proposed to be zoned for drainage or open space purposes. A review of drainage and open space provision has been undertaken across both the precincts since exhibition, with the intent of reducing the area of land occupied by these uses to reduce section 94 contributions. This has resulted in some changes to the zoning of land, including land that was proposed to be zoned for open space or drainage now to be zoned residential. Reference should be made to the revised Land Zoning Map for the proposed zones.

Overall, the review of open space and drainage land has reduced the area of land zoned for those purposes by approximately 48 hectares across the two Precincts. However, in making adjustments to the location and size of parks and drainage reserves, some individual properties are affected by larger areas of land zoned for either open space or drainage than was indicated in the exhibition draft Precinct Plans. Changes in zoning for individual properties should be considered in the context of overall increases in land zoned for residential purposes.



The zoning of land for either drainage (SP2 Infrastructure) or open space (RE1 Public Recreation) under the exhibition draft Precinct Plans and the final Precinct Plan have been overlaid to identify properties where land zoned for these purposes has changed since exhibition. **Figure 4-1** illustrates changes in open space and drainage zones as they affect individual properties. Land that was zoned residential under the exhibition draft Precinct Plan but is now zoned either SP2 or RE1 is shown red. Land that was zoned SP2 or RE1 under the exhibition draft Precinct Plan but is now zoned residential is shown green.



**Figure 4-1: Changes in land zoned for open space and drainage since exhibition**

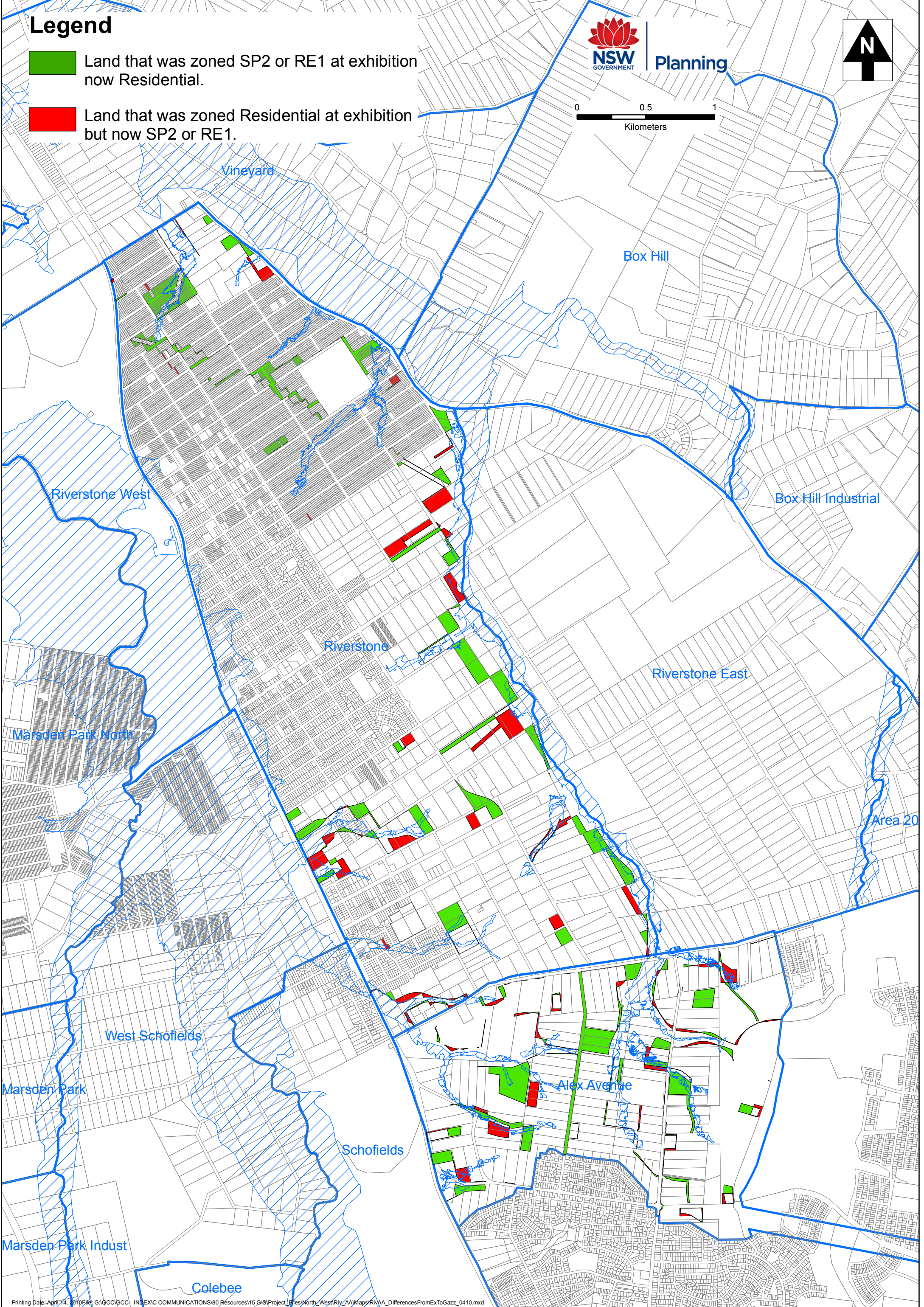
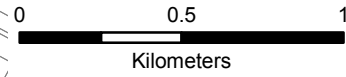
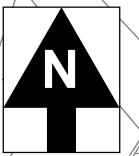


# Legend

-  Land that was zoned SP2 or RE1 at exhibition now Residential.
-  Land that was zoned Residential at exhibition but now SP2 or RE1.



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### 4.3.2 Centres

Some submissions raised issues regarding the location of local and neighbourhood centres throughout the Riverstone and Alex Avenue Precinct Plans, and the potential to expand their location. In the Precinct Plans, local and neighbourhood centres have been located in close proximity to railway stations. This will facilitate intermodal connections, including bus services, and integrate the station within the town centre, maximising access to services and retail opportunities that are typically found in centres.

### 4.3.3 Land Reservation and Acquisition Map

The Land Reservation and Acquisition Map has been amended to reflect changes to the locations of lands that are to be acquired by public authorities and changes to items that are to be funded through section 94 contributions or other government funding. The main changes relate to amendments to the locations of drainage and open space land (as discussed in **Section 4.3.1**), which is to be acquired by Blacktown Council. Reference should be made to the revised Land Reservation and Acquisition Map for details of land that is to be acquired for public purposes.

### 4.3.4 Heritage items

A number of properties were inadvertently omitted from the heritage maps and Schedule 5 of the exhibition draft Precinct Plan. Additionally, the location of one heritage item was incorrectly mapped. These errors have been corrected in the final Precinct Plan. The affected heritage items, which are items currently listed under Blacktown LEP 1988, are:

- St John's Catholic Church (address corrected in Schedule 5 from 168 to 164 Garfield Road East, map location is unchanged).
- Schofields Public School included on heritage schedule and heritage map (inadvertently omitted from both in the exhibition draft).
- Schofields Produce Store included on heritage schedule and heritage map (inadvertently omitted from both in the exhibition draft).
- 128 Westminster Street Schofields (house) included on heritage schedule and heritage map (inadvertently omitted from both in the exhibition draft).
- Map location of 158 Riverstone Road (Warrawong – house) corrected on the heritage map (street address was correct in Schedule 5 but the physical location was incorrectly mapped on the exhibition draft heritage map).

### 4.3.5 Riparian Protection Areas

The Department of Water and Energy (DWE) (now part of the Department of Environment, Climate Change and Water) requested the inclusion of a riparian protection areas map similar to those adopted for the North Kellyville, Oran Park and Turner Road Precincts. The Department has concluded that a riparian protection areas map is not required for Riverstone and Alex Avenue Precincts. The Native Vegetation Protection Map covers areas that DWE had requested a riparian protection area map apply to, and the controls in clause 6.6 have the same effect as the equivalent provisions in the North Kellyville Precinct Plan in relation to riparian protection areas.

A Waterfront Land Strategy, similar to that gazetted for the Oran Park and Turner Road Precincts, is to be prepared for the Riverstone and Alex Avenue Precincts. The Strategy will guide the implementation of requirements under the *Water Management Act, 2000* in these Precincts.

## 4.4 Growth Centre and Precinct Boundaries

The review of the boundaries of the Riverstone and Alex Avenue Precincts, undertaken prior to exhibition, considered how the precinct boundary related to the existing cadastral boundaries, the locations of existing and proposed infrastructure (in particular roads and rail lines), the boundaries of adjoining development and the planning for adjoining Precincts in the North West Growth Centre.

A number of submissions were received regarding the release of the Vineyard Precinct or its inclusion in the Riverstone Precinct. The release of Growth Centre Precincts follows a detailed process, with factors including the timing of servicing for a Precinct and existing facilities and services, which determine the Department of Planning's recommendation to the Minister for the release of Precincts within both Growth Centres. The Precinct Boundary Review Process can accommodate parts of precincts that satisfy requirements or a Precinct may be accelerated through the Precinct Acceleration Protocol. At this time, the Vineyard Precinct is not released for urban development and cannot be included within the Riverstone Precinct as it would significantly delay completion of the Riverstone Precinct Plan.

Landcom's submission identifies an anomaly in the eastern boundary of the Alex Avenue Precinct. The boundary has been amended in the revised Precinct Plan to reflect the proposed location of Ridgeline Drive, which forms the boundary of the already zoned Second Ponds Creek development area to the east.

## 4.5 Planning Policy Issues

Wherever possible, the Riverstone and Alex Avenue Precinct Plans are consistent with the North West Structure Plan, Growth Centres Development Code, Sydney Metropolitan Strategy and North West Sub-regional Strategy as well as Blacktown City Council Policies. In some instances, variations from controls have been necessary to address particular site issues. Consistency with relevant policies and strategies is assessed in **Section 5**.

## 4.6 Development Control Plan Issues

Separate DCPs were exhibited for each Precinct. Since exhibition, and in response to issues raised by Council in relation to simplification of the DCPs that apply across the Growth Centre, the Department and Blacktown Council have agreed to the preparation of the Blacktown Growth Centre Precincts Development Control Plan, which will cover all Precincts in the North West Growth Centre that are in Blacktown Council area (except for Riverstone West Precinct). This means that consistent controls will apply for development across all Blacktown Precincts.

The Riverstone and Alex Avenue DCPs have been translated into the new format of the Blacktown Growth Centre Precincts DCP. As part of the restructuring of the DCP, the content of the exhibited draft DCPs has also been reviewed and refined, with a focus on reducing the length of the document and simplifying it, for ease of use. The intent and effect of controls in the DCP remains substantially the same as the exhibited draft Alex Avenue and Riverstone DCPs. Substantive changes to controls are minimal and relate largely to issues raised in submissions by Council and the Department of Environment, Climate Change and Water (DECCW).

## 4.7 Section 94 Contributions Plan and SIC Levy Issues

Blacktown City Council exhibited the draft Contributions Plan No. 20: Riverstone and Alex Avenue Precincts concurrently with the Riverstone and Alex Avenue Precinct Plans. The draft Contributions Plan identified facilities and services required for the expected development and resulting population in Riverstone and Alex Avenue. The costs of facilities contained within the Contributions Plan were prepared by Council or to Council specifications.

In December 2008 (shortly following the start of public exhibition), the Minister for Planning announced a \$20,000 per lot threshold on section 94 contributions, with contributions over this required to be justifiable to the Minister. A number of submissions have raised issues in relation to the contribution rates in draft Contributions Plan No. 20. The Department was also concerned that contribution rates were too high in the exhibited draft.

The Department of Planning in conjunction with Blacktown City Council has reviewed the draft section 94 plan to identify areas where costs can be reduced. The section 94 review was undertaken in conjunction with the review of the Indicative Layout Plan to identify greater efficiencies in the use of land for public purposes. This has a two-fold effect on reducing section 94 contributions by reducing the cost of acquiring land and constructing public infrastructure, and increasing the amount of developable land (over which section 94 costs can be spread). Other aspects of the draft section 94 contributions plan have been reviewed jointly by Blacktown City Council and the Department to identify efficiencies and cost savings while ensuring reasonable provision of local infrastructure.

The review is anticipated to result in significant savings for section 94 contributions. Further details on the review of the contributions plan will be available from Blacktown City Council when the contributions plan is finalised. Council intends to adopt the Alex Avenue and Riverstone Contributions Plan as soon as possible following gazettal of the Precinct Plan. The revised contributions plan is anticipated to be subject to review by the Section 94 Review Panel following its adoption by Council.

#### **4.8 Land Acquisition and Land Value Issues**

Certain land within the Riverstone and Alex Avenue Precincts has been identified for acquisition by public authorities for purposes such as roads, open space and drainage. The Department of Planning received a number of submissions from landowners who were concerned about the timing of land acquisition and the value of land when it is acquired.

As stated in the Precinct Planning report, land will be acquired on an as needs basis. Timing of acquisition for schools, drainage land, playing fields and open space is dependent upon the rate of development surrounding these facilities and the availability of funds. Acquisition value will be the market value of the land as determined in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*. Further details on the acquisition process and timing should be sought from the relevant acquisition authority.

Land in Vineyard, adjacent to Vineyard Station, that is required for commuter car parking, is to be acquired by Railcorp. This land was not identified on the exhibited draft Riverstone Precinct Plan because of uncertainty at the time of exhibition in relation to the required location and size of commuter car parking needed at the new station. Since exhibition, TIDC has publicly exhibited concept plans for the new station and identified future commuter car parking requirements, and the Quakers Hill to Vineyard Duplication project has been approved by the Minister for Planning. This has enabled accurate definition of parking requirements. Commuter car parking has been located within land that is affected by odour buffer zones from the Riverstone Sewage Treatment Plant, as this land has limited potential for other forms of urban development.

#### **4.9 Indicative Layout Plan**

The design philosophy behind the Indicative Layout Plans (ILP) is to enhance and build on the existing social, environmental, landscape and cultural values of the Precinct. The current street and subdivision pattern, established urban/village areas, the existing rural character, and landownership patterns, all pre-determine urban design outcomes.

The key issues raised in submissions in relation to the ILP were the indicative road layout and the amount of land set aside for parks and sports fields, school, open space and drainage purposes.



In reviewing the ILP as part of the post-exhibition work for the Riverstone and Alex Avenue Precincts, all issues raised in submissions were investigated. Amendments were made taking into consideration the issues raised by individual land owners, however, it was not always possible to directly address and resolve individual issues. Where changes to respond to individual issues were possible in the context of all competing priorities, these have been made. Additionally, some land owners have benefited from reduced affectation by open space or drainage zonings as a result of precinct wide reviews of open space and drainage infrastructure provision.

In some cases roads are located on drainage lines and could not be relocated. Changes to the indicative road layout lead to minor changes elsewhere throughout the Precinct as all elements of the ILPs are interrelated. It should be noted that the proposed layout of local roads is indicative only and when smaller lot subdivision occurs roads may be placed in alternative locations subject to Council approval.

Land identified for the purposes of parks and sports fields, school sites and drainage have been identified based on the projected population for the whole precincts, as indicated in the Precinct Planning Report. These sites have been identified based on future demand for these facilities within each precinct and locations have been chosen based on land suitability and accessibility. Opportunities including the collocation of sports fields and schools, and location of some sports fields outside the Precincts within flood affected land, have been utilised to create more developable land within the Precincts.

As a result of changes to the ILPs since public exhibition, the residential net developable area of the Precincts has increased by approximately 82 hectares.

#### **4.10 Water Cycle Management, Flooding and Riparian areas**

Drainage lands in the Riverstone and Alex Avenue Precincts have been set aside to treat and retain water flowing from the urban parts of the Precinct before it is discharged into creeks and rivers. Drainage land includes all land that is required to implement the trunk drainage strategy across the Precincts, including stormwater basins, channels and swales and creek corridors that operate to drain water from the Precincts. Some drainage land also serves a passive or active open space function, such as where sports fields are co-located with stormwater detention basins, or where passive recreation facilities are to be provided adjacent to a creek corridor or water quality basin.

In submissions on the draft Precinct Plans, a number of landowners raised concerns in relation to the location of drainage on their land, even when it is not flood affected, the need for drainage infrastructure as opposed to on site stormwater detention basins, the amount of land identified as drainage. Other issues were raised regarding land taken as riparian corridor.

Changes to Section 94 contributions in December 2008 also influenced the review of the Precinct Plans, with a need to get contributions closer to the \$20,000 threshold.

In reviewing the drainage strategy for each Precinct, individual catchments were reviewed as well as drainage at a precinct-wide level. Wherever possible, the size and number of drainage structures (drainage basins and channels) was reduced. Approaches used to reduce the amount of drainage included consolidating smaller drainage basins within the same catchment into one larger basin resulting in a more efficient use of land, incorporating drainage swales into road design and reviewing the categorisation of streams (to enable stormwater infrastructure to be placed within the channels of some less significant streams).

Overall, the number of drainage basins has been reduced from 49 in the exhibition draft Precinct Plans to 35, and the length of trunk drainage channels has been reduced, in the final Precinct Plan. Additionally, the Department has relocated four large stormwater basins into the corridor of First Ponds Creek and another tributary of Eastern Creek, meaning that otherwise developable land that was previously occupied by drainage basins can now be used for residential purposes. These

changes collectively represent a significant reduction in the area of land required for trunk drainage infrastructure and the cost of constructing and maintaining drainage infrastructure.

While the overall reduction in drainage land area is positive, some land owners are affected more by drainage zonings than was the case under the exhibition draft Precinct Plan. This is because some basins have had to be increased in size to compensate for removal of other basins, and because the location of some basins and channels has moved to better fit with the existing landform.

A number of submissions queried why land that is not affected by flooding has been identified for drainage purposes. This is because locating drainage basins within flood affected land would reduce the storage capacity of the floodplain and increase flooding impacts on adjoining lands. In addition, stormwater must be detained and treated before it enters natural creek channels, and this necessitates locating stormwater basins generally outside the flood storage areas. While some basins have been relocated to flood affected areas, the ability to do this is significantly limited by the need to manage flood flows before they enter the main creek lines, and by environmental considerations.

#### 4.11 Biodiversity Certification and Ecology Issues

In accordance with Condition 35 of the Biodiversity Certification Order, the Department of Planning exhibited with the draft SEPP Amendments, consistency reports for each Precinct which assess the consistency of the draft Precinct Plans with the relevant biodiversity measures under the Growth Centres Biodiversity Certification.

In order to meet the conditions of Biodiversity Certification, at least 2000 hectares of “existing native vegetation” (ENV) as defined by the Order should be retained across the Growth Centres Precincts. The revised Precinct Plans result in the conservation of a total of 72 hectares of Existing Native Vegetation, 5.5 hectares more than is required to maintain parity with the 2,000 hectares of ENV to be retained across the Growth Centres.

In their submission on the draft Plans, DECCW raised issues regarding Biodiversity Certification – Measure 18 regarding the location of Green and Golden Bell Frogs. Post-exhibition work has been conducted further investigating the location of the species within the Riverstone Precinct. The Riverstone Precinct Plan has been updated to reflect the findings, and to provide suitable habitat for the Green and Golden Bell Frogs based on the findings of the field investigations.

A separate report has been prepared on the Green and Golden Bell Frog assessment and is included as an annex to the *Assessment of Consistency between the Relevant Biodiversity Measures of the Biodiversity Certification Order and Alex Avenue and Riverstone Precincts*, contained in **Volume 2 Technical Studies**. Provisions have been included in the Alex Avenue and Riverstone Precinct Plan (clause 6.9) and in the Blacktown Growth Centre Precincts DCP (Schedule 2 – Riverstone Precinct) to ensure the creation and ongoing protection of habitat for the Green and Golden Bell Frog, in accordance with DECCW requirements.

## 4.12 Aboriginal and European Heritage Issues

Initial investigations identified 25 Aboriginal sites within the Riverstone Precinct and 12 sites within the Alex Avenue Precinct, with three sites of high significance found. Further assessment of specific aspects of the Aboriginal heritage and cultural values of the Precincts has taken place after the exhibition, to confirm the extent and significance of some sites identified in the draft Precinct Plans. Two key sites were the subject of additional field investigations due to uncertainty surrounding some aspects of the findings of investigations carried out prior to exhibition. AECOM was commissioned to complete additional investigations and their report is contained in **Volume 2 Technical Studies**.

One site, in the vicinity of Westminster Street, Kensington Park Road and McCulloch Street, was confirmed to have high Aboriginal cultural heritage values due to the presence of artefacts and evidence of quarrying activities. The additional heritage assessment undertaken by AECOM recommends conservation of this site in situ. For this reason, a local park has been identified in the revised Riverstone ILP, covering the extent of land that has been identified to hold heritage values.

A major site in the centre of the Alex Avenue Precinct (shown as a Potential Archaeological Deposit on the exhibited draft Precinct Plan) was the subject of further investigation following exhibition. The site is within properties owned by six different owners. Four of those owners consented to additional field investigations. Field work was completed on these properties, and the results have led to amendment of the boundaries of the heritage site. Two owners, despite extensive consultation, correspondence and meetings, did not provide a response to the request for permission to do further investigations on their land, or refused to give consent. As a result, it has not been possible to amend the boundaries of the Aboriginal heritage site within those properties.

The revised Alex Avenue ILP reflects the findings of the additional investigations. For consistency, the PAD site has been removed from the ILP. The boundaries of drainage land and open space have been adjusted to reflect the constraint imposed by the Aboriginal artefacts, to the extent possible given the limitations on access to some properties to complete the required investigations.

Ongoing consultation with the Department of Environment, Climate Change and Water in relation to Aboriginal cultural heritage issues has indicated the need for more consultation with Aboriginal stakeholders to better define cultural heritage values within the Precincts, and to develop appropriate management mechanisms for sites to be conserved.

Sites assessed by AECOM to be of high significance are proposed to be conserved within the open space and drainage networks of the Precincts. These lands are to be brought into public ownership (by Blacktown Council). The Department of Planning considers it appropriate that detailed management strategies for the conservation of significant Aboriginal sites should be developed by Council, with participation by the relevant Aboriginal stakeholders.

The Department of Planning has attempted, with only limited success, to obtain Aboriginal community input to the assessment of Aboriginal cultural heritage across the Precincts. Aboriginal participation and input to field work and reporting undertaken by AECOM is documented in the Aboriginal heritage assessment report released at exhibition. Since exhibition, AECOM has sought further feedback from Aboriginal groups through correspondence, but this has not resulted in any additional input. Despite ongoing attempts by both AECOM and the Department, the involvement of the Deerubbin Local Aboriginal Land Council in the Aboriginal cultural heritage assessment for the Precincts has not been possible.

In the absence of “whole of Precinct” approvals in relation to Aboriginal cultural heritage under the *National Parks and Wildlife Act, 1974* (this approach is currently not practical for these Precincts due to the significant number of land owners), assessment and approval in relation to the impacts of development on Aboriginal cultural heritage will be undertaken through the development application process. Opportunities for Aboriginal community input to the assessment of Aboriginal cultural heritage matters will exist, in accordance with statutory requirements, at that time. Should legislative

reform make partial or whole of Precinct approvals possible, the Department may decide to pursue this approach and if so, would engage with relevant stakeholders as part of any additional assessment and approval processes.

## 4.13 Traffic and Transport Issues

A number of issues were raised in relation to the road and rail transport infrastructure proposed as part of the Precinct Plans.

### 4.13.1 Road Network

As part of the post-exhibition review of the Riverstone and Alex Avenue Precinct Planning documents, a precinct-wide review of the road network was undertaken. This included updating the traffic model that was prepared prior to exhibition to reflect changes to the road network that emerged from further development of the ILPs. Additionally, a number of alternative scenarios were tested using the model to respond to issues raised in submissions. The Department engaged Urbanhorizon Pty Ltd and Road Delay Solutions Pty Ltd to undertake additional modelling and assessment of potential changes to the Precinct road networks, and on the basis of that work consulted with the RTA and Council to reach resolution on road network changes (see reports in **Volume 2 Technical Studies**).

Key changes to the road network arising from post-exhibition investigations that have been incorporated into the revised ILPs are:

- Removal of the intersection with Loftus Street and Edmund Street in Riverstone. This removes the need for a link road through the conservation reserve and avoids the cost of constructing a large bridge over a watercourse that passes through the conservation reserve. Traffic modelling indicated that this link is not essential to the operation of the road network.
- Downgrading of Edmund Street from sub-arterial standard to local standard north of Sydney Street and collector standard (with restricted access) south of Sydney Street and removal of the re-alignment across First Ponds Creek to link to Clark Street. Traffic modelling indicates that the traffic volumes on this road are able to be serviced by a collector standard road, but access restrictions are proposed as it is likely to carry significant heavy vehicle volumes generated by the Riverstone industrial area. Sydney Street is also proposed to be upgraded to a collector road standard between Hamilton Street and Edmund Street. Costs associated with the road re-alignment and the bridge across First Ponds Creek have also been removed. Intersection arrangements will need to be resolved at a later stage and in the detailed planning for the upgrading of Edmund Street, Clark Street (in the Riverstone East Precinct) and Garfield Road East (by the RTA).
- Downgrading Westminster Street to a local road (the exhibited draft Precinct Plan nominated Westminster Street as a sub-arterial road). This change is associated with relocation of the higher order east-west road to Kensington Park Road, which is proposed to be a collector road. It is also associated with a decision to not re-construct the Westminster Street bridge across the rail line when stage 2 of the Quakers Hill to Vineyard Duplication is constructed. The existing bridge is to be retained until the stage 2 duplication is constructed. When the bridge is removed, Schofields Road crossing will link the east and west of Schofields.
- The intersection of Schofields Road and a new road linking to the Alex Avenue town centre (between Railway Terrace and Junction Road) has been removed, however, this road remains as a local road north of the creek corridor. This is in response to further design work by the RTA on Schofields Road, showing that Schofields Road will pass under the Richmond Rail Line. This means that, with minor re-alignment of Railway Terrace north and south of Schofields Road, an at-grade intersection can be achieved at this location. This intersection removes the need for the link road that was shown on the exhibited draft ILP, and would significantly improve access to the Alex Avenue local centre and the new railway station.
- The new section of road that was proposed to connect Boundary Road and McCulloch Street has been removed. These intersections will remain at their current locations on Kensington Park Road.

Additional to the above changes, minor modifications to the local road network have been made to respond to other issues, in particular revision of the trunk drainage strategy. Where the boundaries of drainage or open space land have been adjusted, road locations have also been modified accordingly. Where possible, taking into account other considerations, roads have been adjusted to respond to specific issues in submissions, including avoiding impacts on houses. It has not been possible to achieve this in all cases, however, it is important to note that the local road network is indicative only and can be modified to address detailed matters at the subdivision stage.

#### **4.13.2 Public Transport**

Additional rail and bus services aim to provide existing and new residents with increased access to public transport and opportunities to reduce car dependency. A submission from Busways has advised that the proposed street network provides an adequate design for the area to be serviced by buses.

The duplication of the Richmond Rail Line (in two stages) and associated increase in rail frequency is planned by the New South Wales Government in response to increased demand for passenger rail services as a result of planned population growth in the Riverstone and Alex Avenue Precincts (and other parts of the North West Growth Centre). Stage 1 of the duplication project is planned to be delivered by 2011, and includes duplication of the rail line from Quakers Hill to the proposed new station adjacent to the planned Alex Avenue town centre. Timing for the second stage of the rail duplication, from the new station to Vineyard, is to be determined subject to demand.

Several submissions from State agencies raised the issue of preservation of a public transport corridor from Rouse Hill Regional Centre to Vineyard Station, as shown on the North West Structure Plan. Further consultation with NSW Transport and Infrastructure has indicated that planning work is ongoing to confirm the need for major transport corridors to and within the North West Growth Centre. The NSW Government released a Metropolitan Transport Plan for public comment in early 2010. The Department will continue to work with NSW Transport and Infrastructure to plan for public transport improvements to service the Riverstone and Alex Avenue Precincts.

A number of submissions raised concerns in relation to overall provision of public transport infrastructure, including recent announcements by the Government that the Quakers Hill to Vineyard duplication would be delivered in two stages (with timing of the second stage delayed indefinitely) and the indefinite delay of the North West Metro/North West Rail Link. The first stage of the Quakers Hill to Vineyard Project has commenced construction and the Metropolitan Transport Plan commits to commencement of construction of the North West Rail Link.

#### **4.13.3 Schofields Station Relocation**

A number of submissions raised objection to the proposed closure of Schofields Station and construction of the new station adjacent to Alex Avenue town centre. Precinct Planning for both Alex Avenue and Riverstone Precincts was done on the basis of the proposed new station locations at Schofields and at Vineyard, but in the knowledge that should the stations not be approved in those locations the Precinct Plans would require amendments. Because of potential risks associated with the approval of the station locations, gazettal of the Precinct Plans has been held back until a final decision is made by the Minister for Planning on the Quakers Hill to Vineyard duplication project.

The Minister for Planning approved the Quakers Hill to Vineyard Duplication Project in late October 2009. The locations of the new Vineyard and Schofields stations are consistent with the locations shown on the Alex Avenue and Riverstone ILPs.

#### **4.14 Scheduled Lands Issues**

The orderly development of the Scheduled Lands is dependent on the provision of essential services and the creation of a more efficient pattern of subdivision. Restrictions on the maximum depth of a lot as well as the requirement that a road frontage be created to all lots, is necessary to enable access for essential services such as water, electricity and drainage.

