

Riverstone & Alex Avenue

July 2009 Newsletter

Since late February, the Department of Planning has examined more than 300 submissions to the draft Riverstone and Alex Avenue Precinct Planning exhibition. A submissions report is being finalised and changes are being made to the Precinct Plans based on the issues raised during exhibition. Rezoning of the Riverstone and Alex Avenue Precincts is expected later in 2009.

The submissions report summarises the issues raised and some of these issues had to be re-investigated. Over the past few months, additional studies have been carried out as detailed below:

Drainage

The Department and Blacktown City Council are reviewing the management of stormwater and land required for drainage purposes to see whether the amount of drainage land set aside can be reduced. As Council will acquire land set aside for drainage purposes, this impacts on Section 94 contributions.



Road network

The Department has engaged consultants to update traffic modelling for the road network in the Riverstone and Alex Avenue Precincts. In response to issues raised by Blacktown City Council, the role of Westminster Street is being re-examined.

Aboriginal heritage

Further investigations have confirmed the extent and significance of an Aboriginal heritage site in Alex Avenue, identified in the draft Indicative Layout Plan as a Potential Archaeological Deposit. Another potential site in Riverstone has also been re-investigated to more accurately define the site boundaries.

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Section 94

Section 94 contributions in Council's draft Riverstone and Alex Avenue Contributions Plan are being reviewed alongside the draft Precinct Plans with the intention of lowering the contributions. A key element of the review is to reduce the amount of land needed for local facilities like drainage and open space.

Open space

A Regional Open Space study is identifying potential locations for playing fields on flood-prone land in all Growth Centres Precincts in the Blacktown Local Government Area (LGA). The study may allow more developable land to be used for housing. The Department and Council are also reviewing the number of parks to minimise Section 94 costs while maintaining appropriate facilities to cater for the new communities.



Finalising the plan

Once additional investigations are complete and the necessary changes made, the Department will prepare a report to the Minister for Planning. Once the Minister has considered this report, the Precinct Plans are gazetted, which means the new zonings come into effect.

What happens after rezoning?

Once the plans are made, development applications for subdivision can be lodged with Council. If your property is without essential water, sewer and electricity connections, Council is not able to grant consent to development. Both Sydney Water and Integral Energy are progressively completing major infrastructure upgrades over the coming years to service precincts in the North West Growth Centre.

If you are thinking about submitting a development application, you should discuss your plans with Council, Sydney Water and Integral Energy to find out:

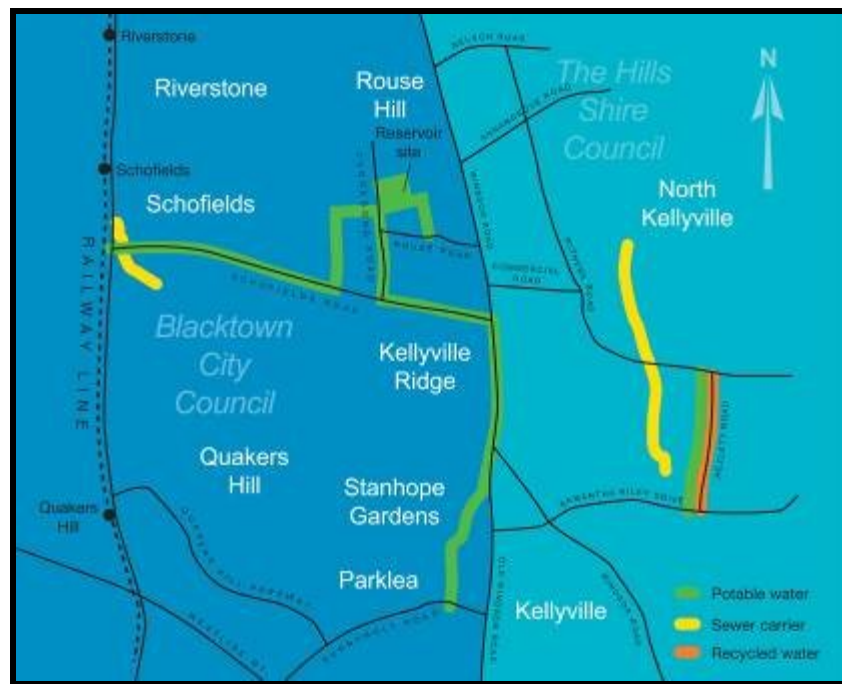
- what services are available
- what capacity there is to accommodate additional development
- what extra works you may be required to construct or pay for.

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Sydney Water upgrade

Sydney Water has planning approval for the provision of water related services to the First Release Precincts in the North West Growth Centre. Infrastructure will be delivered in stages, with Package 1 (shown below) initially servicing parts of Riverstone and Alex Avenue Precincts. This includes:

- a new drinking water reservoir and associated connection work on Sydney Water land at Cudgegong Road, Rouse Hill
- drinking water pipelines
- a sewer pipeline.



Construction is due to start this month and should be completed early 2011.

Richmond Rail upgrade

Transport Infrastructure Development Corporation (TIDC) recently exhibited an Environmental Assessment (EA) which considered the impact of the Richmond Line Duplication Project on the local community, residents and businesses. The EA was placed on public exhibition between 29 April and 1 June 2009. TIDC is preparing a submissions report, responding to issues raised. The submissions report will be finalised in the coming months and will be published on TIDC's website www.tidc.nsw.gov.au/.

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Important Contact Numbers

Growth Centres Info Line	1300 730 550
Sydney Water	(02) 8849 4775
Integral Energy	13 10 02
RTA	1800 633 332
Blacktown City Council	(02) 9839 6000
TIDC	1800 684 490
Landcom	(02) 9841 8600



Important

If you need an **interpreter**, please call 1300 730 550.

중요사항: 통역이 필요하시면 1300 730 550으로 전화하십시오.

VAŽNO: Ako su vam potrebne usluge tumača, molimo nazovite 1300 730 550.

आवश्यक सूचना: यदि आपको दुभाषिण की आवश्यकता है तो 1300 730 550 पर फ़ोन करें।

هام: إذا احتجت إلى مترجم، يُرجى الاتصال على رقم 1300 730 550

ΠΡΟΣΟΧΗ – Αν χρειάζεστε διερμηνέα, παρακαλώ τηλεφωνήστε στο 1300-730-550.

IMPORTANTE: Si necesita intérprete, llame al 1300 730 550.

IMPORTANTE: Se você precisa de uma interprete, por favor telefone para 1300 730 550.

IMPORTANTI: Jekk ghandek bzonn ta' interpretu, cempel 1300 730 550.

重要事項：如果你需要口译员，请打电话：1300 730 550。

ВАЖНО: Ако вам треба тумач молимо назовите 1300 730 550.

WICHTIG: Falls Sie einen Dolmetscher brauchen, rufen Sie uns bitte unter 1300 730 550 an.

IMPORTANTE: se avete bisogno di un interprete chiamate il numero 1300 730 550.

ВАЖНО: Ако ви треба тумач ве молиме телефонирајте на 1300 730 550.

QUAN TROÏNG: Neáu quý vô cần thoảng dòch vieán, xin gọi 1300 730 550

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