The requirement for the re-subdivision of land and creation of new roads in accordance with the road layout in the draft Indicative Layout Plan is necessary to ensure that development in the Scheduled Lands is coordinated and makes efficient use of the land.

The Department of Planning has been working with Landcom to provide controls which enable the systematic development of the Scheduled Lands. The Department of Planning is responsible for rezoning the lands, and the Landcom model would offer one way for landowners to develop their land. The Landcom land trading model allows landowners to pay for their share of the development costs with part of their land as an alternative to an upfront payment. The existing roads are kept where possible with a new road aligned with the rear of the current lots to enable the long, narrow lots to be re-subdivided to accommodate modern housing forms and minimise land wastage.

A number of submissions raised objections to the re-subdivision pattern and the need to build additional roads. The issues raised in these submissions have been previously considered by Landcom. The Department, Council and Landcom have jointly concluded that the re-subdivision model developed by Landcom makes the most efficient use of land within the constraints imposed by the existing subdivision pattern and land ownership. The DCP requires that development in the Riverstone Scheduled Lands occurs consistent with the road layout shown on the DCP. This road network, and the subdivision concept design, has been further developed by Landcom since exhibition and minor modifications to the road network have been incorporated into the Riverstone Precinct Plan.

A key issue for the Scheduled Lands is the timing of delivery of essential utilities infrastructure. The existing water supply has limited capacity to handle additional development and is very old. Significant upgrades are required to provide capacity for urban development. Because the Scheduled Lands is in the north of the Precinct water must be brought a considerable distance through the Precinct and adjoining parts of Riverstone East Precinct. Additionally, as much of the Scheduled Lands slopes towards the east, but sewage must reach the Riverstone Sewage Treatment Plant, to the west, the cost of providing new sewer infrastructure is considerable. Landcom and the Department have had ongoing discussions with Sydney Water to clarify the timing of water and sewer infrastructure provision for the Scheduled Lands. Sydney Water has advised that timing for construction of water and sewer infrastructure for the Scheduled Lands has not been set, but that construction can be completed within a two year timeframe if sufficient demand arises from development.

#### **4.15 Odour Issues**

Approximately 90% of the Riverstone Precinct and over 80% of Alex Avenue Precinct are potentially affected by odour buffer zones as identified through a level one odour assessment undertaken prior to exhibition. Potential odour sources both within and near the Precincts include industrial areas, poultry farms, piggeries, a mushroom farm, a meat rendering plant and the Riverstone Sewage Treatment Plant.

Farms are anticipated to be progressively developed for urban purposes, thus removing the odour sources. These odour sources have therefore not been treated as a permanent constraint to urban development.

The Riverstone Sewage Treatment Plant, operated by Sydney Water, is proposed to be upgraded to provide additional capacity to service the Growth Centres Precincts. Sydney Water's submission raised concerns with the zoning of land within the sewage treatment plant odour zone for commercial purposes. Further discussion with Sydney Water following exhibition has indicated that some land uses within commercially zoned land (such as service stations, car washes and vehicle repair stations) would be considered acceptable within the odour buffer zone. Additionally, TIDC released for public exhibition in late April 2009 the Environmental Assessment for the Quakers Hill to Vineyard rail duplication project, which includes a proposal for two stages of new commuter car parking adjacent to the new Vineyard Station (this project has since been approved, although details of the design of Vineyard Station and associated car parking are not yet confirmed). On this basis, and taking into

account requirements for car parking to service Vineyard Station, zone boundaries and the layout of the Vineyard Neighbourhood Centre in the ILP have been revised. The DCP provides guidance on appropriate land uses within the buffer zone.

A local park is proposed north of the Vineyard neighbourhood centre. This park occupies land that is constrained by odour issues. The Department has explored options for this land that enable medium density residential development in association with lands to the east that are not odour constrained. However, both Council and Sydney Water are reluctant to zone these lands for residential purposes. The open space zoning of these properties has been retained in the final Precinct Plan.

## **4.16 Utility Infrastructure Issues**

A small number of submissions raised issues around the timing and scope of infrastructure provision to service new development in the Precincts. Sydney Water has made a submission on the draft Precinct Plans, stating that it has committed to the completion of Package one water and sewer infrastructure works by 2010. This means that the south-western part of the Riverstone Precinct (generally west of Boundary Road and south of Riverstone Road), and land west of Alex Avenue within the Alex Avenue Precinct, will have access to upgraded water and sewer infrastructure by 2010. Sydney Water has also confirmed that these works will increase capacity within existing reticulation mains to service initial years of development in these areas. Other parts of the Precincts will be provided with trunk water and sewer infrastructure in sequence from north to south subject to demand.

Integral Energy has made a submission stating that the program for servicing the Precincts with upgraded electricity supply as stated in the exhibited Precinct Planning Report is consistent with their plans. Integral is currently constructing a new switching station in the Area 20 Precinct, which will connect to a new zone substation in the north-west of the Alex Avenue Precinct. These new supply works, along with a planned upgrade to the Riverstone substation, will provide sufficient capacity for the development of the Precincts.

## **4.17 Community Services and Facilities Issues**

### **4.17.1 Schools**

The Department of Planning and Blacktown City Council have worked closely throughout the planning process with NSW Department of Education and Training (DET) to identify sites for public schools which satisfy DET criteria.

Further consultation with DET following exhibition has confirmed that local playing fields can be co-located with schools. The playing fields would be owned by Council, and used by the school during school hours, with public use outside school hours. Playing fields in both Alex Avenue and in the north of Riverstone Precinct have been re-located within school sites to increase net developable area (see below for more on this issue).

DET has advised that it is reviewing the future of Vineyard Public School. DET is concerned that the current school is poorly located adjacent to two major roads, and that the site has limited capacity for expansion. A new Kindergarten to Year 12 school is proposed just south of Vineyard Public School. Should DET decide to close Vineyard Public School this new site would be likely to service at least part of the catchment currently served by Vineyard Public School. The existing school site is to be zoned R2 Low Density Residential and is considered part of the net developable area of the Precinct.

A submission was received from a land owner in Alex Avenue who is affected by the proposed Kindergarten to Year 12 school located north-east of the proposed town centre. This submission suggested two alternative sites for the school, and argued that as a major land owner and developer, the current school site should be zoned for residential development as this would assist them to commence development and construct "lead in" infrastructure.

Alternative school locations were considered by the Department and DET when preparing the draft Precinct Plans and that process concluded that the proposed location best suits the Precinct Plan and DET requirements. The issues raised in this submission, and the suggested alternative school sites, were considered by the Department in consultation with the Department of Education and Training following the close of exhibition. This assessment concluded that the current school site is preferred and that the two alternative sites did not present any major advantages over the current location. In addition, amending the location of the school would potentially disadvantage other land owners.

#### **4.18 Open Space and Recreation Issues**

The draft Precinct Plans included provision for new areas of open space including parks, sports fields and courts to cater for a range of active and informal recreational activities. Open space was provided in accordance with guidelines in the Growth Centres Development Code and with input from Blacktown Council on their standards and rates of use of existing sporting facilities.

Throughout the exhibition period, a number of landowners raised concerns in regards to open space. These included questioning why their land had been identified as proposed open space or questioning the overall rate of provision for open space throughout the Riverstone and Alex Avenue Precincts. Landowners within the Riverstone Scheduled Lands also raised issues regarding the Environmental Conservation zones.

A precinct-wide approach was undertaken to the review of open space and recreational issues. As identified in the exhibited Precinct Planning Report, open space and recreational facilities have been strategically located throughout the Precinct in areas that have good access to a range of facilities. The review of open space provision has sought to ensure that sufficient open space will be provided to meet the needs of residents while ensuring that land is used efficiently and section 94 contributions are kept as low as possible. Wherever possible, open space and recreational facilities have been collocated with school sites and trunk drainage infrastructure to minimise the amount of developable land being used for these purposes.

A number of submissions raised concern about the overall provision of open space and other facilities in the context of the \$20,000 threshold for section 94 contributions (announced by the Minister in late 2008), and the impact of section 94 contributions on housing affordability and construction activity. The review of open space throughout the Riverstone and Alex Avenue Precincts took into account the \$20,000 threshold and the potential impacts of development contributions on the feasibility of urban development within the Precincts.

The review of open space and drainage land has resulted in an increase in the net developable area in both Precincts of approximately 82 hectares.

The Precinct Planning Report identifies that the Growth Centres SEPP, and the Biodiversity Certification Order, requires the conservation of two areas of land in the Riverstone Scheduled Lands that are zoned Environmental Conservation and Public Recreation – Local under the SEPP. These areas contain significant bushland that contributes to the total of 2000 hectares of existing native vegetation that is to be retained across the Growth Centres as part of the Biodiversity Certification Order. Therefore, these lands were not reconsidered in the review of the Riverstone and Alex Avenue Precinct Plans, apart from minor boundary amendments.

#### **4.19 Precinct Planning Process/ Consultation Process Issues**

A number of landowners raised concerns regarding the timing of the exhibition of the draft Riverstone and Alex Avenue Precinct Planning Packages. Other issues were raised concerning the lack of consultation with landowners and the lack of clarity of information.

The exhibition period of the draft Precinct Plans was the opportunity for individuals to comment on the Department of Planning's proposed plans for the area. It should be noted, as stated on all Precinct





## Planning

Planning documents, that the Precinct Planning Package is in draft form only, it had not be gazetted and was open for public comment.

The timing of the exhibition period was over the Christmas/ New Year Period. For this reason, the Department of Planning extended its exhibition period from the normal 28 day exhibition period, to a period of 72 days. No formal extensions to the submissions period were granted, however the Department continued to accept submissions up to 24 April 2009, almost three months after the official closing date of the exhibition. The Department operated a shopfront within the Riverstone Town Centre, offering landowners an extra opportunity to discuss the proposed changes with planning professionals. The shopfront was visited by more than 500 people. In addition, the Department handled a large number of telephone and email inquiries and responded to a large number of letters, including many sent to the Minister for Planning.

The period of public exhibition and the availability of information and Departmental staff substantially exceeded normal public exhibition requirements and is considered to be more than sufficient to enable public comment on the draft Precinct Plans.

## 5 Consistency with State Policies

### 5.1 Growth Centres Structure Plan

The proposed plans are generally consistent with the North West Growth Centres Structure Plan. The Structure Plan clearly states that it is an “indicative regional land use plan”, to guide Precinct Planning. The Precinct Planning process for Riverstone and Alex Avenue has been guided by the Structure Plan. However, the Precinct Plan differs from the Structure Plan on several matters, including:

- The existing Schofields Rail Station is proposed to be closed and a new station to be constructed in Alex Avenue. The existing Schofields centre will remain and the Precinct Plan includes measures to contribute to the revitalisation of the centre.
- The locations of walkable neighbourhood centres, which have been amended to fit with the proposed road network, residential densities and the locations of other uses such as schools and major parks.
- The centre/rail station identified near the Riverstone Industrial Area will not be built and will remain to represent activity generation within the Riverstone Industrial Area.
- The Riverstone Town Centre and existing Riverstone urban area has been excluded from the draft ILP and Precinct Plan subject to a decision on the location of a future road crossing to replace the existing Garfield Road level crossing. The current zoning under Blacktown LEP 1988 will remain in place and planning for the existing urban areas will be undertaken by Blacktown Council.
- The existing Riverstone Industrial Area has also been excluded from the draft ILP and Precinct Plan to retain the current zoning under the Blacktown City Council LEP 1988.
- The mixed use employment corridors along Schofields Road and Garfield Road. The corridor is not supported based on the conclusions of the retail and employment analysis, and because this form of development would not suit the character of development in either the Alex Avenue or Riverstone Precinct, or the desired urban design of the upgraded Schofields Road. A draft amendment to the Growth Centres SEPP has been prepared and exhibited which, among other things, proposes removal of the mixed use employment corridors from the North West and South West Structure Plans.
- The North West Rail Link Extension from Rouse Hill to Vineyard is not shown on the ILP and has not been taken into consideration during Precinct Planning. Feasibility studies commissioned by the Ministry of Transport have shown that the line is not viable and the government has indicated that it does not support the extension of this Rail Link.
- The location of the proposed Alex Avenue Precinct Town Centre, which has been moved north from the Structure Plan location to respond to the proposed new Schofields Station.
- The lack of specific planning and zoning for neighbourhood level retail as a focus for walkable neighbourhoods, as retail analysis has concluded that demand for this type of centre will be limited. Neighbourhood centres are proposed at Vineyard Station and at the existing Schofields village. Additionally, neighbourhood shops are permissible with consent in

residential zones and the ILPs show indicative preferred locations for these uses in residential areas.

## 5.2 Growth Centres Development Code

The Growth Centres Development Code has been referred to as a guide to the preparation of the Precinct Plans. The Development Code provides for consistent standards of development across the Growth Centres. The Riverstone and Alex Avenue Precinct Plans have also been prepared with reference to other development controls including those of Blacktown City Council, to enable controls to be consistent with surrounding areas. In other instances, variation of the design controls in the Development Code has been necessary to address particular site characteristics.

In summary, the Precinct Plan is consistent with the Development Code with the exception of matters where site specific controls are required, or where it has been determined that consistency with Blacktown City Council's current controls takes precedence. A summary of consistency with the Development Code is provided below.

**Table 5-1:** Consistency with the Growth Centres Development Code

Development Code requirements	Proposed Precinct Planning controls
<b>A. Key Inputs</b>	
Density targets: <ul style="list-style-type: none"> <li>• Low: 12.5-20 dwellings/ha</li> <li>• Medium: 20-40 dwellings/ha</li> <li>• High: 40 dwellings/ha</li> </ul>	Minimum density controls for Riverstone and Alex Avenue are: <ul style="list-style-type: none"> <li>• Low (Zone R2): 12.5-20 dwgs/ha</li> <li>• Medium (Zone R3: 25-45 dwgs/ha)</li> </ul> Development to the minimum densities under the draft SEPP will achieve a yield of 6,240 dwellings in the Alex Avenue Precinct and 8,900 dwellings in the Riverstone Precinct. Development at higher densities than the minimums specified in the draft SEPP Amendment will be possible and will result in greater yields. Higher density development is not considered likely to occur as access to transport, employment and other services would not be sufficient to support these densities (as compared to locations near major town centres or significant transport hubs). Should the market demand a high proportion of residential flat building development around the Local Centre, Vineyard Centre and Schofields Road, average densities in the R3 zone may exceed the 25 dwgs/ha minimum required by the draft SEPP Amendment.
Indicative lot sizes: <ul style="list-style-type: none"> <li>• Townhouses, semi-detached and detached small dwellings: up to 350 m<sup>2</sup></li> <li>• Detached medium: 350-450m<sup>2</sup></li> <li>• Detached large: 450m<sup>2</sup>+</li> </ul>	Minimum lot sizes for Alex Avenue and Riverstone Precincts are: <ul style="list-style-type: none"> <li>• Residential flat buildings: 2000m<sup>2</sup></li> <li>• Multi-unit dwellings: 1500m<sup>2</sup></li> <li>• Attached dwellings: 375m<sup>2</sup> (125m<sup>2</sup> per dwelling)</li> <li>• Dual Occupancy: 500m<sup>2</sup></li> <li>• Secondary dwellings: 450m<sup>2</sup></li> <li>• Semi-detached dwellings: 400m<sup>2</sup> (150m<sup>2</sup> per dwelling)</li> <li>• Detached dwellings: 250m<sup>2</sup></li> </ul>

Development Code requirements	Proposed Precinct Planning controls
<p><b>Employment and retail</b></p> <p>Town and village centres contain services for a number of adjacent communities and contain secondary retail (supermarkets, specialist shops, mini-majors).</p> <p>Walkable communities are linked to a small scale mixed activity zone to encourage local community integration.</p> <p>Mixed use employment corridors provide for a variety of commercial and industrial opportunities that take advantage of exposure along arterial and sub-arterial roads.</p>	<p>One local centre (equivalent to a town centre in the Development Code hierarchy) with 25,000 square metres of retail floor space is proposed adjacent to the proposed new Schofields Station in the Alex Avenue Precinct.</p> <p>Two neighbourhood centres with small scale retail are proposed in Riverstone Precinct: adjacent to the proposed new Vineyard station; and retention of the existing village shops at Schofields.</p> <p>An extension of the existing Riverstone Industrial Area will provide the capacity for approximately 1,400 new jobs.</p> <p>Retail analysis undertaken for Precinct Planning indicates that demand for neighbourhood level retail is likely to be limited. Shops are permissible with consent in the R2 and R3 zones under certain conditions, and the draft ILP identifies a preferred location for a neighbourhood centre should demand arise. Other community facilities such as schools and open space, along with major bus stops, have been positioned to form a focus for neighbourhood activity.</p> <p>The Structure Plan identifies mixed use corridors along Schofields Road and Garfield Road, however, retail and employment analysis concludes that these uses are not appropriate along this corridor for amenity and urban form reasons, and because these uses are provided for in the nearby Rouse Hill Regional Centre. Amendments to the Growth Centres SEPP propose removal of the mixed use employment corridors from the Structure Plan.</p>
<b>B. Urban Form Analysis</b>	
<p><b>B.9 Street pattern</b></p> <p>A hierarchy of town centre streets that include main streets, secondary streets and lanes.</p>	<p>The draft ILP nominates a main street and secondary streets within the Local Centre in the Alex Avenue Precinct and identifies major roads, access routes for circulation, parking access and service access roads.</p>
<p><b>B.10 Lot layout and orientation</b></p> <p>Optimal lot size and orientation is defined for solar access.</p>	<p>Blocks have been designed to maximise the north-south or east-west orientation of lots, to achieve appropriate solar access. East-west oriented lots have a wider frontage to minimise overshadowing.</p>
<b>C Mixed Use Town Centres, Neighbourhoods and Housing</b>	
<p><b>C.1 The DCP should set FSR controls, height and minimum landscape development controls for lots greater than 350 square metres.</b></p>	<p>The Precinct Plan establishes FSR controls for the R3, B1, B2, B4 and IN2 zones. In R2 zoned areas, building height, setback, minimum landscaped area controls included in the Precinct Plan and DCP will achieve control over the scale and intensity of single dwelling, semi-detached and attached housing types.</p>

Development Code requirements	Proposed Precinct Planning controls
<p>C.3 Streets Road cross sections and dimensions are identified for use in Precinct Plans</p>	<p>The road cross sections and dimensions developed for the Riverstone and Alex Avenue Precincts vary in some cases from the cross-sections in the Development Code. Cross-sections have been developed with reference to the Development Code, Blacktown Council standards and to the design of existing and proposed roads in adjoining areas.</p> <p>Some local streets have been aligned to follow minor watercourses. These streets will require integrated water sensitive urban design measures and for this reason different cross-sections may be required for these streets and would be determined by Council.</p>

### 5.3 Other relevant SEPPs

**Table 5-2:** Consistency with other SEPPs

Relevant Plan	Consistency
Draft SEPP 66 – Integrating Land Use and Transport	<p>The proposed SEPP is consistent with these SEPPs to the extent they are relevant at this stage. Most relate to the development application stage.</p>
SEPP 55 – Remediation	
SEPP 11 – Traffic Generating Development	
SEPP 19 – Bushland in Urban Areas	

### 5.4 Section 117(2) Directions

A SEPP is not required to conform to s117(2) Directions, which are issued by the Minister under the *Environmental Planning and Assessment Act, 1979* as policy guidance for Local Environmental Plans (LEPs). However as the provisions relating to the North Kellyville Precinct Plan will ultimately be transferred from the SEPP to Blacktown Council's comprehensive LEP, the SEPP has been assessed for consistency with the s117(2) Directions (as issued on 17 July 2007) or with respect to the following:

- 08 Aug 08 - Revocation of Direction 5.6 and Direction 5.7. Amendment of Direction 5.1
- 09 May 08 - Direction 1.2 - Rural zones
- 09 May 08 - Direction 2.1 - Environment protection zones

**Table 5-3:** Consistency with section 117 Directions

Section 117 Direction	Compliance	
	Alex Avenue Precinct	Riverstone Precinct
<b>1. Employment and Resources</b>		
Direction 1.1 – Business and Industrial Zones	The area of land to be zoned for business purposes (B2 Local Centre) in the draft SEPP Amendment is approximately 6.7 hectares. The draft SEPP Amendment is consistent with this direction.	The area of land to be zoned for Industrial purposes in the Precinct Plan is approximately 14 hectares. The zoning of the existing Riverstone Industrial Area under Blacktown LEP is to be retained. The villages of Vineyard and Schofields have been zoned as B1 Neighbourhood Centres will contain some small scale business activities. The draft SEPP Amendment is consistent with this direction.
Direction 1.2 – Rural Zones	The Alex Avenue Precinct is currently predominantly zoned 1(a) Rural under Blacktown LEP 1988 and as such the direction applies. The rezoning of the land for residential and business purposes is inconsistent with the direction. However, the inconsistency is justified as it is consistent with the North West Structure Plan, part of the Growth Centres SEPP, and with the draft North West Subregional Strategy.	Much of the Riverstone Precinct is zoned 1(a) Rural under Blacktown LEP 1988 and as such the direction applies. The rezoning of the land for residential and business purposes is inconsistent with the direction. However, the inconsistency is justified as it is consistent with the North West Structure Plan, part of the Growth Centres SEPP, and with the draft North West Subregional Strategy.
Direction 1.3 – Mining, Petroleum Production and Extractive Industries	The direction is not applicable to the Alex Avenue Precinct.	The direction is not applicable to the Riverstone Precinct.
Direction 1.4 – Oyster Aquaculture	The direction is not applicable to the Alex Avenue Precinct.	The direction is not applicable to the Riverstone Precinct.
<b>2. Environment and Heritage</b>		
Direction 2.1 – Environmental Protection Zones	The plan includes provisions to facilitate the protection and conservation of environmentally sensitive areas through the RE1 zone and the provisions and mapping relating to protected vegetation. These controls relate to existing vegetation and land along watercourses that will form part of the passive open space provision for the Precinct. There are no areas of land in the Precinct that are currently zoned for environmental protection purposes.	The Precinct Plan includes provisions to facilitate the protection and conservation of significant vegetation through the E2 Conservation Zone in the north of the Precinct. Other existing vegetation will be protected through the Regional Public Open Space Zone, RE1 zones and SEPP controls relating to existing vegetation. The plan is considered consistent with this direction relating to the environmental protection zones.
Direction 2.2 – Coastal Protection	The direction is not applicable to the Alex Avenue Precinct.	The direction is not applicable to the Riverstone Precinct.

<b>Section 117 Direction</b>	<b>Compliance</b>	
	<b>Alex Avenue Precinct</b>	<b>Riverstone Precinct</b>
Direction 2.3 – Heritage Conservation	<p>No items of heritage significance are currently listed under the NSW Heritage Act or the Blacktown LEP 1988 in the Alex Avenue Precinct, and no items of potential significance were identified during field investigations.</p> <p>Aboriginal cultural heritage assessment of the Precinct identified 12 items of Aboriginal heritage value in the Precinct, and one of these is considered to be of high significance. The site of high significance is to be protected through acquisition by Blacktown City Council and management as part of the open space network. Other sites were assessed to be of low significance and approvals under section 90 of the National Parks and Wildlife Act, 1974 will be obtained prior to any works that would impact on them.</p>	<p>Several items of heritage significance are currently listed under the <i>NSW Heritage Act</i> or the Blacktown LEP 1988 in the Riverstone Precinct. Field investigations by HLA ENSR identified Grantham Farm as having potential archaeological significance. The site will be subject to further investigation at the DA stage to determine its significance.</p> <p>Aboriginal cultural heritage assessment of the Precinct identified 25 items of Aboriginal heritage value in the Precinct, and two of these are considered to be of high significance. Other sites were assessed to be of low significance. Further work in will take place to streamline approvals.</p>
Direction 2.4 – Recreation Vehicle Areas	The direction is not applicable to the Alex Avenue Precinct.	The direction is not applicable to the Riverstone Precinct.
<b>3. Housing, Infrastructure and Urban Development</b>		
Direction 3.1 – Residential Zones	<p>The plan is generally consistent with the direction as it implements the adopted North West Structure Plan and the Growth Centres Development Code. A range of housing types are encouraged and the density of development will be maximised to encourage efficient use of infrastructure. The SEPP Amendment and DCP include controls to ensure high quality design of residential development.</p>	<p>The plan is generally consistent with the direction as it implements the adopted North West Structure Plan and the Growth Centres Development Code. A range of housing types are encouraged and the density of development will be maximised to encourage efficient use of infrastructure. The SEPP Amendment and DCP include controls to ensure high quality design of residential development.</p>
Direction 3.2 – Caravan Parks and Manufactured Home Estates	<p>Caravan parks and manufactured home estates are not permissible uses within the residential zones of the plan. However, the inconsistency is justified by a strategy which considers the objective to provide for a variety of housing types and is approved by the Director-General, being the adopted North West Structure Plan.</p>	<p>Caravan parks and manufactured home estates are not permissible uses within the residential zones of the plan. However, the inconsistency is justified by a strategy which considers the objective to provide for a variety of housing types and is approved by the Director-General, being the adopted North West Structure Plan.</p>
Direction 3.3 – Home Occupations	The plan is consistent with the direction as it permits home occupations in the R2 and R3 residential zones without consent.	The plan is consistent with the direction as it permits home occupations in the R2 and R3 residential zones without consent.

Section 117 Direction	Compliance	
	Alex Avenue Precinct	Riverstone Precinct
Direction 3.4 – Integrating Land Use and Transport	The objective and requirements of the direction are achieved through implementation of the requirements of the Growth Centres Development Code and consistency with the adopted North West Structure Plan. Specifically, the draft SEPP Amendment proposes to zone land for higher density residential, commercial and retail purposes in close proximity to the proposed new Schofields Station.	The objective and requirements of the direction are achieved through implementation of the requirements of the Growth Centres Development Code and consistency with the adopted North West Structure Plan. Specifically, the draft SEPP Amendment proposes to zone land for higher density residential, commercial and retail purposes in close proximity to Schofields Road and Vineyard Station.
Direction 3.5 – Development Near Licensed Aerodromes	The Alex Avenue Precinct is adjacent to the Schofields Aerodrome, a Royal Australian Navy facility. However, it is no longer operating as an aerodrome and the Department of Defence is acting to dispose of the site. It is within the Schofields Precinct and will at some point in the future be subject to Precinct Planning to make the land available for urban development. The provisions of the direction are therefore not relevant to Alex Avenue Precinct.	The south-western corner of Riverstone Precinct is close to the Schofields Aerodrome, a Royal Australian Navy facility. However, it is no longer operating as an aerodrome and the Department of Defence is acting to dispose of the site. It is within the Schofields Precinct and will at some point in the future be subject to Precinct Planning to make the land available for urban development. The provisions of the direction are therefore not relevant to Riverstone Precinct.
<b>4. Hazard and Risk</b>		
Direction 4.1 – Acid Sulfate Soils	Not relevant to the Alex Avenue Precinct.	Not relevant to the Riverstone Precinct.
Direction 4.2 – Mine Subsidence and Unstable Land	The Alex Avenue Precinct is not within a mine subsidence district. All land within the Precinct has a slope of less than 10 per cent and there are no significant issues with land stability in the Precinct.	The Riverstone Precinct is not within a mine subsidence district. Most of the land within the Precinct has a slope of less than five per cent and there are no significant issues with land stability in the Precinct.
Direction 4.3 – Flood Prone Land	The plan is consistent with the direction in zoning flood prone land.	The plan is consistent with the direction in zoning flood prone land.
Direction 4.4 – Planning for Bushfire Protection	The plan is consistent with the direction and provides for appropriate APZs and perimeter roads having regard to <i>Planning for Bushfire Protection 2006</i> .	The plan is consistent with the direction and provides for appropriate APZs and perimeter roads having regard to <i>Planning for Bushfire Protection 2006</i> .



Section 117 Direction	Compliance	
<b>5. Regional Planning</b>		
<p>Direction 5.1 – Implementation of Regional Strategies</p> <p>Direction 5.2 – Sydney Drinking Water Catchments</p> <p>Direction 5.3 – Farmland of State and Regional Significance on the NSW Far North Coast</p> <p>Direction 5.4 – Commercial and Retail Development along the Pacific Highway, North Coast</p> <p>Direction 5.5 – Development in the Vicinity of Ellalong, Paxton and Millfield</p> <p>Direction 5.6 – Sydney to Canberra Corridor</p> <p>Direction 5.7 – Central Coast</p> <p>Direction 5.8 – Second Sydney Airport: Badgerys Creek</p>	<p>These directions do not apply to the Alex Avenue Precinct.</p>	<p>These directions do not apply to the Riverstone Precinct.</p>
<b>6. Local Plan Making</b>		
<p>Direction 6.1 – Approval and Referral Requirements</p>	<p>The plan is consistent with the direction and does not contain provisions requiring concurrence, consultation or referral which have not been approved. The plan does not identify any development as designated development.</p>	<p>The plan is consistent with the direction and does not contain provisions requiring concurrence, consultation or referral which have not been approved. The plan does not identify any development as designated development.</p>
<p>Direction 6.2 – Reserving Land for Public Purposes</p>	<p>The plan does not create, amend or reduce any existing reservations without approval. All identified public authorities in the table to clause 5.1 of the plan have approved of the inclusion of acquisition provisions for the land shown on the Land Reservation Acquisition Map.</p>	<p>The plan does not create, amend or reduce any existing reservations without approval. All identified public authorities in the table to clause 5.1 of the plan have approved of the inclusion of acquisition provisions for the land shown on the Land Reservation Acquisition Map.</p>

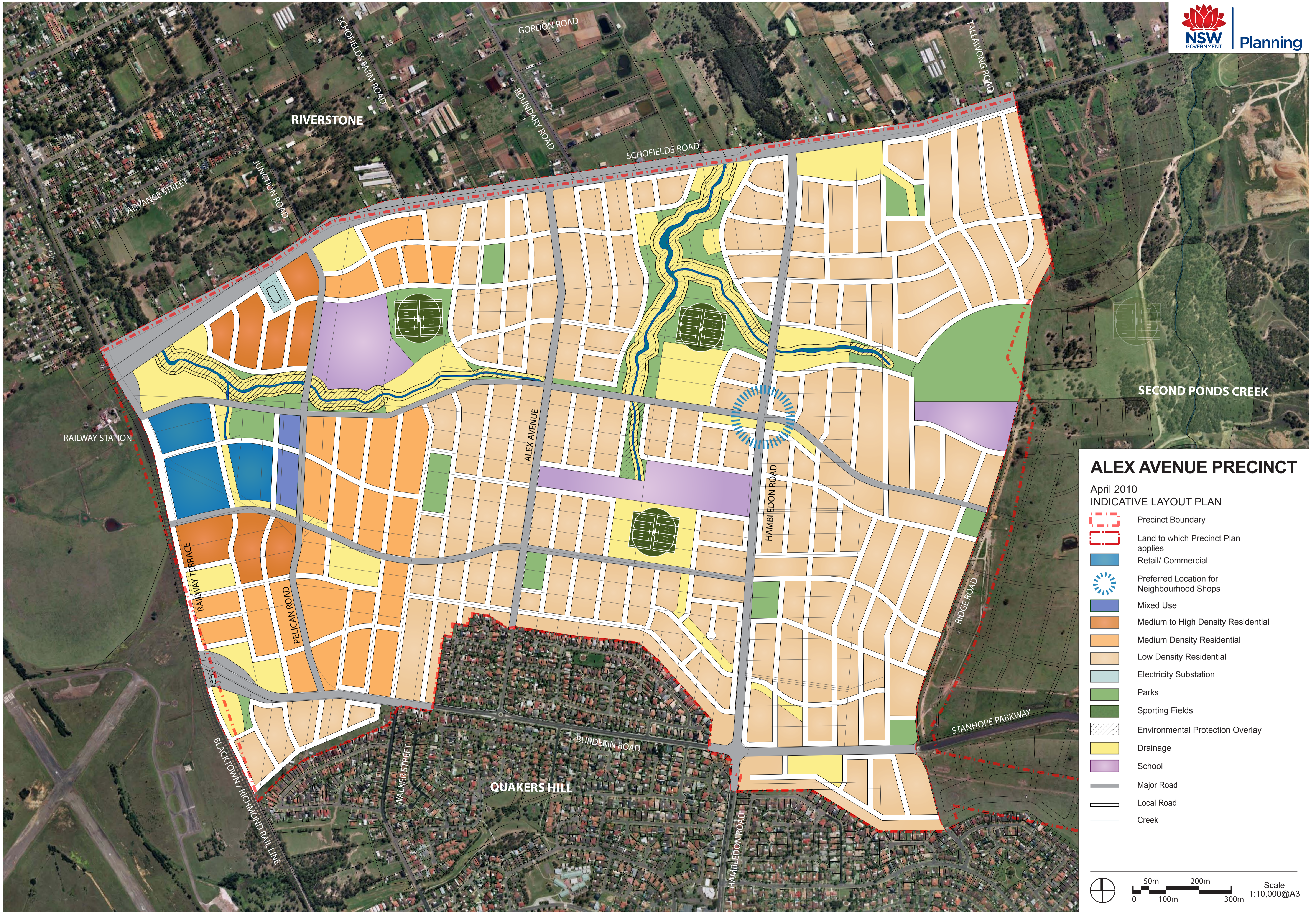
Section 117 Direction	Compliance	
<p>Direction 6.3 – Site Specific Provisions</p>	<p>The plan does not include provisions at this time to permit particular development on specified lands. The inclusion of the potential for later listing of such uses within Schedule 1 is consistent with the Standard Instrument and the direction.</p>	<p>The plan contains specific provisions for development within the Scheduled Lands. In addition the DCP has provisions relating to the Riverstone Industrial Area and the Neighbourhood Centres in Schofields and Vineyard. The plan is considered consistent with the Standard Instrument and the direction.</p>



## **Appendix A: Final Indicative Layout Plans**



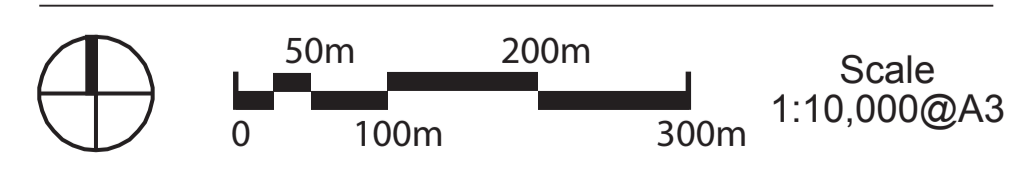




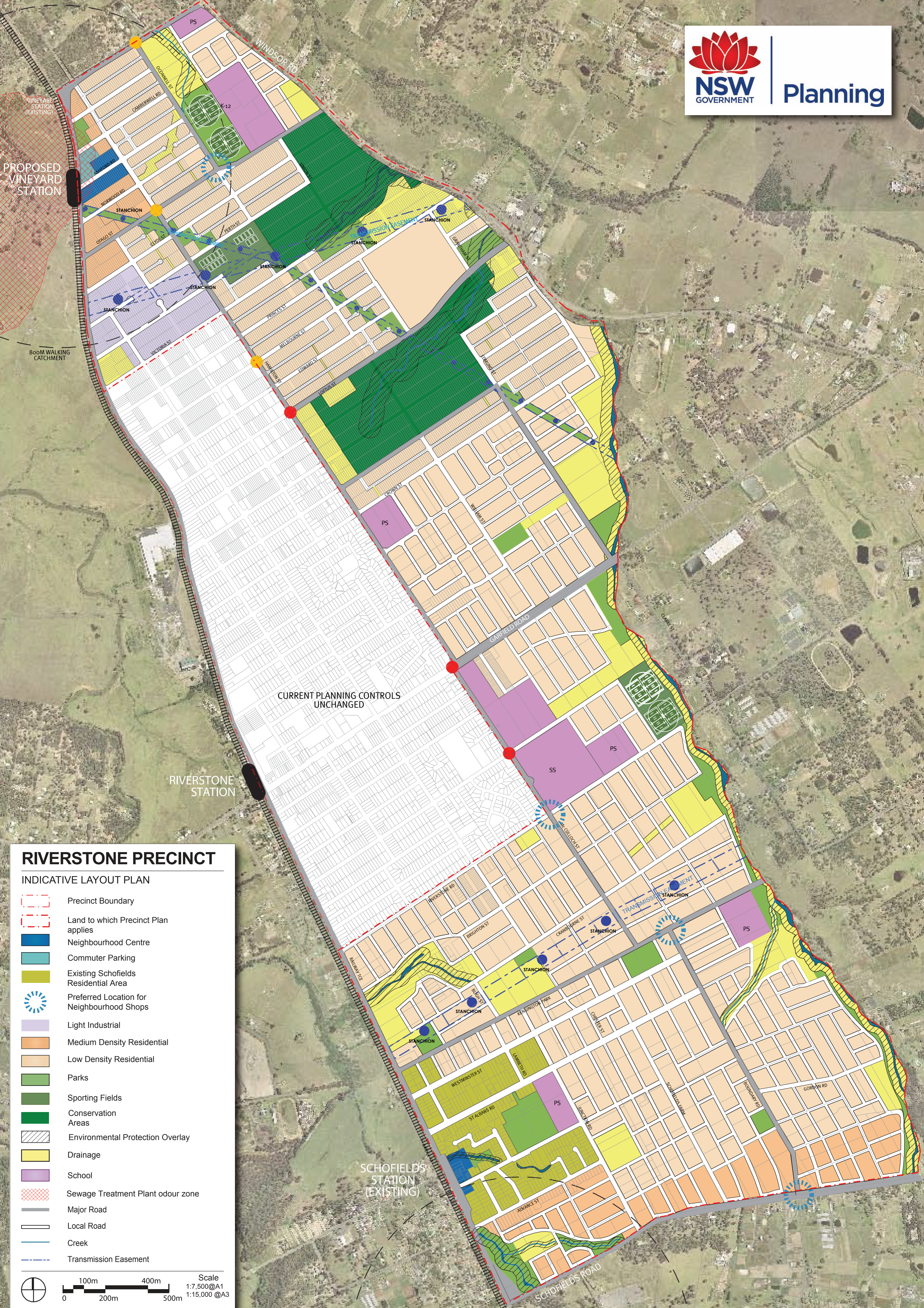
### ALEX AVENUE PRECINCT

April 2010  
INDICATIVE LAYOUT PLAN

- Precinct Boundary
- Land to which Precinct Plan applies
- Retail/ Commercial
- Preferred Location for Neighbourhood Shops
- Mixed Use
- Medium to High Density Residential
- Medium Density Residential
- Low Density Residential
- Electricity Substation
- Parks
- Sporting Fields
- Environmental Protection Overlay
- Drainage
- School
- Major Road
- Local Road
- Creek







PROPOSED VINEYARD STATION

800M WALKING CATCHMENT













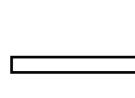




RIVERSTONE STATION

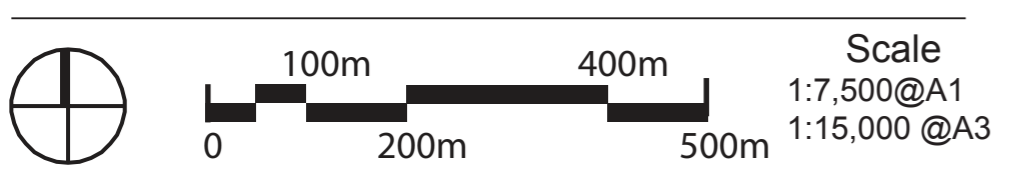
CURRENT PLANNING CONTROLS UNCHANGED

SCHOFIELDS STATION (EXISTING)

### RIVERSTONE PRECINCT

#### INDICATIVE LAYOUT PLAN

-  Precinct Boundary
-  Land to which Precinct Plan applies
-  Neighbourhood Centre
-  Commuter Parking
-  Existing Schofields Residential Area
-  Preferred Location for Neighbourhood Shops
-  Light Industrial
-  Medium Density Residential
-  Low Density Residential
-  Parks
-  Sporting Fields
-  Conservation Areas
-  Environmental Protection Overlay
-  Drainage
-  School
-  Sewage Treatment Plant odour zone
-  Major Road
-  Local Road
-  Creek
-  Transmission Easement







## **Appendix B: Summary of submissions and responses**





Surname	First Name	Representing	Submission ID	Date Submission Received
Abhayawardhana	Asanaga		15583	04/02/2009
Abhayawardhana	Asanaga		15609	04/02/2009
Advance Concrete Holding Pty Ltd			15629	03/02/2009
AFC (International)			15473	06/02/2009
AFC International Pty Ltd			16190	20/04/2009
Agustin	Warwick & Marea		15650	19/02/2009
Ahlstrom	John Albert		15648	09/02/2009
Ahlstrom	John Albert		15704	10/02/2009
Ahlstrom	John Albert		15717	19/02/2009
Alam	Khondaker		15423	04/02/2009
Alfred	Rosie		15436	04/02/2009
All Stake Supply			15457	06/02/2009
All Stake Supply			15701	12/02/2009
Allen	Danny & Joy		15406	04/02/2009
Allens Arthur Robinson		Iain Standen	15682	16/02/2009
Anet	John & Zhen		15566	06/02/2009
Anglican Church Property Trust Diocese Of Sydney			15642	16/02/2009
Apap	George & Carmen		15395	03/02/2009
Aquilina MP	John		15576	05/02/2009
Aquilina MP	John	Constituents of the Riverstone Industrial Area	15637	13/02/2009
Aquilina MP	John	T & J Kalgjera	15652	09/02/2009
Aquilina MP	John	B & C Tabone	15653	09/02/2009
Aquilina MP	John	P& M Camilleri	15654	09/02/2009
Aquilina MP	John	S. Mifsud	15655	09/02/2009
Aquilina MP	John	S & M Axiak	15656	09/02/2009
Aquilina MP	John	A & P Cauchi	15657	09/02/2009
Aquilina MP	John	J. Baiada on behalf of M. Bajada	15658	09/02/2009
Aquilina MP	John	J & A Zammit	15660	09/02/2009
Aquilina MP	John	Constituents of the Riverstone Industrial Area	15666	17/02/2009
Aquilina MP	John	C & P Danastas	15669	09/02/2009
Aquilina MP	John	P. Hession	15678	12/02/2009
Aquilina MP	John	S & L Putrino	15679	09/02/2009
Aquilina MP	John	M & T Liao	15680	09/02/2009
Aquilina MP	John	M & H Schembri	15687	09/02/2009
Aquilina MP	John	J & S Buttigieg	15688	09/02/2009
Aquilina MP	John		15692	09/02/2009
Aquilina MP	John	G. Wilson	15698	12/02/2009

Surname	First Name	Representing	Submission ID	Date Submission Received
Aquilina MP	John	F. Teuma	15920	20/03/2009
Aquilina MP	John	D. Johnson	15929	20/03/2009
Aquilina MP	John	John Hall	16175	23/04/2009
Aquilina MP	John	Simon Pace	16191	24/04/2009
Asharn Pty Ltd	Asharn Pty Ltd		15668	23/02/2009
Attard	J		15414	04/02/2009
Attard	Robert		15525	06/02/2009
Attard	Robert		15724	06/02/2009
Axiak	Sam & Antonia		15362	28/01/2009
B.M.T Engineering Pty Ltd			15640	20/02/2009
Bacic	Karen		15734	24/02/2009
Bagga	Bikram		15501	06/02/2009
Baiada	John Michael	M. Bajada	15492	06/02/2009
Baiada	John Michael	M. Bajada	15493	06/02/2009
Baiada	John Michael		15663	17/02/2009
Baiada	John Michael		15664	17/02/2009
Baird	Brigette		15539	06/02/2009
Bajada	Christopher		15538	06/02/2009
Bajema	Daniel		15479	06/02/2009
Bajema	Daniel		15532	06/02/2009
Bajema	Daniel		16130	23/04/2009
Barbara	Vincent		15543	06/02/2009
Barbara	Vincent		16149	23/04/2009
Baricevic	Maria		15569	06/02/2009
Barker	Grahame & Debbie		15747	05/02/2009
Barker	Grahame & Debbie		16145	24/04/2009
Barnes	Elena		15488	06/02/2009
BBC Consulting Planners		representing 11 Landowners within the Riverstone Precinct	15559	06/02/2009
BBC Consulting Planners		GPT Group	15605	09/02/2009
BBC Consulting Planners		GPT Group	15689	09/02/2009
Beard	Allan and Leanne		15773	09/03/2009
Beaumont	Deborah		15635	03/02/2009
Beilby Pulden Costello Lawyers		P & P Xeureb	16071	15/04/2009
Bell	Ian & Roslyn		15593	07/01/2009
Benz Ceramics & Glass Pty Ltd			16137	24/04/2009
Bizzanelli	Oreste, Cripino, Giovanna & Angela		15546	06/02/2009
Blacktown & District Environment Group Inc. (BDEG)			15638	06/02/2009

Surname	First Name	Representing	Submission ID	Date Submission Received
Blacktown City Council			15641	23/02/2009
Blacktown City Council			15745	23/02/2009
Blunden	Andrew & Michelle		15516	05/02/2009
Botros	Hany		15502	06/02/2009
Botros	Mirelle		15685	06/02/2009
Bourke	Peter & Carolyn		15456	05/02/2009
Bradley	Joanna		15375	28/11/2008
Brown	Phillip & Deborah		15500	04/02/2009
Busways Group Pty Ltd			15443	04/02/2009
Camilleri	Joseph & Mary		15366	19/01/2009
Camilleri	Phillip & Victor		15369	09/01/2009
Camilleri	Emanuel & Josephine		15384	17/12/2008
Camilleri	J & M		15417	04/02/2009
Camilleri	Marie		15634	02/02/2009
Carrington Products Pty Ltd			15707	06/02/2009
Carrington Products Pty Ltd			16131	23/04/2009
Caruso	Tammy Margaret		15624	29/01/2009
Cauchi	Angelo		15391	10/02/2009
Chapman	David & Deborah		15529	06/02/2009
Chapman	John		15670	09/02/2009
Chapman	David & Deborah		15917	25/03/2009
Chapman	David & Deborah		15931	20/03/2009
Chetty	S		15496	06/02/2009
Christopher M Edwards		Antonia Rapa	15388	04/12/2008
City Plan Services		G & P Stanton Pty Ltd	15684	06/02/2009
Clare	Kim Francis		15465	06/02/2009
Coastal Design Link		8 landholdings within the existing Schofields residential area	15604	16/02/2009
Coates	Kirsta		15426	04/02/2009
Cockerill Contracting Pty Ltd			16151	23/04/2009
Colin Walls & Associates Solicitors		Orabay Pty Ltd	15452	05/02/2009
Colin Walls & Associates Solicitors		Sarmort Pty Ltd	15448	05/02/2009
Combined Property Group			15463	06/02/2009
Cooper	Annette May		15623	29/01/2009
Cremona	Joseph & Suzanne		15581	07/01/2009
Curran	Kevin & Amanda		16147	24/04/2009
Daly	Jan		15511	05/02/2009

Surname	First Name	Representing	Submission ID	Date Submission Received
de Boer	John		15540	06/02/2009
Dediveira	Bianca		15691	20/02/2009
Deep	Joe and Sandia		15651	09/02/2009
DeGabriele	Emanuel & Linda		15455	05/02/2009
DeGabriele Kitchens			15711	12/02/2009
Degenhard	Simon & Telea		15573	06/02/2009
Delarue Truck Repairs Pty Ltd			15527	06/02/2009
Delarue Truck Repairs Pty Ltd			15930	19/03/2009
Delarue Truck Repairs Pty Ltd			16052	15/04/2009
Delfino	John		15587	07/01/2009
Dennis	P & E		15517	05/02/2009
Department of Education and Training			15672	10/02/2009
Department of Environment and Climate Change			15738	27/02/2009
Department of Environment and Climate Change			15739	25/02/2009
Department of Primary Industries			15445	04/02/2009
Department of the Environment, Water, Heritage and the Arts			15598	03/02/2009
Di Giacomo	R		15582	03/01/2009
Dimic	Larry		15567	06/02/2009
Drewitz	Jeff		15614	15/01/2009
Du Pont (Australia)			15639	20/02/2009
Du Pont (Australia)			15716	06/02/2009
Dunning Industries Pty Ltd			15725	06/02/2009
Dunning Industries Pty Ltd			16051	21/04/2009
Dutta	Prit		16521	1/02/09
Economia PDS		Dr Tom & Christine Wenkart	15618	23/02/2009
Elgafi	Nabeel		15588	07/01/2009
Fakes	Elizabeth		15495	06/02/2009
Ferris	Matt		15726	09/02/2009
Ferris	Matt		16134	24/04/2009
Fibreglass Repairs Pty. Limited			15683	16/02/2009
Fibreglass Repairs Pty. Limited			15700	16/02/2009
Fibreglass Repairs Pty. Limited			15703	12/02/2009
Fitzgerald	Joan Margaret		15671	13/02/2009
Fong	Elizabeth		15595	20/02/2009

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Foster	David & Beverley		15556	06/02/2009
Four Field Holdings PTY Ltd			15706	06/02/2009
Four Field Holdings PTY Ltd			16146	24/04/2009
Fuda	A & Diane Joan		15579	28/01/2009
Galea	Vickie		15503	06/02/2009
Galluzzo	Rocco & Josephine		15619	30/01/2009
Gardiner	Peter & Brenda		15528	06/02/2009
Gardiner	Peter & Brenda		15544	06/02/2009
Garnett	Peter		15486	06/02/2009
Gatt	Mr		15577	06/02/2009
Gibbs	Barry & Kim		15430	21/01/2009
Gill	Kenneth & Robyn		15565	06/02/2009
Gorman	Michael & Frances		15590	23/01/2009
Graham	Leisa Maree		15732	25/02/2009
Ha	Mary		15589	20/01/2009
Hagan	Chris		15381	11/12/2008
Hall	Kelly		16133	23/04/2009
Hanson Construction Materials			16150	23/04/2009
Hanson Precast Pty Ltd			15712	12/02/2009
Harmer	Geoffrey Robert		15708	06/02/2009
Harvey	Andrew & Glynis		15507	05/02/2009
Hawkesbury City Council			15570	06/02/2009
Healey	Brian		15499	06/02/2009
Henson	Jacqueline		15729	11/02/2009
Hermann	Paul		15477	06/02/2009
Hession	Phillip		15533	06/02/2009
Hlebar	Draga & Vinko		15461	06/02/2009
Hlebar	Robert & Zoran		15462	06/02/2009
Homan	Joanne		16189	23/04/2009
Hood	John		16069	09/04/2009
Hughes	John & Meredith		15413	04/02/2009
Hughes	John & Meredith		15505	06/02/2009
Hymix Australia Pty. Limited			16143	24/04/2009
Ian Hawkes Motor Repairing and Welding			15719	10/02/2009
Image Limousine (Sales) Pty Ltd			15697	13/02/2009
Inman	Danielle		15441	04/02/2009
Integral Energy Australia			15555	06/02/2009

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Integral Energy Australia			15597	03/02/2009
Jack	Maryanne		15584	21/01/2009
Javam	Abdollah		15386	24/12/2008
JBA Planning Consultants		The Allam Group	15636	10/02/2009
Jeffries	Narelle & Paul		15497	06/02/2009
John Taylor Excavations Pty Limited			16132	23/04/2009
Johnston	Jeffrey & Janette		15572	06/02/2009
Juchnewicz	Javier		15531	06/02/2009
Kalogjera	Thomas & Julie		15373	22/01/2009
Kearney	Tanya		15422	04/02/2009
Kemp	Craig		15451	05/02/2009
Kennedy	Craig & Ashleigh		15419	04/02/2009
Kennedy	Craig & Ashleigh		15686	06/02/2009
Kennedy	Simon & Rebecca		15713	11/02/2009
Kerai	Karsan		15715	11/02/2009
Kerwick	Michele		15521	05/02/2009
King	Anne		15509	05/02/2009
King	Adam		15586	24/12/2008
Kunic	Goran		15585	16/01/2009
Kwakwa	Awo		15485	06/02/2009
Land Partners		Allan Pendleton	15558	06/02/2009
Landcom			15781	12/02/2009
Landcom			15782	12/02/2009
Lembke	Robyn		15645	06/02/2009
Lembke	Robyn		15681	10/02/2009
Liberty Investments			15731	25/02/2009
Lomas	Frederick & Cheryl		15721	06/02/2009
Lorraine	Wardle		15561	06/02/2009
Loudoun	Donna		15487	06/02/2009
Low Doherty & Stratford Lawyers		F Teng & K & G Low	15379	08/12/2008
Lucena	Mike & Catherine		15420	04/02/2009
Lucena	Mike & Catherine		15434	04/02/2009
M.P Schultz Excavations			15718	18/02/2009
Mackenzie	Brian		15404	04/02/2009
Mark Turnbull & Co		George & Jane Penza	15788	19/03/2009
Marlin	Helen Maree		15733	25/02/2009
Marsh	Melinda		15594	30/01/2009

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Mason	John & Mary		15537	06/02/2009
Mastros	Antonio		16129	23/04/2009
Matile	George		15632	15/01/2009
McAllan	Greg & Marie		15562	06/02/2009
McArdle	Gerry & Rose		15574	06/02/2009
McGrady	Daniel		15728	09/02/2009
Mercieca	Charlie & Mary		15405	30/01/2009
Micallef	Tony Walsh		15596	07/01/2009
Mifsud	Sam		15370	09/01/2009
Milner	Stan		16054	15/04/2009
Ministry of Transport			15694	11/02/2009
Mirvac Homes (NSW) Pty Limited			15545	06/02/2009
Moodley	Yvonne		15412	04/02/2009
Morgan	Shellee		15498	06/02/2009
Mowbray	Robert & Jeanette		15530	06/02/2009
Mullane Planning Consultants Pty Ltd		Mr Iain Standen	15481	06/02/2009
Mullane Planning Consultants Pty Ltd		I. Standen	15627	16/02/2009
Muller	Nicole		15428	03/02/2009
Muscat	Michalina		15515	05/02/2009
Musico	Valentino		15748	04/03/2009
Naidu	Pushpa & Krishnamurthi		15408	04/02/2009
Nikiforou	Christopher & Shirley		15418	04/02/2009
Norris Somer Solicitors		P & P Xeureb	15617	29/01/2009
North Western Surveys P/L		Edward A & M A Maszluch	15367	23/01/2009
North Western Surveys Pty Ltd		Robert Rumery & John & Vicki Attard	15447	04/02/2009
Northwest Trucks Pty Ltd			15723	06/02/2009
NSW Treasury			15695	29/01/2009
NSW Urban Taskforce			15621	12/02/2009
NSW Urban Taskforce			15740	12/03/2009
O'Brien	Colleen		15541	06/02/2009
Occupiers	The		15542	06/02/2009
O'Farrell MP	Barry		15737	12/02/2009
Ohara	Stuart & Joanne		15534	06/02/2009
Ord	Ralph & Rosemary		15466	06/02/2009
Orlando	Nunziato & Felice		15446	05/02/2009
Pabani Enterprises			15720	06/02/2009
Pace	Mario & Gina		15536	06/02/2009

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Pace	Mario & Gina		15644	09/02/2009
Pace	Mario & Gina		15646	06/02/2009
Pace	Mario & Gina		15690	09/02/2009
Pamchar Pty Limited			16188	16/04/2009
Parry	William		15524	06/02/2009
Passlow	James & Teresa		15425	04/02/2009
Pearce	Phillip		15490	06/02/2009
Pearse	Danielle		15433	04/02/2009
Peddie	Francis		15468	05/02/2009
Pegasus Coach Tours			15675	06/02/2009
Pennati	Tino		16141	23/04/2009
Perera	Nadeepa		15602	04/02/2009
Perera	Nadeepa		15610	04/02/2009
PGH Environmental Planning		Riverstone Industrial rezoning Lobby Group	16142	24/04/2009
Pound	Jon		15471	06/02/2009
Powell	Mark		15411	04/02/2009
Pulczynski	Kajetan & Eva		15421	04/02/2009
Pye	Andrew John		15526	05/02/2009
Qian	Paul & Angela		15613	04/02/2009
Raco	Tina		15432	21/01/2009
Raco	Guiseppe, Pasquale & Clementina		15710	06/02/2009
Rakkar	Jagtar		15592	27/02/2009
Ramkumar	M		15506	05/02/2009
Rapson	Stephen & Vicki		15520	05/02/2009
Rees MP	Nathan	J. Baiada on behalf of M. Bajada	15918	04/03/2009
Riverstone Frame & Truss Pty Limited			15727	09/02/2009
Riverstone Frame & Truss Pty Limited			16152	23/04/2009
Riverstone Motor Wreckors Pty Ltd			15705	10/02/2009
Riverstone, Schofields & Districts Chamber of Commerce & Industry Inc.			15564	06/02/2009
Roads and Traffic Authority			16171	24/04/2009
Roads and Traffic Authority			16174	24/04/2009
Robert Moore & Associates		RJL Holdings & CC & AE McKinnon	15548	06/02/2009
Robert Moore & Associates		Craig Connor	15549	06/02/2009



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Robert Moore & Associates		Liberty Investments	15643	23/02/2009
Robert Moore & Associates		Liberty Investments	15674	18/02/2009
Robert Moore & Associates		Saldina Investments Pty Ltd	15677	11/02/2009
Robinson	Alexc & Amanda		15514	05/02/2009
Rogers	Anthony & Kim		15630	13/02/2009
Romney	Meagan		15407	04/02/2009
Ronald & Roberts	Daryle & Dianne June		15435	04/02/2009
Ryan	Dolores		15547	06/02/2009
Saab Salvage Pty Ltd			15474	06/02/2009
Saab Salvage Pty Ltd			16062	14/04/2009
Said	Maryanne		15665	11/02/2009
Saliba	Sammy,Katrina & Richard		15551	06/02/2009
Saliba	Richard & Katy		16144	24/04/2009
Sammut	Ron		15472	06/02/2009
Sarmort Pty Ltd			15709	09/02/2009
Saunders	Norma		15439	04/02/2009
Sayer	Adam		15519	05/02/2009
Scharfe	Frank Robert		15626	03/02/2009
Schofields Cricket Club Inc.			15431	22/01/2009
Scott	Craig & Kristine		15518	05/02/2009
Scott	Graham & Dawn		15649	06/02/2009
Scurville	Dominic		15410	04/02/2009
Selff	DAVID WILLIAM		15696	12/02/2009
Selff	David William		16148	15/04/2009
Selff	David		16176	24/04/2009
Shaheen	Jake & Elizabeth		15625	30/01/2009
Shankar	Jai & Chhaya		15424	04/02/2009
Shearan MP	Allan	M & G Pace	15744	17/02/2009
Silvan Engineering Co. Pty Ltd			16138	24/04/2009
Skinner	ENID MURIEL		15676	11/02/2009
Small	Edward		15504	06/02/2009
Smith	Wesley		15601	03/02/2009
Statesman Building Services			16055	16/04/2009
Stephenson	Matthew		15523	05/02/2009
Stewart	Margaret & Malcolm		15453	06/02/2009
Sultana	Felix & Mary		15371	07/01/2009
Sultana	Angelo & Lina		15380	11/12/2008

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Sultana	J & M		15491	06/02/2009
Sydney Water			15693	12/02/2009
Sydney Water			15742	12/02/2009
Sydney West Area Health Service			15560	06/02/2009
Tabone	Baptist (Peter) & Carmel		15372	29/01/2009
Tanti	Billy & Doris		15557	06/02/2009
Tassone	Connie		15464	06/02/2009
Teuma	Anthony & Kristine		15478	06/02/2009
Teuma	Jerry		15552	06/02/2009
Teuma	Jerry		15647	06/02/2009
Thatcher & Callow	David & Vicky		15591	23/01/2009
Tie Fabrications Pty Ltd			15667	17/02/2009
Tie Fabrications Pty Ltd			16070	14/04/2009
Timack Engineering Pty Ltd			15714	10/02/2009
Timack Engineering Pty Ltd			16135	23/04/2009
TLY (Aust) Pty Ltd			15470	06/02/2009
Tolson	Rob		15615	30/01/2009
Toomey Pegg Drevikovsky Lawyers		L Rossi Holdings Pty Ltd	15484	06/02/2009
Torno	Bruno		15616	09/01/2009
Transgrid			15376	04/12/2008
Trethowan & Lister	Terry & Geoff & Suellen		15550	06/02/2009
Trickett	Paul		15378	05/12/2008
Tringas	Nick		15459	06/02/2009
Tringas	Stan		15480	06/02/2009
Tringas	Eumorfia		15482	06/02/2009
Tringas	Tessa		15554	06/02/2009
Tringas	Antonios		15599	04/02/2009
Tringas	George		15633	06/02/2009
Tringas	Antonios		15736	26/02/2009
Trovato	J		15512	05/02/2009
True Conservation Association			15483	06/02/2009
Tuckwell	Ross & Leonie		15746	02/03/2009
Tumminello	Michael		15476	06/02/2009
Urbis		F & L Tuema	15571	06/02/2009
Valley Steel			16136	24/04/2009
Valley Steel Pty Ltd			15722	06/02/2009
Vella	Maria & Carmel		15440	05/02/2009

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Vincent	Jodee		15460	06/02/2009
Vineyard West Landowners Group			15673	06/02/2009
Vineyard, Riverstone, Marsden Park Developments Inc.			15553	06/02/2009
Votano	Kim		15374	27/11/2008
Walker	Sally		15743	27/02/2009
Walker	Sally		15919	23/03/2009
Weavers	Maxine		15508	05/02/2009
Weld & Safety Supplies Pty Ltd			16186	16/04/2009
Western Sydney Regional Organisation of Councils			15580	09/01/2009
Wharton	Jeanne		15409	04/02/2009
Wild	Gregory		15510	05/02/2009
Wilkes	K.E		15600	04/02/2009
Williams	Sydney & Helen		15365	11/12/2008
Williams	Lloyd		15450	05/02/2009
Wilson	Bryson		15385	17/12/2008
Wilson	George		15489	06/02/2009
Wood	Sandra		15429	03/02/2009
Wood	Michael		15631	03/02/2009
Wright	Matthew		15454	06/02/2009
Xuereb	Paul & Pauline		15622	05/01/2009
Zammit	Julian and Anna		15427	03/02/2009
Zampieri	John		15442	04/02/2009
Zerlow Pty. Limited			16128	24/04/2009
Zhang & Chang	Hong & Shi-Nan		15382	12/12/2008
Zivkov	Nada		15563	06/02/2009
Zivkov	Mick & Petar		15568	06/02/2009

## Biodiversity Certification & Ecology Issues

Submission ID	Issue	Response
<b>15451</b>	Objects to land being zoned environmental conservation and suggests that land should be zoned as an additional neighbourhood centre.	Land that is zoned for environmental conservation in Riverstone reflects the zoning of land under the overall Growth Centres SEPP and the requirements of the Biodiversity Certification Order for the Growth Centres. It is not appropriate to locate a neighbourhood centre in a conservation zone for either conservation or other urban planning reasons.
<b>15445</b>	When emptying dams, natural watercourses should be avoided and instead be pumped onto dry land to avoid the translocation of pest fish species.	This comment is noted but is a matter to be dealt with at the design and construction stages of subdivision and trunk drainage works.
<b>15459, 15480, 15482, 15554, 15633</b>	The Conservation Area in Riverstone does not hold very high conservation values and should be reconsidered.	The conservation reserves in Riverstone were established when the Growth Centres SEPP was gazetted in 2005. The Precinct Plan confirms the previous zoning and makes minor adjustments to boundaries. The conservation reserves have been assessed by GHD Pty Ltd as containing Endangered Ecological Communities generally of moderate to high quality.
<b>15483, 15638</b>	Questions the effects of a reduction in developer levies impacting on the Growth Centres Conservation Fund and the effect on Biodiversity Certification.	Changes to SIC levies announced by the NSW Government in late 2008 do not affect the allocation of money to the Growth Centres Conservation Fund.
<b>15553</b>	The precinct planning policy should offer more sustainable outcomes.	The Precinct Plans conserve vegetation and maintain or improve habitat corridors and linkages along creek lines. The Plans have been designed to encourage sustainable built form and conservation of natural resources.
<b>15591</b>	The environmental conservation area should be zoned residential as conservation as it contains an existing road that services the community and would provide infrastructure cost saving.	The road network has been designed to manage traffic flows around the conservation reserves. It is not possible to zone the conservation reserves for residential purposes as they contribute to the retention of 2,000 hectares of native vegetation across the Growth Centres, as required under the relevant biodiversity measures. Existing roads within the conservation zones are generally not formed and would need to be upgraded as would almost all roads in the Scheduled Lands. There is limited potential for savings on road construction by adopting the proposal from this submission. Access would be maintained while residents occupy properties in the conservation zones.
<b>15599</b>	Land has been zoned conservation even though for many years it has been indicated that it will be re-zoned residential or industrial.	Land that is zoned for environmental conservation in Riverstone reflects the zoning of land under the overall Growth Centres SEPP and the requirements of the Biodiversity Certification Order for the Growth Centres. Previous proposals for the zoning of the land are no longer relevant. It is not possible to zone the conservation reserves for residential purposes as they contribute to the retention of 2,000 hectares of native vegetation across the Growth Centres, as required under the relevant biodiversity measures.
<b>15638</b>	What steps will be taken to assist displaced fauna?	This is an issue to be addressed as part of the assessment of development applications and the management of construction activities that propose removal of habitat for native fauna. However, clause 3.7 of the draft Development Control Plans contains provisions that require the retention of existing native vegetation and clause 4.2.4 of the DCPs requires relocation of native animals from development sites prior to the commencement of

Submission ID	Issue	Response
		development. These clauses have been translated to the appropriate location in the Blacktown Growth Centre Precincts DCP, which replaces the draft Riverstone and Alex Avenue DCPs.
15682	Land which is proposed to be zoned conservation should be rezoned as residential due to the minimal amount of Cumberland Plain Woodland and no aboriginal heritage significance on the subject site.	Land that has been zoned for conservation has been identified in the Growth Centres SEPP and in the draft Growth Centres Conservation Plan. It has been assessed by GHD as containing Endangered Ecological Communities generally of moderate to high quality. Land in Riverstone that is zoned for conservation purposes does contain recorded Aboriginal heritage sites, as reported in the technical studies undertaken prior to exhibition and additional investigations, the findings of which are reported in Volume 2 – Technical Studies.
15683, 15743	Why is a main road on Kensington Park Road proposed to be put through a natural watercourse and nature zone? What studies have been done on this particular area in relation to native birds and wildlife?	The exhibited draft Riverstone ILP proposed a local road including an as yet unconstructed section of Kensington Park Road between Railway Terrace and Bligh Street. Ecological investigations have been undertaken across the Precinct and DWE has advised that the watercourse does not fit its definition of a waterway under the Water Management Act, 2000. The proposed road is considered appropriate as it will not have a major impact on local ecology or water quality.
15738	The intention to retain and protect a greater area of native vegetation that would be required through Biodiversity Certification is commended. DECC supports the initiatives for riparian linkages and the creation of a series of natural habitat corridors. Clarity is required in the DCPs on Native Vegetation Retention Areas. However, DECC strongly supports the use of the E2 Environmental Conservation zone on riparian corridors, rather than the proposed SP2 zoning.	Support for the protection of vegetation and riparian linkages is noted. The Department notes that changes to the controls relating to native vegetation retention areas have been made for the North Kellyville Precinct, and these changes will be reflected in the Riverstone and Alex Avenue Precinct Plans. DECC support for E2 zones is noted, however, the Department considers it appropriate to clearly identify these areas as having primarily a drainage or open space function, managed in conjunction with the preservation of native vegetation. New rules for s. 94 contributions plans do not allow Council to use s. 94 funds to purchase land for riparian zones or vegetation conservation. As such, these areas must be considered primarily open space or drainage areas to enable them to be brought into public ownership.
15739	Compliance with Biodiversity Certification - Measure 18, needs to be readdressed, as post-exhibition studies are undertaken. DECC raises concern with the proposed land uses within the study area are not compatible with the Green and Golden Bell Frog.	Additional assessment to identify the presence of the Green and Golden Bell Frog has been undertaken and a separate report has been prepared by Ecological Australia Pty Ltd (see <b>Volume 2 – Technical Studies</b> ). This report and subsequent negotiations with DECC have identified areas where habitat is required to be retained or reinstated. The ILP has been adjusted to be consistent with the recommendations in this report and the advice from DECC. The Department intends to seek amendment to the relevant biodiversity measures to adjust the boundary of the non-certified lands to reflect the findings of this assessment.
15739	Amendments made to non-certified/certified boundaries within the Riverstone Precinct have been noted. Any proposed amendments need to be adequately justified. While the proposed changes indicate an improved outcome, concern is raised with the adequacy of the biodiversity certification. In particular, concern is raised in relation to modifications to conservation lands. DECC does not support the use of an open space zone for protection	Further assessment of the consistency of the amended boundaries with the biodiversity certification is contained in the revised consistency assessment report at <b>Volume 2 – Technical Studies</b> . The Department is of the view that the proposed amendments meet the “maintain or improve” test and contribute to the conservation of 2,000 hectares of ENV across the Growth Centres.

Submission ID	Issue	Response
	of ENV.	DECC concern in relation to use of an open space zone to protect ENV is noted, however, the local provision in the draft SEPP amendments (clause 6.7 – existing native vegetation) effectively prohibits the clearing of ENV, despite the provisions of the land use table.
<b>15782</b>	DoP should continue to work on obtaining Biodiversity Certification on a National Level, as the Scheduled Lands may be sterilised if it is not attained.	The Department is continuing to work with the federal Department of Environment, Water, Heritage and the Arts (DEWHA) to obtain the EPBC Act equivalent to the NSW Biodiversity Certification. Concerns in relation to the impact of the EPBC Act on the Scheduled Lands are noted.

## Community Services/ Facilities Issues

Submission ID	Issue	Response
<b>15459, 15480, 15482, 15633, 15554</b>	Plans should promote affordable housing and create employment opportunities, contributions should be spent on a hospital for the area.	The draft Precinct Plans promote housing affordability by providing opportunities for a range of housing types and sizes. Since exhibition, the Department has been working with Blacktown Council to minimise s. 94 contributions to reduce development costs and encourage more affordable housing. The draft Riverstone Precinct Plan provides an additional 14 hectares of light industrial zoned land for the creation of new employment opportunities. The draft Alex Avenue Precinct Plan proposes a new town centre with opportunities for at least 1,200 new jobs in retail and local businesses. SIC payments in part contribute to funding for new hospitals or upgrades to existing hospitals to cater for growth in demand.
<b>15485, 15487, 15488, 15539, 15541, 15547, 15561, 15646</b>	Requests that consideration be given to including a School for Autism in the Riverstone Precinct.	Precinct Planning does not specify sites for particular special needs schools. However, the Department has consulted with the Department of Education and Training, which has advised that two sites are required for combined kindergarten to Year 12 plus special needs schools, which may include specialised services for children with autism. This submission has been forwarded to the Department of Education and Training for consideration in its planning for new school infrastructure in the Precincts.
<b>15536</b>	Consideration should be given to including a Cycle and Walking path link to Vineyard Station.	A cycle and pedestrian link is proposed along the open space corridor that will utilise land within the 9JA transmission easement. This link will connect to Vineyard Station. All roads will have pedestrian and cycle paths within the road verge to maximise opportunities for pedestrian and cyclist access to train stations.
<b>15537</b>	Are there any aged care facilities to be put in place?	Aged care facilities are typically provided by the private sector, and are permissible in the residential zones throughout the Precincts.
<b>15552</b>	Consultation should be made regarding the University.	Demand for upgrades or new university facilities will be assessed by the Federal Government based on changes in population. The University of Western Sydney Nirimba campus is located to the south-west of the Alex Avenue Precinct. The University announced in 2007 that it was intending to close the Nirimba campus in 2009, however, this decision has since been reversed. It is unlikely, given the proximity of the Nirimba campus to the Precincts, that a new university is required within the Riverstone and Alex Avenue Precincts.
<b>15576</b>	Vineyard Primary School should be relocated as indicated by previous plans, mainly due to safety issues.	The Department of Education and Training has indicated that it is currently reviewing the future of Vineyard Public School in the context of population growth and other development pressures in the North West Growth Centre. A new kindergarten to year 12 school is proposed south of the existing Vineyard Public school and may serve the role currently provided for by Vineyard Public School in the future. Any decision on the future of Vineyard Public School is ultimately the responsibility of the Department of Education and Training.

Submission ID	Issue	Response
<b>15636</b>	The location of the school should be reconsidered due to the fragmented nature of the rest of the precinct.	The locations of schools have been determined with regard to a range of factors including land fragmentation and the complexity of land acquisition. However, schools need to be provided in locations that suit the future catchment area for school aged children. The selected locations meet the criteria established by the Department of Education and Training.
<b>15647</b>	More community infrastructure is required.	Community infrastructure has been provided in accordance with standards advised by Blacktown Council and other relevant community services organisations. The rate of provision is considered appropriate.
<b>15669</b>	Land has been designated as School, which the site is unsuitable for.	School sites have been determined based on, and consistent with, criteria established by the Department of Education and Training.
<b>15672</b>	The number and size of school sites is in line with the DET projection for the area and gives in principle agreement to the location of the school sites within the two precincts.	DET advice is noted.
<b>15679, 15680</b>	Land has been designated as school which will prevent subdivision.	Designation of land for a school site will prevent subdivision and residential development. However, land that is subject to this zoning will be acquired by the Department of Education and Training at market value.
<b>15782</b>	The size of the school on Otago St should be reconsidered in terms of its overall size in comparison to nearby playing fields.	As part of the review of open space provision across the Precincts, a double playing field has been located within the 10 hectare school site and the area of land in total for the school and open space has been substantially reduced. Reference should be made to the amended Indicative Layout Plan.
<b>15560</b>	Address the needs of older people and people with disabilities in respect to housing design and access to public spaces and facilities.	This issue is not a Precinct Planning issue, and will be dealt with at the design stage of development.
<b>15560</b>	SWAHS strongly supports the implementation of proposals for higher urban densities around train stations and centres.	Support noted.
<b>15560</b>	Consideration should be given to mitigation strategies to address the loss of land for food production, such as spatial allocation for community gardens.	Land has been identified within the Growth Centres through the Sydney Metropolitan Strategy for the purposes of urban development and has taken into consideration the provision of rural land uses elsewhere within the Sydney metropolitan area. Therefore, this issue is not considered a Precinct Planning issue.
<b>15560</b>	Consideration should be given to provision of a 15% quota of affordable housing within the Precincts.	The Riverstone and Alex Avenue Precinct Plans provide for over 17,000 new dwellings with a variety of different lot sizes and densities. This aims to provide affordable housing for all socio-economic groups.
<b>15560</b>	Consideration should be given to the provision of community development staff and community development funding to accompany the proposed community facilities.	This issue is not a Precinct Planning issue, and will be dealt with at the design stage of development.
<b>15560</b>	Issues of access and equity need to be considered in regard to access to community services and facilities for lower socio-economic groups.	The location of community services and facilities have been identified by Council to provide these facilities for all socio-economic groups.
<b>15560</b>	Incorporate shade planning and design principles in planning approvals for non-residential development, as well as bubblers and seating in open space areas.	This issue is not a Precinct Planning issue, and will be dealt with at the design stage of development.



Submission ID	Issue	Response
15560	Declare publicly managed areas to be smoke-free.	This issue is not a Precinct Planning issue, and will be dealt with at the design stage of development.
15560	Provide a permeable network of physically separated off-road pedestrian and cycle lanes for all precinct roads that connect to major destinations.	Open Space links providing pedestrian and cycle links throughout both Precincts are identified with both Precincts.
15560	Pedestrian and cycling pathways should be physically separated by barriers such as high gutters or a vegetation border for safety reasons.	This issue is not a Precinct Planning issue, and will be dealt with at the design stage of development.
15560	Ensure provision of adequate bus bays, kiss and ride facilities and lower traffic speeds on major roads in close proximity to residential areas.	This issue is not a Precinct Planning issue, and will be dealt with at the design stage of development.
15560	A pedestrian and cycle overbridge is required across Windsor Rd to Rouse Hill Town Centre.	This issue is not a Precinct Planning issue for the Riverstone and Alex Avenue Precincts.
15560	A model of social sustainability should be incorporated into the precinct planning processes that integrate social sustainability outcomes desired by the community with land use planning and include appropriate measures such as quality of life and be flexible to measure over a long timeframe.	This issue is not a Precinct Planning issue as the Department does not monitor long term effectiveness of precinct planning, through the precinct planning process.
15560	Odour issues should be readdressed with Council establishing an Odour log and separation distances between the odour source and residential areas.	The Department has taken the view that more detailed odour assessment at this stage of the planning process will not contribute to resolution of the issue of temporary odour sources. More detailed assessment of odour impacts can be undertaken during the development application process if necessary. Given that the majority of odour sources will eventually cease as land is progressively developed, it is not considered appropriate to base decisions about the zoning of land on temporary odour impacts. The draft DCP makes note of this issue and Council intends to include a notice on s. 149 certificates so that prospective buyers are aware of potential odour issues before they purchase land or undertake development.

## Development Control Plan Issues

Submission ID	Issue	Response
<b>15445</b>	The DCP should include provision of water tanks on all buildings to ensure that water usage in the area is more sustainable and stormwater flows are reduced.	Rainwater tanks are not mandated but can be installed subject to individual preferences. Rainwater tanks may assist in reducing stormwater flows but reliance on them to reduce the capacity of stormwater infrastructure is not supported.
<b>15597</b>	Appropriate controls and land use strategies in DCP need to be in place for development adjacent to easements.	The DCP includes specific controls for development adjacent to electricity easements in the Riverstone Scheduled Lands. Development within the easements is restricted due to the open space zoning.
<b>15609, 15610</b>	Frontage of 12.5m for a detached dwelling is too large.	The minimum lot width for dwelling houses has been reduced to 12 metres consistent with the Housing Code.
<b>15621, 15740</b>	The council should only be authorised to designate exempt and complying development under its DCP if it is above and beyond the exempt development set out in the SEPP (Exempt and Complying Development Codes) 2008. The DCPs change of use provisions should be broadened and mandated in the precinct plan to greater flexibility without having to submit a DA. A change of use for non-food retail premises to food retail premises should be complying development.	The draft Precinct Plans were released for public exhibition prior to the release of the Housing Code and associated SEPP. Since exhibition, the exempt and complying development provisions have been revised to ensure consistency with the Housing Code and SEPP. Reference should be made to the revised Development Control Plan for details of the amendments. Change of use provisions in the revised DCP are consistent with those in SEPP 60 (for non-residential developments)
<b>15641, 15745</b>	Road cross sections are generally satisfactory, however car parking dimensions should not be shown in any cross sections, i.e. local roads. S.4.3.2 (14) of the DCP should be changed to "either by a traffic signal, a roundabout, stop, or give way control".	Illustrations in the DCP have been amended to remove car parking dimensions. Clause 4.3.2(14) has not been amended as the intent of the control is clear in the wording.
<b>15641, 15745</b>	Clauses 1.4.2, 1.4.4, 3.3, 3.4, 3.5, 3.7, 3.9, 4.2.1, 5.3.6, 5.3.7 and 6.4.2 (and associated figures) of the draft DCPs need to be reviewed.	These issues are addressed as follows: <ul style="list-style-type: none"> <li>• Clause 1.4.2 of the DCP has been updated as part of the restructuring of the DCP.</li> <li>• Clause 1.4.4 inconsistency between Riverstone and Alex Avenue DCPs has been addressed as there is now one DCP covering both Precincts.</li> <li>• Clause 3.3 objectives have been revised and this clause has been integrated with the subdivision controls, as part of the overall review of the DCP.</li> <li>• The width of Alex Avenue has been revised to 20 metres and Figure 4.9: Collector Road (widened verge) has been deleted.</li> <li>• Bus shelter locations are to be determined at a later stage and with more detailed planning, and cannot be included in the DCP at this stage. Allowance has been made in the SIC Practice Note for bus shelters and other bus infrastructure.</li> <li>• Water cycle management has been addressed through reference to Council's (draft) Integrated Water Cycle Management DCP, rather than through inclusion of specific controls in this DCP. The Department has determined that Council should control this issue through consistent application of its DCP to all parts of Blacktown, including Growth Centre</li> </ul>

Submission ID	Issue	Response
		<p>Precincts.</p> <ul style="list-style-type: none"> <li>• Clause 3.9 indicates a preference only for basement car parking, not a requirement or restrictions on above ground parking. Basement parking is to be designed to manage flood impacts and Council would assess this when considering DAs that propose basement parking.</li> <li>• Clause 4.2.1 Flooding controls have been amended to be consistent with those in Council's DCP 2006 Part A.</li> <li>• Clause 5.3.6 The Growth Centres Development Code states that noise walls are not permitted and the DCP is consistent with this. Noise walls are not a desirable urban design outcome.</li> <li>• Clause 5.3.7 Fencing controls have been amended to include reference to obstruction of stormwater.</li> <li>• Clause 6.4.2 has not been amended as controls elsewhere in the DCP relate to shading.</li> </ul>
<b>15641, 15745</b>	<p>Relevant objectives, controls and submission requirements should be taken out of the appendices and put directly into the relevant sections of the DCP. Controls in Section 3 and 4 could be combined and consolidated. The Riparian and Water Cycle Management Plan has inconsistencies as to the location of APZs and the location of infrastructure.</p>	<p>The structure of the DCP was agreed with Council early in its preparation. These comments have been considered in the context of an overall review of the structure of the DCP and preparation of a single DCP that will cover all Growth Centre Precincts in Blacktown City. Inconsistencies in relation to the Riparian and Water Cycle Management Plan are to be addressed through the preparation of a Waterfront Land Strategy, under the <i>Water Management Act, 2000</i>, which will guide development and works within riparian zones. The Riparian and Water Cycle Management Plan in Appendix B of the exhibited DCP has been amended to be consistent with that prepared for the Oran Park and Turner Road Precincts as this model has been agreed with DWE to apply to all Growth Centre Precincts.</p>
<b>15731</b>	<p>Amendments to the SEPP and the proposed DCP should recognise the rights of landowners by allowing housing and other appropriate township development on the existing lots.</p>	<p>Where land is to be zoned for residential purposes, the planning controls permit appropriate forms of residential and other compatible development.</p>
<b>15738, 15739</b>	<p>The Alex Avenue DCP needs to incorporate objectives and development controls for the management of salinity. This includes stormwater management practises and the review of Section 4.2.2 to include suggested additions or modifications to controls (see submission).</p>	<p>The provisions of the DCP have been reviewed based on comments provided in this submission. Where appropriate, amendments have been made to the controls in the DCP. Subsequent discussions with Council officers have agreed that the salinity management plan should be retained as an appendix.</p>
<b>15738, 15739</b>	<p>The DCP appropriately acknowledged the need to consider the full range of flooding up to the PMF in achieving a safe environment for people. Council and SES should be consulted on evacuation methods, for development later in the design stage when potential options can be better identified. Development, including residential, located at or above the 100 year level but below the PMF level, should be planned and designed using accepted floodplain risk management practice.</p>	<p>Comments are noted and the Precinct Plans are consistent with these requirements.</p>
<b>15748</b>	<p>Opposed to the redefinition of the Schofields Town Centre in the DCP.</p>	<p>This issue relates to a plan in the draft DCP showing a possible future redevelopment scenario for Schofields. This is included in the DCP as an indication of how the neighbourhood centre may redevelop over time and</p>

Submission ID	Issue	Response
		respond to the closure of the railway station. The submission objects to the closure of Schofields Station – these issues are addressed under the Schofields Station Relocation heading.
15781	Clarification is required on how densities have been calculated.	Residential densities are calculated based on the number of dwellings per net developable hectare. The definition of net developable area is taken from the Growth Centres Development Code and includes all residential land including internal roads and half the width of any external roads. Open space and other non-residential zoned land are excluded from the definition.
15781	The DCP needs to be reviewed in terms of Ridgeline Drive and the connections between the Alex Ave Precinct and The Ponds development. Design controls should be reviewed in terms of comments provided in submission.	Since public exhibition, Landcom has provided updated data on the alignment of Ridgeline Drive (which forms the eastern Alex Avenue Precinct boundary) and the locations of intersections within The Ponds Development. The road layout in the Alex Avenue ILP has been adjusted to align with the proposed development in The Ponds. Design control issues relate to minimum residential densities and housing mix. These issues have been addressed under the SEPP Instruments heading.
15782	The DCP needs to incorporate the agreed local road width of 14.5m in the Riverstone Scheduled Lands.	Noted. Scheduled Lands Local Street cross-section to be included within the Riverstone Schedule of DCP.
15782	All cross streets connecting to the internal Scheduled Lands local street required primarily for drainage should also be 14.5m wide for consistency.	This cross-section is to be adopted for cross streets.
15781	Cross section dimensions of Collector Roads differ from Second Ponds Creek DCP, and that all existing designs and even some services within the road reserve have been designed and/or constructed according to this.	The Collector Road widened verge cross-section has been removed from the DCP. The Collector Road cross-section is consistent with that for Second Ponds Creek.
15781	Requests confirmation in regards to the boundary of the Precinct at Ridgeline Drive.	The Alex Avenue Precinct Boundary has been adjusted to the western side of Ridgeline Drive.
15781, 15782	Detailed comments regarding Development in Residential Zones in the DCP.	All comments regarding this Part of the DCP of have been taken into consideration as part of the review of the DCP. Wherever considered appropriate, the Department has incorporated Landcom's comments into the revised DCP.
15782	The DCP needs to be reviewed in terms of the proposed road network in the Scheduled Lands and the overall depth of allotments as well as the timing and amount of trunk infrastructure servicing.	The road network in the Scheduled Lands in the exhibited draft Riverstone Indicative Layout Plan was based on that provided by Landcom to the Department. However some minor changes to the locations of some roads were made to maximise compliance with the block length guidelines in the Growth Centres Development Code. Further review of the road layout has been undertaken following exhibition, in conjunction with more detailed subdivision design work being undertaken by Landcom. The revised ILP reflects the Department's negotiations with Council and Landcom on the preferred road layout in the Scheduled Lands. The Department has had ongoing consultation with Sydney Water in relation to the timing of delivery of trunk water and sewer infrastructure to the

Submission ID	Issue	Response
		Scheduled Lands. Sydney Water has advised that trunk infrastructure beyond its Package One works will be provided subject to assessment of demand. Ongoing negotiation with Landcom and Sydney Water is required to resolve the timing of infrastructure delivery, in the context of new funding arrangements Sydney Water is now operating under.
<b>16142</b>	Section 7 of the DCP needs to be reworded to accommodate the majority of businesses currently operating within the Industrial area.	Since exhibition, the Department has assessed the most appropriate form of planning controls for the Riverstone industrial area. This assessment has concluded that the current zoning under Blacktown LEP 1988 should continue to apply. As a result the Riverstone Precinct DCP no longer applies to the existing industrial area (but will continue to apply to the expanded industrial area to the north of Victoria Street).
<b>16171, 16174</b>	RTA supports the proposed road hierarchy and precinct planning principles for road design. Lane widths should be no less than 3.5m wide for arterial and sub-arterial roads. Intersection controls should be finalised, with controls in the DCP reflected in the ILP. "Traffic Control" should be inserted before "lights".	RTA support for the road hierarchy and road design principles is noted. The Department has further consulted with the RTA following exhibition on the road network and proposed intersection treatments. The revised ILP, road network and intersections as detailed in the DCP reflect the outcome of these negotiations.

## Growth Centre and Precinct Boundaries

Submission ID	Issue	Response
<b>15374, 15557</b>	Request for boundary review for inclusion within Riverstone release area.	Land that crosses the boundary of the Precinct is partly covered by the Precinct Plans. The boundary of the release area has not been amended to take in these properties because it would result in a highly irregular Precinct boundary with associated difficulties in managing urban form, servicing, transport and access and other related issues.
<b>15439, 15441, 15453, 15544, 15569, 15570, 15673</b>	Request for land between Bandon Road & Park Road within Vineyard Precinct to be released for urban development, or the entire Vineyard Precinct to be released.	The sequence of release of Precincts within the Growth Centre for Precinct Planning is determined by the NSW Government based on consideration of a number of factors. The Government has not decided at this point to release land in the Vineyard Precinct for planning purposes. The process for releasing land for precinct planning is separate to the Precinct Planning already completed for the Riverstone and Alex Avenue Precincts and is not a consideration for Precinct Planning.
<b>15491 15514</b>	Disagrees with land being included within the Alex Ave Precinct Plan.	This property has been included in the Riverstone Precinct Plan as it is currently zoned for rural purposes and is within the boundary of the North West Growth Centre. The intention of the establishment of the Growth Centres was to release land for urban development. However, where land in a Growth Centre Precinct already contains a dwelling, there is no obligation for further development to occur once the land is zoned.
<b>15526</b>	Requests the inclusion of the Vineyard Precinct in the next stage of precinct planning and believes it would be particularly suitable for commercial.	The process for releasing land for Precinct Planning is described above, however, this request is noted. The North West Growth Centre Structure Plan identifies land that is suitable for urban development in the Vineyard Precinct as predominantly for residential development. The mix and pattern of land uses within the Vineyard Precinct will be dealt with when the Precinct is released.
<b>15528, 15544, 15466, 15626</b>	Include the Vineyard Precinct within the Riverstone Precinct planning.	The purpose of the boundary review process is to consider whether better urban development outcomes might be achieved by amending the Precinct boundaries to include additional land. The NSW Government determined the boundaries of the Riverstone Precinct as part of the establishment of the Growth Centres. Release of the Vineyard Precinct for planning purposes will be determined by the NSW Government. Inclusion of the Vineyard Precinct as part of the Riverstone Precinct is not appropriate at this stage as it would significantly delay finalisation of the Riverstone Precinct Plan.
<b>15605</b>	Concerned about the effects of the Centres hierarchy and that Riverstone Town Centre has been excluded from Precinct Planning.	The existing urban land within Riverstone (residential areas and the town centre) were excluded from the draft Precinct Plan because of uncertainty over the RTA's preferred location for the upgrade of Garfield Road and replacement of the Garfield Road level crossing. Once the location of the new road and crossing are known, the Department will work
<b>15622</b>	Wishes for land in Riverstone East to be released for planning.	The sequence of release of Precincts within the Growth Centre for Precinct Planning is determined by the NSW Government based on consideration of a number of factors. The Government has not decided at this point to release land in the Riverstone East Precinct for planning purposes. The

Submission ID	Issue	Response
		<p>process for releasing land for precinct planning is separate to the Precinct Planning already completed for the Riverstone and Alex Avenue Precincts and is not a consideration for Precinct Planning.</p> <p>Land that crosses the boundary of the Precinct is partly covered by the Precinct Plans. The boundary of the release area has not been amended to take in these properties because it would result in a highly irregular Precinct boundary with associated difficulties in managing urban form, servicing, transport and access and other related issues.</p>
15781	<p>Landcom boundary in Alex Avenue Precinct is not accurately aligned and the water main should be considered as it affects potential amendments to alignment.</p>	<p>Since the close of exhibition Landcom has provided more accurate data in relation to the boundary of The Ponds development, which adjoins the Alex Avenue Precinct. The boundary of the precinct has been amended to be consistent with the boundary of The Ponds development (the western edge of the Ridgeline Drive road reserve has been adopted as the Precinct boundary, except in the north of the Precinct where the boundary of approved residential subdivision in The Ponds has been used).</p>

## Heritage Issues

Submission ID	Issue	Response
<b>15492, 15493, 15657, 15658, 15918</b>	Objects to land being designated as PAD. How was the Aboriginal site size, location, extent determined on the subject site?	This issue relates to the Potential Archaeological Deposit (PAD) shown on the Alex Avenue Indicative Layout Plan. The PAD was identified in the <i>Aboriginal Heritage Assessment – Alex Avenue and Riverstone Growth Centre Precincts</i> , prepared by ENSR AECOM in July 2008. The identification of the site as PAD is based on field work that identified a concentration of artefacts within the subject land. It is a statutory requirement under the National Parks and Wildlife Act that all identified Aboriginal artefacts are registered with the Department of Environment and Climate Change.
<b>15492</b>	Why has only this site been identified as a PAD even though 37 others were identified, including 5 others of “High” significance in the Aboriginal Heritage Report?	The PAD site was identified on the ILP to assist in communication of the constraints applying to the affected parcels of land, and to highlight that further investigations were necessary at this site. Field investigations have been completed on land where access permission was obtained from land owners, and the results of the additional field assessment have informed modifications to the ILP.
<b>15493</b>	Objects to land being designated as PAD. How was the Aboriginal site size, location, extent determined on the subject site?	The size, location and extent of the PAD site (as referred to above) were determined based on field work undertaken by ENSR AECOM and representatives of the relevant Aboriginal community groups. The size and location was determined based on recorded locations of artefacts at the site. Because vegetation cover and other disturbance in the surrounding areas made the precise extent of the site unclear, a larger area of land was identified by ENSR AECOM as a PAD to indicate that artefacts may extend beyond the area in which they were identified during the survey. Since exhibition, the Department has been negotiating with land owners affected by the PAD site to undertake further investigations to more accurately determine the boundaries of the site and its significance. A number of owners have refused to give permission to additional field investigations. Where land owners have given permission, further field work has been done and boundaries of the PAD site have been amended where appropriate. Where access to land was not able to be gained, Precinct Planning has proceeded on the basis of information currently available and this is reflected in the final ILP. Also refer to correspondence from the Department to landowner dated 30 December 2008.
<b>15593</b>	How significant is the site being listed as heritage and will the site be retained as aboriginal heritage.	This submission relates to a property at Westminster Street Schofields that has an Aboriginal site of high significance as identified by ENSR AECOM in the July 2008 report. Since exhibition, further field work has been completed at this site to more accurately define the boundaries and significance of the site. This investigation has confirmed that the site is of high significance due to the presence of artefacts indicating that it was used as a quarry site. It has also better defined the boundaries of the site. The Riverstone ILP has been adjusted to identify the area of significance as open space, with acquisition and ongoing management to be the responsibility of Blacktown



Submission ID	Issue	Response
<p><b>15545, 15641, 15745</b></p>	<p>The proposed planning controls do not reflect any reference to the existing density of the Riverstone township, or the presence of a historically intact semi-rural fringe community. Further consideration should be given to the inclusion of controls that specifically recognise the cultural heritage of the area. The Heritage Schedule of the Precinct Plan should be amended to reflect the listing by the Heritage Specialist Report. The address of St John's Church is incorrect and heritage items should be addressed by street address and Lot and DP number. Some heritage items do not correspond to the locations shown on the maps</p>	<p>Council.</p> <p>The draft planning controls do not apply to the Riverstone township and therefore this comment is not relevant to the Precinct Plan. The presence of a historically intact semi-rural fringe community is not reflected in any statutory listing of heritage items or conservation zones and is not in itself justification for measures to preserve heritage values. Heritage controls have been included in the draft SEPP Amendment and DCP in accordance with established practices. Adjustments to the heritage schedule and the DCP in the Riverstone SEPP Amendment have been made in accordance with comments in this submission.</p>
<p><b>15663</b></p>	<p>What is the status of the Aboriginal Heritage Site on the subject land?</p>	<p>The status of the site is based on the statutory requirements of the <i>National Parks and Wildlife Act, 1974</i>. The Act provides for the protection of known Aboriginal sites. It is an offence under the Act to knowingly damage or destroy a known Aboriginal site without obtaining approval under the Act.</p>
<p><b>15664</b></p>	<p>How was the level of significance of Aboriginal heritage sites determined prior to post-exhibition investigations that clarify these boundaries?</p>	<p>The level of significance of the site has been determined for the purposes of the draft Precinct Plan based on the findings of field work and assessment against criteria as described in the ENSR AECOM report (July 2008). The clarification of site boundaries is a separate issue to the assessment of significance.</p>
<p><b>15690</b></p>	<p>Dedication of houses as heritage sites, location of a park and naming of streets should be done to reflect the history of the Bagley family in the Alex Avenue area.</p>	<p>An assessment of the heritage values of the Precincts has been undertaken by HLA ENSR and is included in the exhibited technical studies. The findings of this assessment are the basis for listing heritage items in the statutory plans. Street naming is done at the subdivision stage and is not part of the Precinct Planning process.</p>

## Indicative Layout Plan Issues

Submission ID	Issue	Response
15380	Submission for road to be named after land owner's surname.	Street naming is done at the subdivision stage and is not part of the Precinct Planning process.
15391	Preliminary maps in technical reports show land zoned residential, indicating that there are good planning reasons for it to be zoned residential. However, exhibited draft shows land to be playing fields, making it a waste of developable land.	The playing fields shown on the exhibition draft ILP were required to ensure that provision of playing fields met Council standards. While the majority of playing fields have been located on land that otherwise has limited development potential, it was not possible to achieve this for all playing fields required in the Precinct. The final ILP shows that the playing fields identified on the exhibition draft ILP have been removed. These playing fields are to be provided "out of Precinct" within flood affected land west of the Richmond Rail Line. As a result, the subject properties are able to partly accommodate residential development. Land is required at the rear of the properties for open space and drainage purposes. The southern portion of the Borg property is required to maintain an open space link through the Precinct.
15404	The documentation does not suggest that the Schofields town centre is to be moved.	This issue relates to the proposal to close the existing Schofields Station and construct a new station approximately 800 metres south in the Alex Avenue Precinct. The location of town centres and neighbourhood centres relates to the locations of transport nodes. However, Schofields neighbourhood centre is proposed to be retained and the zoning of the land reflects current zoning under Blacktown LEP 1988. The Precinct Planning documentation clearly states that Schofields is to be retained as a neighbourhood centre. It is anticipated that, over time, the function of this centre will evolve as the population grows and as other centres develop. However it is clearly intended that its commercial and retail functions would be retained. A new town centre is proposed adjacent to the new rail station within the Alex Avenue Precinct. The role of this centre and its position in the centre hierarchy in the Precinct Plan is different to that of the Schofields neighbourhood centre.
15560	The precinct plans should incorporate healthy urban planning principles by promoting physical activity, offering off-road walking and cycling paths, good access to open space, access to public transport and discouraging car use and apply Crime Prevention through Environmental Design (CPTED) principals.	The draft ILPs have been prepared in accordance with principles of healthy living. Principles that have been implemented in the ILPs include locating parks within walking distance of all residents, including off-road pedestrian and cycle links within open space corridors, providing access to public transport by maximising access to existing and proposed train stations, enabling bus routes to be accommodated on most roads, and designing the precincts in accordance with the principles of Crime Prevention Through Environmental Design (CPTED) and requiring consideration of CPTED in the assessment of development applications.
15581	Requests that the street behind property be named after owner's family.	Street naming is done at the subdivision stage and is not part of the Precinct Planning process.
15641	There is no local road pattern shown in the R3 Medium Density Residential zones, the ILP should instead include the preferred local road pattern for development in this area.	An indicative road layout has been included in the revised ILP.

Submission ID	Issue	Response
<b>15694</b>	Supportive of road layout and subdivision layout as well as pedestrian and cycling links.	Support is noted.

## Land Acquisition/ Land Value Issues

Submission ID	Issue	Response
<b>15369, 15370, 15388</b>	ILP indicates land owner's property has been zoned for use as residential, open space/ park and drainage. Land owner's main concerns are how will market value of the property be determined, timing, who the acquiring authorities are and process of acquisition.	The <i>Land Acquisition (Just Terms Compensation) Act 1991</i> (the Just Terms Act) specifies that where land is to be acquired for a public purpose it is to be valued at the market value at the time of purchase. Market value is determined based on the underlying value of the land which considers its potential for development regardless of the current or proposed zoning. The timing of acquisition is unknown and is subject to a range of factors including rates and locations of development within the Precinct, demand for the infrastructure or facilities that are to be constructed on the land and the availability of funds. Drainage land, open space land and local roads land will be acquired by Blacktown Council.
<b>15372</b>	Submission written by daughter on behalf of the land owners. The property has been zoned on the draft ILP as open space. The land owner's concerns are how and what the market value of their property will be, who will acquire and when. Also, is there a chance that they can keep their house?	The <i>Land Acquisition (Just Terms Compensation) Act 1991</i> (the Just Terms Act) specifies that where land is to be acquired for a public purpose it is to be valued at the market value at the time of purchase. Market value is determined based on the underlying value of the land which considers its potential for development regardless of the current or proposed zoning. The timing of acquisition is unknown and is subject to a range of factors including rates and locations of development within the Precinct, demand for the infrastructure or facilities that are to be constructed on the land and the availability of funds. Drainage land, open space land and local roads land will be acquired by Blacktown Council. If the land on which the house is located is zoned for a public purpose, it is unlikely that the house can be retained. However, it can continue to be occupied until such time as the land is acquired.
<b>15378, 15381</b>	Land zoned as "drainage block". He wants to confirm if the GCC will acquire his land and to compensate him for his potential "loss of sale".	Land that is zoned for drainage will be acquired by Blacktown Council. Compensation will be paid based on market value as set out in the Just Terms Act (see above).
<b>15395</b>	The timing and value of acquisition by Council is unreliable.	The timing of acquisition is unknown and is subject to a range of factors including rates and locations of development within the Precinct, demand for the infrastructure or facilities that are to be constructed on the land and the availability of funds.
<b>15405, 15440</b>	How is the value of land to be acquired for drainage, parks, roads or other public purposes determined?	The <i>Land Acquisition (Just Terms Compensation) Act 1991</i> (the Just Terms Act) specifies that where land is to be acquired for a public purpose it is to be valued at the market value at the time of purchase. Market value is determined based on the underlying value of the land which considers its potential for development regardless of the current or proposed zoning.
<b>15427</b>	Property has been zoned 'open space' and 'riparian corridor' where previously it has been proposed medium density, thus devaluing land and making subject to land acquisition.	The value of land that is acquired for public purposes is determined regardless of the zoning, and considers what the land would have otherwise been able to be used for. Land is required to be bought for public purposes including drainage to ensure that the impacts of urban development across

Submission ID	Issue	Response
		the precinct are appropriately managed.
<b>15428, 16521</b>	Property has been allocated open space and road infrastructure which will devalue land.	The value of land that is acquired for public purposes is determined regardless of the zoning, and considers what the land would have otherwise been able to be used for.
<b>15545</b>	Questions timing of acquisition of school site and how is value determined.	School sites shown for acquisition in the Precinct Plans will be acquired by the Department of Education and Training. The timing of acquisition is unknown as it is subject to a range of factors including available funds and the required timing of construction of the school. The value of land that is acquired for public purposes is determined regardless of the zoning, and considers what the land would have otherwise been able to be used for.
<b>15562</b>	A timetable for acquiring land should be produced as landowners zoned for acquisition are still required to pay rates.	The timing of acquisition is unknown and is subject to a range of factors including rates and locations of development within the Precinct, demand for the infrastructure or facilities that are to be constructed on the land and the availability of funds.
<b>15568</b>	What will happen to existing dwellings on properties which have been zoned for acquisition?	Dwellings will be able to be occupied and used until the land is acquired.
<b>15591</b>	Land acquisition and timing should be optional and landowners should be kept informed.	It is not possible to make acquisition "optional" as the land will be required for a public purpose at some point in the future. The timing of acquisition is the major uncertainty. Where owners require more information about the acquisition timing or process, they should make contact with the relevant acquiring authority.
<b>15594, 16521</b>	Believes that market value will not be paid when land is acquired.	The <i>Land Acquisition (Just Terms Compensation) Act 1991</i> (the Just Terms Act) specifies that where land is to be acquired for a public purpose it is to be valued at the market value at the time of purchase. Market value is determined based on the underlying value of the land which considers its potential for development regardless of the current or proposed zoning.
<b>15613, 16521</b>	Can privately owned land zoned to be acquired be swapped with land held by acquiring authority?	Land swap arrangements are difficult to manage in practice due to a wide range of factors. Owners wishing to enter into land swap arrangements should raise this issue with the relevant acquisition authority.
<b>15631</b>	The timing of land acquisition for open space should be within 6 months.	It is not possible or practical to acquire all land that is required for public purposes within a specified time frame as the ability to purchase land is subject to the availability of funding and a wide range of other factors.
<b>15634</b>	What is the timing and process for land acquisition of drainage land?	The timing of acquisition is unknown and is subject to a range of factors including rates and locations of development within the Precinct, demand for the infrastructure or facilities that are to be constructed on the land and the availability of funds. The process for acquisition is generally as set out in the Just Terms Act. More information on the land acquisition process can be obtained from the relevant acquisition authority.

Submission ID	Issue	Response
<b>15492, 15613, 15654, 15655, 15656, 15657, 15635, 15652, 15653, 15658, 15660, 15669, 15679, 15680, 15687, 15688, 15731</b>	Questions regarding land valuation and timing for land to be acquired.	<p>The <i>Land Acquisition (Just Terms Compensation) Act 1991</i> (the Just Terms Act) specifies that where land is to be acquired for a public purpose it is to be valued at the market value at the time of purchase. Market value is determined based on the underlying value of the land which considers its potential for development regardless of the current or proposed zoning.</p> <p>The timing of acquisition is unknown and is subject to a range of factors including rates and locations of development within the Precinct, demand for the infrastructure or facilities that are to be constructed on the land and the availability of funds.</p>

## Odour Issues

Submission ID	Issue	Response
<p><b>15459, 15480, 15482, 15554, 15633</b></p>	<p>The proposed Vineyard commercial area should be located outside of the odour zone.</p>	<p>Land within the odour zone of the Riverstone Sewage Treatment Plant has been partly zoned B1 Neighbourhood centre. However, the Precinct Planning report indicates that further consultation is required with Sydney Water, Blacktown Council and Railcorp in relation to the layout of uses in this area, including retail and commercial uses and commuter car parking.</p> <p>The Department of Planning and Sydney Water have produced guidelines for appropriate land uses within odour buffer zones. Further consultation with Sydney Water indicates that, while the preference is to control uses within odour zones through land zoning, the appropriateness of uses within odour affected areas should be assessed on the merits of specific uses. On this basis, the Department considers that the use of zoning is unduly restrictive as a means of controlling odour impacts on new development. The Department's preference is to locate commuter car parking to occupy as much odour affected land as possible, but to maintain a B1 zone to link the Vineyard neighbourhood centre to the proposed Vineyard Station, along Ashford Street.</p> <p>The Department has consulted with these agencies following exhibition and a new concept design for Vineyard neighbourhood centre has been developed. Commuter car parking associated with the Vineyard Station occupies the majority of odour affected land, and retail, commercial and residential uses are generally set back behind the Sydney Water odour buffer. Sydney Water has agreed to permit a limited range of commercial uses within the odour buffer zone, subject to merit assessment of individual proposals. Blacktown Council has agreed to inclusion of a provision in the DCP that provides guidance to applicants on potentially appropriate land uses within the odour zone and to require Council to consult with Sydney Water when assessing development applications on odour affected land.</p>
<p><b>15641, 15693</b></p>	<p>Potential land use conflict with the Odour Buffer zone of STP, including the appropriateness of commercial and retail zonings within the Odour Buffer. Further consultation should be undertaken with Railcorp regarding the potential affects on existing properties within the buffer zone prior to acquiring the land for the proposed commuter car park.</p>	<p>As with the issue above, further consultation has been undertaken with Railcorp, TIDC, Sydney Water and Blacktown Council to resolve this issue.</p>
<p><b>15688</b></p>	<p>Worried about the issue of their piggery business and receiving complaints about odour as development occurs.</p>	<p>Odour impacts from existing agricultural operations will continue to be an issue in the interim until these operations cease. The draft DCP makes note of this issue and Council intends to include a notice on s. 149 certificates so that prospective buyers are aware of potential odour issues before they purchase land or undertake development.</p>
<p><b>15738, 15739</b></p>	<p>As the investigated odour sources are likely to change over time, DECC considers that further investigation of this issue is needed to ensure that potential land use conflicts are avoided. Odour statements in section 4.7 of the DCP need to be clarified.</p>	<p>The Department has taken the view that more detailed odour assessment at this stage of the planning process will not contribute to resolution of the issue of temporary odour sources. More detailed assessment of odour impacts can be undertaken during the development application process if</p>

Submission ID	Issue	Response
		necessary. Given that the majority of odour sources will eventually cease as land is progressively developed, it is not considered appropriate to base decisions about the zoning of land on temporary odour impacts.
<b>15781, 15782</b>	Existing odour sources could result in land use conflict and the odour report needs to be further reviewed to reflect this.	The response to this issue is as set out above.



## Open Space and Recreation Issues

Submission ID	Issue	Response
<b>15375</b>	There is a lack of open space within precinct.	Open space has been provided based on the findings of assessments of demand, previous experience in other new urban areas, and established standards. The total amount of open space across the precincts is generally consistent with the guideline rate of provision in the Growth Centres Development Code of 2.83 hectares per 1,000 people (2.79ha/1000 people in Alex Avenue and 2.71 ha/1000 people in Riverstone (excluding conservation reserves).
<b>15376</b>	Submission clarifies the position of Transgrid in relation to the proposed precinct planning controls. No objection to zoning however, Transgrid is not in a position to maintain land designated for future use as local open space and/or sporting fields.	Comments on ownership of land within Transgrid easements are noted. Open space land that is within easements is to be acquired and managed by Council.
<b>15366, 15391, 15395</b>	Land has been designated open space when there is already ample open space.	Open space has been provided for in the draft Precinct Plans in accordance with established standards, and has been benchmarked against rates of provision in other new urban release areas. The rate of provision is consistent with the guideline in the Growth Centres Development Code of 2.83 hectares per 1,000 people. However, in the context of new rules announced in relation to s. 94 contributions by the NSW Government in late 2008, the Department and Council have reviewed the amount and location of open space in the Precincts to both ensure reasonable standards of open space provision and to minimise s. 94 costs for land acquisition and capital works. The revised ILPs provide open space that is considered to be a reasonable balance between the needs of the new population and funding availability through s. 94 contributions.
<b>15391</b>	There appears to be a concentration of sporting fields in the Alex Ave Precinct. More sporting fields should be located in parks and other open spaces in the southern part of the Riverstone Precinct.	The provision of sporting fields in the Alex Avenue Precinct is consistent with Blacktown Council rates of provision, and is also consistent with the rate of provision in the Riverstone Precinct. Where possible, sporting fields are clustered as this improves ongoing management efficiency and can reduce land take. However, as previously discussed in this report, one double playing field that was proposed in the exhibition draft ILP has been removed from the final ILP and is to be provided "out of Precinct" to reduce impacts on otherwise developable land.
<b>15427 15428</b>	Property has been zoned 'open space' and 'riparian corridor' where previously it has been proposed medium density.	Blacktown Council released a draft LEP for the Riverstone Precinct in 2003. The draft Riverstone Precinct Plan released in 2008 is not based on the 2003 draft LEP and for various reasons the proposed zoning of some land is different. The land in question has been zoned for open space and riparian corridors because it is along creek lines on land that is either otherwise not suitable for urban development because of flooding constraints or is required for trunk drainage or open space to service demand generated by urbanisation of the Precinct.
<b>15429</b>	Object to land being zoned as open space as the land is not flood prone. There is sufficient land zoned open space and a waste of good developable	Where possible and appropriate, open space land has been located on land that is otherwise constrained and unsuitable for residential development,

Submission ID	Issue	Response
	land.	such as land that is affected by flooding. However, not all open space is able to be located on flood prone land. Precinct masterplanning has aimed to make the most efficient use of land possible, while providing open space and other facilities to meet demand from the new population. The amount of developable land within the Alex Avenue Precinct is consistent with expectations and the Department does not consider that open space has been provided at the expense of developable land.
<b>15430, 15456, 15590</b>	Sporting fields should not be located on subject site due to land use conflict with newly constructed dwelling.	The location of open space has, where possible, avoided existing dwellings. However, this is not possible in all cases. The properties that this submission relates to are located in the Riverstone Scheduled Lands, on a site that was identified in the exhibition draft ILP as containing two double playing fields. One of these playing fields has been relocated into the proposed school site to the east of O'Connell Street, and this has resulted in some additional land being identified for residential development. Reference should be made to the final ILP for specific property impacts.
<b>15431</b>	Support is given to sporting and recreational facilities identified throughout the precinct.	Support is noted.
<b>15446</b>	Objects to land being designated open space as they believe more suitable sites are available elsewhere and prefers land to be zoned partially commercial.	Open space has been planned to make the best possible use of land and to ensure that parks and recreational facilities are located to be accessible to all new residents. The Growth Centres Development Code establishes a guideline of all residents having access to open space within 400 metres of their house. This principle has dictated the spread of local parks across the precinct. Larger parks and sporting facilities have where possible been located to make use of otherwise constrained land, such as flood affected land. The locations of commercial centres are based on the Structure Plan for the North West Growth Centre, overall precinct masterplanning and access to transport infrastructure (eg. train stations).
<b>15465, 15492, 15670, 15643</b>	Opposed to land being designated as open space/ conservation.	A certain amount of open space is required as part of the Precinct Plan to ensure that all residents have access to parks and sporting facilities. Open space provision is consistent with standards established for the Growth Centres and standards adopted by Blacktown Council. However, a review of the location and rate of provision of open space has been undertaken as part of the process of reducing s. 94 contributions and this has resulted in some changes to the location and size of some parks, and the overall rate of provision of open space across the Precincts. Reference should be made to the revised Indicative Layout Plan for changes on specific properties.
<b>15480, 15459, 15482, 15554, 15633, 15674, 15731</b>	The proposed open space near Vineyard Station should be replaced with Residential or Commercial as it is currently a waste of developable land and there is sufficient open space throughout the area.	This issue has been the subject of further discussions between the Department, Council and Sydney Water. The land in question is affected by odour impacts from the Riverstone Sewage Treatment Plant. Sydney Water and Council have both advised that they do not agree with residential zoning of this land because of the odour constraints. Commercial zoning of the land is also not appropriate as the range of commercial uses that could be accommodated within the odour zone is limited. Therefore, the assessment of this issue has concluded that open space is the most appropriate zoning

Submission ID	Issue	Response
		for the land.
<b>15533, 15678</b>	Opposed to land at corner of Railway Terrace and Schofields Road being re-zoned as open space, when because of its proximity to the railway station it should be zoned as medium/high density residential.	The subject properties are proposed to be zoned open space and drainage. This is primarily because the watercourse that passes through the properties is classified as a Category 2 watercourse, with a total riparian zone of 30 metres either side of the creek. The land is also significantly constrained by flooding. The residual land (a small portion in the south-western corner of the properties) is not constrained by flooding or riparian zones but is very close to Schofields Road, which will be very busy and generate significant noise. The residual land area is very small and is unlikely to be feasible for medium or high density residential development. On the basis of these issues, the open space and drainage zones have been retained.
<b>15538</b>	Opposed to site being designated as open space as it is not 100% within the transmission easement.	The draft Precinct Plan proposes to zone land that is either partly or wholly affected by the 9JA transmission easement for open space purposes. Since exhibition this has been reviewed to identify lots that may have some residual development potential. This has resulted in some changes to the locations of zone boundaries. Reference should be made to the revised Indicative Layout Plan for impacts on specific properties.
<b>15618, 15627</b>	Land has been designated as open space, this should be residential.	Reasons for zoning particular land for open space purposes are outlined in response to other issues above. However, a review of the location and rate of provision of open space has been undertaken as part of the process of reducing s. 94 contributions and this has resulted in some changes to the location and size of some parks, and the overall rate of provision of open space across the Precincts. Reference should be made to the revised Indicative Layout Plan for changes on specific properties.
<b>15625</b>	Land has been identified as open space, even though, previous correspondence indicated it would be zoned residential.	Blacktown Council released a draft LEP for the Riverstone Precinct in 2003. The draft Riverstone Precinct Plan released in 2008 is not based on the 2003 draft LEP and for various reasons the proposed zoning of some land is different. Reasons for zoning particular land for open space purposes are outlined in response to other issues above. The Department (and the Growth Centres Commission) has never at any point prior to release of the draft Precinct Plans in November 2008 written to land owners advising that land would be zoned for residential purposes.
<b>15631</b>	Land should not be zoned open space but instead be zoned light industrial or residential.	Reasons for zoning particular land for open space purposes are outlined in response to other issues above. However, a review of the location and rate of provision of open space has been undertaken as part of the process of reducing s. 94 contributions and this has resulted in some changes to the location and size of some parks, and the overall rate of provision of open space across the Precincts. Reference should be made to the revised

Submission ID	Issue	Response
<b>15641, 15745</b>	The draft ILP identifies areas of public open space. Council has worked closely with the Department to ensure that the provision of open space is consistent with Council's rate of provision. A Regional Recreation Planning Study is to be undertaken to further identify potential sites outside of the Precinct.	Indicative Layout Plan for changes on specific properties.  Since exhibition the Department has undertaken a Regional Sports Fields Planning Study to identify appropriate locations for sporting fields that make use of land that is constrained by flooding. The results of this study indicate that there is potential to locate a proportion of the playing fields required by each precinct in larger playing field complexes, located within flood affected land in other precincts. On the basis of this study, Five double playing fields (two for Alex Avenue Precinct and three for Riverstone Precinct) are proposed to be provided "out of precinct". The study, including indicative locations for playing fields in other parts of the North West Growth Centre, is included in Volume 2 Technical Studies.
<b>15652, 15653, 15688</b>	Land has been designated open space, preventing subdivision.	Where land is zoned for open space it is not able to be subdivided for residential development.
<b>15654, 15655</b>	Land has been zoned open space, preventing subdivision. Open Space should instead be collocated with Schools.	Where land is zoned for open space it is not able to be subdivided for residential development. As part of the review of the Indicative Layout Plans following exhibition some sports fields have been co-located with schools. However, additional open space is required to ensure the needs of the community are met and it is not practical to co-locate all open space with schools.
<b>15657, 15658</b>	Land has been designated as open space, preventing subdivision. Also believes that too much parkland and open space has been designated compared to other urban areas.	Where land is zoned for open space it is not able to be subdivided for residential development. A certain amount of open space is required as part of the Precinct Plan to ensure that all residents have access to parks and sporting facilities. Open space provision is consistent with standards established for the Growth Centres and standards adopted by Blacktown Council. However, a review of the location and rate of provision of open space has been undertaken as part of the process of reducing s. 94 contributions and this has resulted in some changes to the location and size of some parks, and the overall rate of provision of open space across the Precincts. Reference should be made to the revised Indicative Layout Plan for changes on specific properties.
<b>15660</b>	Land has been designated as open space and riparian corridor, not allowing them to subdivide.	Where land is zoned for open space or drainage purposes it is not able to be subdivided for residential development.
<b>15674</b>	There are too many parks as well as Conservation Areas.	A certain amount of open space is required as part of the Precinct Plan to ensure that all residents have access to parks and sporting facilities. Open space provision is consistent with standards established for the Growth Centres and standards adopted by Blacktown Council. However, a review of the location and rate of provision of open space has been undertaken as part of the process of reducing s. 94 contributions and this has resulted in some changes to the location and size of some parks, and the overall rate of provision of open space across the Precincts. Reference should be made to the revised Indicative Layout Plan for changes on specific properties. Conservation reserves are required to offset the impacts of urban

Submission ID	Issue	Response
		development across the Growth Centres on remnant native vegetation communities. The conservation reserves in Riverstone have been established as part of the Growth Centres Biodiversity Certification and Conservation Plan and are not able to be substantially altered through Precinct Planning.
<b>15684</b>	The extent of area designated open space on the subject site is unnecessary and should partially be rezoned as residential.	The final ILP has amended the location of open space in this part of the Precinct to co-locate a pocket park with land that is required for a drainage channel. This has resulted in the park that was located on the subject properties being deleted.
<b>15773</b>	Opposed to playing fields being allocated on the subject lots.	The final ILP identifies the subject properties for residential development. The proposed playing field on the exhibition draft ILP has been relocated east of O'Connell Street.
<b>15781, 15782</b>	Open Space requirements should be reviewed with consideration given to dual land use with drainage and the exact location of transmission easements. There is an inconsistency between the SEPP zoning map and ILP in regards to the Open Space area south of Stanhope Parkway.	Since the close of exhibition the Department has been working with Council to review the rate of provision and location of open space within the Precincts. This has included review of the open space corridor along the 9JA transmission easement. The results of this review are reflected in the revised Indicative Layout Plans. The inconsistency in open space provision south of Stanhope Parkway is noted and has been addressed in the revised Alex Avenue indicative Layout Plan.
<b>15781, 15782</b>	Landcom requests further research into the possibility of collocating parks and drainage.	As part of the review of the draft Precinct Plans, where possible playing fields have been collocated with drainage and in some cases, schools.
<b>15781, 15782</b>	Have DoP designed or specified for the infrastructure to be constructed in each park/ open space?	This is not a Precinct planning issue. The Section 94 plan takes into consideration specific infrastructure required at each park, for more details it is suggested Landcom contact Council.
<b>15788</b>	The area set aside for open space is unnecessary due to the sites proximity to other larger parks.	This issue relates to the zoning of land for drainage purposes as well as open space. The subject land is almost entirely affected by flooding, meaning that urban land uses are not possible on this land without significant earthworks and modification to the floodplain, with the exception of the northern part of the lot. The revised ILP allows for some residential development on the north-western part of the property, with flood affected land to be acquired by Council for either drainage or open space purposes.

## Planning Policy Issues

Submission ID	Issue	Response
<b>15641</b>	S.4.4.2, 4.6.2, 5.3 and 6.1.3 of the Riverstone Precinct Planning Report need to be reviewed.	The Precinct Planning Report was prepared for public exhibition purposes and was not intended to be amended and re-issued following exhibition.
<b>15689</b>	Concerned about the centres hierarchy and that retail and bulky goods floor space should be capped in the Alex Avenue Centre.	A cap on retail and bulky goods floor space is not considered necessary to ensure that the role of the centre remains consistent with the centres hierarchy. The area of land zoned for retail and commercial purposes is consistent with the designation of the centre as a "Local Centre". Controls on the bulk and scale of development in the SEPP Amendment and DCP provide sufficient guidance to Council to assess development applications and consider bulk, scale and floorspace. Retail and employment analysis undertaken to inform Precinct Planning indicates that the proposed centre will not compete with the Rouse Hill Regional Centre, but will serve a different function that will complement the Regional Centre.
<b>15748</b>	Disagrees with the Precinct Planning Report, which states that the retail and commercial roles of the Schofields Town Centre, Riverstone Town Centre and Garfield Road have declined since the closure of the meatworks.	This is a general statement intended to provide context for the redevelopment of the area. The intention of Precinct Planning is in part to provide for the sustainability of centres and the growth in population that will result from development of the Precincts will contribute to the ongoing viability and growth of Centres within the Precinct.
<b>15781 15782</b>	Flood prone and biodiversity constraints mapping is inconsistent with Council's current flood maps, the North West Structure Plan and the Growth Centres Conservation Plan.	Precinct planning for the Riverstone and Alex Avenue Precincts has refined and updated the definition of flood prone land and land that is subject to biodiversity constraints. The updated flood mapping has been reviewed and accepted by Council's engineering services section and is appropriate for Precinct Planning purposes. The Department is continuing negotiations with DECC in relation to amendments to the boundaries of certified lands in the Riverstone and Alex Avenue Precincts and intends to seek amendment to the boundaries following gazettal.

## Precinct Planning/ Consultation Process Issues

Submission ID	Issue	Response
<b>15404</b>	Alex Avenue Precinct is being planned in isolation of surrounding suburbs and Schofields village. Alex Avenue is not a suburb; it is part of Schofields suburb. Information inconsistencies and inaccuracies in reports i.e. distance from Schofields to the new station, access from the western side of the rail line.	Reference to Alex Avenue is a reference to the Precinct as defined under the Growth Centres SEPP, and not a reference to a suburb. The Precinct has been planned in conjunction with the Riverstone Precinct, and taking into consideration the existing and likely future form of development both within the Precinct and in surrounding areas. Precinct Planning is undertaken within the broad guidance of the North West Structure Plan, which covers the entire North West Growth Centre. Inconsistencies in the reporting of the location of the proposed new rail station reflect the status of design development of the rail duplication project at the time of release of the draft Precinct Plans and do not materially affect Precinct Planning outcomes.
<b>15445</b>	The Department will need to communicate the staging of urban release to primary industries that are within the Precinct, particularly odour sources. NSW DPI request that access be maintained for future conventional mineral exploration activities in the area.	The staging of development of the Precincts is not able to be controlled by the Department of Planning. Development will occur based on market forces once rezoning is complete. Requirements for mineral exploration rights are established under other legislation and are not a relevant consideration for precinct planning.
<b>15454, 15457, 15460, 15470, 15471, 15473, 15474, 15476, 15479, 15524, 15527, 15566</b>	Affected parties have not been clearly informed about these changes and request an extension to the exhibition period of 30, 60 or 90 days.	The Department considered requests for extensions to the public exhibition period. While no formal extension of the exhibition period was granted, the Department continued to accept submissions on the draft plans through to 24 April 2009, nearly three months after the close of the exhibition. All submissions received up to 24 April are responded to in this report.
<b>15481</b>	Requests that the submission to be sent 13 February 2008 be accepted.	This submission has been accepted.
<b>15529, 15530, 15531, 15598, 15675</b>	Consultation period was limited and requests an extension to this exhibition time.	The Department considered requests for extensions to the public exhibition period. While no formal extension of the exhibition period was granted, the Department continued to accept submissions on the draft plans through to 24 April 2009, nearly three months after the close of the exhibition. All submissions received up to 24 April are responded to in this report.
<b>15542</b>	Disagrees with constantly changing the zoning of the area.	While there have been previous draft LEPs exhibited for the Riverstone Precinct, the current zoning under Blacktown LEP has applied since 1988. The proposed planning controls are not part of a process of constant change, but are necessary to enable urban development of the Precincts to occur.
<b>15546, 15567, 15703</b>	Affected parties have not been clearly informed about these changes.	The Department wrote to all landowners advising of the commencement of the exhibition period and the availability of documentation. The Department cannot realistically provide specific information about the proposed changes to planning controls to each land owner, but makes information available so that land owners can make enquiries and determine impacts that are specific to their circumstances.
<b>15525, 15529,</b>	Exhibition period was too short & landowners were not notified.	The exhibition period ran for two and half months and submissions were

Submission ID	Issue	Response
<b>15572</b>	Exhibition documents were also misleading.	received following the close and up to 24 April 2009. All landowners were notified in writing of the commencement of exhibition, and advertisements were published in local and metropolitan newspapers. Exhibition documentation was factually correct to the greatest practical extent and Departmental staff were available throughout and following the exhibition period to explain the documentation to the public.
<b>15372, 15551, 15574</b>	Timing of exhibition inappropriate and requests extension to submission time.	Because the exhibition commenced in late November, in the lead up to Christmas, a decision was made to substantially extend the exhibition period through to 6 February 2009. The Department considered requests for extensions to the public exhibition period. While no formal extension of the exhibition period was granted, the Department continued to accept submissions on the draft plans through to 24 April 2009, nearly three months after the close of the exhibition. All submissions received up to 24 April are responded to in this report.
<b>15577</b>	Affected parties have not been clearly informed about the proposed changes and request an extension to the exhibition period of 60 days.	The public exhibition period ran for two and a half months, significantly longer than the standard 28 day exhibition period. During the exhibition period a staffed shopfront was open on three days each week (excluding the period from 22 December to 13 January). Information was available on the Growth Centres web site, and Departmental staff were available to answer telephone and email queries, and for meetings with land owners, during the exhibition period and in the months that followed. The Department considered requests for extensions to the public exhibition period. While no formal extension of the exhibition period was granted, the Department continued to accept submissions on the draft plans through to 24 April 2009, nearly three months after the close of the exhibition. All submissions received up to 24 April are responded to in this report.
<b>15600</b>	Please keep informed about what is happening in the future.	The Department has kept landowners and other interested stakeholders informed of progress through regular newsletters and information on its web site. This report will be publicly available following gazettal of the Precinct Plans and demonstrates how issues raised in submissions have been dealt with between the close of exhibition and gazettal.
<b>15619</b>	Why are plans so different to previous plans?	The draft Riverstone Precinct plan differs from the plan as exhibited by Blacktown Council in 2003. The plans have been developed with close cooperation from Blacktown Council and reflect current thinking in relation to appropriate development form for the Precinct.
<b>15641, 15745</b>	Council has appreciated the opportunity to work closely with the Department of Planning throughout the precinct planning process for Riverstone and Alex Avenue.	Noted.
<b>15695</b>	The Department should ensure that they liaise with appropriate State Agencies regarding the approval and funding of infrastructure projects outlined in the Plans.	The Department has worked with appropriate State Agencies throughout the Precinct Planning process, both pre- and post-exhibition.
<b>15582, 15629, 15641, 15747,</b>	The existing Riverstone Industrial Area is misrepresented on the draft ILP as existing light industrial.	This issue was noted on several occasions during exhibition, in particular in discussions at the Riverstone shopfront. The exhibited draft ILP shows the



Submission ID	Issue	Response
<b>16070, 16148, 16176, 16128, 16129, 16130, 16131, 16132, 16133, 16135, 16136, 16141, 16144, 16145, 16146, 16149</b>		existing industrial area as “Light Industrial – Existing”. The Department has previously acknowledged that this notation lacks clarity, and that the existing industrial area is currently zoned General Industrial under Blacktown LEP. This issue is resolved by the exclusion of the existing industrial area from the Riverstone Precinct Plan that is recommended to the Minister for Planning for gazettal. This issue is further discussed under the issue category “Riverstone Industrial Area Rezoning”.
<b>15652, 15653, 15654, 15655, 15656, 15657, 15658, 15660, 15667, 15668, 15669, 15679, 15680, 15687, 15688, 15692, 15697, 15703, 15704, 15705, 15706, 15707, 15708, 15709, 15710, 15711, 15712, 15714, 15715, 15716, 15717, 15718, 15719, 15720, 15721, 15722, 15723, 15724, 15725, 15726, 15727, 15728, 15746, 15747</b>	The timing of the exhibition over the Christmas/New Year period was inappropriate.	Because the exhibition commenced in late November, in the lead up to Christmas, a decision was made to substantially extend the exhibition period through to 6 February 2009. The Department considered requests for extensions to the public exhibition period. While no formal extension of the exhibition period was granted, the Department continued to accept submissions on the draft plans through to 24 April 2009, nearly three months after the close of the exhibition. All submissions received up to 24 April are responded to in this report.
<b>15731</b>	Proposed rezoning is supported, however, it should be simplified. The Precinct Planning Package is too detailed and not all details are relevant to landowners.	The exhibited Precinct Planning documentation included a summary document will simplified information, as well as detailed information. The purpose of the exhibition period is to inform the community and other stakeholders of the draft plans. Many Government agencies and other stakeholders require detailed information to make their submissions. Staff were available throughout the exhibition period to explain the documentation to land owners.
<b>15732</b>	The timing of consultation in the precinct planning process is inappropriate, as land owners are consulted with after the plans have been drafted.	The Department must complete a reasonable amount of work to prepare draft plans before they are released to the community. It was not practical to consult with so many land owners during preparation of the draft Precinct Plans. The exhibited plans are draft and the Department has considered the need to make amendments based on comments received during the exhibition period.
<b>15736</b>	The views expressed by the Vineyard Riverstone Marsden Park	Noted

Submission ID	Issue	Response
	Development Inc (VRMPD Inc.) are not those of the Tringas family or associated business.	
<b>15737</b>	Failure to advise landowners of proposed zoning.	All land owners (based on Council land ownership data) were notified of the commencement of the exhibition period by letter. Advertisements were placed in local and metropolitan newspapers at the commencement of the exhibition period. Sufficient notice was given to all land owners.
<b>15781</b>	Clarification is required in regards to School Site 10 that DET will be responsible for all approvals and costs relating to clearing and servicing of the site.	The Department of Education and Training is the nominated acquisition authority for new school sites in the Precincts. DET will be responsible for all approvals and works associated with the development of the site for school purposes.
<b>15919, 16142</b>	Landowners within the existing Riverstone Industrial Area were not consulted properly with the land being misrepresented on the ILP and letters informing landowners of these changes not received.	All land owners (based on Council land ownership data) were notified of the commencement of the exhibition period by letter. Advertisements were placed in local and metropolitan newspapers at the commencement of the exhibition period. A copy of the summary guide to exhibition, which includes the draft ILP was included with the letter. The issue of misrepresentation of the existing industrial area has been addressed above.
<b>15931, 16134</b>	Disapproving of the lack of consultation with landowners.	The public exhibition period ran for two and a half months, significantly longer than the standard 28 day exhibition period. During the exhibition period a staffed shopfront was open on three days each week (excluding the period from 22 December to 13 January). Information was available on the Growth Centres web site, and Departmental staff were available to answer telephone and email queries, and for meetings with land owners, during the exhibition period and in the months that followed.
<b>16052</b>	Questions the consultation process with the existing Riverstone Industrial Area prior to the release of the draft plans and whether consideration has been given to the possible implications of these draft plans on the existing Riverstone Industrial Area.	Implications on the Riverstone industrial area were considered prior to exhibition, and the Department, at that time, was of the view that the majority of existing businesses within the industrial zone would continue to be permissible under the proposed Light Industrial zoning. Further assessment following exhibition confirmed this view. However, the Department has since decided that the existing zoning under Blacktown LEP will be retained (subject to approval by the Minister for Planning).
<b>16071</b>	Land is partially located within the Riverstone Precinct and partially in the Riverstone East Precinct. Landowners are concerned that they may be forced to divide their land when it is not their intention at the current time.	There is no obligation on land owners to subdivide their land once the Precinct Plan is finalised. Decisions to develop (or not develop) land rest entirely with the owner of the land.

## Riverstone Industrial Area rezoning

Submission ID	Issue	Response
<p>15448, 15452, 15454, 15455, 15457, 15460, 15470, 15471, 15472, 15473, 15474, 15476, 15477, 15478, 15479, 15484, 15486, 15489, 15640</p>	<p>Opposed to the proposal to zone land in the existing Riverstone industrial area as Light Industrial even though the land is currently zoned Heavy Industrial.</p>	<p>The existing industrial area is zoned 4(a) General Industrial (not Heavy Industrial). The Department has responded to the large number of submissions on this issue by assessing a range of options for the future zoning of the existing industrial area. This assessment concluded that the most appropriate zoning was to retain the current General Industrial zoning under Blacktown LEP 1988. The revised Riverstone Precinct Plans have been amended to exclude the current industrial area from the application of the Precinct Plan.</p>
<p>15461, 15462, 15463, 15523, 15524, 15527, 15529, 15530, 15531, 15543, 15546, 15551, 15564, 15566, 15567, 15572, 15931, 15577, 15629, 15637, 15639, 15641, 15650, 15666, 15667, 15668, 15696, 15697, 15698, 15700, 15701, 15703, 15704, 15705, 15706, 15707, 15708, 15709, 15710, 15711, 15712, 15713, 15714, 15715, 15716, 15717, 15718, 15719, 15720, 15721, 15722, 15723, 15724, 15725, 15726, 15727, 15728, 15729, 15737, 15746, 15747, 15917, 15919, 15920,</p>	<p>Opposes the re-zoning of General Industrial to Light Industrial.</p>	<p>The Department has responded to the large number of submissions on this issue by assessing a range of options for the future zoning of the existing industrial area. This assessment concluded that the most appropriate zoning was to retain the current General Industrial zoning under Blacktown LEP 1988. The revised Riverstone Precinct Plan has been amended to exclude the current industrial area from the application of the Precinct Plan.</p>

Submission ID	Issue	Response
<b>16051, 16070, 16147</b>		
<b>15532, 15565, 16132, 16133, 16128, 16129, 16130, 16131, 16133, 16135, 16136, 16141, 16144, 16145, 16146, 16149</b>	Opposed to the re-zoning of land which is currently zoned General Industrial being re-zoned to Light Industrial as it will devalue the property.	The value of properties as a result of planning controls is not a key consideration in land use planning. However, the Department's response to this issue is to retain the current zoning of the land, and that response addresses this concern.
<b>15525 15574</b>	Opposed to the re-zoning of the General Industrial land to Light Industrial and would like to know why this was done.	The proposal to rezone the land to light industrial was based on assessment of the current land uses within the industrial area and the assessment of the future role of the industrial land in the context of industrial and employment land supply generally across the Growth Centres and western Sydney.
<b>15929, 15930, 16052, 16062, 16069, 16142</b>	Opposed to the rezoning of the existing Riverstone Industrial area and unsure of the role that 'existing use rights' will have on the subject land.	The issue of reliance on existing use rights is resolved by the retention of the current zoning, as proposed in the revised Precinct Plan.
<b>16134</b>	Opposed to rezoning of existing Riverstone Industrial Area, and requests compensation due to these changes.	The need for compensation is negated by the proposed retention of the current zoning.
<b>16137, 16152, 16186, 16190, 16189, 16176, 16150, 16151, 16188</b>	Opposed to the proposed rezoning of the existing Riverstone Industrial Area as it may restrict the viability of their business.	Impacts on the viability of businesses are negated by the retention of the current zoning.
<b>16138</b>	Opposed to proposed rezoning of the existing Riverstone Industrial Area. Suggests that the Department should instead consider a Light Industrial buffer on the eastern side of Hamilton St to reduce the impacts on residential areas.	One of the options considered by the Department in its assessment of potential amended controls was the establishment of a buffer zone in areas adjoining residential zoned land. However, the assessment concluded that the most appropriate approach is to retain the current zoning. Issues associated with the interface between industrial and residential uses will be addressed when Council assesses development applications in both the residential and industrial areas.
<b>16143</b>	Opposed and concerned about the proposed rezoning of the existing Riverstone Industrial Area, and would like to know the impacts this change will have on noise generation and business operating hours.	The draft light industrial zoning would not have impacted on current business operations, including operating hours. This issue has been resolved through retention of the current zoning.
<b>16191</b>	Landowner is opposed to the proposed rezoning of the existing Riverstone Industrial Area as it is limiting his ability to expand his business.	Impacts on the ability of businesses of businesses to expand are negated by the retention of the current zoning.

## Scheduled Land Issues

Submission ID	Issue	Response
<b>15386</b>	Owners would like the GCC to reconsider the option of 'Land Swap'.	The NSW Government is considering options for entering into land swap arrangements in the Riverstone/Vineyard Scheduled Lands. This issues is yet to be resolved but the Precinct Plans can be gazetted as the issue relates to the acquisition process rather than the process of determining planning controls.
<b>15459, 15480, 15482, 15554, 15633</b>	The plan will land lock a lot of landowners within the Scheduled lands.	The Precinct Plan has been developed to ensure access to all residential zoned properties is provided via public roads. Properties that are currently occupied but are within land zoned for conservation or other public purposes will retain generally the same means of access until they are acquired.
<b>15553</b>	There should be the opportunity for higher densities within the Scheduled Lands. There should be less open space in the Scheduled Lands. S94 Plan should be clearer and offer forward funding for infrastructure within the Scheduled Lands.	Minimum residential densities have been set in all residential zoned land across the Precincts including the scheduled lands. Providing developments comply with all relevant development standards, densities above the minimums specified in the Precinct Plans are permissible. The amount of open space in the Scheduled Lands has been determined in accordance with established standards and makes use of land that otherwise has limited development potential (such as land affected by electricity transmission easements).
<b>15579</b>	Unclear of the proposed model for the Scheduled Lands issued by Landcom.	Further information on the development model developed for the Scheduled Lands is available from Landcom.
<b>15588</b>	Objection to the proposed model as it will require an extra road and the subject properties are already provided with services and sealed roads. Also disagrees with allotment sizes.	Landcom has determined that the subdivision pattern proposed in the draft ILP makes the most efficient use of land and achieves the most appropriate urban form outcome.
<b>15647</b>	Reference made to 'paper roads' is incorrect.	Paper roads is a common term used to refer to roads that are shown on subdivision plans but not constructed.
<b>15647</b>	What is to be done about illegal dwellings within the Scheduled Lands?	This is an enforcement issue for Council to resolve, and is not addressed by Precinct Planning.
<b>15648</b>	The resubdivision of the Scheduled Lands and the involvement of Landcom, is unnecessary.	The NSW Government has determined that the re-subdivision of land consistent with the subdivision pattern shown in the draft ILP is the most efficient way to develop the land. Re-subdivision is necessary to enable modern house designs to be accommodated and to provide an appropriate urban form outcome.
<b>15782</b>	DoP should continue to work on obtaining Biodiversity Certification on a National Level, as the Scheduled Lands may be sterilised if it is not attained.	The Department is continuing to negotiate with the Department of Environment, Water, Heritage and the Arts to achieve the equivalent to biodiversity certification under the EPBC Act.
<b>15782</b>	The DCP needs to be reviewed in terms of the proposed road network in the Scheduled Lands and the overall depth of allotments as well as the timing and amount of trunk infrastructure servicing.	Minor modifications to the road layout have been made since exhibition to address issues raised in submissions and to ensure appropriate urban form outcomes. The Department is continuing to work with Landcom and Blacktown Council to resolve the timing of trunk infrastructure servicing throughout the Precincts, including the Scheduled Lands.

Submission ID	Issue	Response
<b>16175</b>	Consider bringing all land titles into one ownership with consent of a majority of the interest holders. This would make development of land better and reduce impacts due to compulsory acquisitions.	The NSW Government is committed to the development of the Scheduled Lands through cooperative arrangements between land owners, facilitated by Landcom through the servicing and development model. Compulsory acquisitions are not a mechanism that is under consideration for development of the Scheduled Lands. Legislation was passed in 2008 enabling land to be acquired where it is a constraint to development, providing a majority of land owners and the area of land are in agreement. However, this legislation is yet to come into effect.

## Schofields Station Relocation Issues

Submission ID	Issue	Response
<b>15404</b>	<p>The relocation of Schofields Station is proposed in contradiction to the North West Structure Plan and with no regard to the impacts on the existing Community of Schofields.</p> <p>The proposed station relocation is not supported by detailed technical studies and insufficient records of decisions have been maintained. There are no contingencies for the relocation.</p> <p>Alex Avenue Precinct is being planned in isolation of surrounding suburbs and Schofields village. Alex Avenue is not a suburb, it is part of Schofields suburb.</p> <p>The Nirimba Station should be built and Schofields Station retained and upgraded per the Structure Plan.</p> <p>The proposal is actually for the relocation of the Nirimba Station and town centre not the relocation of Schofields station and Town Centre.</p> <p>The spacing of the Quakers Hill, Nirimba, Schofields and Riverstone station is consistent with the spacing of many other stations in the Sydney metropolitan area, between 1-2 km apart.</p> <p>The proposed station relocation is stated in the Planning Report to benefit the residents of Alex Avenue Precinct, not residents of Schofields. Schofields residents will lose access to public transport.</p> <p>The cancellation of the Northwest Rail Link will put further pressure on the Richmond Rail Line, and this adds to the need for construction of Nirimba and retention of Schofields station.</p>	<p>The North West Structure Plan provides broad guidance on the locations of major land uses, centres and transport infrastructure. Planning outcomes are subject to review and possible amendments when Precinct Planning is undertaken. Consideration has been given to impacts on existing residents of Schofields, however, in the context of overall development and population growth in the North West Growth Centre, the Department has concluded (for the purposes of Precinct Planning) that the proposed location is preferred.</p> <p>The Department has worked with TIDC, Railcorp and the Ministry of Transport to identify measures to mitigate the impacts of the proposed new station locations on the existing community, including revised bus routes, provision of temporary access and parking along the western side of the rail line and the location of the station access points.</p> <p>Assessment and approval of the proposed new station is determined through a separate approval process. The proposal is the responsibility of Railcorp and TIDC, and these agencies approached the then Growth Centres Commission requesting support for the proposed relocation. The Growth Centres Commission wrote to the Ministry of Transport in late 2007 indicating support for the proposal based on a range of land use planning reasons. It is not the responsibility of the Department to provide detailed technical justification for the proposed station location.</p> <p>Issues of spacing between stations primarily relate to rail operational issues rather than Precinct Planning.</p> <p>Comments in relation to the capacity of the rail network and stations in the context of the North West Rail Link are to be addressed by TIDC and Railcorp.</p>
<b>15450</b>	Opposed to relocation of Schofields Station and instead an extra Station be included on the line.	This issue is addressed by the response above.
<b>15563, 15683, 15587, 15748</b>	Schofields Station should remain where it is as its relocation will disadvantage existing landowners.	This issue is addressed by the response above.
<b>15595</b>	Schofields station should not be relocated due to its necessity and history within the existing area.	The existing station is not subject to any formal statutory heritage listing that would justify its retention on historical grounds.
<b>15641</b>	Council and the Schofields Community are extremely concerned about the proposal to relocate Schofields Railway Station. These concerns primarily relate to the impact of the relocation on the economic viability of local shops clustered around the existing station and the inconvenience to the existing established community in Schofields.	The proximity of Schofields shops to the station is one factor in their viability. The continued viability of retail uses in Schofields is supported by its identification as a neighbourhood centre in the Riverstone Precinct Plan. It is likely that, over time, population growth as a result of development in the Precinct will contribute to improved viability for the neighbourhood centre. Some changes to the function of the neighbourhood centre and the retail uses it contains may arise over time, however, this is expected where major new urban development is proposed.
<b>15745</b>	The existing Schofields Station should remain and a new Nirimba Station and Alex Avenue Town Centre should be located further south as indicated	The Department of Planning has determined that the proposed new station location results in better urban development outcomes than retention of the

Submission ID	Issue	Response
	on the North West Structure Plan.	existing station and construction of a new station at "Nirimba" (corner of Burdekin Road and Railway Terrace. This includes the ability to achieve a greater proportion of higher density development around the station and the Schofields Road transit corridor, a more efficient road network and bus interchange and route planning.



## Section 94 Contributions Plan Issues

Submission ID	Issue	Response
<b>15459, 15480, 15482, 15554, 15633</b>	S94 does not allocate funds to acquire land. By reducing expenditure, contribution amounts will also reduce, specifically roads, open space and drainage.	The section 94 plan allocates funds to purchase all land that is required for infrastructure nominated in the plan. The review of the ILP has sought to reduce the area of land required for local infrastructure, to reduce section 94 contributions. However, land is still required to be set aside for local drainage, open space and other community facilities.
<b>15459, 15480, 15482, 15554, 15633</b>	The proposed road through Brisbane St does not benefit anyone and should be reconsidered. Also, who will pay for this road?	The road referred to in the submission is a proposed new road that will enable re-subdivision of the land to create useable residential blocks. The road is a subdivisional road that will be required to be constructed by the developer. This is no different to developers constructing roads as part of subdivision works in other parts of the Precincts.
<b>15537</b>	When do the SIC & S94 contributions apply?	Recent changes to the payment of the SIC require payment at the time of sale of land, rather than when development consent is granted. Section 94 contributions are payable at the time of obtaining a a subdivision or construction certificate, however, Council's draft contributions plan does state that Council may consider deferred payment in some circumstances. More specific information in relation to the timing of s. 94 contributions should be obtained from Blacktown Council..
<b>15545, 15613, 15647</b>	What do the reductions to s94 contributions mean for the s94 contributions plan.	The NSW Government announced in late 2008 that a threshold of \$20,000 per lot would apply to all contributions plans. Plans that charge contributions of greater than \$20,000 are subject to review and approval by the Minister, and may be required to reduce contributions if they cannot be adequately justified. The Department and Council have worked to reduce section 94 contributions that are applicable in the Riverstone and Alex Avenue Precincts. The contributions rates in the exhibited draft contributions plan were approximately \$56,000 per average lot for properties draining into First Ponds Creek and approximately \$50,000 per average lot for properties draining to Eastern Creek. Blacktown City Council is currently working to finalise the Contributions Plan and rates will be known when that process is complete.
<b>15550</b>	Is a contribution to services still required to be paid even though land is already zoned.	Credits are applied to approved existing dwellings, but not where land is already zoned. Contributions are based on the increase in development and population from new development regardless of current zoning. The Riverstone and Alex Avenue contributions plan does not apply to the Riverstone Industrial Area. It does apply proportionally to new development zoned land in Riverstone town and in Schofields village (east of the rail line).
<b>15552</b>	Council should be aware of the State Government reduction in S94 levies.	Council is aware of the new rules regarding section 94 contributions.
<b>15553</b>	S94 Plan should be clearer and offer forward funding for infrastructure within the Scheduled Lands.	Council and the Department have worked together to review section 94 contributions and to make the justification for infrastructure to be funded by the plan clearer. Council can forward fund infrastructure and re-coup costs through section 94 contributions but this is subject to the availability of

Submission ID	Issue	Response
		funding. Council is unable at this stage to commit to funding infrastructure in the Scheduled Lands up-front.
<b>15583</b>	Bellevue St is not identified as a local road to be constructed by Council, it should be.	Bellevue Street is identified in the Riverstone Precinct Plan as a local road and its construction would be undertaken as a requirement of approvals for development on adjoining land. This is common practice for subdivision roads in new residential areas.
<b>15571</b>	In light of recent changes to s94 contributions by the State Government Council should consider cost saving measures and reduce excessive contributions on commercially zoned land.	Since exhibition the Department has worked with Council to reduce section 94 levies across the Precincts. Blacktown City Council is currently working to finalise the Contributions Plan and rates will be known when that process is complete.
<b>15602</b>	S94 Plan should identify Bellevue St as a local road to be constructed by Council.	Local roads have been included in the contributions plan only where construction requirements would make construction by developers difficult or result in inequitable costs. Bellevue Street upgrading works will be undertaken by developers as part of subdivision works, as is common practice in new urban release areas.
<b>15641</b>	The financial implications of the upgrading of Bandon Road to 4 lanes needs to be discussed due to the affects it will have on Council's Contribution Plan.	Upgrading of Bandon Road as a two lane road is included in the Riverstone and Alex Avenue section 94 plan. The draft Riverstone West Precinct Plan proposed upgrading of Bandon Road to four lanes. The difference in cost between the two lane upgrade and the four lane upgrade was to be funded by Riverstone West land owners separate to the section 94 plan for Riverstone and Alex Avenue.
<b>15644</b>	Requests that S.94 contributions for the Scheduled Lands are reduced based on taxes paid to date, the long history of the Scheduled Lands and funding already received by Council.	This request is noted and Council and the Department have reduced section 94 contributions across all parts of the Precinct including the Scheduled Lands. Blacktown City Council is currently working to finalise the Contributions Plan and rates will be known when that process is complete.
<b>15731</b>	All land has been undervalued in the S94 Plan. S94 should be simplified. The S94 Plan does not meet the \$20 000 a lot cap from the Minister. The S94 Plan does not take into consideration rates that have been paid on these land, which it should. The relationship between S94, the Community Infrastructure Trust Fund and the SIC is also not clear.	Land values are based on valuations undertaken by independent valuers, and are considered reasonable. Council will periodically review the contributions plan and this will include revision of land values where necessary. Section 94 contributions are levied to pay for new local infrastructure, while rates paid to date have been used to fund other Council works and services, and have been levied at rural rates (with further concessions in the Scheduled Lands). Taking into account rates paid to date to reduce contributions would result in insufficient funding for new infrastructure. Council's section 94 plan funds the provision of local infrastructure, while the SIC funds regional infrastructure. Contributions paid to Council through section 94 will be held by NSW Treasury in the Community Infrastructure Trust Fund.
<b>15621, 15740, 15781, 15782</b>	The S94 contributions plan needs to be reviewed in light of the recent government announcement regarding developer levies. It should also be reviewed in terms of population estimates and the timing of development, and the plan does not provide an adequate level of detail. All costs should be justified.	The draft section 94 plan has been reviewed with reference to the \$20,000 threshold, and contributions rates have been reduced. The draft section 94 plan is based on the population estimates contained in the Planning Report for the North West Growth Centre rather than population estimates based on the draft Precinct Plans. Population estimates for the revised section 94 plan will be in accordance with the revised ILP. More detailed justification

Submission ID	Issue	Response
		has been provided where required in the section 94 plan.
<b>15781, 15782</b>	Consider the possibility of credits for undertaking the works to remove existing water bodies.	If trunk drainage works as proposed in the ILP and section 94 plan are undertaken by developers on behalf of Council, the section 94 plan provides for credits to be applied up to the full cost of completing the works as specified for that item in the section 94 plan. Credits for removal of farm dams are unlikely unless these works are part of works to construct drainage infrastructure.
<b>15781, 15782</b>	DoP should verify that all major adjustments are verified in the S94 Plan. Road alignments should consider locations of existing trunk infrastructure. The costs associated with major adjustments are extremely high.	Council has considered existing services in the design of roads, and relocation costs have been included in cost estimates in the Contributions Plan.
<b>15782</b>	Two proposed bridges within the Scheduled Lands should be reviewed to assist in reducing S94 costings.	The bridge proposed on Edmund Street to connect Edmund Street to Loftus Street, and the signalised intersection with Loftus Street, have been removed from the ILP and from the contributions Plan. As a result, Edmund Street has been downgraded to a local/collector road (from sub-arterial) and this has collectively resulted in reduction of the costs attributable to these items in the contributions plan.
<b>16171</b>	Would signals on Hambledon Rd & Burdekin Rd be covered by the SIC?	Yes.

## SEPP Instrument Issues

Submission ID	Issue	Response
<b>15559</b>	The drainage land use should allow for interim development rights prior to acquisition as per the definition of the drainage land use.	Clause 5.1 of the draft Precinct Plans allows for use of any land that is required for a public purpose for any interim use (prior to acquisition) with development consent.
<b>15584</b>	Residential zoning for subject site does not make medical centres, sports centres or other commercial uses permissible.	The proposed residential zone permits limited non-residential uses that are in keeping with the desired character of the residential areas. The range of non-residential uses permitted in residential zones is considered appropriate.
<b>15618</b>	Flexible zone boundaries should be extended to allow for faster development.	The application of flexible zone boundaries has already been expanded beyond the provisions of the LEP template to account for inaccuracies and anomalies in zone boundaries. No further expansion of the flexible zone boundary provisions is considered appropriate.
<b>15621</b>	Neighbourhood centre zone objectives and controls in Riverstone are problematic. The subjective term "small scale" should be removed from the zone objective. Objectives are not a summary of the specific controls for a zone, but instead an additional mechanism of development control. The second and third zone objectives in the Precinct Plan should also be removed, as terminology used could potentially cause issues. There are a wide range of uses which are prohibited in the neighbourhood centre in the Riverstone precinct plan, including "retail premises". The permitted uses of this zone should be reviewed and broadened to at least include "retail premises", "tourist and visitor accommodation" and "vehicle repair stations". Neighbourhood shops, and other uses, should not be limited in floor space area by the precinct plan.	The term "small scale" is part of the standard zone objective in the LEP template and cannot be changed. The zone objectives have been reviewed with respect to the issues raised in this submission and no changes are considered necessary. The objectives have been subject to legal review by the Department's legal branch and the Parliamentary Counsel. Objective 2 has been re-worded to address a drafting error in the draft plan. The land use table for the B1 zone has been amended to permit retail premises (with some exclusions), vehicle repair stations. Tourist and visitor accommodation is not considered appropriate in this zone by either Council or the Department. The restriction on floor area of neighbourhood shops has been retained, however, its applicability in the B1 zone has been negated by including retail premises as a permissible use.
<b>15621</b> <b>15740</b>	Concerned with the language used to articulate the aims of each Precinct Plan. In some instances the wording used is vague and subjective. This includes clause 1.2 (a) of the plan referring to "quality environment and good design outcomes". Design standards should instead be included in the DCP. The term "sustainable development" is not defined (clause 1.2) and should be replaced with "ecologically sustainable development" to ensure that the meaning of the phrase is clear.	The Precinct Plan objectives have been reviewed by the Department's legal branch and the Parliamentary Counsel and are considered appropriate. The term "ecologically sustainable development" has been used in the revised Precinct Plans.
<b>15621</b> <b>15740</b>	Zone objectives additional to those of the Standard Instrument for the medium density zone reduce the clarity of other objectives. As the entire zone is for medium density, it makes no sense to provide an explicit zone objective which directs medium density to a particular part of the zone. Zone objectives that say medium density is to be 'enabled' adjacent to the neighbourhood/local centre and within close proximity to public transport services should be deleted.	The objective to which this issue refers has been deleted from the revised Precinct Plans, as the zoning of land near transport routes and town centres achieves the intent of the objective.

Submission ID	Issue	Response
<b>15621 15740</b>	The use of Floor Space Ratios is inconsistent with best practice. It is recommended that the lower floor space ratios for each land use type be raised to the maximum. In clause 4.4, the fourth column in the table should be deleted as it is not referred by any text in clause 4.4 and therefore serves no purpose. No minimum FSR should be prescribed for commercial and/or retail land uses in the local centre zone, mixed use zone and neighbourhood centre zone due to design and development issues.	The floor space ratio provision has been amended to reflect the provision in the LEP template.
<b>15621 15740</b>	Clause 1.9 (1) lacks coherence. As this clause is from the Standard Instrument, it makes no sense in a SEPP. It is stated that Precinct Plans override other SEPPs, however this is problematic (e.g. in the case of SEPP 22). A new clause should instead be inserted which makes it clear that such SEPPs override the precinct plans in the same way that they override a LEP.	This clause has been reviewed by the Department's legal branch and the Parliamentary Counsel as part of the revised Precinct Plans. Reference should be made to the gazetted Precinct Plan for the applicable clause.
<b>15621, 15740</b>	The fourth core objective in the neighbourhood zone, the fifth objective in the local centre zone and the fifth zone objective in the mixed use zone should be deleted in each of the two precinct plans. As prohibiting ground floor residential may lead to the unnecessary development of retail space that may not be in demand causing an undesirable streetscape. Ground floor uses should not be limited to non-residential uses and clause 6.8 and 4.4 (c) of the Precinct Plan should be removed.	These objectives are considered appropriate and have been retained. Both Council and the Department consider it important to retain the function of the neighbourhood centre and town centre zones as primarily commercial and retail centres, with residential development permitted where it supports this function. Clause 4.4(c) has been deleted but clause 6.8 has been retained.
<b>15621 15740</b>	Retail premises should be permitted in industrial zones as per the Metropolitan Strategy and the list of permissible uses in the light industrial zone should be reviewed and broadened to include additional uses such as recreational facilities.	Limited retail uses are permissible in industrial zones where they provide services for workers or where they are related to the industrial uses. The range of food and drink establishments permitted in the IN2 zone has been broadened in the revised Precinct Plans. Further review of the Metropolitan Strategy and the Department's draft Centres Policy confirms that permitting retail premises broadly in industrial zones is not consistent with NSW Government policy. Council specifically zones land for bulky goods purposes and does not permit these uses in its light industrial zones. Other suggested changes to the land use table have been considered and some changes have been made. Reference should be made to the revised IN2 land use table in the Riverstone Precinct Plan.
<b>15621 15740</b>	The long prohibited uses lists contained in the medium density, neighbourhood centres, environmental conservation, local centre and mixed use zone should be removed. Instead the drafting approach adopted for the low density zone and public recreation zone should be adopted.	The land use tables have been prepared in accordance with the Department's Practice Note PN06-002. The listing of all uses has been further reviewed and simplified where possible while maintaining consistency with the Department's drafting practices.
<b>15621 15740</b>	The definition of "community facilities" should be narrowed so it excludes any commercial activity.	This is a standard definition from the Standard Instrument and has not been amended.
<b>15621 15740</b>	Clause 6.1 should be deleted from the precinct plans as the special clause on public utility infrastructure duplicates inherent provisions of the Act.	This is a standard provision in Growth Centre Precinct Plans and is to be retained, to provide additional weight and clarity to the requirements of the Act.
<b>15641, 15745</b>	Clauses 5.9 8(a) and 8(b) of the SEPP Amendment should be deleted as the Blacktown LGA is exempt.	These are standard clauses and have no effect if the Native Vegetation Act does not apply in Blacktown. They have been retained.

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<b>15642</b>	Planning controls for places for public worship within the R2 zone are too restrictive due to maximum site area of 4,000 sqm.	This control has been deleted from the revised SEPP Amendments as the issue is able to be dealt with by Council when assessing development applications under Section 79C, and as controls with the same effect are contained in the DCP.
<b>15643</b> <b>15674</b> <b>15677</b>	Residential densities should increase from 15 lots/ha to 20 lots/ha to allow for 500m2 lots.	The residential densities are minimums and providing other development controls can be met, development at densities higher than the minimum are permitted. 15 dwellings per hectare equates to roughly 500m2 lots when local roads are included in the net developable area.
<b>15683</b>	What can be built on the large blocks of land on the north side of Kensington Park Rd in low residential area?	Reference should be made to the relevant SEPP Amendment for details of zoning and permissible land uses. Generally, the land referred to is zoned R2 Low density residential and can be developed for low density housing and limited non-residential purposes (eg. neighbourhood shops).
<b>15738, 15739</b>	The salinity section of the draft SEPP Amendments should be readdressed, with a draft provision recommended in the submission.	The DECC submission requests inclusion of a provision in the SEPP Amendments requiring salinity to be addressed when assessing development applications. Salinity is a matter that would be considered under section 79C of the Act and a specific provision is not considered necessary in the SEPP Amendments. The DCP contains provisions in relation to salinity management, including design guidelines, a salinity management plan and reference to the Western Sydney Salinity Code of Practice. These controls are considered sufficient to ensure salinity is addressed in the assessment of applications.
<b>15739</b>	Clause 6.7(1) and (4) should be readdressed as stated in the submission to ensure consistency of Biodiversity Certification with the TSC Act.	The wording of these clauses has been amended as per the DECC submission and consistent with other Precincts (eg. Riverstone West).
<b>15745</b> <b>15641</b>	"Animal boarding and training houses", "boarding houses", "brothels", "bulky good premises", "health consulting rooms", "heliports", "landscape and garden supplies", "recreation facility (major)", "timber and building supplies" and "truck depots" should be prohibited in the B2 Neighbourhood Centre Zone and B4 Mixed Use Zone for consistency with Council's Standard Instrument. Also consider prohibiting "airstrips", "aquaculture", "biosolids treatment facilities", "helipads", "aquaculture", "dairies", "mines", "sawmills" and "turf farming".	The suggested changes generally relate to mis-interpretation of the grouped terms used in the land use tables. The land use tables have been reviewed and some changes have been made to clarify permissibility and prohibitions, and reference should be made to the revised SEPP Amendments for details.
<b>16171</b> <b>16174</b>	Childcare Centres need to be prohibited where properties have direct frontage to an unclassified regional road or (proposed) classified road.	This is an issue that is addressed in the DCP and it is not necessary or appropriate to include a prohibition in the SEPP Amendment, as the DCP provides sufficient guidance to enable applications to be assessed for site suitability.

## SEPP Map Issues

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<b>15781</b> <b>15782</b>	SEPP Amendment and ILP are inconsistent with S94 Contributions Plan and the Water Conservation Management Plan in regards to the locations of the landscaped swales.	The SEPP maps and Council's section 94 plan maps have both been revised since exhibition and the revised maps have been cross-checked for consistency.
<b>15382</b>	Owners opposed to rezoning of land to "public usage" in the latest draft release. Would like the GCC to reconsider zoning and allow for development potential.	The subject properties (lots 23 and 24, section 16, DP 1480) are zoned R2 Low Density Residential under the draft plan. The revised Precinct Plan retains the residential zoning.
<b>15459</b> <b>15480</b> <b>15482</b> <b>15554</b> <b>15633</b>	More commercial & residential mix should be along Riverstone Parade & Bandon Road. There should be more residential close to Vineyard Station, instead of the extensive car park which will promote crime.	Analysis of demand for retail, commercial and employment uses undertaken by Macroplan (and included in the exhibited technical studies) does not support additional retail and commercial zonings in these areas. Further, the draft Centres Policy and the North West Structure Plan promote the location of retail and commercial development in centres rather than in strip development along major roads. The proposed car park at Vineyard is intended to provide space for commuter parking and is to occupy land that is not suitable for residential development due to odour constraints from the Riverstone Sewage Treatment Plant.
<b>15558</b>	Medium density residential should be applied to the site instead of low density due to their location.	Land is zoned for medium density residential typically where it is located within one kilometre of a railway station or is along major transit corridors, such as Schofields Road. Analysis of demand for medium density residential development indicates that in the short to medium term land that is zoned for low density development is likely to be of greater value and in higher demand. As the precinct develops, medium to high density residential forms are likely to become more desirable. There is a need to balance the provision of land for higher density development against the realities of the market in a fringe urban environment. On this basis, the mix of land zoned for low and medium density residential development is considered appropriate. The low density residential zoning of this land has been retained.
<b>15601</b>	Wants land zoned commercial.	The draft SEPP Amendment identifies the subject properties for drainage and open space purposes. The majority of the properties are significantly or wholly affected by an electricity transmission easement and are therefore unsuitable for urban development. The drainage strategy has identified the need for a drainage basin in this location to treat stormwater from surrounding residential areas prior to release into the creek to the south-east.
<b>15604</b>	Allow for more commercial area around the existing Schofields Station to make the centre more viable prior to and when the Station is to be moved. Issues pertain to properties bounded by Railway Tce (111, 115, 119), Station St (2, 4, 6) and Hunt St (unknown), Schofields.	The scale of retail and commercial development likely to be achieved in Schofields is considered to be adequately provided for by land that is currently zoned for commercial purposes. Schofields station is programmed to be closed in 2011, when the new station and duplication of the rail line are complete. On this basis, the premise of the submission that the current station will support increased commercial and retail development is not

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		correct. The Department considers that the focus of viability of the Schofields neighbourhood centre should be on sustaining commercial and retail uses that currently exist.
15615	Wishes land that has been zoned residential around the light industrial area should really be designated 'Light Industrial' as well.	Consideration has been given to zoning land adjacent to the existing Riverstone industrial area for light industrial purposes to provide a buffer between industrial and residential uses. However, this land is unlikely to be viable for industrial purposes as it is highly fragmented (and therefore difficult to develop for industrial purposes) and because additional industrial land is not supported by the analysis of employment land demand.
15641 15781	The full extent of flooding should be shown on the draft SEPP Development Control Maps. Land Acquisition for the Stanhope Parkway extension needs to be shown as well as additional drainage acquisition for item F1.3. However, acquisition is not required for item F6.7.	The Development Control Map has been amended to show the full extent of flooding in the Precincts. Changes to land acquisition maps have been made to reflect changes to the ILPs and zoning plans.
15781 15782	There should be greater flexibility in the SEPP Maps to allow for a density range to achieve more viable small lot housing forms in higher densities.	The submission references examples of other projects where densities consistent with the minimum densities on the SEPP maps have been achieved. The controls in the SEPP Amendment allow the mix of housing used in the examples. The issue from the submission appears to be the range of housing types that are permissible rather than the density control. The draft SEPP Amendment permits a range of housing types in the R3 zone, consistent with those requested in the submission. On this basis, it is not considered necessary to amend the minimum density provisions of the SEPP to provide a density range.
15788	The property should be zoned medium density, like other properties on Schofields Rd.	This property is located south of Schofields Road and is significantly affected by flooding. It is generally not suitable for residential development of any density. For this reason the land has been zoned as a combination of drainage and open space. This zoning (with some minor modifications to zone boundaries) has been retained in the revised SEPP Amendment.
16174	On land reservation acquisition map & zoning maps - lots 15-18, DP 243803 are to be acquired by the RTA for Windsor Rd. Lot 1, DP 723948 needs to be acquired by Council for drainage from RTA as it is surplus.	Lots 15-18 have been removed from the Precinct boundary. Lot 1 is to be acquired by Council for drainage purposes.



## Traffic and Transport Issues

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<p><b>15362, 15365, 15373, 15384, 15440, 15464, 15500, 15514, 15589, 15596, 15614, 15623, 15649, 15681, 15687</b></p>	<p>Land owner concerned that road is bisecting property/ impacting on house or other buildings (garages etc), or affecting the development potential of the land. Requests adjustment to the road layout to avoid impacts.</p>	<p>The road layout as shown on the draft Indicative Layout Plans is indicative and is subject to refinement when subdivision plans are prepared, following rezoning. The intent of the indicative road layout on the ILP is to provide guidance to developers and Council on the overall road network, circulation patterns, road hierarchy, and the general locations of roads. The positioning of roads is subject to a wide range of considerations including topography, views, road safety, existing subdivision patterns and land ownership, and the overall functioning of the road network. Where possible, roads have been positioned to align with property boundaries and to avoid direct impacts on houses and other structures. However, due to the complexity of other constraints, it is not always possible to avoid impacts or to align all roads with property boundaries.</p> <p>The revised Precinct Plans have been prepared taking into consideration the many submissions that requested modifications to the road network to avoid impacts on properties, dwellings and other structures. However, it has not been possible in all cases to avoid or reduce impacts on individual properties. Reference should be made to the revised ILPs for the specific location of roads as now proposed. Land owners should be aware that the locations of roads can be modified when development occurs and that they are under no obligation to accept impacts on their properties or sell their land to facilitate construction of roads. The best approach to dealing with this issue is for adjoining owners to communicate, negotiate and cooperate to achieve an outcome that is mutually acceptable.</p>
<p><b>15367</b></p>	<p>Requesting for a minor amendment to the road pattern to allow for a more efficient and reasonable road layout and retention of flood free land with development capability. Attached to submission is a plan showing suggested amendment.</p>	<p>As with the issue above, the locations of roads has been revised taking into consideration other issues such as the locations of drainage and open space land, topography, road network efficiency and safety. Changes to the location of roads within this property may have resulted from this review and reference should be made to the revised ILP for details.</p>
<p><b>15385, 15552, 15580, 15605, 15647, 15689</b></p>	<p>No adequate public transport provided within the North West. Why is development occurring without this issue being reviewed for addressed by Government?</p>	<p>Transport planning is being undertaken for the North West Growth Centre in conjunction with Precinct Planning. The NSW Government has committed to building stage 1 of the duplication of the Richmond Rail Line by 2011. Upgrading of major roads is also proposed to meet demands from additional population growth. The Ministry of Transport is working with the Department to plan for future bus networks to service new development. Other projects such as the rail in the North West corridor and the duplication of the Richmond Rail Line to Vineyard are still being planned for, and will be delivered to meet demand.</p>
<p><b>15432</b></p>	<p>The road layout of Hobart St in the ILP indicates that proposed street widening will no longer occur. The request is that given this, that the caveat be removed.</p>	<p>Road widening is not proposed for any section of Hobart Street. The SEPP Amendment specifically overrides existing planning controls and caveats, covenants etc on land to which it applies. Therefore, any existing restrictions in relation to the widening of Hobart Street would no longer apply to the land</p>

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		to which the Precinct Plan applies. Note that the Precinct Plan does not apply to that section of Hobart Street west of Hamilton Street, so any restrictions for road widening purposes would continue to apply until Council changes the planning controls for that land.
<b>15406, 15407, 15408, 15409, 15410, 15411, 15412, 15413, 15414, 15417, 15418, 15419, 15420, 15421, 15422, 15423, 15424, 15425, 15426, 15433, 15434, 15435, 15436, 15490, 15495, 15496, 15497, 15498, 15499, 15501, 15502, 15503, 15504, 15505, 15506, 15507, 15508, 15509, 15510, 15511, 15512, 15516, 15517, 15518, 15519, 15520, 15521, 15534, 15556, 15573, 15651, 15685, 15686, 15691</b>	Opposed to the road layout connecting to Calandra Ave, which will result in an unwanted increase in traffic flow.	The road network has been modified to remove the proposed local road connection to Calendra Avenue, with a new left in, left out connection to Stanhope Parkway as a replacement.
<b>15442</b>	Access road near Schofields Road should be removed or repositioned due to biodiversity, flood and road design issues.	The local street referenced in the submission is located at the perimeter of land that is identified for drainage purposes. Minor changes to the location of the road may have arisen from adjustments to the boundaries of drainage and open space land in the review of the Precinct Plans. Reference should be made to the revised ILP for details of any changes.
<b>15443</b>	Busways supports the grid layout used and requests that bus priority be built into intersections.	Support is noted. Major roads including Schofields Road include bus priority at intersections.
<b>15445</b>	Road crossings should consider watercourse crossing guidelines.	Road crossings have been designed based on the DWE watercourse crossing guidelines.
<b>15450</b>	Concerned about road overpass across new Schofields and the suitability and information available regarding these overpasses.	Planning and design of road upgrades and new road crossings of the rail line has been undertaken in conjunction with other agencies including the RTA, Railcorp and TIDC. Specific designs for the overpasses have not been prepared at this stage, but a conceptual understanding of the configuration

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		of the road crossings has been developed to understand how they will relate to the road network and development within the Precincts. More detailed design and environmental assessment of all road upgrades will be done closer to when those roads are to be constructed.
<p><b>15459, 15480, 15482, 15554, 15633, 15674, 15731</b></p>	<p>Opposed to the relocating of Vineyard Station. The new location is within the odour zone and is a waste of public funds.</p>	<p>The proposed Vineyard station relocation is part of the proposal to duplicate the Richmond Rail Line from Quakers Hill to Vineyard. Vineyard station is proposed by TIDC and Railcorp to be relocated to the location shown on the draft Precinct Plan for rail operational reasons. The draft Riverstone Precinct Plan has been prepared on the basis that the station will be in the new location, but if this changes the Precinct Plan would require amendment.</p> <p>The odour zone places restrictions on a range of developments. However, positioning the station in the location shown creates opportunities for odour affected lands to be utilised for non-sensitive land uses, such as commuter car parking and non-sensitive retail or commercial uses (eg. service stations). The location of the neighbourhood centre and station within the odour zone is considered to provide greater flexibility for efficient use of constrained lands than if it were in a residential area.</p>
<p><b>15536, 15744</b></p>	<p>Commuter car park associated with Vineyard Station is not big enough, neither is the proposed neighbourhood centre. Bandon Rd should be extended to Richmond Rd and more bicycle tracks should be included.</p>	<p>The Department has been working with TIDC and Railcorp to determine commuter car parking requirements for Vineyard station. The Environmental Assessment for the Quakers Hill to Vineyard Duplication project (prepared by TIDC) provides conceptually for commuter car parking to be delivered in two stages, with a total capacity for approximately 220 car parking spaces. This has been assessed to sufficiently meet long term demand for commuter parking at this station.</p> <p>The North West Structure Plan does not contemplate extension of Bandon Road to Windsor Road. Land in this area is significantly constrained by flooding and construction of this road extension would be extremely expensive. Key links from Richmond Road to Windsor Road in the Structure Plan are Garfield Road and Schofields Road, and these are considered to appropriately provide for east-west links across the Growth Centre.</p> <p>The Precinct Plans provide for a mix of on road and off-road pedestrian and cycle paths linking key destinations within the Precincts. Reference should be made to Figure 3-5 of the draft DCPs, which shows planned pedestrian and cycle links.</p>
<p><b>15540</b></p>	<p>Please provide sufficient bicycle lanes throughout the precincts.</p>	<p>Road cross sections provide for shared pedestrian/cycle paths for all collector and sub-arterial roads (refer to Figures 4-7 and 4-8 of the exhibited draft DCPs). Specific provision has not been made for shared paths on local streets but footpaths are required on both sides of local streets. Shared paths are provided in preference to on-road cycle lanes for safety reasons.</p>
<p><b>15550, 16521</b></p>	<p>What are the implications of a road being proposed on the site.</p>	<p>Where a road is proposed on the land that is subject to acquisition by Council or the RTA, the land that is required for the road will be acquired from the owner at market value. Where local roads (that do not require acquisition but are shown indicatively on the ILP) are shown on a property,</p>

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		those roads are typically built by the developer as part of the subdivision works and dedicated to Council.
<b>15559</b>	Kensington Park Rd should be designated as a Collector Rd due to being adjacent to medium density.	Review of the road network in the south-western part of the Riverstone Precinct has resulted in changes to the hierarchy of roads. Westminster Street was designated as a sub-arterial road linking to Grange Avenue west of the rail line and extending east to link with Guntawong Road through to Windsor Road. The connection to Grange Avenue has been reviewed on the basis of further traffic modelling and road network planning, and this link is no longer considered viable. Additionally, the review has concluded that the existing Westminster Street bridge should not be re-constructed when stage 2 of the rail duplication project is constructed. This means that the importance of Westminster Street is downgraded and it is planned to be a local road only. Kensington Park Road has been upgraded to a collector road and is proposed to link to the east to Guntawong Road rather than Westminster Street forming this link. This is because Kensington Park Road does not pass through existing residential areas to the same extent as Westminster Street, and because the alignment has a more direct connection to Guntawong Road.
<b>15570, 15694, 16171</b>	Rail corridors should be included within the precinct plans.	The North West Structure Plan shows a potential future rail corridor extending from Rouse Hill Regional Centre to Vineyard. The Ministry of Transport has confirmed that this rail corridor is no longer being considered by Government. As such, it does not need to be shown on the Precinct Plan.
<b>15586</b>	Industrial traffic should not be passing through residential areas due to safety reasons.	Traffic from the existing Riverstone industrial area, and the planned extension of the industrial area to the north, will need to pass through residential areas to reach major arterial roads such as Garfield Road and Windsor Road. Loftus Street has been planned as a sub-arterial road with limited direct access to minimise conflicts with local traffic. It is Council's responsibility to impose restrictions such as load limits on local streets to minimise heavy vehicle use of residential streets.
<b>15591</b>	Hobart St should be connected to Windsor Rd instead of Loftus St as it is already wide enough unlike Loftus. Also, supports Hobart St being extended to Edmund St.	Hobart Street passes through a conservation zone and is therefore not appropriate as a major east-west road. Loftus Street enables industrial traffic to link directly to Windsor Road with minimal impacts on adjacent residential areas. Hobart Street exists to Edmund Street on subdivision plans. The extent of Hobart Street that is intended to be constructed is shown on the final ILP.
<b>15618</b>	Opposed to the realignment of Edmund St as it has a negative impact on surrounding land uses.	Review of the traffic modelling and road network for the Riverstone Precinct has resulted in the downgrading of Edmund Street from sub-arterial status to collector status. The need for a direct link to Clark Street (south of Garfield Road) is therefore less critical. In addition, the re-alignment would have resulted in an additional bridge being required across First Ponds Creek. Edmund Street is proposed in the revised Precinct Plan to utilise its current alignment. As such, land uses surrounding this part of Edmund Street have been revised in conjunction with the review of open space and drainage land

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<b>15641, 15745</b>	Deferral of the Richmond Rail line duplication is limiting required transport in the area. The deferral is especially unnecessary as the proposed increase in population will result in a greater demand for public transport which the duplication would accommodate for. The centre proposed at the new location of Vineyard Station will be out of context without the immediate start of the duplication.	area requirements.  The deferral of stage 2 of the rail duplication is a direct response to projected incremental increases in demand for public transport. The mini-budget announcement in late 2008 stated that stage 2 of the duplication would be constructed in line with demand. This means that Government investment will be timed to coincide with demand, resulting in more cost-effective expenditure of Government money. The proposed new Vineyard station is south of the full extent of the duplication as this allows for space for shunting, turnbacks and the transition to a single line track north of the station.
<b>15558, 15641, 15745</b>	The draft ILP does not recognise the intricacies of local road development undertaken by landowners/ developers as part of subdivision consents, especially in relation to proposed local roads relative to property boundaries. The burden of road development should be shared across adjoining properties.	A key objective of the road network in the draft ILPs was to align subdivisional roads with property boundaries wherever possible. However, the pattern of existing subdivision within the Precincts means that this is not always possible. The locations of local roads have been reviewed as part of overall amendments to the ILPs, and where possible, roads have been aligned with property boundaries to facilitate more efficient development. The road layout is indicative only, and the DCPs clearly state that alternative road designs will be considered at the subdivision DA stage, where a more efficient and equitable solution can be achieved.
<b>15641, 15745</b>	The early timing of the future North/South Sub-arterial is vital; as if construction is delayed it could have a potential negative effect on collector roads. Council is also concerned about the effect on the existing community that the proposed east-west arterial along the alignment of Westminster St and it crossing the Railway line will have.	Further traffic modelling has been undertaken to determine the necessary timing of construction of the sub-arterial road that generally follows Clark and Oak Streets, from Garfield Road to Schofields Road. This modelling has considered the pressure that increased traffic volumes would place on other north-south roads, in particular McCulloch Street and Boundary Road. The modelling indicates that the new north-south sub-arterial road (along Oak and Clark Streets) is likely to be required between 2021 and 2036, subject to rates of urban development in the Precinct.  The future role of Westminster Street and the crossing of the rail line (and link west to Richmond Road) has been reviewed by the Department following exhibition. This review has concluded that, when stage 2 of the Richmond Rail Line duplication is constructed (timing is unknown), the existing Westminster Street rail bridge should be demolished and not rebuilt. This proposal is subject to a new road crossing being constructed at Schofields Road prior to stage 2 of the rail duplication proceeding.
<b>15641</b>	The draft ILP does not indicate types of intersection controls or road connections outside of the precinct. The proposed closure of Gordon Rd cannot occur as it is the only access to existing development. Riverstone Rd should be closed just west of McCulloch St and Westminster St from Railway Tce and Junction Rd should also be closed for sight reasons and reflected on the ILP.  Additional local roads will be required to manage local overland flows, and some roads and drainage reserves will need to be moved. Some cut and fill will be required for other local roads to ensure that overland flow paths are contained within the road system.	The purpose of Precinct Planning is to determine requirements for roads inside the Precinct, and connections to surrounding areas. However, specific details of roads and intersections outside the Precincts can not be determined until Precinct Planning is completed for the adjoining Precincts. Gordon Road would remain open until such time as alternative access to properties east of First Ponds Creek is available. This would not occur until planning for Riverstone East Precinct is complete and alternative road access is constructed.  Comments in relation to the closure of Riverstone Road and Westminster Street are noted. Amendments to the road network around Westminster

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		Street have occurred which enable the intersection with Railway Terrace to remain open. Reference should be made to the revised ILP for details. Modifications to the locations of local roads have been made as suggested in Council's submission to ensure overland flow paths are appropriately managed.
15656	Existing easement power poles should be used as the easement for the road, to avoid affecting land subdivision.	Further consultation with TransGrid and Integral Energy has confirmed that it is not possible to locate roads within electricity transmission easements due to conflicts with overhead lines and access for maintenance.
15676	Objects to the widening of Schofields Rd due to impacts on properties.	Schofields Road is identified in the North West Structure Plan as a major arterial road. The RTA has advised that the future upgrading of this road requires a significantly wider road reserve than is currently provided, to accommodate the significant volumes of traffic that Schofields Road will carry. As a result, road widening is required with resultant impacts on adjoining properties. The road reserve cannot be narrowed and it has been located to meet relevant road design standards.
15694	MoT is currently reviewing transport requirements of the North West Growth Centre.	Noted. The Department has had ongoing consultation with MoT on transport network issues in the finalisation of the Precinct Plans.
15683, 15733, 15734, 15743	Proposed road layout will negatively affect the existing residents of Kensington Park Road.	The proposed road layout has been modified in this area of the Riverstone Precinct as a result of further assessment of traffic and road network issues raised in submissions. The modified road network proposes that Westminster Street be downgraded from sub-arterial to a local road and that Kensington Park Road be upgraded to a collector road, and extended east to connect to Guntawong Road. Railway Terrace will not be closed at Westminster Street, as proposed in the exhibited draft plan, and this will mean that the majority of traffic will continue on Railway Terrace rather than diverting to Kensington Park Road. The proposed collector road status is consistent with roads through residential areas and is not anticipated to significantly impact on adjoining residents. Kensington Park Road is considered preferable to Westminster Street as the east-west collector road to service this part of the Precinct as it would impact on fewer existing residents and has a more direct eastward extension to Guntawong Road.
15683	Why do all minor roads run off Kensington Park Road to create a grid like pattern?	A grid street pattern has been adopted as this is the most efficient and legible road network that maximises access for pedestrians and vehicles. The road layout shown on the ILP is, however, indicative and may be modified when the land is subdivided, providing certain conditions are met, as set out in the DCP.
15743	Roads are proposed to go through some existing properties and houses, what compensation will be made?	The road layout is indicative and may be varied when subdivision occurs to avoid impacts on houses. Unless the road is identified on the Land Reservation Acquisition Map (part of the SEPP Amendment) it would be constructed by the developer or land owner and no compensation is payable. If it is a road that is to be acquired and constructed by Council or

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		the RTA, the land would be purchased in accordance with the Land Acquisition (Just Terms Compensation) Act.
<b>15748</b>	Opposed to the closure of Railway Terrace at each side of Westminster St.	As described above, Railway Terrace is no longer proposed to be closed at Westminster Street. The Westminster Street bridge over the rail line is proposed to be closed when Schofields Road crossing is constructed and when stage 2 of the Quakers Hill to Vineyard Duplication project is constructed. This means that safety issues at this intersection are resolved and Railway Terrace can continue as a through route.
<b>15781</b>	Road intersections do not align between the Alex Ave ILP and The Ponds project.	Intersections along the boundary with The Ponds development were based on information that has since been updated by Landcom. Since the close of exhibition Landcom has provided up to date plans to the Department and intersection locations have been modified to match those proposed in The Ponds.
<b>16071</b>	The proposed road layout South East of the proposed drainage area should be rerouted along the eastern and northern boundary of the drainage area to allow for the expansion of the proposed residential area.	The layout of roads and drainage land has been reviewed and amended on the subject property. Reference should be made to the final ILP for details.
<b>16171</b>	Schofields Rd will have a posted speed of 60-70km/h, not 80km as the report indicates.	This is noted, however, the posted speed of the road is not a critical issue for Precinct Planning.
<b>16171</b> <b>16174</b>	RTA supports most of the signalisation proposals, but they do not support the Hamilton/Loftus or the Edmund/ Crown Proposal.	Traffic signals are not proposed at the intersection of Edmund Street and Crown Street. The draft section 94 plan incorrectly nominates traffic signals at this intersection. Council and the Department contend that traffic signals are required at the intersection of Loftus Street and Hamilton Street to manage industrial and residential traffic volumes and turning movements at this intersection.
<b>16171</b> <b>16174</b>	Consideration should be given to the provision of off road cycle facilities in preference to on-road cycle facilities. Consider changes for bus network plan and road design. Precinct plans should have the ability to accommodate the NW rail corridor.	A combination of off-road cycle facilities (that utilise open space corridors) and cycle facilities provided in the form of shared paths along major roads is proposed in the Precinct Plan. On-road cycle lanes are not proposed on any roads. Further consultation with the Ministry of Transport following exhibition has confirmed that the extension of the proposed North West Rail Link/North West Metro to Vineyard Station is no longer part of transport planning for the North West. Ministry of Transport has confirmed that this corridor is no longer required.
<b>16174</b>	RTA is considering options for the Riverstone Railway Overpass. Garfield Road is a Transit Boulevard and needs a road width of 45m. RTA supports the proposed 43m wide corridor provided in the plans. If Edmund St is to be realigned with Clark St, design plans need to ensure sufficient length of straights to provide adequate sight distances and safety.	RTA investigation of options for the Riverstone rail overpass is noted and the Department is continuing to work with the RTA to identify a preferred corridor. Road reserve requirements for Garfield Road are noted. Edmund Street is no longer proposed to be re-aligned with Clark Street.

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<b>16174</b>	Figure 17 in the Riverstone Precinct Planning Report requires further details on the proposed turning movements for each intersection. In Figure 18, Hamilton St/McCulloch St & Garfield Rd and Boundary Rd & Schofields Rd intersections should be considered to assist bus movements.	Signalised intersections are shown on the draft Riverstone ILP. Details of specific turning movements at each intersection are not resolved at the Precinct Planning stage, but would be subject to more detailed modelling and analysis as development occurs. Bus priority measures would be resolved as part of more detailed road network and public transport planning to be undertaken following gazettal of the Precinct Plans.



## Utilities Infrastructure Issues

Submission ID	Issue	Response
<b>15459, 15480, 15482, 15554, 15633</b>	Transmission lines should be utilised for car parks to release more developable land.	Where possible transmission easements have been used for purposes that minimise land take for non-residential purposes, such as drainage and open space. Where land within the easement can not be effectively used in conjunction with residential or industrial development on land adjoining the easement, it is considered more appropriate to utilise the transmission easements passing through the Precincts as open space links rather than for car parking. Around Vineyard station, land that is affected by odour and is otherwise of limited development potential, has also been identified for car parking.
<b>15537</b>	What will happen to transmission poles which are on road infrastructure?	Where electricity poles are located on proposed roads they will be relocated when road works are undertaken.
<b>15545</b>	What is the timing of infrastructure servicing throughout the Precinct?	Reference should be made to Section 7 of the Precinct Planning Reports for an outline of infrastructure timing. Where possible, utilities infrastructure is planned to be provided to meet demand from new development. Developers should make their own enquiries with infrastructure providers to find out specific information in relation to servicing land within the Precincts.
<b>15555</b>	What are the implications of the relocation of Schofields Station and the widening of Schofields Rd on Railcorp's electrical assets? The Schofields Zone Substation is currently located on medium/ high density land.	Railcorp and TIDC have advised (since the close of exhibition) that the existing substation is to be relocated prior to the construction of the Schofields Road overpass. This means that the alignment of Schofields Road can be moved slightly further north, reducing impacts on Integral Energy's land south of Schofields Road. However, widening of the road and some re-alignment to the south is required to ensure that on ramps can be provided at the intersection of Schofields Road and Railway Terrace, and to minimise noise and visual impacts on residents to the north of the proposed road (on the western side of the rail line. The revised ILP shows the land required for the Schofields Road corridor.
<b>15591</b>	The water pipe is connected from Hamilton Rd through to Windsor Rd and Hobart St, but not Loftus St.	This comment is noted. The existing water supply network in the Scheduled Lands has limited capacity and significant upgrades are required to service future development in the Precinct. Given the relative scale of required augmentation work, the presence of existing water pipes is a minor consideration in determining the urban form of the Precinct.
<b>15597</b>	Ability to service land is severely constrained.	Integral Energy's ability to service land in the Precincts with current infrastructure, and plans for upgrading of infrastructure to service new development, are noted. The timing of completion of the Schofields zone substation (2011) generally corresponds with the likely timing for initial development within the Precincts.
<b>15671</b>	Wants overhead transmission lines to be removed and replaced with underground lines to improve the development potential of the area.	It is not feasible to underground existing high voltage overhead transmission lines as the cost is prohibitive and would need to be funded through section 94 contributions, directly by developers, or through other Council funding sources. None of these options is considered practical.

<b>15695</b>	Ensure that funding for infrastructure works will be received from other State Agencies.	The Department has worked with appropriate State Agencies throughout the Precinct Planning process, both pre- and post-exhibition.
<b>15693</b> <b>15742</b>	First stage of utilities will be provided by 2011. Sydney Water does not support the construction of temporary water and wastewater infrastructure. Both Alex Avenue and Riverstone will be able to be connected to recycled water.	Sydney Water timing for Package 1 works is noted. Sydney Water opposition to temporary water and wastewater infrastructure is noted.
<b>15781</b>	The proposed location of Alex Avenue Substation is detrimental to surrounding land uses and should be relocated.	The Schofields Zone Substation location has been determined by Integral Energy based on its network planning for the Growth Centre Precincts. A location generally towards the west of Schofields Road is required to ensure all parts of the Precincts can be serviced with upgraded electricity supply. The proposed location can be accommodated in Precinct Planning.

## Water Cycle Management, Flooding & Riparian Issues

Submission ID	Issue	Response
<b>15738, 15739</b>	Further consideration needs to be given to potential flooding impacts and consideration of climate change. Climate change may be dealt with at the detailed design phase, however, the inclusion of consideration of climate change during initial planning stages is more effective. It is unclear whether the losses used for existing conditions are appropriate for the range of potential floods in the GHD report. The impacts of the entire detention basin system on peak flow should be checked throughout the basin system and further downstream for Basin F58 as there are some inconsistencies. Adequate design for basin overflow is important and Council should be consulted on all matters related to basin planning and design.	Climate change scenario modelling has been commissioned by the Department to model the impacts on flooding of a range of increased rainfall intensities at may arise due to climate change. The results of this work will be provided to Council as a reference for future planning decisions in the Precincts.
<b>15373</b>	Land owner is also questioning why drainage areas have been place around his property as it is located on a hill.	Drainage land requirements have been revised since exhibition and reference should be made to the final ILP for details of land that is required for drainage purposes. The rear of the subject property is located at a low point that is flood affected and is an appropriate location for drainage infrastructure. The front section of the property has been identified for residential development.
<b>15379</b>	Submission from solicitor on behalf of landowners. Property is currently zoned parks, riparian corridor and contains a small portion out of precinct. Land owners concerned that there is no developable land - request to move the boundary of the riparian zone to allow the whole for development potential.	The location of the riparian zone is determined by the location of the creek channel and cannot be moved to suit development. The zoning of land generally along First Ponds Creek has been reviewed to increase the developable land within the Precinct. In this particular location, drainage and open space land has been rationalised along the creek. Reference should be made to the final ILP for details.
<b>15391, 15645, 16071, 15555</b>	Objection to land being designated drainage as it has good development potential.	In some cases drainage land must occupy land that would otherwise be suitable for urban development, as it must be located outside the floodplain. The Precinct Plans have sought to minimise the amount of developable land that is required for drainage purposes and the area of land required for drainage has been reduced significantly through more detailed review of the

Submission ID	Issue	Response
		drainage strategy since exhibition.
<b>15405</b>	Land designated as drainage should be reduced due to incorrect flooding and flooding extents shown.	In most cases drainage infrastructure, in particular stormwater detention basins, are required to be located outside the floodplain. If they are located within the floodplain they can worsen flooding problems and do not necessarily increase the detention capacity of the system. The extent of flooding has been determined based on modelling carried out in accordance with the NSW Floodplain Development Manual, and is considered to accurately represent flooding constraints within the Precincts.
<b>15447</b>	Opposed to part of client's land being designated drainage and should be relocated to adjacent blocks due to the existing low point being located there.	The location of this drainage channel has been revised and amended since exhibition to more closely follow the natural drainage line. Reference should be made to the revised ILP for details.
<b>15459, 15480, 15482, 15554, 15633</b>	On site stormwater detention should be promoted instead of large drainage basins.	Consideration was given to implementing a stormwater detention system that incorporates on site detention. However, there are significant constraints with the application of a dispersed, on site stormwater management system within large, fragmented new release areas. These include difficulty in tracking the cumulative impacts of a large number of on-site systems, difficulties in ensuring on site systems are maintained and operating as they should, and challenges with implementing such a system incrementally as development occurs across the Precincts. Additionally, analysis undertaken by Council indicates that the land area required for on site detention systems would be roughly the same as that required for a trunk drainage system. For these reasons, a trunk drainage system has been adopted.
<b>15468, 15492, 15594, 15617, 15440, 15616, 15618, 15634, 15669, 15681, 16055, 15371, 15559, 15587</b>	Opposed to land being re-zoned as drainage.	Urban development creates additional runoff from rainfall that, if not managed, can result in impacts on water quality and increased flooding impacts. Land within the Precincts is required to be set aside for management of stormwater to offset the impacts of increased runoff. Land that was identified for drainage in the exhibited draft Precinct Plans was determined based on investigation of trunk drainage requirements. Since exhibition the trunk drainage strategy has been revised to reduce the amount of land that is required for the management of stormwater. Rather than addressing drainage land impacts on individual properties, the review of drainage land has been undertaken comprehensively across the Precincts. This has resulted in significant reductions in the amount of land to be zoned for drainage purposes.
<b>15515</b>	Requests that the amount of land designated drainage is reduced so that the existing dwelling is located on residential zoned land.	The area of land required for drainage has been reviewed in this part of the Alex Avenue Precinct and changes have been made to the draft ILP because the size of the stormwater basin required on this property and adjoining properties has been reduced. As a result, this property is now identified for residential development.
<b>15542</b>	Does not agree with developing on flood prone land.	Generally the Precinct Plans have been prepared to avoid urban development on land that is affected by the 1 in 100 year flood event, in

Submission ID	Issue	Response
		accordance with the NSW Floodplain Development Manual. Flood-prone land is generally zoned for drainage or open space purposes.
<p><b>15548, 15568, 15585, 15549, 15592, 15622, 15624, 15687</b></p>	<p>Opposes zoning of land to drainage, riparian corridor and road as the boundaries of those zonings are not in line with the flooding and aerial maps. Why is the land set aside for drainage and the flooding extent different from previous draft LEPs for Riverstone?</p>	<p>Land has been identified for drainage purposes along a creek line generally in the vicinity of Cranbourne Street, Bligh Street and Kensington Park Road. This creek has been categorised as a Category 2 stream, requiring a 20 metre core riparian zone and 10 metre vegetated buffer either side of the creek. Drainage basins can not be located within the core riparian zone or vegetated buffer and must be located outside the area of flood-prone land. Since exhibition the Department has negotiated with DWE to remove the Category 2 stream classification upstream of Bligh Street.</p> <p>This part of the Precinct is complex with numerous small catchments leading to the creek, requiring a number of basins to manage and treat stormwater before it enters the creek.</p>
<p><b>15591</b></p>	<p>Riparian Areas are over-exaggerated, which would be revealed in proper ground-truthing surveys.</p>	<p>Riparian areas have been identified using a combination of aerial laser survey, aerial photography interpretation and modelling of 1 in 2 year flood flows to define the extent of creek channels. This method has been supported by field inspection in selected locations to clarify the location of streams. Riparian zones have been identified in accordance with guidelines established by the Department of Water and Energy. Additional survey is not considered necessary to confirm the extent of riparian zones.</p>
<p><b>15619</b></p>	<p>Why has such a large amount of land been designated drainage?</p>	<p>Land in this area is required for drainage purposes and to provide habitat (in association with drainage infrastructure) for an endangered species that is found in this area. The design of the drainage infrastructure in this area has been modified to incorporate habitat that is suitable for the species. The overall land area has been reviewed and reduced where possible since exhibition.</p>
<p><b>15630</b></p>	<p>The riparian corridor area should be reduced and instead, the majority of the site should be residential.</p>	<p>The rear of this property immediately adjoins a creek that is within the conservation zone established under the Growth Centres SEPP and the Growth Centres Biodiversity Certification. The majority of the property is affected by the riparian zone associated with the creek and is partially affected by flooding. The boundary of the conservation zone has been adjusted to match cadastral boundaries and to accommodate the riparian zone associated with the creek, as part of the Riverstone Precinct Plan. As a result this property is now entirely within the conservation zone. The revised Precinct Plan retains the conservation zoning for the subject land.</p>
<p><b>15632</b></p>	<p>Area in Schofield West Precinct should not be designated flood prone land.</p>	<p>This submission relates to land that is outside the Riverstone and Alex Avenue Precincts and the issues it raises are not a relevant consideration in finalising these Precinct Plans.</p>
<p><b>15635</b></p>	<p>Unsure about the upgrade of Schofield's Rd and the effects on the volume of water flowing through property.</p>	<p>The upgrade of Schofields Road will be designed by the RTA to avoid impacts on the flow of water on adjoining lands.</p>
<p><b>15641, 15745</b></p>	<p>The Water Cycle Management Strategy should apply to all development. The Water Sensitive Urban Design and Flooding Report should be reviewed to reflect the current ILP layouts.</p>	<p>Post-exhibition water cycle management studies have been undertaken and the ILPs have been revised as a result of a range of inputs, including changes to the drainage strategy. The final ILPs reflect updated and revised</p>

Submission ID	Issue	Response
		modelling. A separate report has been prepared by GHD Pty Ltd detailing the post-exhibition flooding and water cycle management investigations. The Water Cycle Management Strategy that forms part of the DCP applies to land that is within riparian protection areas shown on the relevant SEPP maps.
15665	Opposed to land being rezoned drainage as it is located on a high point, as are the neighbouring sports fields.	The sports fields and drainage basin are located at the rear of the property in low lying land that is a recognised watercourse. Stormwater detention is required at this location to capture, detain and treat stormwater from development on surrounding land before it passes through the school site and into the downstream creek.
15738, 15739	Ideally, rising grade egress away from rising floodwater should be available from all dwellings. There should also be sufficient redundancy in the road system to avoid congestion/ delays in the chance that flooding occurs. This is not clear in the ILP. As well as this, better alignment and/or special design is required for roads over drainage systems.	The road layout in the draft ILPs has been designed to enable rising grade egress from all residential properties. Roads are required to be constructed above the 1 in 100 year flood extent. A grid pattern road system has been used to provide alternative egress routes in an emergency situation. Roads across drainage systems are generally designed to enable the drainage system to convey 1 in 100 year storm events.
15781, 15782	Landcom supports a review of the drainage strategy. The basin on Loftus St should be located in the adjacent Conservation area and the need for the proposed basin on Hamilton and Sydney Sts as it services existing development. If the basin continues to be located here, it should be offset with other basins within the Release Area.	Following the close of exhibition the Department has engaged GHD Pty Ltd to undertake a comprehensive review of the trunk drainage system. Comments from Landcom in relation to the locations of basins in the scheduled lands have been considered in this review and where possible changes to the location and size of basins have been made to reduce land take. The review of the drainage strategy has also assessed potential efficiencies from off-setting stormwater management between sub-catchments.
15788	The area set aside for drainage on the subject land is excessive. The creek on the land is currently only used for drainage purposes and could instead be piped, making all the subject land developable.	The creek on this property is a Category 2 watercourse and guidelines under the <i>Water Management Act 2000</i> state that it must be retained as a natural creek channel rather than piped. Stormwater infrastructure must be located away from the creek and the riparian zone. Notwithstanding the above, the review of the drainage strategy has resulted in some amendments to the locations of basins and other drainage infrastructure in this part of the Precinct. Reference should be made to the revised ILP for details.
16054	Proposed Plans are inconsistent with Council's 1972 Drainage Plan E198/IV and will overload the existing pipes.	Reference to old and superseded drainage plans is not relevant to Precinct Planning as the trunk drainage strategy has been prepared based on the proposed form of development in the ILPs. Pipes and other infrastructure have been designed to accommodate predicted flow volumes.



**Appendix C: Key Stakeholders notified by mail of the public exhibition**



**Organisation**

Action for Public Transport  
Association of Accredited Certifiers (AAC)  
Audit Office of New South Wales  
Australian Conservation Foundation (ACF)  
Australian Institute of Building Surveyors NSW (AIBS)  
Australian Institute of Landscape Architects (NSW Group)  
Australian Institute of Urban Studies  
Bicycle NSW  
Blacktown City Council  
Blacktown City Council  
Blacktown City Council  
Building Designers Association of NSW  
Busways - Blacktown  
Riverstone/Schofields Chamber of Commerce & Industry Inc.  
Community Resource Network  
Department of Education  
Department of Environment and Climate Change  
Department of Environment and Climate Change  
Department of Housing  
Department of Lands  
Department of Local Government  
Department of Planning  
Department of State and Regional Development  
Department of Water and Energy  
Department of Water and Energy  
Department of Water and Energy  
Greater Western Sydney Economic Development Board (GWSEDB)  
Greening Australia  
Hawkesbury City Council  
Riverstone and District Historical Society  
Housing Industry Association (HIA)  
Integral Energy  
Landcom  
Member for Riverstone  
National Parks Association  
National Trust of Australia (NSW)  
Nature Conservation Council of NSW (NCC)  
NCOSS  
NSW Business Chamber  
NSW Fire Brigades  
NSW Fire Brigades  
NSW Ministry of Transport  
NSW Rural Fire Service  
NSW Treasury  
Urban Taskforce of Australia  
Office of the Minister for Western Sydney  
Planning Institute of Australia (PIA)  
Property Council of Australia (PCA)  
RailCorp  
Real Estate Institute of NSW  
Roads and Traffic Authority (RTA)  
Royal Australian Institute of Architects (RAIA)  
Western Sydney Community Transport  
Sydney Water  
Sydney Water  
Total Environment Centre (TEC)  
Tourism and Transport Forum (TTF) Australia  
Unions NSW  
Urban Development Institute of Australia (UDIA)  
Western Sydney Community Forum  
Western Sydney-Blacktown Community Transport  
WSROC  
Department of Premier and Cabinet  
Sydney West Area Health Service  
Premier's Council for Active Living  
Department of Premier and Cabinet  
Hills Chamber of Commerce  
Western Sydney Business Connection  
Rouse Hill Infrastructure Consortium  
Blacktown Bushcare Group  
Alex Avenue Residents Action Group  
Vineyard Action Group  
Rouse Hills Heights Action Group  
Vineyard Riverstone Marsden Park Development Inc  
Department of Community Services  
Department of FaHCSIA  
Department of State and Regional Development  
NSW Police  
Ambulance Service  
State Emergency Service  
Federal Members  
Federal Environment Department  
Minister for Western Sydney  
Department of Environment and Climate Change  
Historic Houses Trust  
Department of Environment and Climate Change